

**ARLINGTON CAREER CENTER
April 2, 2008 BLPC Meeting**

Community Objectives

- Support and enhance the educational mission and environment for all students
- Minimize vehicle traffic on S. Highland and at the adjacent elementary school
- House the library along Walter Reed, preferably on one level
- Concentrate density and height at the intersection of S. 9th St. and Walter Reed Dr.
- Provide additional larger and more functional green space
- Locate vehicle access to loading docks/parking away from Highland and Walter Reed
- Avoid temporary buildings and facilities
- Emphasize pedestrian access and usability
- Minimize noise emanating from the facility and the site
- Minimize the impact of shadows and introduce natural light
- Include green building materials and methods to achieve silver LEED rating

Neighborhood Character



Neighborhood Character – S. Highland St.



Neighborhood Character – Adjacent Neighborhood



Neighborhood Character – S. Walter Reed Dr.



Neighborhood Character – Patrick Henry Elementary School



Neighborhood Character – Career Center



Community Design Analysis

Observation Image and Diagram	Context Observation	Design Influence	Design Diagram
<p>Variety of Homes - along Highland</p>	<p>On-site lot sizes with houses with varying roof forms create a program along Highland</p>	<p>Stick up heights of houses</p> <p>Stick down Corner Center facade on Highland to create a facade</p> <p>Incorporate brick as part of the facade of the Corner Center</p>	
<p>Scale of Street - along Highland</p>	<p>Existing scale created by corner street and fronting residential facade</p>	<p>Set new Corner Center back same distance as elementary school to create continuity of building edge</p> <p>Corner Center will create a sense of intimacy created by neighborhood facades on both sides of the street</p>	
<p>Layered Edge - along Highland</p>	<p>Facades of houses, trees, retaining walls, and setbacks are all part of a layered edge</p>	<p>Line Highland will retain tree planting pattern and maintain a continuous facade to create a layered edge to the street</p>	
<p>Apartment Variation - on Walter Reed</p>	<p>Three story brick apartment buildings create variety along the street through color and courtyards</p>	<p>Incorporate brick and break down the facade to create a sense of scale of the apartments</p>	
<p>Layered Edge - along Walter Reed</p>	<p>Arrangement of sidewalk trees, plantings and set back of apartments create a defined, layered edge</p>	<p>Place trees along street and set building close to property line to maintain a layered edge, but increase urban feel</p>	
<p>Scale of Street - along Walter Reed</p>	<p>Large scale of Walter Reed is broken down by grass medians and landscaped sidewalks creating apartment buildings</p>	<p>Maintain building height comparable to Corner Center and break down facade to create a sense of scale to increase intimacy</p>	
<p>Entry - along Highland</p>	<p>Entrances in neighborhood are small and inconspicuous</p> <p>Two story entry points are set from regular grid and are visible from Highland</p>	<p>Eliminate one entry from Highland and reconfigure the remaining to maintain integrity of neighborhood and create a sense of enclosure</p>	
<p>Service Facing Site - Elementary</p>	<p>Service functions of elementary school face Corner Center and neighborhood</p>	<p>Mask service functions and set of elementary school with building as much as possible</p>	
<p>Clutter - Existing on Site</p>	<p>Existing Corner Center is cluttered architecturally and is dated</p>	<p>Provide an architecturally coherent design for the facade of the Corner Center</p>	
<p>Open Space - on Site and in Neighborhood</p>	<p>Current open space on site creates the "finger" of other</p> <p>Neighboring park maintains street edge and creates intimate space</p>	<p>Place parking underground and increase building footprint and paved areas</p> <p>Create open space with strong boundaries</p>	
<p>Concentration of Density</p>	<p>Corner Center is positioned at a corner height and set back from the street on all sides</p>	<p>Step the building down on Highland, concentrate density on Walter Reed</p> <p>Create visual transition from 3 story facade Corner Center to 2 story AP+T building</p>	
<p>Sustainable Design</p>	<p>Neighborhood contains park density and ample type and size</p> <p>Neighborhood is walkable and contributes to public transportation</p>	<p>Maintain high standards of design and the use of high quality materials</p> <p>Make site design pedestrian friendly</p> <p>Include green building materials, methods and technology to achieve a minimum of a LEED rating</p>	
<p>Program</p>	<p>Program is organized around school commons</p> <p>Library is located on a level and accessible to the community and school</p> <p>Program location based on needs for the future (school, outdoor space)</p>	<p>Organize programs around common spaces</p> <p>Place library on Walter Reed</p> <p>Place programs in the building based on needs and requirements</p>	

