

# Career Center Working Group

Meeting #6: March 19, 2018

## Site Optimization

Establishment of a long-term vision for Career Center campus



# ***Purpose of this Working Group Process***

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## Key Goals Included In CCWG Adopted Charge:

1. Consider how the site can accommodate a fourth high school (including the timeline, facilities, and amenities to support it);
2. Determine how to optimize the height, massing, placement of buildings and open space, site circulation and traffic impacts for near and long-term improvements;
3. Investigate how an urban high school model might be developed on this site;
4. Determine if the site can accommodate additional shared community facilities through a phased development plan;
5. Identify missing amenities or facilities that would not fit on the site, but could be located nearby (with defined proximity considerations); and
6. Recommend how APS and County can optimize the use of existing stadiums, ball fields, tracks, and other recreational resources for shared-use potential

# Common Terminology

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## “Career Center Campus”

Represented by the north block of the study area, bound by 7<sup>th</sup> Street, S. Highland Street, 9<sup>th</sup> Street S., and S. Walter Reed Drive (two parcels owned by APS)

## “2021 Condition”

Planned growth on Career Center campus before any new high school students are added (applies to the 2021-2022 school year)

## “2022 & Beyond”

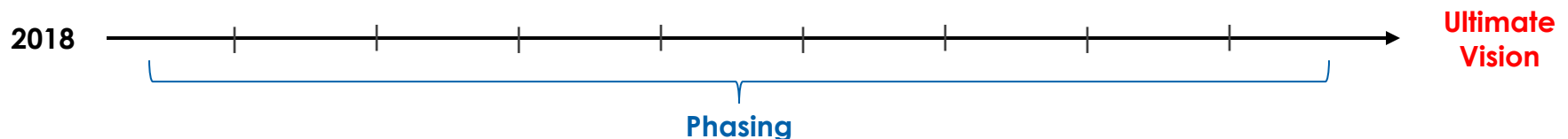
Long-term vision for the Career Center site which considers student growth beyond the 10-year projections or current deficits in capacity (represented by “scenarios”)

## “Scenario”

Most optimal, long-term condition for Career Center campus based on different degrees of density, parking, and site amenities. Scenario represents the “destination” for this campus.

## “Phases”

Interim conditions representing a portion of the optimal future condition (scenario). Phases represent incremental steps, or the “journey” towards this campus’ ultimate destination.



## Goal For Tonight (3/19/18)

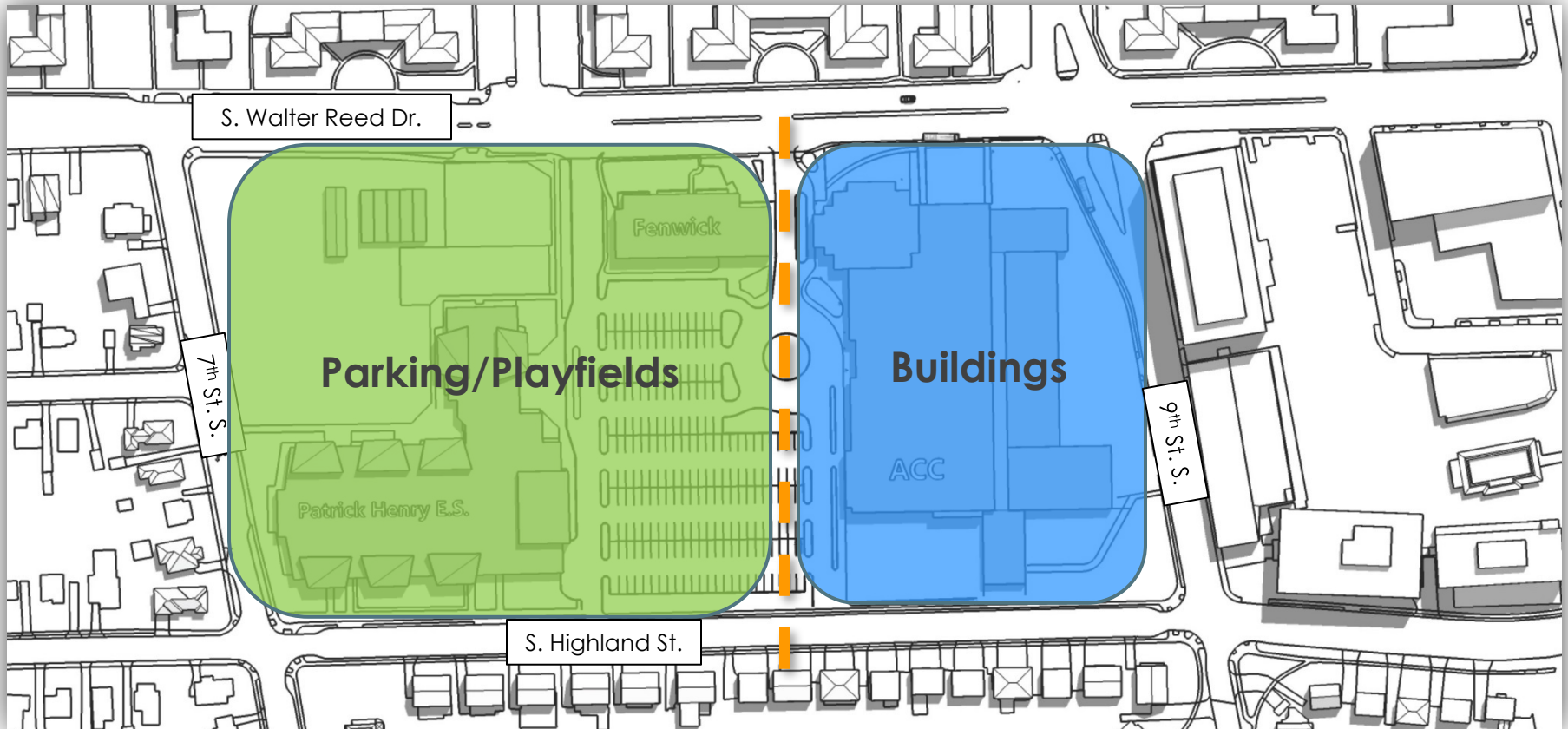
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Build consensus within the Working Group to verify what the **long-term vision** should be for this campus, and which scenario most closely resembles that vision (March).

