

Career Center Working Group

Meeting #7: April 12, 2018

Site Optimization

Establishment of a long-term vision for Career Center campus



Purpose of this Working Group Process

Long-term 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

Long-Term Vision VS Phasing Strategy

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 (Jan-April).

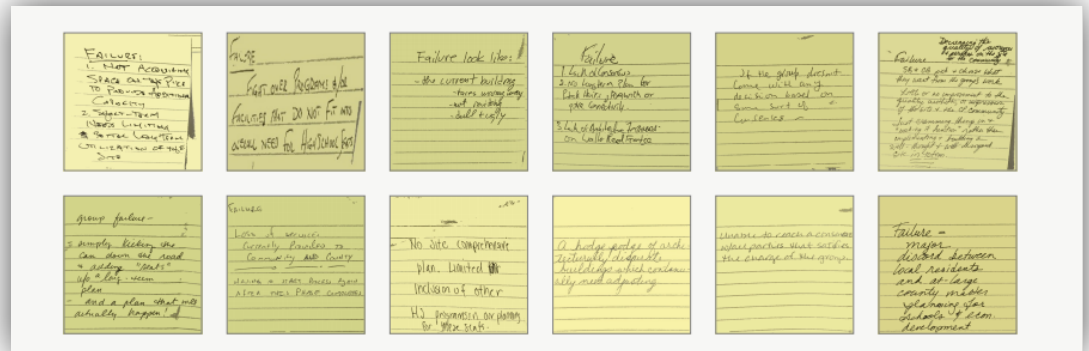
Once long-term vision is identified, the Working Group can begin to develop a **phasing strategy** to help implement it (May - July).



Opportunities for Feedback on Long-Term Vision

Meeting #1 (January 22, 2018)

What does **SUCCESS** and **FAILURE** look like?



Opportunities for Feedback on Long-Term Vision

Meeting #2 (January 29, 2018)

What **MUST**, **SHOULD**, **COULD** this project do?

Must Dos

- | | |
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| <ul style="list-style-type: none"> • ADA accessibility • Quiet spaces for study, help the introvert • Keep all Career Center programs • Marching band/music program • Space for pop-up restaurant • Shared parking solutions and underground deck • Swimming pool • Theatre • Fields • Parking • “Comprehensive” = same amenities as W&L, Wakefield and Yorktown, including academics, athletics, drama, arts, music, parking and green space • Theatre • Practice Fields • Performance space • Adequate parking, not what the county thinks we can get by with • Bandrooms, choir rooms, art rooms • Theatre/auditorium • Multi-purpose fields/field house for: football, soccer, lacrosse, field hockey, ultimate frisbee, etc • Pool • Track (can be around fields) • Full-size gym (basketball, volleyball) • Be mixed use • Auditorium, lecture hall • Vision for one school vs. a bunch of special programs • Neighborhood school with a walking attendance zone • Shared facilities with community • Gym, Pool • Library • Performance space (flexible) • LEED Certification • Shared spaces with public • Community meeting space • Use all the spaces, don't be locked in • Move ACHS to Arlington Mill Community Center | <ul style="list-style-type: none"> • Gym • Pool • Flexible green space arranged in pedestrian environment • No parking on-site • Comprehensive HS with all amenities of other schools • Columbia Pike Library, or fronting Columbia Pike if additional land is acquired • Gym • Net Zero • Theatre • ADA • Gym • Space for core, extra-curricular • Have good facilities for students for every sport offered at the other high schools—they need to be accessible without transportation issues • Move to other locations: • ACHS • Drew • PEP • HILT • Academic Academy • Public Library • Public library • Full support cafeteria • Outdoor lunch space • Off-site football and track • High school gymnasium • Multipurpose for large events • Be an economic transformer for Columbia Pike • Playing fields but not necessarily stadiums • NVCC classroom/presence/partnership • Partnership with Arlington Independent Media ?? • Arlington Tech • Relationships with other entities to ensure access to fields for HS sports (ie Marymount lax field at Long Bridge Park) • Gym • Fully equipped gymnasium • Increase transit • Up to date ADA accessibility |
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Should Dos:

- | | |
|---|--|
| <ul style="list-style-type: none"> • LEED Certified • Performing spaces, can be flexible with lecture hall • Nice outdoor landscape for socialization • Classrooms should have natural light whenever possible • Carefully assess the Career Center programs and determine what can move (cosmetology, pilot school, HILT, etc) • Have open design studio with flexible design stations and spaces for prototyping • Access for all programs, connections • Good community spaces (cafeteria, lounge study spaces) • Think about whether Career Center programs all need to be under one roof or whether each high school can have some of these options • Bikeshare • Career planning/exploration/marketplace exhibition • Agricultural roof (active, green/greenhouse) • Natural light • Physical connection across 9th street • Cafeteria on top floor • Bus stop kiosk on school grounds, safe for late students • More natural light in classrooms (inside classrooms are dark/windowless) | <ul style="list-style-type: none"> • Incubation space/innovation labs • Math labs, writing labs (existing classroom space) • Flexible pop-up space • Connect Garfield St. to 9th St. • Greenspace/gardens • Connect ECDC to a community/schools shared rec/library parking facility • Pool • Library • Flex gym • ECDC top floor offices • Therapeutic pools for instruction and community use • A space like the Thinkabit space at Virginia Tech in Falls Church • Commercial kitchen that community can use • Pool • ECDC as partner. They own land. Parks and Rec builds facility/ECDC gets future office space as co-owner • Underground parking • Sports fields • Include a NVCC building, joint use/shared use facility to offer 9-College hi-rise education |
|---|--|

Could Dos:

- | |
|--|
| <ul style="list-style-type: none"> • Move the library • Satellite 1776 incubator location or partnership • Vertical gardens to supply cafeteria • Tennis courts • Baseball field • Elementary school does <u>not</u> need to be here and may detract from possibilities for secondary • 9th Street flexible plaza (opens/closes, time of day/events) |
|--|

Opportunities for Feedback on Long-Term Vision

Meeting #3 (February 21, 2018)

Community Input from online survey

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
- Gutting 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

Career Center Working Group
Meeting #6
February 26, 2018

Community Input

Startarc

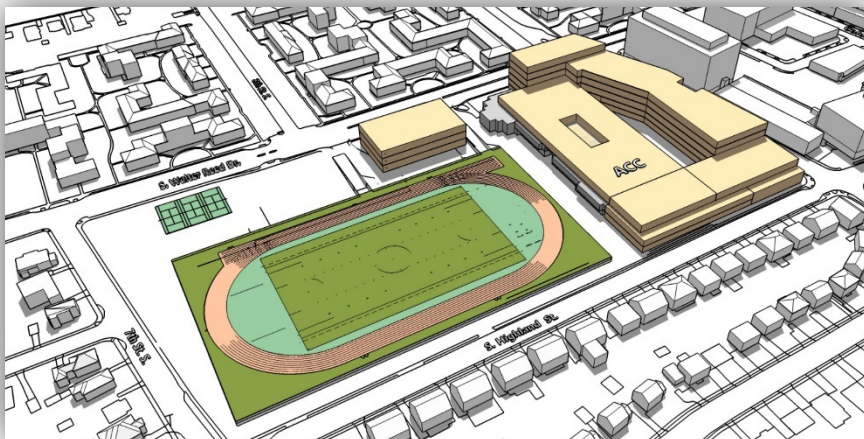
Opportunities for Feedback on Long-Term Vision

Meeting #4 (February 26, 2018)

Questions Guiding Future Development:

- Assumptions regarding site layout, height restrictions, and parking
- Defining long-term site optimization
- Indicating what the phrase “connection to the Pike” means
- Areas where playground and field spaces may be appropriate
- General preferences for vehicular access to the site

