

# Career Center Working Group

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Joint Work Session: April 17, 2018

## Efforts to Date for Short and Long-Term Planning of the Career Center Site

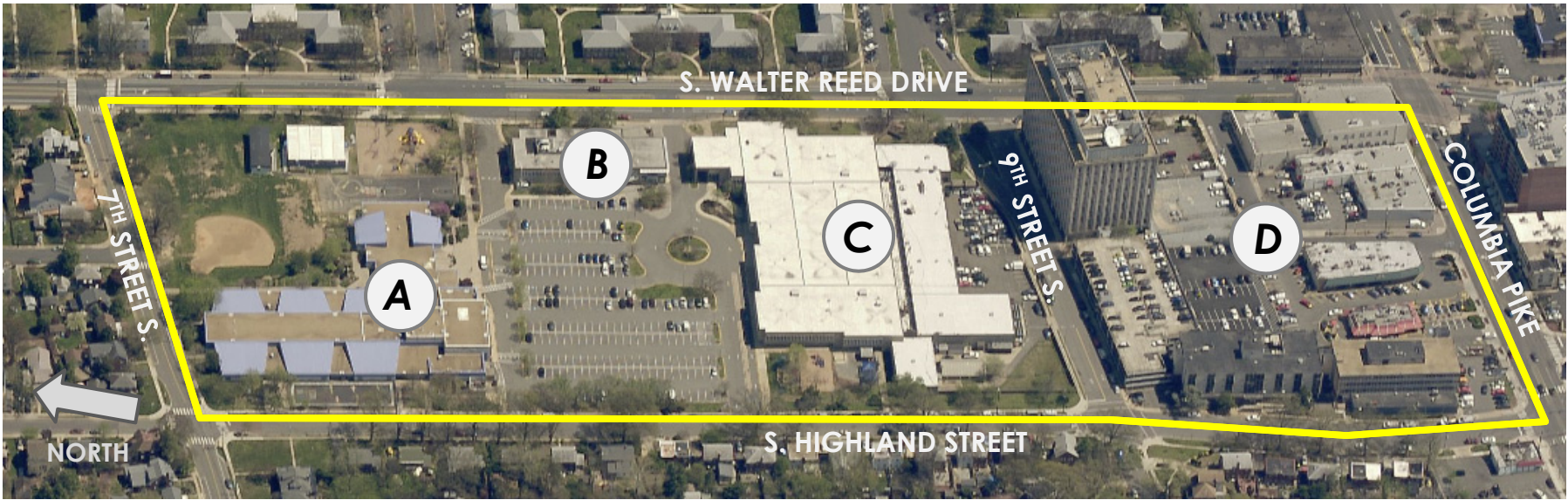


# Agenda

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1. Welcome and Opening Remarks
2. Members and Organizations Represented
3. Site Context
4. Review of Charge
5. Time Table for CCWG
6. Committee's Approach to Meeting Charge
  - Information and Data Presentations
  - Opportunities for Public Comment
  - Areas of Agreement / Principle Development
  - Library Subcommittee
  - Capital Improvement Plan
7. Considerations

# Site Context



 Study Area Boundary

## APS Properties:

- A: Patrick Henry Elementary
- B: Arlington Community High School
- C: Career Center

## D: South Block Private Properties:

- Ethiopian Community Development Council (ECDC)
- AT&T Office Building
- Cinema Draft House
- Bangkok 54
- 7-Eleven & McDonalds

## Site Context

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### **Career Center site is a 12 acre site, currently educating 1,460 students**

#### A. Career Center Building

- Career and Technical Education (CTE) program (900 total students; 300 on site at a time in 3 daily shifts)
- Additional full-day programs (Teen Parenting, HILT, Academic Academy – 150 students)
- Arlington Tech program (150 students with plans to grow to 600 (2022) and 800 long-term)
- Columbia Pike Library (approx. 20,000 square feet)

