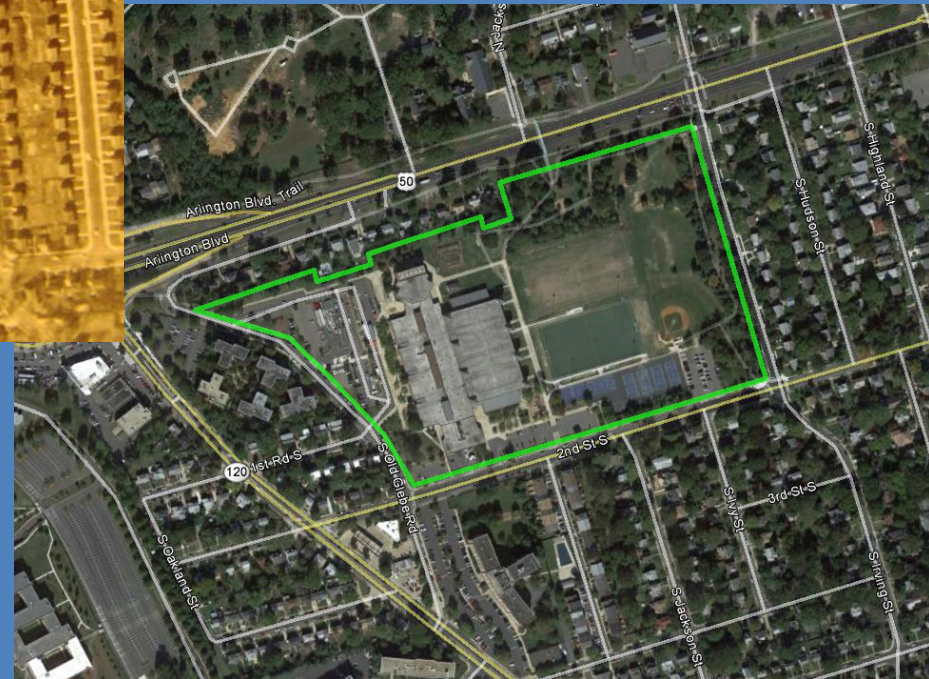


TJ Working Group & APS Capacity Planning



Patrick Henry Elementary School
AHCA Special Meeting
Thursday, October 16th, 2014

THOMAS JEFFERSON “SITE” 1957



AHCA Representation

**Stephen Hughes – Arlington Heights Civic Association
Representative**

**Megan Haydasz – Arlington Heights Civic Association
Alternate**

Disclaimer: Every attempt has been made to ensure the accuracy and reliability of the information. However, some APS data was not readily available.

Thomas Jefferson Working Group

What items is the TJ Working Group trying to consider?

Anything related to our Charge: “The Thomas Jefferson Working Group (TJWG) is established and charged with evaluating the Thomas Jefferson site and making a recommendation on whether or not an elementary school **should** be built on any part of this site.”

What items has TJ Working Group not talked about?

Items not within the TJ property and not directly related to decision of building an elementary school at Thomas Jefferson. Such as:

- Career Center Site
- Patrick Henry Elementary School additions
- Larger issues around how APS is responding to capacity
- Alternatives such as the use of vacant office space
- Concerns regarding building on parks, in general
- Other proposed changes to our neighborhood

Introduction

- Every Citizen needs to have a broad understanding of the issues facing Arlington.
- At the end of this presentation you should know:
 - What are the broader context issues around the proposed ES.
 - How we got here and where we are going.
 - What are the proposals at TJ.
 - What you should think about to help inform your position.

ARLINGTON MASTER PLAN LIST

- Arlington HAS these Master Plans:
 - Stormwater (2014)
 - Transportation (2011)
 - Water Distribution (1992- To be updated Soon)
 - Historic Preservation (2006)
 - Public Spaces (2005)
- Arlington DOES NOT have a Master Plan for Schools.
- Every time we talk about schools each site and time is taking as a moment in time. Williamsburg is 630 “preferred”, and today we are at 725 seats “preferred”, where will we be tomorrow?

