



61 Broadway  
Suite 3300  
New York, NY 10001  
USA  
+1 347.549.4141

1201 Connecticut Ave., N.W.  
Tenth Floor  
Washington, DC 20036-2683  
USA  
+1 202.861.4600

**MEETING MINUTES**

**PROJECT** WILSON SCHOOL - 1601 Wilson Boulevard, Arlington, VA  
**PROJECT #** LAD # 056-10002-001; BIG # 14520 WILS  
**MEETING DATE** 24 June 2015  
**MEETING TIME** Wednesday, 7:00pm - 9:30pm  
**LOCATION** 1601 Wilson Blvd, Arlington, VA - Gymnasium  
**SUBJECT** BLPC #6 : Concept Design

ATTENDEES		
APS DESIGN & CONSTRUCTION	DCS	Scott Prisco, Jennifer Xu
BUILDING LEVEL PLANNING COMMITTEE	BLPC	Casey Robinson, Karen Gerry, Nancy Caruso, Maggie Wiseman, Vanessa Picorossi, Tom Mallan, Bill Podolski, Valerie Budney, Laura Edwards, Danielle Arigoni, Kristen Colston, Richard Layman, Melissa McCracken, Stan Karson, Paul Mulligan, Tova Solo, Miranda Baltaxe
OTHER ATTENDEES	OTH	Arlova Vohnm
LEO A DALY	LAD	Jack Chin, Steve Wright, Pierre Gendreau
BJARKE INGELS GROUP	BIG	Sean Franklin, Daniel Sundlin, Ji-Young Yoon
TOOLE DESIGN GROUP	TDG	Christina (Tina) Fink, Alia Anderson

**1. Introduction**

- 1.1. DCS solicited for any public comments.
  - 1.1.1. Positive comments were given to the design team for their efforts.
- 1.2. DCS reiterated that the BLPC process and BLPC #6, in particular since it is the last meeting for the summer, is a precursor to the School Board meeting in August that votes on concept design approval.

**2. Preliminary Concept Studies by Bjarke Ingels Group (BIG) - (Presentation is online.)**

- 2.1. BIG recapped BLPC #5 and presented the agenda and goals for BLPC #6.
  - 2.1.1. The initial slides reiterated the design process and how some of the decisions were made.
  - 2.1.2. The siting was determined in BLPC #5, which is along Wilson Blvd.
  - 2.1.3. The scheme was also determined, the Fanning Bars.
- 2.2. Concept Design
  - 2.2.1. The current scheme design was reiterated.
    - 2.2.1.1. Typical classroom bars fanned out creating outdoor terraces on each level.
    - 2.2.1.2. Major public spaces are below the bars at the lower levels.
    - 2.2.1.3. Through site connections occur within the building.
    - 2.2.1.4. Site manipulations for entries and daylight.
    - 2.2.1.5. Emphasized "community" in a vertical school and the connections between floors.
  - 2.2.2. Vehicular circulation was reiterated.
    - 2.2.2.1. Bus drop-off will most likely occur along 18<sup>th</sup> Street.
    - 2.2.2.2. Parent drop-off will most likely occur along Quinn Street.
    - 2.2.2.3. Parking will be below the athletic field and accessed from 18<sup>th</sup> Street, near the corner of Quinn Street.
    - 2.2.2.4. Bicycle parking will also be located at the parking garage level.
    - 2.2.2.5. Service is currently located behind the existing 7-11 property.
  - 2.2.3. Arrival and Entry Sequence.
    - 2.2.3.1. Stratford buses will drop-off on 18<sup>th</sup> Street and proceed via a covered walkway to the Ground Level.
    - 2.2.3.2. HB-Woodlawn buses will drop-off on 18<sup>th</sup> Street and the students will either walk via paved walkway along the eastern edge of the site or across the athletic field to the building. Any students arriving via

Wilson Blvd as a result of public transportation or walking will be able to use the same pathway to the entrance.

