ACC EXPANSION

BLPC/PFRC JOINT MEETING #10

FEBRUARY 26, 2020

Arlington Public Schools

Stantec

WELCOME

PROJECT UPDATES

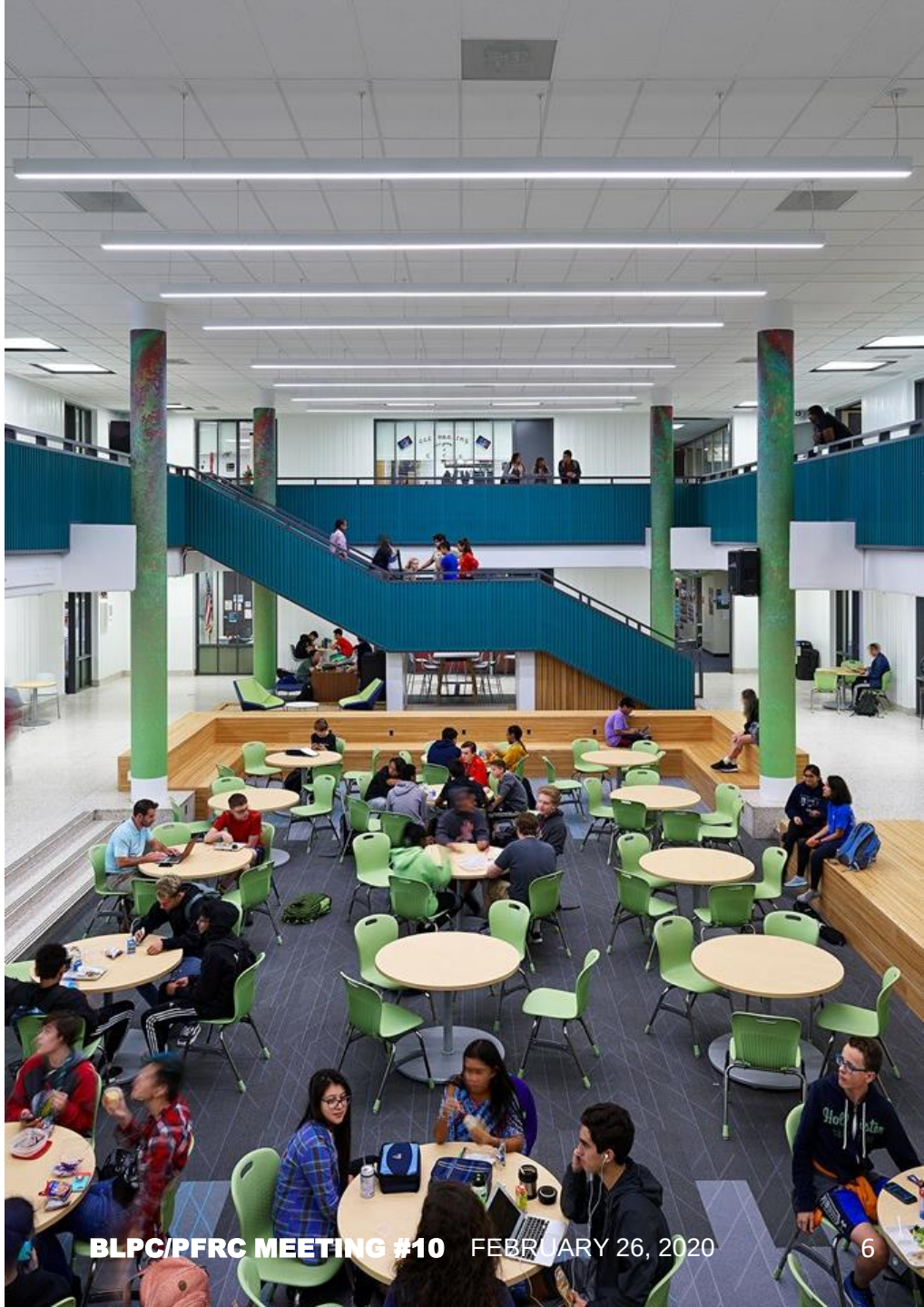
PROJECT UPDATES

1. February 24, 2020: BLPC/PFRC leadership meeting
2. February 26, 2020: presentation to ACC staff

AGENDA

AGENDA

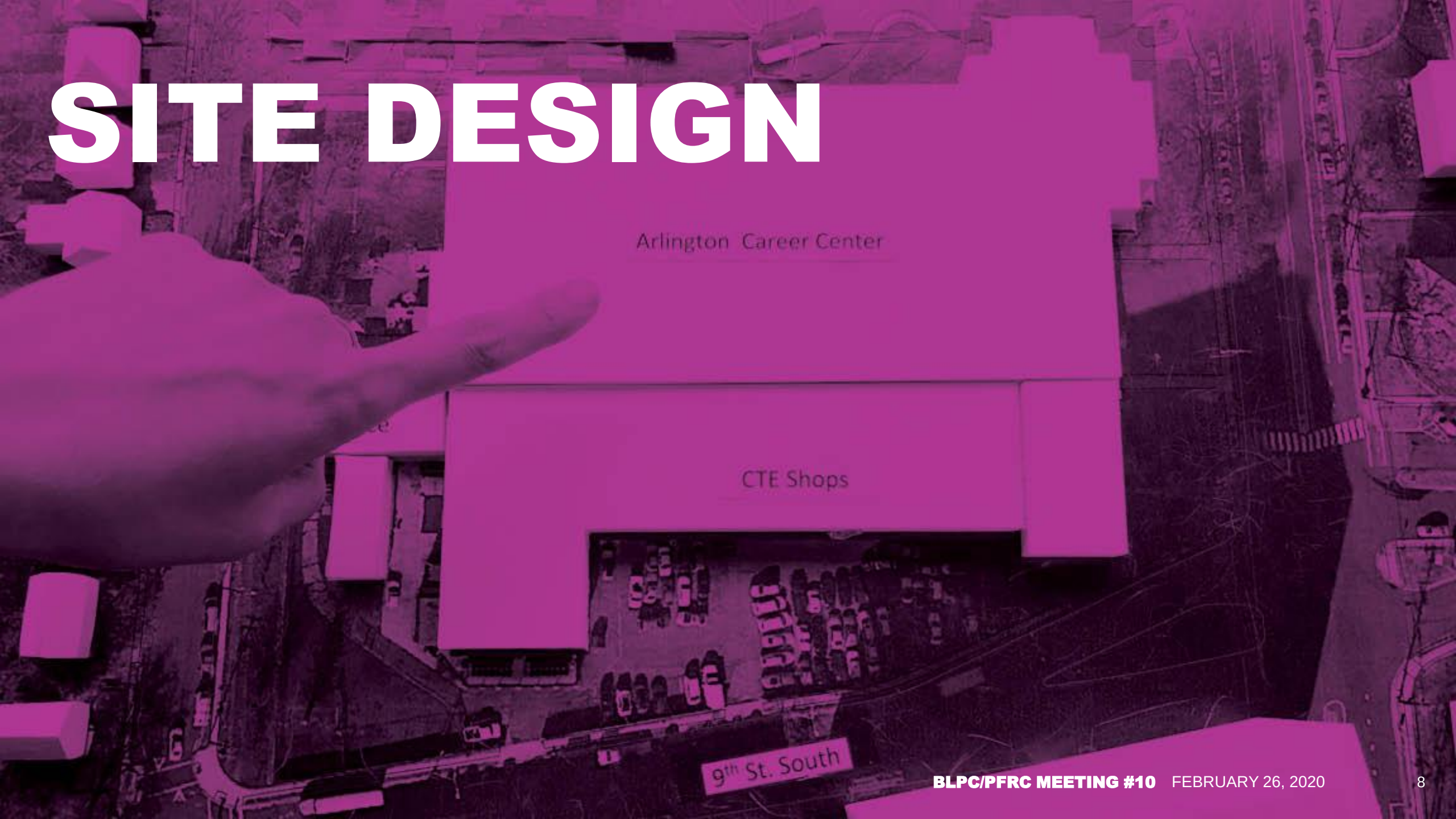
1. Welcome
2. Project Updates
3. Site Design
    - Bus Loading/Unloading
    - Parent Pick-Up/Drop-Off
    - Multi-Modal Connections
    - Site Development
    - Parking
    - Storm Water Management
4. Public Comment
5. Adjourn



WHAT WE HEARD

1. Building accessible circulation
2. Biophilic principles
3. Potential use of roof area
4. Potential future connection with S. Garfield St.
5. Five floor building addition vs. third floor above existing building
6. Other sports amenities on site
7. Program/capacity
8. Cost

