



ACC EXPANSION BLPC / PFRC PROCESS

OVERVIEW

The FY 2019-28 Capital Improvement Plan (CIP) contains two Career Center expansion projects:

- Additional 250 Arlington Tech seats for a total of 600 Arlington Tech seats by Sept. 2021
- Creation of 800 new high school seats by Sept. 2025

The concept design phase for the Career Center Expansion is planned to begin in September 2019 including meetings with the Building Level Planning Committee (BLPC) / Public Facility Review Committee (PFRC). The process will include planning for continued growth of the Arlington Tech program. The School Board is scheduled to act on the concept design in March 2020. The concept design will inform development of the FY 2021-30 CIP, with School Board adoption expected in June 2020.

800+ additional seats for ACC option programs

Expansion of Arlington Tech to **600 seats**
(As soon as possible)

High School-sized **gym/assembly space**

Performing Arts Center,
Comprising Theater,
Black Box Theater and
Music classrooms

Cafeteria/
Multi-use space

Multi-use **outdoor synthetic turf field** with bleachers



BLPC CHARGE

450 to 500 space parking garage below grade, or other parking scenarios
(to be developed in collaboration with Arlington County staff)

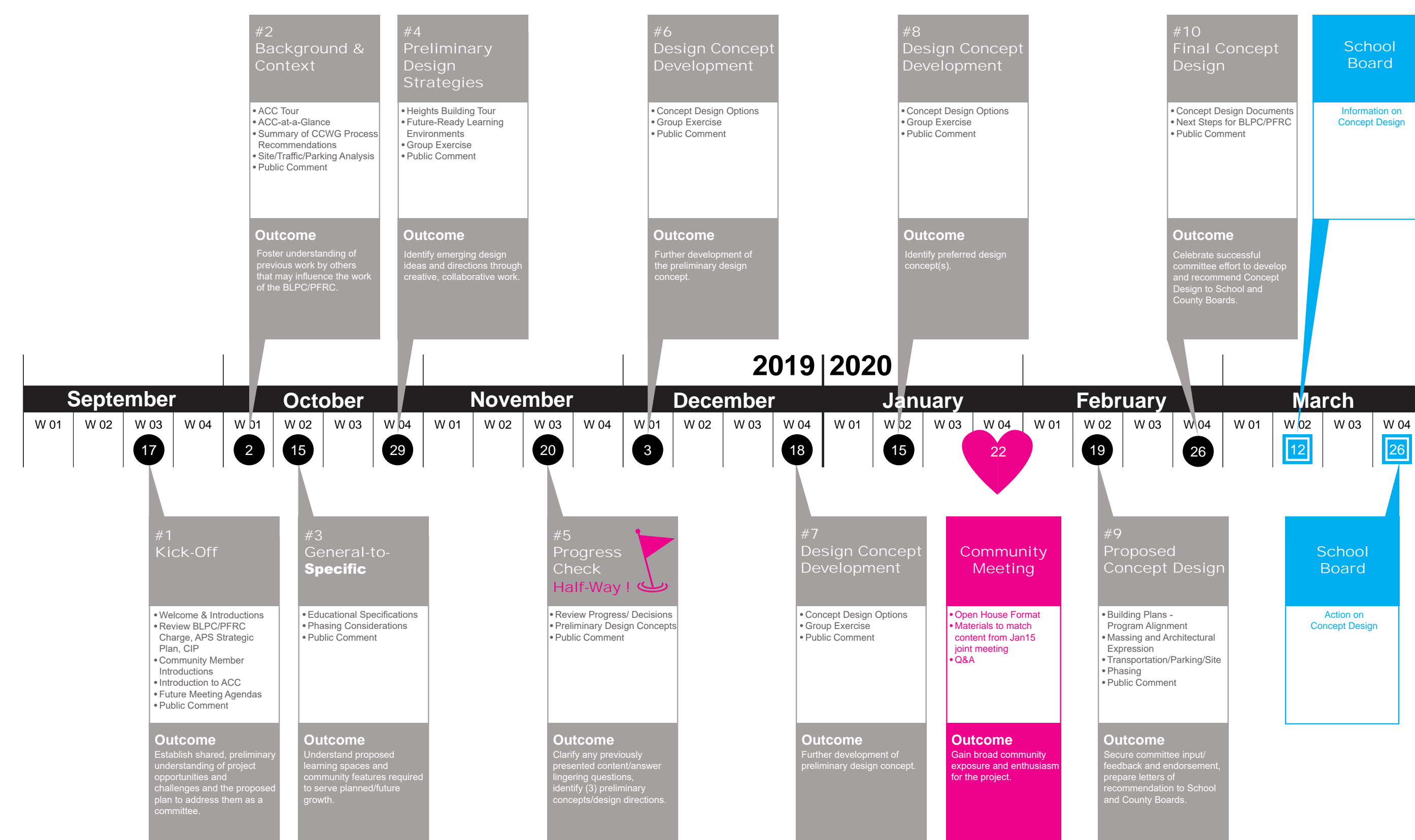
Columbia Pike **Library to remain in place**
(unless or until a suitable new location is found)

Replacement, enhancement and/or expansion of all special facilities for existing Career Technical Education (CTE) programs that are demolished or altered as part of the project

Future phases of **expansion to allow as many different options as possible for phasing**, instructional programs and outdoor athletic facilities, including possible neighborhood High School seats
(as and when needed in the future)

<https://www.apsva.us/design-and-construction/arlington-career-center/>

WHERE WE ARE...

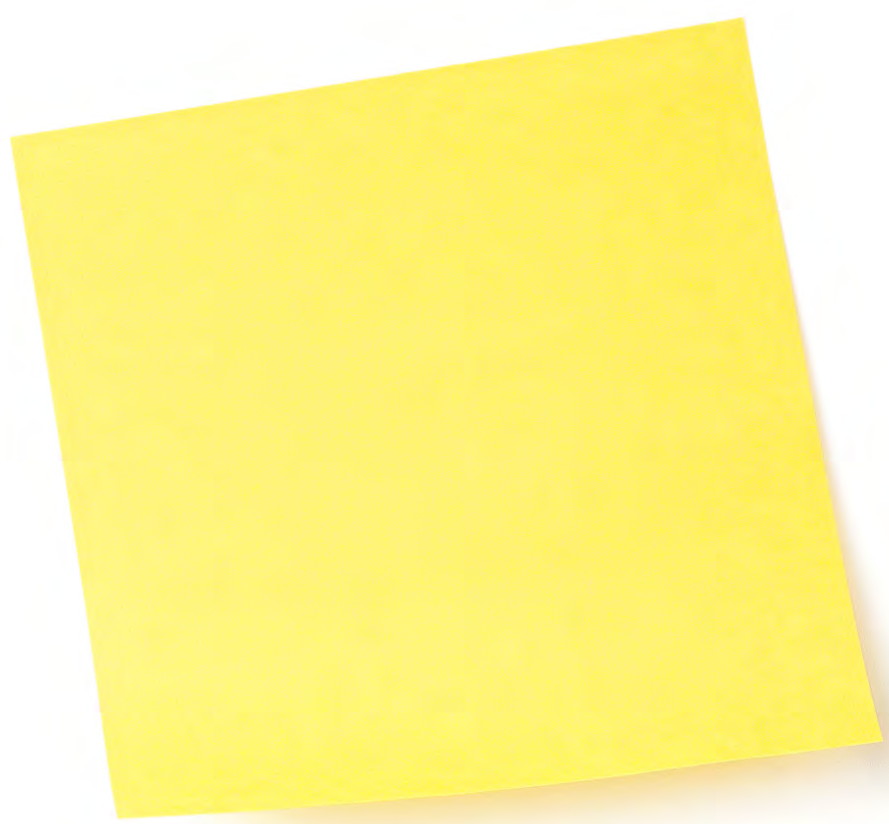


BLPC PFRC PROCESS SCHEDULE

Along the journey we've taken as a team, the following topics have been discussed:

- Meeting No. 1: BLPC/PFRC Charge, Urban Design, CIP ✓
- Meeting No. 2: CCWG, Transportation Study ✓
- Meeting No. 3: Ed Specs, ACC Programs ✓
- Meeting No. 4: Design Exercise ✓
- Meeting No. 5: Bus and Parent Pick Up / Drop Off ✓
- Meeting No. 6: Parking ✓
- Meeting No. 7: Auto Tech/Collision, Community Programs, Service ✓
- Meeting No. 8: Concept Design Review ✓

WHAT DO YOU THINK?





ACC EDUCATIONAL SPECIFICATIONS

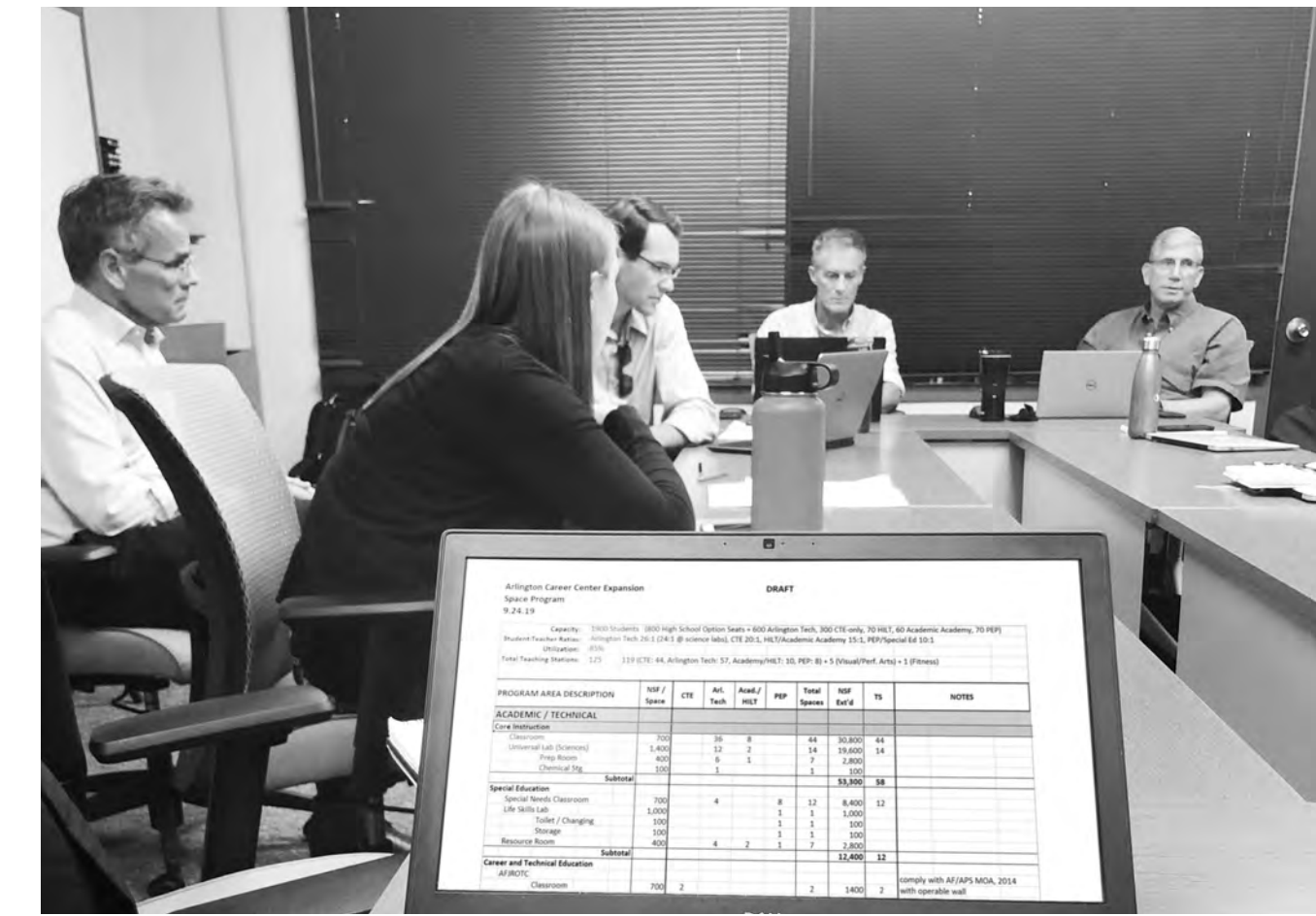
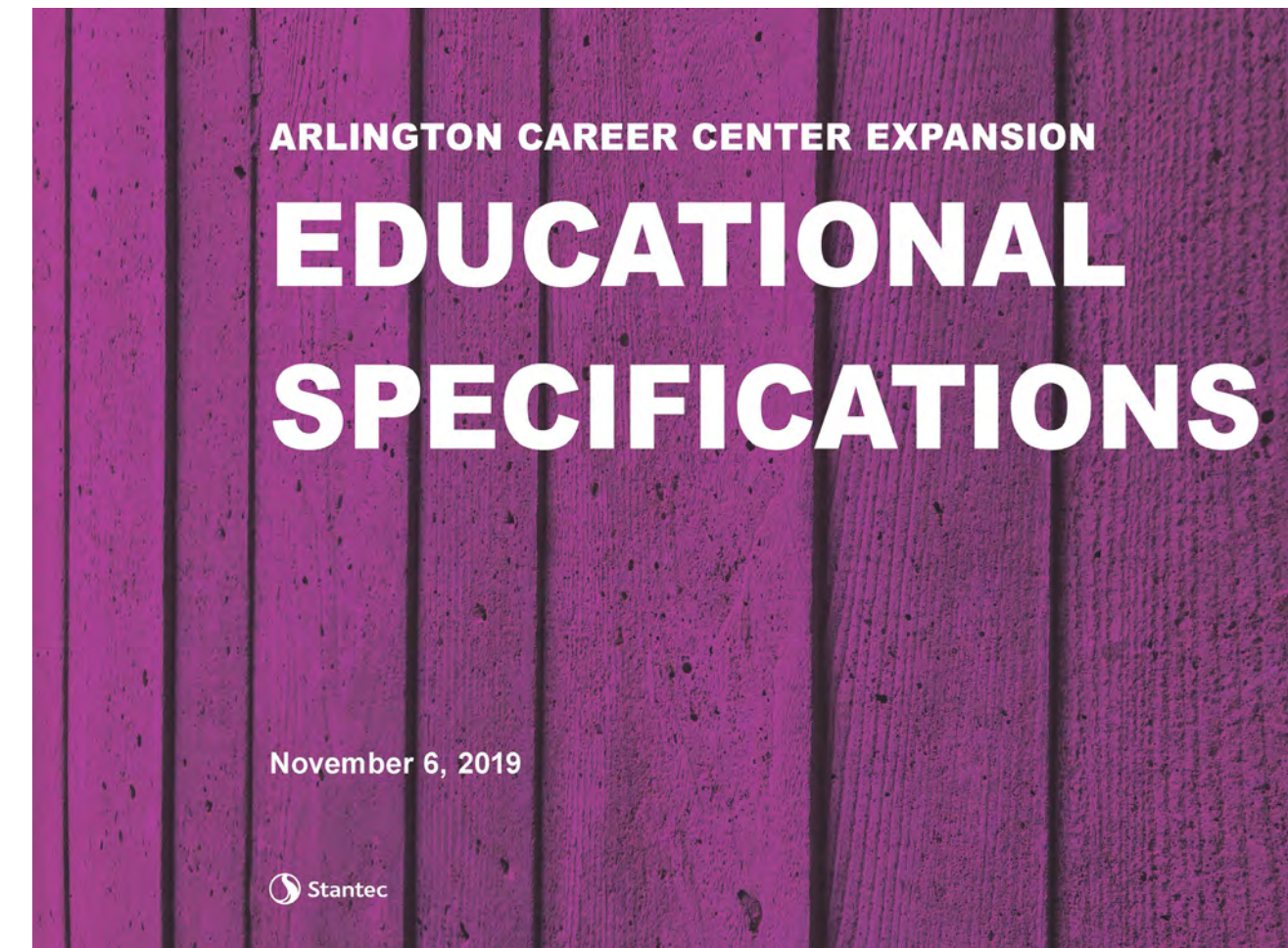
OVERVIEW

