

**Public Facilities Review Committee  
McKinley Elementary School Expansion  
Meeting Summary  
Wednesday, September 18, 2013**

**Attendees**

<b><u>PFRC Members (√ = present):</u></b>	<b><u>Arlington Public Schools (APS):</u></b>
√ Charles Monfort, Chair	John Chadwick, APS
√ Lander Allin, Schools	Ajibola Robinson, APS
Jeff Certosimo, Housing Commission	Scott Prisco, APS
Elizabeth Gearin, Parks & Rec. Commission	Kevin Moran, HCM
Jana Lynott, Transportation Commission	Jeff Hanan, HCM
√ Inta Malis, Planning Commission	Peter Winebrenner, HCM
√ John Miller, At-Large	
√ Heather Obora, Schools	<b><u>County Staff:</u></b>
√ Steve Sockwell, Planning Commission	Sophia Fisher, DCPHD
Jason Widstrom, Fiscal Affairs Adv. Comm.	Justin Falango, DCPHD
	Rob Gibson, DES
<b><u>McKinley Project-Specific PFRC Members (√ = present):</u></b>	
Christopher Oliver, Dominion Hills CA	<b><u>Observers:</u></b>
Brian Hannigan, Dominion Hills CA	Laura Jackson, Resident
Jenny Capone, Madison Manor CA	
Anne Ladewig, Madison Manor CA	
√ Tim Bakos, Westover Village CA	
Craig Esherick, Sports Commission	
Ed Hilz, Urban Forestry Commission	

**APS Presentation:**

**HCM**

The design consultant, Hord Coplan Macht (HCM), will be leading a team of design professionals for the expansion and renovation of McKinley Elementary School. The following link provides more information on the firm and its experiences in designing schools at various levels: <http://www.hcm2.com/>. In its presentation to the PFRC (<http://www.apsva.us/cms/lib2/VA01000586/Centricity/Domain/105/PFRC%20130918%20Final%20comp.pdf>) APS provided updates on the McKinley process to date, including the PTA/Community Meeting held on September 10<sup>th</sup>, and the Building Level Planning Committee (BLPC) meeting held on September 11<sup>th</sup>. It is anticipated that the concept plan for the renovations and building addition will be developed during the months of September through November, 2013, and the schematic design during the months of December, 2013 through February, 2014, with use permit review by the Planning Commission and County Board in June 2014. Construction permitting is planned for the fall of 2014, with construction starting in spring 2015, completion in summer 2016, and occupancy in September 2016. The project scope includes an approximately 27,000 square foot addition with a height of 2-3 stories, comprising approximately 9 classrooms and 3 support rooms, and expanded common areas. Construction would be phased to allow the existing school to continue operation. The school's design capacity would increase from 443 seats to 665 seats. The enrollment is currently approximately 535

students; however, the students who exceed the design capacity are currently using the relocatable classrooms, which will not be kept after the new addition is open.

At the BLPC meeting held on September 11, 2013, a visioning exercise was conducted whereby participants ultimately developed a master list of “greatest hopes” for the project. The next meeting of the BLPC, scheduled for September 24, 2013, will focus on the TDG transportation study and identifying locations for key site elements, including the building addition, outdoor play spaces, educational spaces, pedestrian circulation, vehicular circulation and parking, and service and general physical features.

### TDG

The traffic consultant, Toole Design Group (TDG), began a Multi Modal Transportation Study in early 2013. The baseline transportation analysis includes parent/staff/student/visitor surveys; assessments of travel patterns, parking occupancy, and mode counts; traffic counts and turning movements at certain locations; intersection analyses; and an assessment of existing infrastructure. The catchment area includes several civic associations and extends to Patrick Henry Drive, I-66, and Washington Boulevard. There are a significant number of walkers and bicyclists to the site.

### **Arlington County Presentation on the Use Permit Process and Parking Requirements:**

Staff gave a brief overview of the use permit process and parking requirements for the proposed addition. 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 school, including the proposed addition.

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 students, the ordinance would anticipate approximately 89 employee parking spaces and 17 visitor parking spaces for a total of 106 parking spaces. A modification of the parking requirement will likely be necessary given the limited amount of space available on site to expand the existing parking area.

### **PFRC Questions/Concerns:**

1. Include a statistical table in the next PFRC report.
2. Will the ball fields contain artificial turf?
3. Plans should include wayfinding and identification/welcome signs.

### **Public Comment:**

There were no public comments.

### **Next Steps**

The next steps in the process include:

- September 24, 2013 – BLPC
- October 8, 2013 – BLPC
- October 16 – PFRC
- October 16 – Joint County Board/School Board Meeting at Reed Building (1664 N. McKinley Road)
- October 22, 2014 – BLPC
- November 5, 2013 – BLPC
- November 19, 2013 – BLPC
- November 20, 2013 – PFRC
- December 4, 2013 – BLPC
- December 5, 2014 – School Board information item (final concept plan)
- December 17, 2013 – BLPC
- December 18, 2013 – PFRC
- December 19, 2013 – School Board action on final concept plan

The meeting adjourned at 9:30pm.