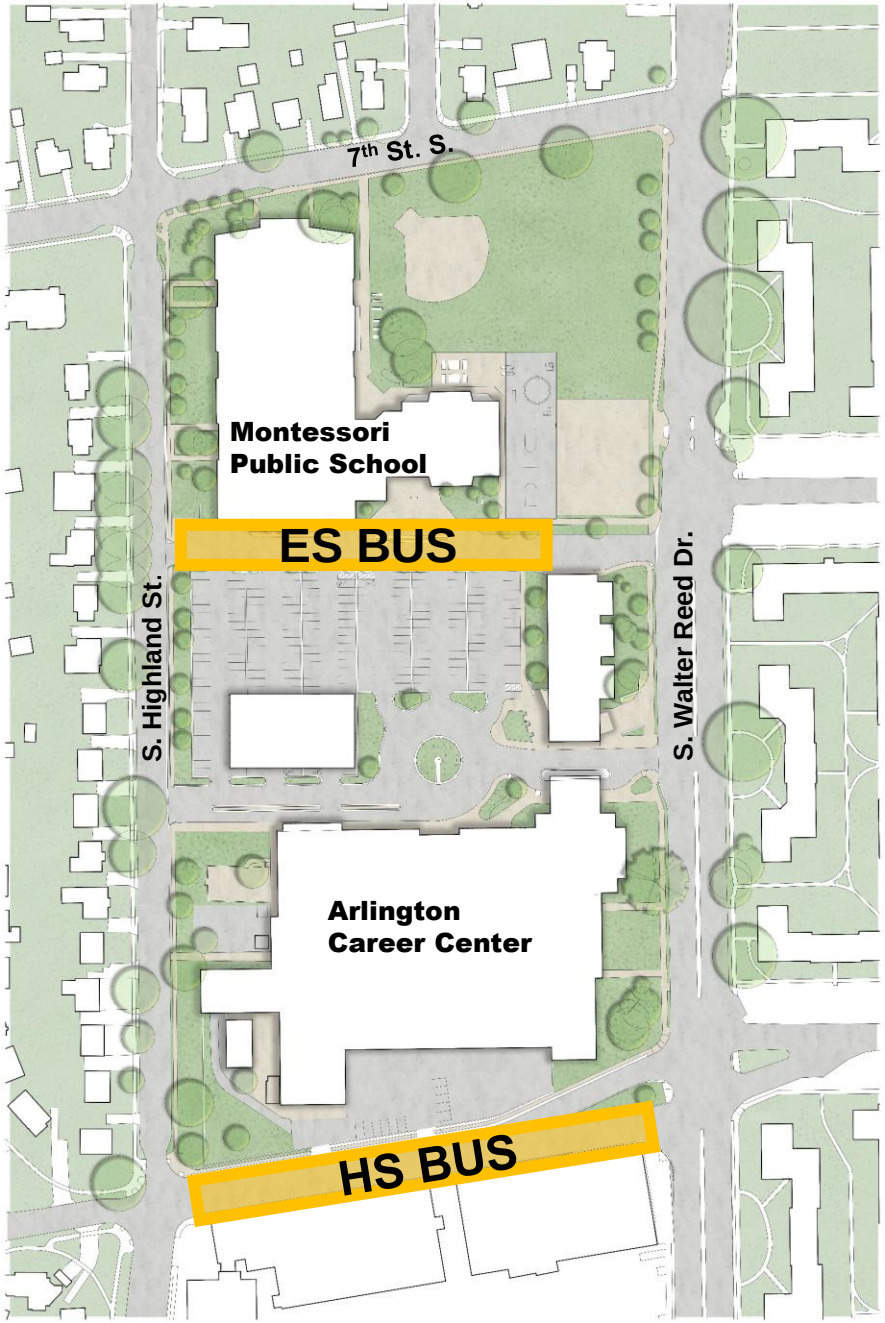
SITE DESIGN



BUS LOADING/UNLOADING

LOADING/UNLOADING
RECOMMENDATION

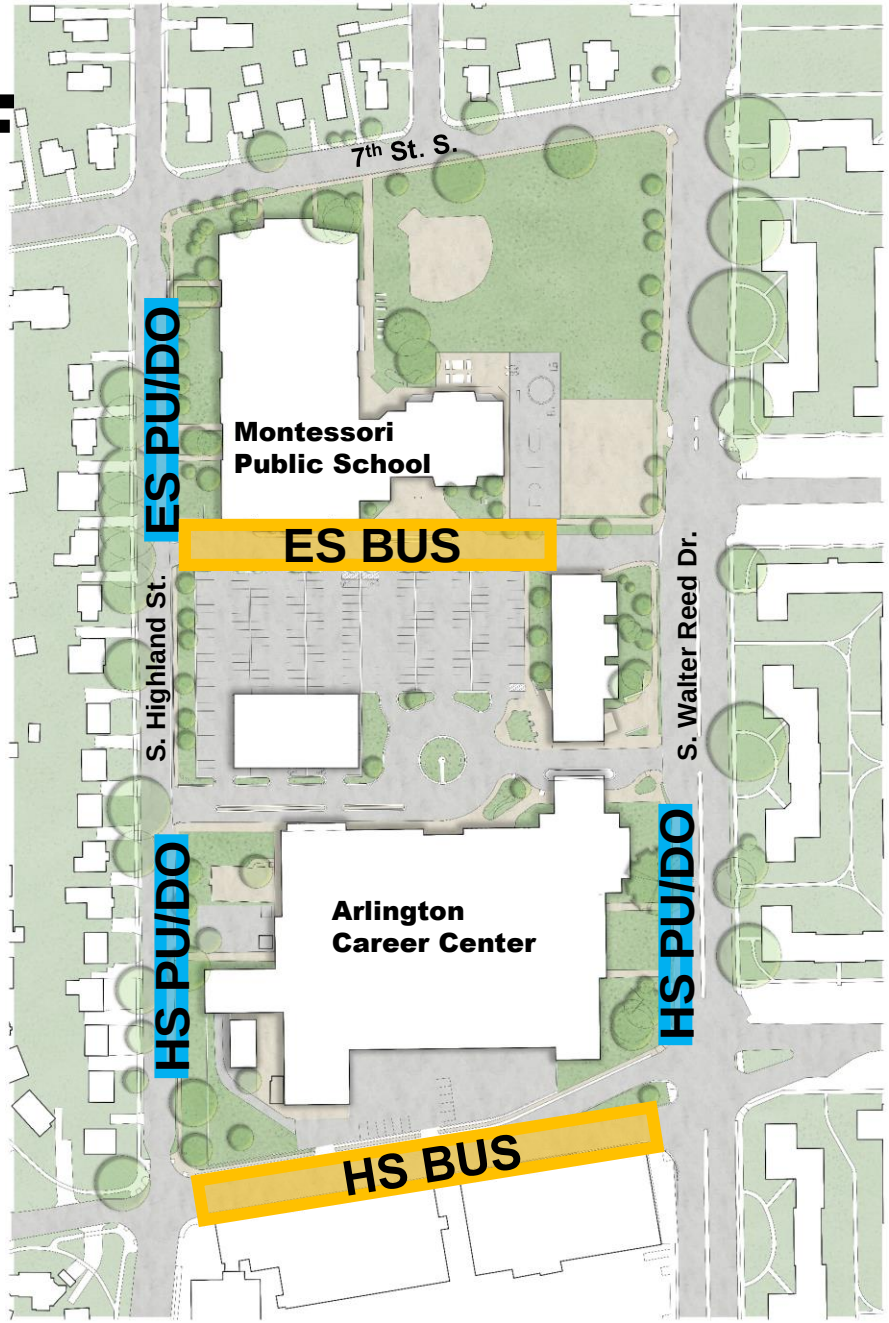
- Montessori Public School bus loading/unloading to remain in existing location
- Arlington Career Center bus loading/unloading to occur on 9th. St. S. (likely street closure at dismissal)
- Widen sidewalk on north side of 9th St. S.



PARENT PICK-UP/DROP-OFF

PARENT PICK-UP / DROP-OFF RECOMMENDATION

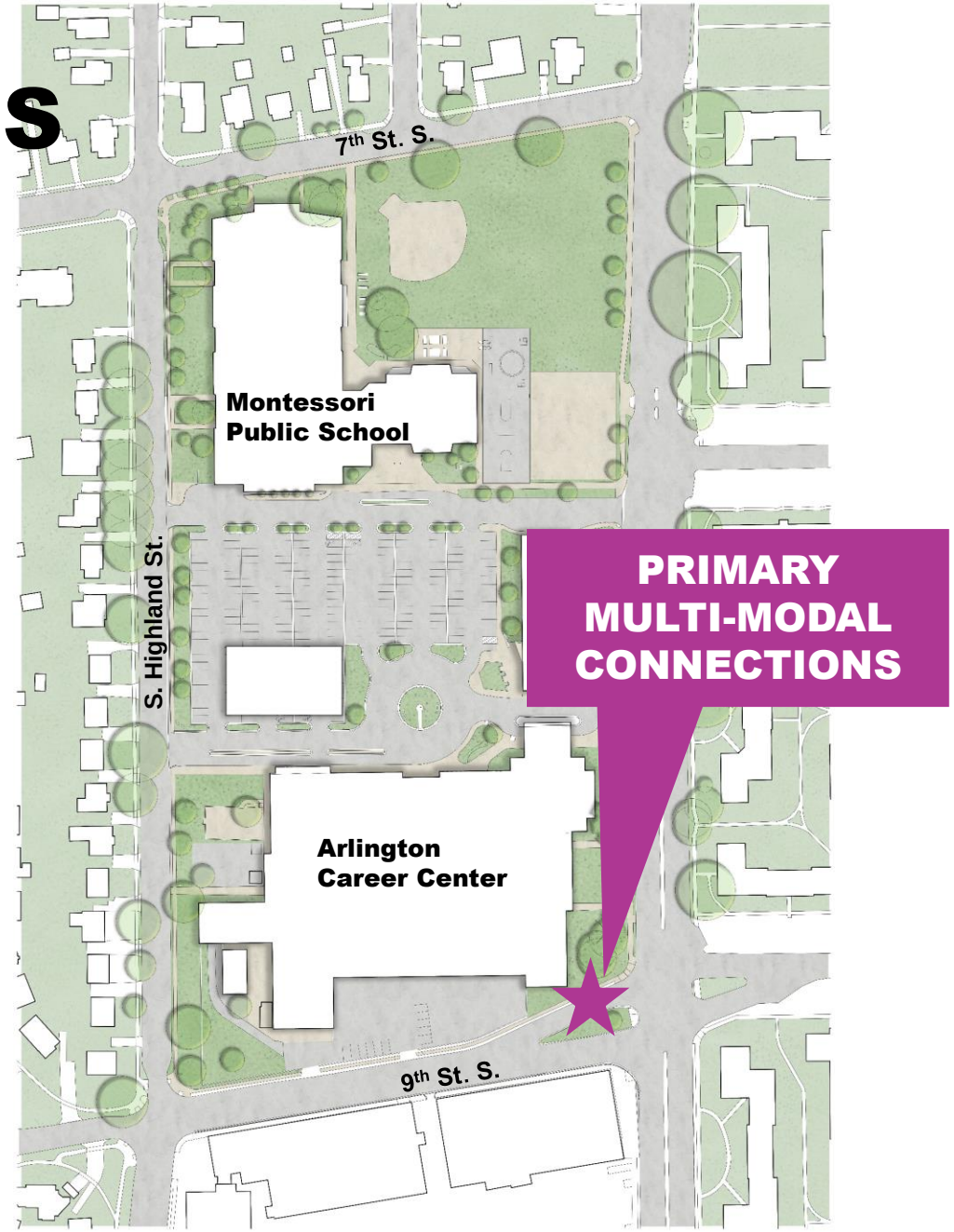
- Montessori Public School PU/DO to remain on S. Highland St.
- Arlington Career Center PU/DO is expected to occur on S. Walter Reed Dr. and/or S. Highland St.



MULTI-MODAL CONNECTIONS

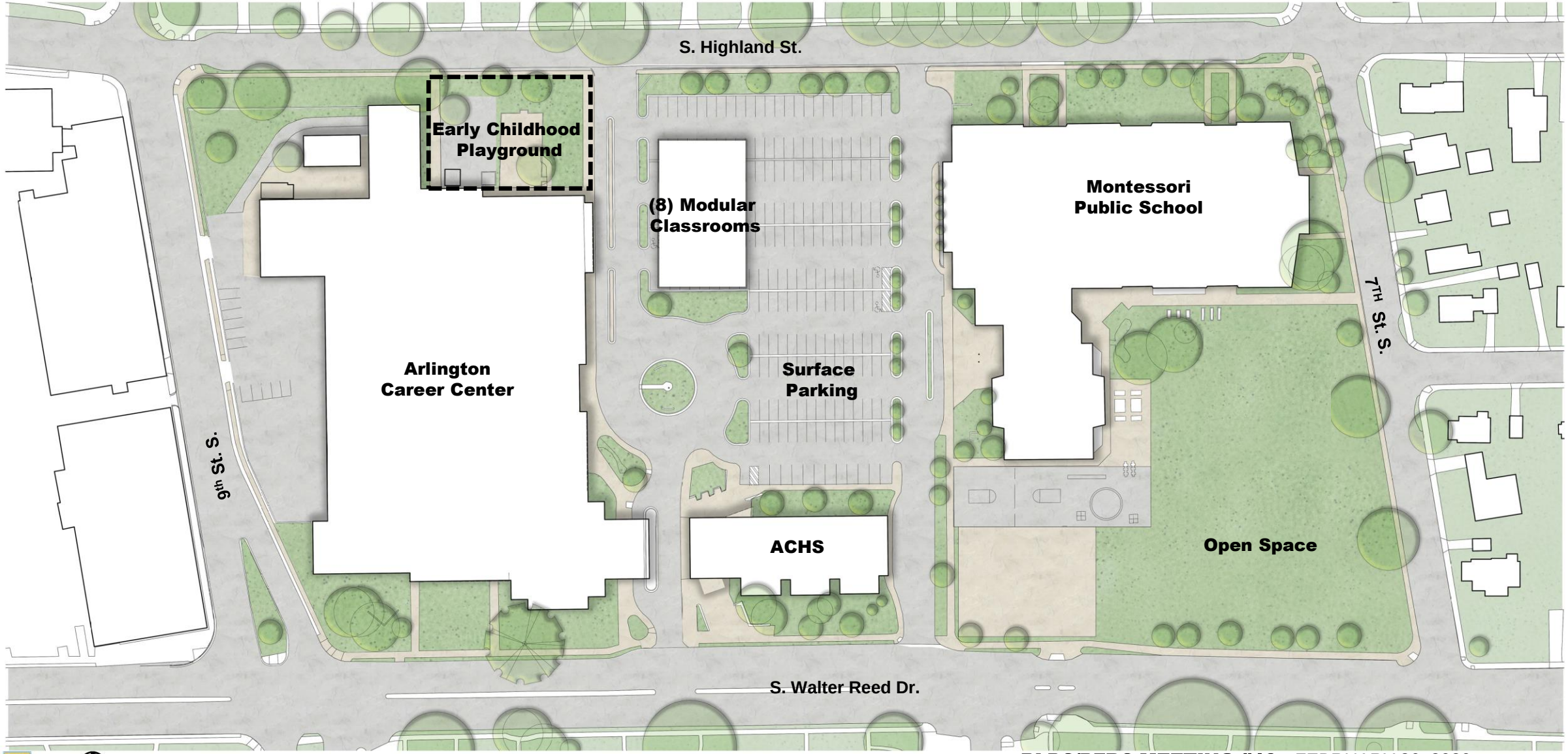
MULTI-MODAL CONNECTIONS
RECOMMENDATION

- Orient bike/ped/transit users to S. Walter Reed Dr. and the front door
- Distribute bike parking near front door, open space, and the perimeter of the site
- Minimize curb cuts on S. Walter Reed Dr.
- Work with County on S. Walter Reed Dr. “Complete Streets” program

