

New Elementary School at Thomas Jefferson  
Arlington, VA

## Concept Descriptions

3 October 2014

This is a 'test-fit' planning exercise to determine if a new school of this size can fit on the Thomas Jefferson campus without compromising the Thomas Jefferson Middle School, the heavily-used Theatre and Community Center, or existing TJ Park amenities. Our planning is based on a custom-designed, 725 student K-5 elementary school. (For the purposes of long-term master planning, we also anticipate a future middle school addition for 315 students. That work is not in this project budget nonetheless we want to insure its ability to fit on the campus and account for its future impacts on shared facilities like parking.)

These schemes are the first four of many. They are numbered in the order in which they were conceived. All schemes are based on a common architectural program for the elementary school that is intentionally over-sized at 120,000 gross square feet; this conservative approach insures that the school – once design is finalized – will fit on the site. This test fit is the first step in the design process, and the schemes do not try to solve every specific site issue, such as playground locations, fences, sidewalks and pathways, etc.

We have no preference for any scheme at this time.

All schemes are multi-story arrangements, allowing for shared-use public spaces on ground floors with quieter, academic spaces above. In all cases, a challenge will be locating all Pre-K, Kindergarten and First grade classrooms at ground level, adjacent to outdoor play areas dedicated to the Elementary school.

Since parking analysis is on-going and we do not yet know if new parking will be required to support the schools, we have only addressed general locations for parking, rather than specific quantities of parking spaces.

There are tremendous advantages to co-located schools on the same campus. Schemes which are contiguous with the middle school are best at addressing cohort flexibility between the middle school and the elementary school. Specifically, parking, drop off /pick up areas and bus loop areas can be shared and reduce required paved surfaces. In addition playfields and other site amenities can be dual utilized.

Schemes herein are combinations of many variables: footprints vary depending on building height: the taller the school, the smaller its footprint. There are many more possibilities that we will evaluate with the help of the TJWG.

### Scheme 1

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

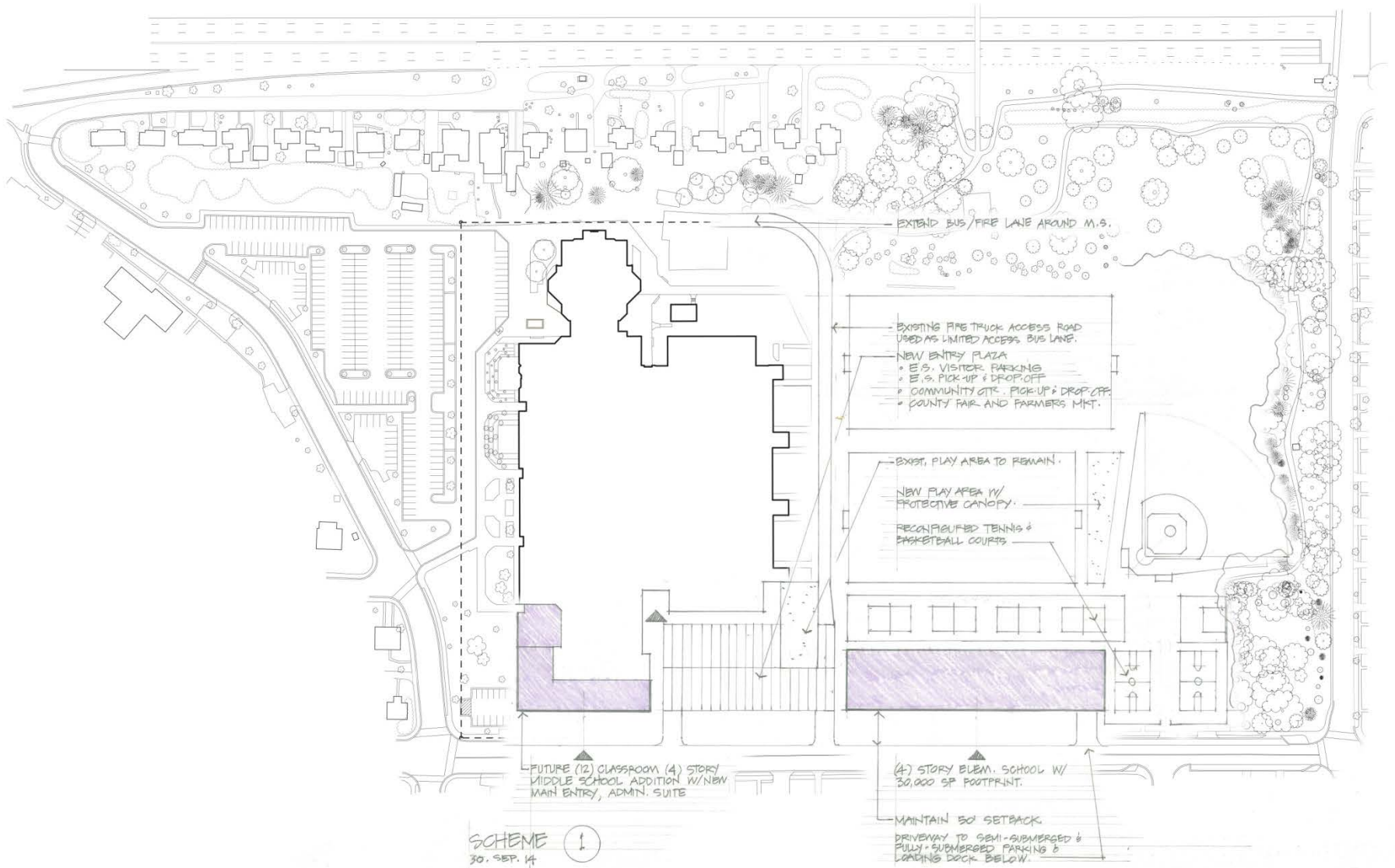
Scheme Two is a three-story 120,000 GSF elementary school with a 40,000 GSF footprint generally on top of the existing west parking lot. The existing bus loop, shared by the middle school and the new elementary school, suggests a pleasant and secure urban plaza between the two buildings. Replacement 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 2<sup>nd</sup> Street – the main arterial approach to the campus. This scheme also places children farther away from existing indoor and outdoor recreational spaces.