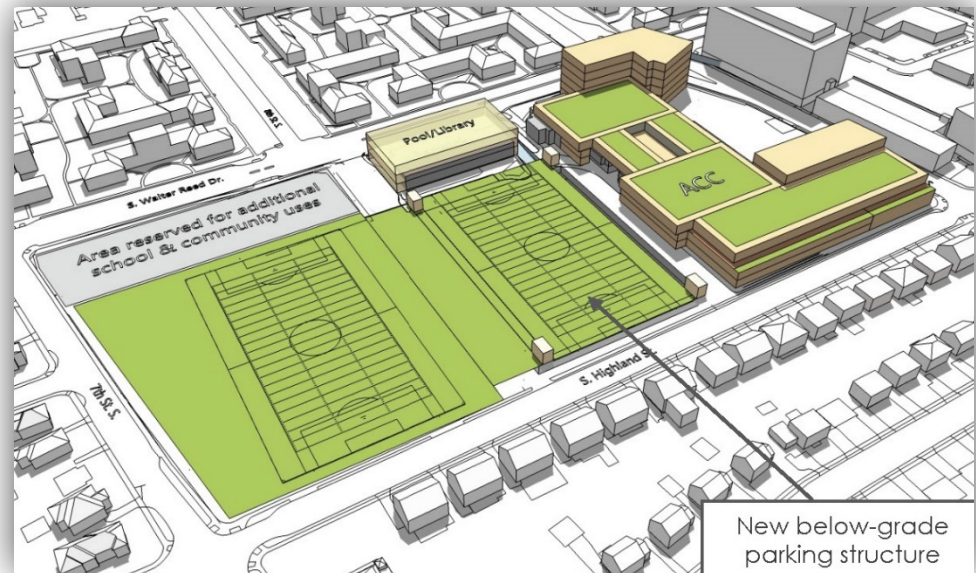
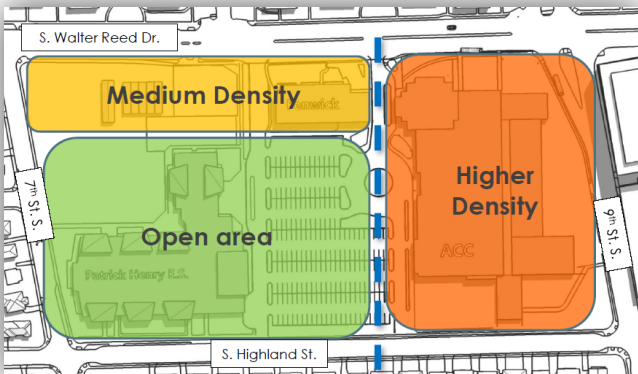
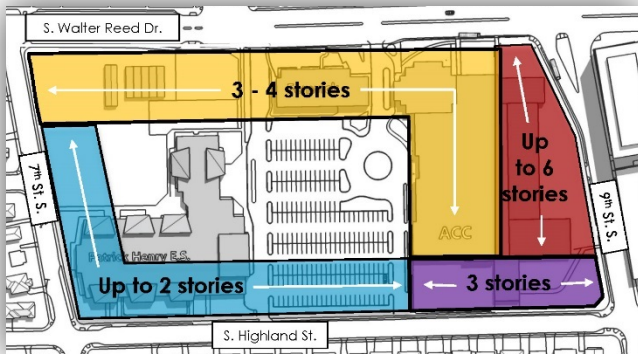
Potential Development Scenarios for CC Campus



Opportunities for Feedback on Long-Term Vision

Meeting #6 (March 19, 2018)