#### B. Arlington Community High School (former Fenwick Building)

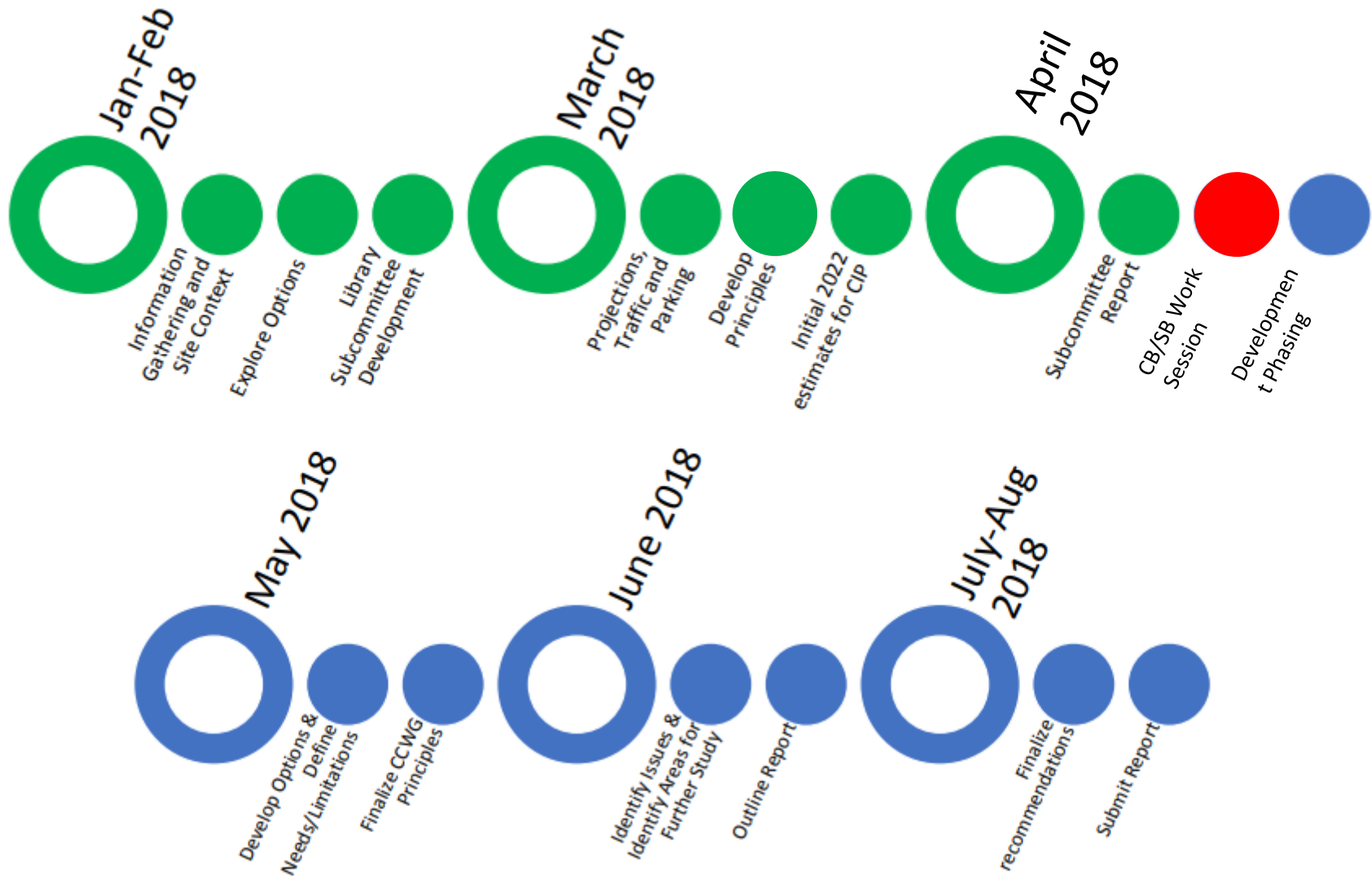
- Includes specialized high school library (300 total students; no more than 200 on site at a time)

#### C. Patrick Henry Elementary School

- Future home of Montessori program when Patrick Henry moves to new Fleet ES in 2019
- Includes several relocatables on field (463 seat capacity/660 total students)

