

Arlington Career Center Project

Meeting #7 Advance Materials

March 13, 2023

Project Overview

On October 27, 2022, the School Board approved the proposed Schematic Design with these Project Requirements:


ACC Project Requirements	
ACC Calculated Capacity	1,619 (Base Ed. Spec. option)
Instructional Programs (identified in the Ed. Specs.)	Arlington Tech, Academic Academy, EL, PEP, CTE from neighborhood High Schools
Estimated total project cost (in millions)	\$182.42
Site facilities (playgrounds, fields, structured/surface parking, etc.)	As generally shown on the Schematic Design Site Plan
Approximate building size (in square feet)	261,900
Year complete	December 2025 (new building) Summer 2027 (all construction phases)

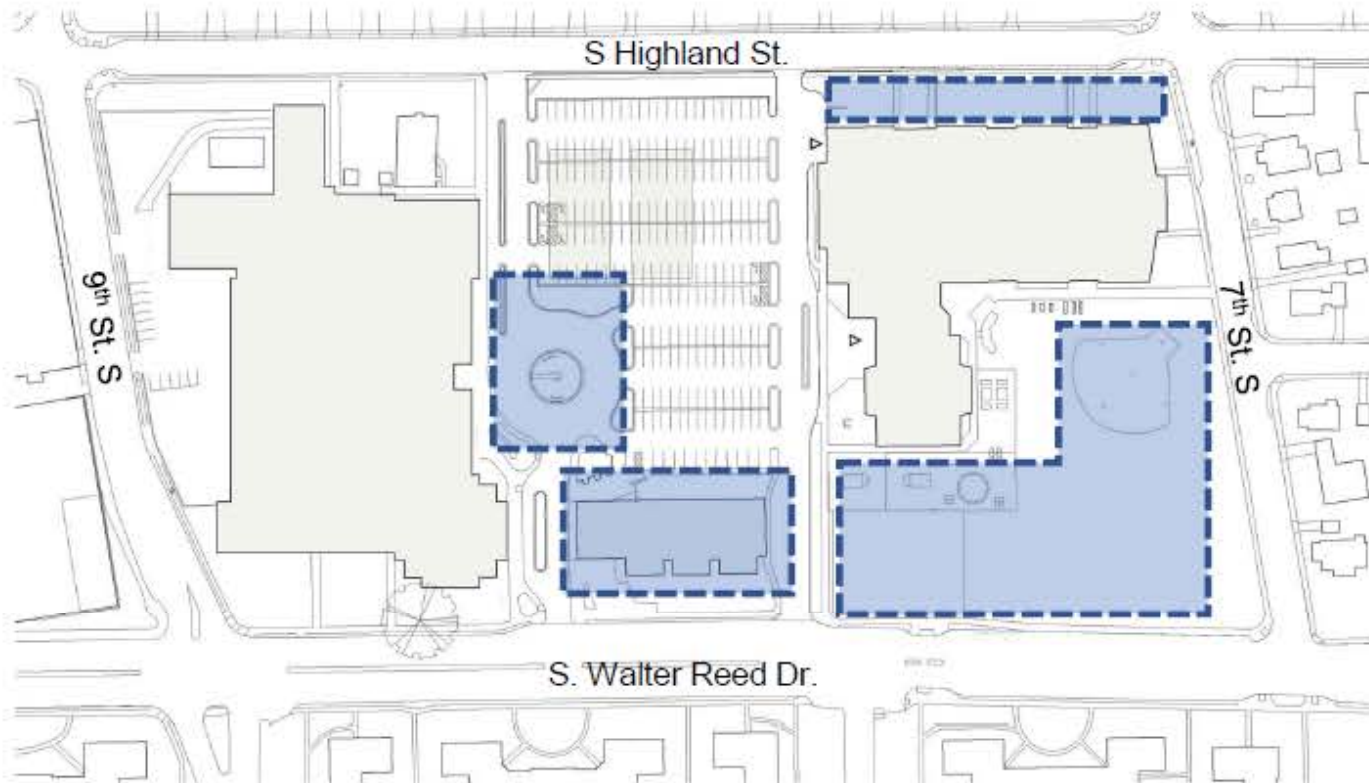
Project Schedule

	Community Engagement BLPC/PFRC Meetings	Board Approvals	Construction
Concept Design	<ul style="list-style-type: none"> ✓ Jan. 2022 Meeting #1 ✓ Feb. 2022 Meeting #2 ✓ Mar. 2022 Meeting #3 	<ul style="list-style-type: none"> ✓ Apr. 2022 - School Board 	
Schematic Design	<ul style="list-style-type: none"> ✓ Jun. 2022 Meeting #4 ✓ Jul. 2022 Meeting #5 ✓ Aug. 2022 Meeting #6 	<ul style="list-style-type: none"> ✓ Oct. 2022 - School Board 	
Use Permit	Mar. 15, 2023 Meeting #7	Jun. 2023 - County Board	
Preconstruction	Oct. 2023 Meeting #8	Nov. 2023 - School Board Construction Contract	
Construction			Dec. 2023 – Begin New ACC Dec. 2025 - New ACC Complete Summer 2027 - Project Complete

