

Draft Charge for the Joint Career Center Working Group

October 27, 2017

The Joint Career Center Working Group (CCWG) is established and charged by both the Arlington School Board and the Arlington County Board to evaluate the Career Center site, and to recommend how the site may be developed in phases to accommodate additional high school capacity and associated facilities and community amenities.

Background

On June 29, the School Board adopted a plan to add 700-800+ high school seats to the Career Center site by 2022. This creates the opportunity to analyze the Career Center site in a more comprehensive process and to evaluate how best to optimize the site in the long term within the context of existing Arlington Public Schools (APS) high schools and the broader Arlington community. APS will lead a separate process to address the instructional focus for the Career Center.

Study Area Description

The study area comprises the large block on which the Career Center, the Fenwick Building, and Patrick Henry Elementary School are located. In order to address and enhance the connection of this block to Columbia Pike, identify opportunities to expand the site by leasing space in adjacent buildings and/or through land acquisition, the study area also includes the blocks between the Career Center and Columbia Pike.

Charge

The CCWG shall develop a plan that defines how APS can open 800+ additional seats at the Career Center by 2022, within the existing budget, while also providing options for optimizing future development of public facilities within the study area.

Timeline

The CCWG shall commence its work in December 2017. The CCWG shall submit a progress report and/or meet with School Board and County Board in a work session in February 2018. The CCWG will submit a final report to the School and County Board in May 2018.

Key Parameters

The CCWG shall collaborate with Arlington County Government (ACG) and APS staff and the Architecture/Engineering (A/E) team, already working with APS at the Career Center, to identify options for phased development within the study area, starting with the 800+ seats to be completed by 2022. The options identified shall comply with the following parameters:

- The County's adopted goals and policies on parks and open space, land use, transportation, parking, accessibility, energy, sustainability and the environment, public safety and education, and others as applicable.
- Retention of all existing APS programs through at least 2022, including:
 - all Career Center programs and the planned expansion of Arlington Tech;
 - the Montessori program (which will be relocated to the Patrick Henry building in 2019); and
 - Arlington Community High School.

- Provision of core common school functions including cafeteria, library, gymnasium, assembly/multi-purpose space as defined by APS.
- Consideration of options for and costs of retaining the Columbia Pike Library
- Consideration of how and when any changes to or relocations of existing programs might occur beyond the initial phase of development.
- Articulation of the consequences and benefits of buildings, programs, program moves, amenities, etc. proposed in both the long and short term.

Site Specific Goals

For 2022

- Determine how to optimize the height, massing, placement of buildings and open space, site circulation and traffic impacts of this phase of development in the context of the Columbia Pike Initiative Revitalization Plan, the Form Based Code, the S-3A zoning district and the surrounding neighborhoods.
- Based on the key parameters, analysis of the site and preliminary designs prepared by the A/E team, determine how the Career Center site will provide the additional 800 or more seats by September 2022.
- Consider proposed short-term changes to the buildings and site in the longer context, and identify short-term actions that might facilitate, or alternatively might limit, longer-term opportunities to optimize use of the site.

For 2022 and Beyond

- Consider how the site can accommodate a fourth high school, the timeline, facilities and amenities needed to support it, and which existing programs might be impacted or displaced by it.
- Investigate the design of new high schools that have been developed in urban environment elsewhere, how they have addressed issues such as extra-curricular activities and athletic programs, and how an urban high school model might be developed at this site.
- Develop options for accommodating a fourth high school with associated facilities and amenities, including parking, and identify its likely impact on other programs and users of the site.
- Determine if the site can accommodate additional shared community facilities; if so, identify general priorities, schedule and cost implications, and potential modifications to the Zoning Ordinance for height, massing, open space and parking,
- Inform future Capital Improvement Plan (CIP) cycles by considering phases beyond the current ten-year horizon.
- Determine how to optimize the height, massing, placement of buildings and open space, site circulation and traffic impact in the context of the Columbia Pike Initiative Revitalization Plan, the Form Based Code, the S-3A zoning district and the surrounding neighborhoods.