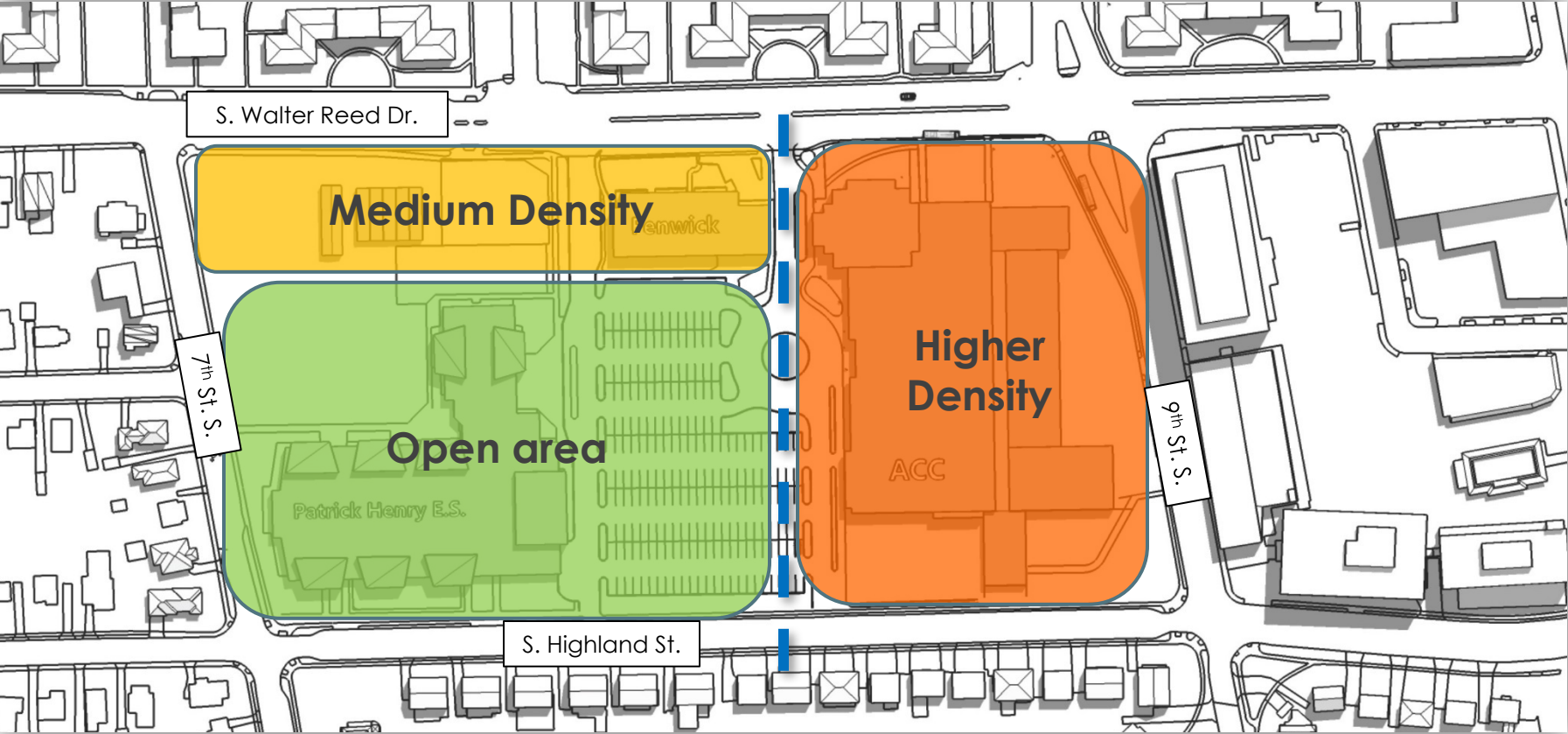
Once the preferred long-term vision is identified, the Working Group can begin to develop a **phasing strategy** to help implement it (April - June).