- 2.2.3.3. The public entrance will be at Wilson Blvd.
- 2.2.4. Internal Organization
  - 2.2.4.1. A new basement level was added for mechanical equipment.
  - 2.2.4.2. The auditorium location has now been shifted to be beneath the 5<sup>th</sup> bar at the southeast corner. As a result, the gymnasium is located under the 3<sup>rd</sup> bar.
- 2.2.5. Major Design Elements
  - 2.2.5.1. Central communicating stair both indoors and outdoors along the terraces.
  - 2.2.5.2. Egress stairs at the core and at the ends of the classroom bars.
- 2.2.6. Sustainable Strategies
  - 2.2.6.1. The design team will look into the feasibility of all strategies including:
    - 2.2.6.1.1. Geothermal
    - 2.2.6.1.2. Daylight
    - 2.2.6.1.3. Rainwater collection
    - 2.2.6.1.4. Solar energy
    - 2.2.6.1.5. Greywater re-use
- 2.2.7. Site Planning
  - 2.2.7.1. The design team will study the final elevation of the athletic field.
- 2.2.8. Parking Garage
  - 2.2.8.1. Preliminary parking layout was presented as well as how much more parking there may be if tandem spaces were provided.
  - 2.2.8.2. If the garage is expanded towards the edge of the site, more parking spaces are possible.
- 2.2.9. Next Steps
  - 2.2.9.1. Detailed space planning
  - 2.2.9.2. Classroom organization
  - 2.2.9.3. Classroom layout
  - 2.2.9.4. Articulation of major spaces
  - 2.2.9.5. Material choices
  - 2.2.9.6. Field enclosure
- 2.3. Discussion
  - 2.3.1. Melissa McCracken relayed information regarding the Penzance site to the BLPC. There is a chance that Penzance will build a parking garage under the proposed Rosslyn Highlands Park. What does APS know about this situation? The concern is if there can be a continuous field.
    - 2.3.1.1. DCS explained that the park will not go away. There are site constraints such as the water table and the feasibility of digging that may play a role into Penzance's decision. It is assumed that the final elevation of the park will be close to what the design team will be showing.
    - 2.3.1.2. DCS also reiterated that the Wilson School timeline is more defined and the design needs to move forward regardless of Penzance's schedule and intentions.
  - 2.3.2. Stan Karson reiterated that the priority for the civic association is to maximize open space.
  - 2.3.3. Laurie Edwards asked if it was possible to connect the Wilson School garage with Penzance's possible garage.
    - 2.3.3.1. DCS can have a conversation with Penzance on the feasibility of such idea.
  - 2.3.4. Laurie asked if the building will be LEED Platinum and how we would achieve such a level.
    - 2.3.4.1. DCS explained that APS will receive a menu of items related to green issues and the associated costs at the final concept design deliverable in July. The decisions can then be made and may include options to add any items in later. However, if geothermal is likely, that has to be built when the building is built. The concept design booklet and estimate will inform APS and the School Board of the options.
  - 2.3.5. Miranda Baltaxe commented that HW-Woodlawn recently passed, at their town meeting, the inclusion of gender neutral restrooms and suggested the design team and APS consider the option for the new building.
  - 2.3.6. Danielle Arigoni asked how HB students will enter the building during bad weather and wanted more information about how the cars work along 18<sup>th</sup> Street.
    - 2.3.6.1. BIG explained that the northeast tilt up of the athletic field was eliminated because the loading area was moved allowing the field to meet the sidewalk and have a better connection to Rosslyn Highlands Park. HB students can also use the Stratford entrance during bad weather.
  - 2.3.7. Tova Solo asked where the main entry to the school is.
    - 2.3.7.1. BIG explained that the main civic entrance is along Wilson Blvd.
      - 2.3.7.1.1. Tova suggested that is where a lot of the drop-offs will occur.
    - 2.3.7.2. Tova suggested including the HB lettering from the existing facility into the design and requested the design team look at the 18<sup>th</sup> Street elevation further.

