

Guiding Principles for Stratford School

April 8, 2015

The following includes Guiding Principles for the Stratford School Public Facilities Review Committee (PFRC) review process prepared by County staff. These principles address site specific considerations for the subject site as well as school projects in general. In addition, these principles includes specific guidance for Arlington Public Schools (APS) to work closely in coordination with the Department of Parks and Recreation (DPR) to develop a joint use agreement for the use of Parks and APS facilities. Lastly, the full text of the PFRC Principles of Civic Design are provided on the last page for reference.

PRINCIPLES OF CIVIC DESIGN

1. Incorporate the principles described in the Public Facilities Review Committee's (PFRC) *Principles of Civic Design in Arlington*. Implement the principles that are most sensitive to the building, site area, and circulation constraints of the Stratford Elementary School property as they relate to: (1) civic values, (2) siting and orientation, (3) building form, and (4) building details and materials.

CIVIC VALUES

Historic and Cultural Resources

1. Preserve and protect the historic and architectural importance of the Stratford School building with sensitively-designed renovations and additions that adhere to the *Secretary of the Interior's Standards for Renovation and Rehabilitation*.
2. Consideration should be given to the impact that additions will have on the overall site surrounding the historic Stratford School. New construction should harmonize with and enhance the established design concepts related to architecture and landscape.
3. Preserve and protect, wherever possible, the significant landscape and hardscape elements associated with the historic Stratford School, particularly those that were utilized for student protection, egress, and ingress during school integration.
4. Preserve views of the historic front façade from Vacation Lane, including the primary and secondary entrances to the building (facing northwest and north, respectively).
5. The central block of the original building was designed to have a strong visual and physical connection to the rear playing field. Additions/alterations to the structure shall consider the visual connections to the field and be sensitive to the original design characteristics.

6. Celebrate and recognize the historical importance of the National Register listing for Stratford through enhanced on site interpretation.
7. If warranted, consider the temporary removal and storage of the existing County historic marker in the front yard of the school so that it does not get damaged during the construction phase (with reinstallation and rededication once construction is complete).
8. Provide outreach strategies to inform the broader community regarding the renovation, new addition, and historic site interpretation including:
 - Arlington County Historical Affairs and Landmark Review Board (HALRB);
 - Local chapter of the NAACP;
 - Arlington Historical Society;
 - Black Heritage Museum of Arlington;
 - Preservation Arlington;
 - Virginia Department of Historic Resources (State Historic Preservation Office); and
 - Others as determined by the PFRC.

SITING AND ORIENTATION

Transportation and Circulation

1. Explore and implement design solutions that provide safe, functional, neighborhood sensitive and cost effective access and circulation to the school site via all modes of transportation.
2. Consider flexible alternatives to off-street parking where applicable.
3. Consider current and future capacity when evaluating existing and proposed access.
4. Consider impact on open space and park property of design solutions to site access.
5. Improve pedestrian accessibility and circulation to and throughout the school site especially along Lorcom Lane, 23rd Street N, Vacation Lane, Military Rd, 22nd Street N., and Old Dominion (including potential intersection improvements, where needed).
6. Create viable site solutions for accessibility of emergency response vehicles (fire, police, and other emergency personnel) to the Stratford School site, emphasizing potential transportation and circulation solutions to area streets.

Parks and Open Space

1. The County has a dearth of park and recreation facilities north of Lee Highway. The 5 acre Stratford Park provides essential active recreation opportunities for the Cherrydale, Maywood, Dover-Crystal, Woodmont, and Donaldson Run neighborhoods. The adjacent HB Woodlawn School is an additional 8.8 acres and also provides essential active recreation for the community. Amenities at Stratford Park and HB Woodlawn Middle School include:

Stratford Park:

- *2 acres of shared parking with HB Woodlawn Middle School*
- *1 diamond field*
- *Overlaying rectangle field*
- *2 lighted tennis courts*
- *1 lighted basketball court*

HB Woodlawn Middle School:

- *1 rectangle field*

The amenities located at Stratford Park are constrained in their arrangement due to the topography, wooded areas and significant portion of the park already utilized for shared parking with the school. The park facilities are also currently in design for replacement, which will require a bio-retention area for storm water. If a concept plan is proposed that impacts the area beyond the curb of the existing Stratford Park parking area west of the school, that concept will require a broader community process than the typical PFRC process. The broader community process should include a meeting(s) to be held during the PFRC process timeline at which a larger audience of neighbors, park users, and sport league stakeholders shall be invited to participate. Feedback from this meeting(s) will then be brought into the PFRC process in order to fully understand and weigh the impacts of the various concepts under review.