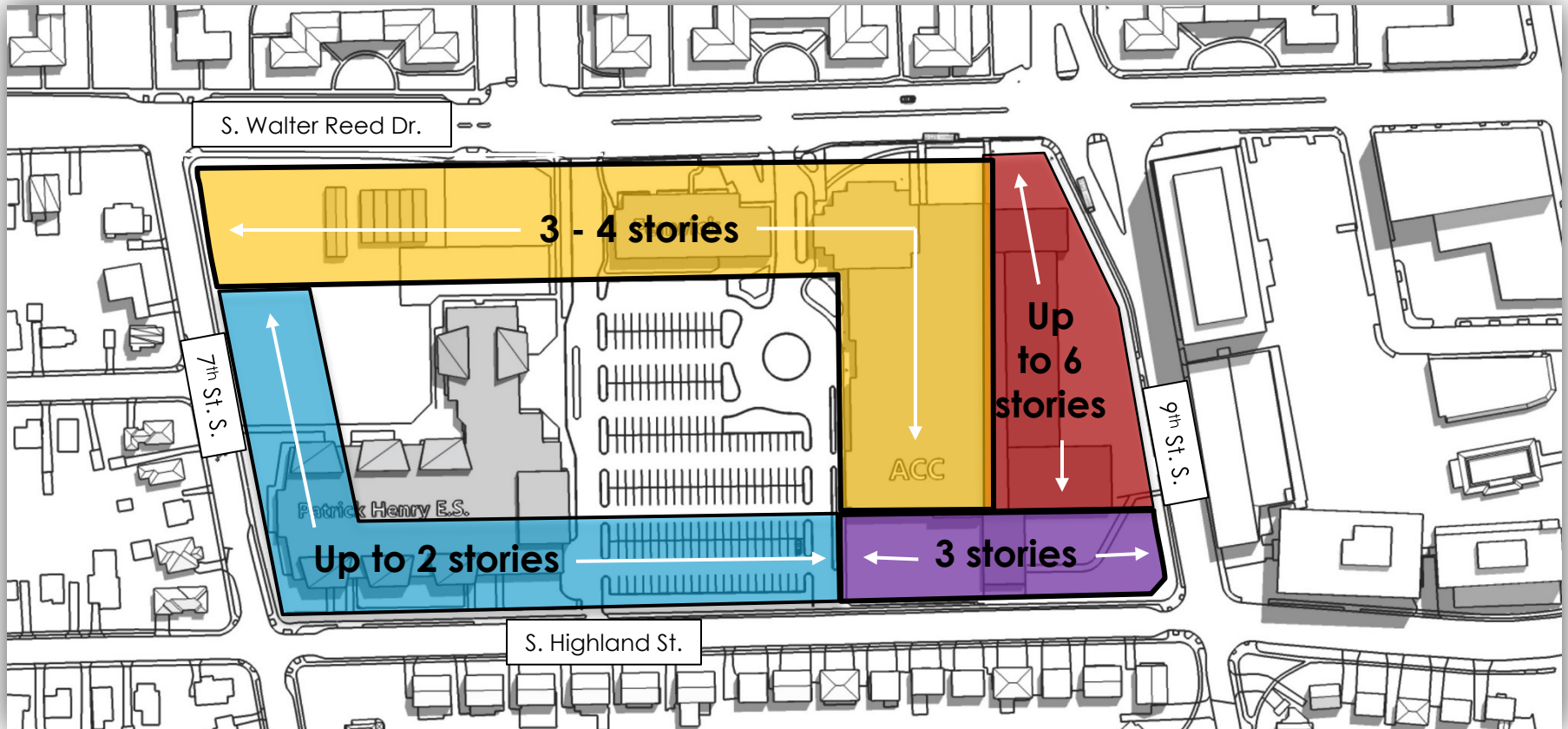
# Vision for Campus Layout – Original Approach



# Campus Development Parameters – Site Layout



# Campus Development Parameters – Max. Building Heights



# Assumptions For All Scenarios

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1. **Intended to represent an ultimate, future build-out of this campus (beyond 2022)**
2. Reflect a consistent approach to campus “Development Parameters” (placement and maximum height of buildings, parking, and field spaces)
3. Maintain the Public Library on the Career Center campus
4. Build new space on top of existing Career Center roof while adding new buildings around the perimeter of the current structure
5. Assume all new roofs may be used for school uses, and/or to meet storm water management or renewable energy requirements
6. Transition to structured parking to accommodate future needs
7. Accommodate all programs existing on the site until off-site accommodations are made available



# Summary of Scenarios to Optimize the CC Campus

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**2021 Condition:** Planned growth on CC Campus through 2021-2022 school year. The 2021 condition establishes the reference point upon which all future scenarios are based.

**The following represents potential future scenarios to address long-term goals for this site:**

**Scenario 1:** Accommodates approximately 800 new high school students on campus

**Scenario 2:** Accommodates approximately 1,300 new high school students on campus

**Scenario 3:** Accommodates approximately 2,300 new high school students on campus

**South Block:** Considers development potential on the south block of the study area by modeling permitted densities in the Form Based Code. This exercise is not associated with any of the above scenarios.

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# 2021 Condition

# 2021 Condition - 1,700 total students on campus

## Instructional Programs on Campus:

- CTE \* 300 students
- HILT/PEP/  
Academic Academy/  
Teen Parenting Program 150 students
- Arlington Tech 600 students

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Subtotal 1,050 students

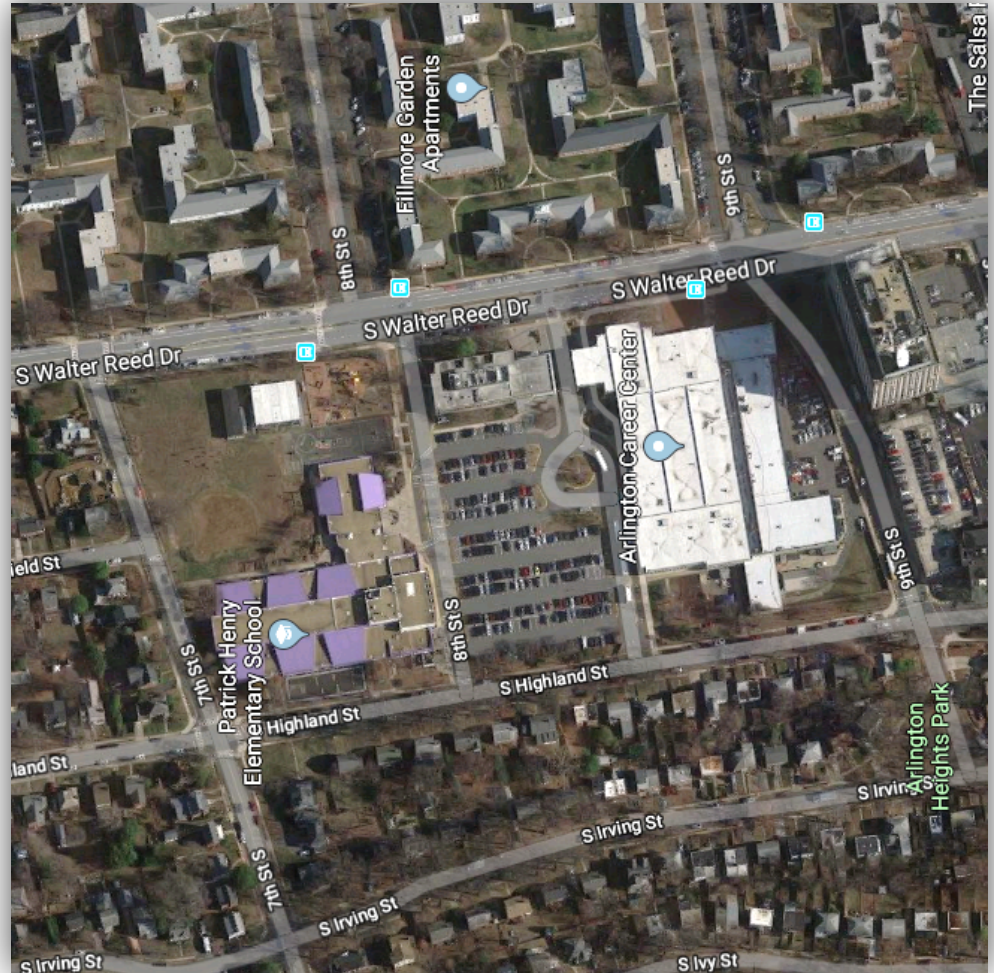
- ACHS @ Fenwick \* 200 students
- Montessori @ Henry 450 students

