



# BLPC Breakout Group

Meeting # 6

**Commons Area**

# Comment Process

Goal: Opportunity for each BLPC member to give his/her input regarding at least one discussion question

- Please be prepared to share your prioritized discussion question(s) comment (2 min) from the questionnaire
- We will use information from questionnaire to list and order members (next slide)
- Microphone will come to member for comment ( 2 min)
- One staff member will raise hand to indicate when a member has 30 seconds left
- If time allows, we will open for more member comments

# Meeting #6 Discussion Questions Comment

<b>BLPC Speakers</b> signed up in advance	<b>Member Names</b>	
ACC site and landscape design	<ul style="list-style-type: none"> <li>• Cynthia Hilton</li> <li>• Margaret Chung</li> </ul>	<ul style="list-style-type: none"> <li>• Cory Mainor</li> <li>• Desiree Alexander</li> </ul>
New ACC building design	<ul style="list-style-type: none"> <li>• Kurt Schuler</li> </ul>	
ACC on-site parking plan and garage design	<ul style="list-style-type: none"> <li>• Heather Jones</li> <li>• Rosa Cheney</li> <li>• Haywon Kim</li> <li>• Catarina Genove</li> </ul>	<ul style="list-style-type: none"> <li>• Michael Bruno</li> <li>• Kia Stevenson-Haynes</li> <li>• Kaya DeMarco</li> </ul>
ACC curbside management plan	<ul style="list-style-type: none"> <li>• Nick Carrasco</li> </ul>	<ul style="list-style-type: none"> <li>• Christine Brittle</li> </ul>
ACC schematic design	<ul style="list-style-type: none"> <li>• Alisa Cowen</li> </ul>	



# **Arlington Career Center Project Meeting #6 Advance Materials**

**Part B – Proposed Schematic Design**

**August 26, 2022**

## Part A was sent on Friday Aug. 19

[www.apsva.us/wp-content/uploads/2022/08/2022-08-12-Email-Att-Mtg-6-Adv-Materials-Part-A.pdf](http://www.apsva.us/wp-content/uploads/2022/08/2022-08-12-Email-Att-Mtg-6-Adv-Materials-Part-A.pdf)

## Part B for Aug. 26

1. APS' Proposed Arlington Career Center Schematic Design and Discussion Questions
2. Questionnaire for BLPC members to complete by Monday, Aug. 29 at noon

All meeting resources available on ACC Project web page  
[www.apsva.us/engage/arlington-career-center-project/](http://www.apsva.us/engage/arlington-career-center-project/)

# Proposed ACC Schematic Design and Discussion Questions

- September 8
  - APS presents the following Schematic Design to the School Board
  - BLPC and PFRC chairs share input discussed at Meeting #6
- September 22 - School Board votes on the Schematic Design

# Schematic Design Options

- School Board directed staff to prepare two Schematic Designs: (1) meeting the **Base Ed. Specs.** and (2) meeting the **Alternative Ed. Specs.** planning for an addition that could be added in the future.
- The **Alternative Ed. Specs.** addresses the unmet needs of the existing ACC programs while expanding CTE opportunities for neighborhood high school students.
- The **Base Ed. Specs.** accomplishes the same, plus adds 450 secondary seats.
- As direction was provided to allow the 450 additional seats to be added in the future, all common areas (cafeteria, library, gym, etc.) are identical between the two Schematic Designs.
- The planned synthetic turf field, bus loop, multi-use plaza, location of parking garage, and improvements to MPSA play areas are also identical between the two Schematic Designs.

# Developing the Schematic Design

The proposed Schematic Design is a confluence of many inputs, including:

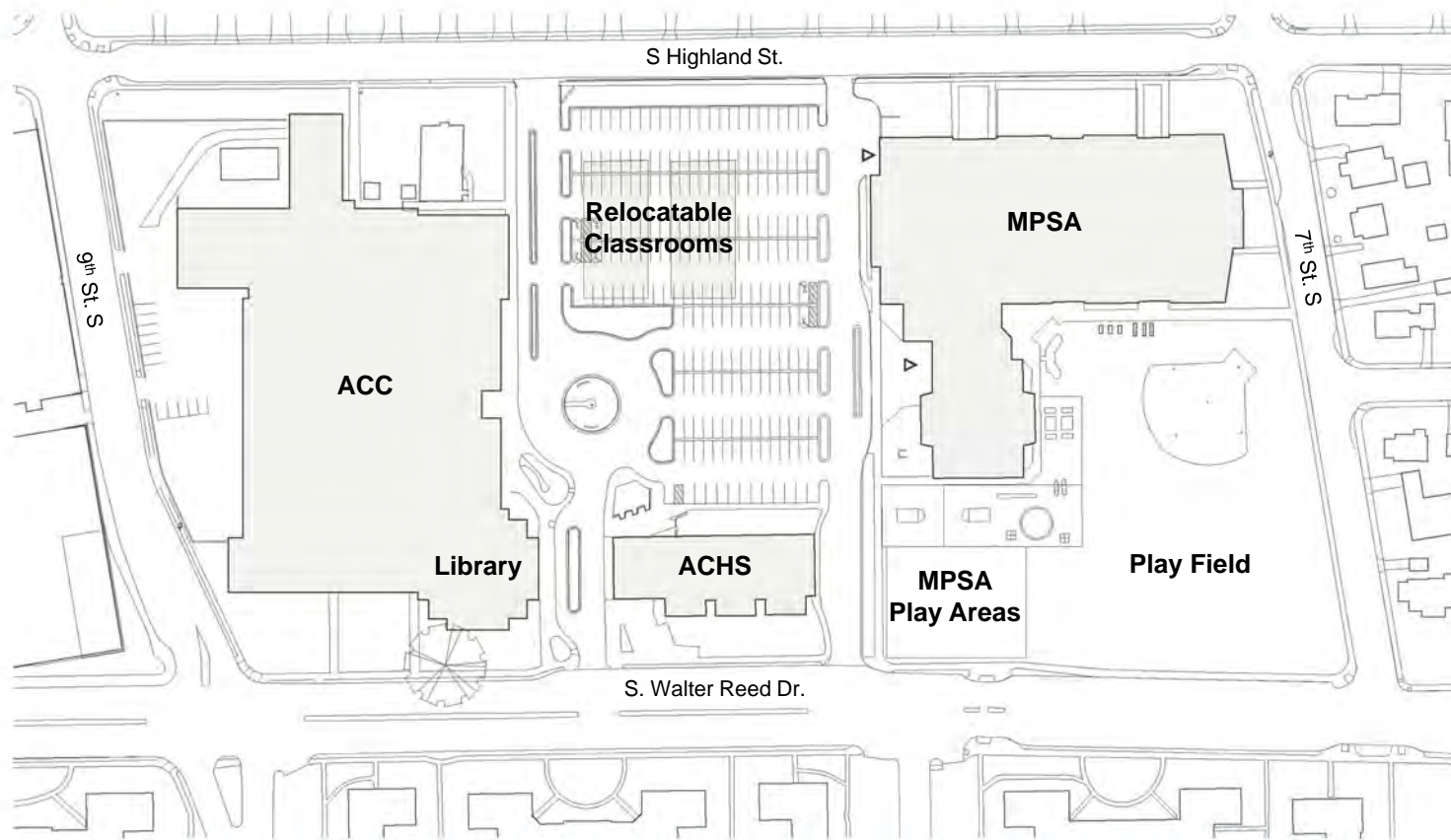
- School Board direction from the Concept Design approval
- Incorporating space and adjacency requirements from the Ed. Specs. into a building form
- Preliminary engineering system technical requirements
- PFRC Principles of Civic Design, which provided the framework for BLPC/PFRC input
- Recommendations from the Multimodal Transportation Assessment (MMTA)
- Continued discussions with ACC and APS instructional staff
- Continued discussions with Arlington County staff
- Feedback from BLPC, PFRC, and the public



