

The background features a complex network of white, stylized circuit traces on a dark blue field. These lines flow from the left and right edges towards a central vertical column of circular nodes. The lines are of varying thickness and some have a slight glow. The nodes are arranged in two main vertical columns, with some lines branching out from the central area.

ARLINGTON PUBLIC SCHOOLS
ARLINGTON CAREER CENTER
FEASIBILITY STUDY_HIGH SCHOOL UPDATE

FEBRUARY 7, 2014



ARLINGTON PUBLIC SCHOOLS

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INTRODUCTION

Subsequent to the Arlington Career Center Feasibility Study (February 1, 2013) – which concentrated on the total site transformation of the ACC site into a K-14 campus with various public programs – Arlington Public Schools (APS) sought to update the study with a focus on an expanded, capacity building CTE high school. The context in which this update is created remains the same, both with an emphasis on thoughtful integration of expanded facilities into an urban neighborhood and an engaged community, and with the vision of creating a dynamic learning experience for Arlington students.

ASSUMPTIONS + PARAMETERS

This update to the Arlington Career Center Feasibility Study (February 1, 2013) was undertaken by Arlington Public Schools to investigate the opportunities associated with increasing the development potential of the Arlington Career Center (ACC) site, and to address the following concerns:

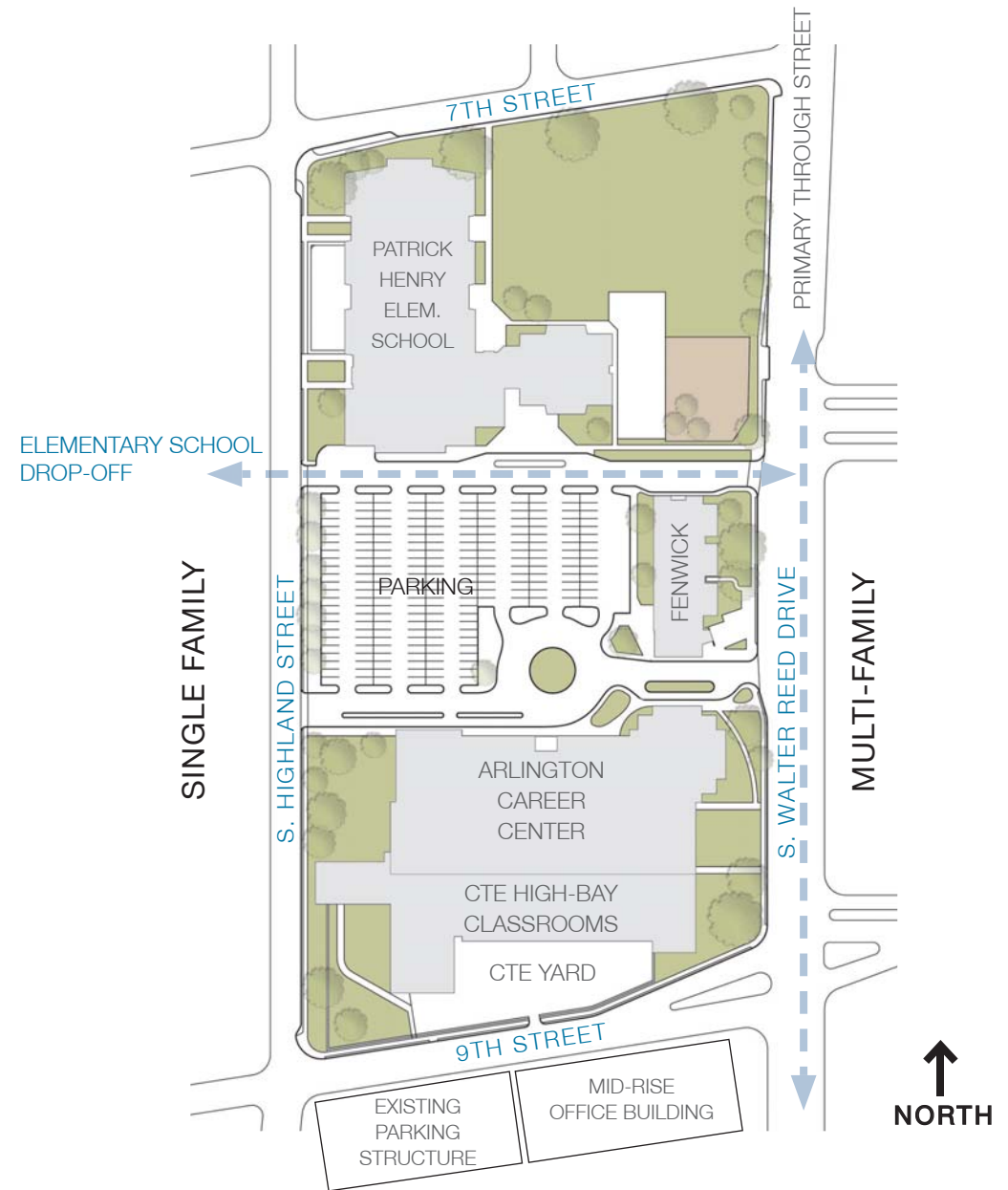
- Explore the appropriate density for an expanded high school facility, maximizing the potential under the 'Columbia Pike Form Based Code' (Article 11.1. Appendix A of the Zoning Ordinance).
- Anticipate the transformation of the neighborhood to an urban, pedestrian friendly zone.
- Use below-grade parking to increase development opportunities, help green the site, and consolidate vehicular circulation and storage.
- Patrick Henry Elementary School and the Fenwick Center to remain in operation, along with the Columbia Pike Library in the ACC.
- The ACC and Arlington Mill high school (within the ACC building) to remain operational during construction.
- Pursue a phased approach to a fully developed high school of 1800 students. Phase I is to accommodate 1000 students, with an addition of 800 students in Phase II.
- Explore the potential of shared use community spaces (fitness, library, etc.), with an option for a swimming pool for use by the school and the community.
- Embody a high school program that is relevant and an exciting mix of career training and college-track courses.



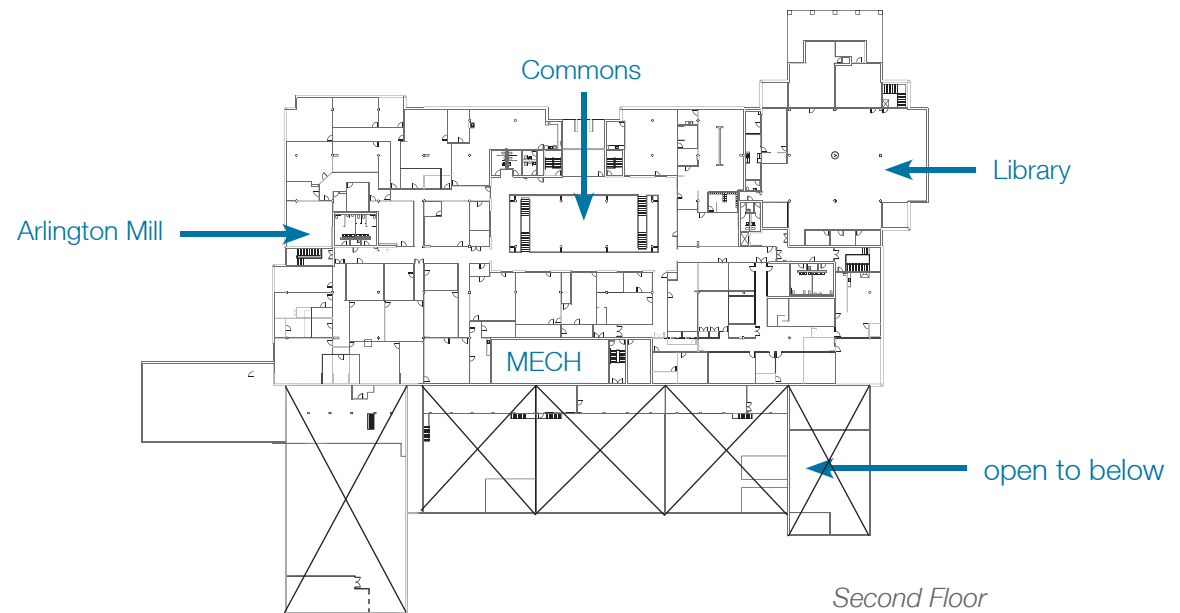
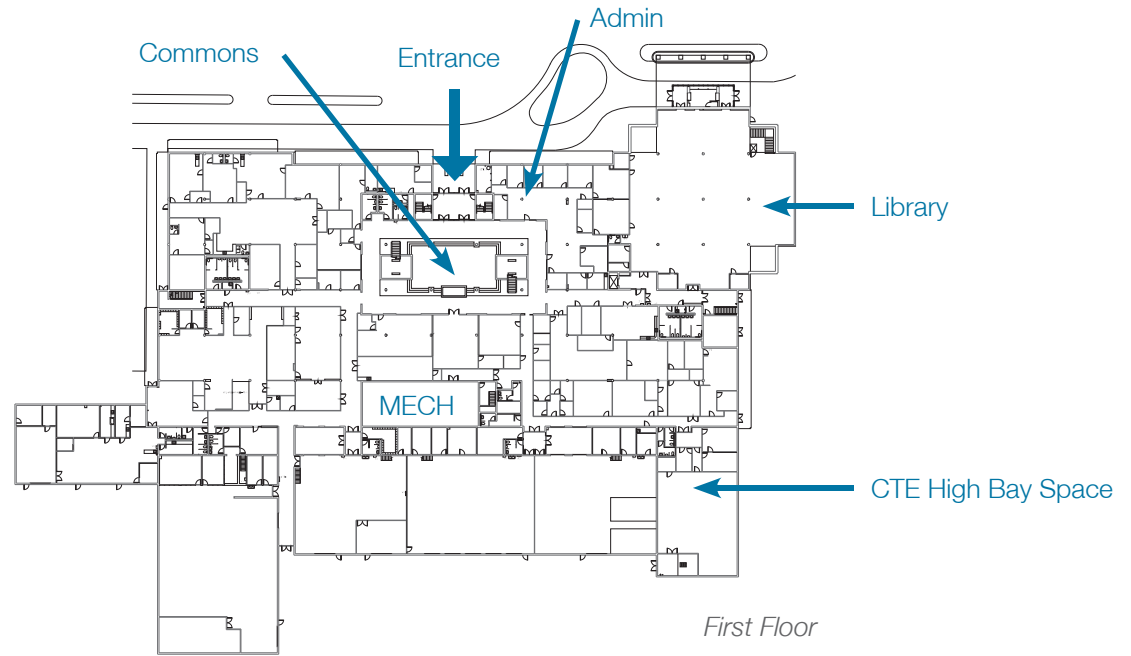