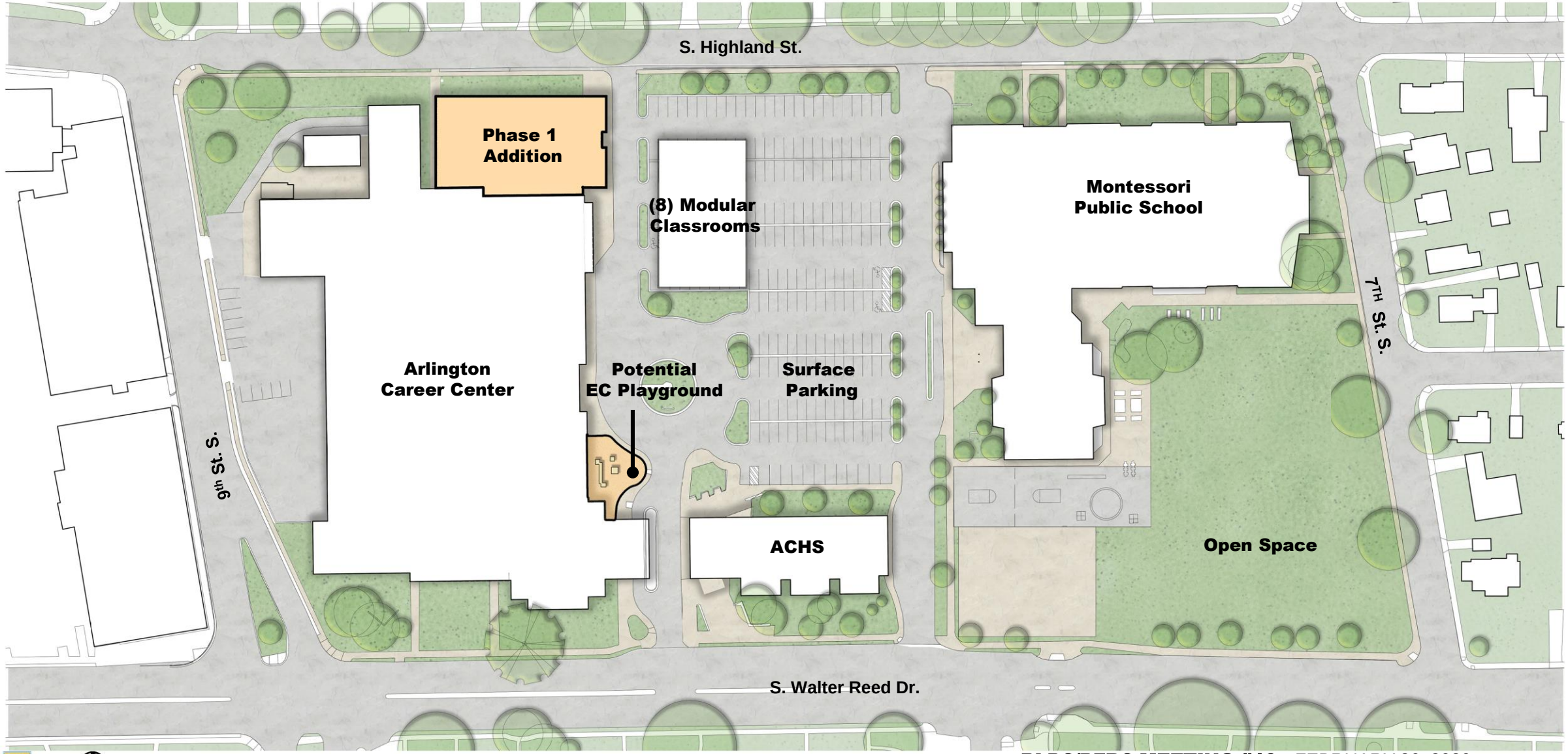


SITE DEVELOPMENT

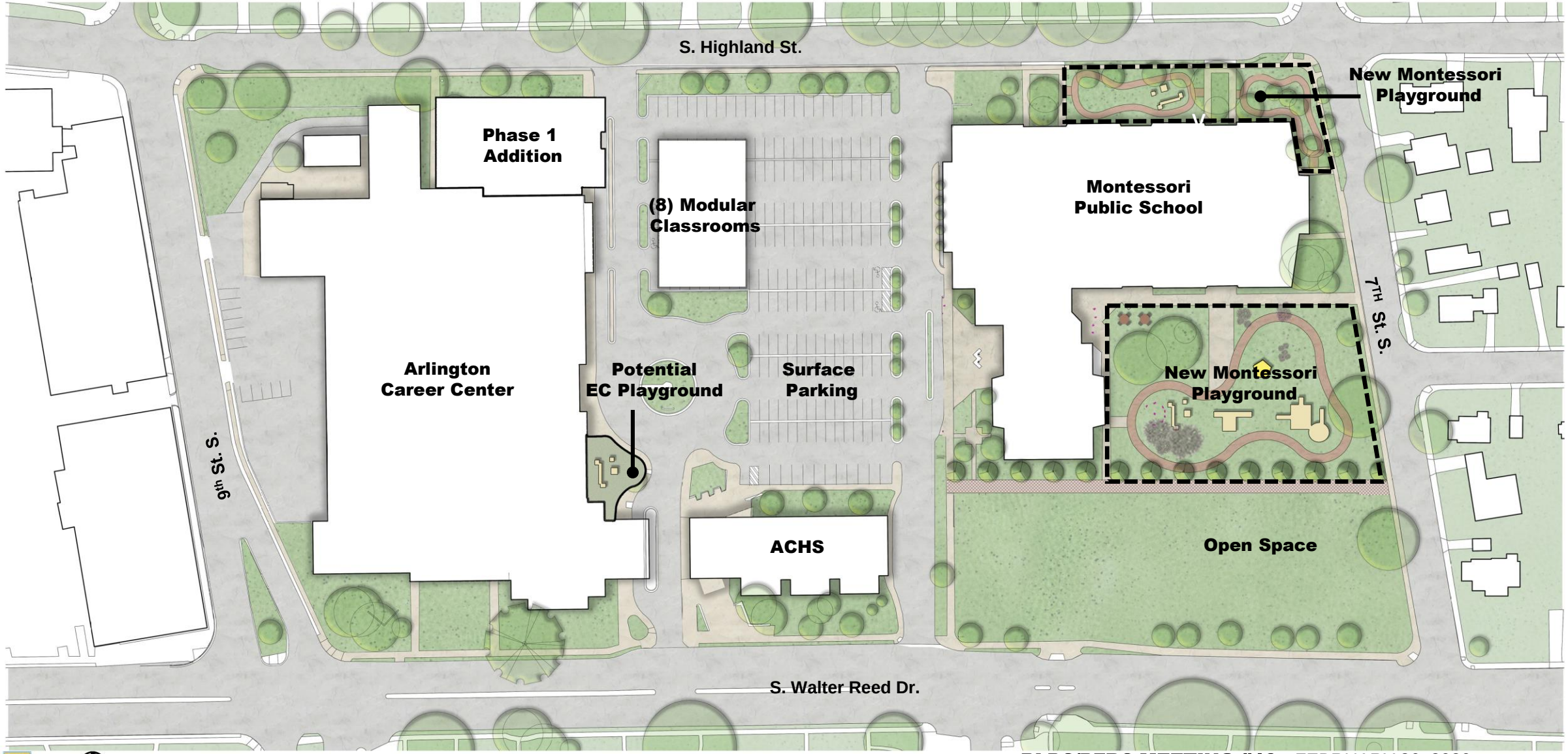
EXISTING CONDITIONS



STEP 1


S. Highland St.
Phase 1 Addition
(8) Modular Classrooms
Montessori Public School
7TH St. S.
Arlington Career Center
Potential EC Playground
Surface Parking
9th St. S.
ACHS
Open Space
S. Walter Reed Dr.

STEP 1


S. Highland St.
Phase 1 Addition
(8) Modular Classrooms
Arlington Career Center
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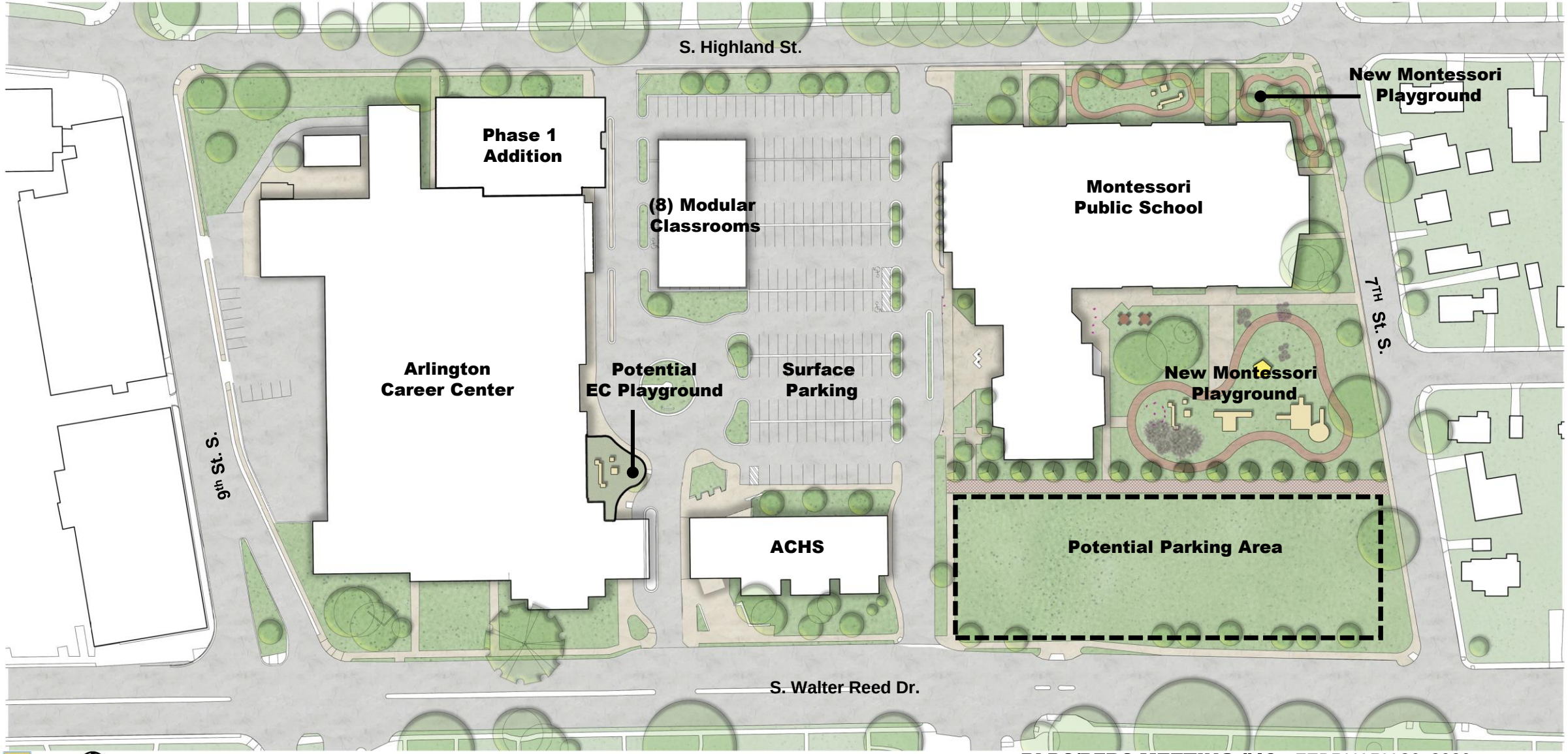
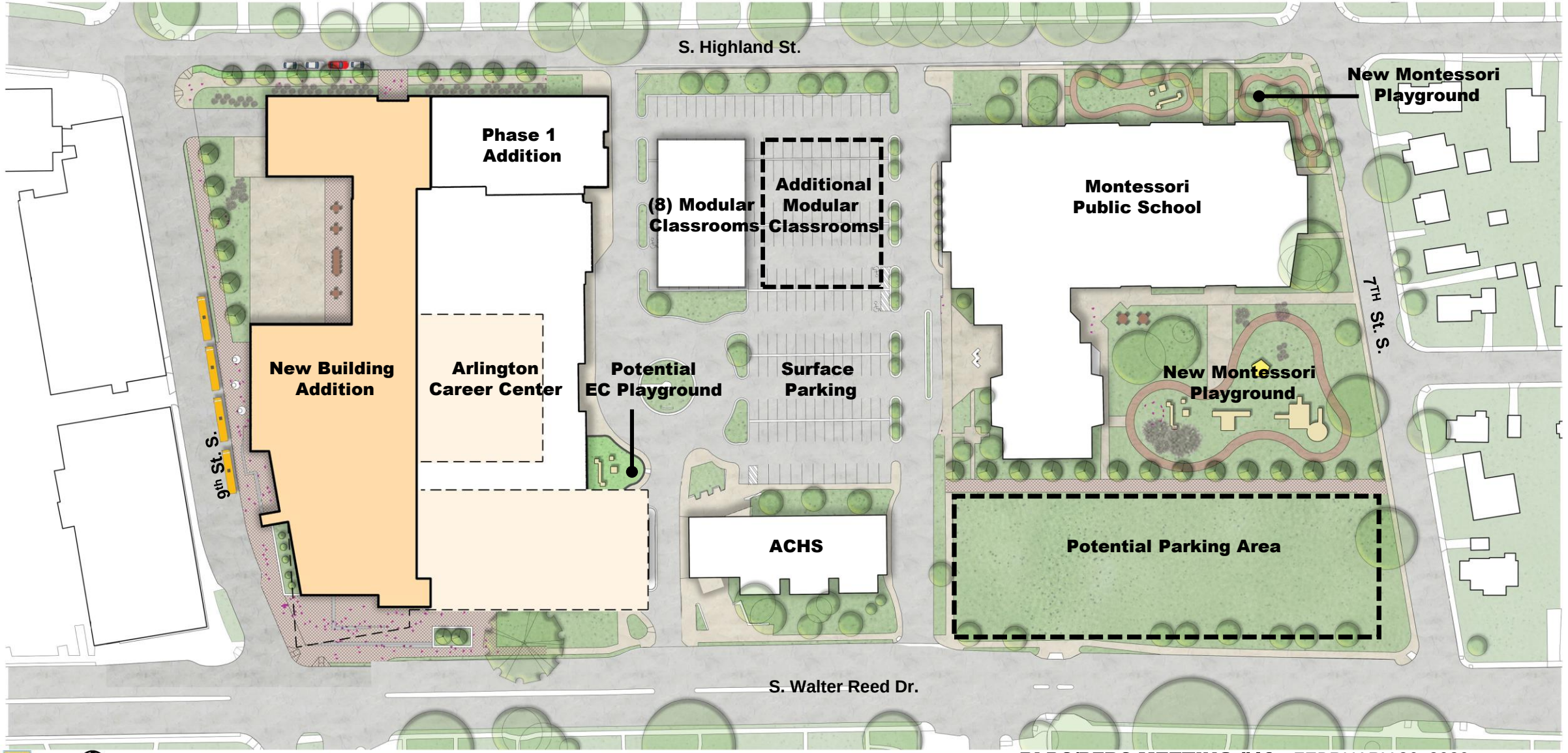
9th St. S.
Montessori Public School
New Montessori Playground
7TH St. S.
New Montessori Playground
Open Space