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**Total on Campus for  
2021-2022 School Year      Approximately  
1,700 Students**

**[1,250 of which are high school students]**

\* Represents maximum number of students on Career Center campus, at any given time



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# Scenario 1

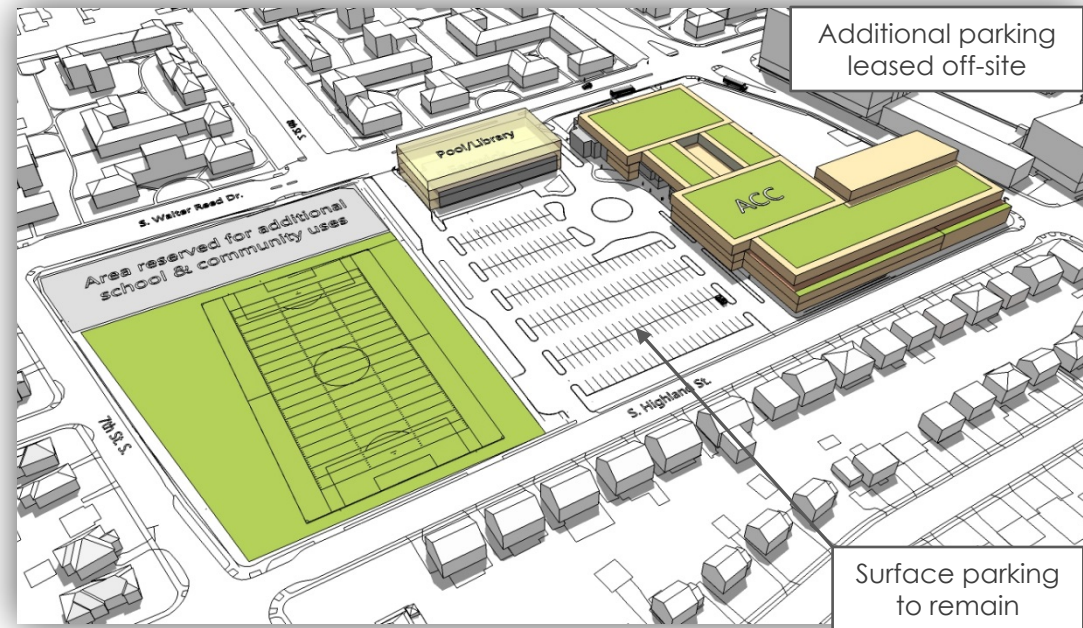
## (Long Term Vision beyond 2022)

# Scenario 1 – 2,500 total students on campus (2,050 high school)\*

**Accommodates 800 new high school students on campus; replaces Henry ES and Fenwick buildings;  
Rendering accommodates growth by:**

- Adding third level on top of Career Center building, new 3-story building along S. Highland St, and a 4-story building on 9<sup>th</sup> St. S.
- Replaces Patrick Henry Elementary School with multi-purpose field
- Replaces Fenwick Building with Pool and/or Public Library
- Considering the campus as a “high school” and providing common amenities (see table below)
- Flex Space along Walter Reed Dr. is used for new school and/or community uses which would need to be constructed first, before the existing Henry ES building is replaced with additional field space

Scenario 1: Key Characteristics	
<b>Implementation</b>	Shorter Length of Time Anticipated to Complete
<b>Parking</b>	Leased off-site & provided in existing surface lot
<b>Pool on Site</b>	Yes
<b>Typical HS Ed Specs (Cafeteria/Gym/Auditorium/Library/Media Center/Music, Performance Space)</b>	Yes
<b>Public Library</b>	Remains on campus – likely within new building
<b>Outdoor Field Space</b>	One multi-purpose field



\* Represents an approximate number of students

Playground/Field Space

Expansion/New Buildings

Flex Space

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# Scenario 2

## (Long Term Vision beyond 2022)

# Scenario 2 – 3,000 total students on campus (2,550 high school)\*

**Accommodates 1,300 new high school students on campus; replaces Henry ES and Fenwick buildings;**

**Rendering accommodates growth by:**

- Adding third level on top of Career Center building, new 3-story building along S. Highland St.
- Adding a 4-story and 6-story buildings along 9<sup>th</sup> Street S.
- Replacing Patrick Henry Elementary School with multi-purpose field
- Replacing Fenwick Building with Pool and/or Public Library
- Considering the campus as a “high school” and providing common amenities (see table below)
- “Flex Space” along Walter Reed Dr. is used for new school and/or community uses which would need to be constructed first, before the existing Henry ES building is replaced with additional field space