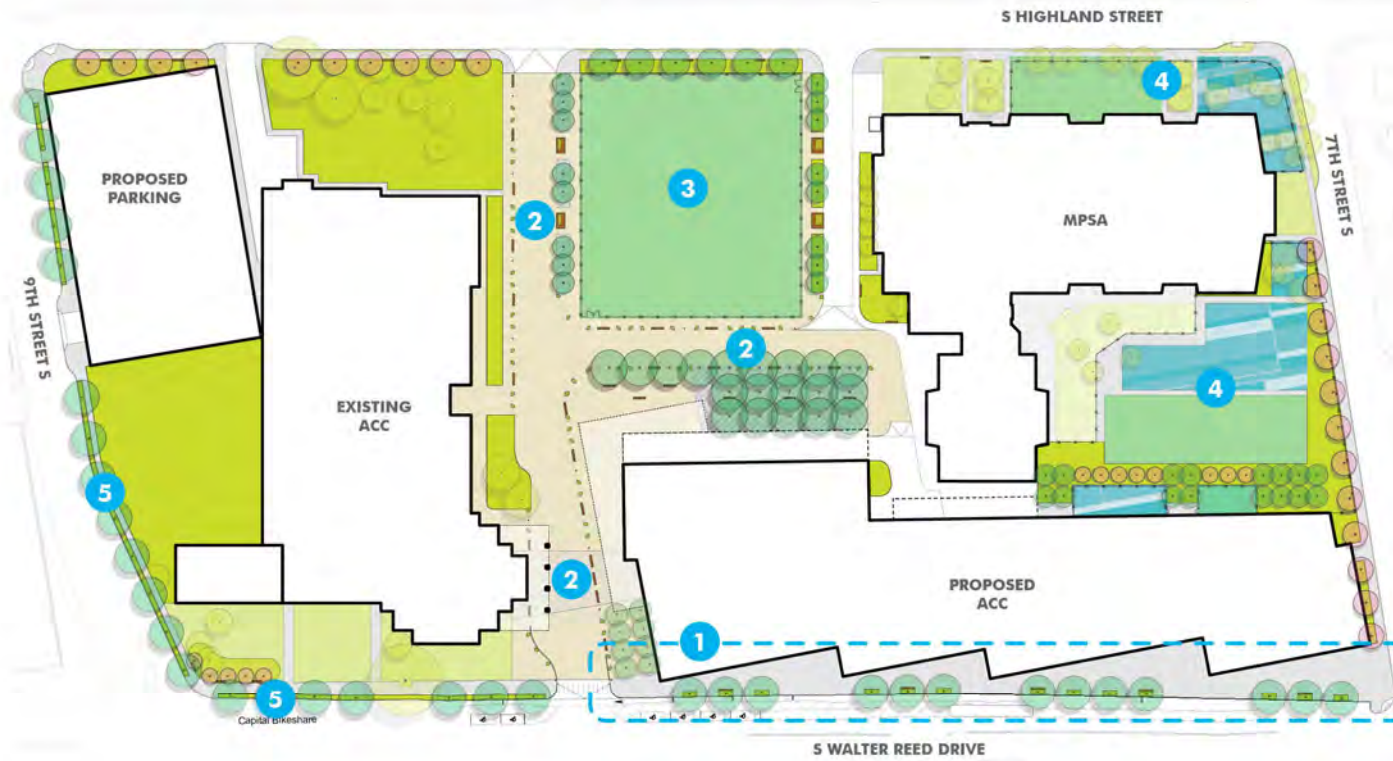
# Phased Development of the Campus

- Areas of the site will be redeveloped in multiple projects and phases throughout the next several years.
- General scope of the current capital project, BLPC/PFRC process, and forthcoming Use Permit application include:
  - New ACC building along S. Walter Reed
  - Above ground parking garage at the corner of S. Highland and 9<sup>th</sup> St. S.
  - Continuing use of the existing MPSA building
  - Synthetic turf field in approximate location of the current surface parking lot
  - Selective streetscape changes, largely adjacent to project development
- General scope excluded from the current project, which will be considered as a future project(s), public engagement(s), and Use Permit Amendment(s), include:
  - Redevelopment of the area adjacent the existing ACC to support the relocated MPSA
  - Redevelopment of the area under and around the existing MPSA building after it is demolished and the program is relocated to the existing ACC building
  - Remaining streetscape changes

# Campus Existing Condition











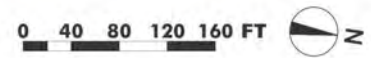
# Site Plan (Showing Base Ed. Specs.)



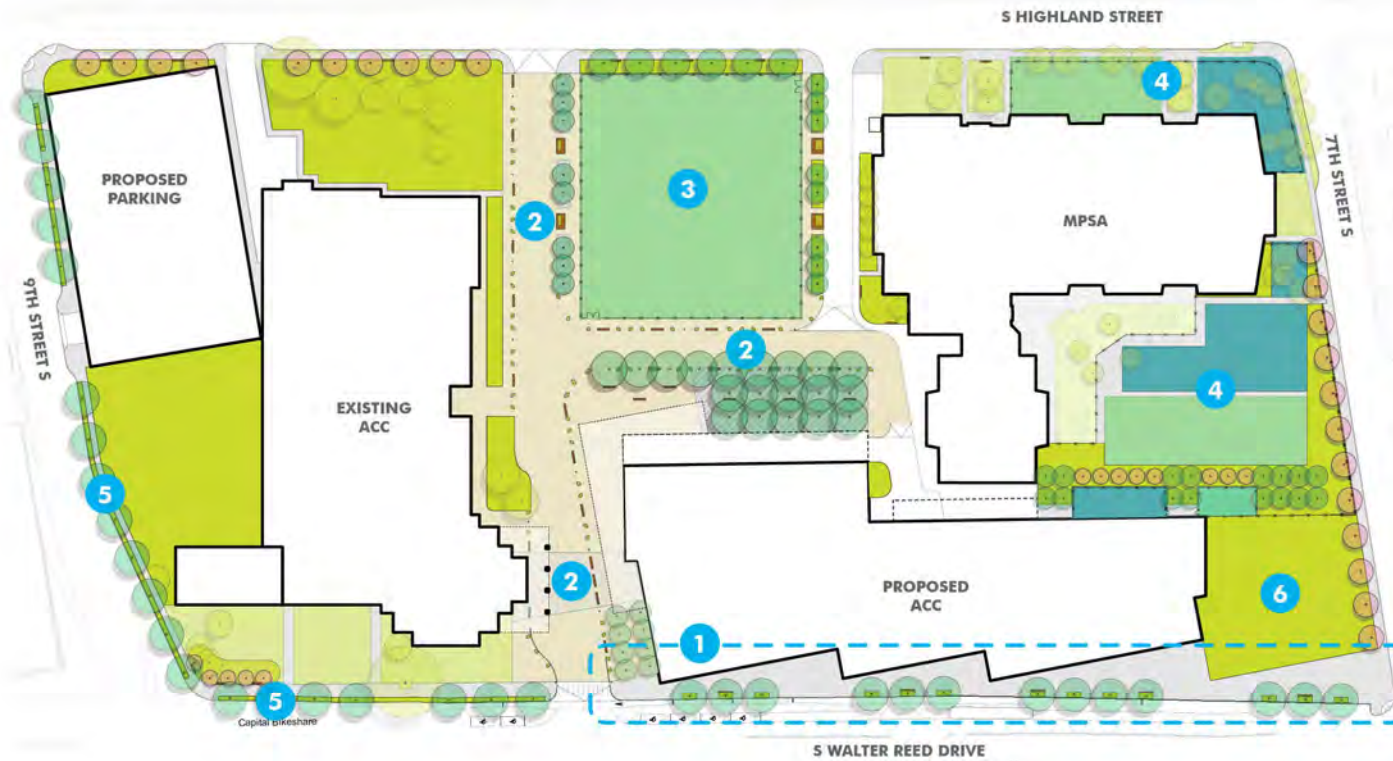
- PRIMARY SITE PROGRAM AREAS**
- 1 | WALTER REED STREETScape
  - 2 | SHARED SPACE
  - 3 | PLAYFIELD
  - 4 | MPSA SITE IMPROVEMENTS
  - 5 | STREETScape IMPROVEMENTS\*

