

Arlington Career Center Building Level Planning Committee Charge

Submitted Dec. 9, 2021 for School Board Consent on Dec. 16

Goals of the ACC BLPC Process

The goal of the Arlington Career Center Project is for the school and parking garage to be completed within the maximum total project cost of \$170.48 million. The Building Level Planning Committee (BLPC) process will invite public feedback on the elements identified in the Public Facilities Review Committee (PFRC) Principles of Civic Design (Attachment A). APS will consider adjustments that fit within the maximum total project cost and address the School Board's Project Requirements (Attachment B). The resulting plan will be included in the Superintendent's Proposed FY 2023-32 Capital Improvement Plan (CIP).

Note: This process will not address the long-term use of the Career Center Campus. Opportunities for comment on long-term use will occur within the process for review and adoption of the FY 2023-32 CIP and is outside the purview of the ACC Expansion Project BLPC.

IAP2 Level of Public Participation

- **Consult** - Obtain feedback on analysis, alternatives and/or decision.

Committees Members

To facilitate collaboration between school and community stakeholders, joint meetings with the BLPC and PFRC will be planned to the greatest extent possible.

BLPC¹ members represent various APS stakeholders and groups. They are responsible for communicating with and obtaining feedback from the stakeholder groups they represent. Members from the 2019 ACC BLPC were invited to continue representing their stakeholder groups and serving on the committee. APS will seek replacement members if a member elected not to return, as needed, from stakeholder groups that continue to have an interest in this project.

PFRC represents Arlington County Commissions that advise the County Board on County and APS development projects.

PFRC Principles of Civic Design

See attachment A

School Board's Project Requirements

See attachment B

¹ APS [Policy F-5.7 Capital and Maintenance Program](#); APS [Policy Implementation Procedure F-5.7 PIP-2 Building Level Planning Committees](#)

Preliminary Project Schedule

APS staff are responsible for managing the project schedule to achieve project completion as specified in the School Board's Project Requirements.

Preliminary milestone dates:

- Underway – update multimodal transportation analysis
- January 19, 2022 – Joint BLPC/PFRC meeting #1
- February 16, 2022 – Joint BLPC/PFRC meeting #2
- March 30, 2022 – Joint BLPC/PFRC meeting #3
- April 14, 2022 – School Board meeting: ACC Concept Design information
- April 28, 2022 – School Board meeting: ACC Concept Design action
- TBD 2022 – Joint BLPC/PFRC Schematic Design phase meetings (pending School Board direction on Concept Design)
- December 2025 – new ACC building complete
- April 2027 – all construction phases complete

Attachment A

Public Facilities Review Committee: [Principles of Civic Design](#)

These principles are intended to inform the design of civic facilities in Arlington, including buildings and other projects, to ensure they meet community goals for attractiveness, durability, and functionality. The principles reinforce and supplement existing County planning documents and policies, and are meant to promote compliance with certain basic principles, but not to inhibit creative design. Each project will need to be reviewed individually, and for each project, certain principles may be stressed over others.

Civic Values

- Respect neighborhood context and important historic structures.
- Take advantage of prominent sites and major civic programs to create bold architecture.
- Emphasize leadership in energy conservation and environmental sustainability through architectural design, materials, and construction methods.
- Utilize universal design to ensure open and welcoming accessibility for all citizens.
- Explore adaptive reuse of significant existing structures and building elements and consider possible future reuse of new buildings.
- Optimize open space for public relaxation and recreation, and minimize building footprint and areas used for parking, on-site roads, and service drives.
- Support joint development and use of school and family facilities when in the best interest of both entities.

Siting and Orientation

- Orient the primary building entrance to the appropriate adjacent street or public space so movement and entrance to buildings are natural and intuitive.
- Emphasize pedestrians, bicycles, and mass transit over automobiles in building placement, entry, and architecture.
- Ensure building and site are functionally and spatially coherent, facilitating the flow of people to, from, and within the site.
- Create “positive” outdoor spaces with a pedestrian emphasis.

Building Form

- Develop massing strategies appropriately scaled to the site and neighborhood.
- Use massing to emphasize a pedestrian, human scale to the building, breaking into smaller sub-parts that respond to site and program.
- Develop a sense of hierarchy in the massing, emphasizing and leading to the important functions and spaces in the building, including the entrance.

