

# Douglas MacArthur Concepts

**School Board Meeting**

January 23, 2020



**EVERY STUDENT SUCCEEDS**

# Essential Questions

- What is the space program for Douglas MacArthur?
- What are the concepts being considered for design?
- How do the concepts compare?
- What are the cost and schedule implications for each concept?
- What are the next steps?

# Project Team



## Core Team

### Core Team

Paul Youmbi, ACPS (Project Manager)

Erika Gulick, ACPS (Senior Planner)

Tiffany Pache, ACPS (Communications)

Dirk Geratz, City of Alexandria, Planning & Zoning (Principal Planner)

Katherine Carraway, City of Alexandria, Planning & Zoning (Urban Planner)

Jack Browand, City of Alexandria, RPCA (Division Chief)

Margaret Orlando, City of Alexandria, RPCA (Division Chief)

Dana Wedeles, City of Alexandria, RPCA (Principal Planner)

Megan Oleynik, City of Alexandria, Transportation & Environmental Services (Urban Planner)

DLR Group (Architecture)

Skanska (Construction Management)

### Extended Core Team

Dr. Gregory Hutchings, Jr., ACPS (Superintendent)

Mignon Anthony, ACPS (Chief Operating Officer)

Dr. Terri Mazingo, ACPS (Chief Academic Officer)

Helen Lloyd, ACPS (Director of Communications)



## Advisory Group

### Advisory Group

The Advisory Group is composed of representatives from surrounding Civic Associations, Alexandria City Council, Alexandria School Board, Alexandria Planning Commission, Park and Recreation Commission, Campagna Center and parents and community members who serve as At-Large members. This group meets regularly with the Core Team to provide feedback and share perspectives from their representative coalitions.



## School Team

### School Team

The School Team is composed of the school principal and other administrators, Early Childhood, Upper Elementary, Resource, Specials and Resource teachers and school support staff. This group meets regularly with the Core Team and is essential to defining the school's point of view in the design process.



## Community

### Community

Public

# Project Team



## **Architect:** DLR Group

Sarah Woodhead, AIA, NCARB (Principal-in-Charge)

Erika Lehman, AIA, NCARB (Project Manager)

Jason Lembke, AIA (Design Leader)

Bob Widger, AIA (Senior Project Architect)

Rachel Mihaly (Project Designer)

Kwame Bailey (Community Liaison)



## **Construction Manager:** Skanska

Apryl Webb, LEED AP, AVS, MBA (Preconstruction Director)

Joe Kifus (Senior Project Manager)



## **MEP Engineers:** CMTA



## **Structural Engineer:** Fox Associates



## **Civil and Landscape Engineers:** Kimley-Horn



## **Food Service Designer:** Nyikos Associates



## **IT/AV/Security:** Educational Systems Planning



## **Geotechnical/ Environmental:** ECS Mid-Atlantic



## **Traffic Engineer:** Wells Associates

# Overview of Activities to Date

ST

## School Team Meetings (2)

- Visioning activities
  - Readiness Tiers
  - I See/We See
  - Cultural Continuum
  - Keep, Toss, Create
  - Image Walk
- Concept Reviews
  - Pros/Cons

Cm

## Community Meetings (4)

- Visioning activities
  - Hopes and Concerns
  - Mind, Body, Spirit
  - Community Continuum
  - Keep, Toss, Create
  - Image Walk
  - Readiness Tiers
- VALUES
- Concept Reviews
  - Pros/Cons