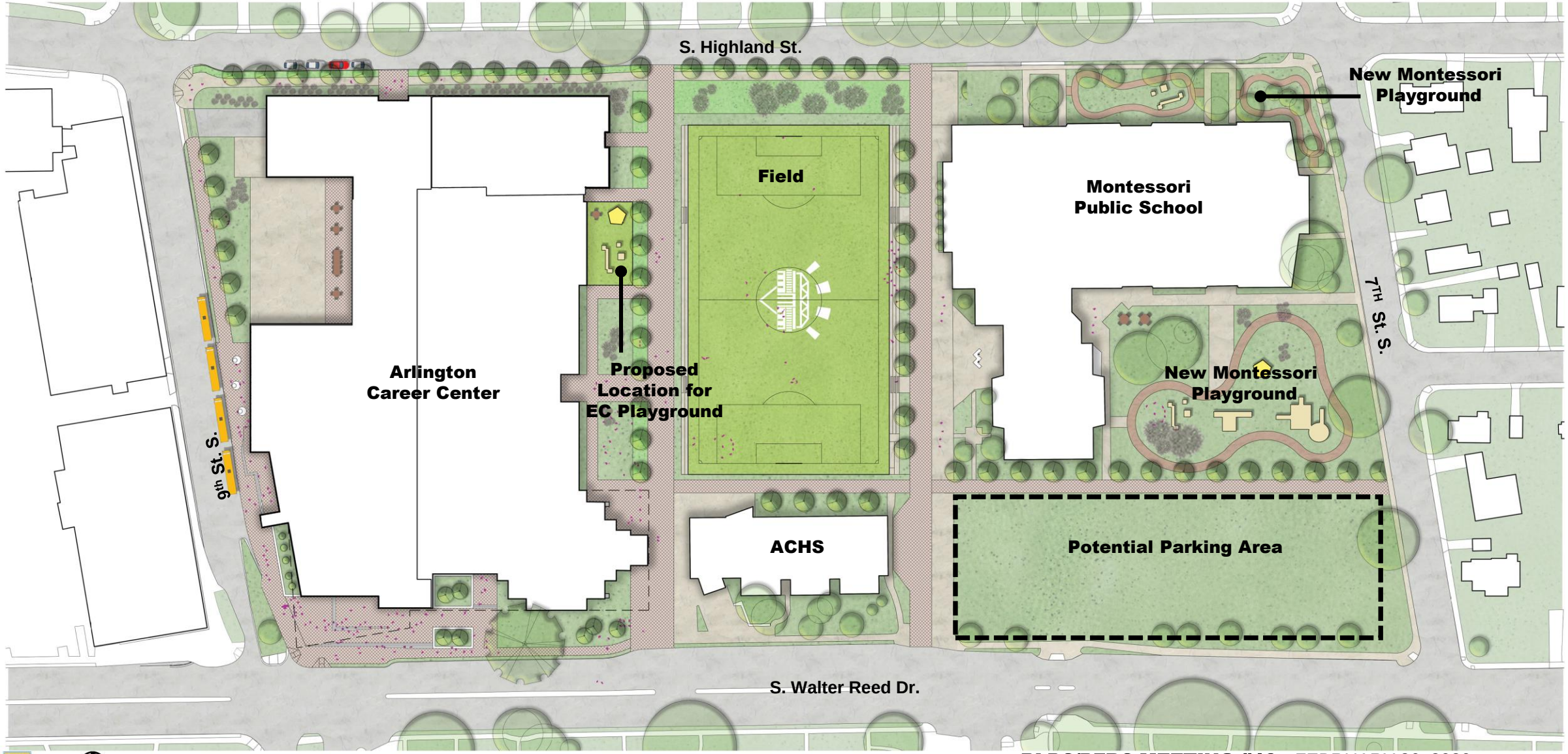
STEP 1


S. Highland St.
Phase 1 Addition
(8) Modular Classrooms
New Montessori Playground
Montessori Public School
7TH St. S.
Arlington Career Center
Potential EC Playground
Surface Parking
New Montessori Playground
9th St. S.
ACHS
Potential Parking Area
S. Walter Reed Dr.

STEP 2


S. Highland St.
New Montessori Playground
Phase 1 Addition
(8) Modular Classrooms
Additional Modular Classrooms
Montessori Public School
7TH St. S.
New Building Addition
Arlington Career Center
Potential EC Playground
Surface Parking
New Montessori Playground
9th St. S.
ACHS
Potential Parking Area
S. Walter Reed Dr.

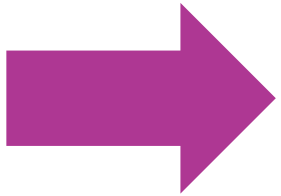
STEP 3


S. Highland St.
New Montessori Playground
Field
Montessori Public School
Arlington Career Center
Proposed Location for EC Playground
7TH St. S.
New Montessori Playground
9th St. S.
ACHS
Potential Parking Area
S. Walter Reed Dr.

PARKING

PARKING DEMAND
RECOMMENDATION

Accommodate all peak "school day" parking demand on-site (with TDM projections)



- **HS Staff (ACC and ACHS)**
- **ES Staff**
- **HS Students (All Programs)**
- **Library and Visitors**

PARKING DEMAND

Demand Range (2PM Peak):	
HS Staff (ACC & ACHS):	210-247
ES Staff:	72-79
HS Students (All Programs):	85-135
Library/Visitors:	35
	Total: 402-496

PARKING DEMAND
RECOMMENDATION

Demand Range (2PM Peak):	
HS Staff (ACC & ACHS):	210-247
ES Staff:	72-79
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	Total: 402-496

Recommended Demand (2PM Peak):	
HS Staff (ACC & ACHS):	210
ES Staff:	72
HS Students (All Programs):	103
Library/Visitors:	35
	Total: 420*

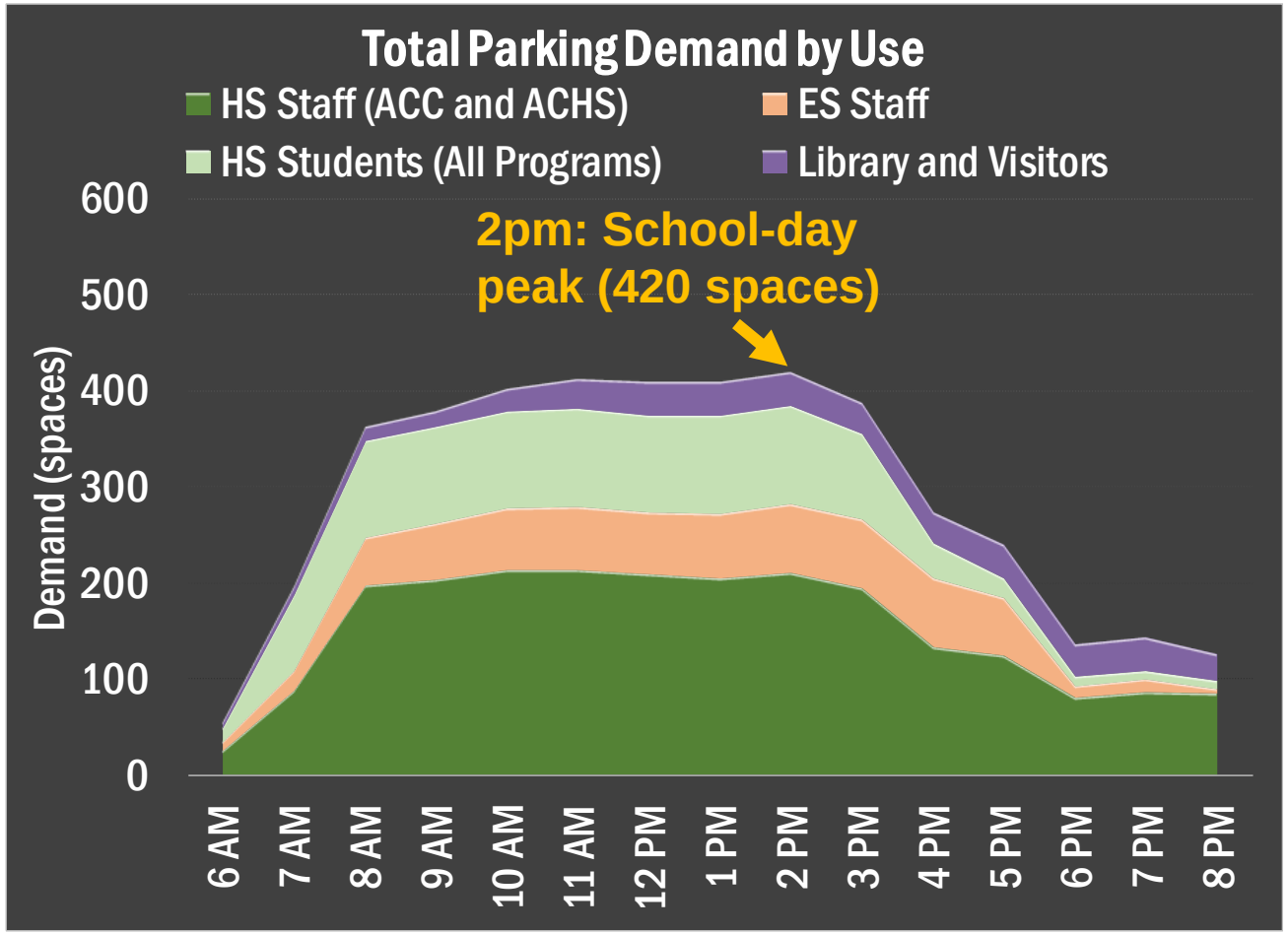
*As agreed by ACG and APS

Drive Alone Mode Split Assumptions:

HS Staff: 75% (APS Go! 2021 Target, currently 85%)

ES Staff: 75% (APS Go! 2021 Target, currently 79%)

HS Students: 12% (25% reduction, currently 16%)



PARKING DEMAND
ARLINGTON HS COMPARISON

	ACC (All Non-ES and Library Uses)	Wakefield	Washington-Liberty	Yorktown
Designated Supply	313 spaces	261 spaces	238* spaces	355 spaces
Students	approx. 2,200	2,051	2,400	2,121
Parking Ratio	approx. 1:7 students	1:8 students	1:10 students	1:6 students
Student Driving Mode Split	Target: 12%	AM: 6% PM: 6%	AM: 15% PM: 16%	AM: 23% PM: 24%

*** Does not include Ed Center parking**

PARKING CONSIDERATIONS

Q: How do we determine the most cost-effective, safe and sensible solution?

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PHASING:

- When to build parking? Can we plan construction so that parking is not dependent on completion of the building?
- As Career Center programs continue to grow, can we accommodate more relocatables on the parking lot?
- Where do we park during construction?

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DESIGN:

- How does parking impact the location of geo-thermal well field? Stormwater management?
- How can parking expand or contract in the future as needs change?
- What is the visual impact?