Building Details and Materials

- Use design details related to pedestrian scale and provide interest, discovery, and character.
- Celebrate the civic nature of the project with public art and iconic architectural elements.
- Use durable and permanent materials to assure longevity of, and civic pride in, the project.
- Appropriately plan budgets to reduce negative design impact of value engineering.
- Explore consistent design elements with other successful Arlington civic projects.
- Design building lobbies to create a sense of place and importance.

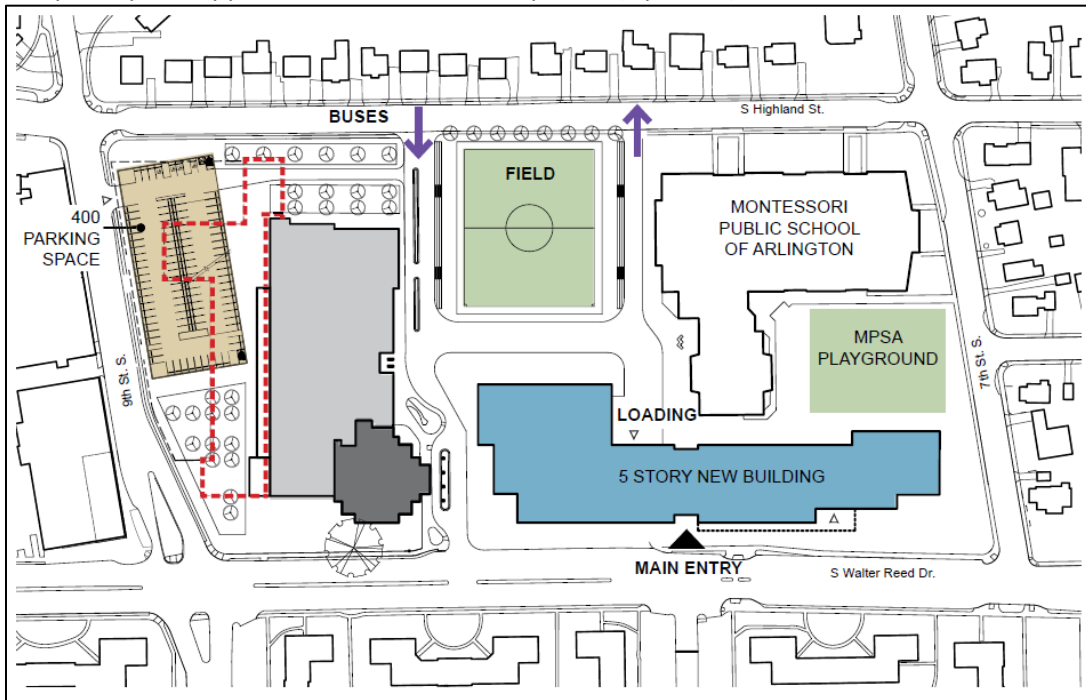
Attachment B

School Board's Project Requirements for the Arlington Career Center
 Approved by the School Board on October 28, 2021

The ACC must be completed within the maximum total project cost of \$170.48 million.

The BLPC shall review and provide feedback on proposed project design(s) prepared by APS staff and its consultants based on:

- Approved project Educational Specifications (Ed. Specs.): [Base Ed. Specs.](#) and [Alternative Ed. Specs.](#)
- Site plan option approved for further development (Option 4)



- Approved ACC Project Requirements

	Base Ed. Specs.	Alternative Ed. Specs.
Maximum capacity	1,795	1,345
Instructional programs (identified on the Ed. Specs.)	Arlington Tech Academic Academy, EL, PEP CTE from neighborhood HS	Arlington Tech Academic Academy, EL, PEP CTE from neighborhood HS
Estimated total project cost (in millions)	\$170.48	\$152.89
Site facilities (playgrounds, fields, structured/surface parking, etc.)	As generally shown on the Option 4 Site Plan, with the expectation of further development and refinement during Concept Design	

Building Size (square feet)	260,000	225,000
Year complete	December 2025 (new building) April 2027 (all construction phases)	

The School Board directed that prior to, or concurrent with, adoption of the FY 2023-2032 CIP staff shall present to the School Board for approval a proposed:

- Concept Design and reconciled cost estimate meeting the Base Ed. Specs.; and
- An alternative Concept Design and reconciled cost estimate meeting the Alternative Ed. Specs., designed to accommodate a future addition.

It is expected that future design phases will be guided by School Board direction at approval of the Concept Design.