STRATFORD MIDDLE SCHOOL
RENOVATION AND ADDITION
ARLINGTON PUBLIC SCHOOLS
PFRC
MARCH 16, 2016
SCHEDULE AND MEETINGS
## PROJECT SCHEDULE

### SCHEMATIC DESIGN MEETINGS

<table>
<thead>
<tr>
<th>2015/2016</th>
<th>NOV</th>
<th>DEC</th>
<th>JAN</th>
<th>FEB</th>
<th>MAR</th>
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<th>MAY</th>
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<th>JUL</th>
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<td><strong>BLPC (Bi-weekly)</strong></td>
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<td>11/9-#14</td>
<td>12/7-#16</td>
<td>1/4 -#18</td>
<td>2/1 -#20</td>
<td>3/10 - #22</td>
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<td>11/23-#15</td>
<td>12/21-#17</td>
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<td>12/16-#9</td>
<td>1/20 -#10</td>
<td>2/17-#11</td>
<td>3/16-#12</td>
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<td><strong>SCHOOL BOARD</strong></td>
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<td>11/5 Info Item</td>
<td>12/3 CMaR Pre-Cons.</td>
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<td>3/17 SD Info Item</td>
<td>4/7 SD Action Item (Tentative)</td>
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<td>11/16 Action Item</td>
<td>12/8 Historic Des.</td>
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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 2/17 - HALRB meeting

**3/9** - Safe Routes to Stratford Open House
RECENT MEETINGS

- HALRB 2/17
- County Joint Session 2/19
- BLPC 2/22
- 3/2 coordination meeting with Department of Parks and Recreation
- Ongoing coordination with Arlington County and Fire Department
- Safe Routes to Stratford Open House 3/9
- BLPC 3/10
- 3/16 meeting with HPP staff on historic designation and Design Guidelines
RECENT MEETINGS

HALRB 2/17

• Building design update presented
• Material palette and overall massing well-received

“...massing and materials of the new addition are compatible with the historic building and that the proposed design preserves the viewsheds of the historic building and locations of the historic events.” [HALRB letter, 3/11/2016]

• Discussion about treatment of 1994 addition

County Joint Session 2/19

• APS and County presented update to School Board and County Board
BIKE NETWORK

1,000 STUDENTS
10 : RATIO :: BIKE PARKING : NUMBER OF STUDENTS
100 BIKE PARKING SPACE or 50 BIKE RACKS
*1 BIKE RACK = 2 BIKE PARKING SPACES
According to ADA Guidelines 2010:

- Existing sidewalks along existing roads are compliant if there are no obstructions.
- New paths less than 5% slope do not require handrails and landings.
- New paths between 5%-8.3% require handrails and railings.
SCHEMATIC DESIGN TREE IMPACT

- 407 trees in potential area of impact: All on APS site + trees on adjacent properties with critical root zone within or close to “Limits of Disturbance”
- 166 to be removed based on Schematic Design “LOD”
- 241 to remain
SCHEMATIC DESIGN TREE IMPACT

- Required to replace 211 trees according to zoning calculations
Revised estimated percentages represent the development of the scheme(s) from Concept level into Schematic Design, particularly with regard to walkways/paved areas. It is likely that percentages will change slightly as the project moves into Design Development.
Fire access to existing building does not meet code.

Removing a major fire access point by building on west parking lot.

Portions of existing roof and addition roof are 30’ above “grade plane,” so ladder truck access is required.

Ladder truck access required at a maximum distance of 30’ from the building along one side.

Fire agreed to grant relief on last 50’ of new addition south facade.
FIRE ACCESS

NO DRIVEWAY OPTION

- Without driveway, driveable surface in courtyard is required for truck to exit to Vacation Lane
SCHEMATIC DESIGN
AUXILIARY GYM GLAZING

- Channel glass substituted with custom curtain wall
- Curtain wall glazing to have frit treatment to achieve similar effect
- Can still meet same design goals as with channel glass for a lower price. This includes reduction in heat gain and diffuse natural light into the auxiliary gym.

CHANNEL GLASS
CURTAIN WALL WITH FRIT
RECOMMENDATION TO SCHOOL BOARD
RECOMMENDATION TO SCHOOL BOARD

SCHEMATIC DESIGN

- Schematic Design proposal meets the program for 1,000 students
- Proposal is for 40,000 gsf addition within the budget approved at Concept Design
- Presenting scheme with driveway, as was approved at Concept Design
• 40,000 sf addition
• Exit only driveway connection from Vacation Ln to Old Dominion Dr
• Expanded surface parking off Vacation Lane
• Renovation of existing building to accommodate new program
• 144 parking spaces
DESIGN PRINCIPLES

• Accommodates program and provides quality learning environments
• Creates opportunity for new “heart of school”
• Connects to existing building circulation network
• Leaves existing historic building intact while interior renovations provide a unified Middle School
• Preserves views of historic south facades of existing building
• Maintains flow from classroom wing to field
• Improves site circulation and accessibility for vehicles, bicycles and all pedestrians
• Minimizes impact to Stratford Park renovation plan and schedule
SITE PLAN
DRIVEWAY CONNECTION TO OLD DOMINION
ALTERNATE SITE PLAN

NO DRIVEWAY CONNECTION TO OLD DOMINION
VIEW FROM OLD DOMINION
VIEW FROM EAST
HEART OF SCHOOL

ENTRY

NEW ENTRY

CONNECT TO EXISTING BUILDING

TO AUX. GYM

 CORE/SCIENCE

 CORE/SCIENCE

NEW ENTRY

ENTRY

HEART OF SCHOOL

ENTRY

NEW ENTRY

CONNECT TO EXISTING BUILDING

TO AUX. GYM

 CORE/SCIENCE

 CORE/SCIENCE

NEW ENTRY
HEART OF SCHOOL

COMMONS

NEW ENTRY

CONNECT TO EXISTING BUILDING

CORE/SCIENCE

TO AUX. GYM

LIBRARY

CORE/SCIENCE

NEW ENTRY
HEART OF SCHOOL

MEDIA CENTER

NEW ENTRY

CONNECT TO EXISTING BUILDING

Arlington Public Schools
Stratford Middle School - 32