\*PER ARLINGTON COUNTY STREETScape STANDARDS

- SITE PLAN KEY**
-  PROPOSED CANOPY TREE
  -  PROPOSED SMALL TREE
  -  EXISTING TREE
  -  PROPOSED PLANTING AREA
  -  EXISTING SITE CONDITIONS
  -  PLAY AREAS
  -  SYNTHETIC TURF PLAYFIELD
  -  UNIT PAVERS





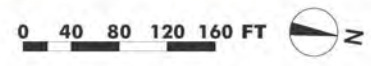
# Site Plan (Showing Alternative Ed. Specs)



- PRIMARY SITE PROGRAM AREAS**
- 1 | WALTER REED STREETSCAPE
  - 2 | SHARED SPACE
  - 3 | PLAYFIELD
  - 4 | MPSA SITE IMPROVEMENTS
  - 5 | STREETSCAPE IMPROVEMENTS\*
  - 6 | FUTURE ADDITION/OUTDOOR PROGRAM SPACE

\*PER ARLINGTON COUNTY STREETScape STANDARDS

- SITE PLAN KEY**
-  PROPOSED CANOPY TREE
  -  PROPOSED SMALL TREE
  -  EXISTING TREE
  -  PROPOSED PLANTING AREA
  -  EXISTING SITE CONDITIONS
  -  PLAY AREAS
  -  SYNTHETIC TURF PLAYFIELD
  -  UNIT PAVERS





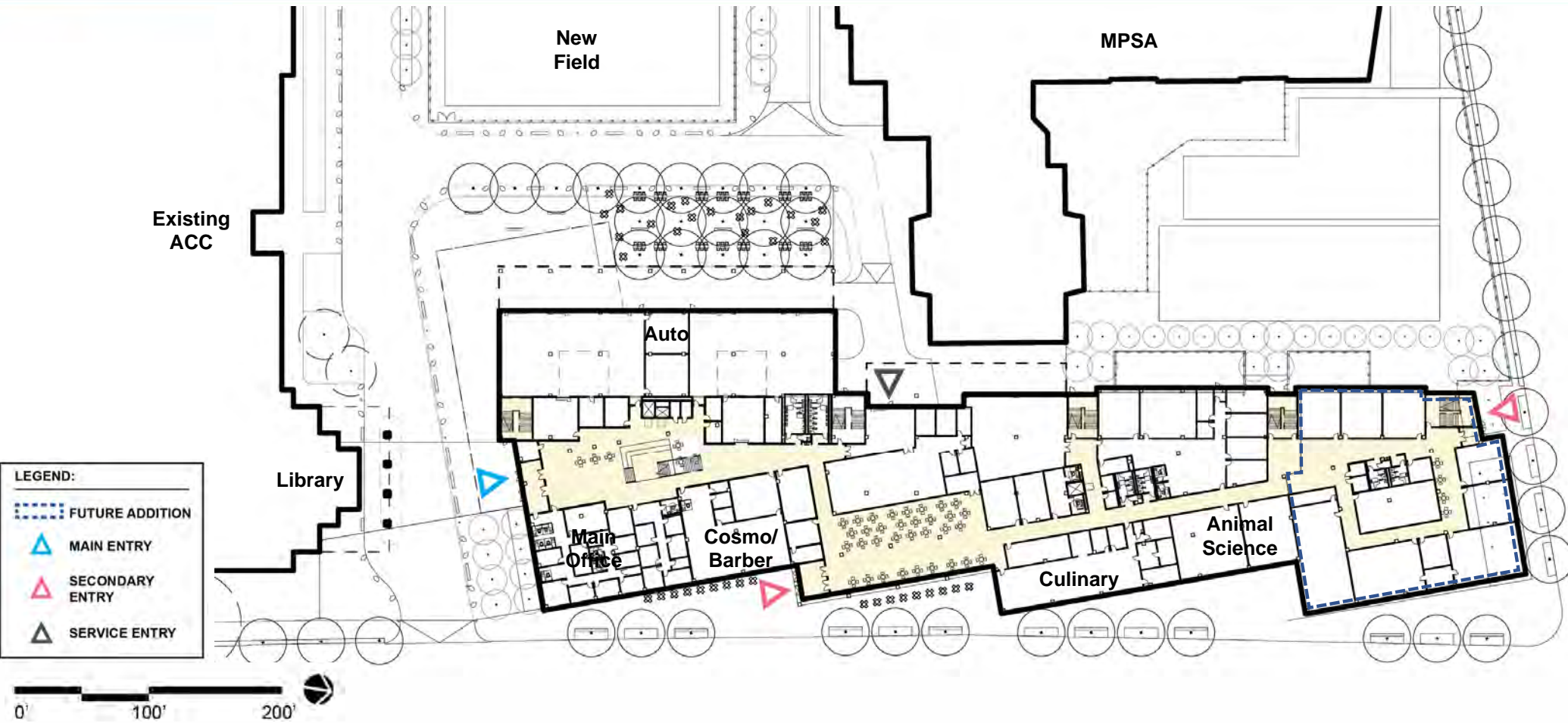
# Meeting #6 Discussion Question 1

I support the overall	Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree	Comments on your response
1. ACC site and landscape design						

## BLPC Speakers signed up in advance

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>• Cynthia Hilton</li> <li>• Margaret Chung</li> </ul> | <ul style="list-style-type: none"> <li>• Cory Mainor</li> <li>• Desiree Alexander</li> </ul> |
|--|--|