Educational Specifications (Ed Specs) provide criteria critical for project success including:

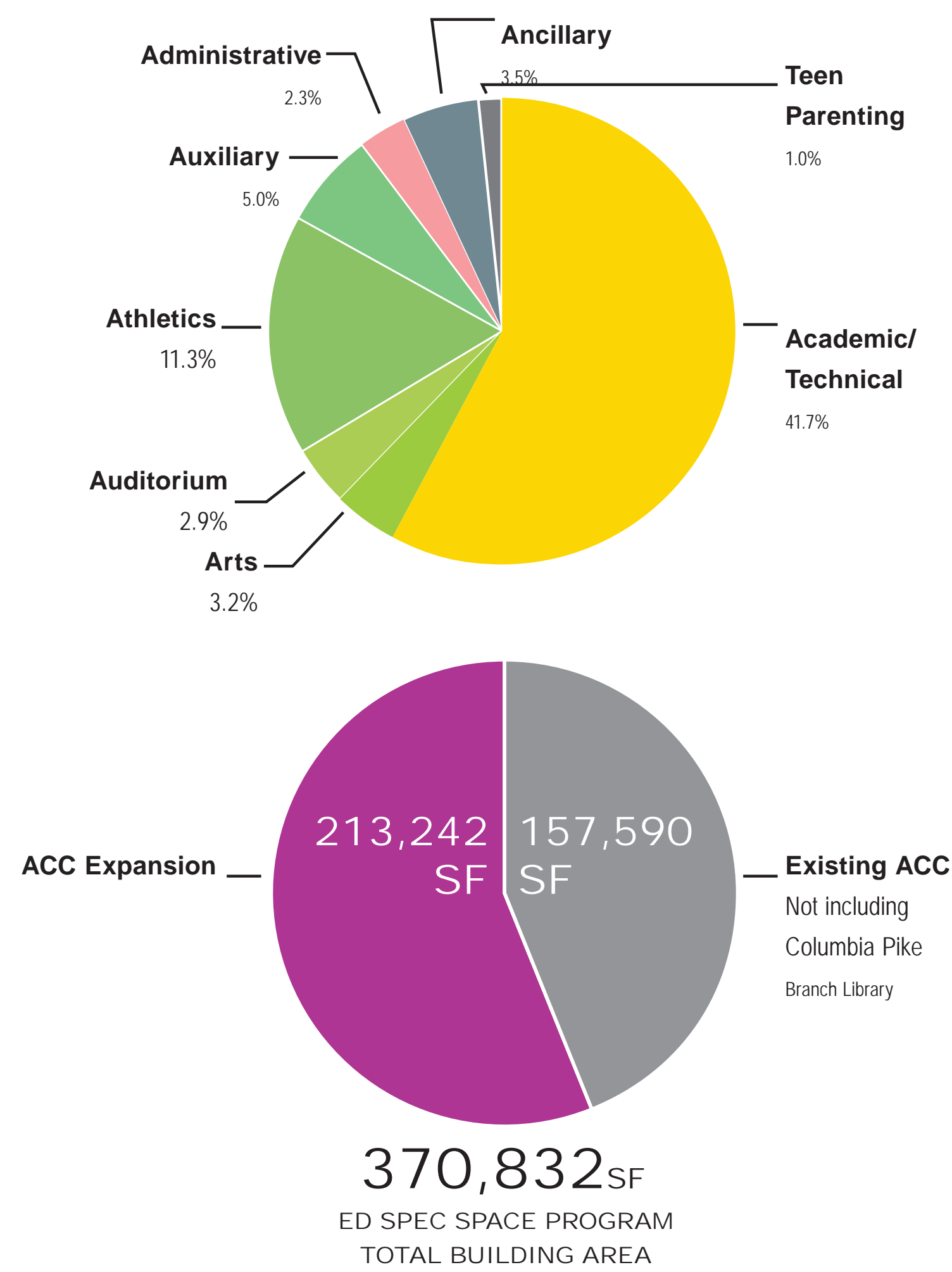
- Planning parameters
- Framework for expansion
- Square footage allocations for program spaces
- Space types
- Principles of school planning and design

The ACC Ed Specs:

- Were developed through a series of collaborative meetings with representatives from Department of Teaching and Learning, Arlington Career Center and Facilities and Operations.
- Reflect APS and ACC pedagogy
- Are adaptable to future instructional changes



SPACE PROGRAM AT A GLANCE



Space Program is organized by type. Each type includes (not limited to):

ACADEMIC

- Classrooms
- Labs
- Collaboration Areas
- Teacher Planning

ATHLETICS

- Competition Gymnasium
- Auxiliary Gymnasium
- P.E. and Locker Rooms
- Fitness and Health Rooms

ADMINISTRATIVE

- Admin Offices
- Counseling
- Health Services

ARTS & AUDITORIUM

- 500-Seat Auditorium
- Black Box Theater
- Visual & Performing Arts

AUXILIARY

- Library
- Student Dining
- Food Prep

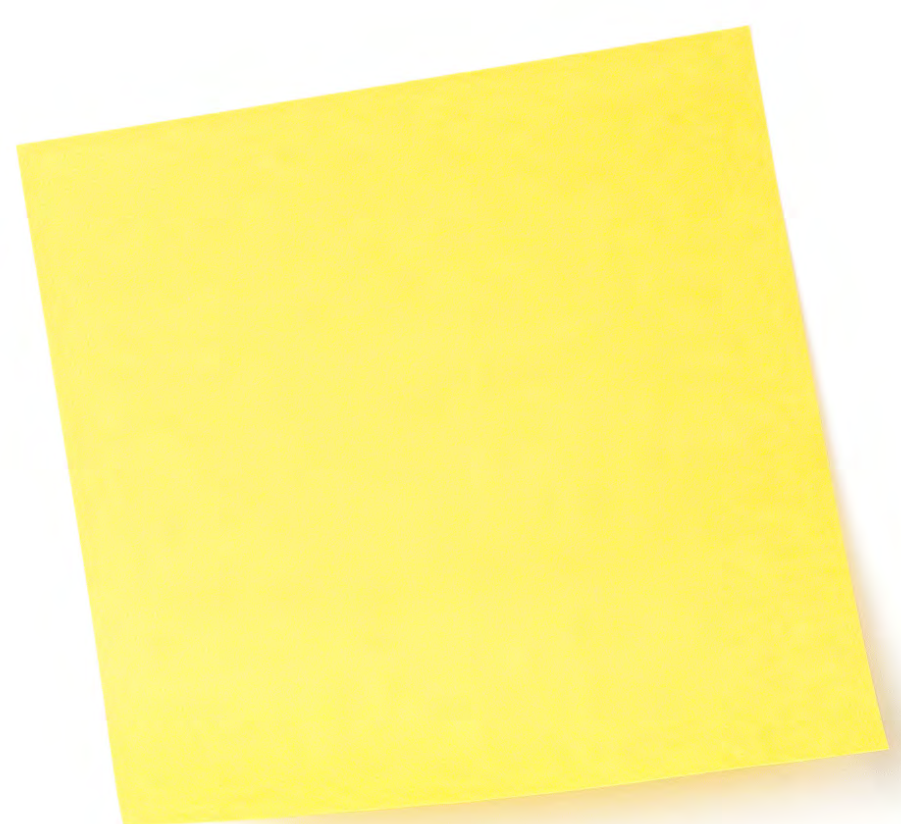
TEEN PARENTING

- Classrooms
- Indoor Play Area
- Kitchenette
- Offices

ANCILLARY

- Technology Services
- Building Services

WHAT DO YOU THINK?





ACC EDUCATIONAL SPECIFICATIONS

CAPACITY SUMMARY

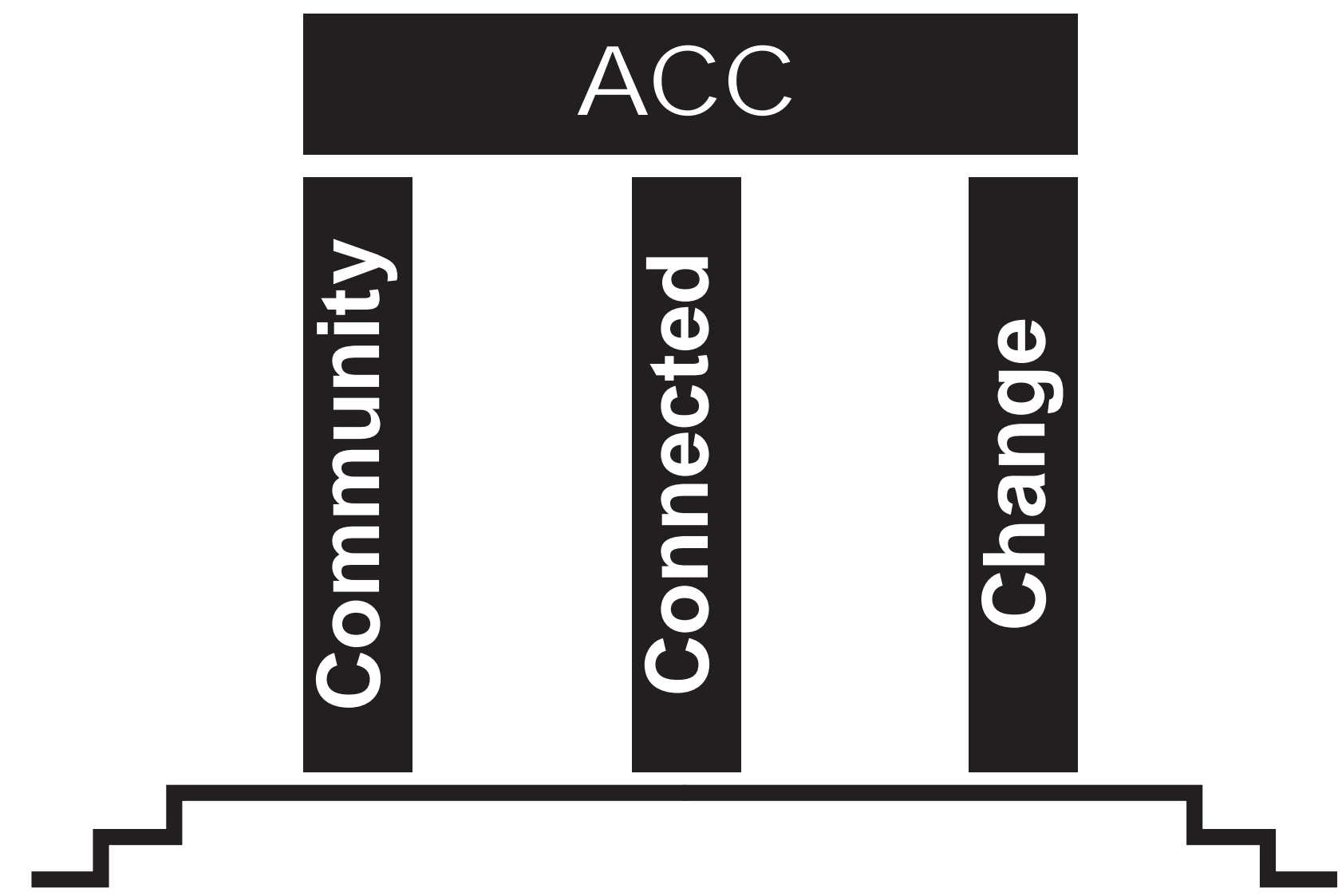
The chart below illustrates the calculation of total capacity using the variables of teaching stations, teacher-student-ratios and utilization factor. The difference between the planned enrollment of 1900 and the calculated capacity of **2194 students reflects an allowance of 294 seats for growth** of CTE (from neighborhood HS), Academic Academy, EL and PEP programs.

PROGRAM/DEPT.	TEACHING SPACES	TSR ¹	TSR WITH UTILIZATION ²	CAPACITY
ACADEMIC				
Classrooms	36	26	X 22	= 792
Science Labs	10	15	X 13	= 130
Special Needs	12	24	X 20	= 240
TECHNICAL				
CTE Labs	26	20	X 17	= 442
CTE Classrooms	18	20	X 17	= 306
ATHLETICS				
P.E.	4	28	X 24	= 96
VISUAL/PERFORMING ARTS				
Labs	2	26	X 22	= 44
Choir/Band	2	28	X 24	= 48
	122			2194
	TEACHING SPACES			STUDENTS