Preliminary Project Phasing

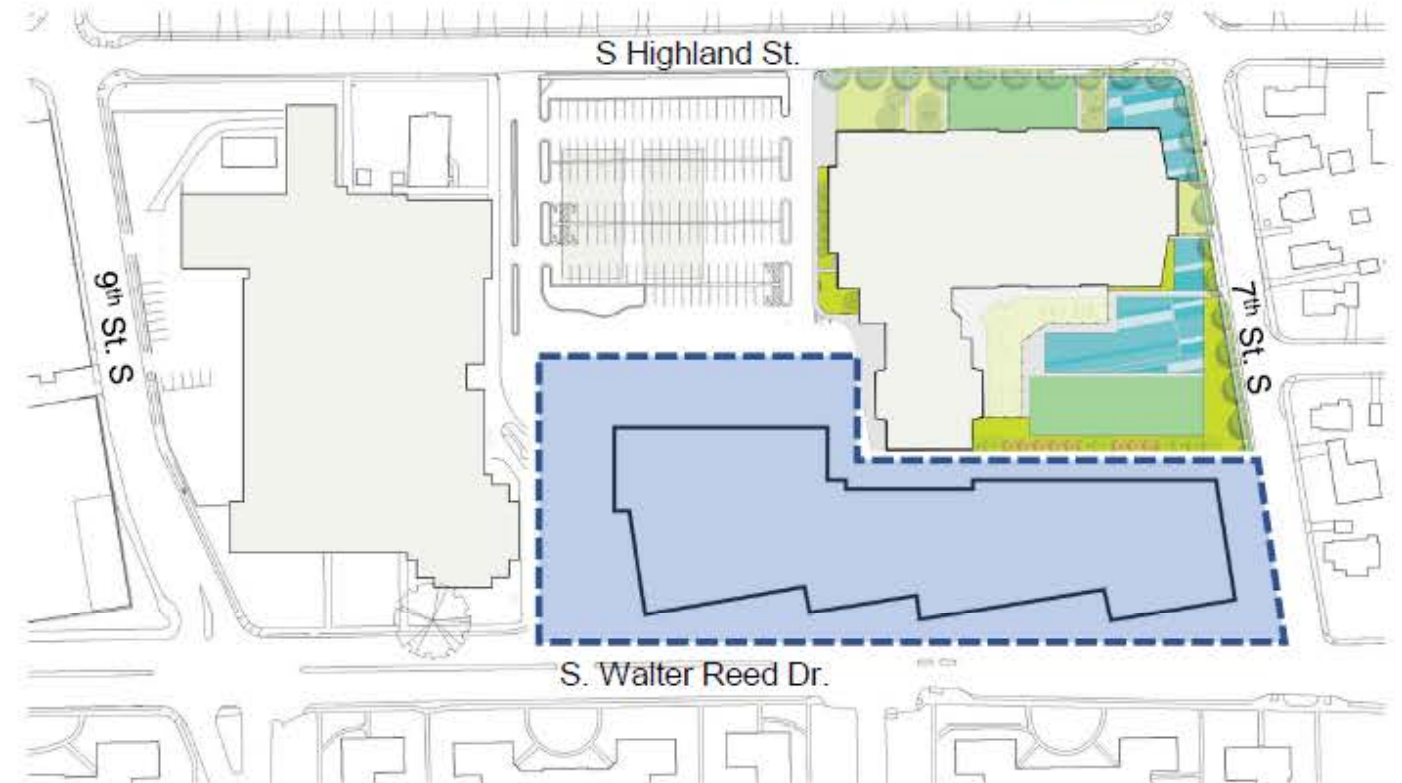
Proposed Phasing is simplified for presentation purposes, based on the best information at this time, and subject to adjustment as the design develops.