Refinement of long-term site optimization concepts

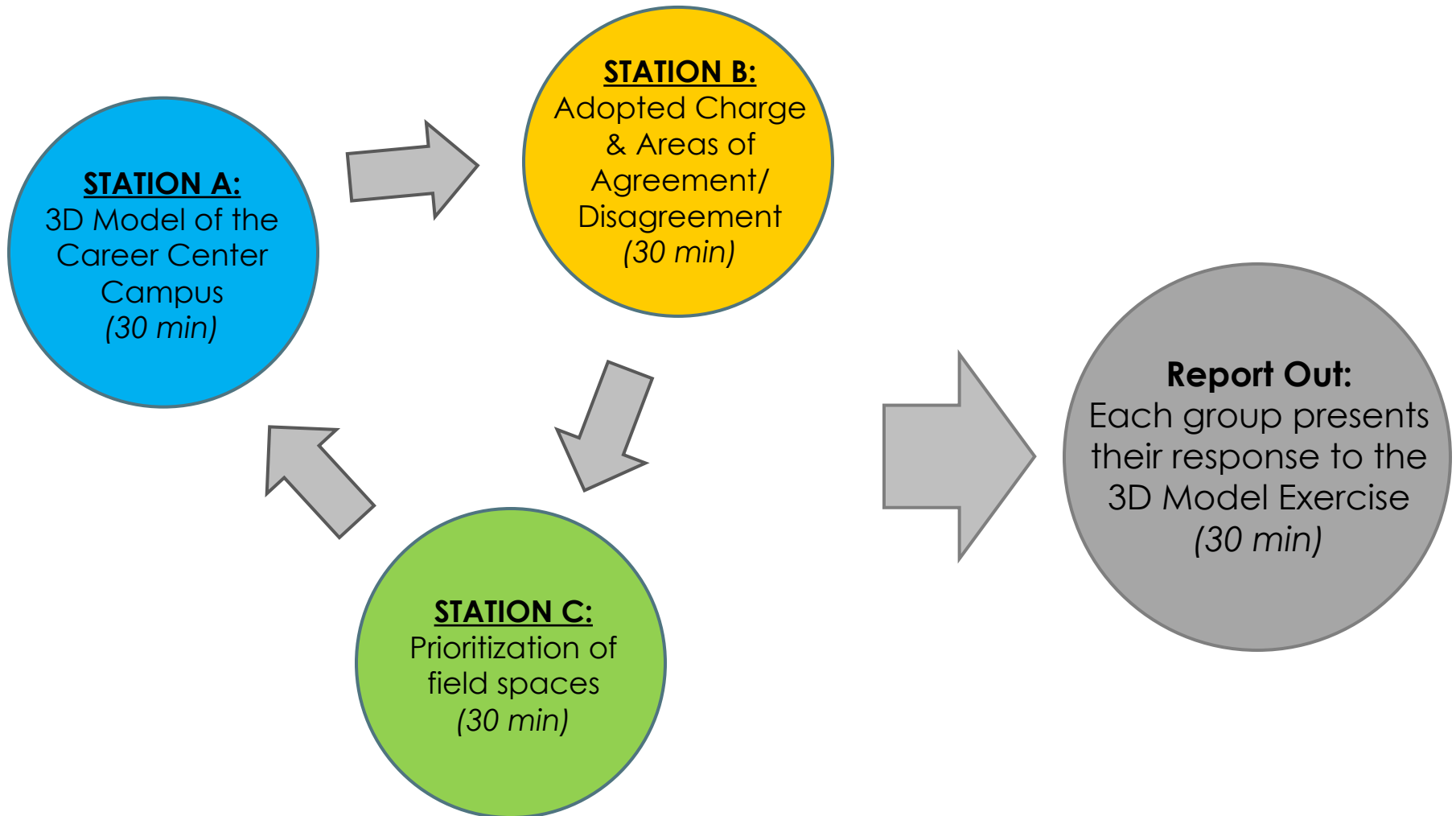


CCWG Meeting #7:

Thursday, April 12, 2018

Introduction to Tonight's Group Exercise (4.12.18)

CCWG members separated into 3 groups (each identify a representative)



Introduction to Tonight's Group Exercise (4.12.18)