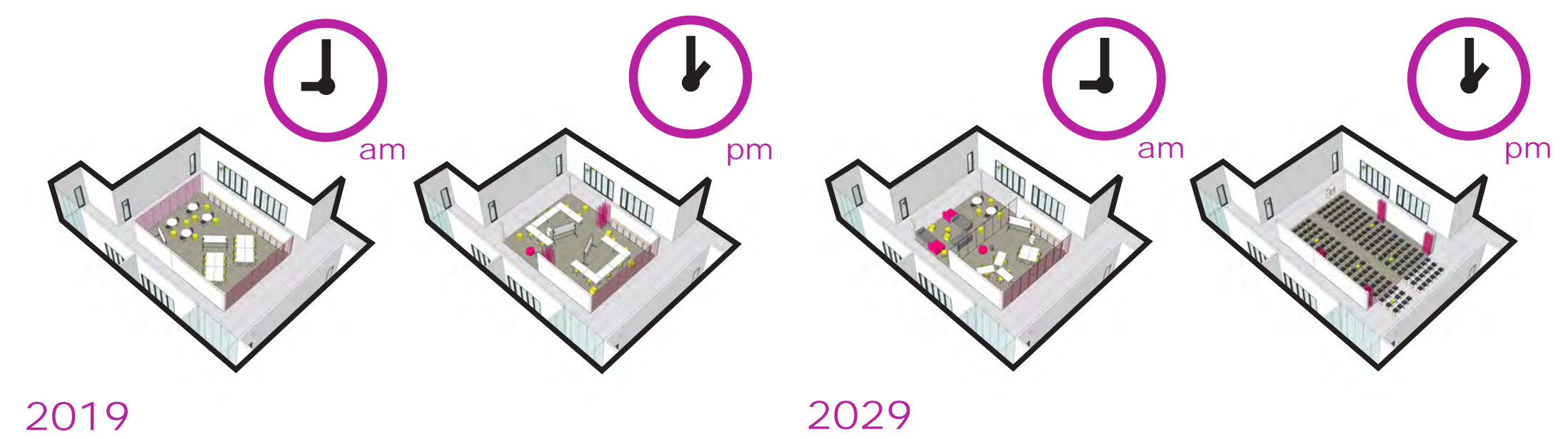
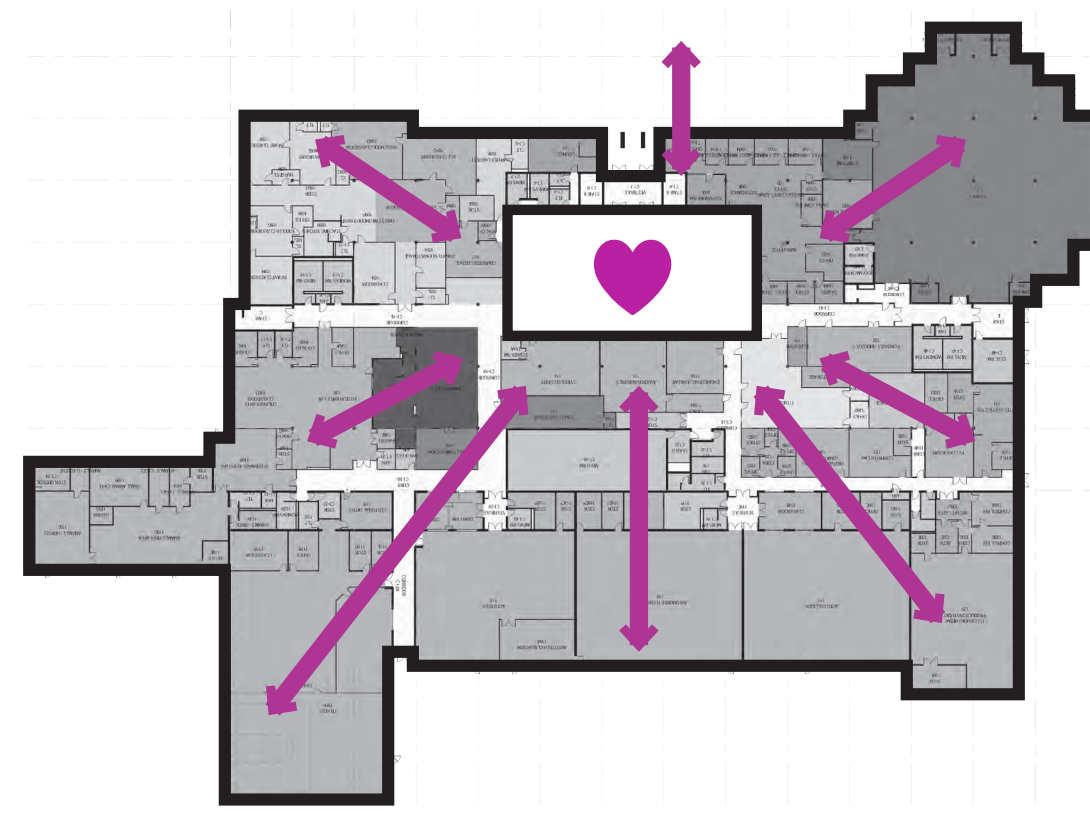
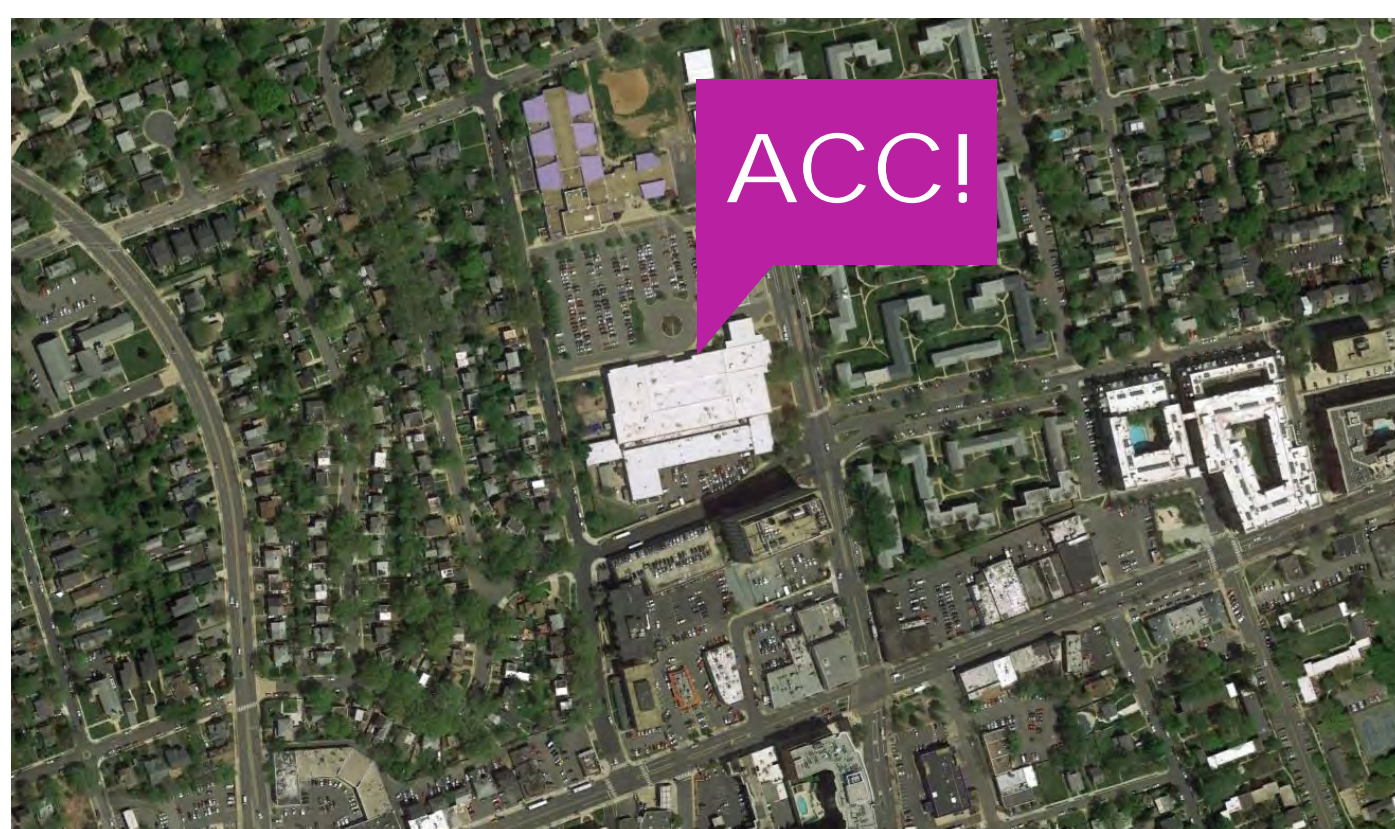
1) TSR - Teacher Student Ratio
2) Utilization factor is .85

FRAMEWORK FOR EXPANSION

These Ed Specs propose three pillars as the foundational elements of a Framework for Expansion of ACC. Together, **they reflect what is already true for ACC and are represented** here as sources of inspiration and opportunities for interpretation throughout the planning and design phases of the project.



ACC'S THREE PILLARS



COMMUNITY

ACC is part of the community it serves.

Relies upon strong relationships with school, business and higher education partners.

CONNECTED

Students and staff at ACC connected in common purpose and experience.

Different instructional programs and students are united as a community of learners.

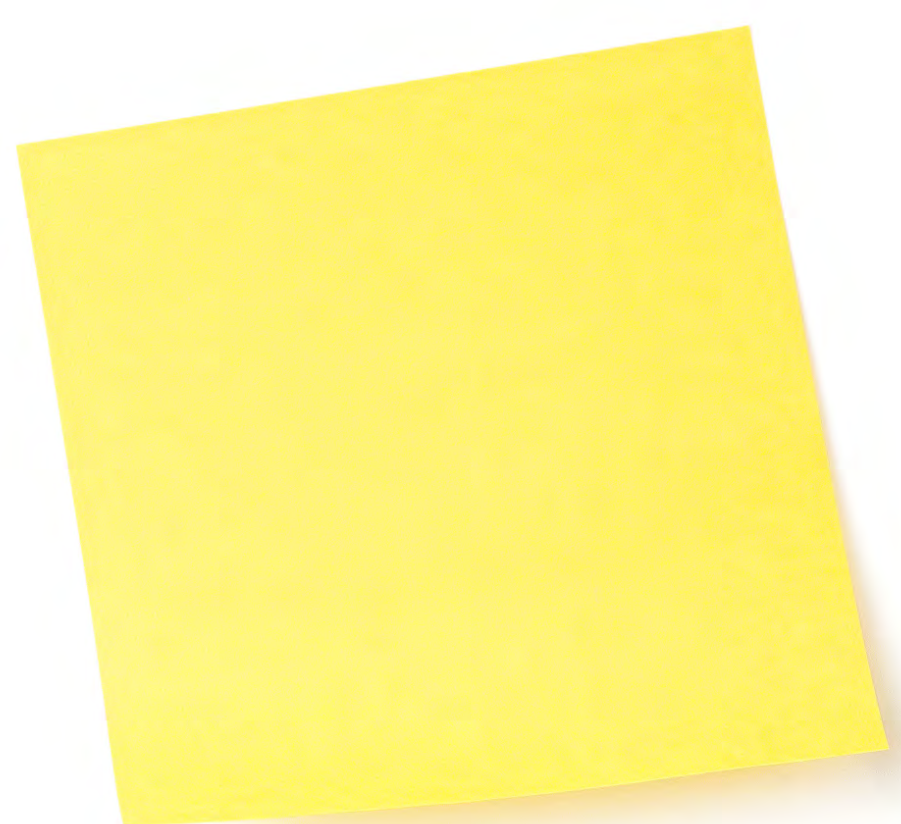
CHANGE

ACC is on the path of transformation from the inside-out, characteristics of:

- 'Not So Precious'
- Easily Adaptable
- Multi Functional
- Community-Oriented

...will continue to define its campus.

WHAT DO YOU THINK?





TRANSPORTATION

TRANSPORTATION GOALS

- 1) Provide and promote multi-modal options to help reduce the amount of driving to the Career Center
- 2) Create a safe campus for all modes of travel
- 3) Minimize traffic impact generated by the Career Center
- 4) Minimize parking costs of project
- 5) Minimize on-street parking conflicts
- 6) Provide efficient and convenient transportation options for APS families and staff
- 7) Minimize space dedicated to transportation on the Career Center campus