 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

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 9th 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

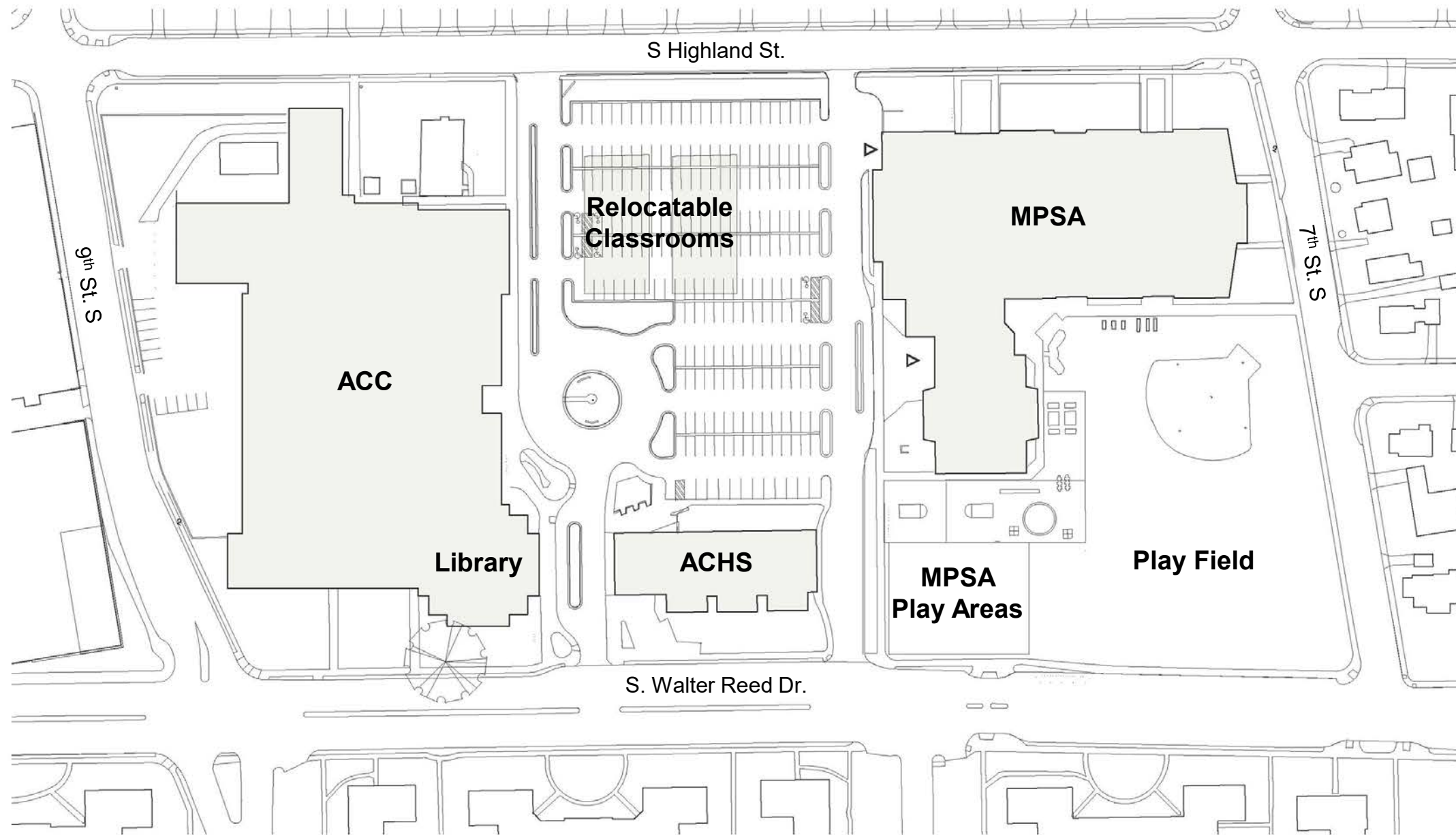


Phase 4 (Mar. 2027 – Summer 2027*)