Seats vs Students Introduction

- Capacity = Building Space for Students (Not trailers)
 - Seats = Capacity
 - Students = Children in Public Schools
 - Preferred Size is the size a School “should” or “needs” to be as defined by the School Board.
 - ES = 725 Seats
 - MS = 1,300 Seats
 - HS = 2,200 Seats
- *Excludes our unique programs (H-B, Stratford, A-Mill)

Elementary School General Facts

- APS will shortly have 23 Elementary Schools
 - APS will have 13,211 seats and has 13,411 students today, after the completion of Williamsburg Elementary*, Ashlawn, and McKinley.
 - If each elementary school had 725 seats (the preferred size) APS would have 16,675 seats.
 - APS would need \$410M to renovate 20 schools at a cost of \$20M each. (Abington \$30 million).

* Williamsburg ES is under construction at 630, assume it will be the new “preferred” size 725.

Elementary School General Facts (con't)

- If each APS Elementary School was the “preferred” size, the resulting 16,675 seats for elementary students would be in excess by 1,693 students in 2023, based on the last enrollment projections from APS.
- Thus, there would be 1,693 empty seats in 2023, even without building one new elementary school or use of “relocatables” or “trailers.”

Middle School General Facts

- APS has 6* Middle Schools
 - APS today has 5014 seats and enrollment of 4910 students.
 - If every MS today were the preferred size, there would be 6,721 seats, while 2023 enrollment is projected to be 6,665. Thus an excess of 66 seats, and no “relocatables”, without the need for a new MS.

* H-B included NO CHANGE.

High School General Facts

- APS has 4* High Schools
 - APS today has 5,993 seats and enrollment of 5,952 students.
 - If all High Schools were the preferred size, the seat total would be 6,990. 2023 enrollment is projected at 8,493.
 - Thus, 1,503 students without a seat in 10 years, after additions at all three high schools.

*Career Center excluded (capacity not reported) and H-B included NO CHANGE.

Recap of Students vs Seats

- Existing Elementary Schools, with additions, can meet the 2023 capacity, and more without a new ES.
- Existing Middle Schools, with additions, can meet the 2023 capacity without a new MS.
- Arlington will not have seats for 1,503 High School students in 2023, even after additions on Yorktown, W&L, and Wakefield to increase them to 2,200.

4 Schools Proposed

IF APS keeps its plans today, then in the future Arlington Heights will be host to 4 schools. The number in () are the seats not the students.

1. Thomas Jefferson Middle School (931 Today – 1,300 Future)
2. Patrick Henry Elementary School (463 Today – 725 Future)
3. Proposed Elementary School (725 Future)
4. “Career Center” (1,800 Future)

This assumes a lot:

It assumes a school is built at TJ.

It assumes Henry is added on to and kept.

It assumes “Career Center” is not built to the preferred size of 2,200.

Yes, AHCA **MAY** be host to between 4,550 and 4,950 students; however, the real question is what is the plan for schools?

Introduction to TJ Elementary School Schemes

- Schemes presented by architects to illustrate “what is possible” not “what is planned”.
- All schemes are multi-story arrangements (3-4 stories).
- Parking is undefined; however, “Structured Parking” is most likely necessary. No details available as previous plans did not consider structured parking.
- Dual site has “benefits” including the dual use of fields, parking, and amenities.
- All schemes are 120,000 gross square feet to accommodate 725 students. This is “oversized” to ensure the building would “fit” the site.
- All “schemes” show an addition of a Middle School at some point in the near or long term of approximately 330 seats.
- Most “schemes” include a raised play area or courts above parking this would be an artificially elevated play area above a building.



