

Guiding Principles for Stratford School

Adopted 6/16/15

The following includes Guiding Principles for the Stratford School Public Facilities Review Committee (PFRC) review process prepared by County staff. These principles address site specific considerations for the subject site. In addition, these principles include specific guidance for the County staff to work closely in coordination with Arlington Public Schools (APS) to develop a joint use agreement for the use of Parks and APS facilities. Lastly, the full text of the PFRC Principles of Civic Design are provided on the last page for reference.

PRINCIPLES OF CIVIC DESIGN

1. Incorporate the principles described in the Public Facilities Review Committee's (PFRC) *Principles of Civic Design in Arlington*. Implement the principles that are most sensitive to the building, site area, and circulation constraints of the Stratford School property as they relate to: (1) civic values, (2) siting and orientation, (3) building form, and (4) building details and materials.

Historic and Cultural Resources

1. Propose sensitively designed additions and renovations to the Stratford School property that are consistent with the Secretary of the Interior's Standards for Renovation and Rehabilitation and that are respectful of the front and rear elevations, are sensitive to the historically and culturally significant viewsheds associated with the site and that balance the community needs of the site.

Parks and Open Space

1. Identify the current school and community programming for the APS and DPR outdoor and indoor facilities in order to preserve and enhance these programmed spaces as both building and recreational facilities are renovated/expanded.
2. Staff shall not be constrained by the existing property lines in considering the most efficient use of existing public land in accomplishing all project goals. The design and construction planning for reconstruction of the recreational facilities within Stratford Park by the County shall be fully coordinated with APS plans to ensure the park improvements and the school expansion design are cohesive.
3. There should be no net loss of land committed to active recreation or sports programming, and no reduction in school and community sports programming.
4. An opportunity for broader community input on sports and recreational facility locations – within the already established Stratford PFRC timeline – shall be provided.

Transportation

1. Improve pedestrian accessibility and circulation to and throughout the school site especially along Lorcom Lane, 23rd Street N, Vacation Lane, Military Rd, 22nd Street N., and Old Dominion.

2. Explore and implement design solutions that provide safe, functional, neighborhood sensitive and cost effective access and circulation to the school site via all modes of transportation.

Arlington Public School and Department of Parks and Recreation Joint Use Agreement

1. Prepare a timeline that coincides with APS' use permit application for the creation of a DPR/APS Memorandum of Understanding that identifies joint use facilities agreement on hours of use, defines maintenance responsibilities, schedule coordination and all other issues which should be addressed as part of the agreement.

PFRC Principles of Civic Design

These principles 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. Each project will need to be reviewed individually, and for each project, certain principles may be stressed over others.

Civic Values

1. Respect neighborhood context and important historic structures.
2. Take advantage of prominent sites and major civic programs to create bold architecture.
3. Emphasize leadership in energy conservation and environmental sustainability through architectural design, materials, and construction methods.
4. Utilize universal design to ensure open and welcoming accessibility for all citizens.
5. Explore adaptive reuse of significant existing structures and building elements and consider possible future reuse of new buildings.
6. Optimize open space for public relaxation and recreation, and minimize building footprint and areas used for parking, on-site roads, and service drives.
7. Support joint development and use of school and county facilities when in the best interest of both entities.

Siting and Orientation

8. Orient the primary building entrance to the appropriate adjacent street or public space so movement and entrance to buildings are natural and intuitive.
9. Emphasize pedestrians, bicycles, and mass transit over automobiles in building placement, entry, and architecture.
10. Ensure building and site are functionally and spatially coherent, facilitating the flow of people to, from, and within the site.
11. Create “positive” outdoor spaces with a pedestrian emphasis.

Building Form

12. Develop massing strategies appropriately scaled to the site and neighborhood.
13. Use massing to emphasize a pedestrian, human scale to the building, breaking into smaller sub-parts that respond to site and program.
14. Develop a sense of hierarchy in the massing, emphasizing and leading to the important functions and spaces in the building, including the entrance.

Building Details and Materials

15. Use design details related to pedestrian scale and provide interest, discovery, and character.
16. Celebrate the civic nature of the project with public art and iconic architectural elements.
17. Use durable and permanent materials to assure longevity of, and civic pride in, the project.
18. Appropriately plan budgets to reduce negative design impact of value engineering.
19. Explore consistent design elements with other successful Arlington civic projects.
20. Design building lobbies to create a sense of place and importance.