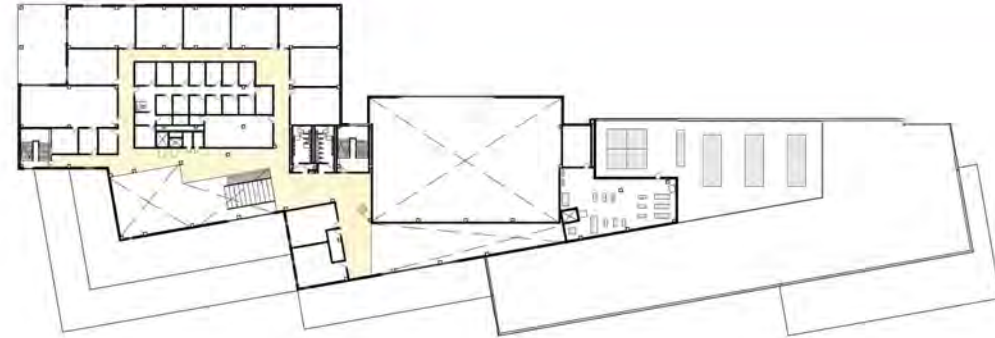
# First Floor Plan (Showing Base Ed. Specs.)



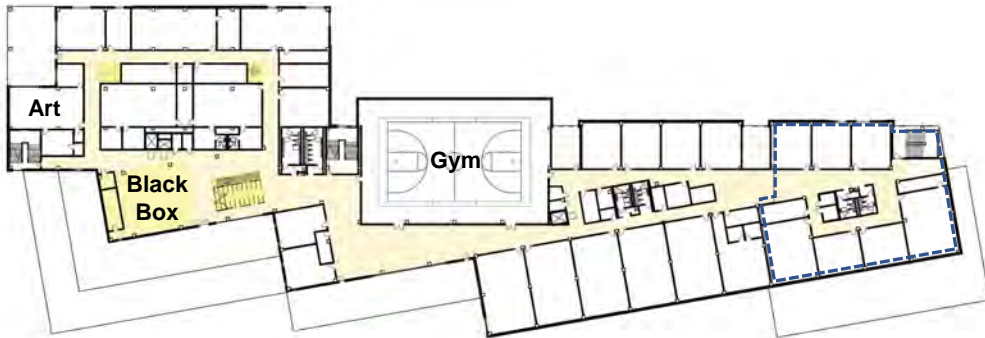
# Second Through Fifth Floor Plans (Showing Base Ed. Specs.)



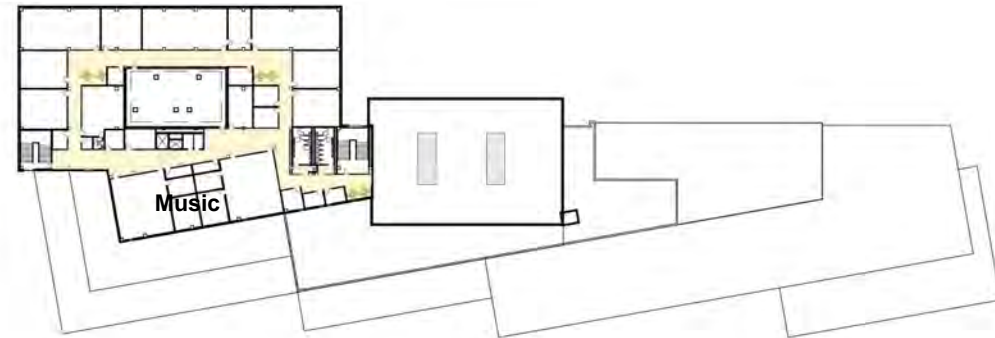
Second Floor



Fourth Floor



Third Floor



Fifth Floor

**LEGEND:**  
 FUTURE ADDITION





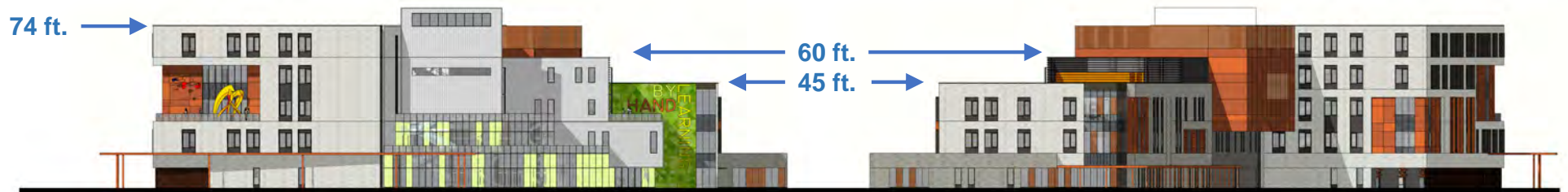
# Building Elevations (Showing Base Ed. Specs.)