Scenario 2: Key Characteristics	
<b>Implementation</b>	Longer Length of Time Anticipated to Complete
<b>Parking</b>	Provided completely in below-grade garage
<b>Pool on Site</b>	Yes
<b>Typical HS Ed Specs: (Cafeteria/Gym/Auditorium/Library/Media Center/Music, Performance Space)</b>	Yes
<b>Public Library</b>	Remains on campus – likely within new building
<b>Outdoor Field Space</b>	Two multi-purpose fields

\* Represents an approximate number of students



Playground/Field Space

Expansion/New Buildings

Flex Space

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# Scenario 3

## (Long Term Vision beyond 2022)



# Scenario 3 – 4,000 total students on campus (3,550 high school)\*

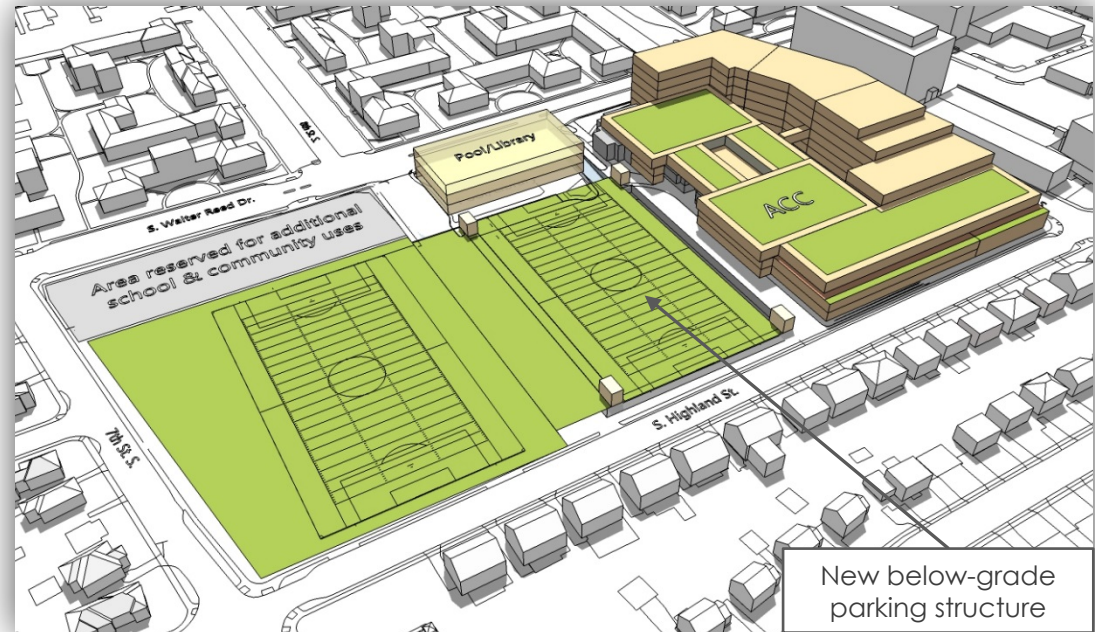
**Accommodates 2,300 new high school students on campus; replaces Henry ES and Fenwick buildings;**

**Rendering accommodates growth by:**

- Adding third level on top of Career Center building, new 3-story building along S. Highland St.
- Adding (incrementally) a 4-story building and multiple 6-story buildings along 9<sup>th</sup> Street S.
- Replacing Patrick Henry Elementary School with multi-purpose field
- Replacing Fenwick Building with Pool and/or Public Library
- Considering the campus as a “high school” and providing common amenities (see table below)
- “Flex Space” along Walter Reed Dr. is used for new school and/or community uses which would need to be constructed first before the existing Henry ES building is replaced with additional field space

Scenario 3: Key Characteristics	
<b>Implementation</b>	Longest Length of Time Anticipated to Complete
<b>Parking</b>	Provided completely in below-grade garage
<b>Pool on Site</b>	Yes
<b>Typical HS Ed Specs: (Cafeteria/Gym/Auditorium/Library/Media Center/Music, Performance Space)</b>	Yes
<b>Public Library</b>	Remains on campus – likely within new building
<b>Outdoor Field Space</b>	Two multi-purpose fields