Facility Specific Goals

- ~~Assess the age and condition of existing buildings and the remaining useful life of key building components, particularly HVAC systems, exterior walls and roofs, to help guide decisions on additions to or replacement of any of the existing buildings.~~
- Identify missing amenities or facilities that would not fit on the site, but that could be located nearby; for each missing facility, define proximity considerations.
- Recommend how APS could optimize the use of existing stadiums, ball fields, and tracks with particular attention to shared-use potential.
- Consider and mitigate the effects of construction on existing APS programs without unduly escalating the facility construction costs.

- Convene a subgroup of CCWG members to evaluate options for the Columbia Pike Library, including staying on the site in coordination with school facilities or alternatively moving it from the site to a location on Columbia Pike in support of economic development and place making. Minimum size requirement is 20,000 square feet, and cost estimates developed as part of the CCWG process should reflect library relocation and reconstruction costs for any option. Subgroup will work in parallel to the CCWG and any recommendations will be part of the CCWG report.

Capacity Phasing Goals

- Determine how many seats would be provided in each phase in relation to projected high school capacity needs.

Transportation & Parking Goals

- Develop a vision for a comprehensive transportation and parking plan for the Career Center site.
- Develop parking solutions that comply with County parking standards; consider options such as structured parking and leased parking at nearby sites that meet County, APS and community needs.
- Plan for a robust Transportation Demand Management (TDM) program and all available public transit options serving the area when developing the proposed parking counts and arrangements in each phase.
- Exceed normal TDM plan standards, and analyze the impact of a new school bus service model that would take full advantage of transit-rich conditions in the neighborhood. Make recommendations on significantly reducing parking for students. Evaluate how the transit-rich conditions in neighborhood surrounding the Career Center could lead to a new model for school bus service.
- Evaluate the requirements for student parking, given that instructional programs at the Career require off-site internships and work experience, and that many older students also have off-site jobs and demanding schedules.

Further Study

- Identify long-term opportunities, constraints and other issues that merit additional exploration, but cannot be fully examined in this study.

Costs

- The A/E team and APS staff will provide total project cost estimates for the initial capital project to create 800 or more new seats by 2022, and for future phases of development. The total project cost estimates will be based on low, medium and high cost design options. The high cost option for any phase may not exceed the funding approved by the School Board in the CIP for that phase.

Membership

The School and County Boards will jointly appoint members to the CCWG who represent the diversity of Arlington and the various groups that are stakeholders in the future of the Career Center. The two Boards will appoint a chair or chairs to the CCWG, and will each appoint one of its members as liaison to the Working Group. Members of the CCWG will be appointed by the Boards to represent the following stakeholder groups:

- Neighboring civic associations
 - Arlington Heights
 - Alcova Heights
 - Douglas Park
 - Penrose
 - Columbia Heights
- Columbia Pike Revitalization Organization (CPRO)
- Pike Presidents' Group (PPG)
- Joint Facilities Advisory Commission (JFAC)
- Advisory Council on Instruction (ACI)
- Budget Advisory Council (BAC)
- Advisory Council on School Facilities and Capital Programs (FAC)
- Public Facilities Review Committee (PFRC)
- Planning Commission (PC)
- Transportation Commission (TC)
- Park and Recreation Commission (PRC)
- Columbia Pike Form Based Code Advisory Group
- Advisory Committee on Transportation Choices (ACTC)
- Career Center Advisory Group
- High school students from
 - Career Center
 - Arlington Community High School
 - Student Advisory Board
- H.S. PTA members who are parents of students attending the Career Center from
 - Wakefield,
 - Washington-Lee, and
 - Yorktown
- ~~PTAs of schools that might feed students to programs at the Career Center~~
- Arlington Tech Parent Group
- ~~Career Center Parent Group~~
- Arlington Montessori Action Committee (AMAC)

Resources for the CCWG

Consultants	APS Staff	ACG Staff
Architecture/Engineering	Planning & Evaluation	
Transportation	Facilities & Operations	
Cost	Teaching and Learning	Arlington Public Library

TO BE ADDED

Staffing

School & County Board Liaisons

Community Outreach/Engagement

Deliverables

Meetings

DRAFT