SITE PLAN

Please refer also to the full site analysis in the Arlington Career Center Feasibility Study (February 2013). The Arlington Career Center (ACC) is situated on the south side of a two-block campus north of Columbia Pike, along Walter Reed Drive. Currently, the main entrance to the ACC faces north towards the campus, and the back of the building faces the more public and commercial south side bordered by Walter Reed Drive and 9th Street. The west, north, and east edges of the site blend into the surrounding single and multi-family residential neighborhoods.



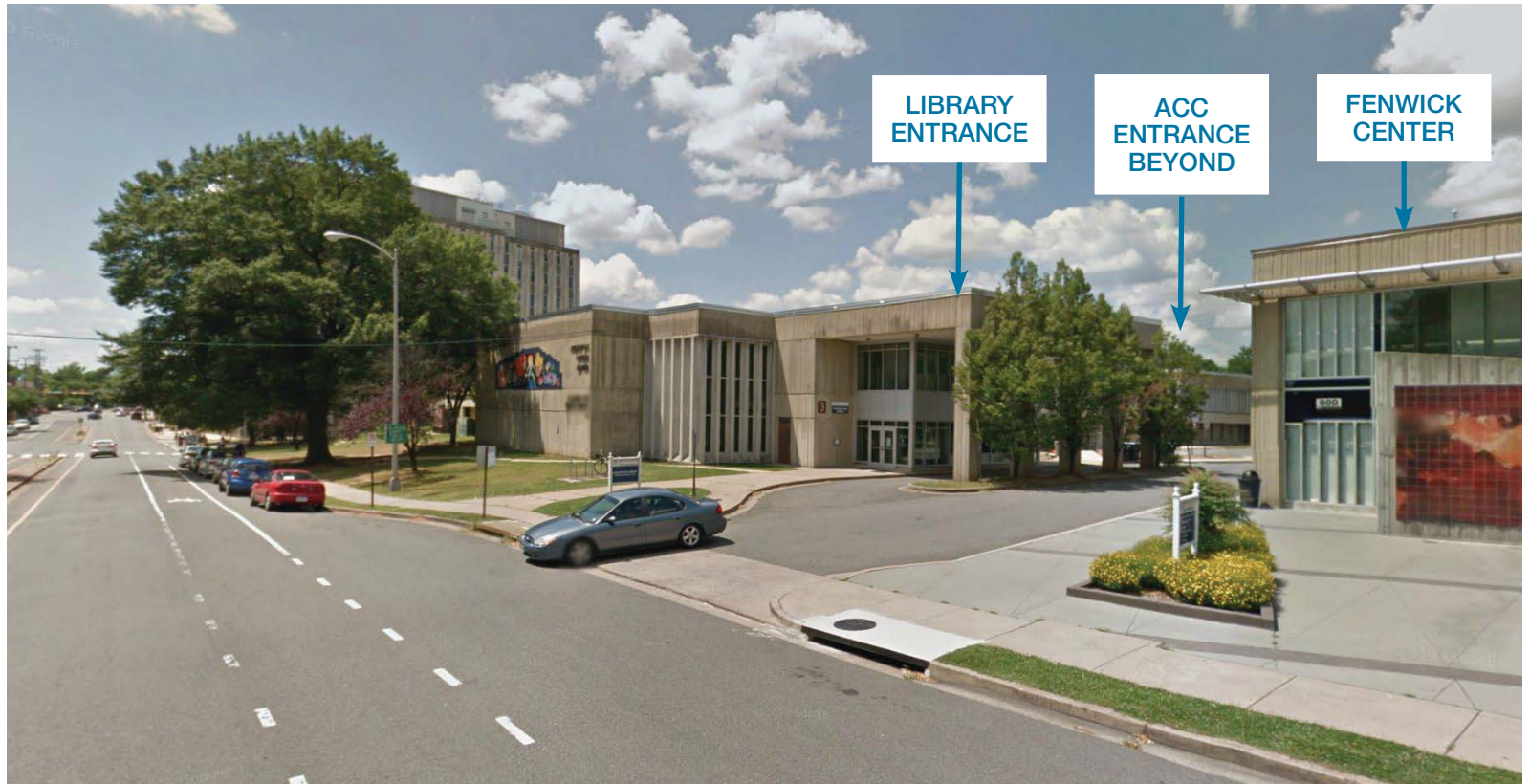
FLOOR PLANS



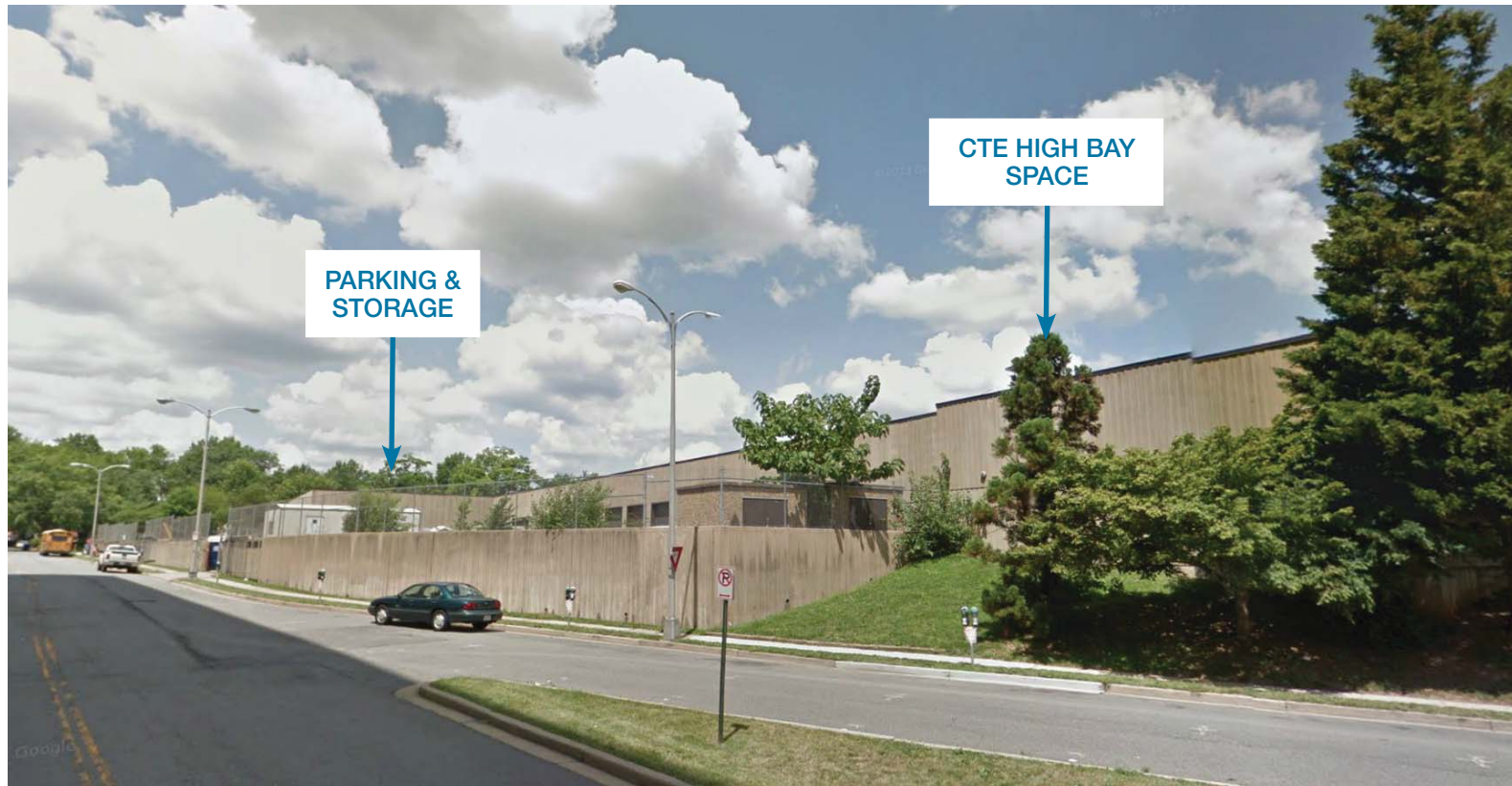


PHOTOS

This page: The primary ACC façade faces inwardly towards the campus, while the entrance to the Columbia Pike library is defined by a vehicular drop-off zone. The Fenwick Center frames the pedestrian sidewalk, however it obscures the entrance to the ACC and library. Opposite page: parking, storage, and the CTE yards face the more public side of the site.