Variety of Homes – along Highland

Community Design Analysis

Context Observations



- Similar two storey style houses with varying roof forms create a a rhythm along Highland

Design Influence and Diagram

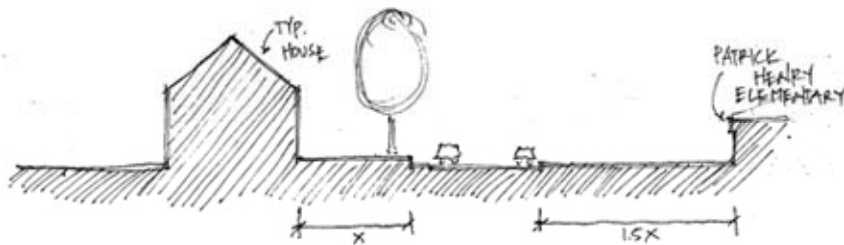


- Pick up rhythm of houses
- Step down Career Center facade on Highland to relate to houses
- Incorporate brick as part of the facade of the Career Center

Scale of Street – along Highland

Community Design Analysis

Context Observations



- Intimate scale created by narrow street and continuous residential facade

Design Influence and Diagram

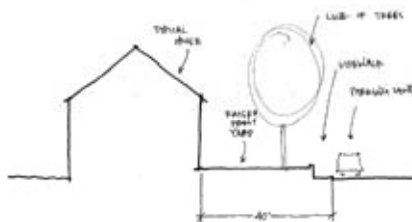


- Set new Career Center back same distance as elementary school to create continuity of building edge
- Career Center will restore a sense of intimacy created by neighborhood facades on both sides of the street

Layered Edge – along Highland

Community Design Analysis

Context Observations



- Facades of houses, trees, retaining walls and sidewalk are all part of a layered edge to the street

Design Influence and Diagram



- Line Highland with street trees along sidewalk and maintain a continuous facade to create a similar edge condition

Apartment Variation – on Walter Reed

Community Design Analysis

Context Observations



- Three storey brick apartment buildings create variety along the street through color and courtyards

Design Influence and Diagram

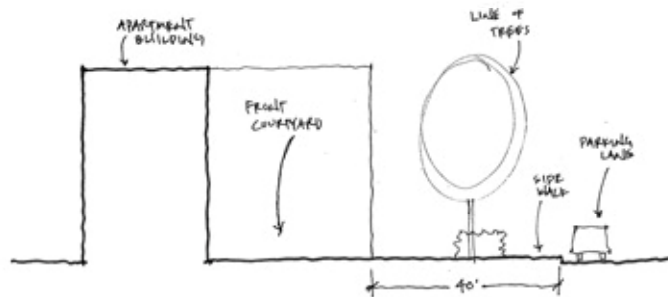


- Incorporate brick and break down the facade to relate to feel and scale of the apartments

Layered Edge – Walter Reed

Community Design Analysis

Context Observations



- Arrangement of sidewalk, trees, plantings and set back of apartments create a defined, layered edge

Design Influence and Diagram

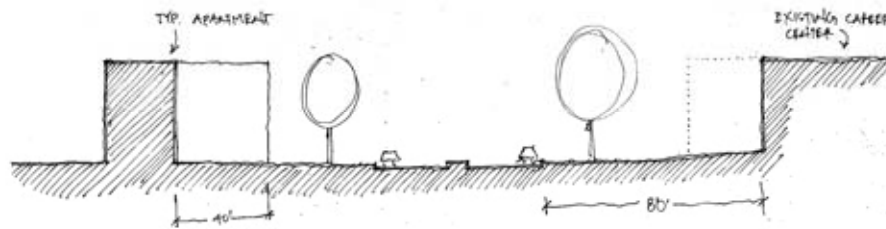


- Place trees along street and set building close to property line to maintain layering, but increase urban feel

