GENERAL UPDATES
**TIMELINE OF CONCEPT DESIGN**

**JUNE 24**  
**Concept Design BLPC #6**  
Early last summer, the BLPC agreed to recommend the general massing concept and site organization to the School Board.

This recommendation was made via a letter to the School Board on August 6, 2015.

**AUGUST 13**  
**School Board Info Briefing**  
After receiving approval from the BLPC, the Design Team presented the concept design to the School Board.

The direction from the School Board was to investigate the potential impact of a variety of cost saving measures on the design.

**NOVEMBER 15**  
**School Board Info Briefing**  
The Design Team and APS Design & Construction presented a range of potential cost savings measures to the School Board.

These included a more generic massing solution for the building, parking garage alternatives and space reductions. The BLPC was presented the options, and submitted their findings in a letter to the School Board on November 2, 2015.

**DECEMBER 3**  
**School Board Action**  
The board presented and passed a motion approving the concept design with a budget ranging from $88.07M to $93.80M for the building and a separate $7.02M held in reserve for the potential parking garage.

*More information on the motion on the following slide.*
VERTICAL SCHOOL + COMMUNITY

The small site requires that the project be designed across multiple levels. A key objective for the design was to maintain the feeling of a 1-story school building while still having a vertical school and the efficiencies afforded by it.
“...Having carefully reviewed the extensive input from the BLPC, PFRC, FAC and various community groups and leaders as well as the Superintendent’s recommendation, I move that the School Board approve the Concept Design for the Wilson School site as generally described in Exhibits A through G of the presentation made at the December 3, 2015 School Board meeting. By approving Exhibits A through G the School Board approves the following aspects of the Concept Design:

- **“Fanning Bars”** building design;
- **General site layout and circulation**, including building frontage on Wilson Boulevard and athletic field on 18th Street North;
- **Minimum seating capacity of 775 students** for the following programs: H-B Woodlawn Secondary School, Stratford Program, ESOL/HILT and Asperger’s Programs currently located at the Stratford site;
- Projected completion date to be in time for the start of school in **September 2019**;
- Total funding available for the Project, excluding structured parking, to range from a minimum of **$88.07 million** to a maximum of **$93.80 million**;
- **Up to $7.02 million funding to be made available to provide a parking structure** with approximately 92 spaces; this funding shall be in addition to the $88.07 million to $93.80 million funding range for the remainder of the project.

As the Superintendent and staff enter the Schematic Design phase of this project, the School Board requests that staff explore additional shared use of space and other options to bring the project in within the budget range provided. The School Board also requests that staff explore all options for avoiding and minimizing the cost of parking.”
SCHEMATIC DESIGN TIMELINE

Schematic Design BLPC & PFRC Meetings
Throughout the spring & winter we will meet with the BLPC & PFRC every few weeks to discuss relevant issues with the project and get feedback to guide the project forward. The hope is to get BLPC & PFRC approval of the schematic Design by the end of May.

School Board Information Briefing
With approval from the BLPC we will present the schematic design to the School Board along with a Schematic Design Report. This report will include plan layouts, detailed narratives of building systems, an associated cost estimate.

School Board Action Item
It is the team’s intent that the design and associated cost estimate will be approved at the June 16th School Board meeting. At this meeting the School board will also provide direction in regards to the sustainability targets for the building and decide which parking scenario will be built.

Use Permit Submission
The information developed in the Schematic Design phase will allow APS to submit to the county for a Use Permit.

County Board Meeting/ Use Permit Approval
Once the use permit is submitted, the County, APS and the design team will work through various issues related to the building that are relevant to the use permit. This process is culminated in a county board hearing where the use permit would be granted.
PARKING GARAGE
# Garage Options Under Consideration

### APS Built Garage
- APS Owned and Controlled Parking Garage
- 92 spaces for H-B Woodlawn & Stratford programs
- Additional ~40 spaces leased at nearby garage
- Gradually lower leased spaces amount to TDM target of 92 spaces