\* Represents an approximate number of students



Playground/Field Space

Expansion/New Buildings

Flex Space

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# South Block

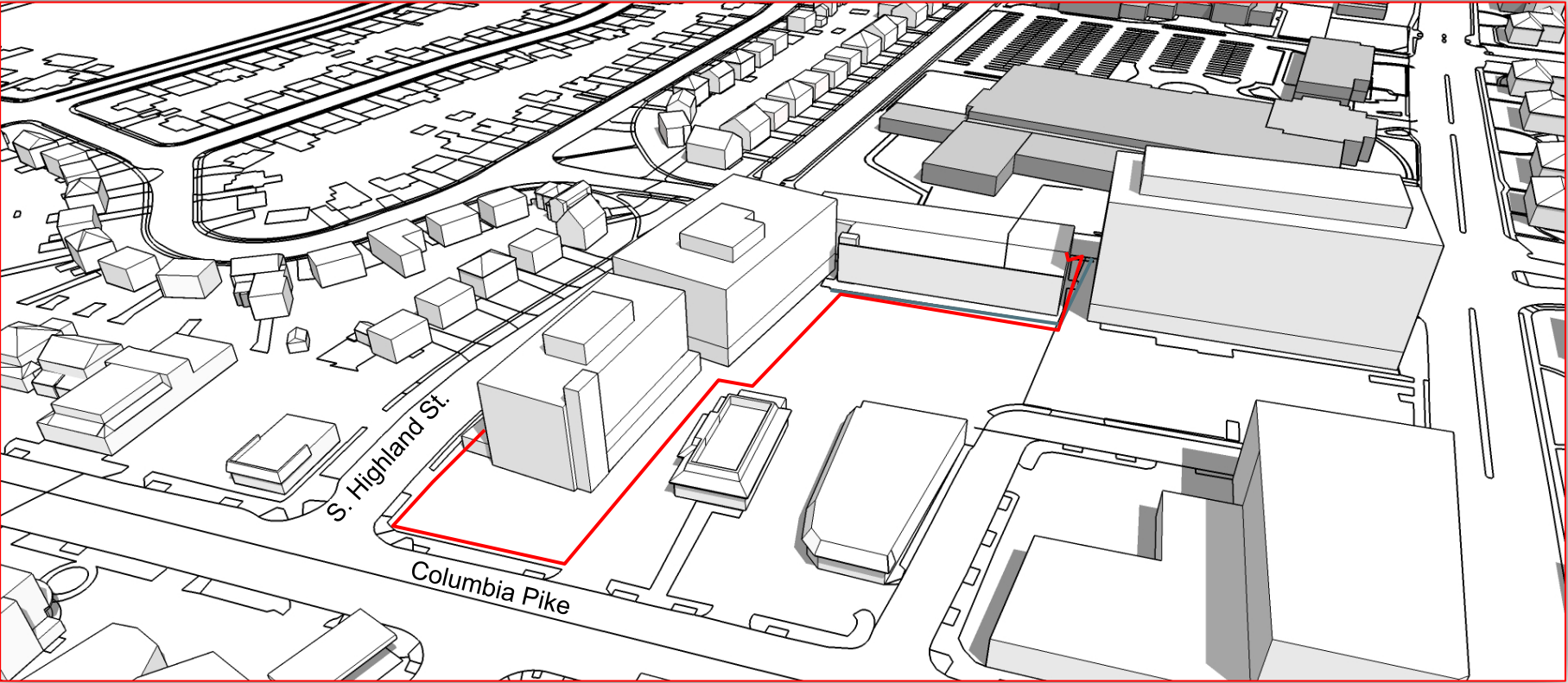
# Modeling Exercise

(independent of any scenario)