# CCWG Timetable

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# Approach: Data Gathering

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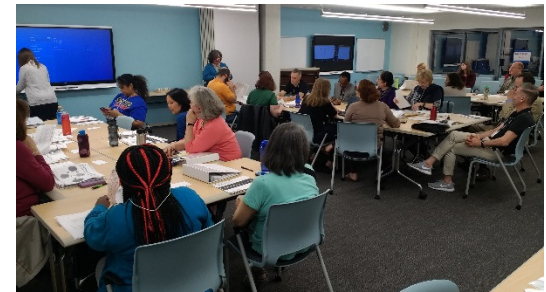
- CCWG began with a walking tour of the complete site, gaining an understanding of who is educated on site and what services are provided
- The Working Group has considered data and information from a number of sources thus far:
  - APS staff has presented information on all the education programs at the Career Center, capacity needs, campus facilities, profile of a graduate, high school development options, high school amenity comparisons and potential walk zones
  - County staff has made presentations on planning context, adopted vision and Columbia Pike revitalization, budget, transportation, and open space/parks/POPs process
  - Public Library
  - Arlington Black Heritage Museum





# Approach: Data Gathering

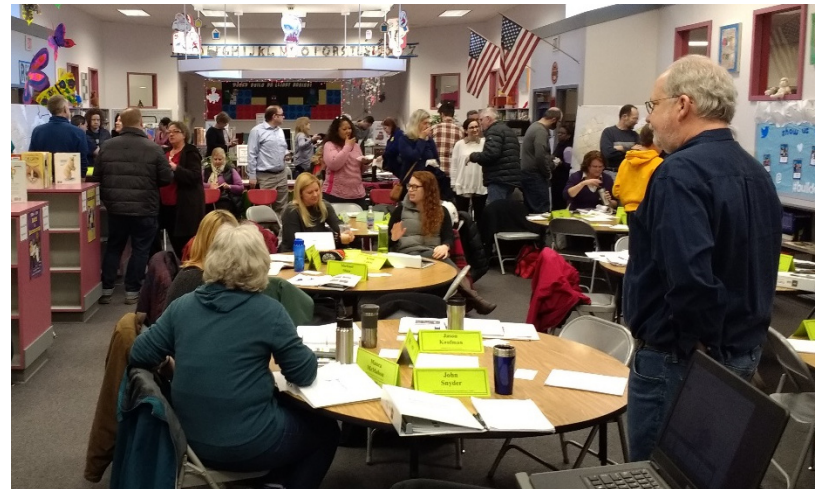
- Anticipated future presentations: Montessori, High School Sports, JFAC
- Completed group exercises include:
  - Definitions of Process Success/Failure
  - Gallery Walk of Urban High School Designs
  - Amenity Exercise
  - Small Group Discussions on Development Options



## ***Approach: Public Comment***

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- Every effort made to have public comment at each meeting
- Comment cards are made available and collected at every meeting
- Project page has area for people to submit comments
- Comments and questions are added to a matrix posted on the CCWG webpage
- Planned upcoming sessions to solicit broader comment on CCWG work products
- Letters to the County Board and School Board
- This is the beginning of a larger process, followed by a BLPC and PFRC process



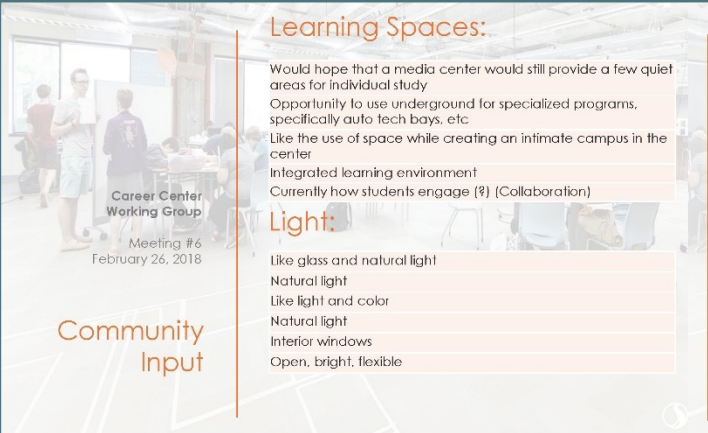


## ***Approach to Developing Working Group Principles***

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- To reflect the thinking of the group concerning the charge, specifically:
  - Desirable heights
  - Location and scale of density
  - Onsite amenities (for students and larger community)
  - Offsite opportunities for relocation of program elements nearby, including field space
  - Phased development plan
- To provide a work product to the future BLPC and PFRC processes that will design the 800+ seat addition called for in the charge, and an overall context for their work