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

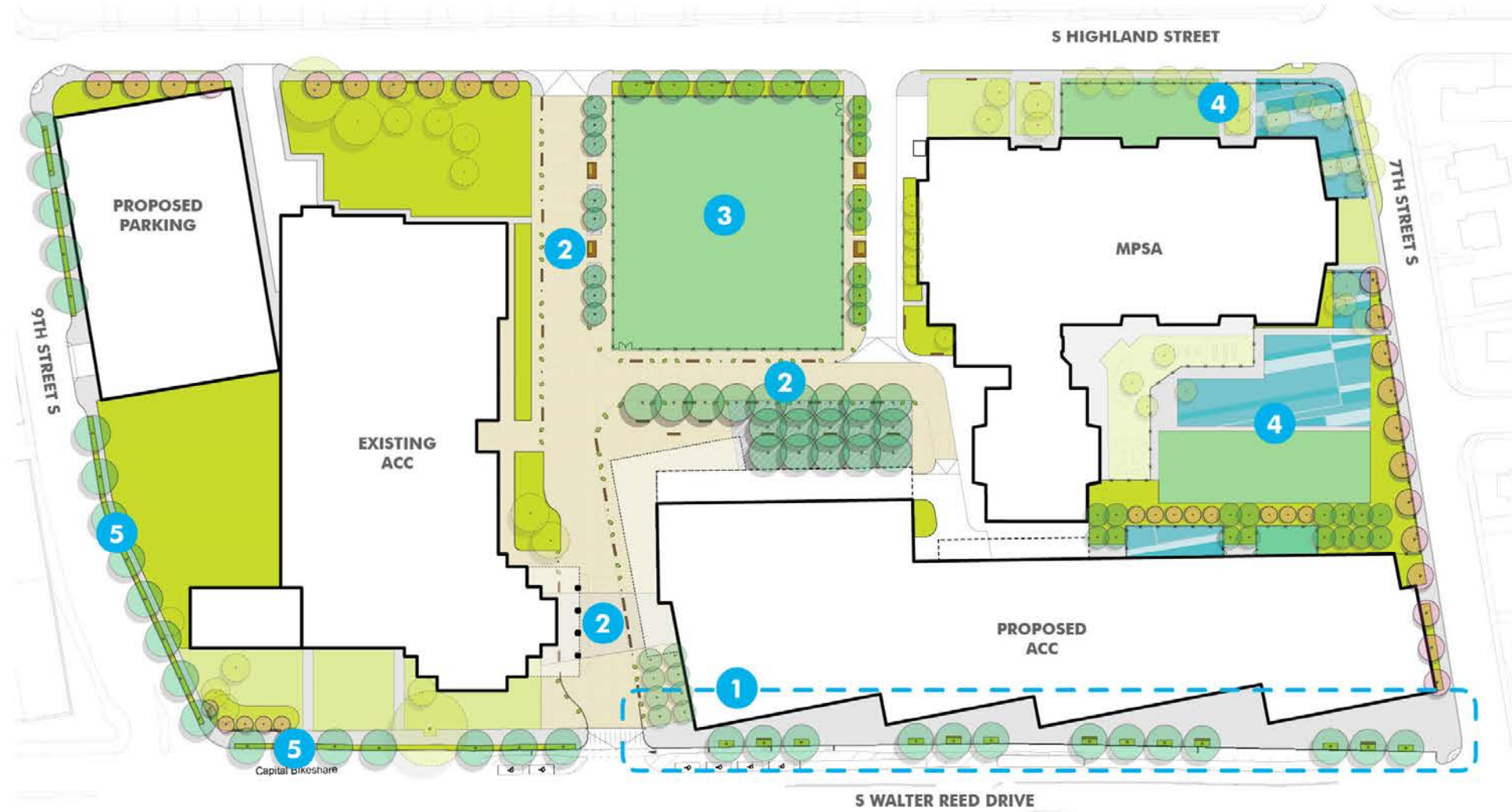
*Completion date is later than previously anticipated because field construction does not begin until the garage is complete, allowing on-site parking in the existing lot to remain in use throughout Phase 3.

Campus Existing Condition



**The following slides were included
in BLPC / PFRC Meeting #6
Presentation
(at the end of the SD Phase)**

Site Plan (Showing Base Ed. Specs)