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

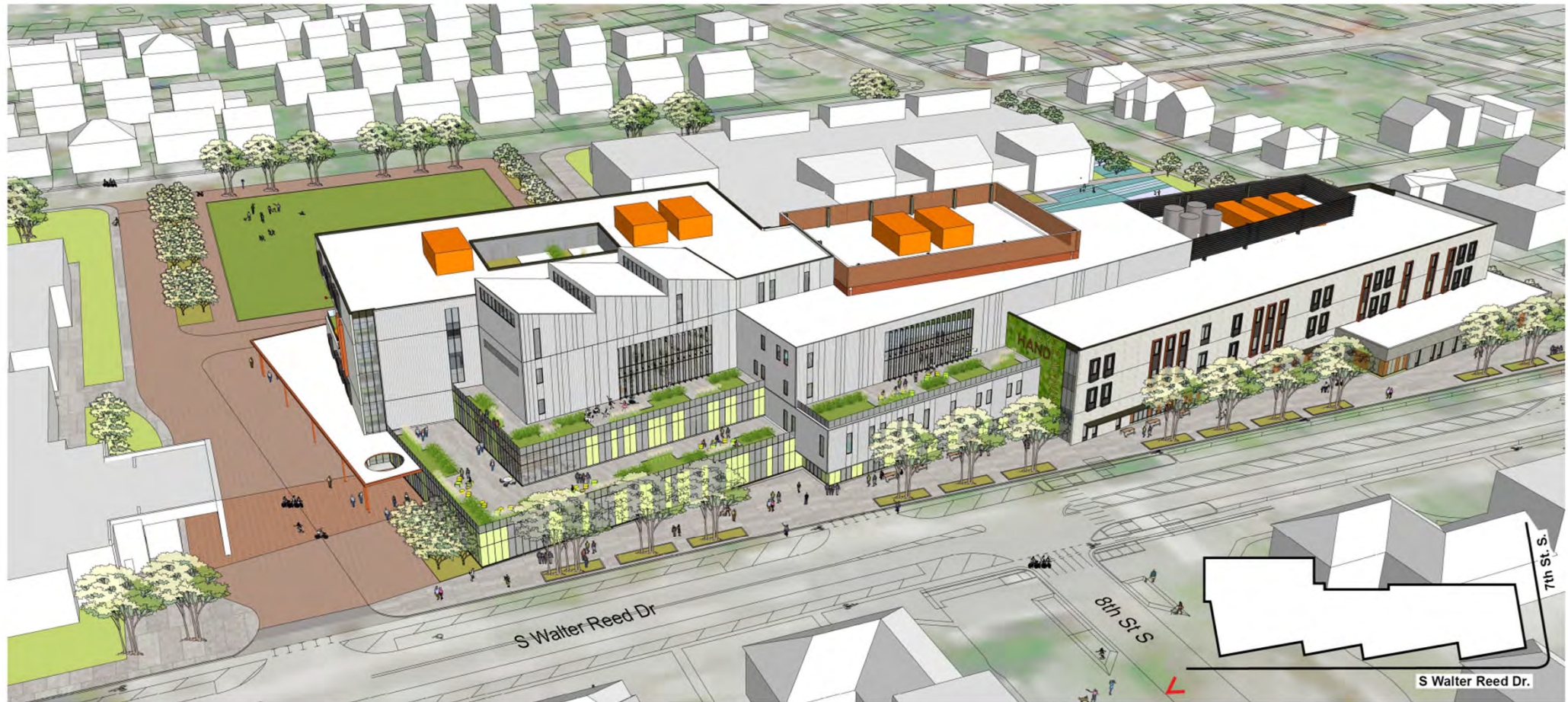
NORTH ELEVATION

Approximate height: ← xx ft.



# Aerial View from Southeast

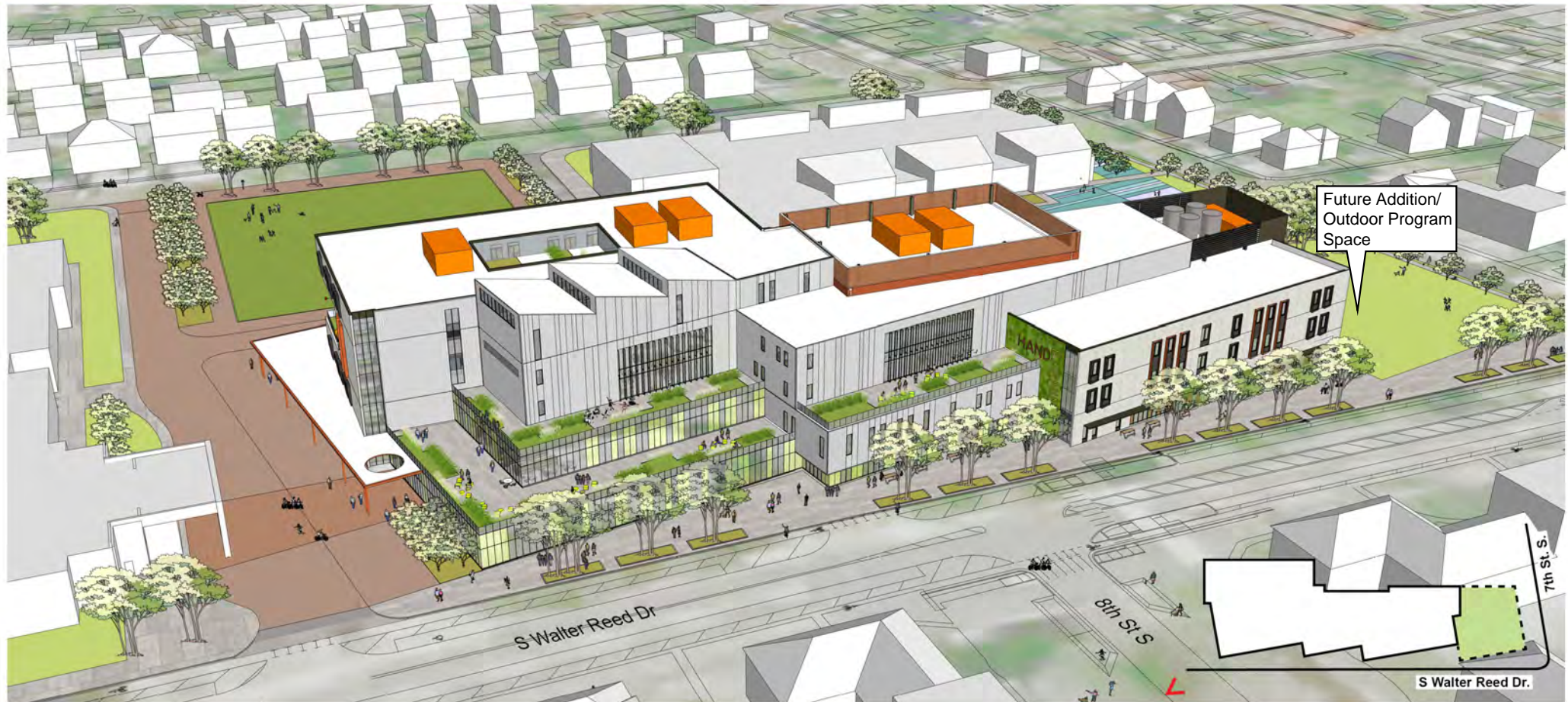
Showing Base Ed. Specs.





# Aerial View from Southeast

Showing Alternative Ed. Specs.





# Aerial View from Northwest

Showing Base Ed. Specs.





# Aerial View from Northwest

Showing Alternative Ed. Specs.



# View from Corner of 7<sup>th</sup> St. and S. Walter Reed

Showing Base Ed. Specs.





# View from Corner of 7<sup>th</sup> St. and S. Walter Reed

Showing Alternative Ed. Specs.



# View from 7<sup>th</sup> St. to Secondary Entrance

Showing Base Ed. Specs.





# View from 7<sup>th</sup> St. to Secondary Entrance

Showing Alternative Ed. Specs.





# View MPSA Play Area

Showing Base Ed. Specs.



# View MPSA Play Area

Showing Alternative Ed. Specs.