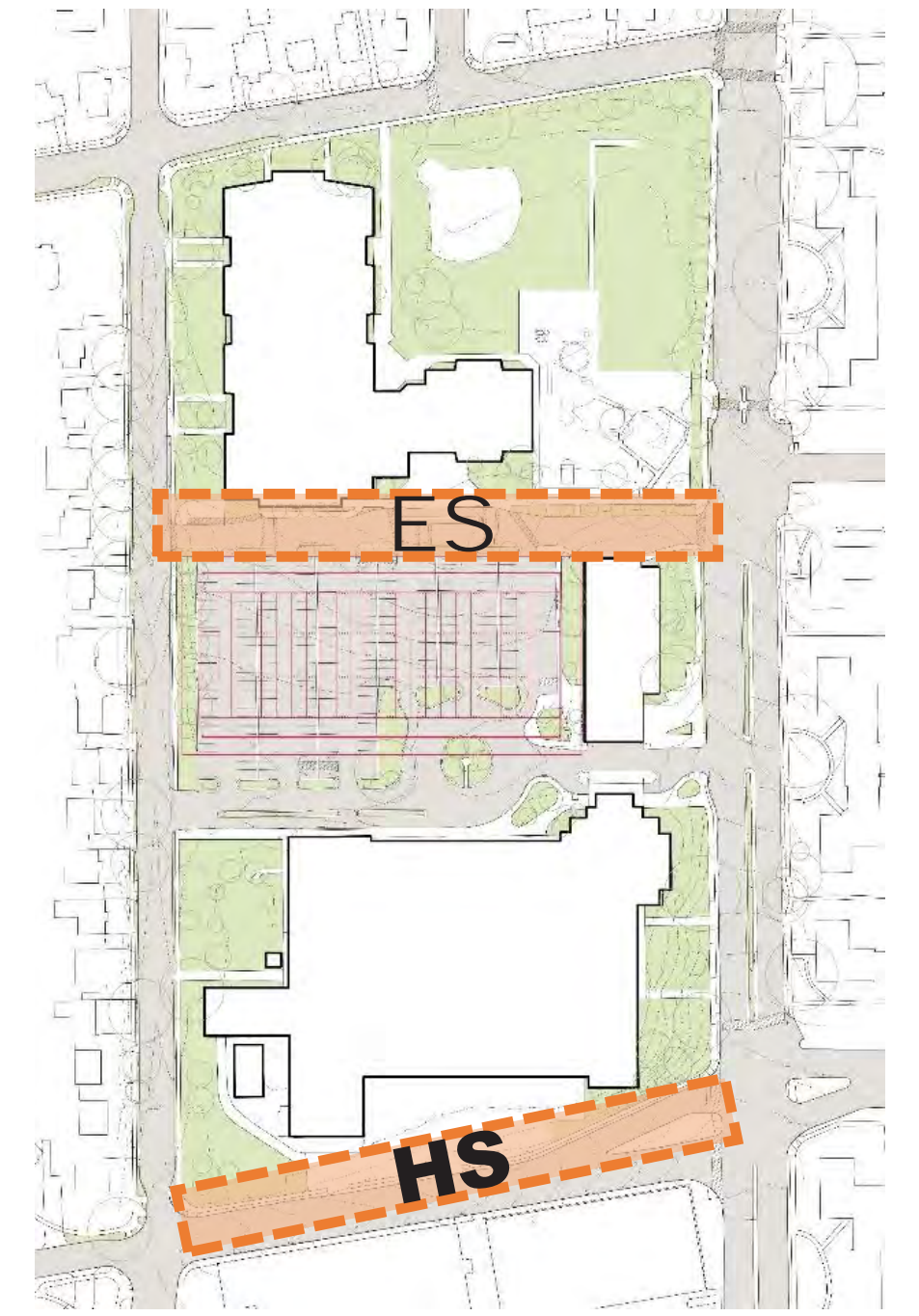
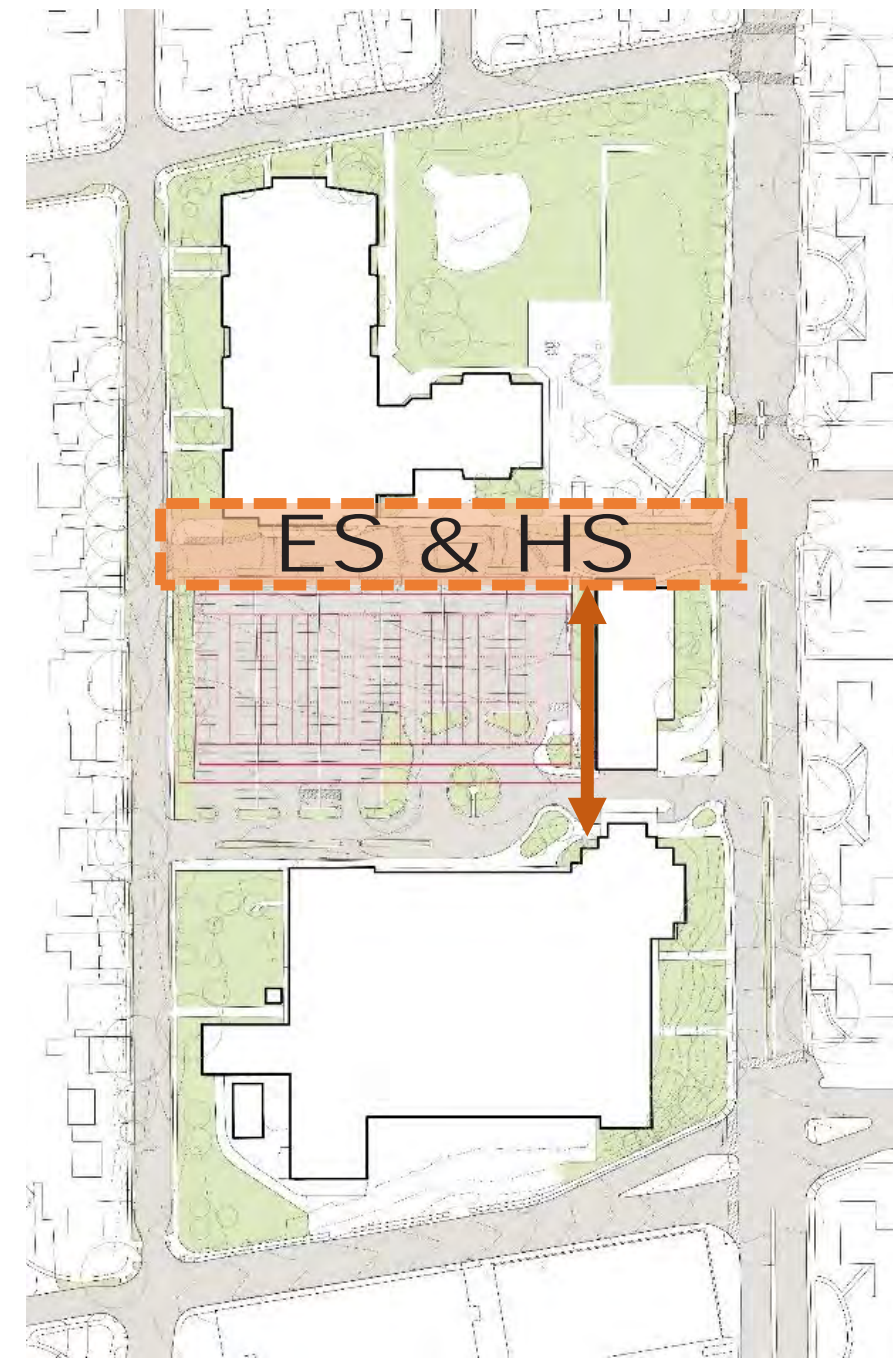
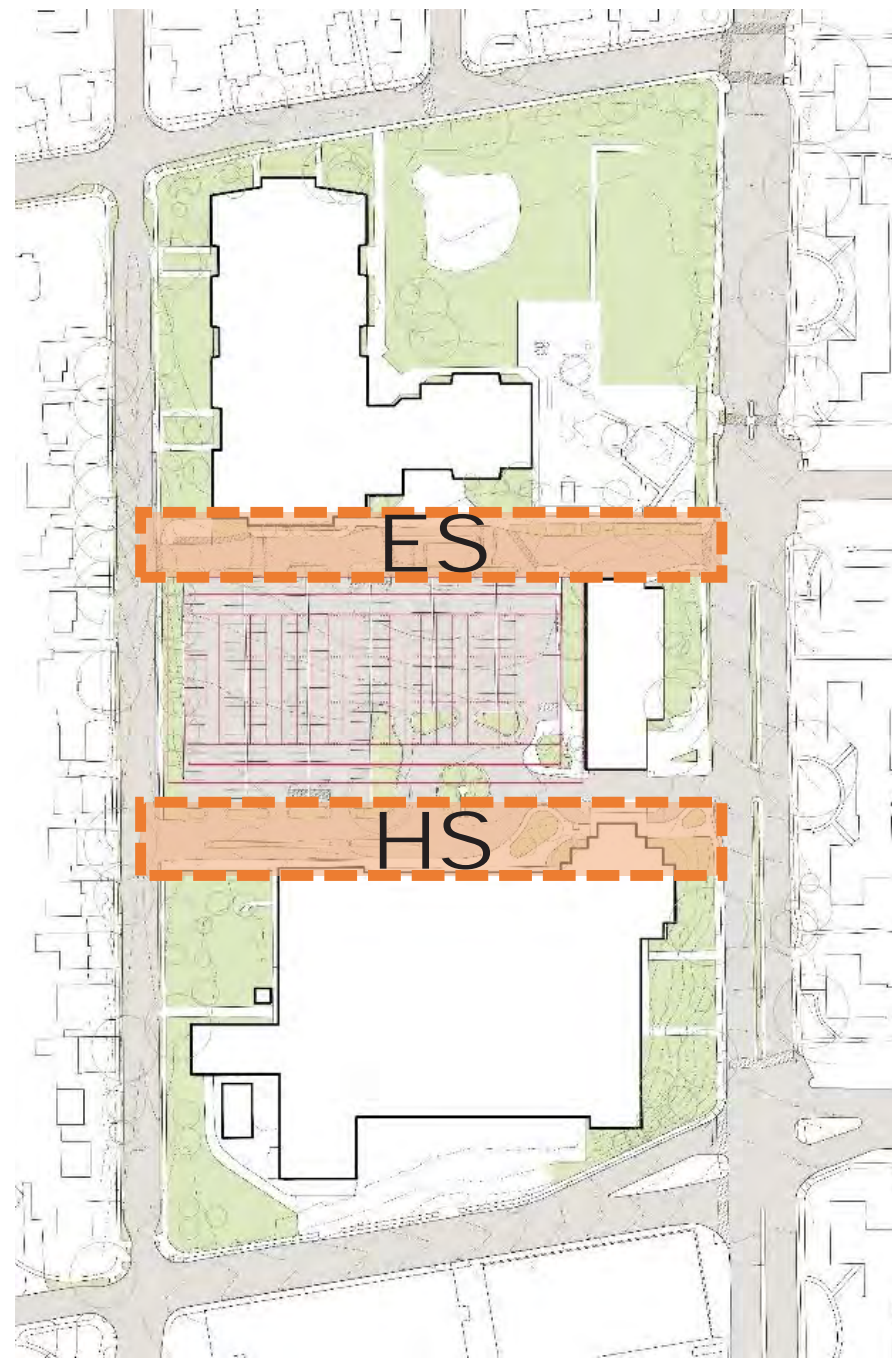
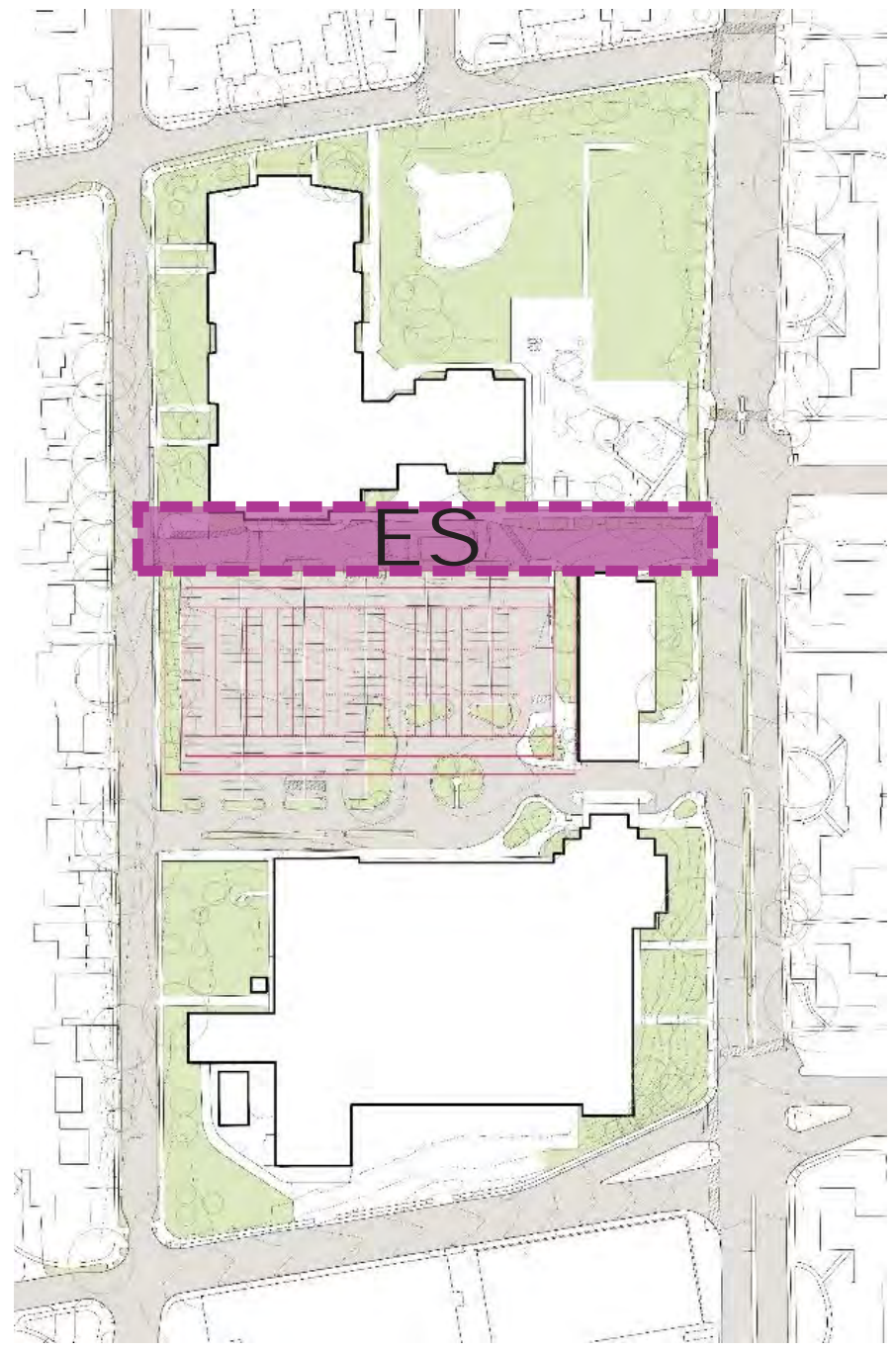
BUS FACILITIES

Elementary: Unchanged

HS Option 1: On-site, split

HS Option 2: On-site, shared

HS Option 3: Curbside, 9th Street



LEAST POPULAR

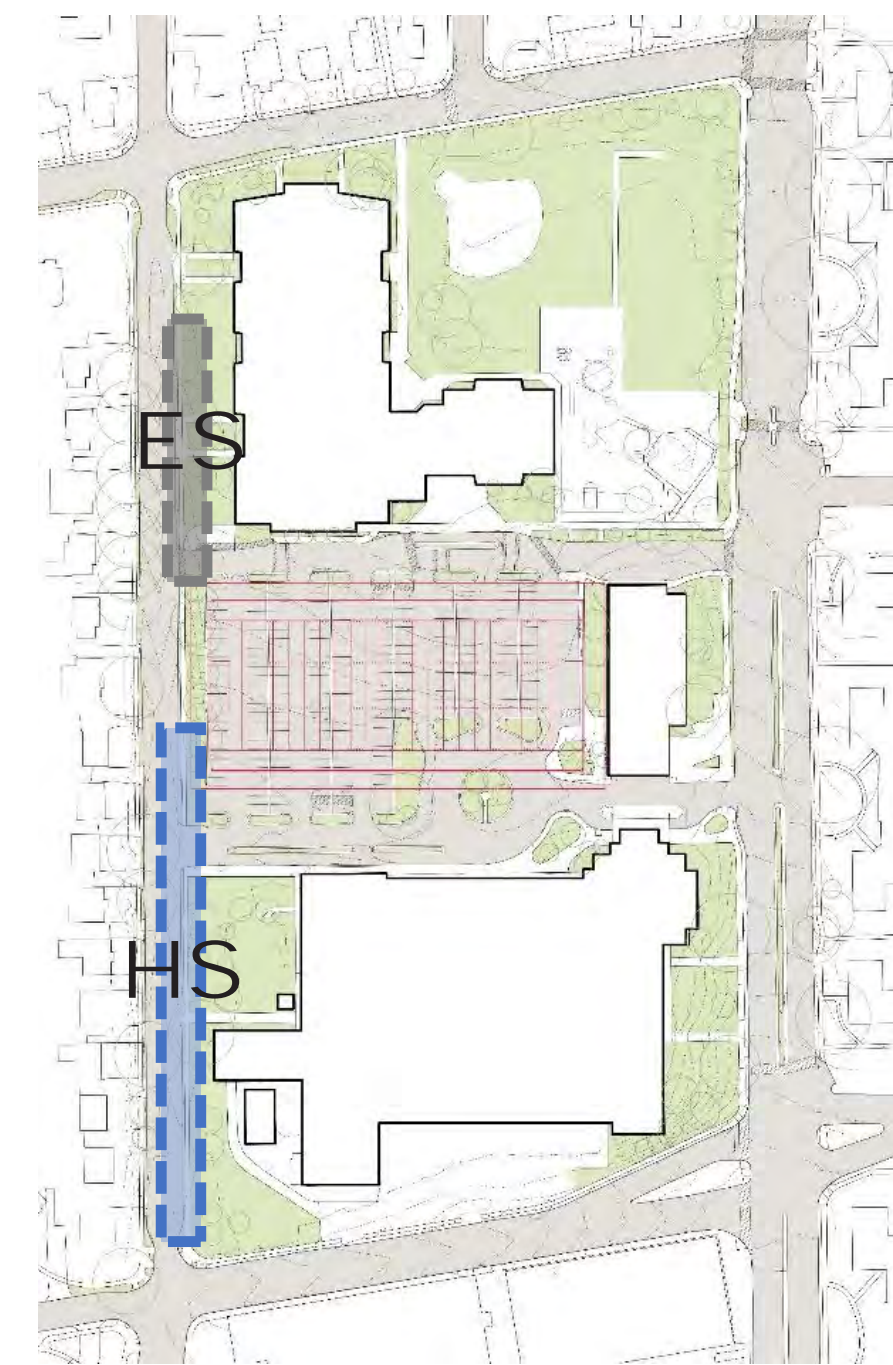
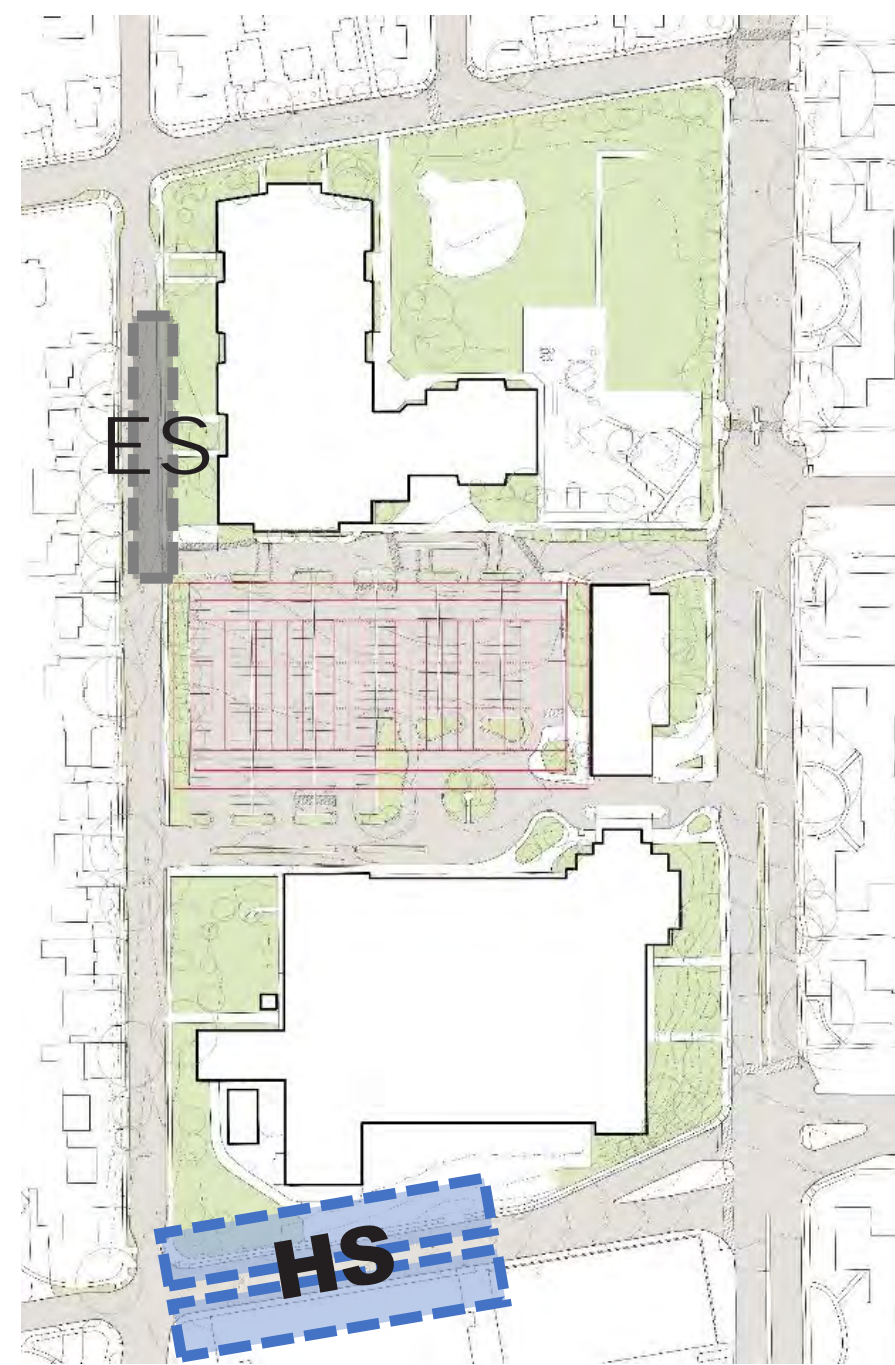
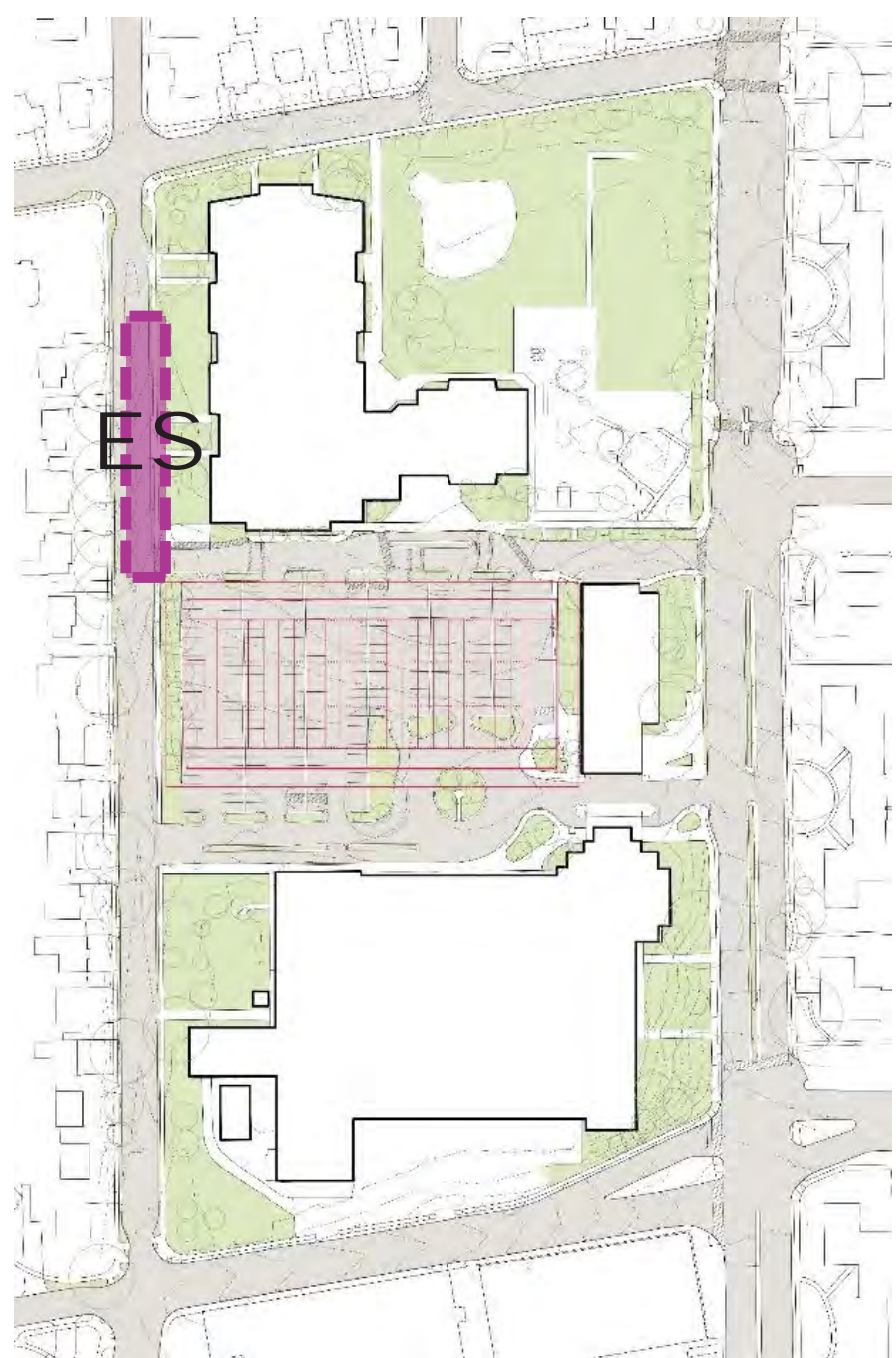
MOST POPULAR