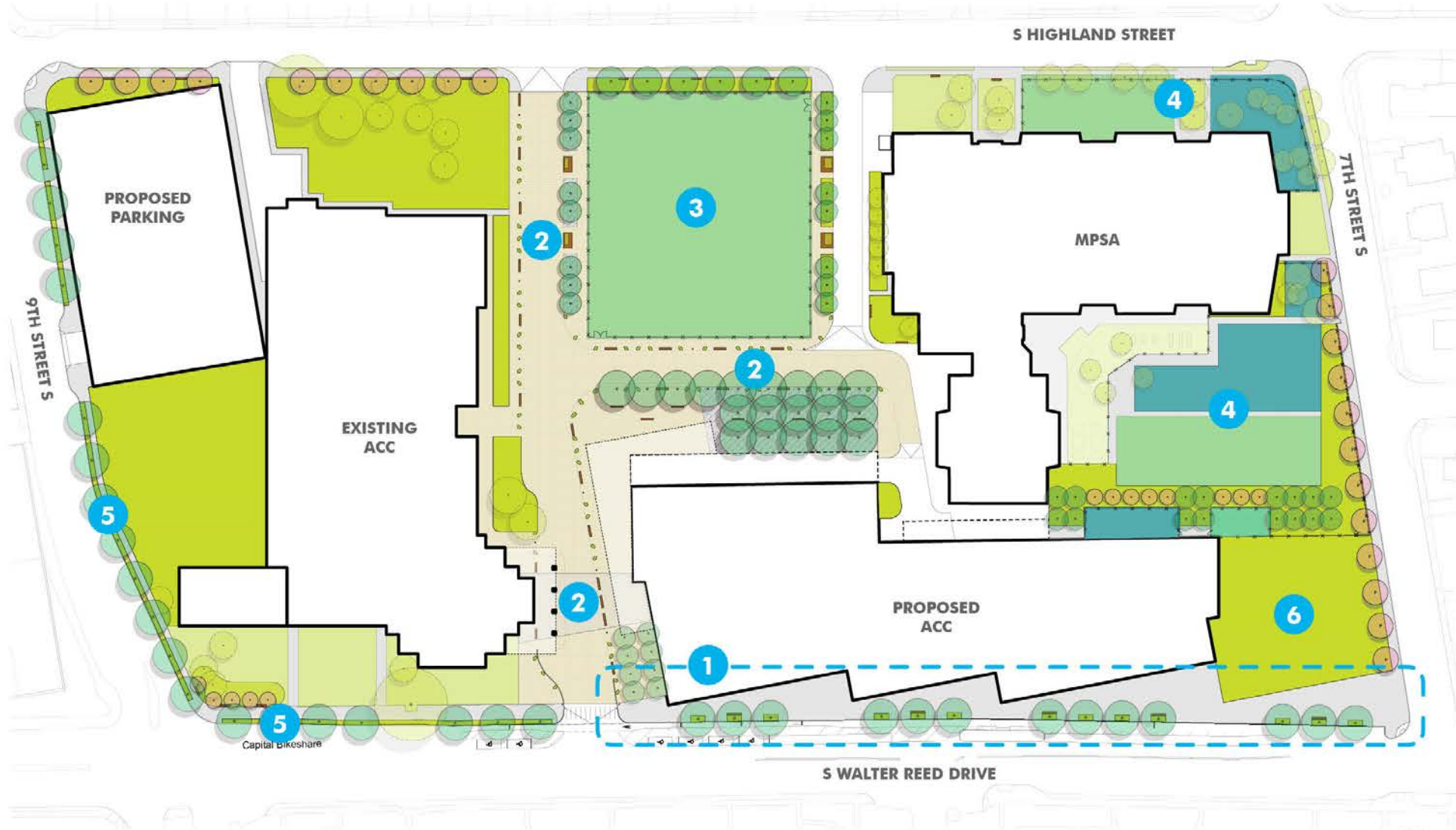
- PRIMARY SITE PROGRAM AREAS**
- 1 | WALTER REED STREETScape
 - 2 | SHARED SPACE
 - 3 | PLAYFIELD
 - 4 | MPSA SITE IMPROVEMENTS
 - 5 | STREETScape IMPROVEMENTS*

*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)



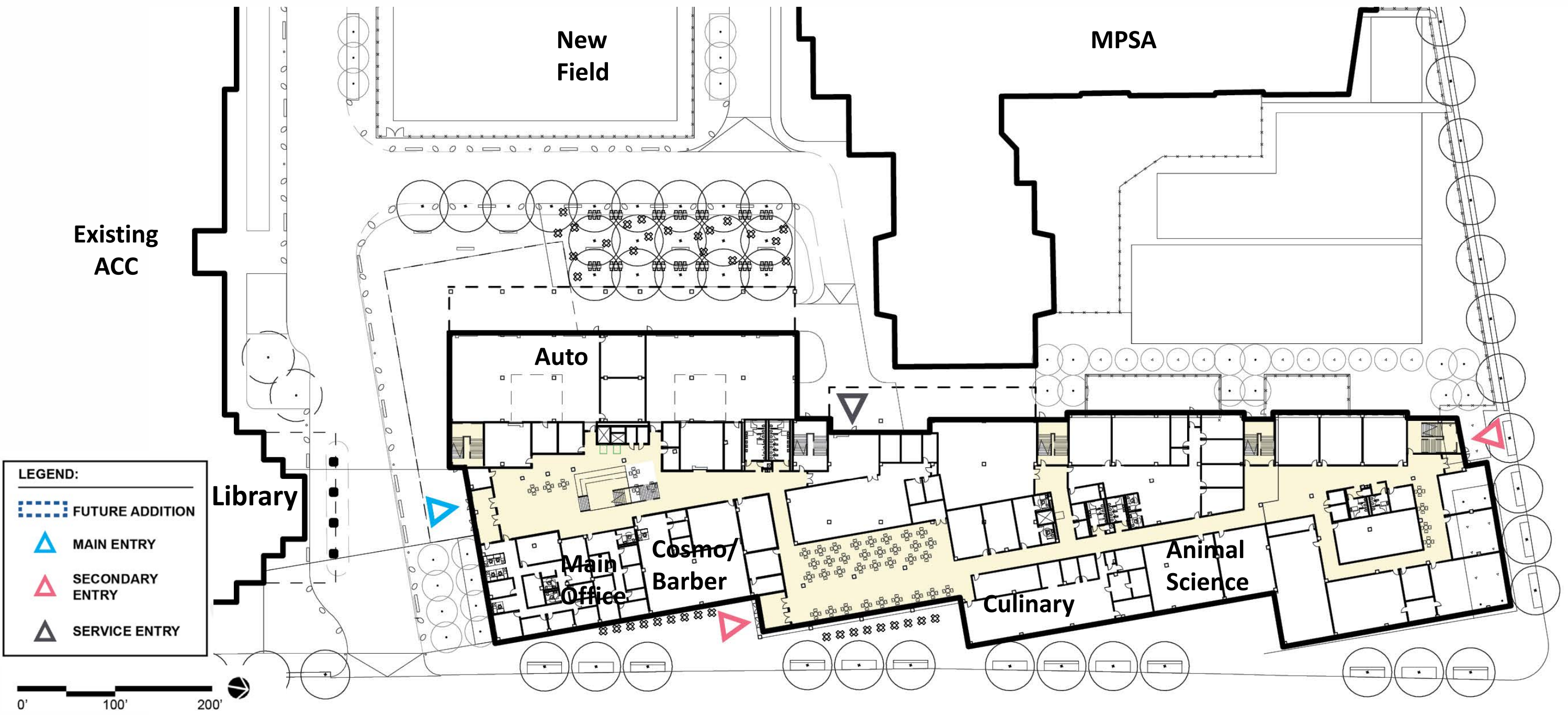
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 - 5 | STREETSCAPE IMPROVEMENTS*
 - 6 | FUTURE ADDITION/OUTDOOR PROGRAM SPACE