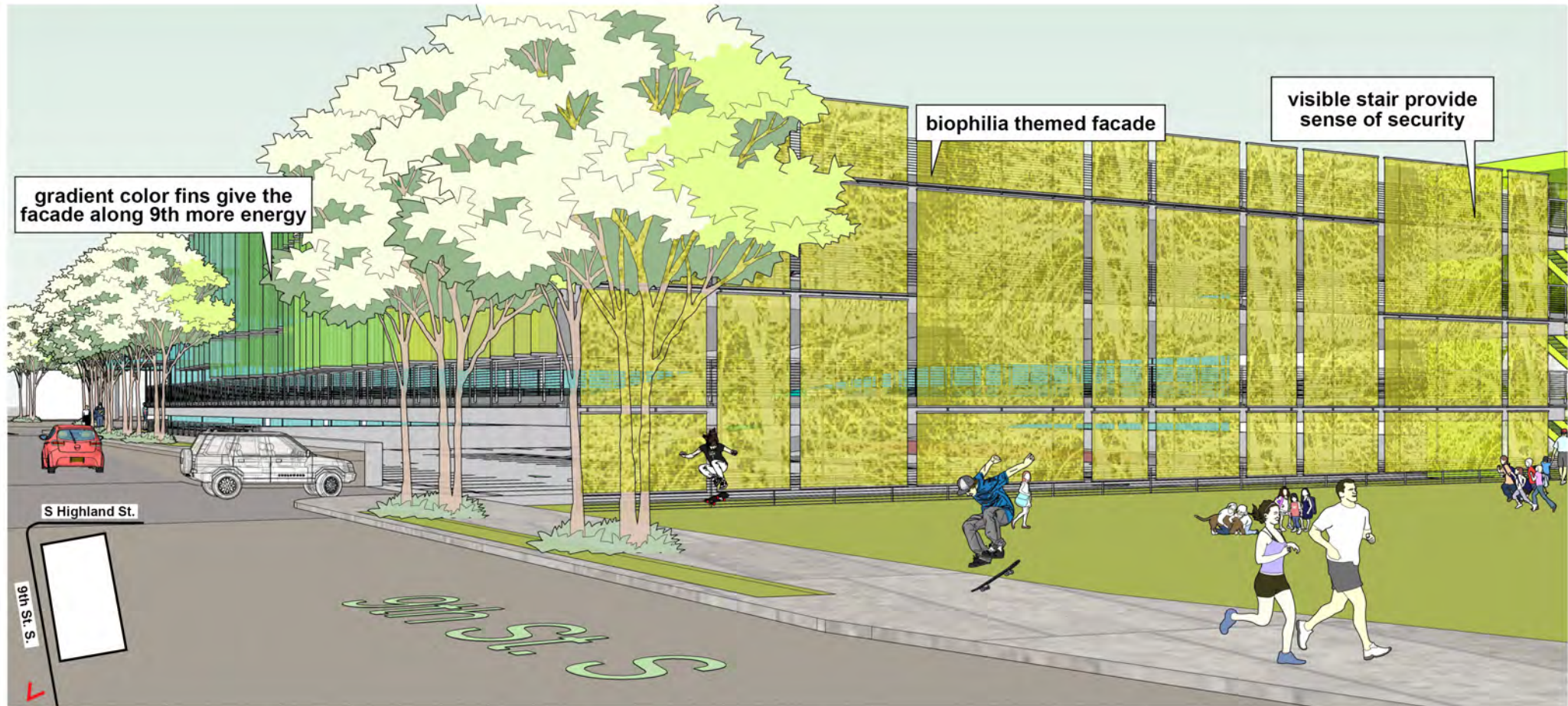
# Meeting #6 Discussion Question 2

I support the overall	Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree	Comments on your response
2. New ACC building design						

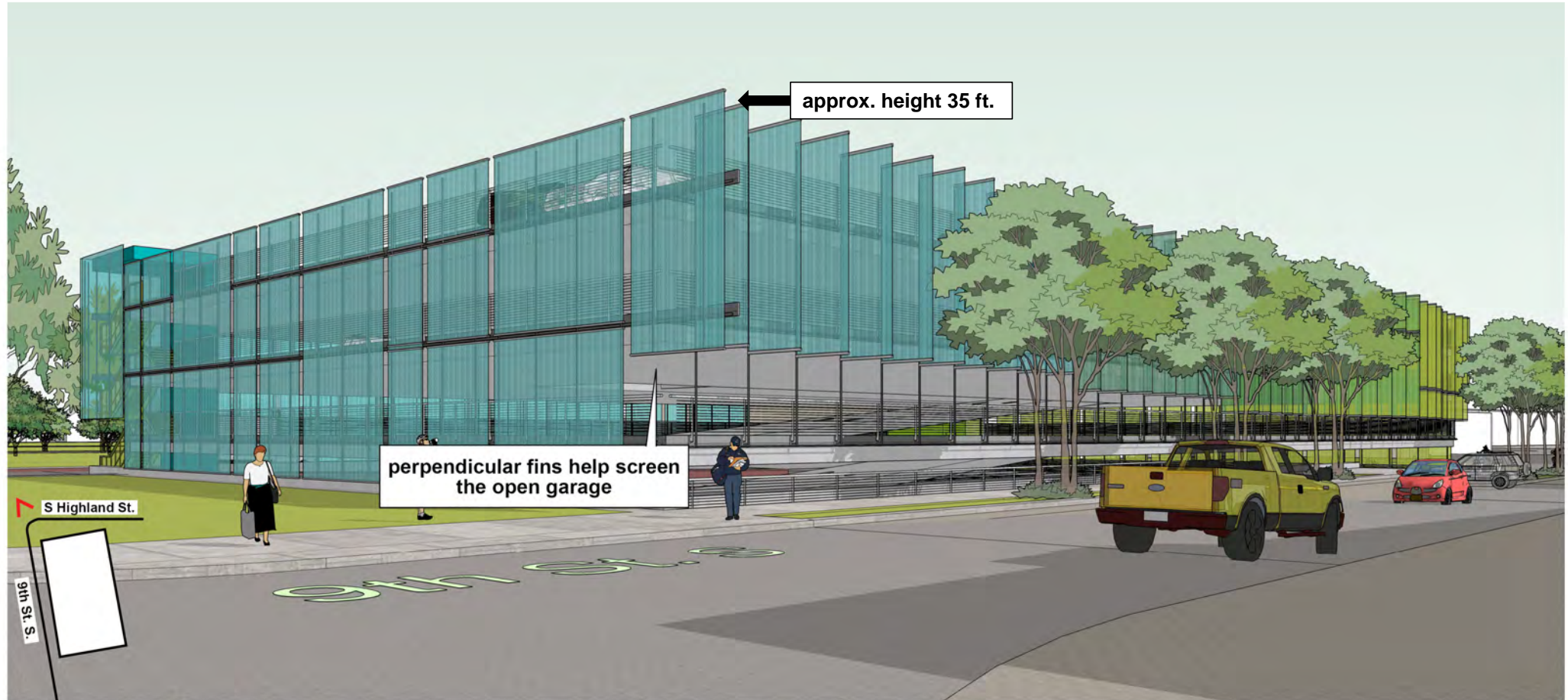
<h2>BLPC Speakers</h2> <p>signed up in advance</p>	
<ul style="list-style-type: none"> <li>Kurt Schuler</li> </ul>	