View from Walter Reed Drive

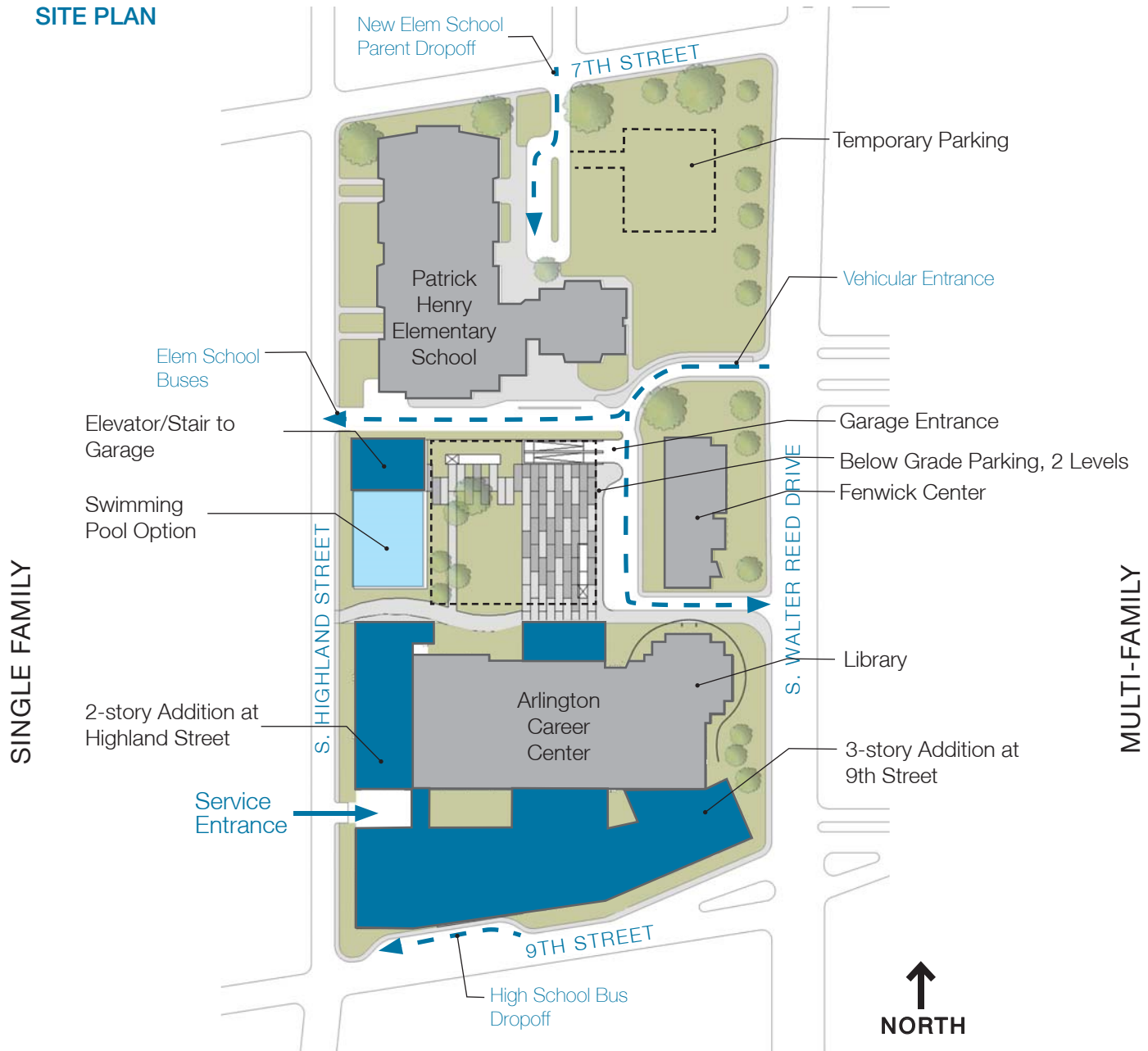


View from corner of Walter Reed Drive and 9th Street

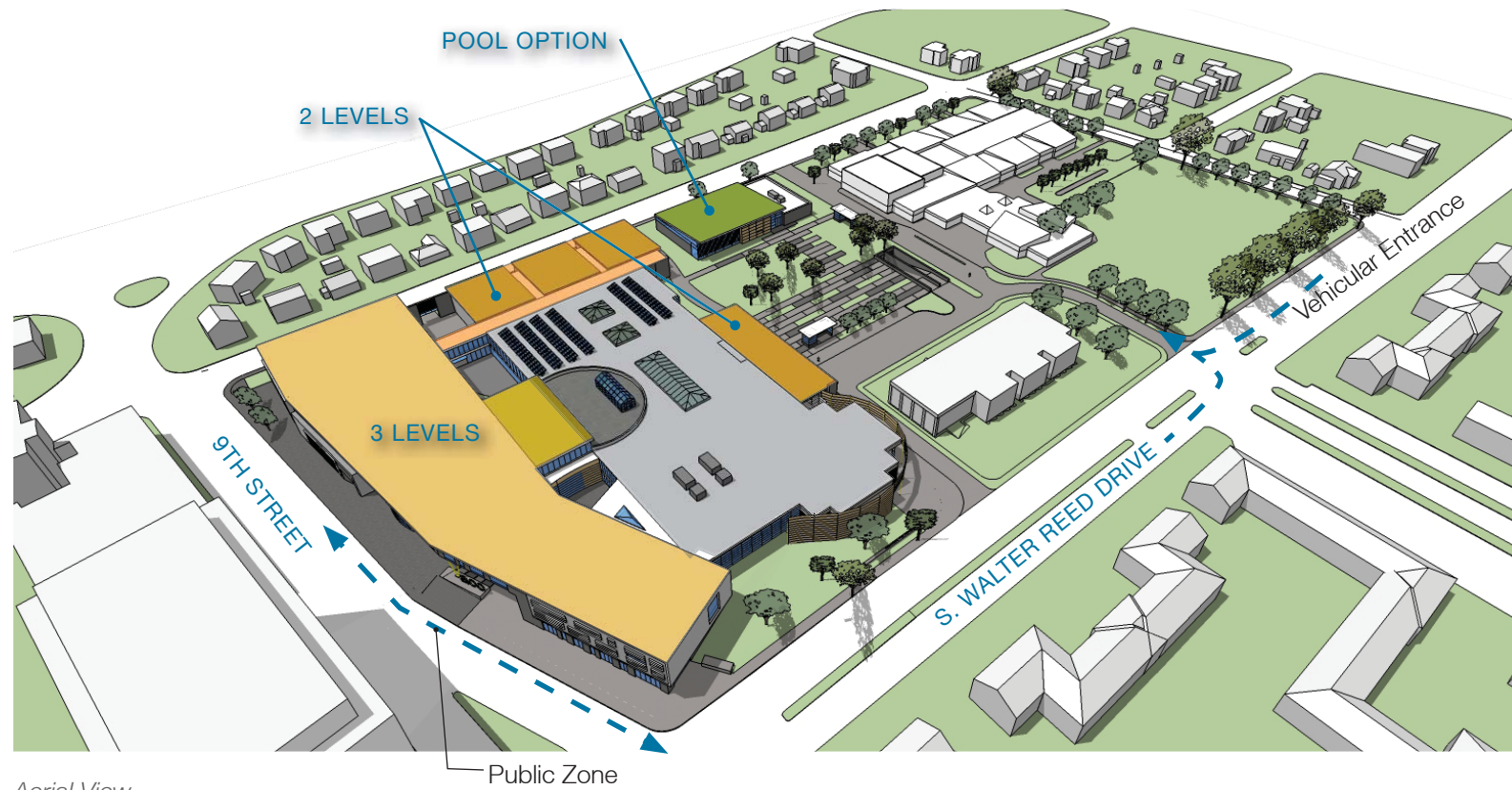




SITE PLAN



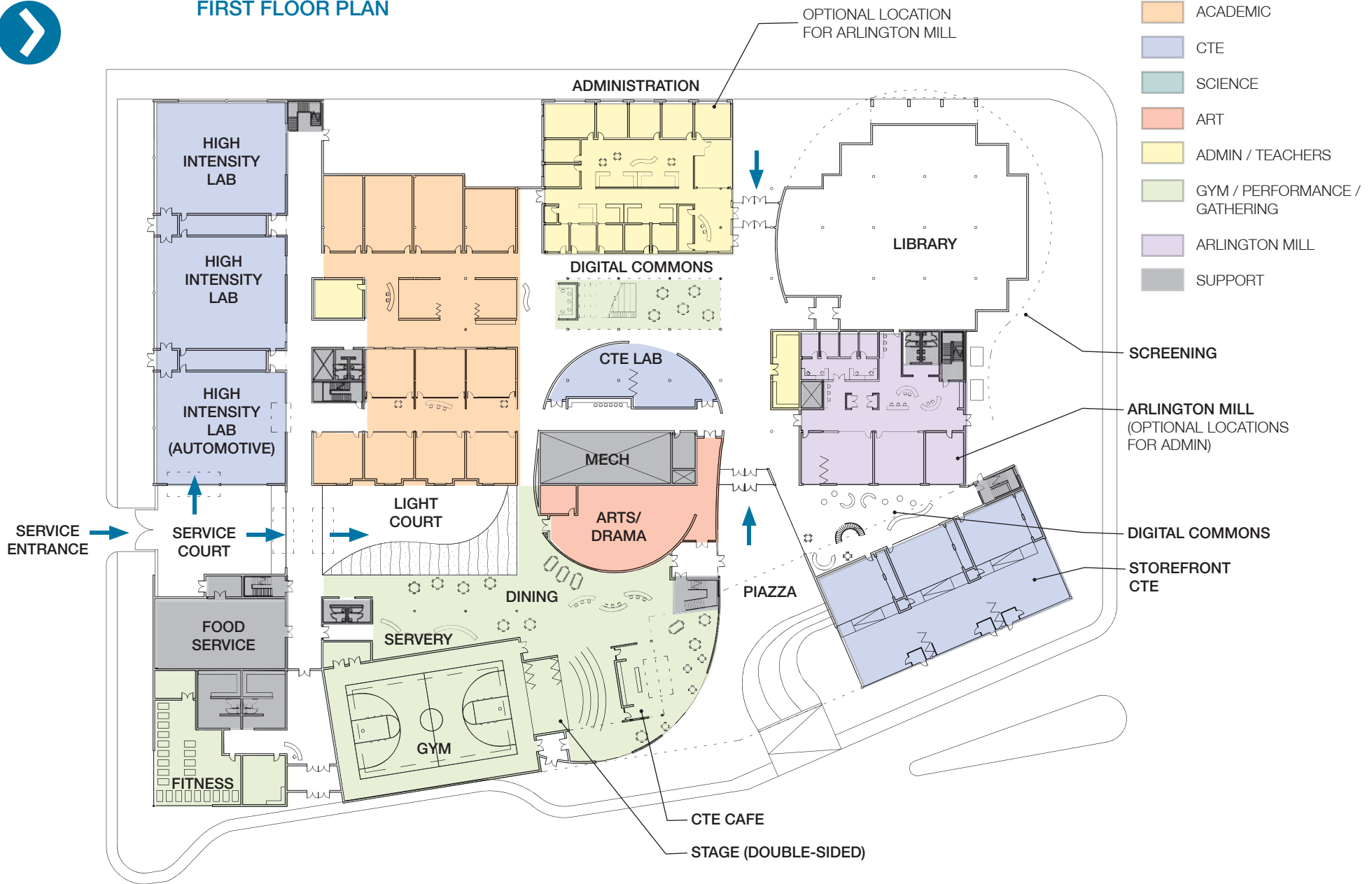
MASSING VIEW



Aerial View