- 2.3.8. Casey Robinson suggests looking at an athletic field elevation that allows better continuous open space with Rosslyn Highlands Park because the goal is to have larger open space.
- 2.3.9. Bill Podolski asked about access when there is snow and where the snow will end up when being cleared.
  - 2.3.9.1. BIG explained that there will be a pathway from Quinn Street to the entrance as well as a paved pathway along the eastern edge of the site.
- 2.3.10. Bill is concerned about the adjacencies of the music rooms to the theater rooms and auditorium.
- 2.3.11. Stan Karson asked if the new school can include the Mongolian School.
  - 2.3.11.1. There has been no discussion to date but APS is open to that dialogue. The school may not want to move twice so a space at the new school may not be possible. Key elementary could be an option.
- 2.3.12. Laura Edwards agreed that it would be good to start the dialogue regarding the Mongolian School and asked if it is an APS program.
  - 2.3.12.1. The program is not part of APS.
- 2.3.13. Laura asked for the dimensions of the field.
  - 2.3.13.1. Approximately 300' x 120' not including the tilt up. Including the tilt up is approximately 200' x 120'.
- 2.3.14. Tom Mallan addressed Stan Karson and suggested that the new school may not have the appropriate spaces to give up as HB tends to utilize its spaces at all times including evenings and weekends.
- 2.3.15. A question was asked if the field enclosure is an APS rule or part of the code.
  - 2.3.15.1. DCS explained that the field enclosure size is based on best practices and using experience as our guide as well as understanding certain site conditions such as proximity to streets.
- 2.3.16. Miranda Baltaxe explained HB's current relationship with a church and emphasized that a continued relationship at the new building would be encouraged.
  - 2.3.16.1. DCS explained that APS is always open to having their building's open for community use.

### **3. Transportation Design Update by Toole Design Group (TDG) - (Presentation is online.)**

- 3.1. Prior to presentation DCS commented that APS is aware of the issues regarding parking and that APS will spend more time addressing the parking issue and provide alternative solutions. However, no additional parking will be built on site.
- 3.2. A question was asked regarding parking for off-hours or evening events at the school.
  - 3.2.1. DCS answered that APS may charge for parking on-site for those events but a decision has not been made.
- 3.3. A comment was made to ask TDG to include evening hours for their on-street parking space availability survey.
- 3.4. DCS explained that the Penzance development parking garage would be an obvious partner for any possible agreement between APS and a parking operator.

### **4. Discussion.**

- 4.1. General
  - 4.1.1. Melissa McCracken asked DCS what decisions need to be made or addressed tonight.
    - 4.1.1.1. DCS explained that parking is not a decision that will be made tonight.
    - 4.1.1.2. DCS asked the committee to bring forward any concerns, clarifications or topics that have been missed by the design team so they can be addressed in future BLPC meetings.
- 4.2. Transportation
  - 4.2.1. Casey Robinson commented that using other Rosslyn commuters for analysis is wrong because those commuters are from a different demographic than the school community. There is no way 55% (the percentage TDG provided as an assumed number of single driver staff members) is correct. The number is too low. She also reiterated that considering after school parking is essential.
  - 4.2.2. Vanessa Picorossi commented that she believes there are other schools closer to the metro than the new Wilson School and that the thought of paying for parking for after-hours events may mean some parents will not be able to afford it.
  - 4.2.3. Melissa McCracken asked what incentives does APS provide to the other schools close to metro stops such as Washington & Lee or Key Elementary.
    - 4.2.3.1. TDG explained that the incentive program is at the beginning stages of development.
    - 4.2.3.2. DCS explained that APS is implementing the program at Ashlawn and Discovery and that there needs to be a certain amount of time before analysis can be made. DCS also reiterated that the current staff center uses TDM.
    - 4.2.3.3. A comment was made to emphasize that the Wilson site and its constraints mean that the site is different than the others.
  - 4.2.4. Paul Mulligan agreed that the 55% number is too low, APS needs to consider after-hours parking needs and we need statistics regarding on-street parking availability in the evenings.