*PER ARLINGTON COUNTY STREETScape STANDARDS

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 -  PROPOSED SMALL TREE
 -  EXISTING TREE
 -  PROPOSED PLANTING AREA
 -  EXISTING SITE CONDITIONS
 -  PLAY AREAS
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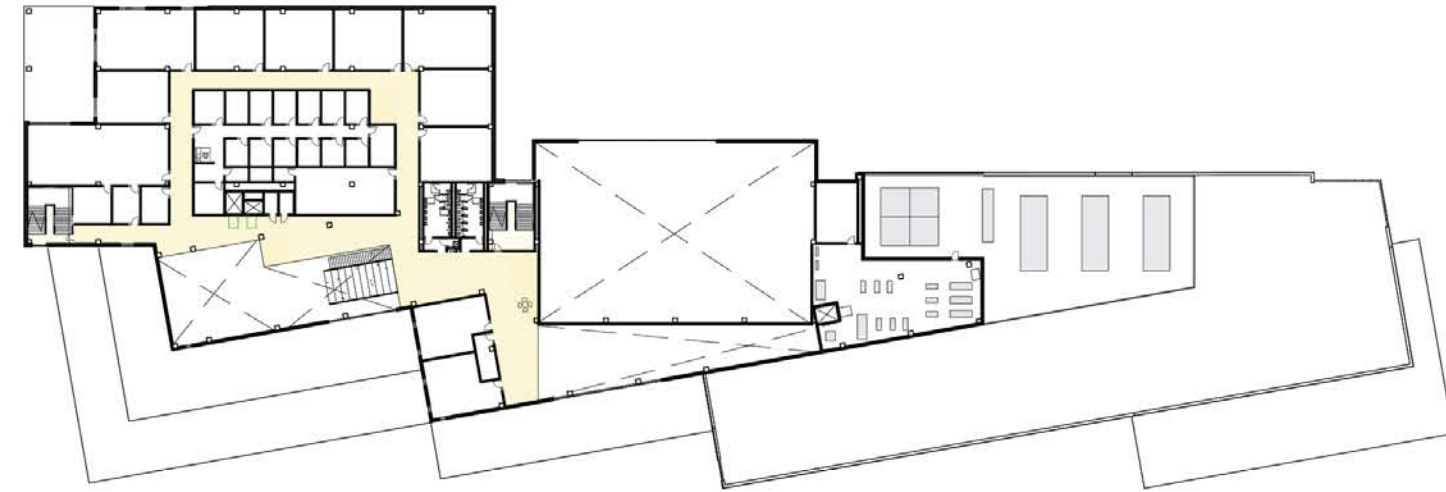
First Floor Plan (Showing Base Ed. Specs)