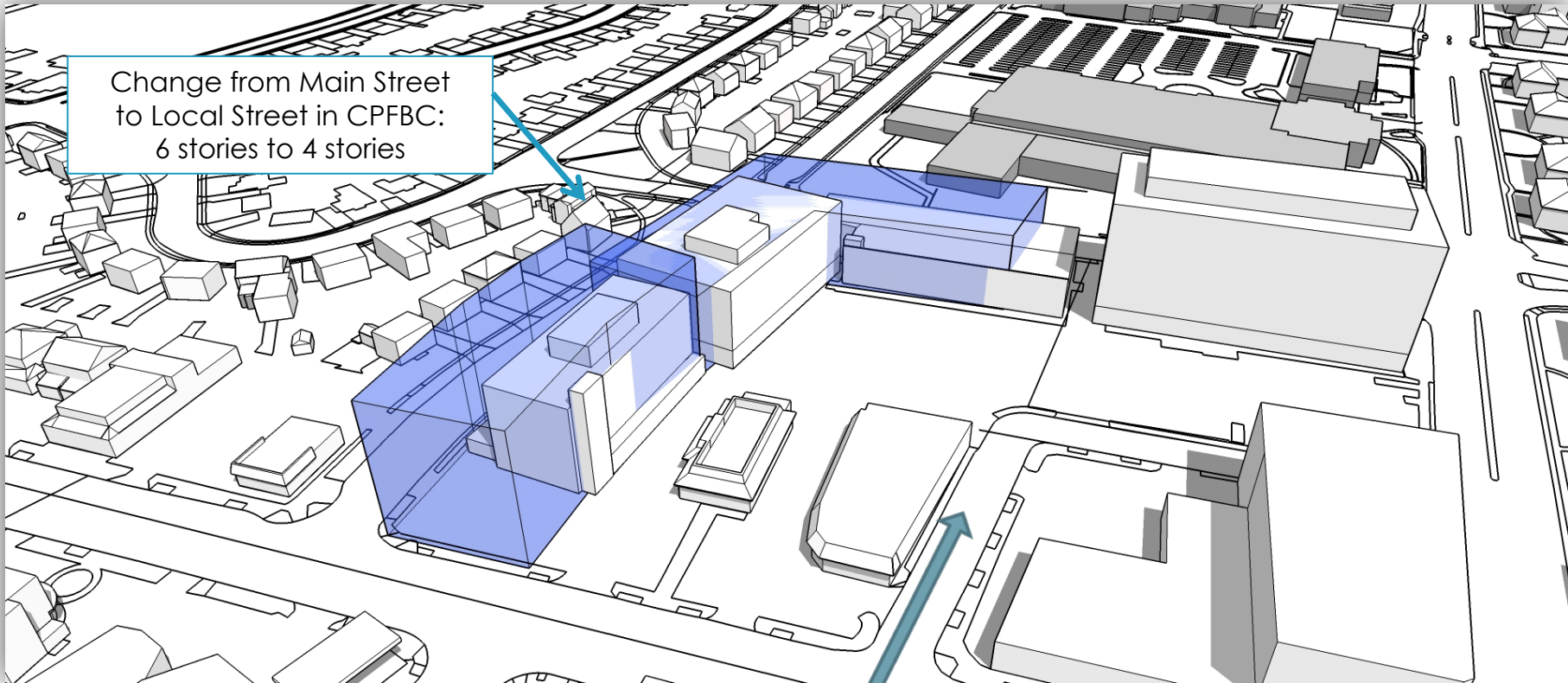
# ECDC Site & Adjacent parcels



# ECDC Site



# ECDC Site



Change from Main Street  
to Local Street in CPFBC:  
6 stories to 4 stories

Access and view to ACC

# ECDC Site



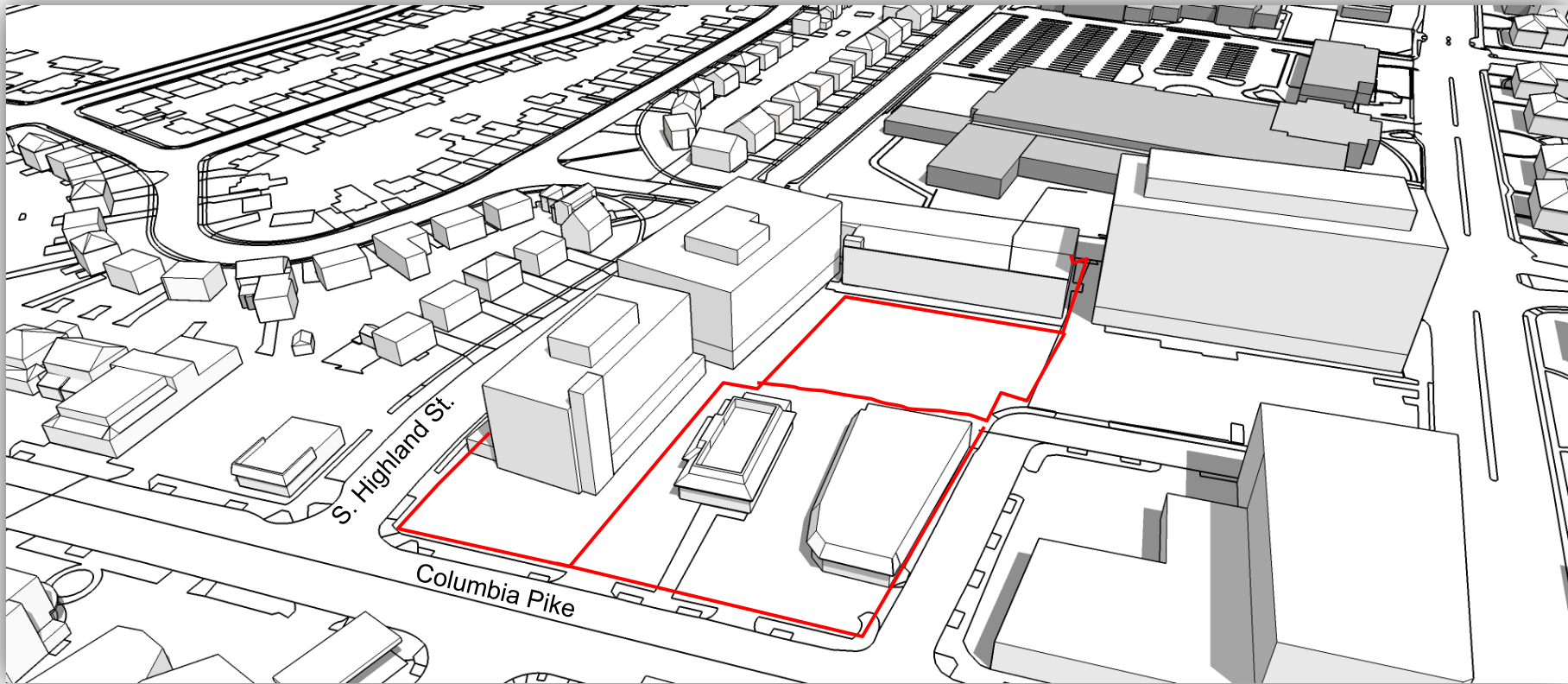
## What can realistically be located here?

Public Library	Yes
Pool	No
Performance Space	Possibly
Community High School	1,500 students
Other suggestions	Retail and/or Civic Uses

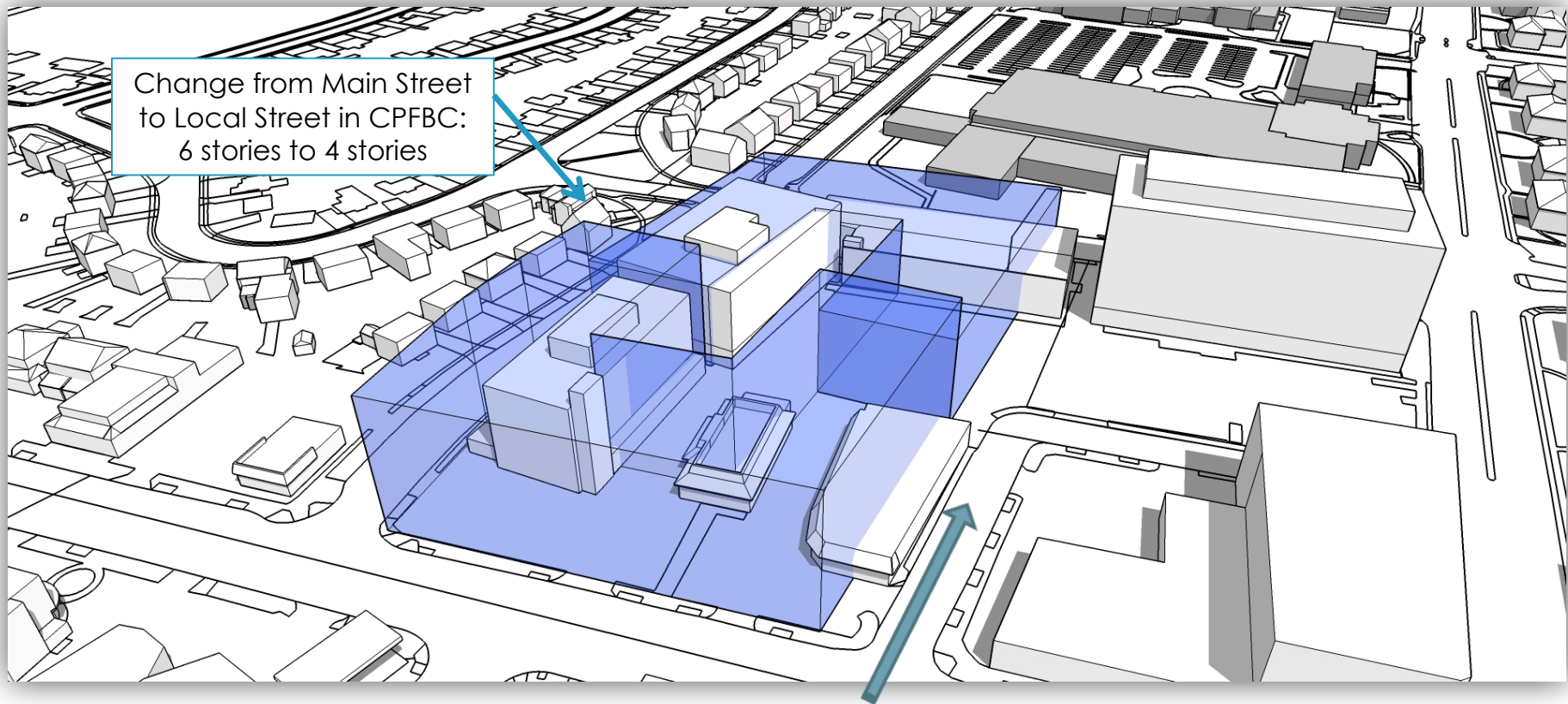
**Approximately 270,000 GSF**  
(assumes below-grade parking garage  
to provide 200 required spaces)