- 4.2.5. Bill Podolski asked that DCS and TDG marry the decisions being made to actual data and that the core assumptions being made are being overly aggressive. He asked where the 55% number comes from and suggested it is not practical.
    - 4.2.5.1. DCS added that APS will pursue opportunities to rent parking spaces in adjacent garages.
  - 4.2.6. Danielle Arigoni suggested that the BLPC should have set the number being used for parking.
    - 4.2.6.1. DCS reiterated that this is a process which includes obtaining a use permit. The county encourages the use of TDM.
    - 4.2.6.2. DCS also explained that the cost of additional parking is intimately tied to the program and that if additional parking is built, that may mean a cut in other programmatic elements.
  - 4.2.7. Miranda Baltaxe is against forcing parents to pay for parking in after-hours events. Her parents are also not comfortable allowing her to take public transportation alone and others may feel the same. She also reiterated that even with a reduced rate metro pass, that is still costing the student more money in the end.
    - 4.2.7.1. DCS explained that the ultimate goal is to have the students all ride public transportation for free.
  - 4.2.8. Melissa McCracken asked if APS has any experience with car pool staging. She also asked how the statistics used in determining parking may change in 10 years and reiterated that the School Board has stated that renting parking spaces may be part of the School Board budget.
  - 4.2.9. Tom Mallan is concerned that the parking number is low and that after-hours parking is needed because the evening events are part of the core educational tasks. The need for parking for those events is part of the HB program.
  - 4.2.10. Richard Layman agreed with everyone's comments regarding parking. He asked what happens if someone prefers to ride a bicycle to school. How will APS encourage the use of bicycles?
    - 4.2.10.1. The building will provide secure, covered bicycle parking and a shower facility.
  - 4.2.11. Nancy Caruso asked for clarification regarding the parking as it relates to the zoning requirements. Are we getting exemptions?
    - 4.2.11.1. TDG explained that there is an established parking reduction strategy that the zoning board allows. Emphasize is placed on TDM.
  - 4.2.12. Kristen Colston is concerned about the manipulation of the statistics to achieve a parking count and asked what is actually presented to the School Board. She agrees that using other commuters that are not teachers is not showing a true representation of the statistics.
  - 4.2.13. A question was asked about the possibility of rezoning the street parking.
    - 4.2.13.1. DCS explained that we are having ongoing conversations with the county.
  - 4.2.14. Danielle Arigoni emphasized that any parking count should involve the BLPC committee.
  - 4.2.15. Casey Robinson suggests the analysis needs to reflect reality and if it doesn't reflect the true conditions, APS needs to go back to the School Board for more money.
  - 4.2.16. Stan Karson reiterated that competition for parking spaces will be fierce.
  - 4.2.17. Bill Podolski suggested that if we don't have enough parking spaces for the school, we not build a parking garage at all and all spaces will be rented in nearby garages. This will allow APS to build more educational spaces on the site.
- 4.3. Concept Design
- 4.3.1. Richard Layman asked how much of the outdoors space will be made available after-hours. He suggested the design team look at making the terraces more inviting and the building read more as a school.
  - 4.3.2. Melissa McCracken asked the design team to explain how the public accessed the available after-hours spaces and how it relates to accessibility.

## 5. Conclusion.

- 5.1. A sub-committee will be formed to help the BLPC address the parking issues throughout the summer.
- 5.2. The sub-committee will work with APS and TDG on the presentation to the School Board on parking.
- 5.3. The following issues will be addressed in the following BLPC meetings:
  - 5.3.1. Transportation incentives
  - 5.3.2. Carpool staging
  - 5.3.3. Off hours parking statistics
- 5.4. BLPC will write a letter of support to the School Board regarding concept design.
- 5.5. School Board meeting on concept design is set for August 13, 2015.
- 5.6. Next BLPC meeting on September 1, 2015

The above represents our understanding of the topics discussed, and the decisions reached. Should any recipient notice significant omissions or errors, please notify Jack Chin at [jchin@leoadaly.com](mailto:jchin@leoadaly.com) within seven days of receipt.

Submitted by: Jack Chin  
Date: 06 July, 2015