Scale of Street – along Walter Reed

Community Design Analysis

Context Observations



- Larger scale of Walter Reed is broken down by grass median and bounded by 3 storey apartment buildings

Design Influence and Diagram



- Maintain building height comparable to apartment buildings and keep Career Center close to street to increase intimacy

Entry – along Highland

Community Design Analysis

Context Observations



- Driveways in neighborhood are small and inconspicuous
- Two large entry points onto site from Highland

Design Influence and Diagram

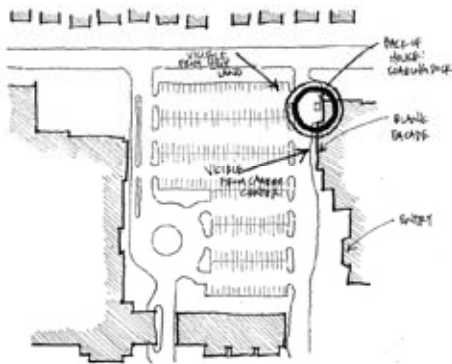


- Eliminate one entry from Highland and downplay the remaining to maintain integrity of neighborhood and relate to scale of driveways

Service Facing Site - Elementary

Community Design Analysis

Context Observations



- Service functions of elementary school face Career Center and neighborhood

Design Influence and Diagram

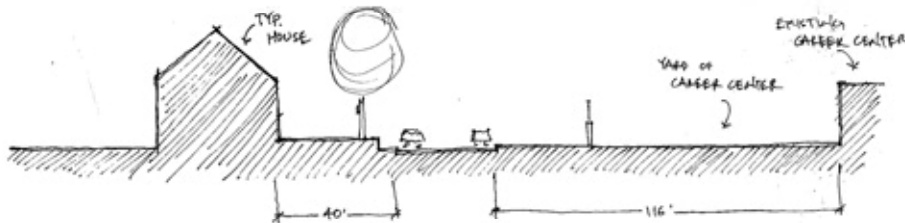


- Mask service functions and wall of elementary school with building as much as possible

Clutter – Existing on Site

Community Design Analysis

Context Observations



- Existing Career Center is cluttered architecturally and ill defined

Design Influence and Diagram

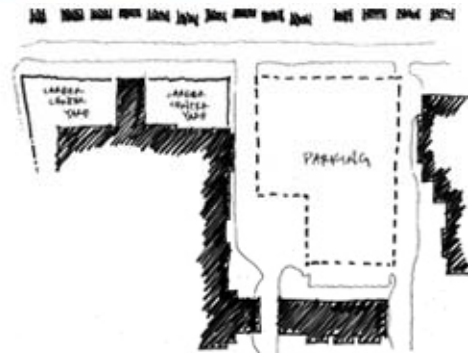


- Provide an architecturally coherent design for the facades of the Career Center

Open Space

Community Design Analysis

Context Observations



- Current open space on site creates the "image" of urban sprawl
- Nearby park maintains street edge and creates intimate space

Design Influence and Diagram

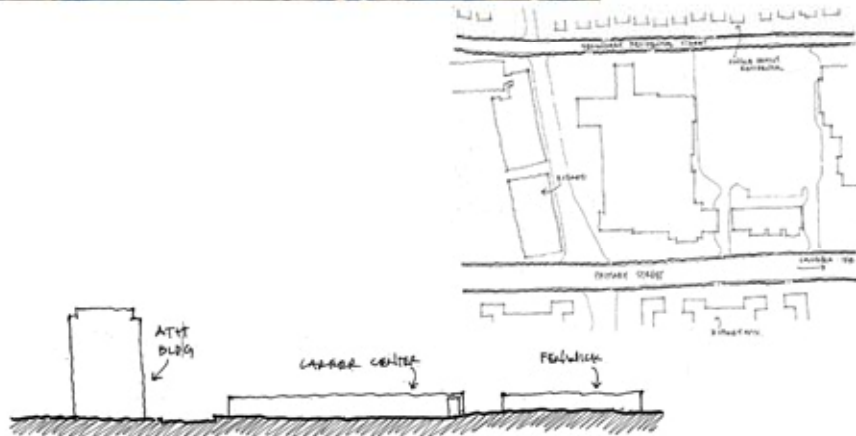


- Place parking underground and minimize building footprint and paved areas
- Dedicate green space with strong boundaries