PICK-UP/DROP-OFF FACILITIES

HS Option 1: Curbside, 9th St

HS Option 2: Curbside, Highland St

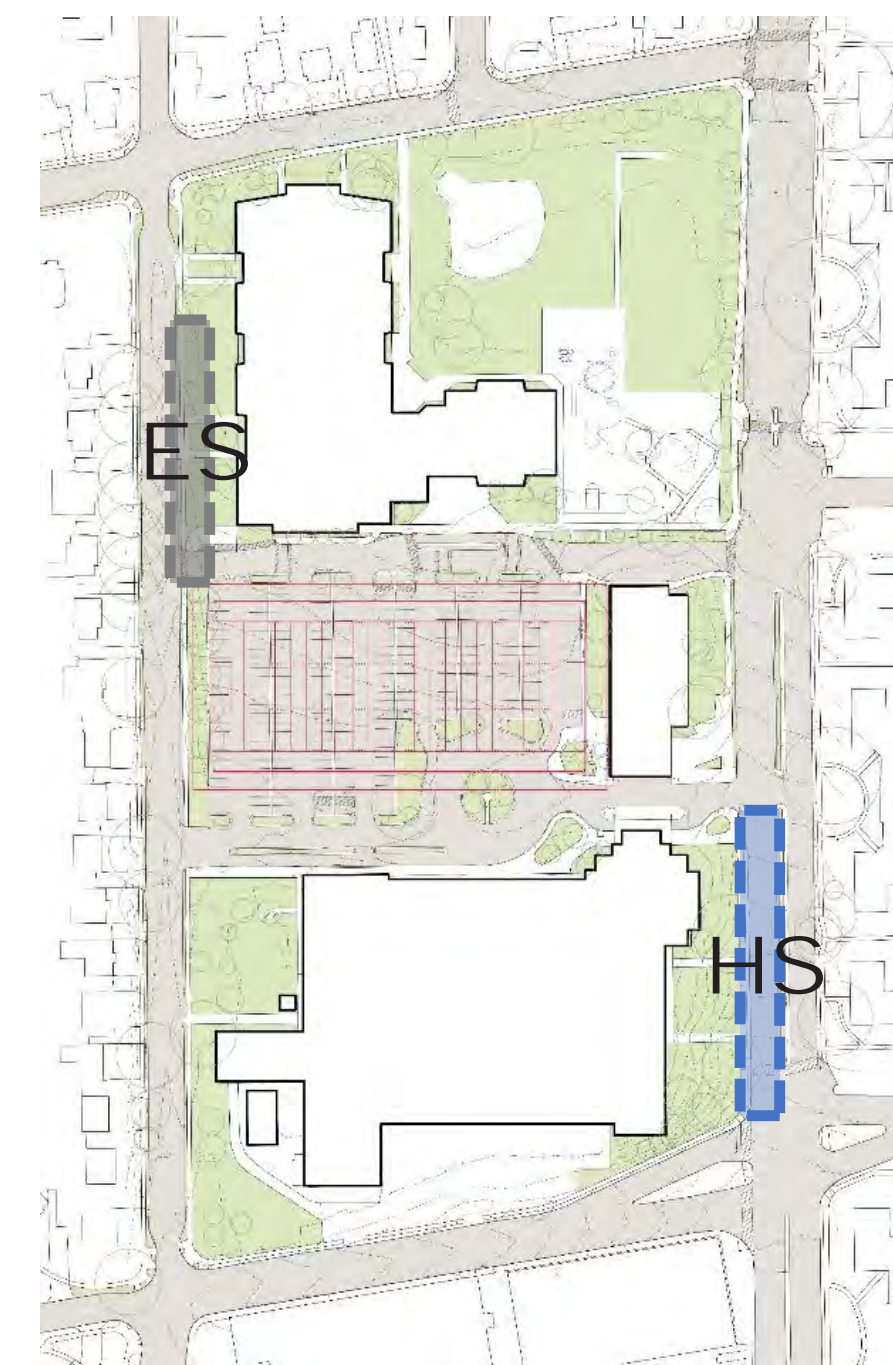
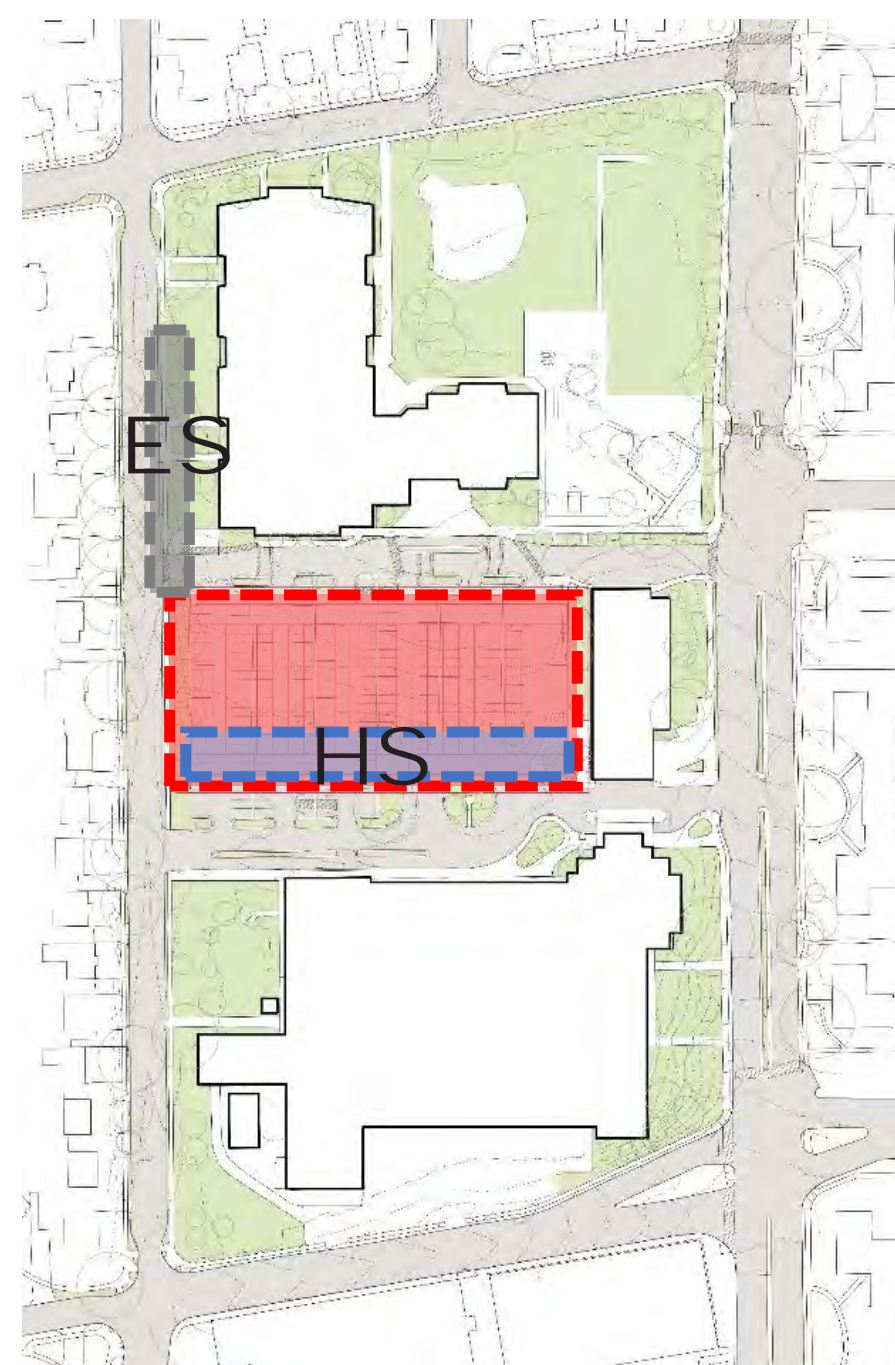
Elementary: Unchanged



LEAST POPULAR

HS Option 3: On-site, Garage

HS Option 4: Curbside, Walter Reed Dr



MOST POPULAR



PARKING

CHARGE

Develop options and estimated costs for various options for on-site parking during the Concept Design phase, including:

- 1) No structured parking and accessible parking spaces only provided on site
- 2) A one-level 225 to 250-space, below-grade parking structure
- 3) A two-level 450 to 500-space, below-grade parking structure
- 4) Other parking solutions that may emerge during Concept Design

Next steps:

- 1) BLPC/PFRC recommends the preferred parking option(s) to the School Board
- 2) The School Board will approve a parking solution when it approves the Concept Design
- 3) The parking solution is ultimately approved by the County Board as part of the Use Permit

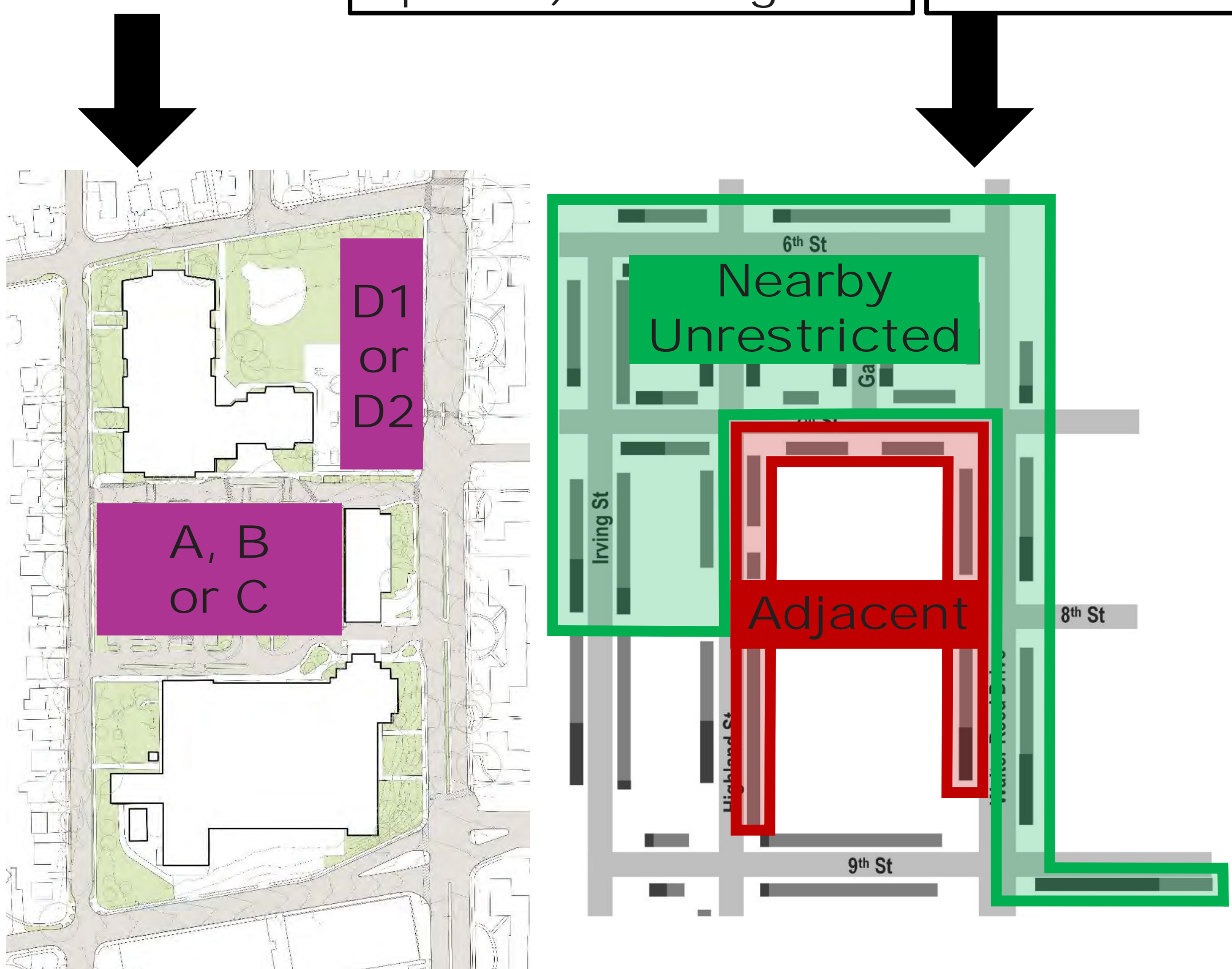
COUNTY ZONING REQUIREMENTS

	REQUIRED SPACES	CAPACITY
ARLINGTON CAREER CENTER	220 + 520 spaces	2,194 students
ARLINGTON COMMUNITY HIGH SCHOOL	20 spaces	200 students
MONTESSORI PUBLIC SCHOOL OF ARLINGTON	74 spaces	463 students
COLUMBIA PIKE LIBRARY	40 spaces	
REQUIRED SPACES*	354 + 520 SPACES	

