STRATFORD MIDDLE SCHOOL
RENOVATION AND ADDITION
ARLINGTON PUBLIC SCHOOLS

BLPC # 19 / PFRC #10
JANUARY 20, 2016
SCHEDULE AND MEETINGS
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12/15 County Board approved School Board motion on Historic District designation process

2/17 - TIA available for review
April/May 2016: Submit Use Permit
July/Sept 2016: County Board Hearing for Use Permit
RECENT AND UPCOMING MEETINGS

• Arlington County Meeting about Fire Access - 1/15
• HPP Staff Update on historic preservation issues
• Ongoing coordination with Department of Parks and Recreation
LANDSCAPE OPPORTUNITIES

SITE DESIGN
LANDSCAPE OPPORTUNITIES
EXISTING TREES
LANDSCAPE OPPORTUNITIES
EXISTING TREES TO BE IMPACTED
LANDSCAPE OPPORTUNITIES

PROPOSED TREES
LANDSCAPE OPPORTUNITIES

VIEWSHED
**FIRE ACCESS**

**DRIVEWAY OPTION**

- Fire access to existing building does not meet code
- Removing a major fire access point by building on west parking lot
- Existing roof and addition roof are 30’ above “grade plane” at nearly all locations, so ladder truck access is required.
- Ladder truck access required at a maximum distance of 30’ from the building along one side
- Still exploring ways to comply on a challenging site
CONSTRUCTION ACCESS

DRIVEWAY TO OLD DOMINION

Construction Access Road

Construction Access Road: Small Vehicles Only

Crane Pad
Pros:
• Less construction traffic on Vacation Lane
• No turn-around on existing field
• Construction traffic can queue on-site
• Work for new parking lot and Vacation Lane could be completed earlier

Cons:
• Possible temporary signal at OD for construction traffic
CONSTRUCTION ACCESS

NO DRIVEWAY TO OLD DOMINION

- Construction Access Road
- Construction Access Road: Small Vehicles Only
- Crane Pad
Pros:
• No temporary signal needed at Old Dominion

Cons:
• Increased construction traffic on Vacation Lane
• Turn-around on existing field
• Early work phase may interfere with construction entrance and would need to be reworked.
• Revised counts of trees in each preservation priority level
• Arborist identifying trees that require special removal
• “No Driveway” scenario would have 20-30 fewer trees removed

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TREES IMPACT

- 368 trees on APS site
- 163 (approximate total) to be removed
- 205 to remain
- Currently, no “level 1” trees will be removed
- Required to replace approximately 200 trees
BUILDING DESIGN UPDATE
• Existing massing reflects “form follows function”
• Strong vertical and horizontal elements that respond to the topography
• “Future additions should emulate this formula so that the rationale behind the massing of the entire building remains consistent.”
• Existing materials: brick, limestone panels, and ashlar stone.
• Proposed additions should be “appropriately differentiated from the historic fabric.”
Architectural Features of the Historic School
MATERIALS PRECEDENTS

Terracotta
Brick / Metal
Zinc / Stone
Copper
Channel Glass
OPTION A
OPTION B
Fenestration Proportion Study
OPTION B
HEART OF SCHOOL

NEW ENTRY

CORE/SCIENCE

LIBRARY

CONNECT TO
EXISTING BUILDING

TO
AUX. GYM

NEW ENTRY

CORE/SCIENCE
HEART OF SCHOOL
NEW ENTRY

- Visual connection from new addition entry to Commons space on 2nd floor and to 3rd floor above
- Atrium as link between the old and the new
- Unenclosed stair for new vertical circulation
HEART OF SCHOOL
SOCIAL COMMONS

• Second floor Commons space supports informal learning opportunities and social interactions

• Commons as a link between three large public areas on second floor: gym, cafeteria and media center
ACCESSIBILITY

WEST ELEVATOR

Existing

3rd Floor

2nd Floor

1st Floor
ACCESSIBILITY
WEST ELEVATOR

Existing

Existing: Opposite Doors

3rd Floor

2nd Floor

1st Floor
ACCESSIBILITY
WEST ELEVATOR

Existing

Existing: Opposite Doors

In New Addition

3rd Floor

2nd Floor

1st Floor
ACCESSIBILITY

EAST ELEVATOR

• Existing elevator at east end of building remains. It travels between B and 1.

• New elevator from 1 to 3 to be added adjacent to stairs at east end of existing central classroom block.