2. Continue the design and construction planning for reconstruction of the recreational facilities within Stratford Park providing timely updates to APS and stakeholders to ensure the park improvements and the school expansion design are cohesive. Stratford Park recreational facilities, vehicular access and parking spaces will remain generally in their current locations.
3. Designate dedicated parking spaces, including one ADA space, for Stratford Park visitors in the 22 space parking lot north of the athletic field.
4. Retain the current size of the HB Woodlawn rectangular field, at a minimum, in order to continue school and community sports programming.
5. Provide options which fully place new school vehicle access and all other added school infrastructure within the APS boundary.

Tree Preservation, and Sustainability

1. Emphasize design and construction solutions that maximize the preservation of existing trees, including techniques that minimize impacts to tree roots, and design spaces for planting additional trees.
2. Utilize sustainable landscape design and plantings throughout the school site to enhance the school building appearance, for easy maintenance and stormwater control.

3. Implement sustainable building and site design strategies that reinforce the importance of renewable energy, water conservation, and other measures necessary to the school and surrounding community.

BUILDING DETAILS AND MATERIALS

Integration of Wireless Communications

1. Provide design solutions that best integrate wireless communications throughout the school building and other areas for educational and emergency purposes.

Lighting

1. Analyze the internal and neighborhood effects of site lighting and emphasize design solutions that mitigate against unnecessary light pollution.

ADDITIONAL GUIDANCE

Arlington Public School and Department of Parks and Recreation Joint Use Agreement

1. Identify the current school and community programming for the APS and DPR outdoor and indoor facilities prior to designing the school building modifications in order to preserve and enhance these programmed spaces.
2. Prepare a timeline for the development of a DPR/APS Memorandum of Understanding which identifies joint use facilities agreement on hours of use, defines maintenance responsibilities, schedule coordination and all other issues which should be addressed as part of the agreement.

PFRC Principles of Civic Design

These principles are intended to inform the design of civic facilities in Arlington, including buildings and other projects, to ensure they meet community goals for attractiveness, durability, and functionality. The principles reinforce and supplement existing County planning documents and policies, and are meant to promote compliance with certain basic principles, but not to inhibit creative design. Each project will need to be reviewed individually, and for each project, certain principles may be stressed over others.

Civic Values

1. Respect neighborhood context and important historic structures.
2. Take advantage of prominent sites and major civic programs to create bold architecture.
3. Emphasize leadership in energy conservation and environmental sustainability through architectural design, materials, and construction methods.
4. Utilize universal design to ensure open and welcoming accessibility for all citizens.
5. Explore adaptive reuse of significant existing structures and building elements and consider possible future reuse of new buildings.
6. Optimize open space for public relaxation and recreation, and minimize building footprint and areas used for parking, on-site roads, and service drives.
7. Support joint development and use of school and county facilities when in the best interest of both entities.

Siting and Orientation

8. Orient the primary building entrance to the appropriate adjacent street or public space so movement and entrance to buildings are natural and intuitive.
9. Emphasize pedestrians, bicycles, and mass transit over automobiles in building placement, entry, and architecture.
10. Ensure building and site are functionally and spatially coherent, facilitating the flow of people to, from, and within the site.
11. Create “positive” outdoor spaces with a pedestrian emphasis.

Building Form

12. Develop massing strategies appropriately scaled to the site and neighborhood.
13. Use massing to emphasize a pedestrian, human scale to the building, breaking into smaller sub-parts that respond to site and program.
14. Develop a sense of hierarchy in the massing, emphasizing and leading to the important functions and spaces in the building, including the entrance.

Building Details and Materials

15. Use design details related to pedestrian scale and provide interest, discovery, and character.
16. Celebrate the civic nature of the project with public art and iconic architectural elements.
17. Use durable and permanent materials to assure longevity of, and civic pride in, the project.
18. Appropriately plan budgets to reduce negative design impact of value engineering.
19. Explore consistent design elements with other successful Arlington civic projects.
20. Design building lobbies to create a sense of place and importance.