# Approach to Developing Working Group Principles



**Learning Spaces:**

- Would hope that a media center would still provide a few quiet areas for individual study
- Opportunity to use underground for specialized programs, specifically auto tech bays, etc
- Like the use of space while creating an intimate campus in the center
- Integrated learning environment
- Currently how students engage (?) (Collaboration)

**Light:**

- Like glass and natural light
- Natural light
- Like light and color
- Natural light
- Interior windows
- Open, bright, flexible

**Parking and Transportation:**

- Move all parking off-site to manage space for pedestrian experience and community space
- No surface parking – Yay! Put it underground
- No room for bus/car drop-off of students

**Accessibility and Circulation:**

- ADA compliance?
- Tall building means classes need to have extra time to transition if only stairs are provided

**Classroom size:**

- Takes up a lot of space
- Small classrooms require more teachers if it is a core class

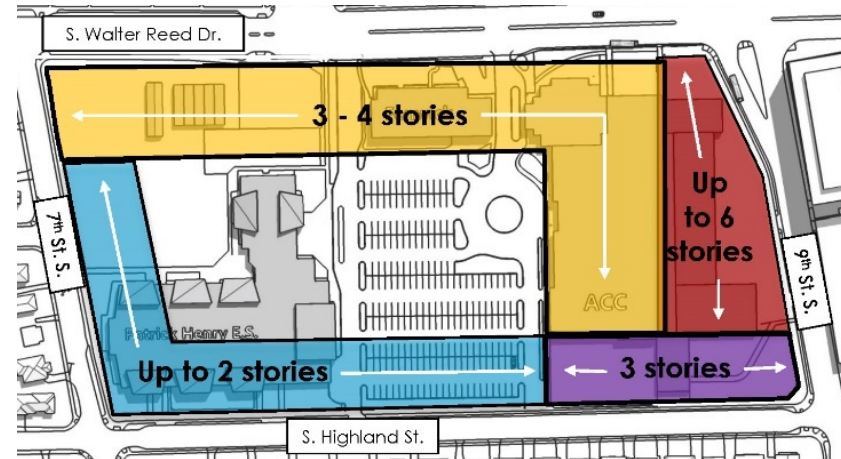
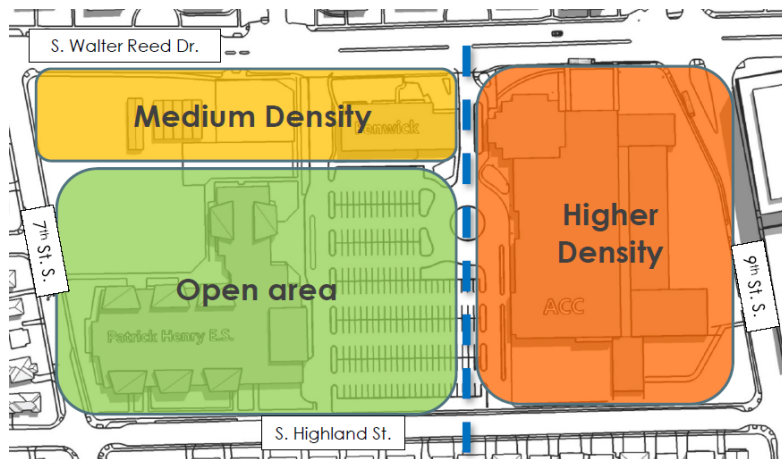
**Cost / Economy**

- Save money to build on existing frame
- Does this degree of reconstruction really save money and time over demolition and a new building?
- We likely won't have the money for this.
- More energy efficient design more difficult?
- Costs more to make energy efficient

**Remodel / Reuse:**

- Still have old, original structure, cannot use the ability to go below grade
- Cutting does not increase base surface area
- If you start with an ugly, old, inefficient building, you're limiting what can be done.
- Don't get too excited about using old structures

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## ***Approach: Public Library Subcommittee***

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- Called for in the charge
- Introduction of Chair, Vice Chair and members
- Cost comparison with regional area projects
- Questions related to library will be presented as part of considerations section of CWG presentation



# Capital Improvement Plan

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- Most recent APS and County Adopted CIP included:
  - High school seats – Future bonds - \$136,710,000