FIRST FLOOR PLAN

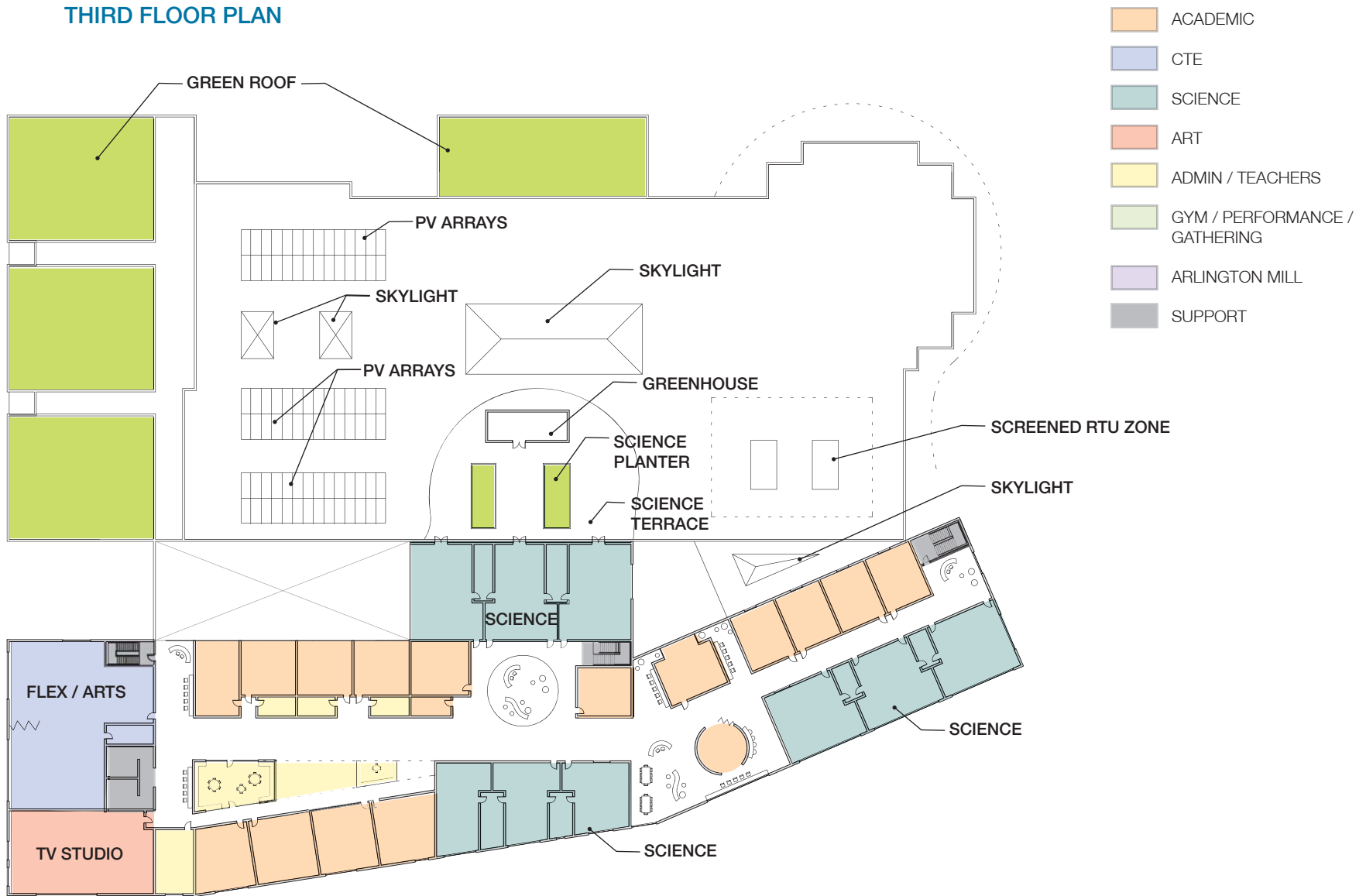


SECOND FLOOR PLAN





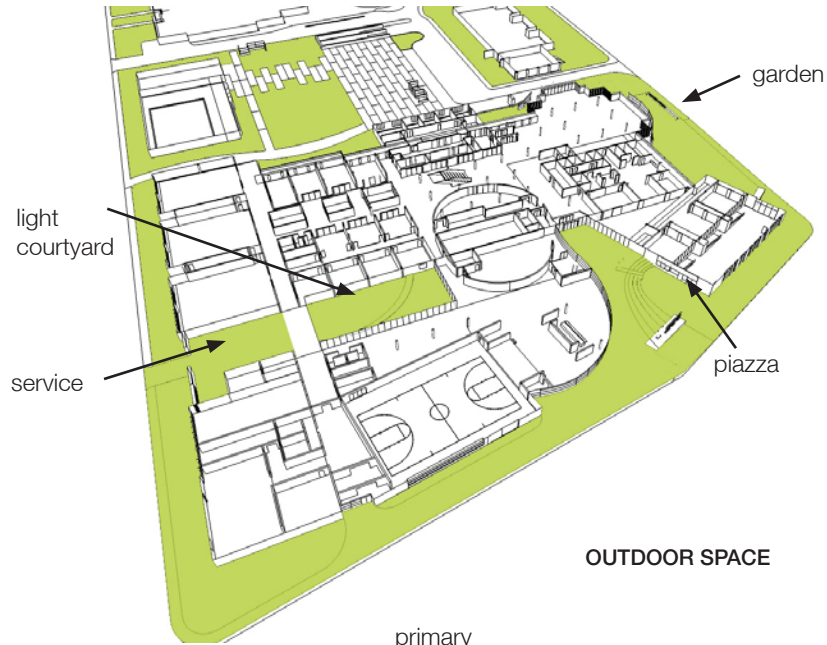
THIRD FLOOR PLAN



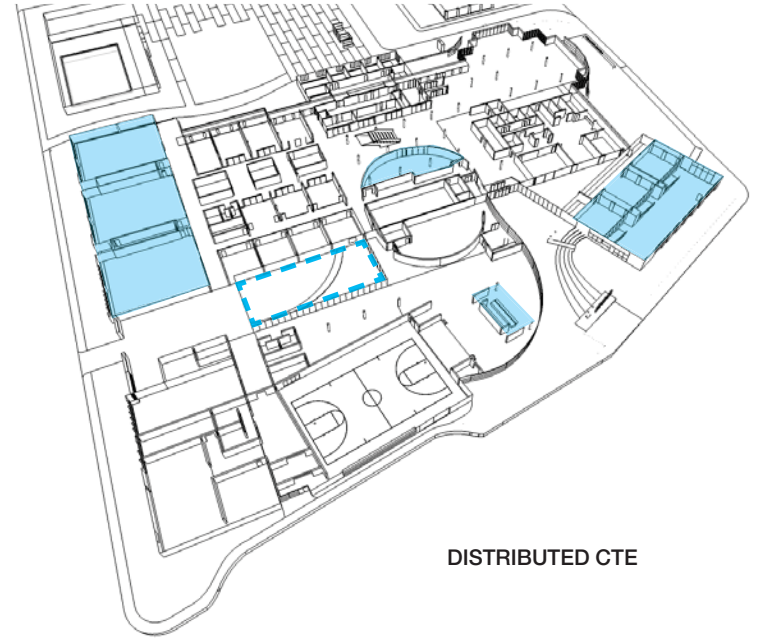




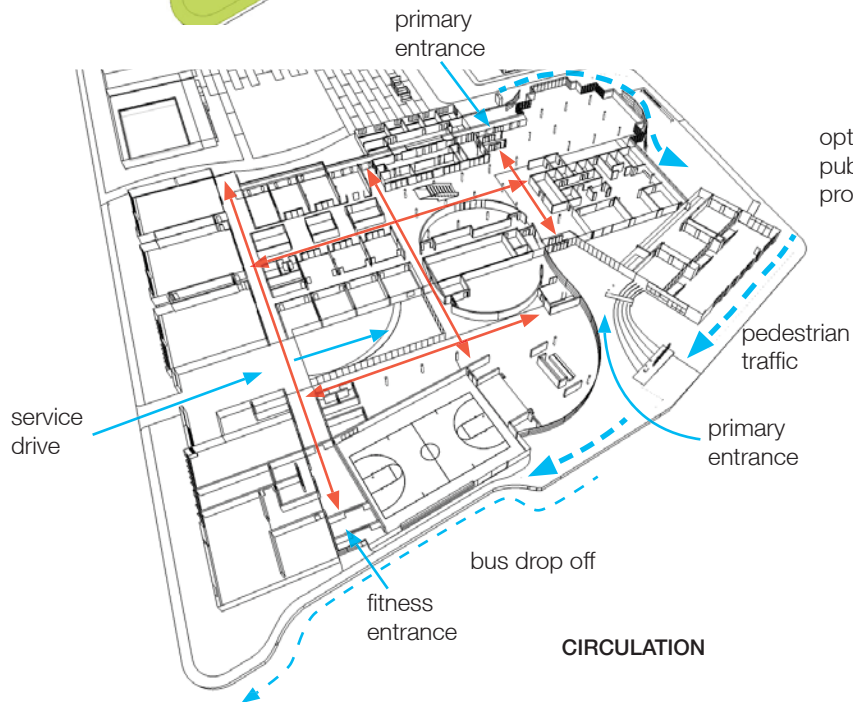
DIAGRAMS