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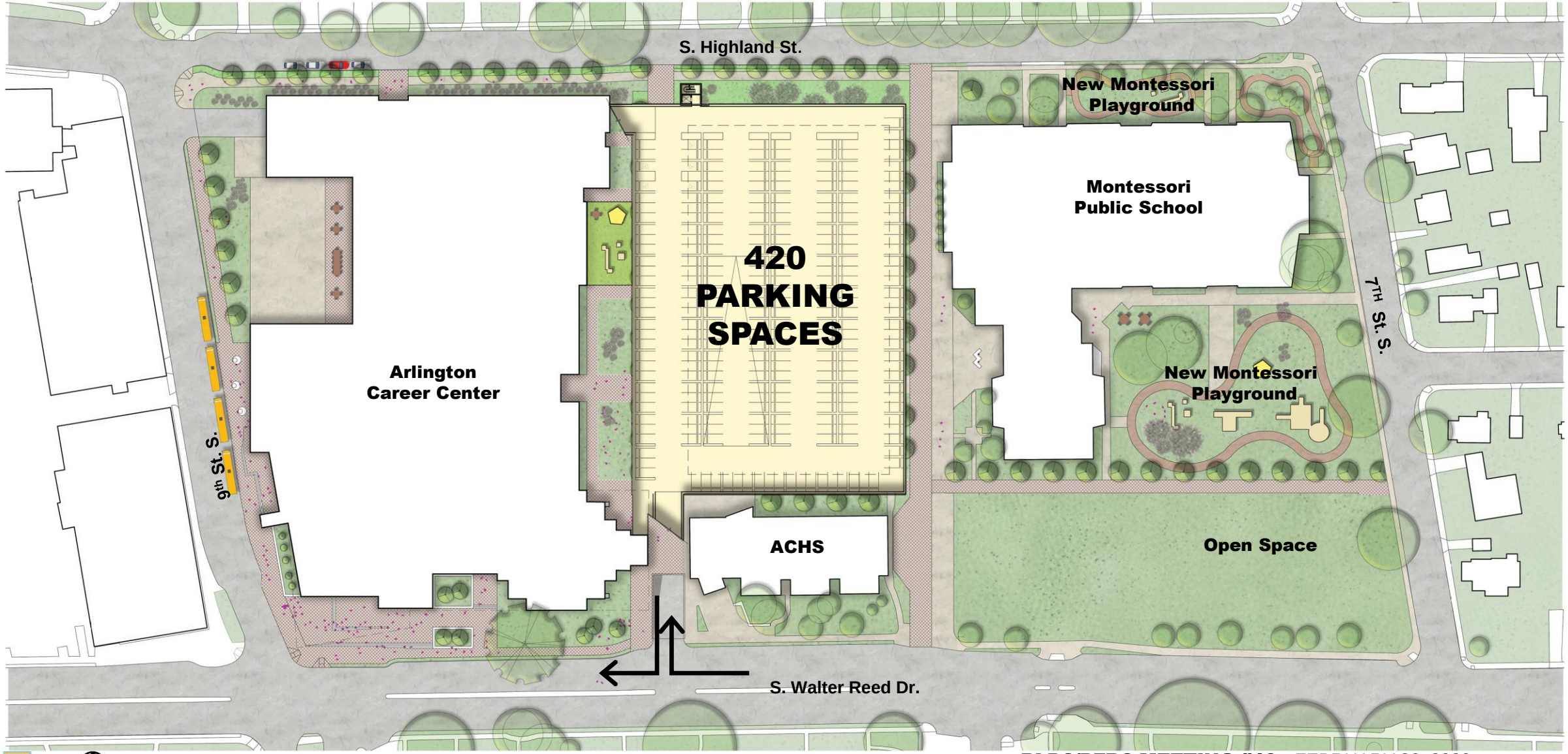
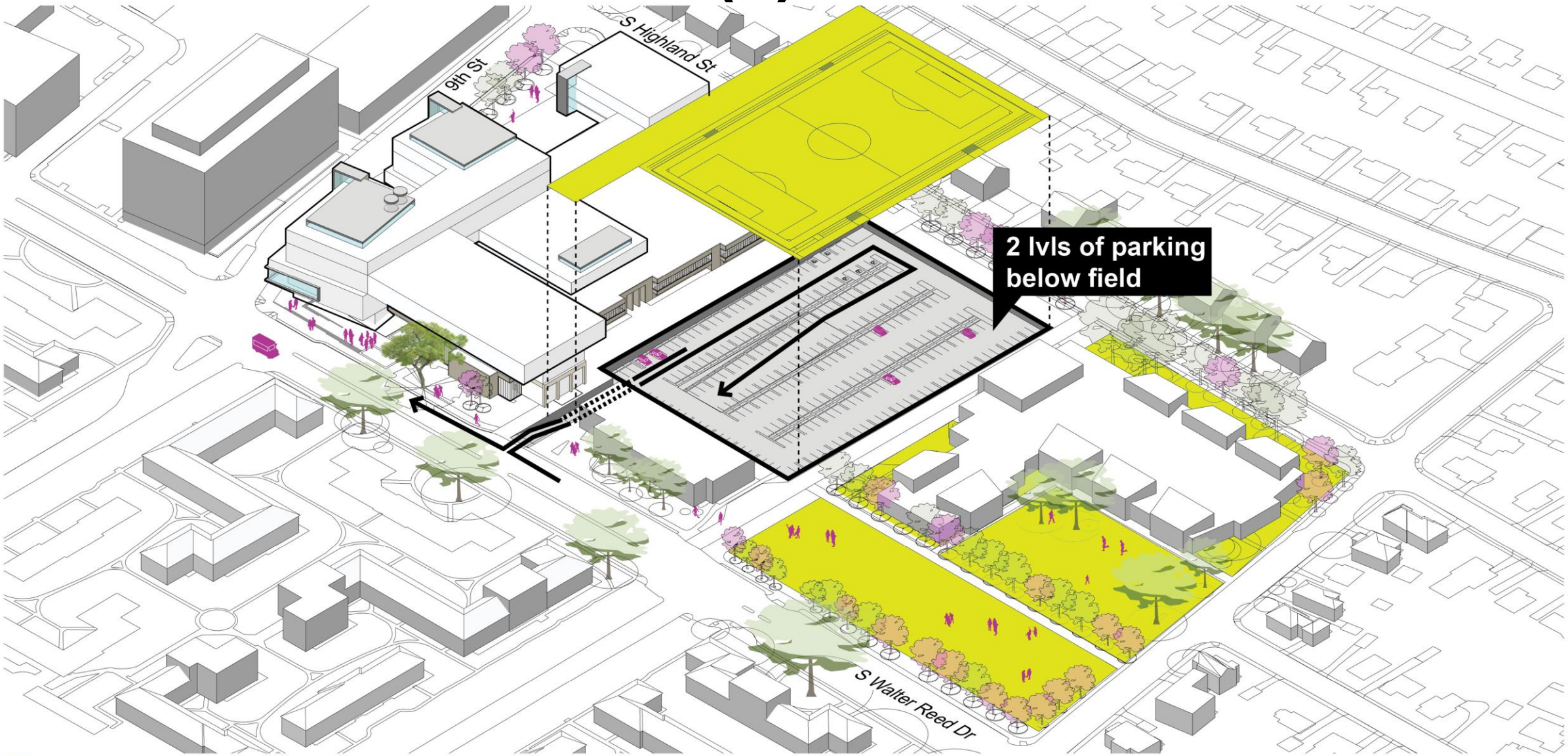
RISK:

- More complex solutions increase the potential for:
  - operational disruptions, extended construction, schedule delays and cost overruns due to unforeseen conditions (i.e. groundwater, utilities, etc)