*County board has the authority to reduce the zoning-required parking

PEAK SUPPLY AND DEMAND

	SUPPLY			PEAK DEMAND (2 PM)	OPINION OF COST
	ON-SITE	ON-STREET	OFF-SITE		
SCENARIO A	2 levels (450-500 spaces) below-grade	Adjacent: 77 spaces Nearby Unrestricted: up to 144 spaces	Lease in nearby private garages (up to 200 spaces) *ECDC garage for temporary use only (up to 100 spaces under present agreement)	HS Staff: 210-247 ES Staff: 72-79 Students: 85-135 Library/Visitor: 35 Total: 402-496 spaces * Low assumes TDM	\$ 31.1 to 33.8 M
SCENARIO B	1 level (225-250 spaces) below-grade				\$ 15.5 to 16.9 M
SCENARIO C	Visitor/ADA Lot Only				Leasing Costs
SCENARIO D1	Surface lot (up to 150 spaces) on-grade				\$ 3 M
SCENARIO D2	1-3 levels (up to 300 spaces) above-grade				\$ 13.8 to 15 M



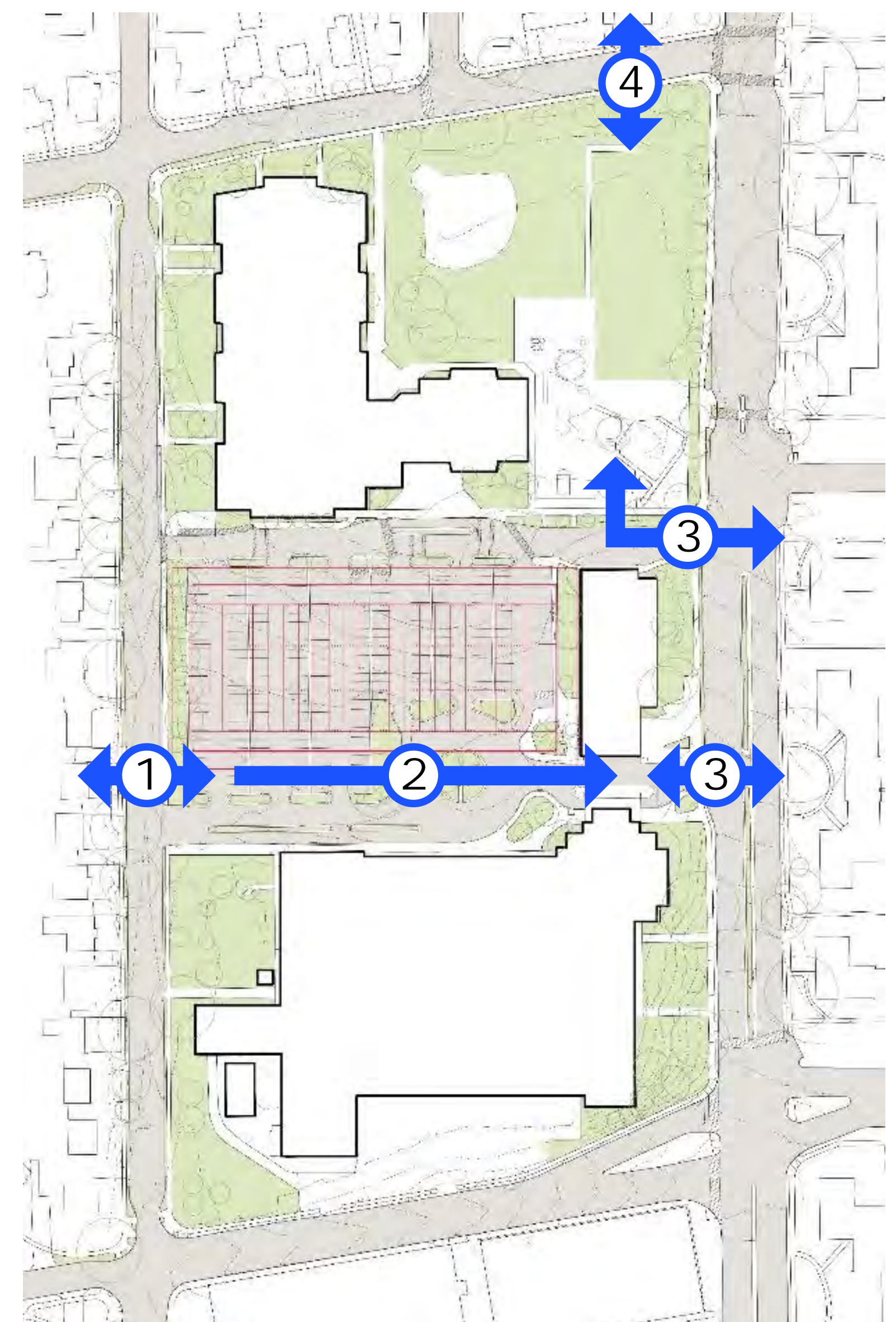
PARKING ACCESS POINT(S)

Option 1: In and Out on Highland St
• Can be combined with Option 3

Option 2: In on Highland St and Out on Walter Reed Dr
• Most likely right-out only

Option 3: In and Out on Walter Reed Dr
• Most likely right-in/right-out only
• Can be combined with Option 1

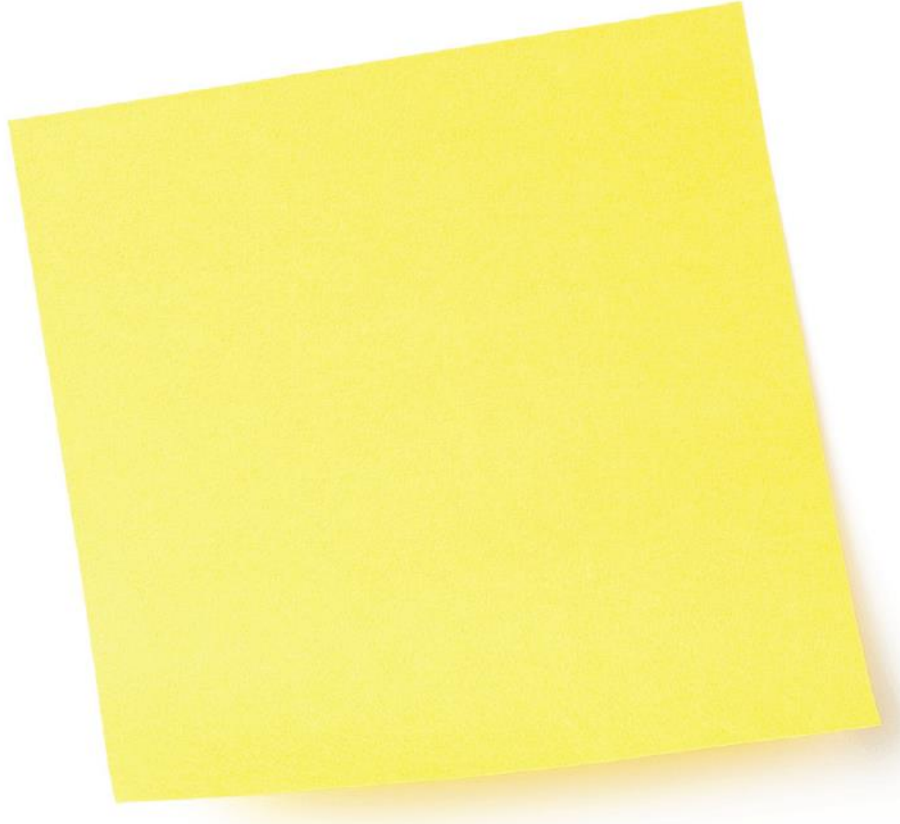
Option 4: In and Out on 7th St
• For above-grade scenarios (D1 & D2)





TRANSPORTATION AND PARKING

WHAT DO YOU THINK?





GROUP DESIGN EXERCISE

OVERVIEW

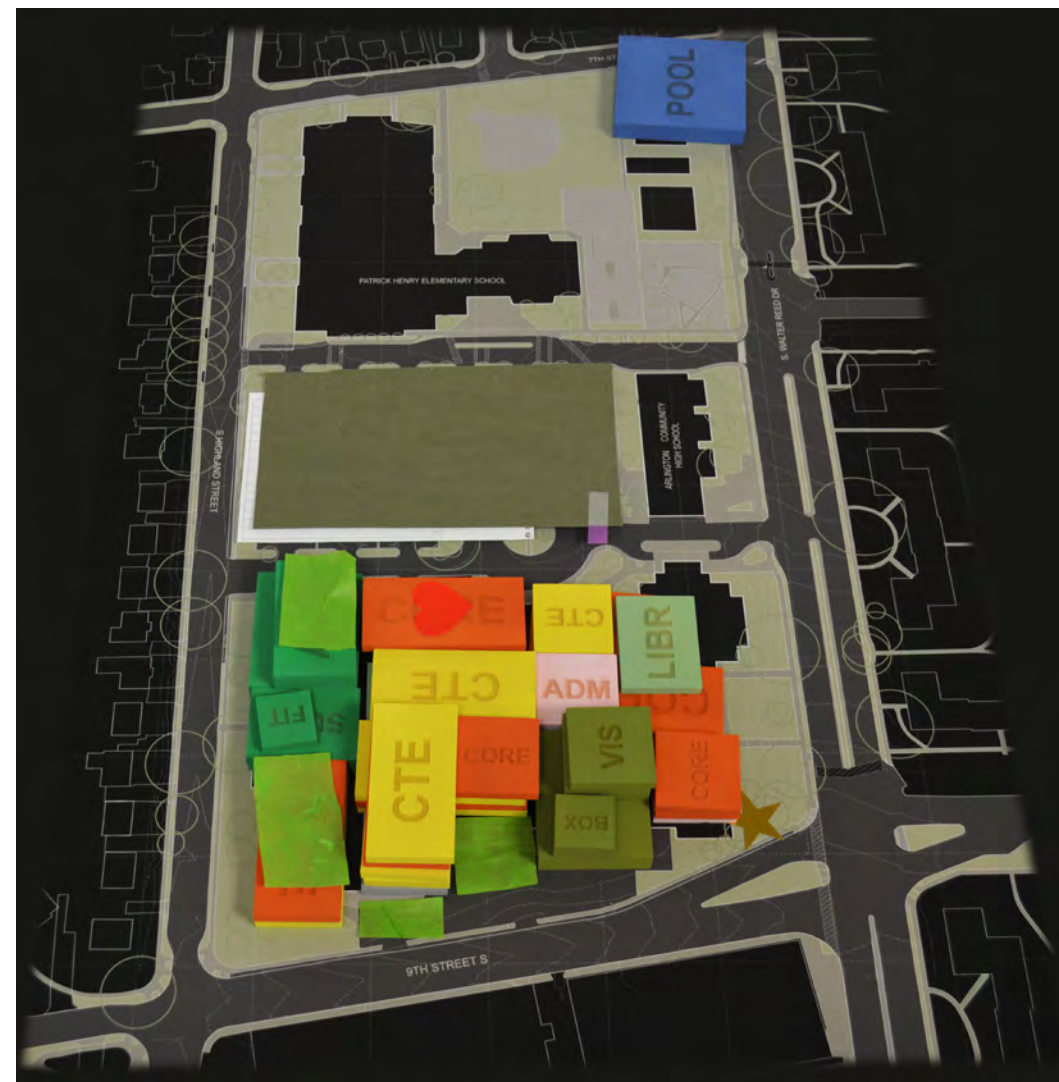
BLPC and PFRC committee members participated in a design charrette: a collaborative session to draft solutions to multiple design challenges. The ultimate goal was to generate visions of the future of ACC.

Utilizing the PFRC Principles of Civic Design, the CCWG Recommendations for massing and density, and ACC **Educational Specificaions as reference documents; committee members answered the following design challenges:**

- Where should ACC's front door be?
Thinking Site Access, Pedestrian Flows, Vehicular Flows.
- What are the ideal locations for ACC's primary community spaces (gym, auditorium, etc)?
Thinking Shared Usage, Afternoon/Weekend Programs, Security.
- How will proposed massing relate to ACC's phasing strategy?
Thinking CCWG Zoning Recommendations, Sensibility to Existing Building.



TEAM PROPOSALS AT A GLANCE



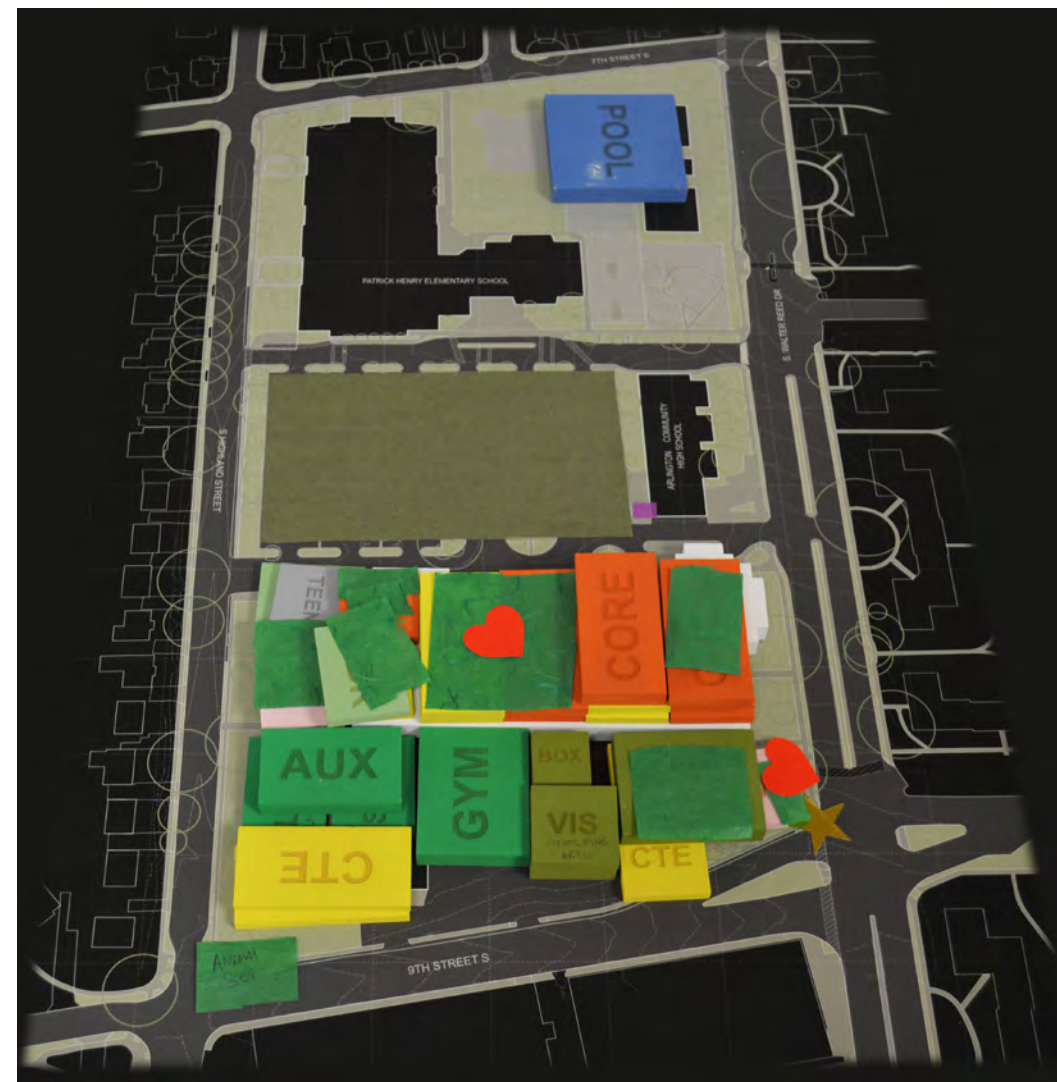
TEAM 1

- "pretty entrance"
- "entrance at 9th and Walter Reed"
- "dining and library is the heart"
- "green spaces on the roof"
- "black box off site"
- "underground parking"
- "pedestrian path to field"
- "pool underground"