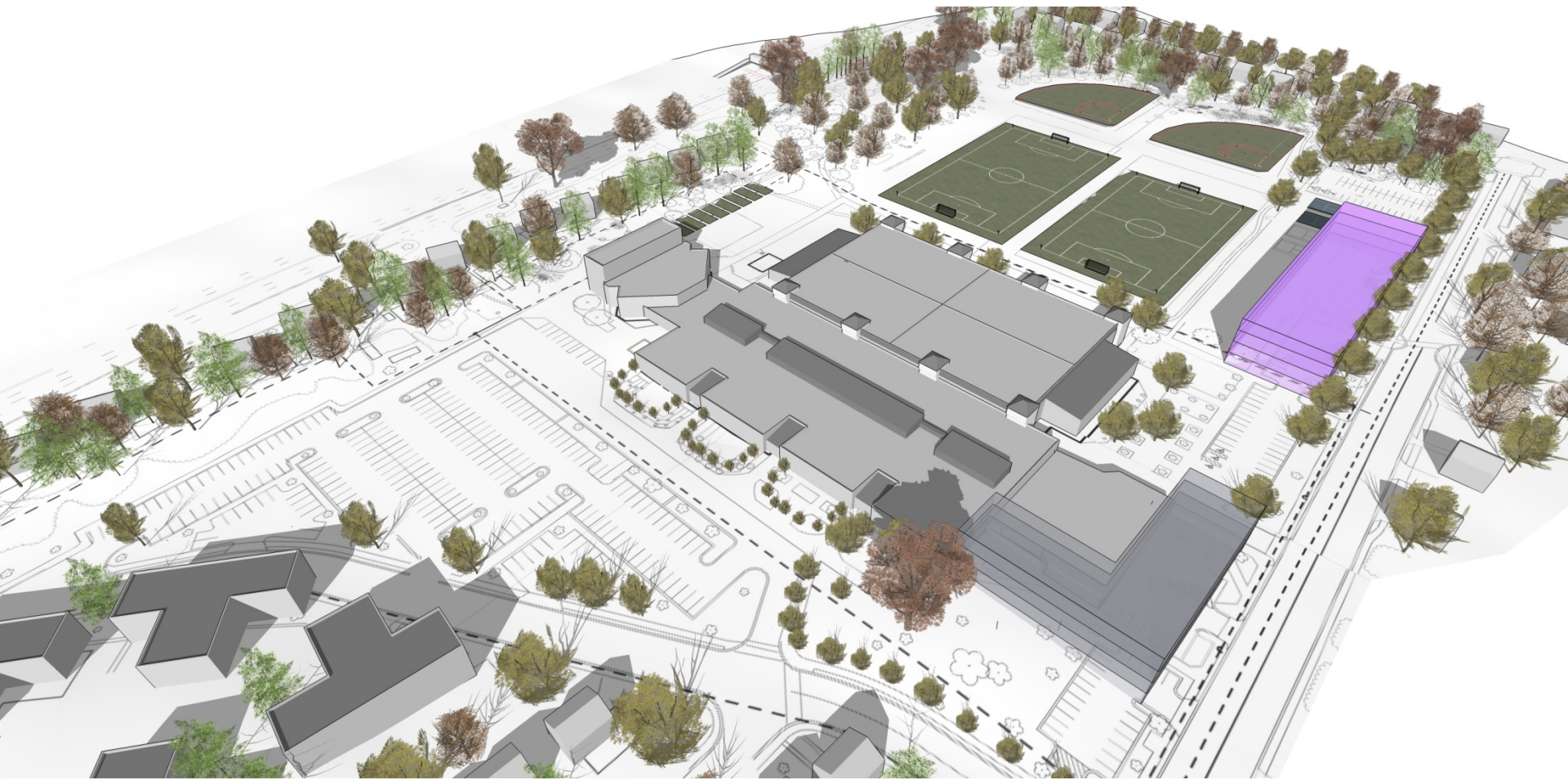
#### Scheme 3

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.