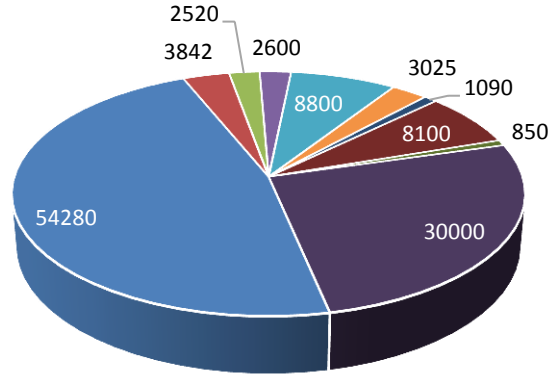
AG

## Advisory Group Meetings (3)

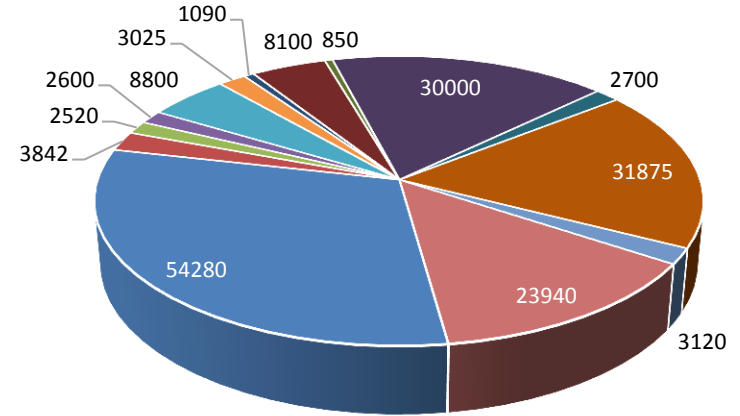
- Procedures/ Process Review
- Visioning activities
  - 2023 Success
  - Community Recap
  - School Team Recap
- Concept Reviews
  - Pros/Cons

# Space Program

Ed Spec Program



Expanded Program



- Core Academic
- Administration
- Self-Contained Special Ed
- Media Center
- Health Suite
- Parking Garage
- Visual Arts
- Student Dining
- RPCA Capacity Needs
- Music
- Building Engineering
- RPCA Expansion
- Physical Education
- Building Support

Major Ed Spec Spaces Included

16 Early Childhood classrooms	2 Music
22 Upper Elementary classrooms	Gym & Multi-purpose
Media Center	Administration & Health
2 Visual Arts	Dining with Performance Platform

Expansion Spaces

Currently Included	Easily Accommodated	Optional Expansion
3 Self-Contained Special Ed classrooms	RPCA Offices	RPCA Bleacher Seating
85 Below-grade Parking spaces	RPCA Restrooms	RPCA Flex Court
	RPCA Storage	

\*Not shown, but considered, were other City Services such as Housing, Health, Day Care

# Co-location

## City Services Co-location Options Under Consideration

### Co-located Services Already Included in Program

- After-School Recreation Program
- After-School Campagna Program
- Community use of play space/fields on nights and weekends

### Potential Co-located Services that Could be Added to Program (examples)

- Mental Health Clinic
- Wellness Center
- Daycare facilities
- Affordable/workforce housing
- Recreation Center

### Impacts:

- Some additional space beyond Ed. Spec.
- Allows current operation to continue for increased enrollment

### Potential Impacts to be studied on selected concept:

- Security of multiple users during school day
- Increased parking demand/traffic
- Loss of outdoor play space
- Additional building height
- Schedule impacts
- Cost impacts

# Concept Review

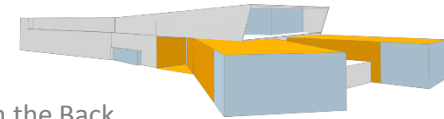
## “Y”



Site Plan



View From the Front



View From the Back

Massing Diagrams



# Concept Review

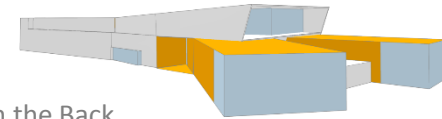
## “Y”