Concentration of Density

Community Design Analysis

Context Observations



- Career Center is perceived as a constant height and set back from the street on all sides

Design Influence and Diagram



- Step the building down on Highland; concentrate density on Walter Reed
- Create visual transition from 2 story Fenwick Center to 8 storey AT+T building

Sustainable Design

Community Design Analysis

Context Observations



- Neighborhood contains park space and ample light and air
- Neighborhood is walkable and connected to public transportation

Design Influence and Diagram



- Maintain high standards of light and air that exist in neighborhood
- Make site design pedestrian friendly
- Include green building materials, methods and technologies to achieve a minimum of silver LEED rating

Program

Community Design Analysis

Context Observations



- Program is organized around school commons
- Library is located on 1 level with access to the community and school
- Program location based on needs (ie, 1st floor access, outdoor space)

Design Influence and Diagram



- Organize programs around common spaces
- Place library on Walter Reed
- Place programs in the building based on needs and requirements

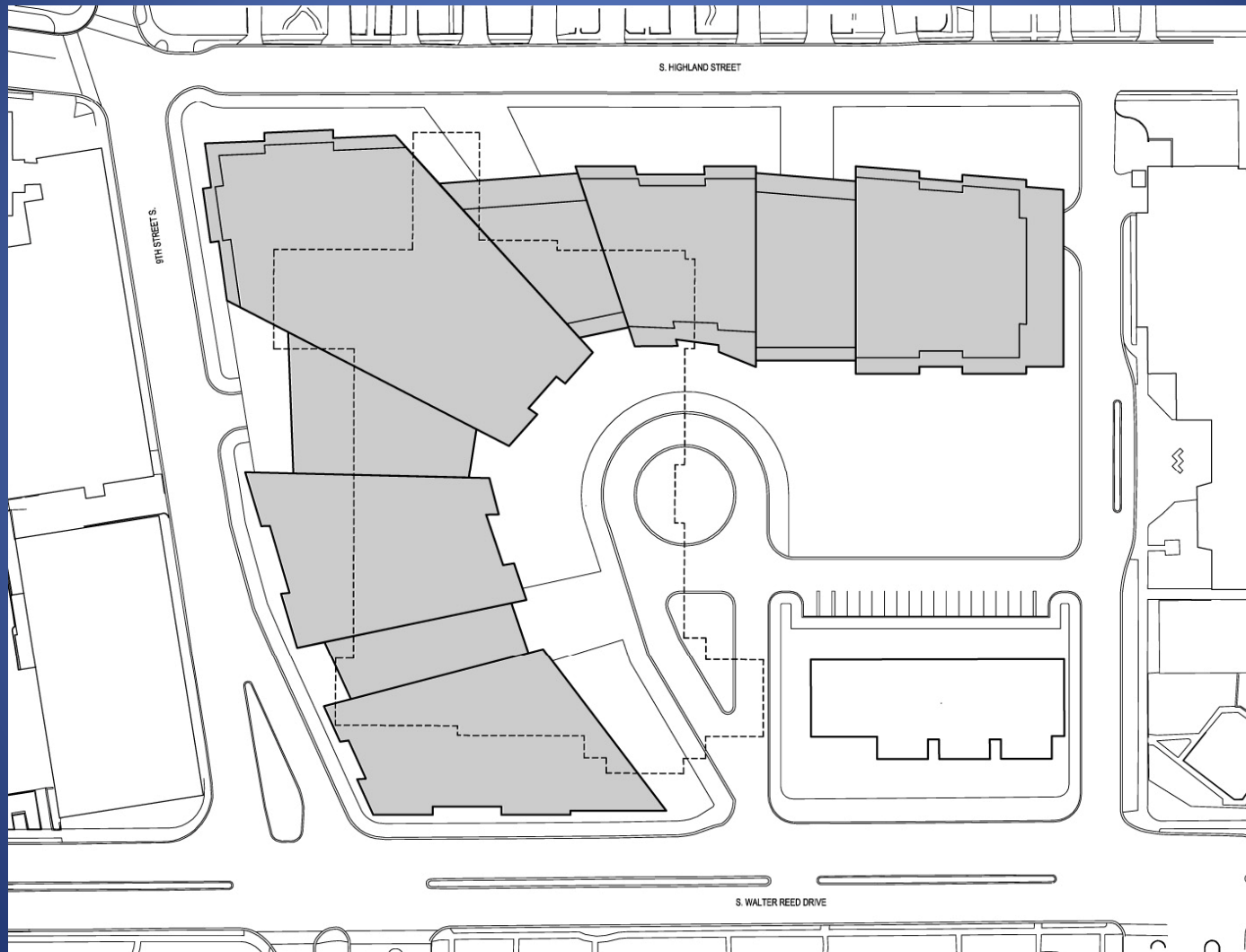
Program

Program Components	Ground Floor		Non-Ground Floor	Total
	Must Be	Should Be		
1 Entrance/Security	2,000			2,000
2 Shared Areas - Admin., Commons, Student Dining, Shared Resources and Custodial	14,455			14,455
3 Culinary Arts	5,625			5,625
4 Media Center			5,200	5,200
5 Business/Marketing/Credit Union and Store			2,700	2,700