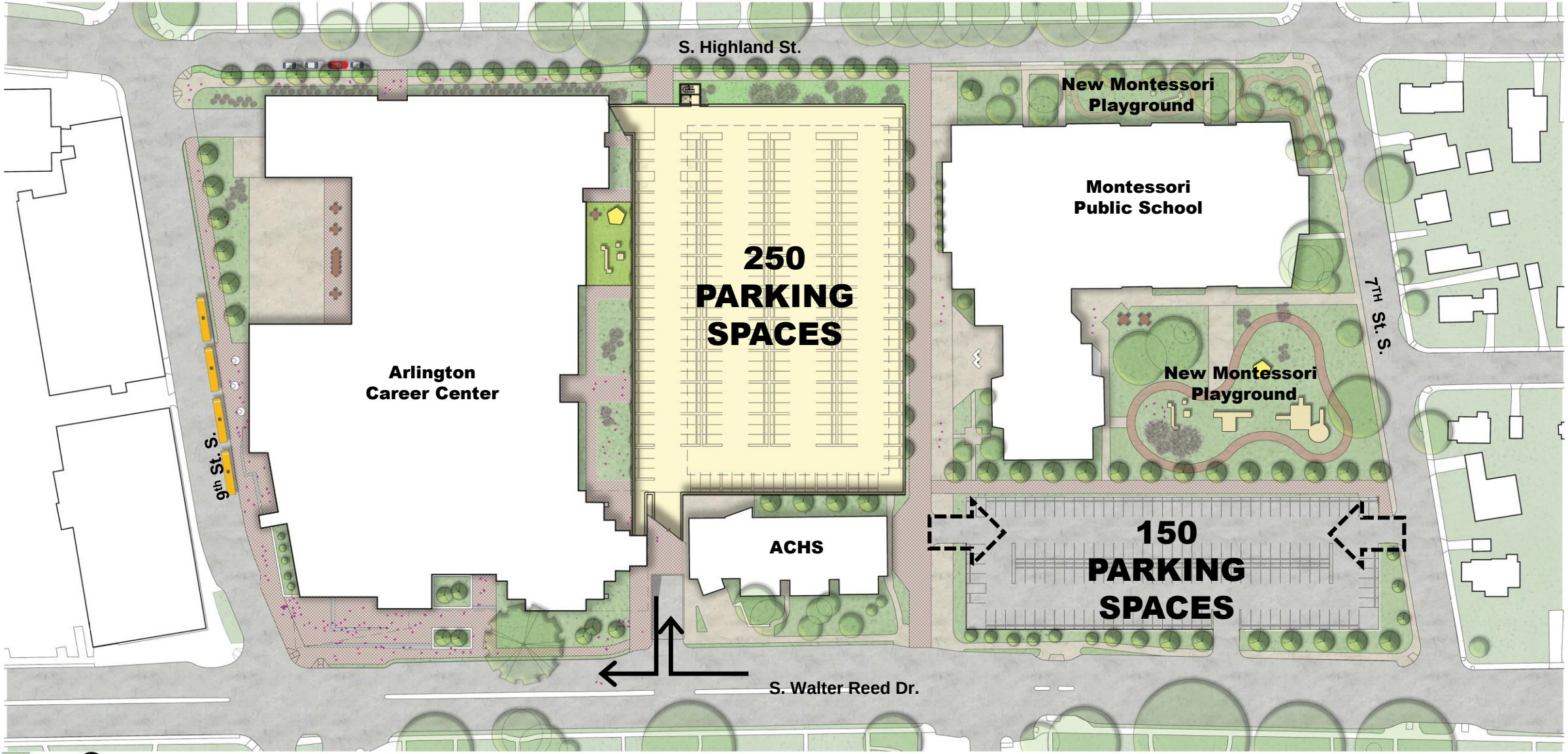
PARKING OPTION 1 – (2) LVLs U/G



PARKING OPTION 1 – (2) LVLs U/G

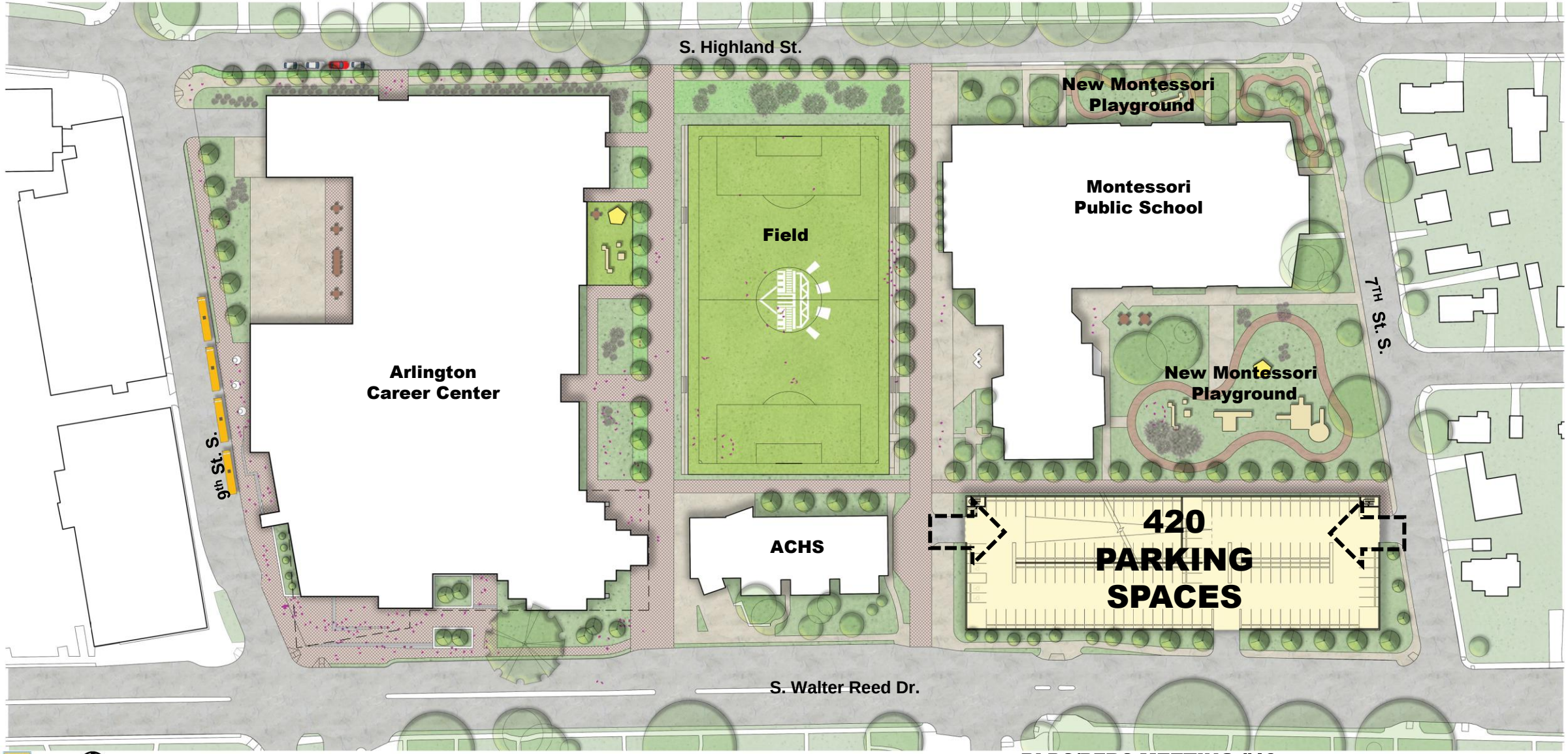


PARKING OPTION 2 – (1) LVLs U/G + SURFACE



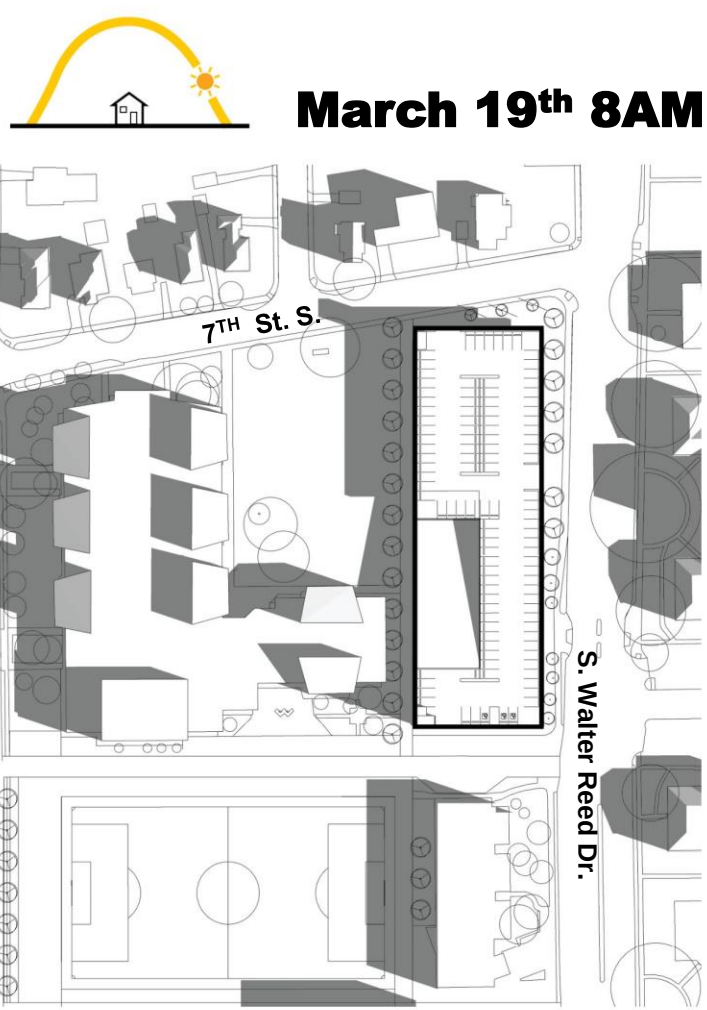
PARKING OPTION 2 – (1) LVLs U/G + SURFACE

PARKING OPTION 3 – (3) LVLs ABOVE GROUND



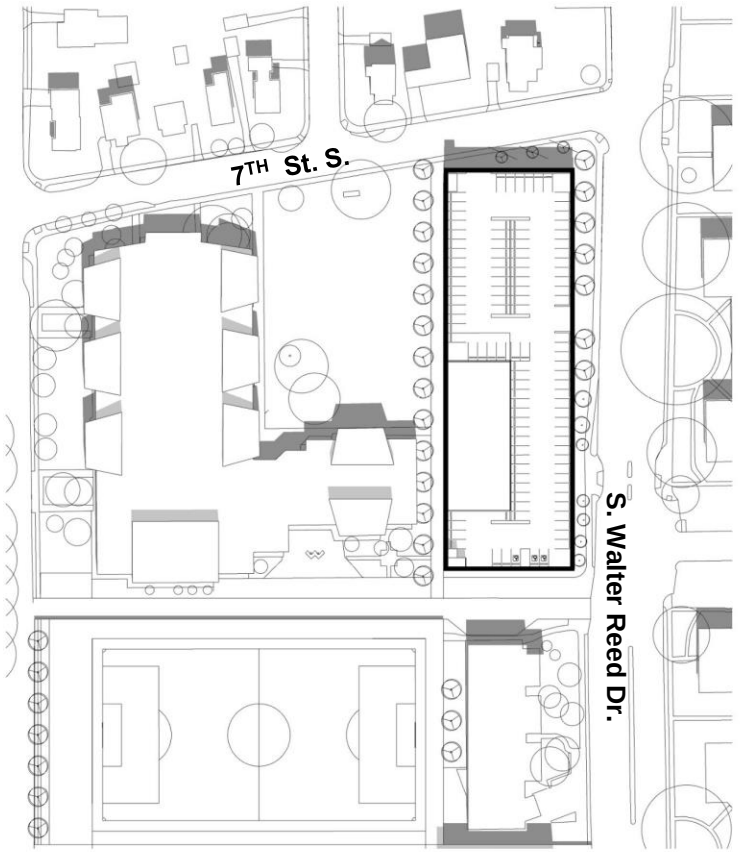
PARKING OPTION 3 – (3) LVLs ABOVE GROUND