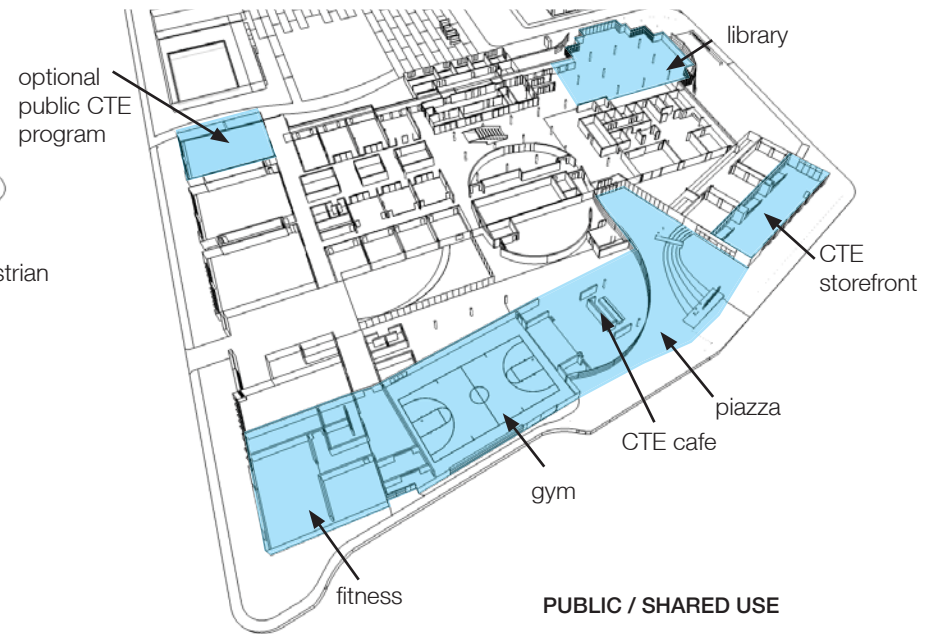
OUTDOOR SPACE



DISTRIBUTED CTE

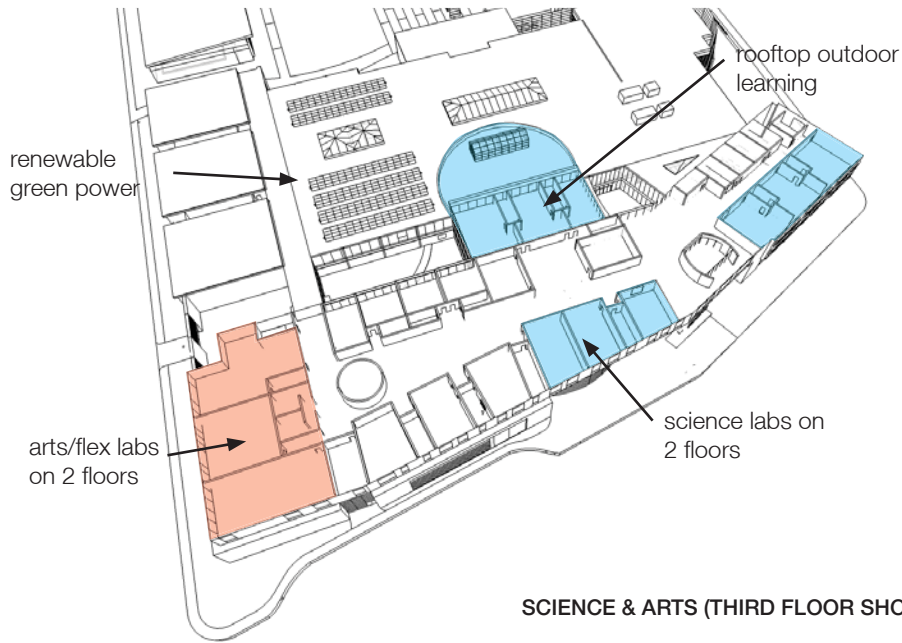


CIRCULATION

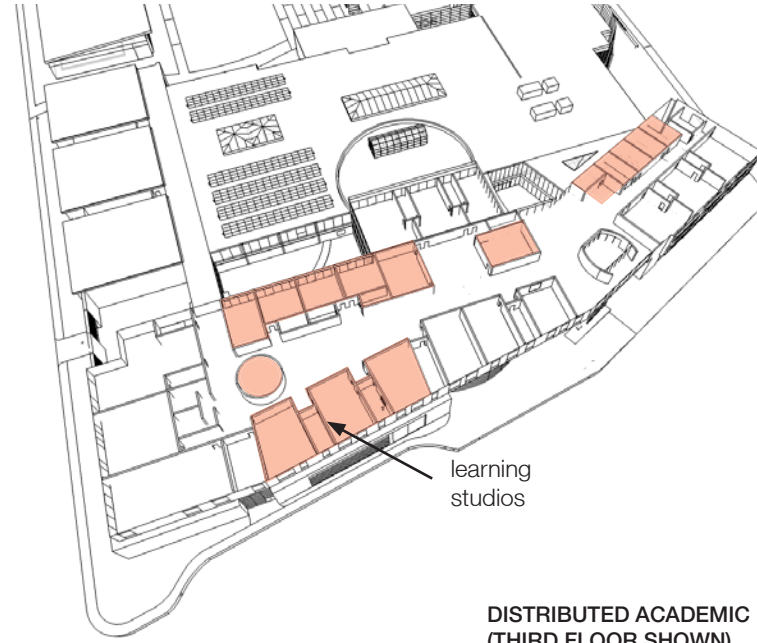


PUBLIC / SHARED USE

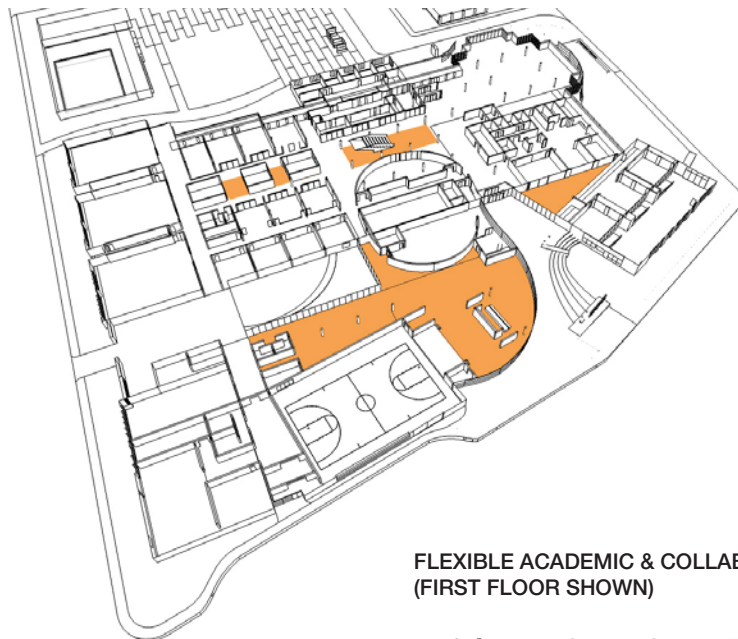
DIAGRAMS



