

PUBLIC FACILITIES REVIEW COMMITTEE MEETING

DATE: September 18, 2013
TIME: 6:30 p.m. Optional Site Tour
7:30 p.m. Meeting
PLACE: McKinley Elementary School Library
1030 North McKinley Road

STAFF COORDINATOR: Freida Wray, 703-228-3541

Site Location:

McKinley Elementary School
1030 North McKinley Road
Arlington, VA 22205

Applicant:

John Chadwick
Arlington Public Schools
2770 S. Taylor Street
Arlington, Virginia 22206

Architect:

Peter Winebrenner; Principal
Hord Coplan Macht (HCM)
225 Reinekers Lane, Suite 205
Alexandria, Virginia, 22314

Staff Members:

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SUMMARY: Arlington Public Schools (APS) is proceeding through the Building Level Planning Committee (BLPC) and the Public Facilities Review Committee (PFRC) processes for a renovation and addition on the McKinley Elementary School campus. The processes are in their conceptual stages, and major issues such as building placement, parking, and site circulation are currently being discussed.

BACKGROUND: The 2013-22 Capital Improvements Program (CIP) was approved by the County Board in July, 2012. The CIP included funding for 1,875 new elementary school students as a result of increasing enrollment within the school system. The plan includes funding for construction of additions at three (3) existing elementary schools, and the construction of two (2) entirely new elementary schools on APS property. The APS’ “Multi-Site Study” was completed in Spring 2012 and identified the locations and priorities for the construction projects. A use permit for the Ashlawn Elementary School expansion was approved by the County Board in May 2013, and the new Elementary School #1 on the Williamsburg Middle School campus is scheduled to be heard by the County Board on September 21, 2013.

As with the two previous school projects that have been reviewed over the past year, the planning process for the McKinley addition will incorporate the APS process (BLPC) and the County’s process for public facilities (PFRC), and requires them to work in tandem in designing the school’s addition. The process will include three (3) phases: a conceptual phase, a schematic phase, and a final phase during which a use permit for the project would be reviewed by the

County Board. The use permit is currently anticipated to be heard at the June 2014 County Board meeting; however, this date is preliminary and subject to change.

The BLPC consists of APS staff, teachers, parents and PTA members, representation from community groups, and County staff.

The PFRC is a County Board-appointed committee consisting of representatives of the Planning Commission (one of which is designated by the County Board as Committee Chair) and several other commissions, APS, and at-large members. It also includes project-specific members representing the Dominion Hills, Madison Manor, and Westover Village Civic Associations.

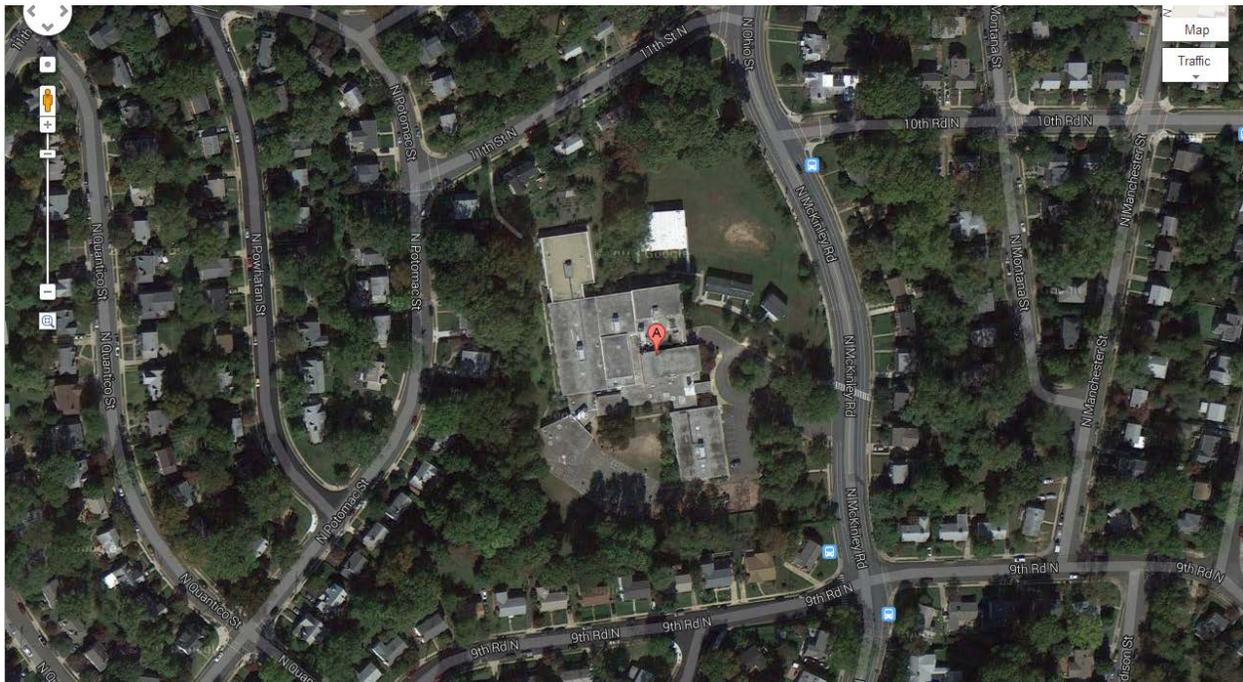
The following provides additional information about the site and surroundings:

Site: The site is bound on the north by 11th Street North, south by 9th Road North and North Quantico Street, east by North McKinley Road, and west by North Potomac Street.

Zoning: The site is zoned “S-3A” Special Districts. Schools are a permitted use by provision of a use permit subject to Section 4.15 of the Arlington County Zoning Ordinance.

Land Use: The site is identified on the General Land Use Plan (GLUP) as “Public”

Neighborhood: The site is located within the Madison Manor Civic Association and is adjacent to the Dominion Hills Civic Association. The Highland Park-Overlee Knolls and Westover Village Civic Associations are located across I-66 from Madison Manor. Representatives from the Madison Manor, Dominion Hills, and Westover Village Civic Associations will be represented on the PFRC.



Source: Google Maps

DISCUSSION: The community process for the McKinley addition will begin on September 10 with a Parent Teacher Association (PTA) and Community meeting, followed by the first BLPC meeting on September 11. These meetings will include a presentation by the architect as well as begin to identify areas of discussion for the proposed expansion to guide both the BLPC and the PFRC through the public process.

The planned addition at McKinley School will be similar in scale and scope to the recently approved addition at Ashlawn Elementary School. The planned addition will be approximately 27,000 square feet, which will include 12 rooms (9 classrooms with support spaces). The addition will expand capacity at the school by 225 seats, from 443 seats to 665 seats.

Principles of Civic Design: The *Principles of Civic Design in Arlington* were developed by the PFRC in 2008 and 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. The Principles will inform and guide the PFRC's discussion of the proposed addition with regard to civic values, site and orientation, building form, and building details and materials.

Parking: Section 14.3 of the ACZO calls for one (1) parking space for every 7.5 students of design capacity for employee parking at elementary and middle schools, plus one (1) space for every 40 students of design capacity for visitor parking. Based on the proposed design capacity of 665, the ordinance would anticipate approximately 89 employee parking spaces and 17 visitor parking spaces for a total of 106 parking spaces. In the event that the required parking cannot be accommodated onsite, the Ordinance allows the parking requirements for elementary schools (among other listed public uses) to be modified provided that the modification will preserve and create recreational facilities and provided that a transportation demand management plan is submitted that demonstrates that the modification will not adversely impact the neighborhood.

Use Permit: The ACZO distinguishes between uses permitted "by-right" and uses allowed by "special exception." The use permit is one form of special exception, and is required for schools in the S3-A zoning district. The use permit offers a process for considering and approving such uses, subject to special conditions particular to the character of the use. Potential areas that may be addressed by condition are construction, transportation, environmental impacts, and recreational fields. After the BLPC and PFRC processes are complete, APS will file a use permit for the proposed school addition. As of the writing of this report, it is anticipated that the use permit will be heard by the County Board at its June 2014 meeting.