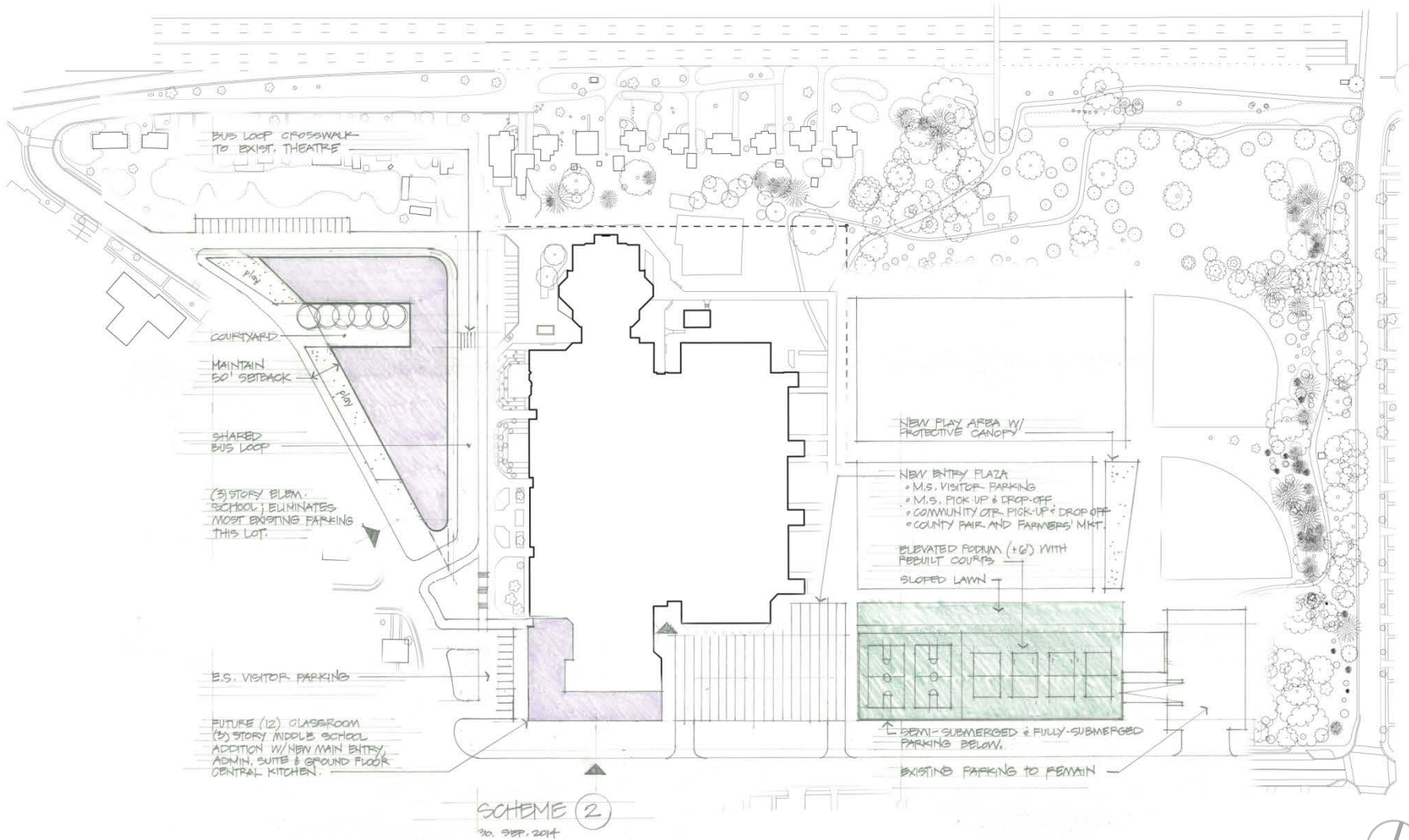
#### Scheme 4

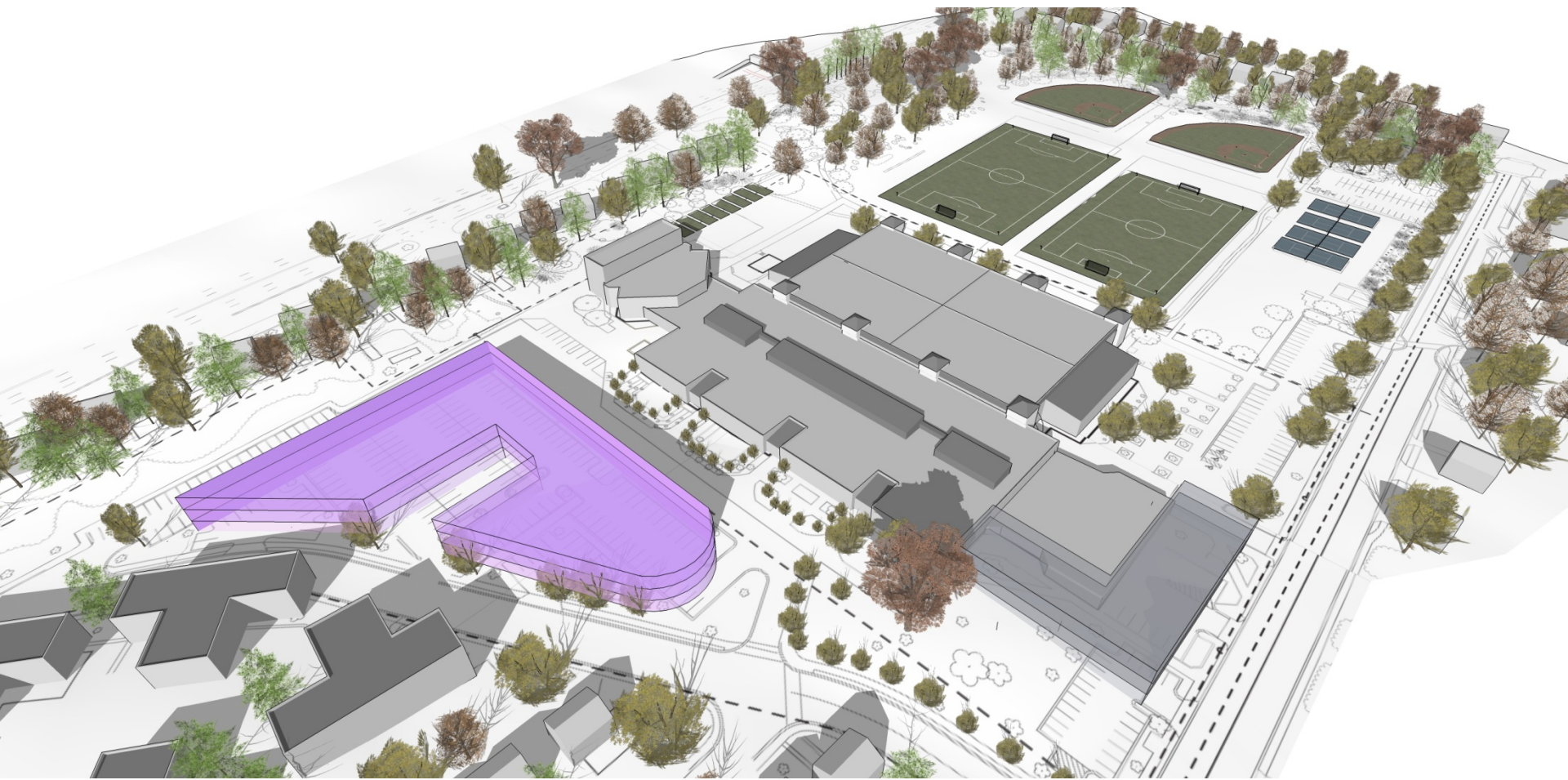
Scheme Four is a three story 120,000 GSF elementary school with a 40,000 GSF footprint generally on the north side or “back” of the existing middle school and wrapping around the theatre. The existing lobby of the middle school would be reconfigured as shared space for elementary school circulation but 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.