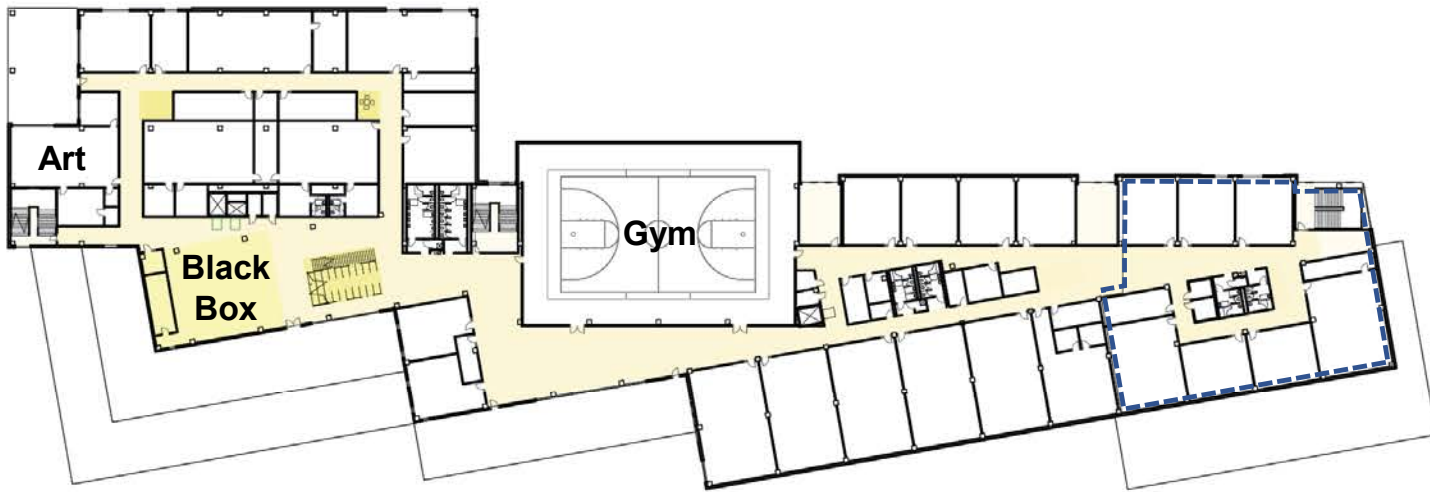
Second Through Fifth Floor Plans (Showing Base Ed. Specs.)