YMD ARCHITECTS

01 Oct 2014

Arlington Heights Civic Association

SCHEME ONE
PICTORIAL VIEW FROM SW

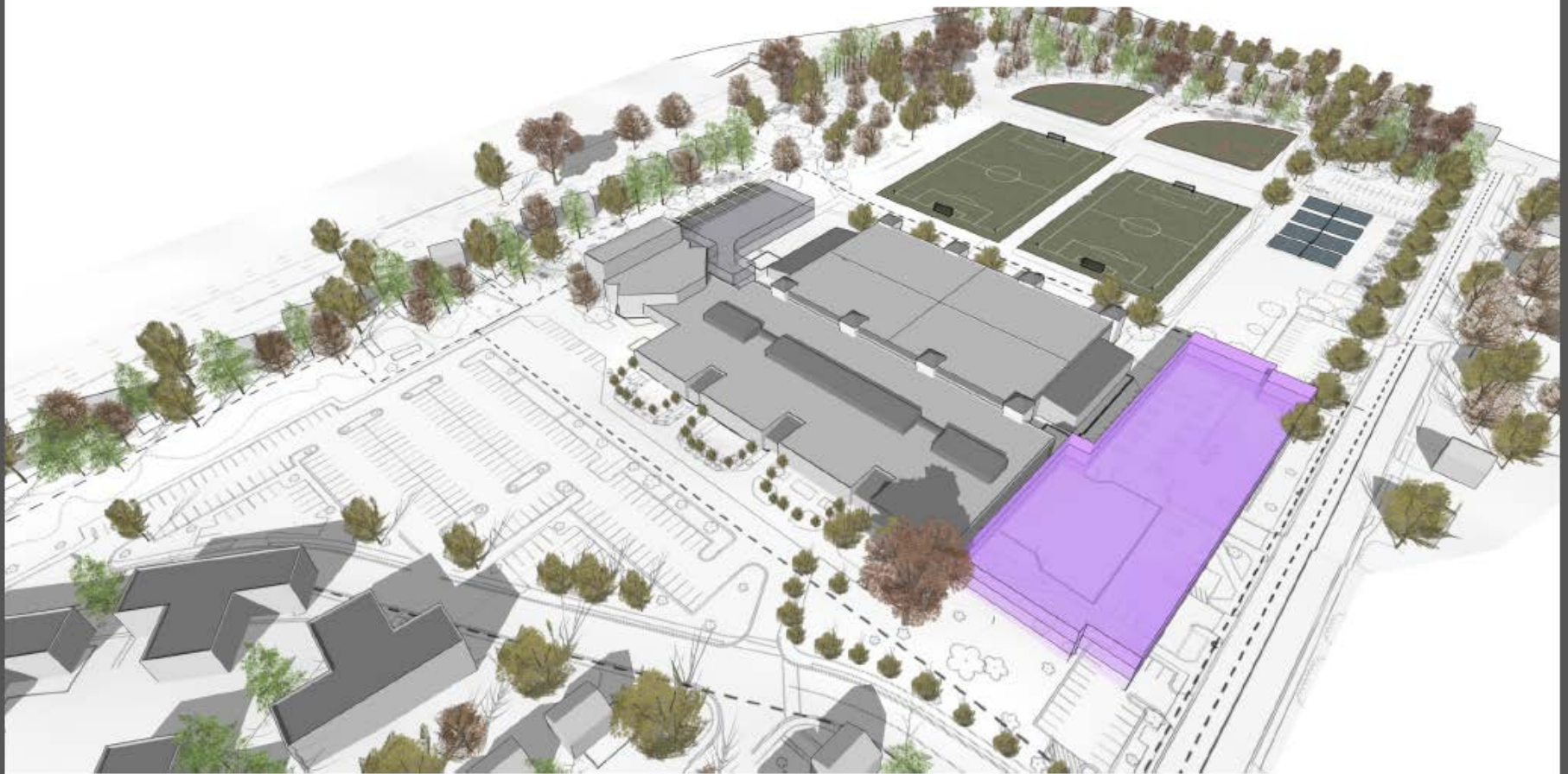


YMD ARCHITECTS

01 Oct 2014

Arlington Heights Civic Association

SCHEME TWO
PICTORIAL VIEW FROM SW





YMD ARCHITECTS

01 Oct 2014

Arlington Heights Civic Association

SCHEME FOUR
PICTURAL VIEW FROM SW

Summary of TJ Elementary School Schemes

- Two schemes may build the schools entirely on APS land.
- The schemes where the elementary school is connected to the middle school allows APS to flex between elementary and middle school capacity needs.
- Structured parking will exceed APS budget.
- Scheme one will remove “passive” surveillance into TJ park.
- Scheme three will require demolition of parts of TJMS and relocation of HVAC and power support systems.
- Scheme one includes a bus loop around the entire site and on the walking path.