TEAM 2

- "glassy auditorium on 2nd floor"
- "roof terrace"
- "entrance at 9th and Walter Reed"
- "shared program group along 9th street"
- "CTE and core instruction on 3rd floor would help phasing"
- "classroom in existing building"
- "massing step up toward Walter Reed"
- "CTE/auto tech along 9th st"



TEAM 3

- "commons near where students comes in"
- "art program close to entrance for community use"
- "entrance at 9th and Walter Reed"
- "gym close to field"
- "terrace space"
- "integrated core & CTE"
- "auto tech along 9th"
- "underground parking"
- "walk to field"
- "pool outside the current built space for phasing"



TEAM 4

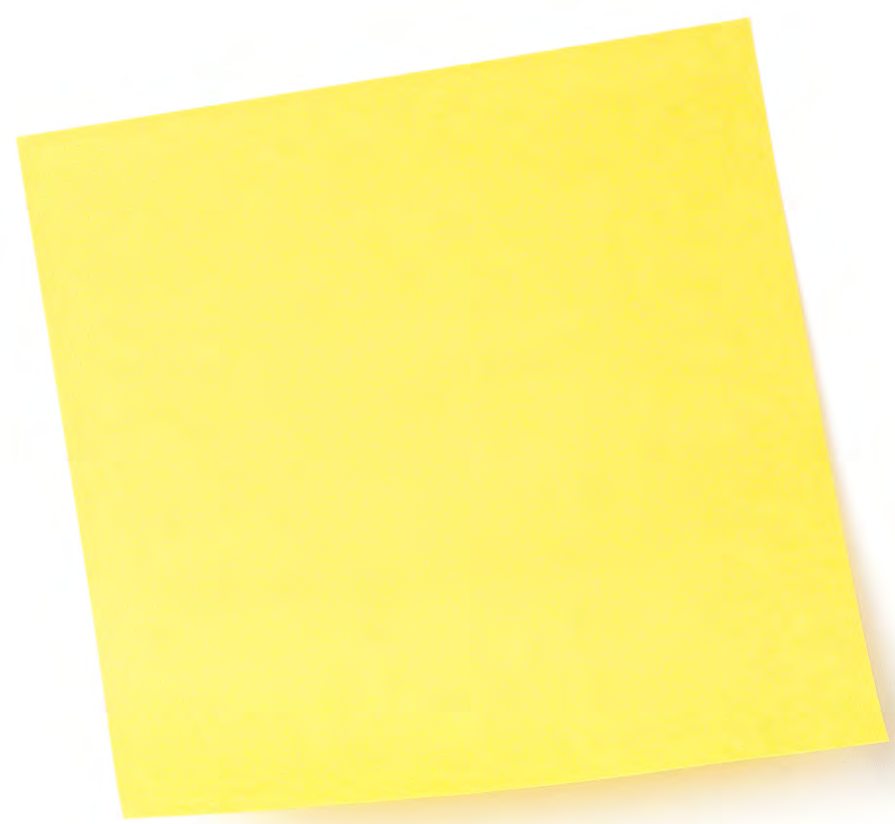
- "entrance for pool"
- "entrance for performance"
- "entrance for gym"
- "main entrance"
- "entrance at 9th and Walter Reed"
- "library look at green space"
- "as many green space as possible"
- "dining and culinary art close to each other"
- "pool underground"
- "CTE would be first phase, pool would be last phase"



TEAM 5

- "performance and auditorium separate because of noise"
- "entrance at 9th and Walter Reed"
- "lot of value of collaboration of core instruction and CTE"
- "no parking on site"
- "gym and some CTE in separate building"
- "green space"

WHAT DO YOU THINK?





GROUP DESIGN EXERCISE

REVEALING AREAS OF COMMON INTEREST

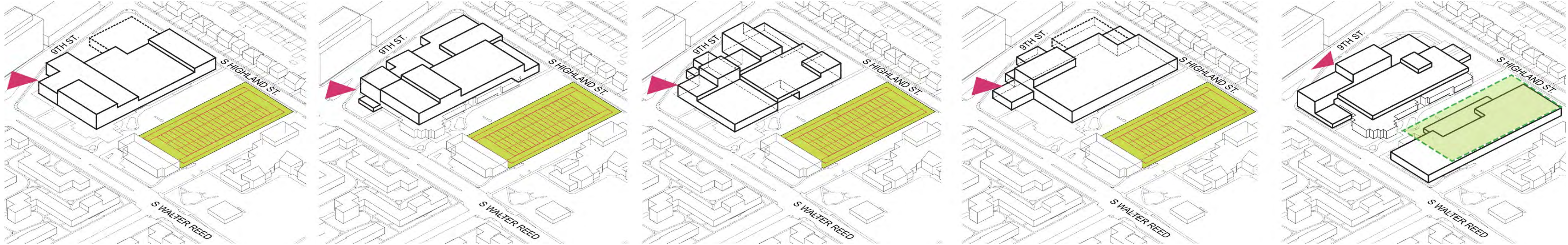
TEAM 1

TEAM 2

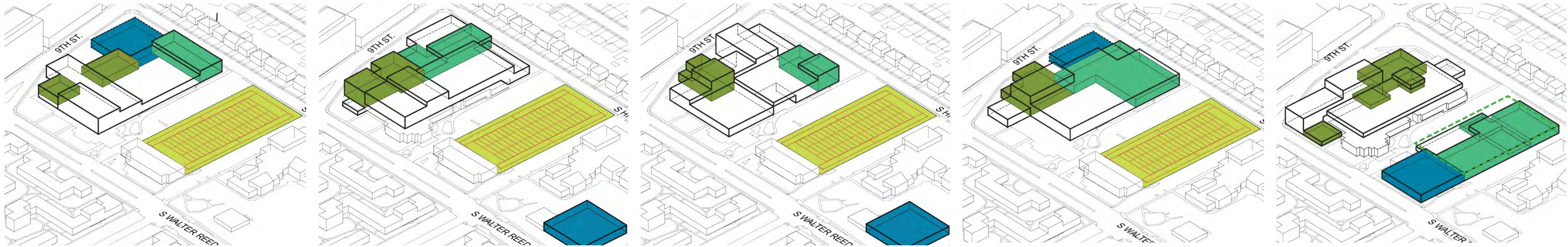
TEAM 3

TEAM 4

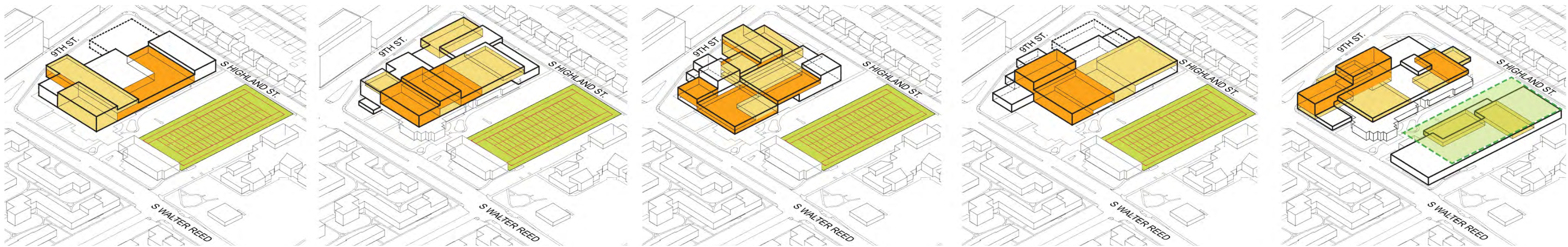
TEAM 5



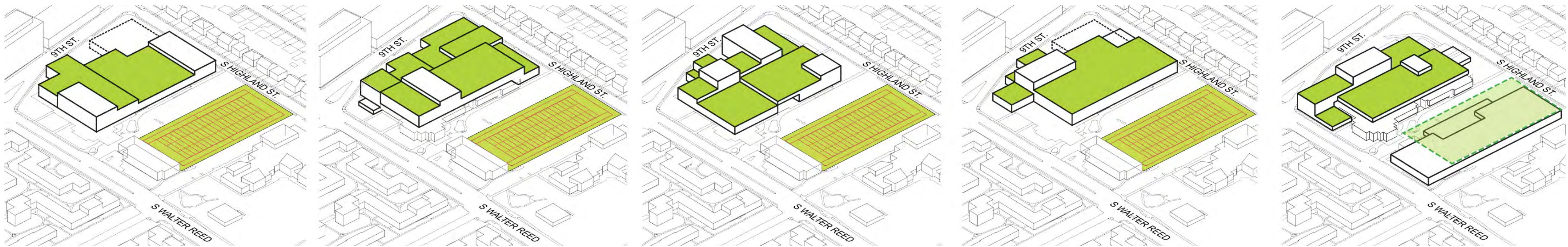
Front door should be in the vicinity of S Walter Reed and 9th Street, strengthening the connection to Columbia Pike!



Prominent Performing Arts along 9th. Multiple Approaches to Gym (Highland St and 9th). Pool: Connected to ACC or not.

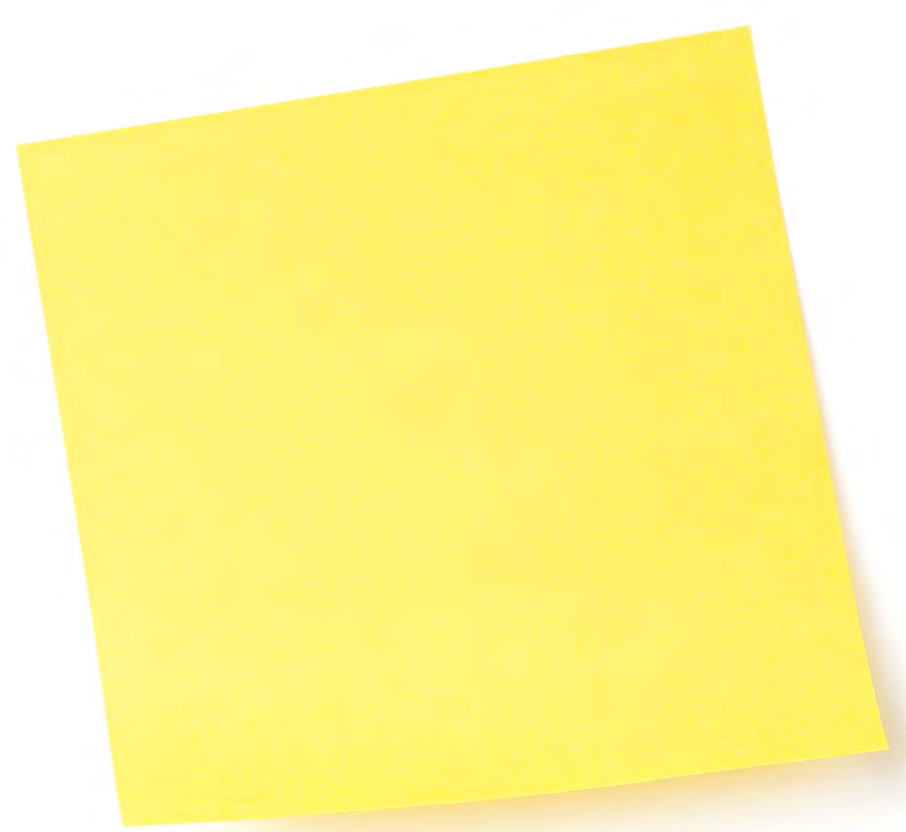


Integration of CTE into Core Academics. Making CTE part of early phases of construction. Location of Autotech near Highland.



As much green area as possible. Ample terrace spaces. Access to natural light.

WHAT DO YOU THINK?

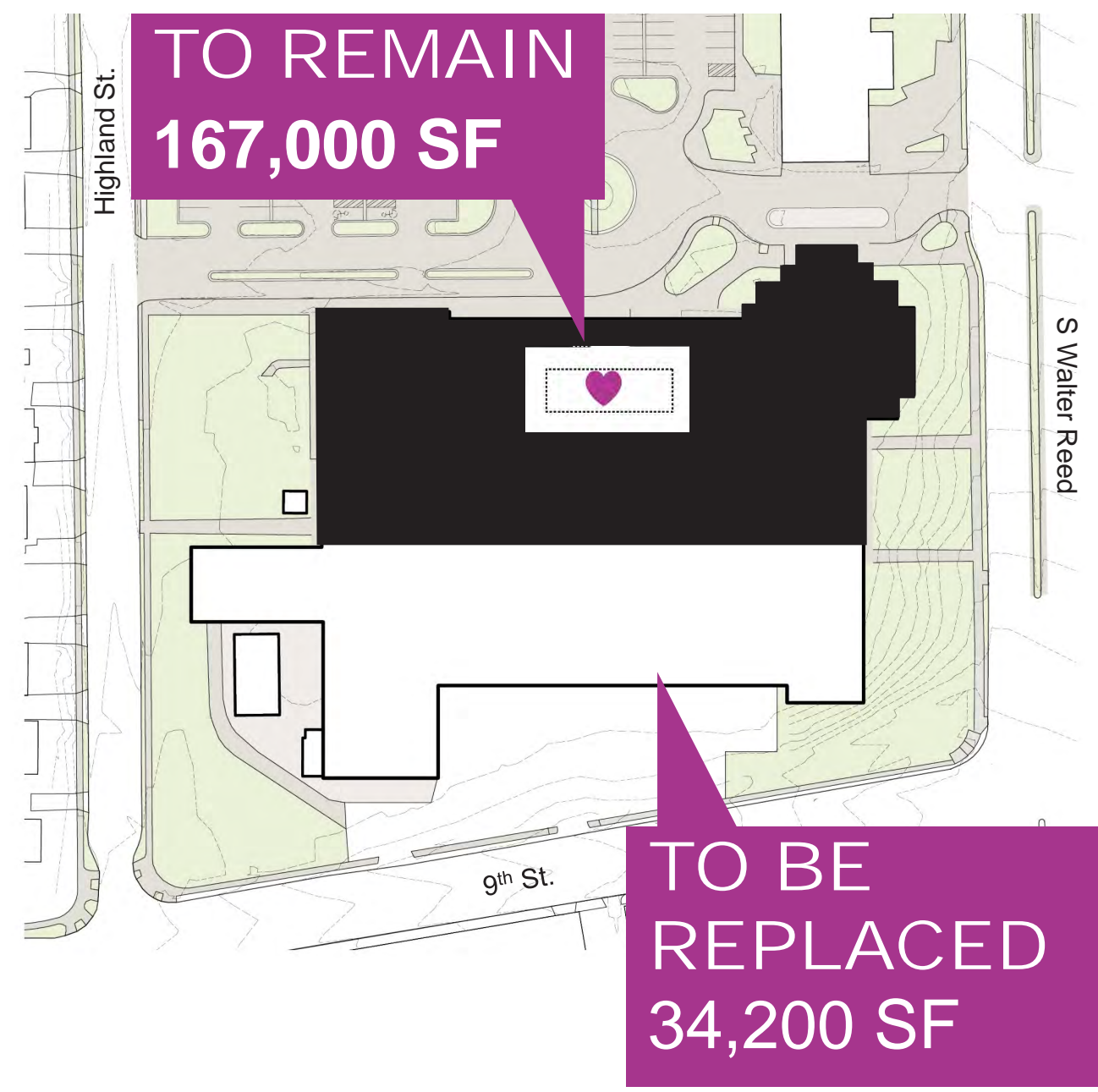


- CORE
- CTE
- PERF. ARTS
- ATHLETICS
- POOL



ACC CONCEPT DESIGN DRIVERS

HOW MUCH SF IS NEEDED?