### No Garage
- Lease ~130 spaces at nearby garage(s)
- Gradually lower leased spaces amount to TDM target of 92 spaces
- Plenty of private garages in area to negotiate with, many with surplus spaces
- Also possible to negotiate deal to have access to neighboring developer's garage to meet schools parking requirement
- No ramp intruding on field, possibly larger flat area of field

### Penzance Builds Garage on APS Property
- Penzance builds their garage partially on APS site
- 92 APS spots to be included
- Additional ~40 spaces could be leased at this or other garage
- Financial/contractual agreement to be developed
- Penzance's motivation would be to save $$$ by not going as deep on their site
- No ramp intruding on APS field, possibly larger flat area of field

---

*Wilson School • Public Facilities Review Committee • March 16, 2016*
GARAGE OPTIONS UNDER CONSIDERATION

**APS BUILT GARAGE**

- APS OWNED AND CONTROLLED PARKING GARAGE
- 92 SPACES FOR H-B WOODLAWN & STRATFORD PROGRAMS
- ADDITIONAL ~40 SPACES LEASED AT NEARBY GARAGE
- GRADUALLY LOWER LEASED SPACES AMOUNT TO TDM TARGET OF 92 SPACES

**NO GARAGE**

- LEASE ~130 SPACES AT NEARBY GARAGE(S)
- GRADUALLY LOWER LEASED SPACES AMOUNT TO TDM TARGET OF 92 SPACES
- PLENTY OF PRIVATE GARAGES IN AREA TO NEGOTIATE WITH, MANY WITH SURPLUS SPACES
- ALSO POSSIBLE TO NEGOTIATE DEAL TO HAVE ACCESS TO NEIGHBORING DEVELOPER’S GARAGE TO MEET SCHOOLS PARKING REQUIREMENT
- NO RAMP INTRUDING ON FIELD, POSSIBLY LARGER FLAT AREA OF FIELD

**PENZANCE BUILDS GARAGE ON APS PROPERTY**

- PENZANCE BUILDS THEIR GARAGE PARTIALLY ON APS SITE
- 92 APS SPOTS TO BE INCLUDED
- ADDITIONAL ~40 SPACES COULD BE LEASED AT THIS OR OTHER GARAGE
- FINANCIAL/CONTRACTUAL AGREEMENT TO BE DEVELOPED
- PENZANCE’S MOTIVATION WOULD BE TO SAVE $$$ BY NOT GOING AS DEEP ON THEIR SITE
- NO RAMP INTRUDING ON APS FIELD, POSSIBLY LARGER FLAT AREA OF FIELD
**Garage Options Under Consideration**

**APS Built Garage**
- APS Owned and Controlled Parking Garage
- 92 Spaces for H-B Woodlawn & Stratford Programs
- Additional ~40 Spaces Leased at Nearby Garage
- Gradually lower leased spaces amount to TDM target of 92 spaces

**No Garage**
- Lease ~130 Spaces at Nearby Garage(s)
- Gradually lower leased spaces amount to TDM target of 92 spaces
- Plenty of private garages in area to negotiate with, many with surplus spaces
- Also possible to negotiate deal to have access to neighboring developer's garage to meet schools parking requirement
- No ramp intruding on field, possibly larger flat area of field

**Penzance Builds Garage on APS Property**
- Penzance builds their garage partially on APS site
- 92 APS spots to be included
- Additional ~40 spaces could be leased at this or other garage
- Financial/contractual agreement to be developed
- Penzance's motivation would be to save $$$ by not going as deep on their site
- No ramp intruding on APS field, possibly larger flat area of field
18TH STREET
DESIGN UPDATES
WILSON BOULEVARD ENTRANCE
This is the entrance arrangement we considered in concept design. The concern here is that the building entrance is too close to the sidewalk and does not allow for an area for entrants to gather or queue.
This option pushes the entrance facade back a few feet to create a bit of an overhang and put the door at a place where it can be covered by the theater box from the traffic of the sidewalk.
OUR PREFERRED OPTION is to have the entrance recessed to a point where it can be perpendicular to the theater box and give a generous entrance area and overhang above.
MATERIALITY CONCEPTS
We are interested in looking at the big volumes as 6 sided objects that are articulated with the same materials. This could include the boxes for the gym and theater as well as the black box.
THEATER BOX - WOOD
THEATER BOX - METALS

WILSON SCHOOL . PUBLIC FACILITIES REVIEW COMMITTEE . MARCH 16, 2016
GYM BOX - TRANSLUCENT

GLASS BLOCK MAKES A LOT OF SENSE AS A REFERENCE TO THE STANDARD GYMNASIUM WINDOWS EVERYWHERE.