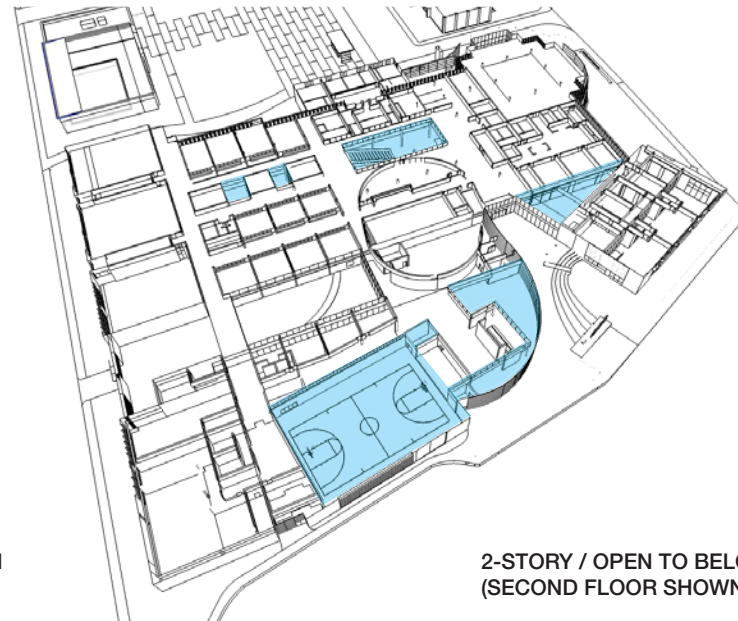
SCIENCE & ARTS (THIRD FLOOR SHOWN)



DISTRIBUTED ACADEMIC (THIRD FLOOR SHOWN)



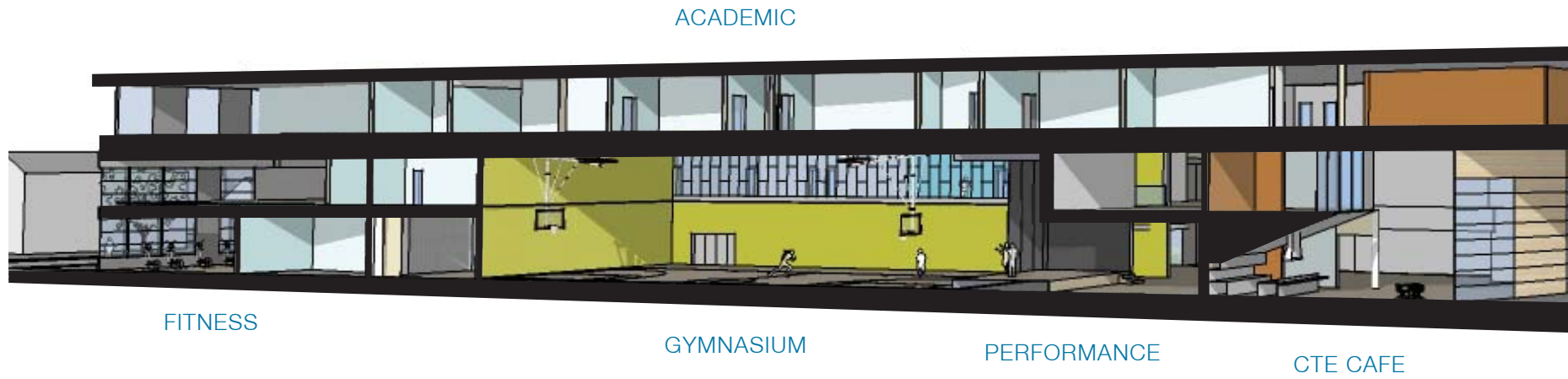
FLEXIBLE ACADEMIC & COLLABORATION (FIRST FLOOR SHOWN)



2-STORY / OPEN TO BELOW (SECOND FLOOR SHOWN)