Site Plan



View From the Front

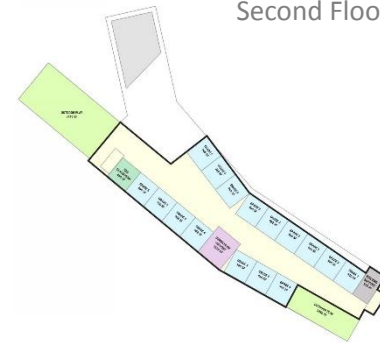
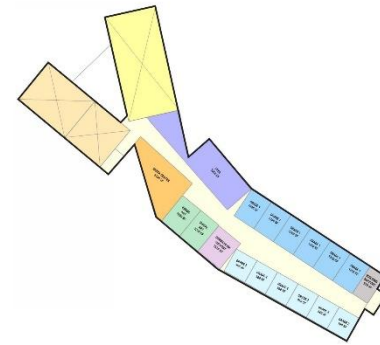
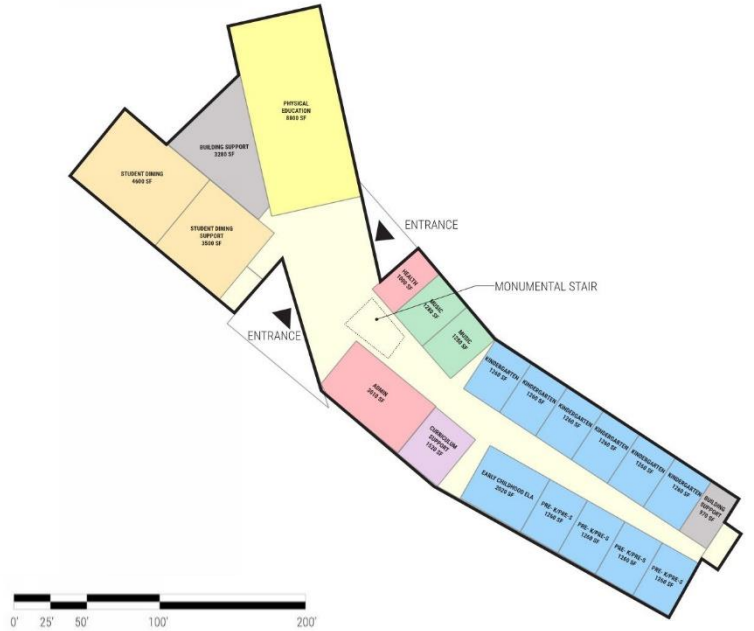


View From the Back

Massing Diagrams

# Concept Review

## "Y" Blocking Diagrams



KEY PLAN

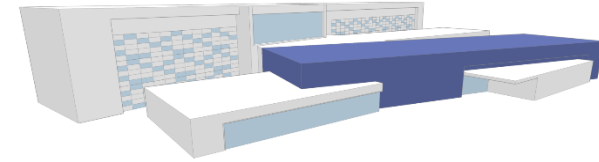
<span style="background-color: yellow; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	CIRCULATION
<span style="background-color: #4a90e2; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	ECE CORE LEARNING
<span style="background-color: #add8e6; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	UPPER E CORE LEARNING
<span style="background-color: #8a2be2; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	SPED
<span style="background-color: #9932cc; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	CURRICULUM SUPPORT
<span style="background-color: #38a83d; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	SHARED LEARNING
<span style="background-color: #f06292; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	ADMIN
<span style="background-color: #ffcc80; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	DINING
<span style="background-color: #ffb74d; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	LIBRARY COMMONS
<span style="background-color: #fff176; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	GYMNASIUM
<span style="background-color: #c8e6c9; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	OUTDOOR PLAY
<span style="background-color: #bdbdbd; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	STORAGE + SUPPORT

# Concept Review

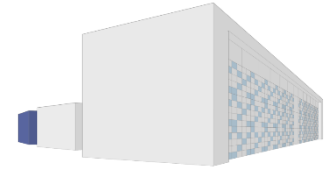
## “Forest”



Site Plan



View From the Front



View From the Back

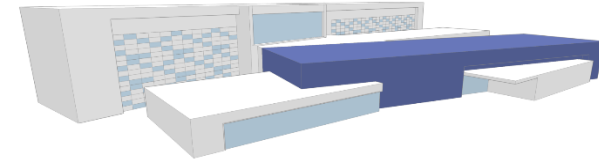
Massing Diagrams

# Concept Review

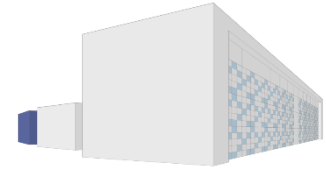
## “Forest”