<b>Proposed Referenda</b>	<b>\$ in millions</b>
2018	93.75
2022	17.75
2024	25.21

# *Capital Improvement Plan*

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- Next CIP will be released in May
- Pressures include:
  - Revenue outlook is diminished
  - Rising construction costs
  - Rising interest rates
  - Operating costs of new facilities
- Regional package for Metro funding will require additional general obligation bond support, and reduces funding for other transportation projects in Arlington & the region



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# Considerations for Discussion

## ***Consideration: Land***

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- “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”
- Charge directs group to “identify missing amenities or facilities...that could be located nearby” and evaluate “options for the future of the Columbia Pike Library on- and off-site”
- Additional space immediately adjacent to the site would be ideal for relocation of a few program elements currently onsite

### **Committee Request to the County Board:**

- Actively engage the owners of Pike Properties across 9<sup>th</sup> Street from the Career Center site (ECDC, McDonalds and the 7-Eleven).
- Explore options for acquisition of these properties now in order for the CCWG to craft a realistic, long-term phased development plan for this site.

## ***Consideration: Columbia Pike Library***

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- While more information is needed, the central issue for phasing is whether the library can continue to operate during construction, especially if a 3<sup>rd</sup> floor were to be added to the existing Career Center building.

- **Recommendations:**

- Relocate the Library onto Columbia Pike through acquisition or leasing properties on the south block to help create a visible, learning space for all ages with Columbia Pike frontage
- If, due to construction on the site, the library must be moved temporarily before its new space is ready, the interim location needs to be visible, clearly identified, and within walking distance to its current location
- Any temporary relocation of the library should consider the cost of such a move as well as association parking supply, walkability and visibility of the temporary location

## ***Consideration: Programming and Amenities***

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- Charge asks group to consider “which existing programs may be impacted or displaced,” and “if the site can accommodate additional shared community facilities”.
- In the projections reviewed by the working group, we have not seen an articulated plan to expand CTE to meet potential future demand.
- Context: Profile of a Graduate requirements signal a shift in education toward hands-on, project based-learning with opportunities for practical experience (internships).

- Considerations for siting a pool on the Career Center site and its potential delivery.
- APS will develop plans to expand CTE, at the Career Center site, at the high schools, or elsewhere in the County.
- Phasing considerations for large spaces that serve all students (e.g. performance space, assembly space) based on requirements or thresholds for when they must be delivered.

## ***Consideration: Programming and Amenities***

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- Charge instructs working group to retain “all existing APS programs through at least 2022, including...” Career Center programs, the Montessori program, Arlington Community High School and allow for the planned expansion of the Arlington Tech program.
- In order to create a true high school campus and achieve the vision for the site, the working group will likely recommend that the Montessori program be relocated after 2022.

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- Timing of this move will impact phasing strategy discussions.



## ***Consideration: Parking***

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- 238 spaces at Career Center site, shared among all uses
- Current parking believed by many in the working group to be insufficient for future needs and potential growth

- We understand a limited parking study is underway by APS.
- Currently, there is no dedicated parking for the public library.
- Despite the cost, there is a strong sentiment that underground parking should be recommended on this site, and at any development for the south block fronting Columbia Pike.

## ***Consideration: Fourth High School***

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- Charge directs group to “consider how site could accommodate a fourth high school, the timeline, facilities and amenities needed to support it, and which...programs might be impacted or displaced by it.” Other language in the charge indicates that this site will be a fourth high school.

- The CCWG is split on whether the charge indicates a fourth high school will be sited here.
- APS will be moving ahead with construction of the planned 500-600 high school seats at the Education Center by 2022.

## Consideration: Phasing

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- Charge directs the group to optimize “future development of public facilities...through a phased development plan”
- A phased development plan designed to deliver on the ultimate vision is a question of both timing and funding
- Community members are concerned about being under a constant state of construction for an undefined number of years



## ***Consideration: Phasing***

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- APS projects that the additional 800+ high school seats at the Career Center will be needed in 2023. This may allow for additional funding capacity through the bonds.
- Confirm the budget set aside to build the 800 seats at the Career Center by the given date.
- To date, the CCWG has been operating without specific cost constraints as we consider the long-term vision for this site. The CCWG would benefit from understanding cost estimates for a variety of amenities.
- To date, CCWG has been identifying “long-term” vision as taking place beyond 2022, however, there are various opinions on the definition of long term.