## Attachment A – Discussion Guide and Input Form for Arlington Career Center Project Meeting #1

# Provide input on Arlington Career Center: Siting and Transportation

# **Send completed forms to** [**engage@apsva.us**](mailto:engage@apsva.us) **by Feb. 2, 2022**

View recordings of the Jan. 19 BLPC/PFRC meeting at [www.apsva.us/engage/arlington-career-center-project/](http://www.apsva.us/engage/arlington-career-center-project/)

## Background on Siting

1. Review the preliminary site plan diagram

Diagram

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* + - Highlights of preliminary site plan
      * New ACC building (blue tone) constructed fronting Walter Reed Dr.
      * Columbia Pike Branch Library (dark grey tone) remains in current location
      * Majority of existing ACC building (light grey tone) remains for a future use TBD
      * Portion of existing ACC building (red dashed line) demolished to accommodate parking structure
      * New above ground parking structure (tan tone) constructed at S. Highland St. and 9th St. S.
      * MSPA building remains in current location and MSPA playground relocated to existing ball field area
      * New field created in approximate location of existing surface parking lot
    - Preliminary site plan builds from prior work
      * Career Center Working Group provided guidance on massing and density of building on site
      * The prior BLPC/PFRC process – did not define project requirements that are built into this work
        + ACC is an option school, specifications similar to H-B Woodlawn, with a Career & Technical Education focus
        + Builds a new facility rather than building additions to existing facility which impacted school operations, added complexity, time and increased project costs

1. Review PFRC Principles of Civic Design for **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.
2. Preview topics for input
   * + Height of new ACC facility   
       Diagram, engineering drawing

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**Massing View from Walter Reed Dr** **Massing View from MPSA**

* + - * The preliminary site plan proposed a 5-story building along S Walter Reed Dr. that stepped down to 2-story portion adjacent to 7th St S.
      * Each story would be approximately 15 feet in building height, translating to 75 feet for a 5-story building and 90 feet for a 6-story building.
      * The Career Center Working Group reached consensus on supporting a building height of 3-4 stories along S. Walter Reed Drive, transitioning to 6-7 stories along the southern end of said street closest to 9th St S.
      * The project is located within an S-3A zoning district and the County Board, at the time of approving a Use Permit, can modify building setback and height provided certain conditions are satisfied.
    - Placement of Parking Structure
      * The preliminary site plan proposed a 4-story above ground parking structure at the corner of S. Highland and 9th St. S. to meet the project’s anticipated parking demand.
      * The location of the parking structure will remain at the locations show and will be refined based on feedback received as the design progresses.
    - Strengths and Concerns with Preliminary Site Plan
      * The design team will develop the site plan and building massing based on a variety of inputs, including stakeholder feedback.

## Background on Transportation

1. Review the transportation highlights from the preliminary site plan diagram

Diagram

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* + - Main entry for new ACC building shown on Walter Reed Dr.
    - Campus bus operations to occur on a private drive on-site
    - Parent pick-up/drop-off (PUDO) not specifically identified
    - Service access to the new ACC building to occur via a private drive on-site
    - On-site parking accommodated within an above ground parking structure at the S. Highland and 9th St. S

1. Review selective PFRC Principles of Civic Design related to the breakout discussion
   * + Respect neighborhood context… (Civic Values)
     + Optimize open space for public relaxation and recreation, and minimize building footprint and areas used for parking, on-site roads, and service drives. (Civic Values)
     + Emphasize pedestrians, bicycles, and mass transit over automobiles and building placement, entry, and architecture.​ (Siting and Orientation)
2. Preview topics for input
   * + Transportation Goals
       - Goal #1: Safety of Students
         * Review walking routes to/from CC building
         * Reduce conflicts of different school transportation needs (e.g., keep passenger cars away from the school buses)
         * Careful design between County needs and school needs (e.g., make sure plans work with Walter Reed plans)
       - Goal #2: Right-sizing Career Center transportation infrastructure
         * Help determine the correct amount of space dedicated to transportation on site to accommodate needs without overbuilding, allowing for more room for buildings and green space
         * Determine which demands can be reasonably accommodated off-site
       - Goal #3: Minimizing Impacts
         * Develop strategies to reduce people driving to/from the Career Center
         * Spread out transportation demands – in time and location – to reduce overall impact
         * Determine any changes to existing and proposed transportation infrastructure (e.g., do we need to upgrade an intersection to a traffic signal?)
     + Transportation Concerns and Issues
       - Consultants collected transportation data in 2019 and fall 2021
         * In 2021 traffic volumes are lower on Walter Reed, but higher on 7th/9th/Highland and data shows larger impact of arrival/dismissal compared to 2019
         * In 2021 parking shows higher residential parking demand during day and data shows less demand on streets adjacent to Career Center mid-day
       - Consultants performed field observations in fall 2021, summarized below
         * Access control and bus conflicts

Controlling vehicle access and vehicle-bus conflicts is a concern across the campus

Plenty of space for Career Center buses but vehicles routinely ignore signs and enter bus-only areas

MPSA may need additional bus queuing space in the afternoons

* + - * + Walter Reed Pick-up/Drop-off (PUDO)

Significant ad-hoc PUDO on Walter Reed in front of ACHS and the library

Did not appear to have negative impact on Walter Reed, but this activity may not be compatible with future County plans for Walter Reed

* + - * + MPSA PUDO

Pick-up/Drop-off (PUDO) for MPSA along Highland significantly impacts on-street parking and causes traffic congestion during arrival/dismissal

Does not match observations performed in 2019 and prior dates

* + - * + Take-aways for Concept Design

Identify safe routes for walkers/cyclists, take advantage of County’s Walter Reed Drive plans

Develop clear and separate bus and student pick-up/drop-off locations, provide more options/space for loading/unloading if needed

Avoid conflicts between walkers/cyclists and student pick-up/drop-off along Walter Reed drive

| **Questions** | **Responses** |
| --- | --- |
| **Identify group submitting this information** | Ex. Breakout group #, stakeholder group or individual completing this form |
| Siting Questions | |
| 1. **Height of New ACC Facility** | 1. Are there portions of the building (in blue) that could be adjusted (i.e. built taller, etc.) in exchange for more open space on the site? |
| 1. Are there other suggestions staff should consider regarding height of the building? |
| 1. **Placement of Parking Structure** | 1. Looking at the parking garage placement on 9th St., what works? What are the challenges? Other concerns? |
| 1. Are there other suggestions staff should consider when refining the parking structure? |
| 1. **Strengths and Concerns with Preliminary Site Plan** | Identify additional strengths and concerns with the preliminary site plan that are not addressed in the responses to questions 2 or 3. |
| Transportation Questions | |
| 1. **Transportation Project Goals for**     1. Safety of Students    2. Right-sizing Career Center transportation infrastructure    3. Minimizing traffic impacts | Are these the right goals for multimodal transportation on the stie? If not, what should be added or adjusted? |
| 1. **Input on Career Center campus transportation concerns & issues** | What additional transportation issues or concerns need to be addressed? (i.e. outside points in the transportation slides 14 - 18) |

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