6 Auto Body Repair	6,075			6,075
7 Automotive Technology	6,375			6,375
8 Carpentry	4,425			4,425
9 Heating Ventilating and Air Conditioning	3,075			3,075
10 Electricity	3,300			3,300
11 Arlington Career Center TV and Multimedia Production	6,865			6,865
12 Arlington Educational Television	6,090			6,090
13 Engineering and Technical Services	4,500			4,500
14 Project Lead the Way			1,900	1,900
15 Aviation			1,800	1,800
16 Computer Assisted Drawing			1,500	1,500
17 Digital Photography			2,600	2,600
18 Commercial Art & Computer Graphics for the Web			2,330	2,330
19 Core Academic Classrooms			13,550	13,550
20 Post-Secondary/Higher Ed			25,000	25,000
21 Academic Village - HILT, CRAM, EBCE, SWAT (HS Continuation)			17,865	17,865
22 Early Childhood and Infant Care	7,415			7,415
23 Emergency Medical Technician			2,550	2,550
24 Biotechnology and Forensic Technology			2,000	2,000
25 Physical Education		9,150		9,150
26 Physical Therapy/Sports Medicine			2,575	2,575
27 Animal Science	5,500			5,500
28 Cosmetology			6,800	6,800
29 Air Force Junior ROTC			2,600	2,600
30 Columbia Pike Branch Library		15,000		15,000
Subtotal	75,700	24,150	90,970	190,820
Grossing Factor of .45	34,065	10,868	40,937	85,869
Totals	109,765	35,018	131,907	276,689

Full Program



Full Program



Full Program





View looking south on S. Highland St.

Ph: 703-524-6616 Fx: 703-524-6618 2311 Wilson Blvd., Arlington VA 22201



View looking south on S. Highland St.



View looking north on S. Highland St.

Ph: 703-524-6616 Fx: 703-524-6618 2311 Wilson Blvd., Arlington VA 22201



View looking north on S. Highland St.