STATION A:

3D Model of the
Career Center
Campus
(30 min)

30 Minute Exercise:

- What is the best long-term use of this site?
- Confirm future building locations, parking, and field spaces
- Assume two approaches:
 - Patrick Henry ES building remains
 - Patrick Henry ES building is removed
- Fenwick
- Refer to site design parameters previously discussed
- All movable pieces are to scale
- Staff and consultants will be available for questions

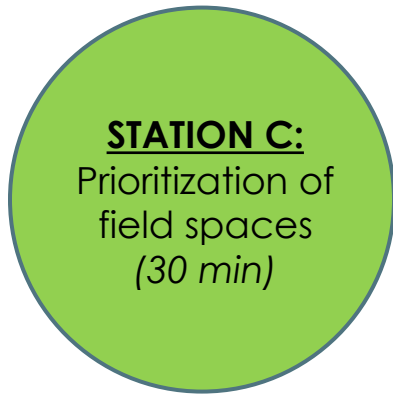
Introduction to Tonight's Group Exercise (4.12.18)

STATION B:
Adopted Charge
& Areas of
Agreement/
Disagreement
(30 min)

30 Minute Exercise:

- Confirm list of areas where agreement and disagreement exist thus far
- Consider the relationship of each list to the adopted CCWG charge
- Have certain elements not been addressed thus far and should be included on future CCWG meetings?

Introduction to Tonight's Group Exercise (4.12.18)



30 Minute Exercise:

- How would you prioritize various field spaces?
- Utilize poster to rank in order of importance
- Provide additional feedback:
 - Should certain sports be accommodated on site?
 - Which sports may be of interest to broader community/surrounding neighborhood?

Introduction to Tonight's Group Exercise (4.12.18)

Report Out:

Each group presents their response to the 3D Model Exercise (30 min)

30 Minute Exercise:

- Each team will have 10 minutes to present their conclusions from the 3D Model exercise (Station A)
- Images of their exercise will be available on-screen to share with others



Public Library Subcommittee Update

Long Term Vision:

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.

Principles:

- Arlington County ultimately funds the Library's move
- The library remains in operation until it moves to a location on the Pike and within its current neighborhood
- 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 that is easy to find, clearly identified, and within walking distance to its current location.
- Underground parking is needed to accommodate library patrons
- Identify ways to co-locate with other entities to maximize use of the space (e.g., the museum, Arlington Community High School, hands-on programs for CC students such as a salon/restaurant, and/or NVCC programs) and provide more access services/programming to the community and the County as a whole (such as an auditorium)

Public Library Subcommittee Update

Comparison to other libraries in surrounding jurisdictions:

Columbia Pike Library is 20,000 sq. ft.

Most comparable libraries in terms of size in the DMV are in Fairfax County

Fairfax County Public Libraries:

Current interior remodels/new library branches completed from 2015-2018 include:

- Pohick Regional Library: \$5.6 million spent; opened in 2017
(24,500 sq. ft. remodel)
- Tysons-Pimmit Regional Library: \$5.6 million spent; opened in 2017
(25,000 sq. ft. remodel)
- Woodrow Wilson Community Library: \$5.7 million spent; opened in 2015
(14,420 sq. ft. new construction)
- John Marshall Community Library: \$6.3 million budgeted; opening in fall 2018

Public Library Subcommittee Update

Comparison to other libraries in surrounding jurisdictions:

Columbia Pike Library is 20,000 sq. ft.

District of Columbia Public Libraries:

Current new library branches scheduled to open in 2018 include:

- Cleveland Park: \$19 million budget (no sq. ft. data available)
- Lamond-Riggs: \$20 million budget (no sq. ft. data available)

Montgomery County Public Libraries:

Current new library branches scheduled to open in 2018 include:

- Silver Spring Library: \$69.5 million spent for new building (library component represents approximately \$35 million of that figure); opened in 2015
65,000 sq. ft. new construction