Career Center

New High School
1,000 – 1,800 students (flexible
schedule/phasing)

Total Site Area:
564,000 sq. ft.

Total Gross SF:
384,000 sq. ft.

Total Building Footprint:
217,000 sq. ft.

FAR (Total Site):
0.66

Open Space:
61%

Parking:
(430 required)
500 spaces on site (max)



Career Center



QUESTIONS ?

BACKGROUND

Scheme 1 - Description

- Scheme One is a four-story 120,000 GSF elementary school with a 30,000 GSF footprint generally on top of existing south parking lots and tennis and basketball courts.
- The shallow building's extensive north and south frontages optimize natural daylighting.
- New parking is planned under the building, the first level of which can be “semi-submerged” with views out to the street.
- Along with a future Middle School addition, the new elementary school holds the street edge and brackets an enhanced entry court in front of the existing community center.
- Though play and recreational space behind the school is maximized in this scheme, visibility from the street to the park is compromised.
- A separate sense of entry and identity can easily be achieved for the MS and ES with this option.

Scheme 2 - Description

- Scheme Two is a three-story 120,000 GSF elementary school with a 40,000 GSF footprint generally on top of the existing west parking lot.
- The existing bus loop, shared by the middle school and the new elementary school, suggests a pleasant and secure urban plaza between the two buildings.
- Replacement parking is planned along Second Street, under a raised podium for courts and play space.
- This building is comfortably situated among neighboring tall buildings.
- Conversely, it is less optimally arranged for harvesting daylight, presents a less prominent façade to South 2nd Street – the main arterial approach to the campus.
- This scheme also places children farther away from existing indoor and outdoor recreational spaces.

Scheme 3 - Description

- Scheme Three is a three story 120,000 GSF elementary school with a 40,000 GSF footprint generally on top of the existing middle school service court.
- This scheme identifies a very under-utilized portion of the middle school: the existing single-story mechanical suite which also contains a currently un-used central kitchen.
- This scheme may require demolition of the mechanical suite, or it might build over it.
- A new entrance to the middle school could be incorporated in this scheme and service and kitchen components could be shared between middle and elementary schools.
- This scheme fits entirely within property currently owned by APS.

Scheme 4 - Description

- Scheme Four is a three story 120,000 GSF elementary school with a 40,000 GSF footprint generally on the north side or “back” of the existing middle school and wrapping around the theatre.
- The existing lobby of the middle school would be reconfigured as shared space for elementary school circulation but remain as pre-function space for the theatre, accessible both during and after school.
- This scheme fits in underutilized space and would access new elevated play court areas to the west and existing recreational fields to the east.
- It may require relocation of the middle school main entrance at the southwest corner of the building, closer to Second Street, as part of this project.

Data Sources

http://www.apsva.us/cms/lib2/VA01000586/Centricity/Domain/11/Capacity_Utilization14-23_Revised_Final.pdf

<http://projects.arlingtonva.us/plans-studies/land-use/thomas-jefferson-site-evaluation/>

[https://www.boarddocs.com/vsba/arlington/Board.nsf/files/8DAQ3R66DC00/\\$file/D-2%20AFSAP%20Presentation.pdf](https://www.boarddocs.com/vsba/arlington/Board.nsf/files/8DAQ3R66DC00/$file/D-2%20AFSAP%20Presentation.pdf)

<http://www.apsva.us/cms/lib2/VA01000586/Centricity/Domain/4573/Final%20Sept%2030%20Table%201%20Public.pdf>