Site Plan



View From the Front

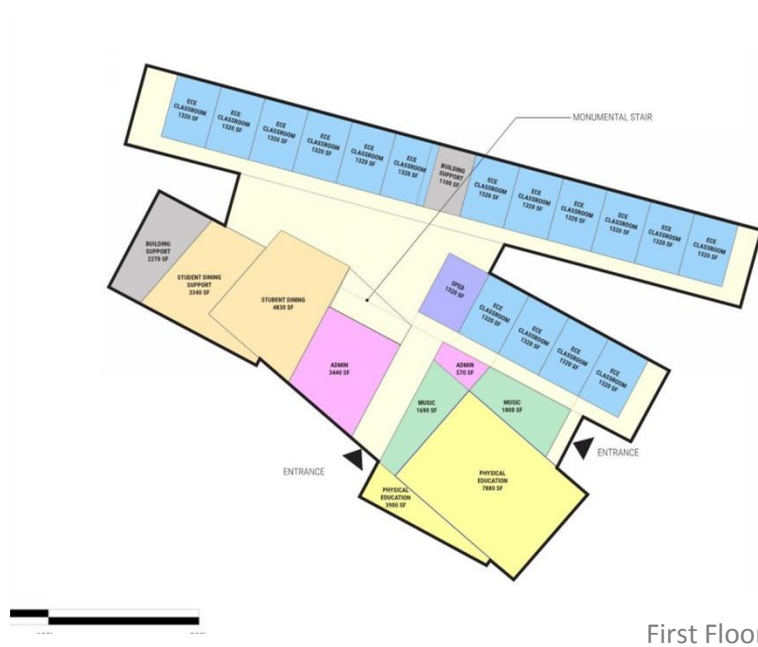


View From the Back

Massing Diagrams

# Concept Review

## “Forest” Blocking Diagrams



KEY PLAN

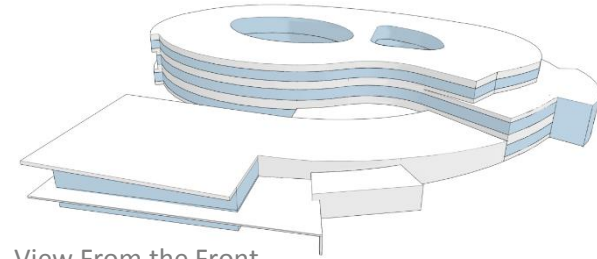
<span style="background-color: yellow; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	CIRCULATION
<span style="background-color: lightblue; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	ECE CORE LEARNING
<span style="background-color: lightblue; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	UPPER E CORE LEARNING
<span style="background-color: purple; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	SPED
<span style="background-color: pink; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	CURRICULUM SUPPORT
<span style="background-color: green; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	SHARED LEARNING
<span style="background-color: red; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	ADMIN
<span style="background-color: orange; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	DINING
<span style="background-color: yellow; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	LIBRARY COMMONS
<span style="background-color: yellow; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	GYMNASIUM
<span style="background-color: lightgreen; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	OUTDOOR PLAY
<span style="background-color: gray; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	STORAGE + SUPPORT

# Concept Review

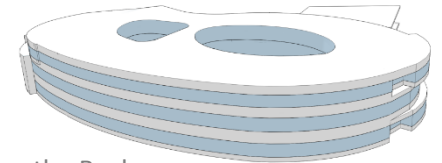
## “Coil”



Site Plan



View From the Front



View From the Back

Massing Diagrams

# Pro Con Comparison



## Y

### Pros

- Protected play space behind school
- Large contiguous play space
- Gymnasium close to the play area
- Traffic Flow
- Optimal use of space
- Entrance transparency

### Cons

- Entry sequence needs work to be more welcoming
- Building height and proximity to Janneys Lane
- No buffer to residents on the west side of the site
- Large play space is hidden
- Traffic:
  - Parents & staff shared drive
  - Potential traffic spill-out on to street



## Forest

### Pros

- Community feel
- Building scale
- Forest view
- Entry plaza
- Vehicular access
- Organization of open space