SHADOW STUDIES

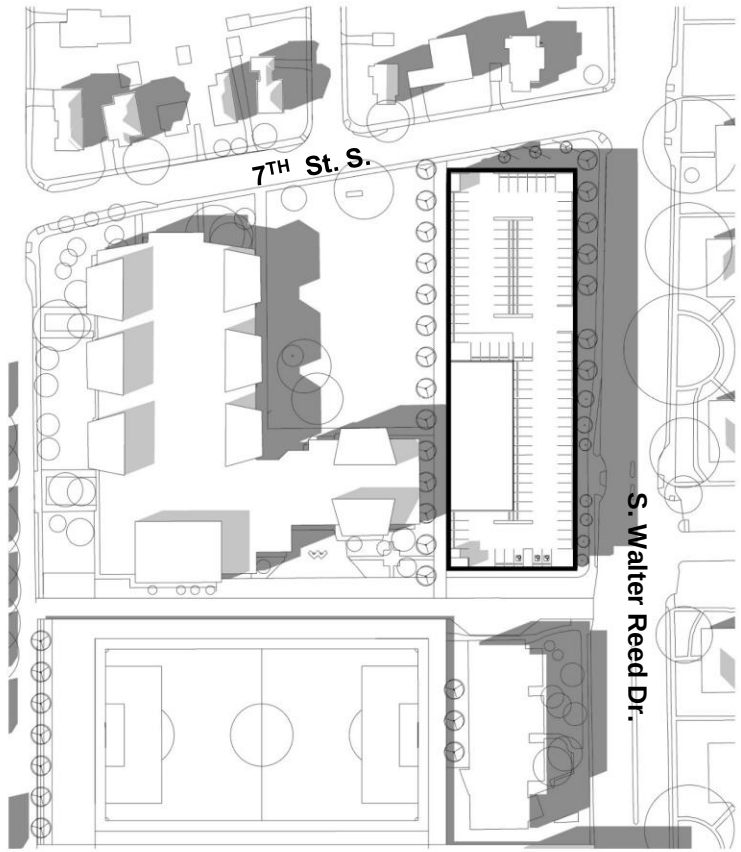


March 19th 8AM

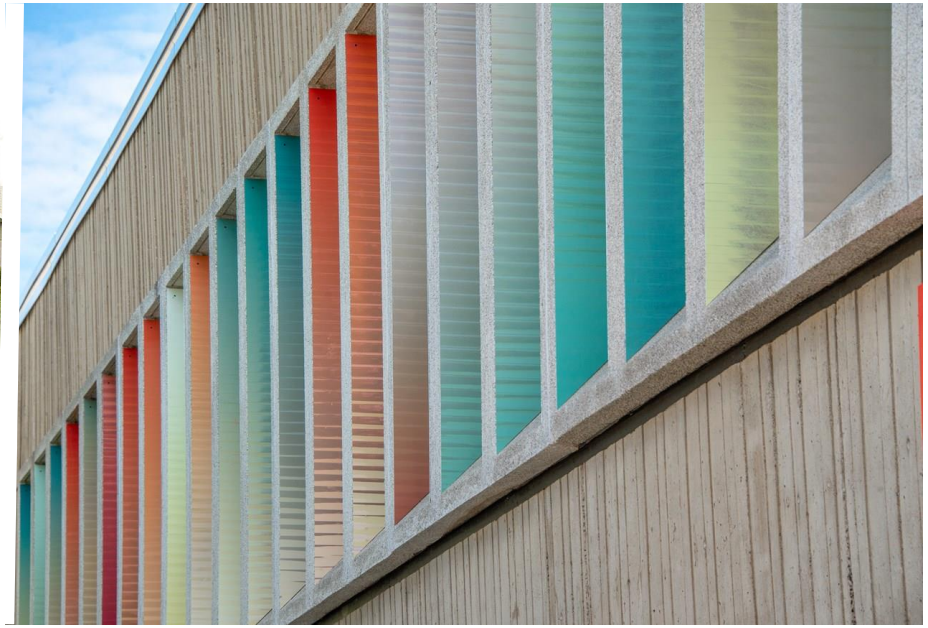
March 19th NOON



March 19th 4PM

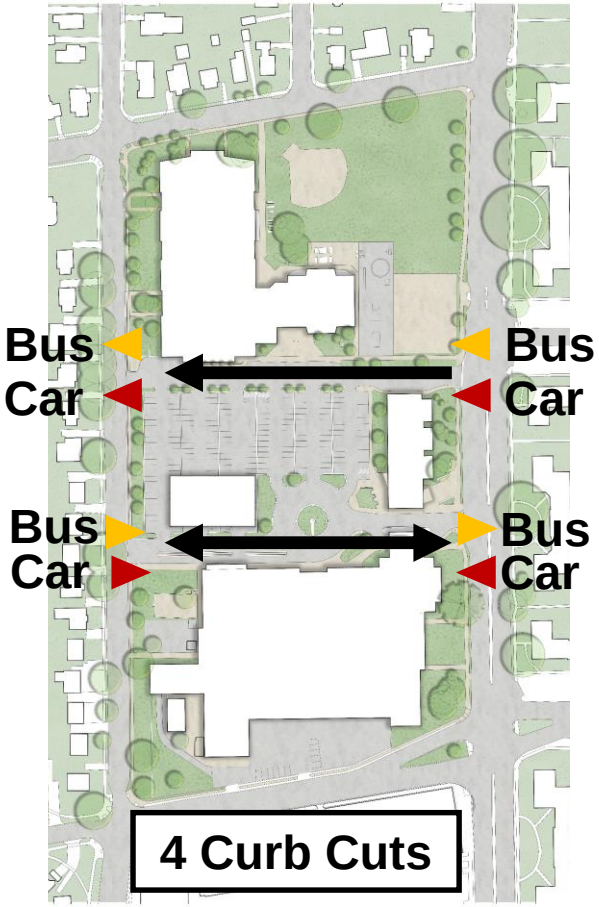


PRECEDENTS

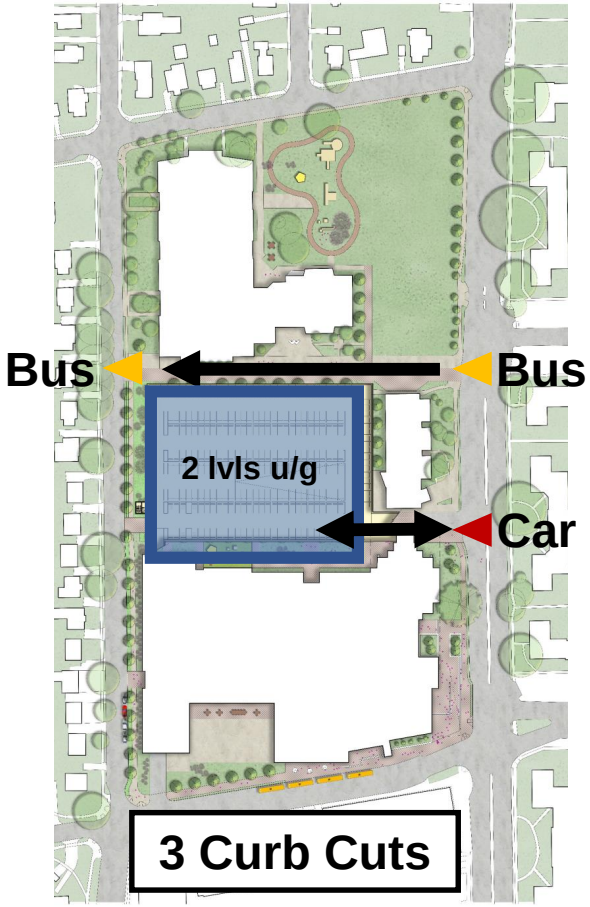


SITE ACCESS

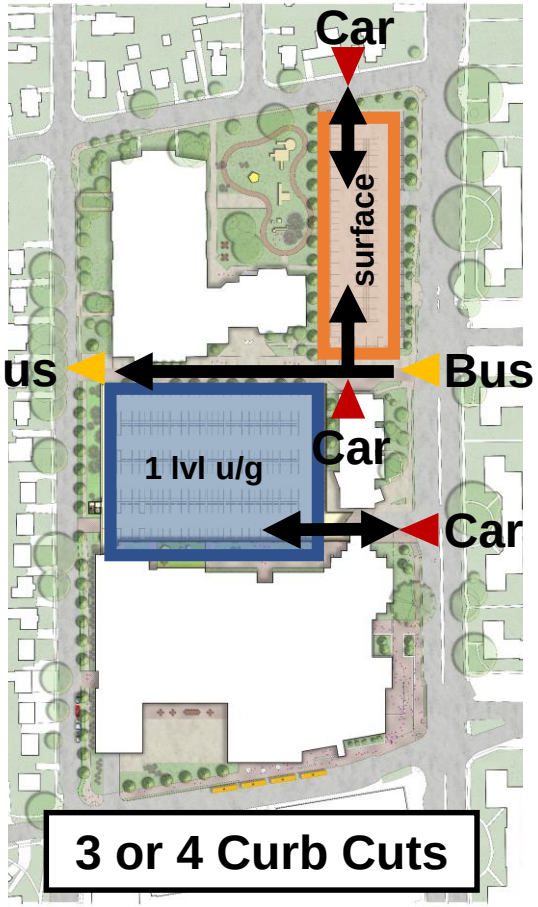
EXISTING



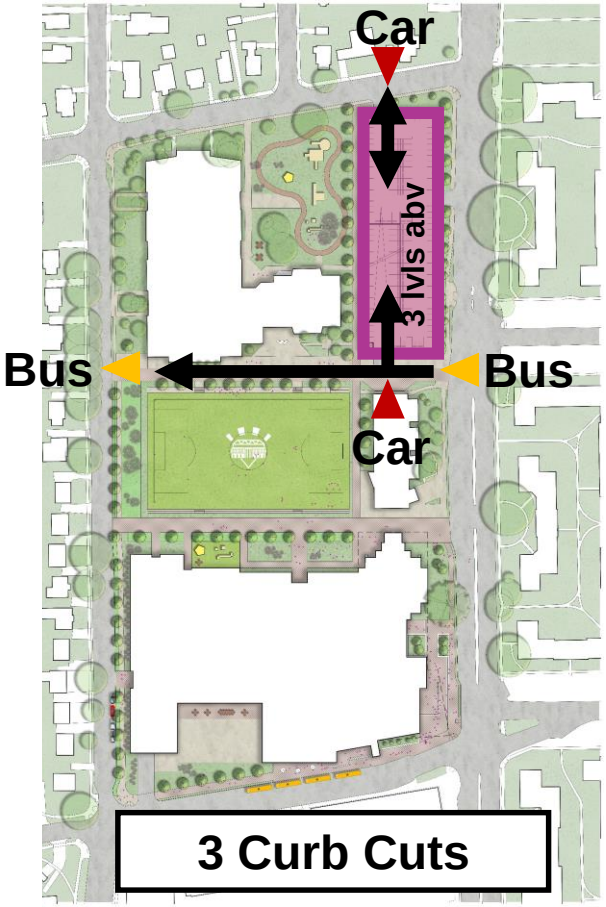
OPTION 1



OPTION 2



OPTION 3



Arlington Public Schools Stantec

PARKING ACCESS

<u>If Option 1 or 2</u>:

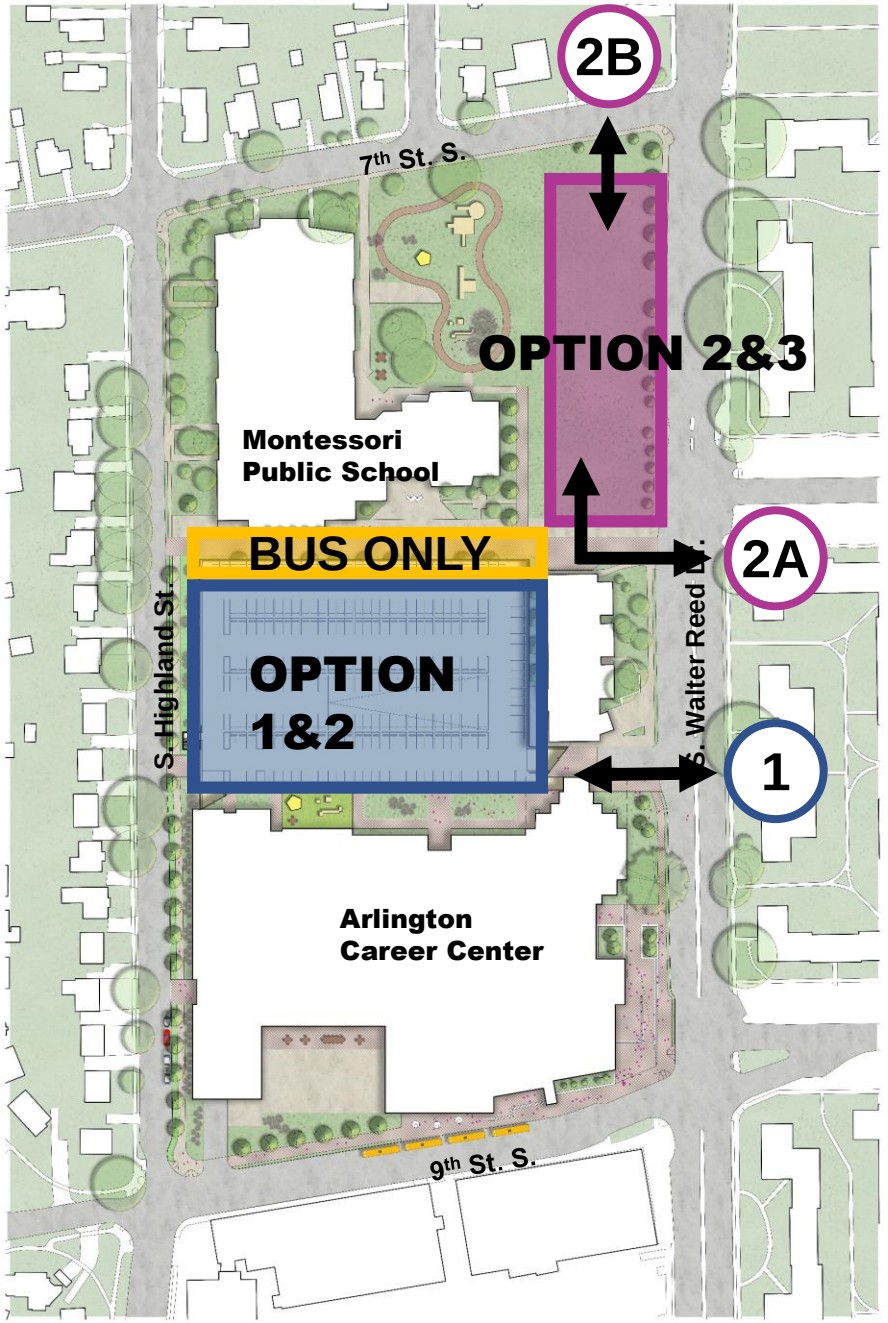
1 **In & Out on S. Walter Reed Dr.**

<u>If Option 2 or 3</u>:

2A **In & Out on S. Walter Reed Dr.**

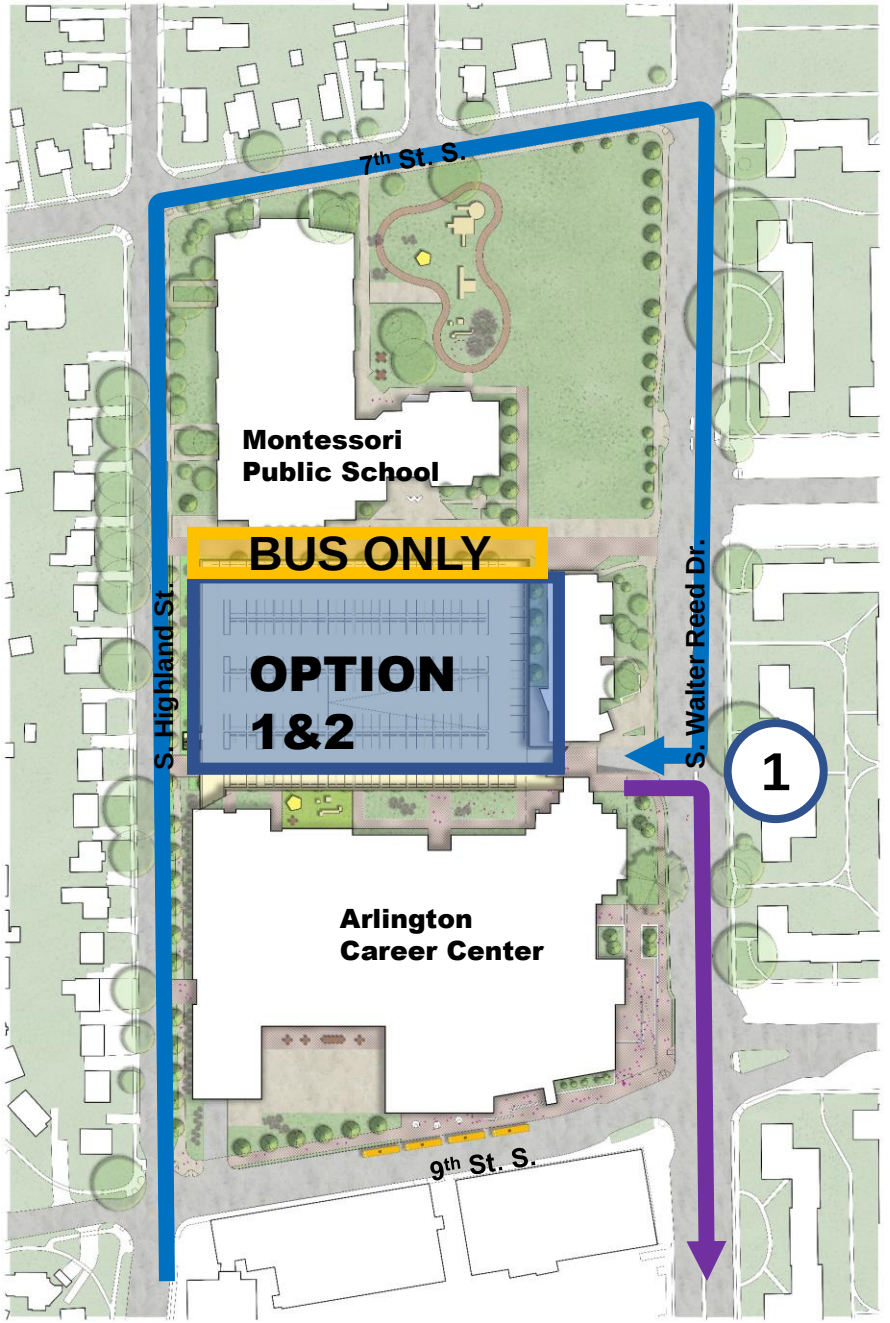
and/or

2B **In & Out on 7th St. S.**



PARKING ACCESS

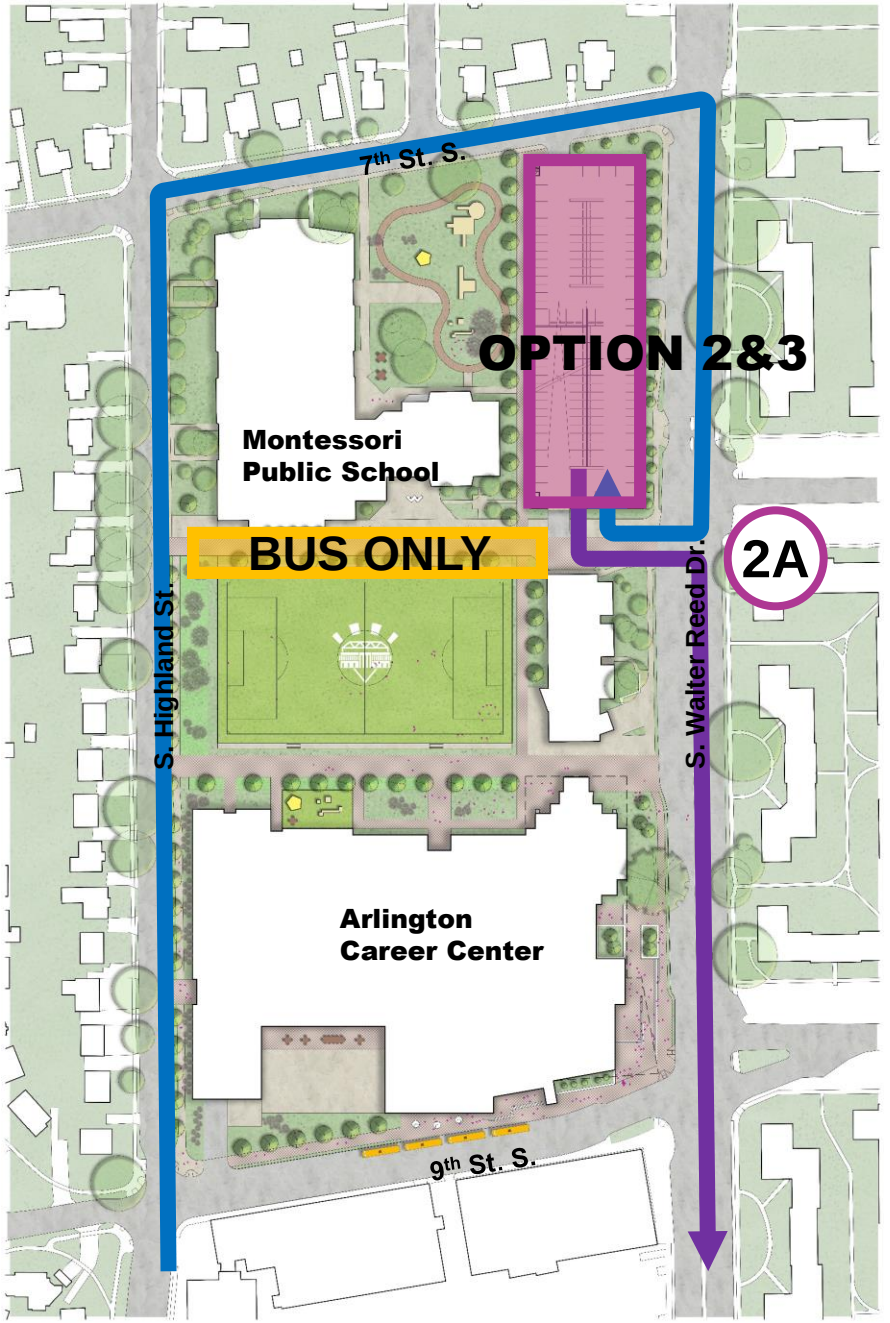
1. **In & Out on S. Walter Reed Dr.**
   - No conflicts with buses (separate entrance)
   - Conflicts with bike lane
   - High vehicular and pedestrian volumes
   - Most likely right-in/right-out only
   - Will require additional curb cut on S. Walter Reed Dr.