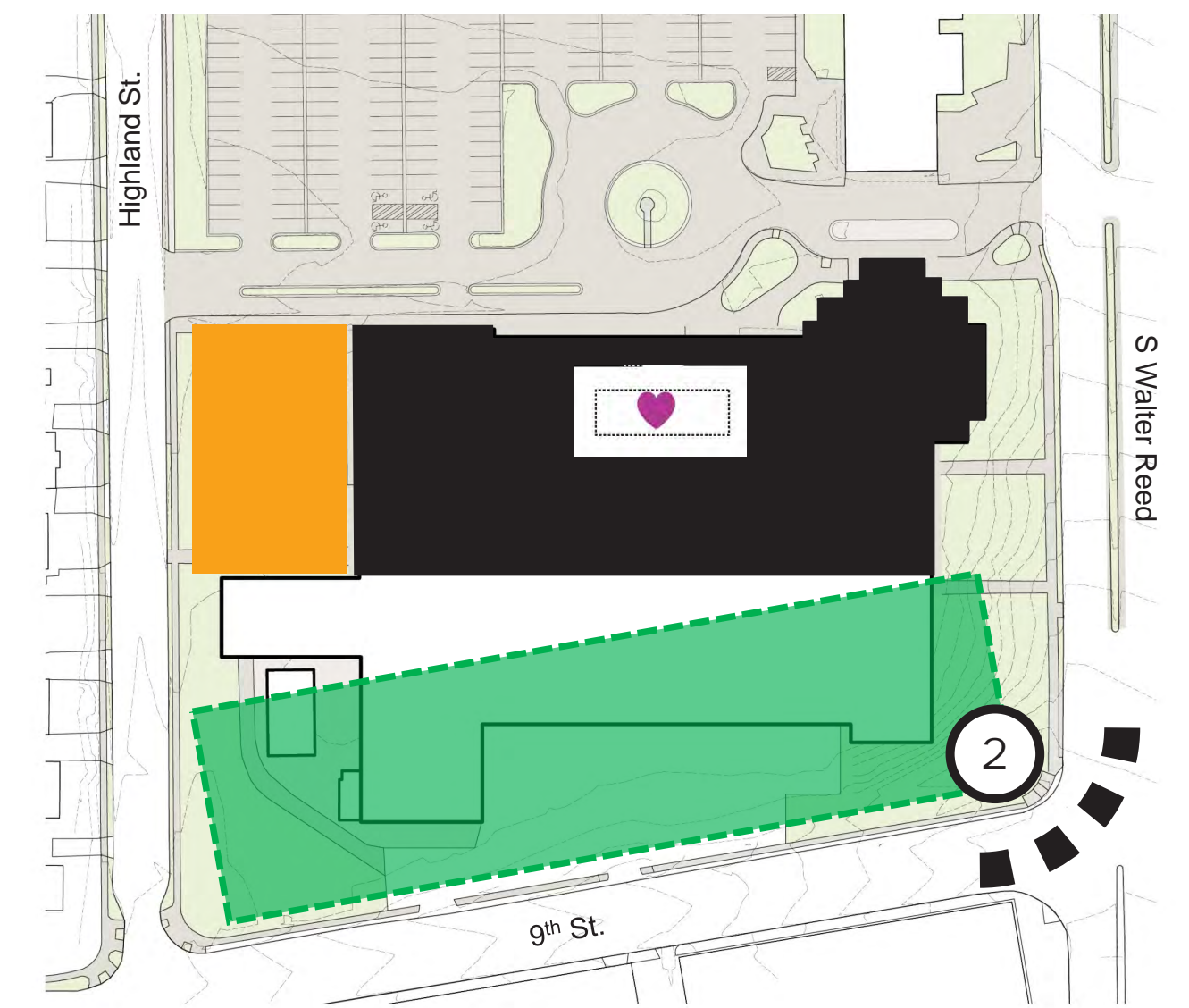
The amount of square footage (SF) needed to allocate the space program recommended in the ACC Ed Specs is calculated as follows:

$$\begin{array}{r}
 370,832 \text{ SF (ED SPEC SPACE PROGRAM)} \\
 -167,000 \text{ SF (EXISTING)} \\
 \hline
 =203,832 \text{ SF}
 \end{array}$$

CONCEPT DESIGN DRIVERS

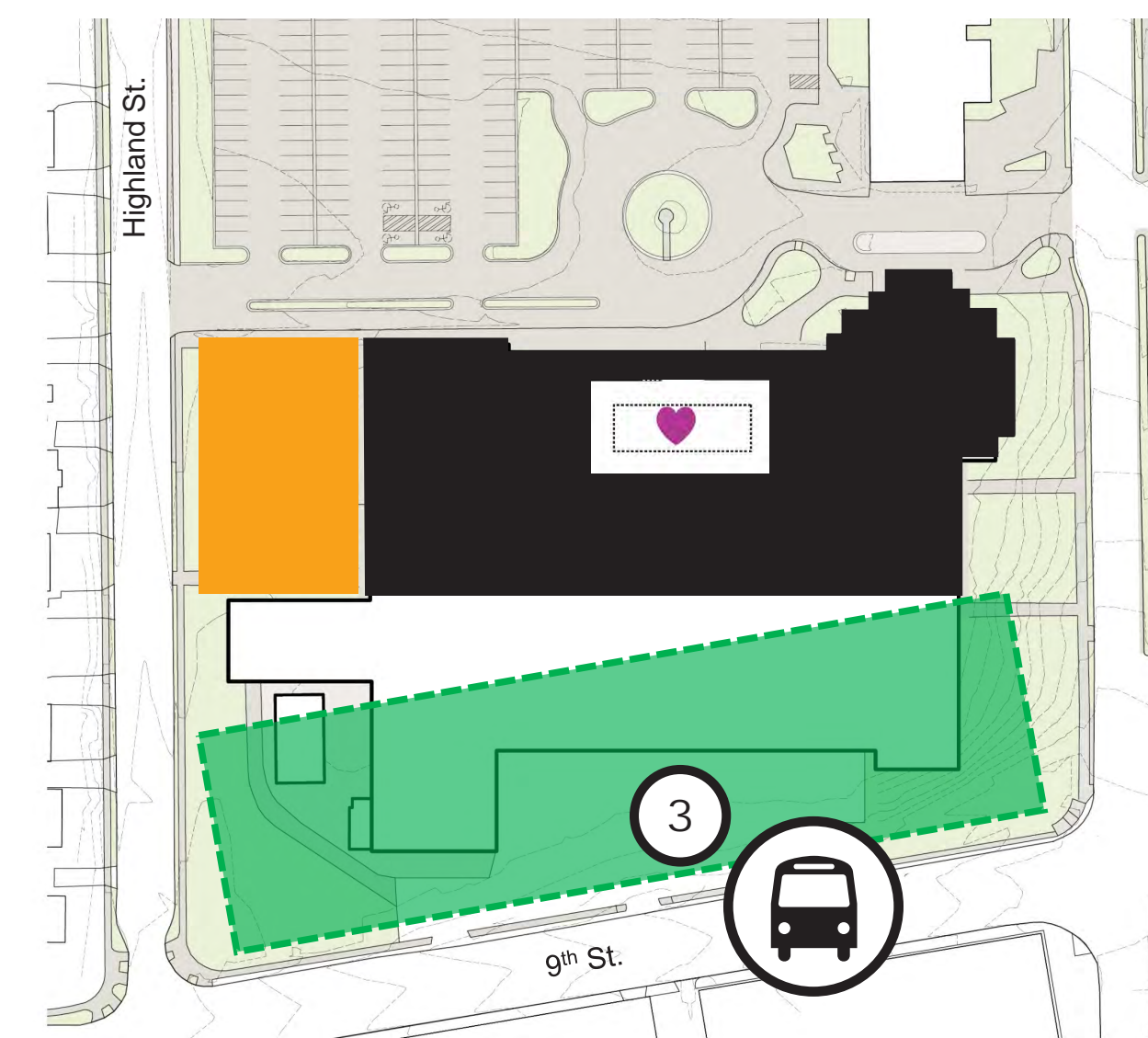
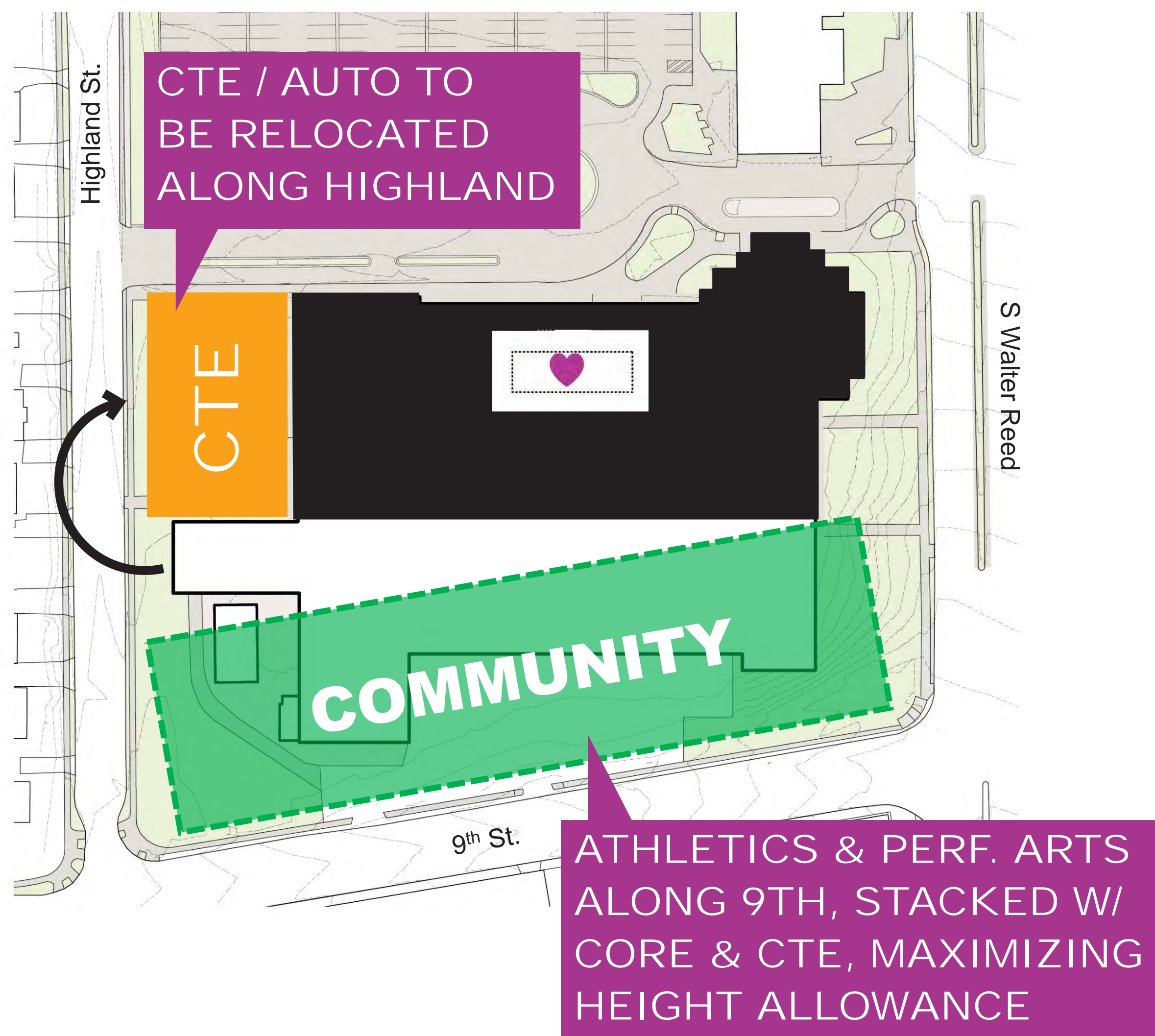


1. Circulation pattern connecting building.



2. Formal Entry at 9th St. and Walter Reed.

AREAS OF CONSENSUS



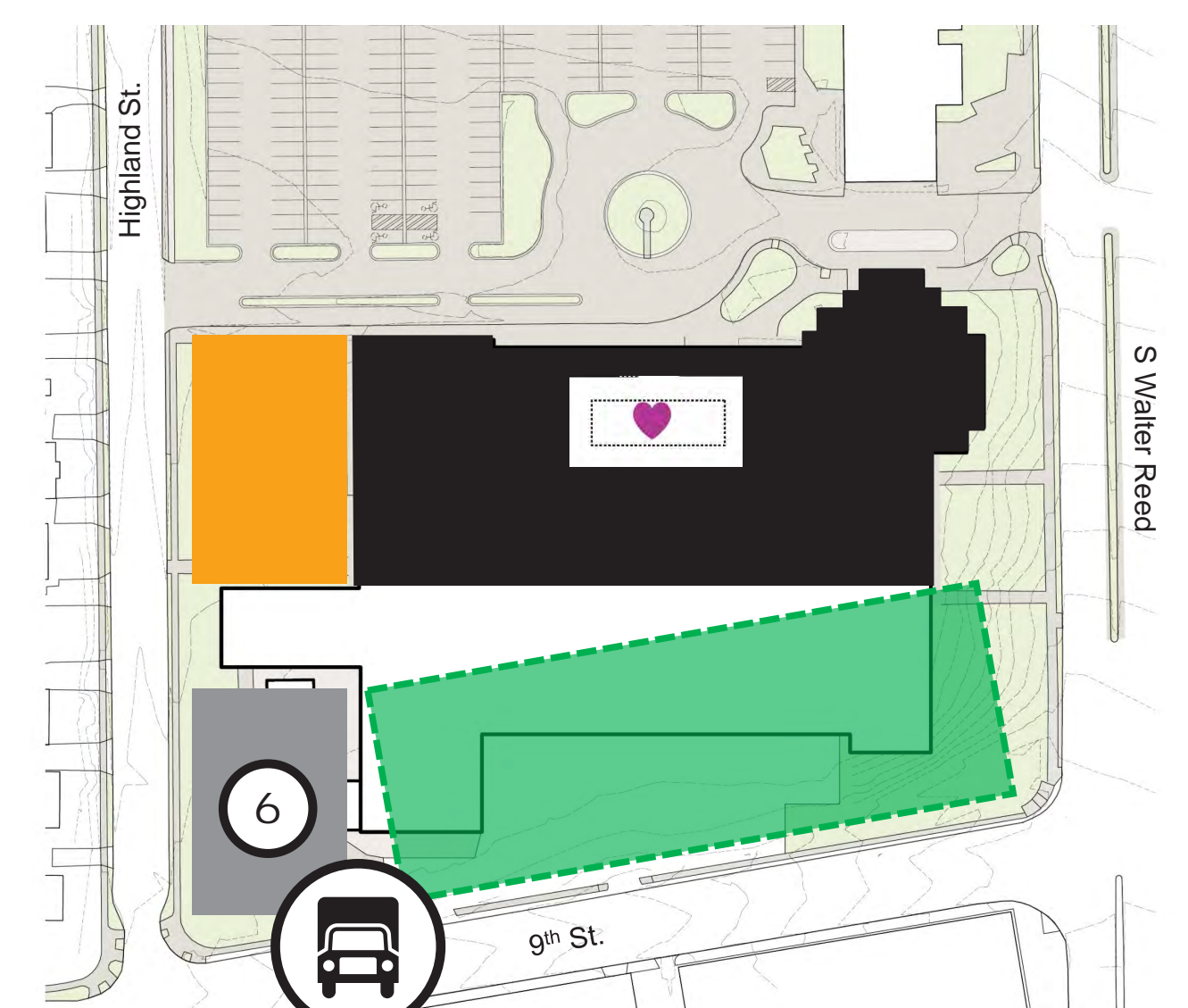
3. Bus loading/unloading along 9th St.



4. 8'-10' slope from Highland St to Walter Reed.



5. Tree Preservation.



6. Service Location.

WHAT DO YOU THINK?