### Cons

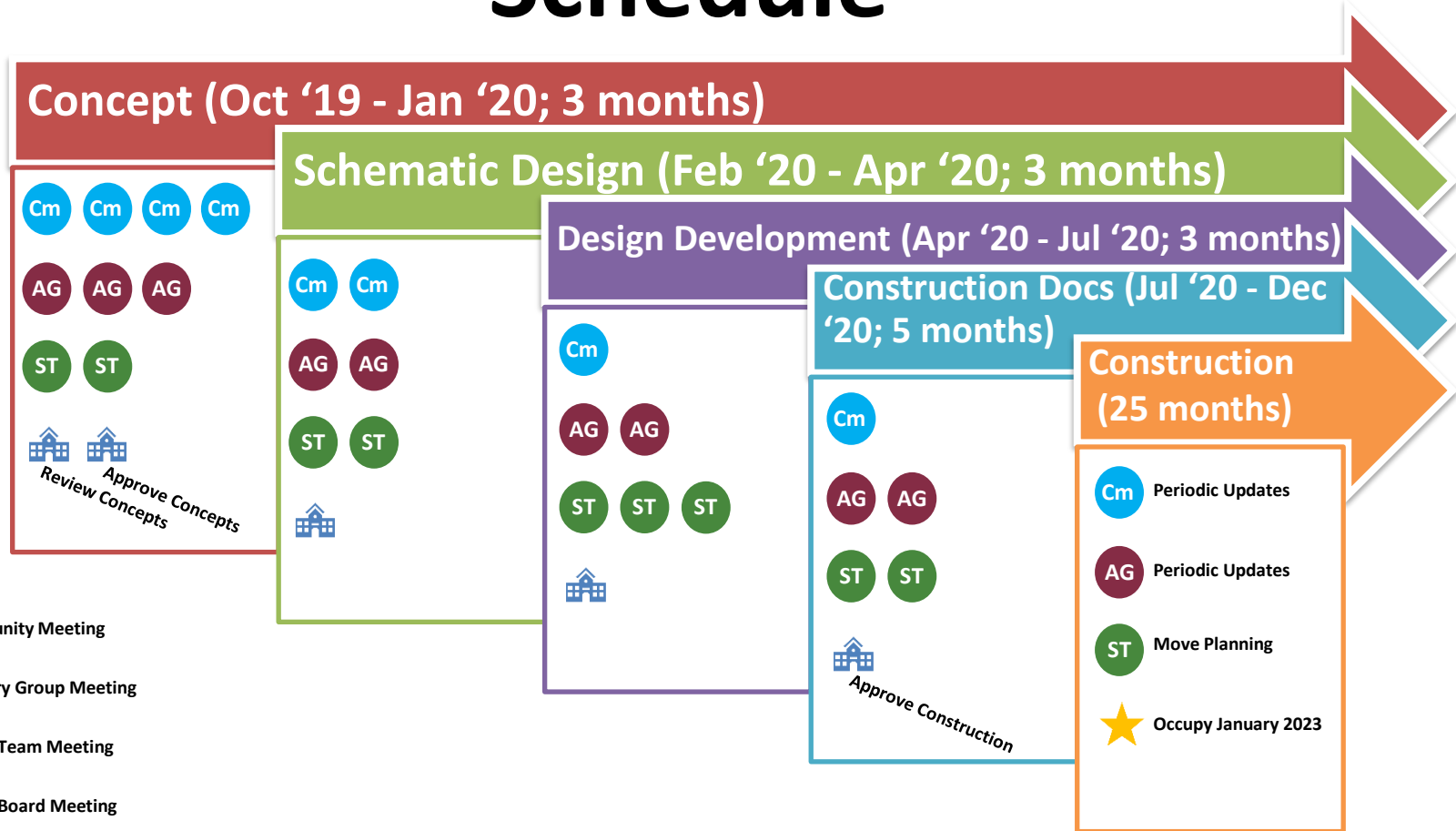
- Organization of the play areas
- Building height and proximity to Janneys Lane
- No buffer to residents on the west side of the site
- 3-Story Bar
- Entrance not visible from Janneys Lane and Yale Drive
- Traffic:
  - Parent & Staff shared drive
  - Potential traffic spill-out on to street

# Cost Comparison

	Scheme	
	Forest	Y
<b>First Floor SF</b>	61,085	58,256
<b>Second Floor SF</b>	60,085	38,020
<b>Third Floor SF</b>	22,770	36,569
<b>Total GSF</b>	143,940	132,845
<b>Total \$/GSF</b>	\$422/GSF	\$427/GSF
<b>Schedule Duration</b>	July 2020 – December 2022	July 2020 - December 2022



# Schedule



# Questions?

Community Feedback: [newmacarthur@acps.k12.va.us](mailto:newmacarthur@acps.k12.va.us)

Mignon Anthony  
Chief Operating Officer  
[mignon.anthony@acps.k12.va.us](mailto:mignon.anthony@acps.k12.va.us)

Erika Gulick  
[erika.gulick@acps.k12.va.us](mailto:erika.gulick@acps.k12.va.us)