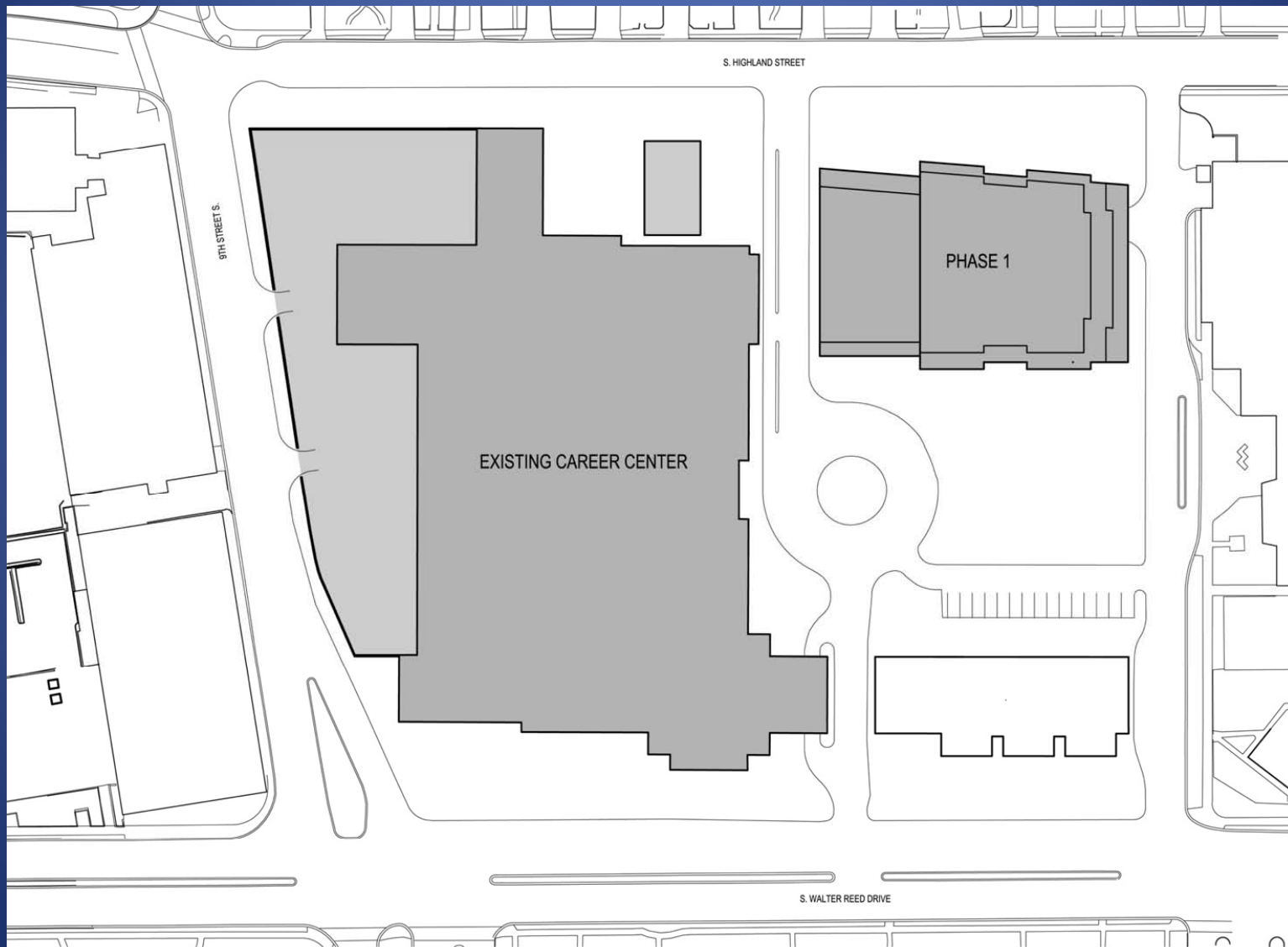
View looking south on Walter Reed Dr.

Ph: 703-524-6616 Fx: 703-524-6618 2311 Wilson Blvd., Arlington VA 22201



View looking south on Walter Reed Dr.

Phase 1



Phase 1 Program



Phase 1 Program



Ph: 703-524-6616 Fx: 703-524-6618 2311 Wilson Blvd., Arlington VA 22201



Phase 1 Program



Ph: 703-524-6616 Fx: 703-524-6618 2311 Wilson Blvd., Arlington VA 22201