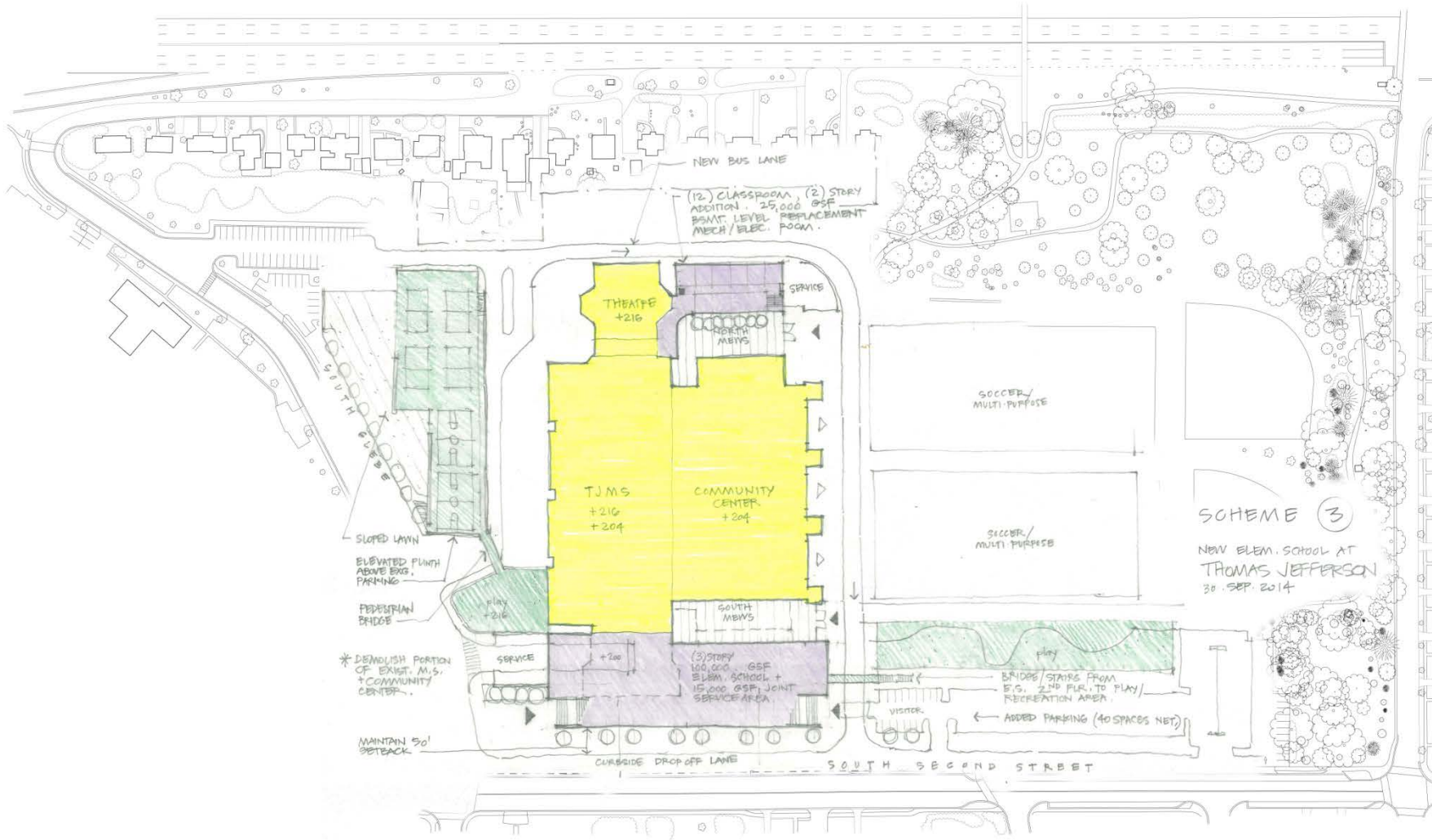












SCHEME 3

NEW ELEM. SCHOOL AT THOMAS JEFFERSON  
30 SEP. 2014