THE GYM BOX NEEDS DAYLIGHT, BUT NOT NECESSARILY VIEWS SO WE ARE LOOKING INTO TRANSLUCENT ASSEMBLIES.

THE TOP OF THE GYM IS THE LIBRARY, WE COULD DO A GLASS BLOCK FLOOR BETWEEN THE 2?
LOCATION OF PUBLIC PROGRAMS
CREATION OF TERRACES

The bars are rotated about a single hinge point. This creates cascading terraces leading from the instructional spaces of the school to the field, with each level of the school having access to a contained outdoor space.
PUBLIC SPACES TOWARDS WILSON

Beneath the rotated classroom bars is a large open ground floor with varying ceiling heights. Large and public functions of the building are placed here, facing Wilson Boulevard. The community can access these major spaces from a public entrance on Wilson Boulevard.
ENTRANCE ARTICULATION
OVERALL ENTRANCE STRATEGY

WE HAD PREVIOUSLY BEEN SHOWING THAT ENTRANCES FACE THE END OF EACH CLASSROOM BAR ON THE GROUND.
OVERALL ENTRANCE STRATEGY

"...however it is more ideal to enter through the transparent side of the bars."
PIVOT EXTENSION
EXTENDED PIVOT POINT
VISITORS DURING THE SCHOOL DAY MUST STOP INTO RECEPTION BEFORE ENTERING THE BUILDING
NORTH WEST / COVERED BUS ENTRANCE
The entrance remains underneath a manipulation of that field.
LOADING AREA & SERVICE ENTRANCE
QUINN STREET ENTRANCE
TERRACES
PROGRAMMING ISSUE WITH 1ST TERRACE

1ST LEVEL TERRACE

BECAUSE THE COURT WILL BE USED AT NIGHT WE HAVE BEEN DIRECTED THAT LIGHTS WOULD BE REQUIRED. BEST PRACTICES ARE THAT THESE LIGHTS ARE ABOUT 25-30 FEET ABOVE THE COURT.

THE BASKETBALL COURT WOULD REQUIRE A SIGNIFICANT FENCE AND NET TO KEEP BALLS AND PEOPLE ON THE TERRACE.

THERE IS ALSO AN ACOUSTIC ISSUE WITH THE COURT BEING ABOVE OCCUPIED SPACE.
THE WILSON SCHOOL DESIGN COMES UP IN GOOGLE SEARCH RESULTS FOR SCHOOL ROOF TERRACE...
What we want for the terraces is to define a range of activities that could happen in certain zones but have enough flexibility built in so that the use is not restricted to those activities.
This is a similar strategy where zones are created by seating and the use of those zones is left up to the user.
This is an example of a project in Philadelphia where uses were suggested but there was enough flexibility to allow for the users to define their own experience.
There are 3 separate zones on each terrace. The end zone (yellow) is where larger programs and activities can take place. The inside (blue) zone will be more intimate in scale and be suited best for smaller groups. The center zone (purple) will be reserved for circulation between the terraces and into the building.
TERRACE EDGE CONDITIONS

There are also 3 different edge conditions.
Orange-Adjacent to Classroom
Red-Adjacent to multi-story edge
Blue-Adjacent to other terrace edge
SOFTENED EDGE

The most basic condition would be to use plantings to soften the edge of the terraces and allow the railings to be pushed back away from the edge.
INTRODUCTION OF GREEN ZONE

At the large end we can introduce activities.

...and also heavier plantings around the edges.
COMPLETE TERRACE DESIGN SCEN

THIS STRATEGY CAN DEVELOP INTO A VARIETY OF DIFFERENT RATIOS BETWEEN PROGRAMMED AND FLEXIBLE AREAS AS WELL AS HARDSCAPED AND SOFTSCAPED.