# View of Parking Garage from 9<sup>th</sup> St.

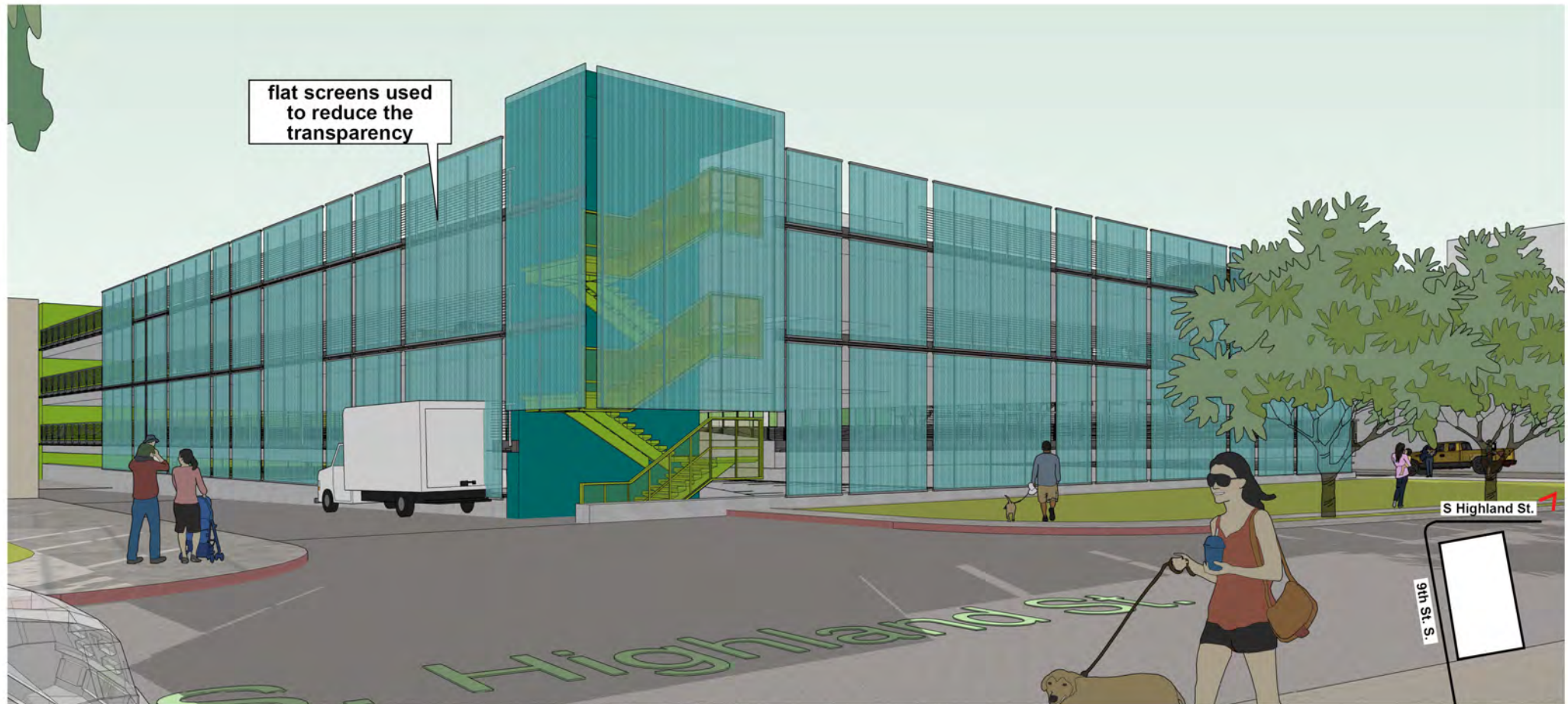


# View of Parking Garage from Corner of 9<sup>th</sup> St. and S. Highland





# View of Parking Garage from S. Highland Street



# Meeting #6 Discussion Question 3

I support the overall	Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree	Comments on your response
3. ACC on-site parking plan and garage design						

## BLPC Speakers signed up in advance

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>• Heather Jones</li> <li>• Rosa Cheney</li> <li>• Haywon Kim</li> <li>• Catarina Genove</li> </ul> | <ul style="list-style-type: none"> <li>• Michael Bruno</li> <li>• Kia Stevenson-Haynes</li> <li>• Kaya DeMarco</li> </ul> |
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# Curbside Management Plan

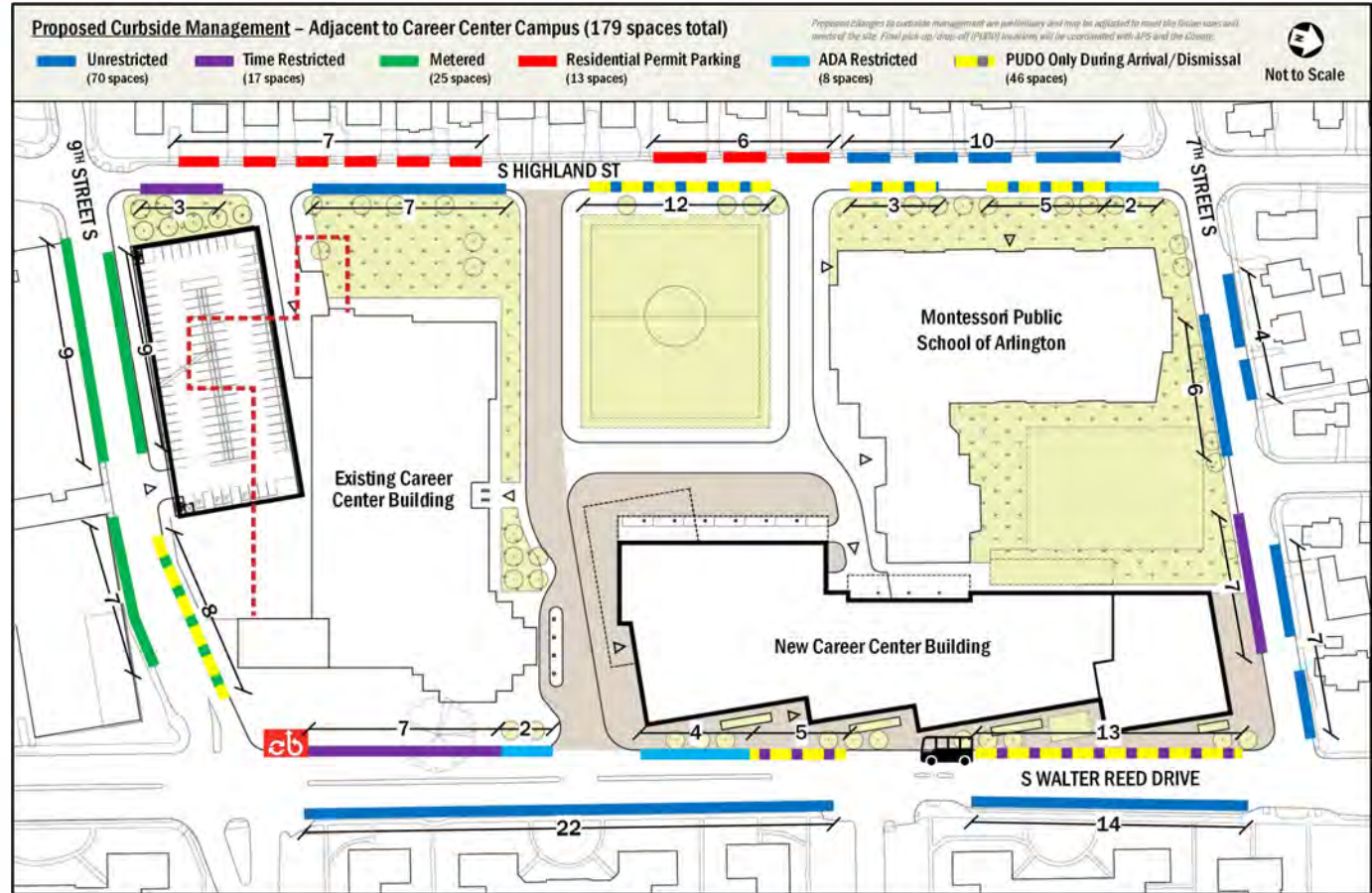
Note: since sharing this diagram at Meeting #4 the site plan continued to develop, but proposed approach to curbside management remains consistent.