# ECDC Site + adjacent parcels

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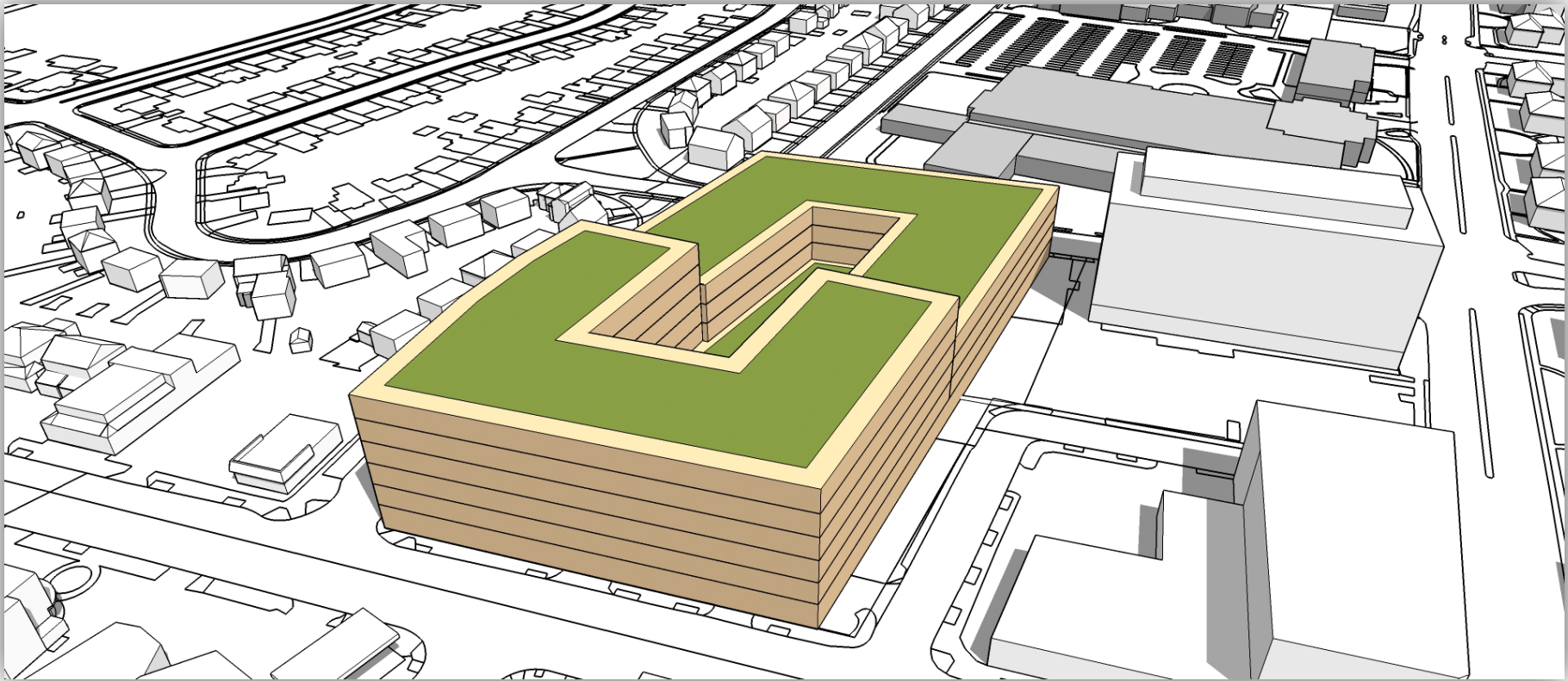
# ECDC Site + adjacent parcels



Access and view to ACC



# ECDC Site + adjacent parcels



## What can realistically be located here?

<b>Public Library</b>	Yes
<b>Pool</b>	No
<b>Performance Space</b>	Possibly
<b>Community High School</b>	3,300 students
<b>Other suggestions</b>	Retail and/or Civic Uses

**Approximately 560,000 GSF**  
(assumes below-grade parking garage  
to provide 400 required spaces)

## ***Development of Guiding Principles - (initial thoughts)***

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1. Can we agree this campus should represent a fourth high school with a special program inside?
2. Can we agree on which one of these scenarios best represents our definition of “site optimization” (long-term vision for this campus)?
3. Can we agree on maximum height limits on each side of the campus?
4. Instead of deciding between rehab and new construction, can we agree the implementation of the preferred scenario be as efficient and green as possible?
5. Can we agree the Public Library should remain on the CC campus, but could also be relocated closer to the Pike and within walking distance?
6. Can we agree there is limited opportunity in developing the south block to address many of the Career Center campus needs, which could inform our strategy for any further development of this area?