

**PUBLIC FACILITIES REVIEW COMMITTEE (PFRC) AND  
BUILDING LEVEL PLANNING COMMITTEE (BLPC) MEETING**

**DATE:** October 25, 2017  
**TIME:** 7:00 p.m.  
**PLACE:** Reed School  
1644 N. McKinley Road

**PROJECT MANAGER:** Nicole Boling, 703-228-3945 [nboling@arlingtonva.us](mailto:nboling@arlingtonva.us)

**Site Location:**

Reed School  
1644 N. McKinley Road  
Arlington, Virginia 22205

**Applicant:**

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

**Architect:**

Wyck Knox, Project Manager  
VMDO Architects, P.C.  
200 East Market Street  
Charlottesville, VA 22902

**SUMMARY:** Arlington Public Schools (APS) will begin the Building Level Planning Committee (BLPC) and the Public Facilities Review Committee (PFRC) processes to evaluate a proposed new elementary school building at the Reed School site. The new school building will provide approximately 725 seats and is will open by September 2021. The new elementary school at the Reed School site will be evaluated by the BLPC and PFRC during monthly joint committee meetings with separate BLPC and PFRC meetings are scheduled as needed.

**BACKGROUND:** A use permit for the existing Reed School/Westover Library was approved in 2007 with building completion in 2009 (U-3175-07-1). The site consists of a 16,000 square foot public library and a 45,000 square foot public school facility. In addition, there are other use permits approved on the site for The Children’s School (U-2542-87-5), the Westover Farmer’s Market (U-3327-12-1) and the Capital Bikeshare station along Washington Boulevard (U-3433-16-1). There are a number of APS and County processes underway with regard to planning the new elementary school at the Reed School site, outlined below.

*County/APS Review Process*

At a joint work session with the School Board held on October 17, 2017, the County Board endorsed a planning process for the Reed site. The APS planning process for the new elementary school at the Reed site will incorporate the APS process, the BLPC, and the County’s PFRC process. Both committees will work jointly in designing the new elementary school. The BLPC and PFRC will hold joint monthly meetings. Separate BLPC meetings are scheduled and PFRC meetings will be scheduled (as needed) to provide the individual committees more time when discussing certain topics.

The design process includes 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 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 representatives, and at-large members. It also includes project-specific members representing the surrounding civic associations.

### *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 “S-3A” 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 conditions include but are not limited to: 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. Use permits are approved by the County Board.

### **Site Characteristics:**

The following provides additional information about the site and surroundings:

Site: The 10.88-acre site is bounded by Washington Boulevard on the south, McKinley Road on the east, 18th Street N. on the east and west, and Lexington Street on the northeast.

Zoning: The site is zoned “S-3A” Special District within the [Arlington County Zoning Ordinance \(ACZO\)](#).

Land Use: The site is identified on the [General Land Use Plan \(GLUP\)](#) as “Public”.

Neighborhood: Reed School is located within the Highland Park-Overlee Knolls Civic Association and is near the boundaries with Westover Village, Tara-Leeway, and Leeway Overlee Civic Associations.

**Figure 1: Location of Reed School/Westover Library**



Source: Bing Maps