## Curbside Needs/Goals:

- Accommodate max PUDO queues of:
  - Career Center
    - AM: 20-25 vehicles
    - PM: 25-35 vehicles
  - MPSA
    - AM: 15-20 vehicles
    - PM: 20-30 vehicles
- Provide accessible parking near building entrances

## Proposed Curbside:

- 46 PUDO only during arrival/dismissal
  - CC – 18 spaces
  - MPSA – 20 spaces
  - Flex – 8 spaces
- 8 ADA restricted spaces
  - Library/CC – 6 spaces
  - MPSA – 2 spaces
- Consider changing metered parking operations along 9<sup>th</sup> Street to encourage utilization and turnover





# Meeting #6 Discussion Question 4

I support the overall	Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree	Comments on your response
4. ACC curbside management plan						

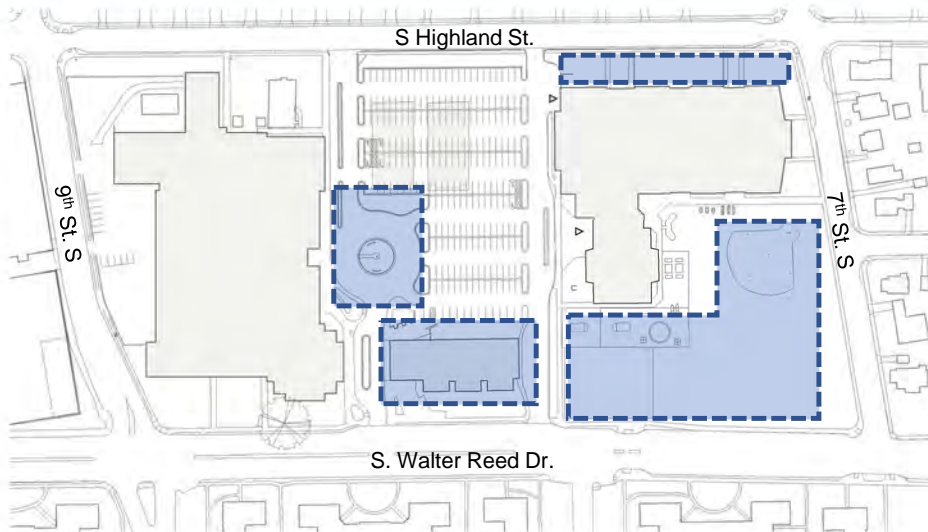
## BLPC Speakers signed up in advance

- Nick Carrasco
- Christine Brittle

# Preliminary Project Phasing (Showing Base Ed. Specs.)

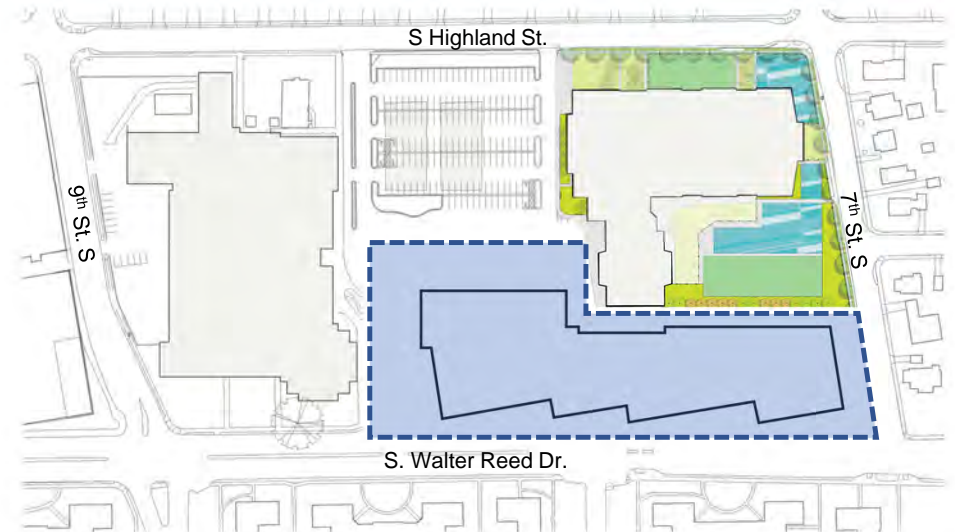
Proposed phasing is simplified for presentation purposes, based on the best information at this time, and subject to adjustment as the design develops.

 Area of work



## Phase 1 (Summer – Fall 2023)

- Demolish, relocate, and rebuild MPSA play areas
- Demolish Fenwick Building
- Existing relocatable classrooms remain
- Reconfigure parking lot to support modified on-site bus operations and potentially add parking spaces
- Not all areas of work will be simultaneous; likely to have multiple sub-phases to support ongoing school operations
- Parking: on-site parking quantity will be similar to what exists today



## Phase 2 (Dec. 2023 – Dec. 2025)

- Construct new ACC building
- Construct related Walter Reed and 7th St streetscape improvements
- Complete a portion of adjacent site improvements, specific extent TBD
- Existing relocatable classrooms remain
- May include multiple subphases, particularly to maintain as much on-site parking as possible
- Bus operations remain on-site
- Parking: at some point during this phase on-site parking quantity is likely to be reduced to facilitate site improvements west of the new ACC

# Preliminary Project Phasing (Showing Base Ed. Specs.)

Proposed phasing is simplified for presentation purposes, based on the best information at this time, and subject to adjustment as the design develops.

 Area of work



## Phase 3 (Jan. 2026 – Feb. 2027)

- Remove relocatable classrooms and restore site to provide additional parking spaces
- Partially demolish existing ACC; add new south façade and service area
- Construct new parking structure
- Construct related Highland and 9<sup>th</sup> St. streetscape improvements
- Bus operations remain on-site
- Parking: on-site parking quantity will increase from what exists today following removal of the relocatable classrooms



## Phase 4 (Mar. 2027 – Summer 2027\*)

- Construct synthetic turf field
- Construct remaining site improvements
- Bus operations remain on-site
- Parking: on-site parking provided in completed garage

\*Completion date is later than previously anticipated because field construction does not begin until the garage is complete, allowing on-site parking in the existing lot to remain in use throughout Phase 3.

# Meeting #6 Discussion Question 5

I support the overall	Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree	Comments on your response
5. ACC schematic design						

**BLPC Speakers**  
signed up in advance

- Alisa Cowen

# Discussion Questions

# Meeting #6 Discussion Questions Comment

<b>BLPC Speakers</b> signed up in advance	<b>BLPC Speakers</b> signed up in advance	
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ACC curbside management plan	<ul style="list-style-type: none"> <li>• Nick Carrasco</li> </ul>	<ul style="list-style-type: none"> <li>• Christine Brittle</li> </ul>
ACC schematic design	<ul style="list-style-type: none"> <li>• Alisa Cowen</li> </ul>	

# Meeting #6 Discussion Questions Recap

I support the overall	Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree	Comments on your response
1. ACC site and landscape design <i>Reference slides 8 through 10</i>						
2. New ACC building design <i>Reference slides 11 through 24</i>						
3. ACC on-site parking plan and garage design <i>Reference slides 25 through 28</i>						
4. ACC curbside management plan <i>Reference slides 29 and 30</i>						
5. ACC schematic design <i>Reference slides 4 through 33</i>						

## Meeting #6 Discussion Question #6

6. Is there anything else you would like to share with the BLPC or PRFC chair?