PARKING ACCESS

2A **In & Out on S. Walter Reed Dr.**

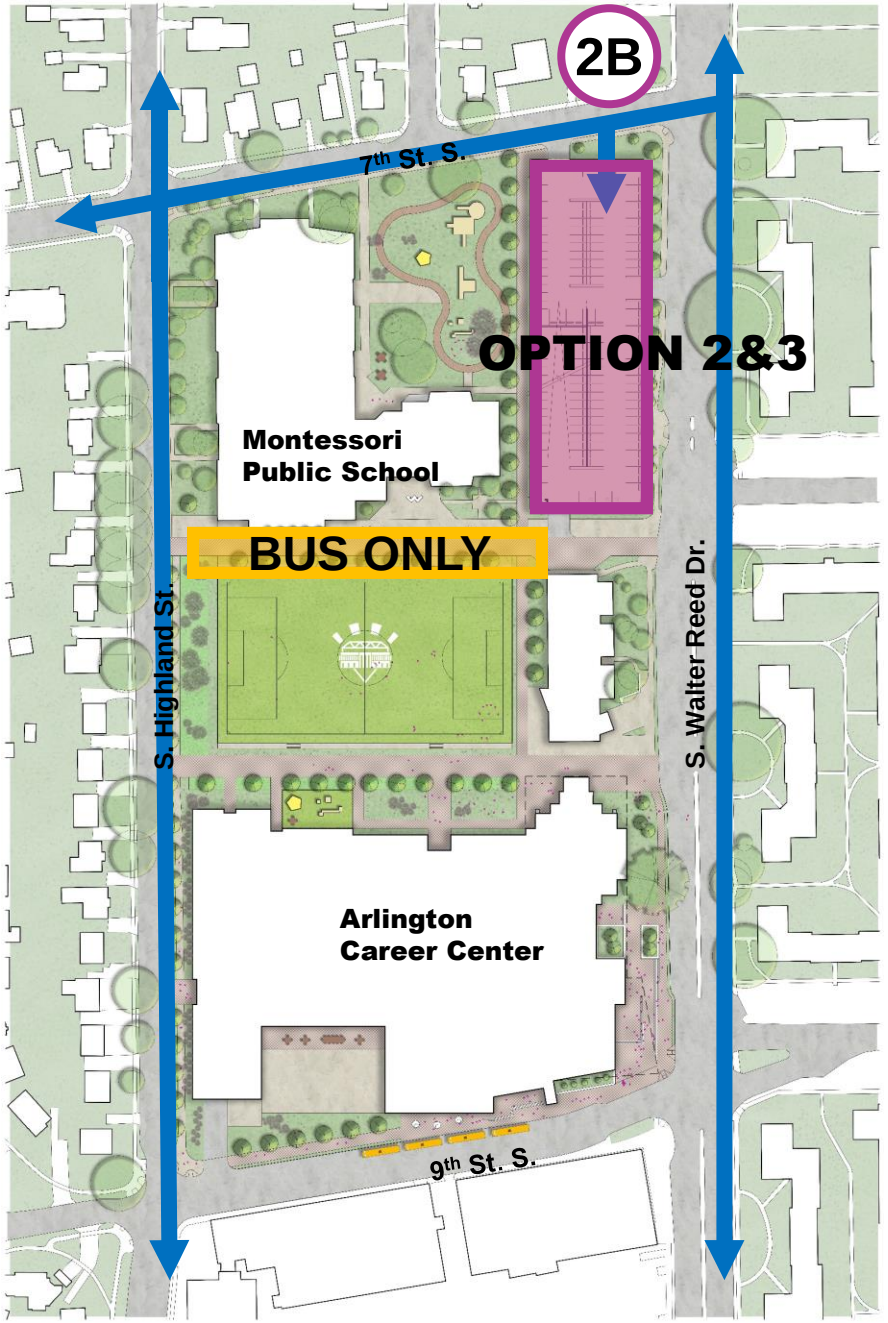
- Conflicts with buses (shared entrance)
- Must cross bike lane
- High vehicular and pedestrian volumes
- Most likely right-in/right-out only



PARKING ACCESS

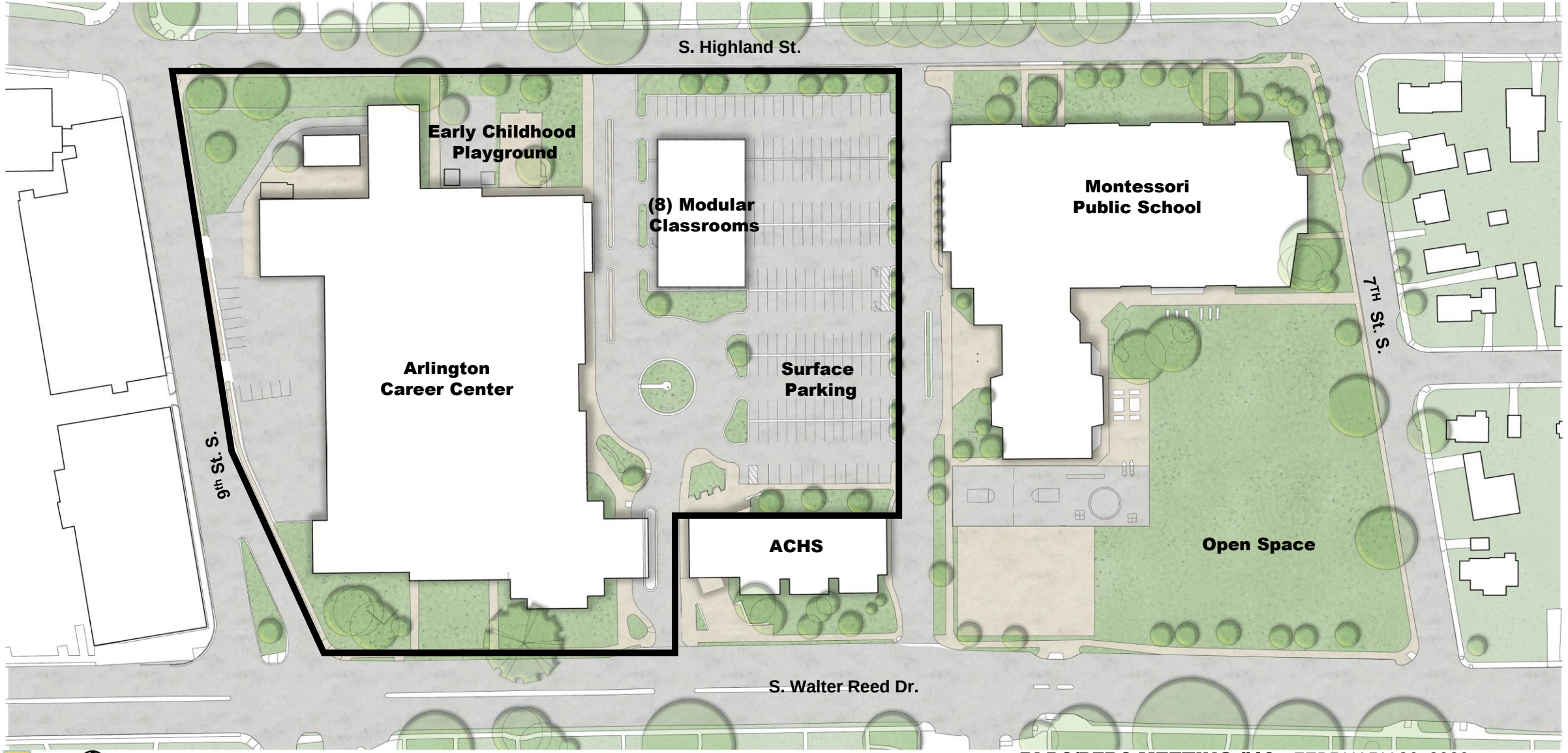
2B In & Out on 7th St. S.

- No conflicts with buses (separate entrance)
- No vehicular activity on-site (except buses)
- Can close-off bus area for activities during the school day
- Low vehicular and pedestrian volumes
- Can be full access
  - No queuing issues with nearby signal
  - Direct access; no additional circulation



STORMWATER MANAGEMENT

EXISTING CONDITIONS



STORMWATER MANAGEMENT STRATEGIES

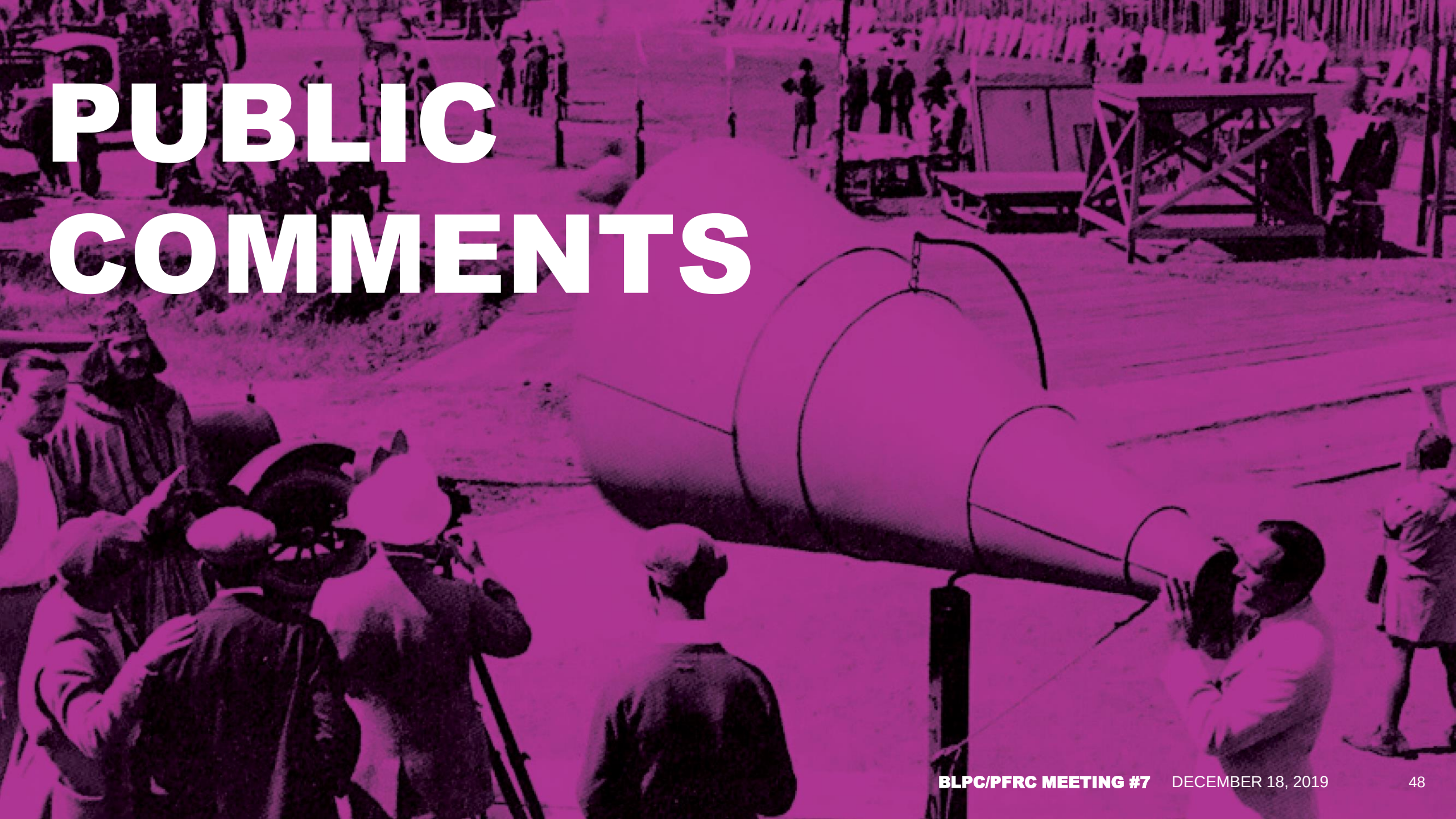
PRECEDENTS

VEGETATED ROOF

PERVIOUS PAVERS

BIORETENTION

PUBLIC COMMENTS



ADJOURN

ADJOURN

As a reminder the APS Project Manager is:

Steve Stricker
(703) 228-7749
steven.stricker@apsva.us

Public meeting dates and past presentations are posted on the APS project website: https://www.apsva.us/design-and-construction/arlington-career-center/

Next meeting: TBD, late March or early April

To provide feedback and/or comments to APS use: engage@apsva.us