SECTIONS



Longitudinal Section

SCIENCE



PIAZZA

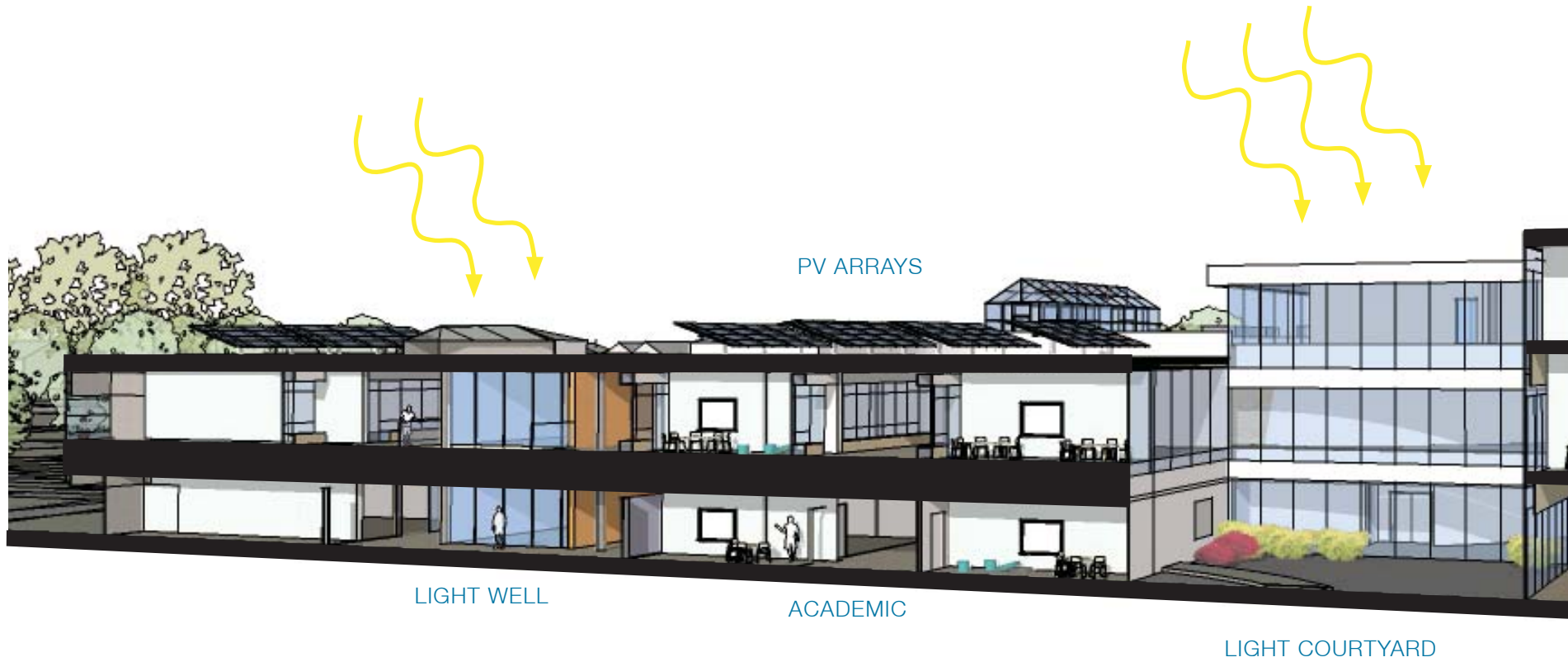
GENIUS BAR

COSMETOLOGY

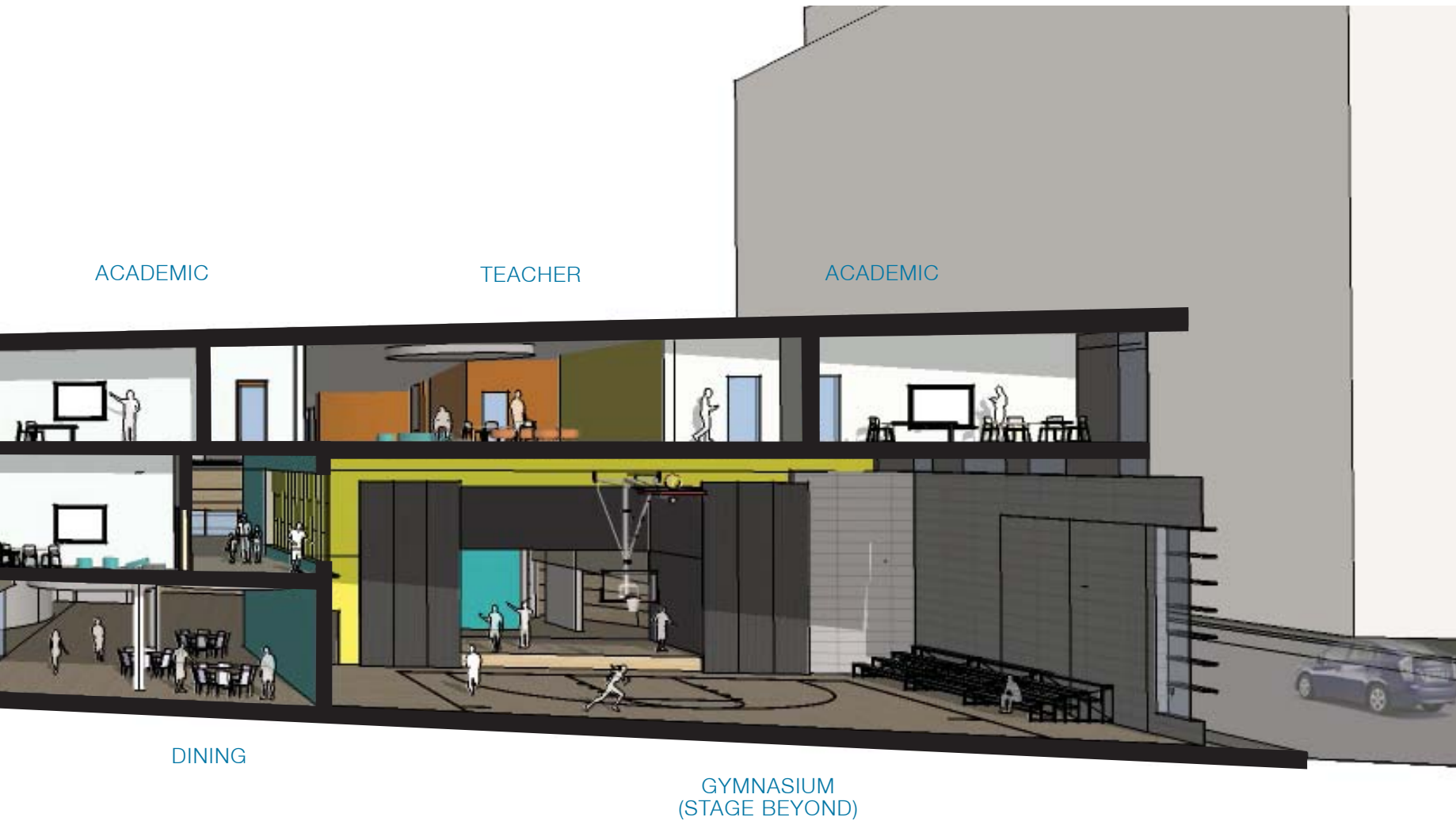
FASHION



SECTIONS



Longitudinal Section





INTERIOR PERSPECTIVES



View of Light Court



View of Distributed Dining + CTE Cafe



View of Digital Commons at Existing Building



View of Third Floor Lounge at Bridge



EXTERIOR PERSPECTIVES



View of 9th and Walter Reed Drive



View of 9th and Highland Avenue



EXTERIOR PERSPECTIVES



View of Plaza



View of Front







HIGH SCHOOL PROGRAM

including Arlington Mill

	number of spaces	sf each	total sf	teaching stations
Admin			30,000	
Fitness			5,000	1
Basketball / Gym			7,500	1
Dining			7,000	
Food Service			5,000	
Digital Commons			7,000	
Performance			7,500	
Music Room	1	2,500	2,500	1
Arts Studio	1	2,500	2,500	1
Flex Arts	1	2,500	2,500	1
CTE (high Intensity)	4	5,000	20,000	4
CTE (low intensity)	4	2,500	10,000	4
Science (bio/phys/chem)	12	1,500	18,000	12
Science (multi-use)	6	1,500	9,000	6
General Academic	54	750	40,500	54
Arlington Mill			8,000	
Total Teaching Stations				85
Net / Assignable			182,000	
Gross (net-to-gross = 1.4)			254,800	

CAPACITY WORKSHEET

excluding Arlington Mill

See next section for Phasing Options.

- **1800** students / **25** students per teaching station = **72** teaching stations
- **72** teaching stations / 85% utilization rate = **85** teaching stations
- **Phase 1** requires approximately **47** teaching stations ($47 \times 25 \times 0.85 = 998$ students)
- **Phase 2** requires approximately **38** teaching stations ($38 \times 25 \times 0.85 = 807$ students)





PHASING OPTION A

Phase 1 = 1,150 students (54 stations)

Phase 2 = 650 students (31 stations)

NOTES:

- All CTE in Phase I
- Existing building left in use for HILT, SWAT, Daycare, Arlington Mill, Misc. County Programs, etc.

PHASE 1A

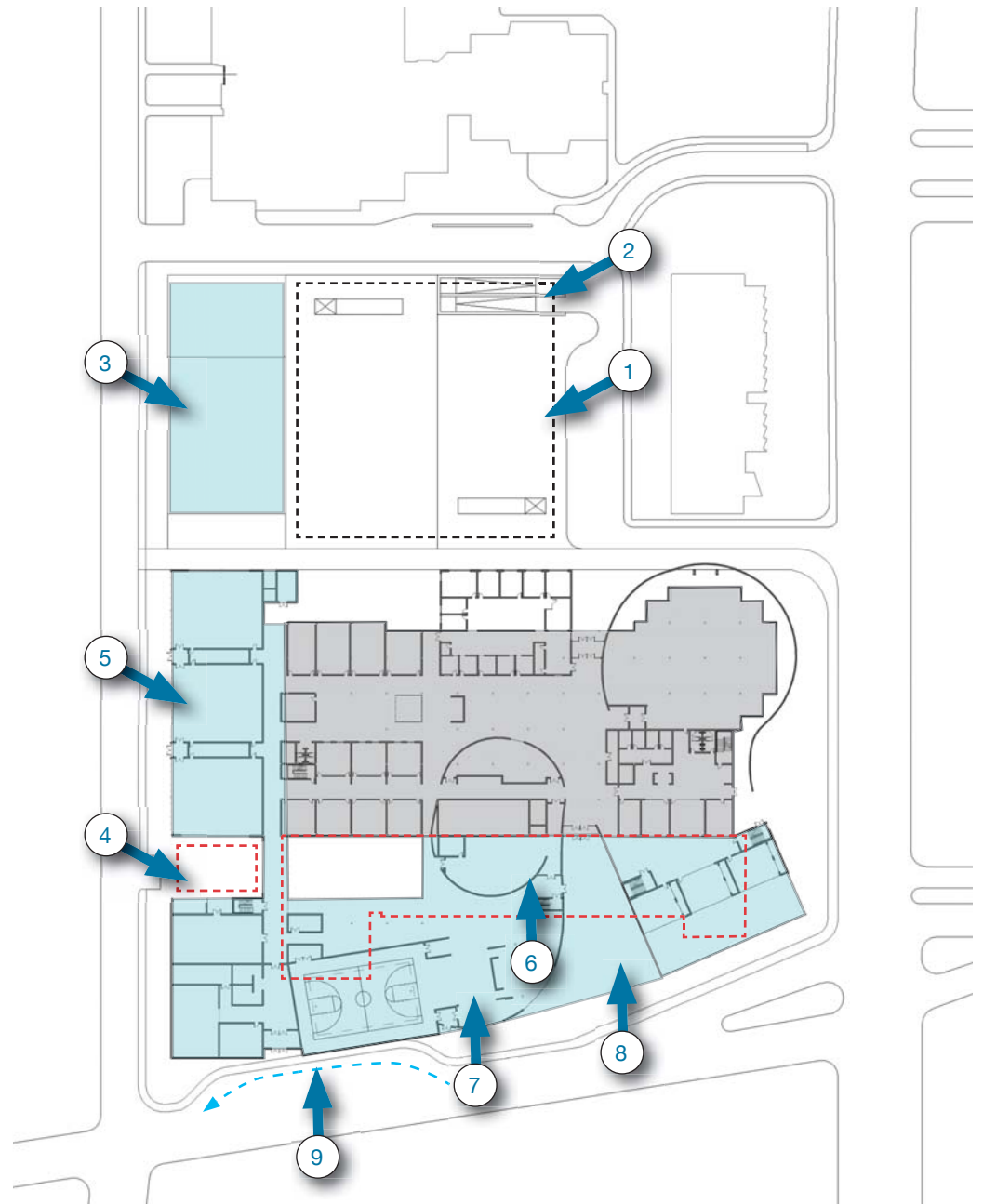
1. Two-story below grade parking for 500 spaces total
2. Entrance to below grade parking
3. Pool option - in any phase or in the future

PHASE 1B

4. Demolish one CTE Bay (Animal Husbandry)
5. Two-story CTE + Labs

PHASE 1C

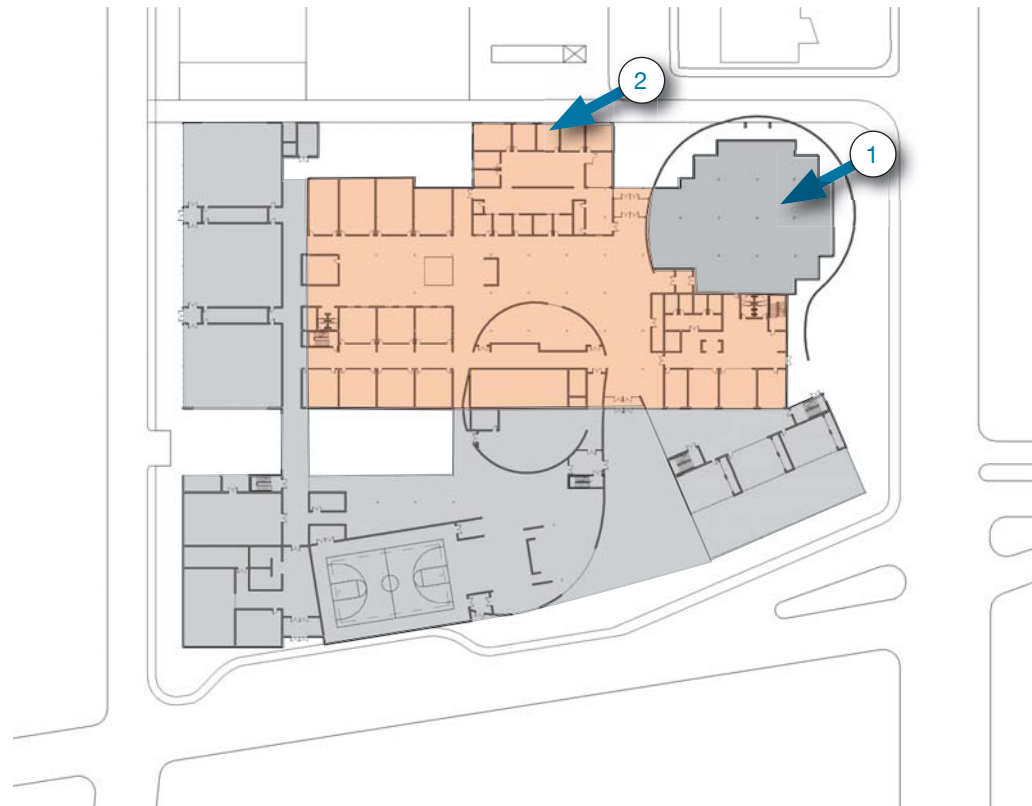
6. Demolish CTE Bays
7. Three-story 9th Street building (includes Food Service, Dining, Fitness + Basketball, Public CTE, Arts, + Academic)
8. Public Piazza + Streetscape
9. High School Dropoff



PHASING OPTION A (CONT'D)

PHASE 2

1. Full renovation of existing two-story building
2. Administration + academic addition





PHASING OPTION B

Phase 1 = 1000 students
(47 teaching stations)

Phase 2 = 800 students
(38 teaching stations)

Notes:

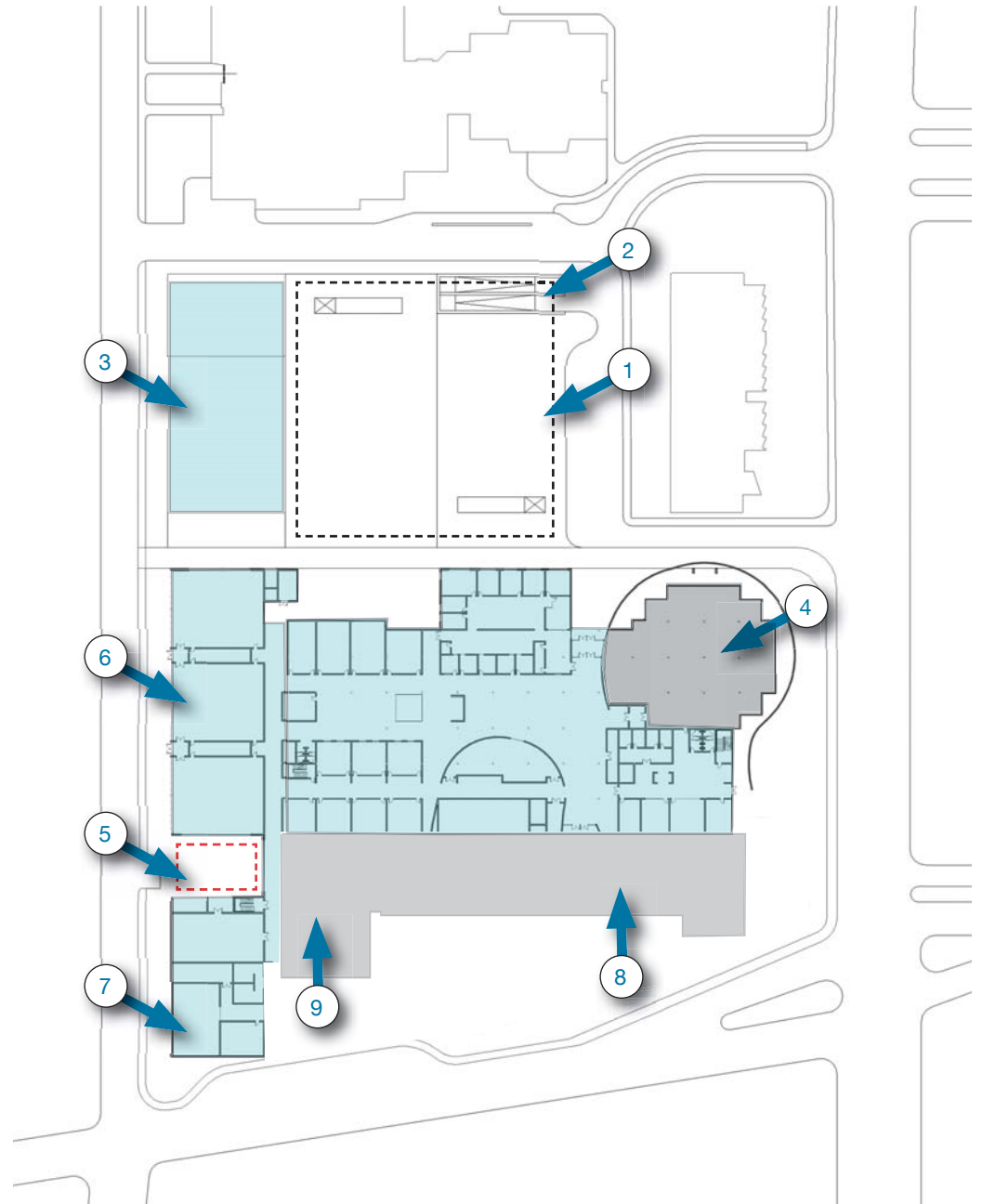
- Prioritize full renovation of existing ACC.
- Defer public programs + majority of 3-story building until Phase 2.

PHASE 1A

1. Two-story below grade parking for 500 spaces total
2. Entrance to below grade parking
3. Pool option - in any phase or in the future

PHASE 1B

4. Full renovation of existing two-story building
5. Demolish one CTE Bay (Animal Husbandry)
6. Two-story CTE + Labs
7. Three-story Fitness, Food Service, and Arts
8. Maintain existing CTE High Bays for school use
9. Temporary Dining in Carpentry Studio



PHASING OPTION B (CONTINUED)

PHASE 2

1. Demolish CTE Bays
2. Three-story 9th Street building
(includes Dining, Basketball, Public
CTE programs, + academic space)
3. Public Piazza + streetscape
4. High School bus dropoff