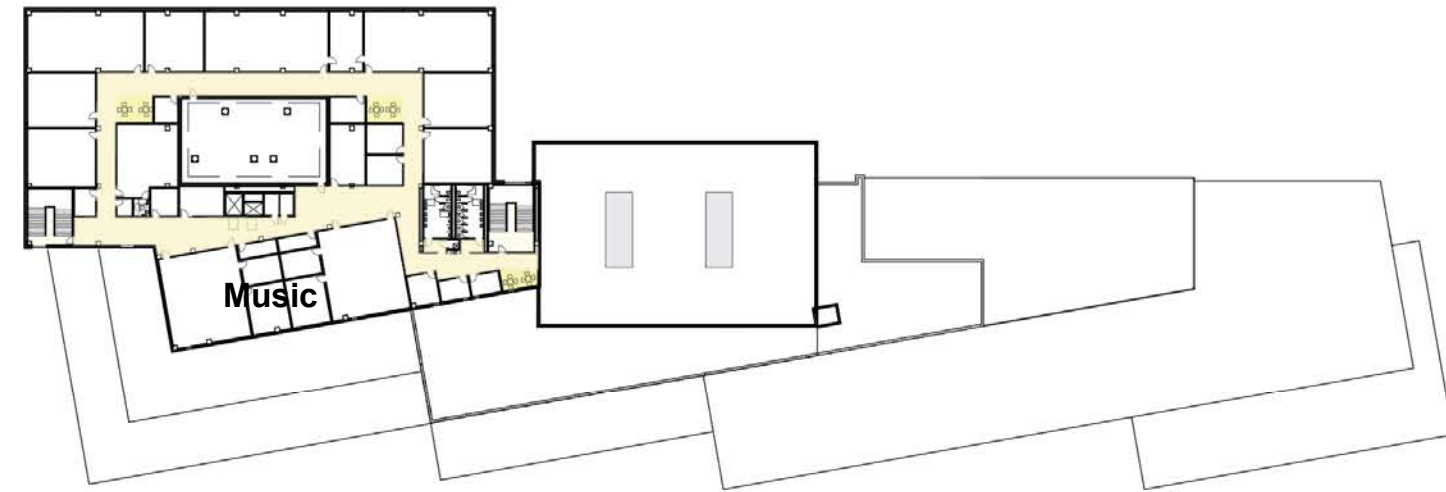
Second Floor



Fourth Floor



Third Floor



Fifth Floor

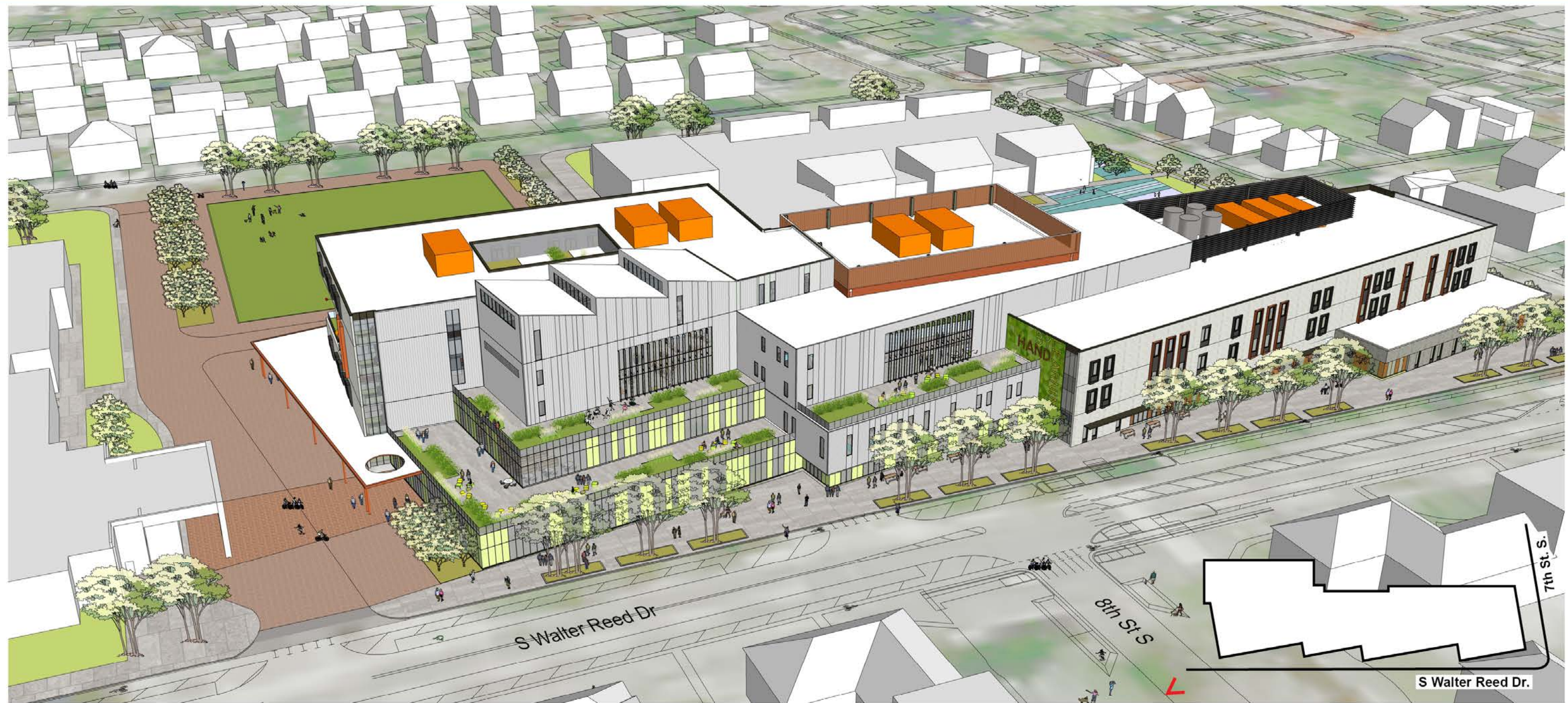
LEGEND:

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▤▤▤▤▤▤ FUTURE ADDITION



Aerial View from Southeast Showing Base Ed. Specs.



View from Corner of 9th. St. S. and S. Highland St.



**The following slides show the
refinements made to the
design**



Site:

- Bio-retention areas have been added along S. Walter Reed Drive and the SW corner of the new ACC
- ADA parking has been added to 7th Street S., and two locations along S. Walter Reed Drive
- The animal relief area was moved to S. Walter Reed Drive to provide direct access from the Animal Science Lab
- The automotive service drive and tree bosque area has been refined
- The pattern of the concrete pavement in the curb-less pedestrian plaza has been further developed
- The planting area on the north side of the new ACC has been refined to include bio-retention areas and pathways to a secondary entrance



New ACC:

- The main entrance canopy shape and extents have been revised
- The overhang at the southwest edge of the 5–story building mass has been eliminated
- The building massing nearest to 7th Street S. is 3-stories
- The building setback from 7th Street S. has increased
- Delete mechanical basement due to cost considerations which resulted in additional mechanical roof top units
- The 3rd floor roof screen enclosure was enlarged to accommodate additional mechanical rooftop units
- The interior building layouts continue to be refined with APS Staff

Garage:

- Footprint was revised to eliminate the speed ramp and provide ramped parking
- Stair towers are precast panels with window openings
- The projecting metal fins were replaced with metal panels
- The metal panel design has been further refined and canopies added at the main garage entrance and S. Highland elevator lobby exit
- A screen wall has been added to S. Highland St. To shield view to the existing ACC service drive and Garage transformers

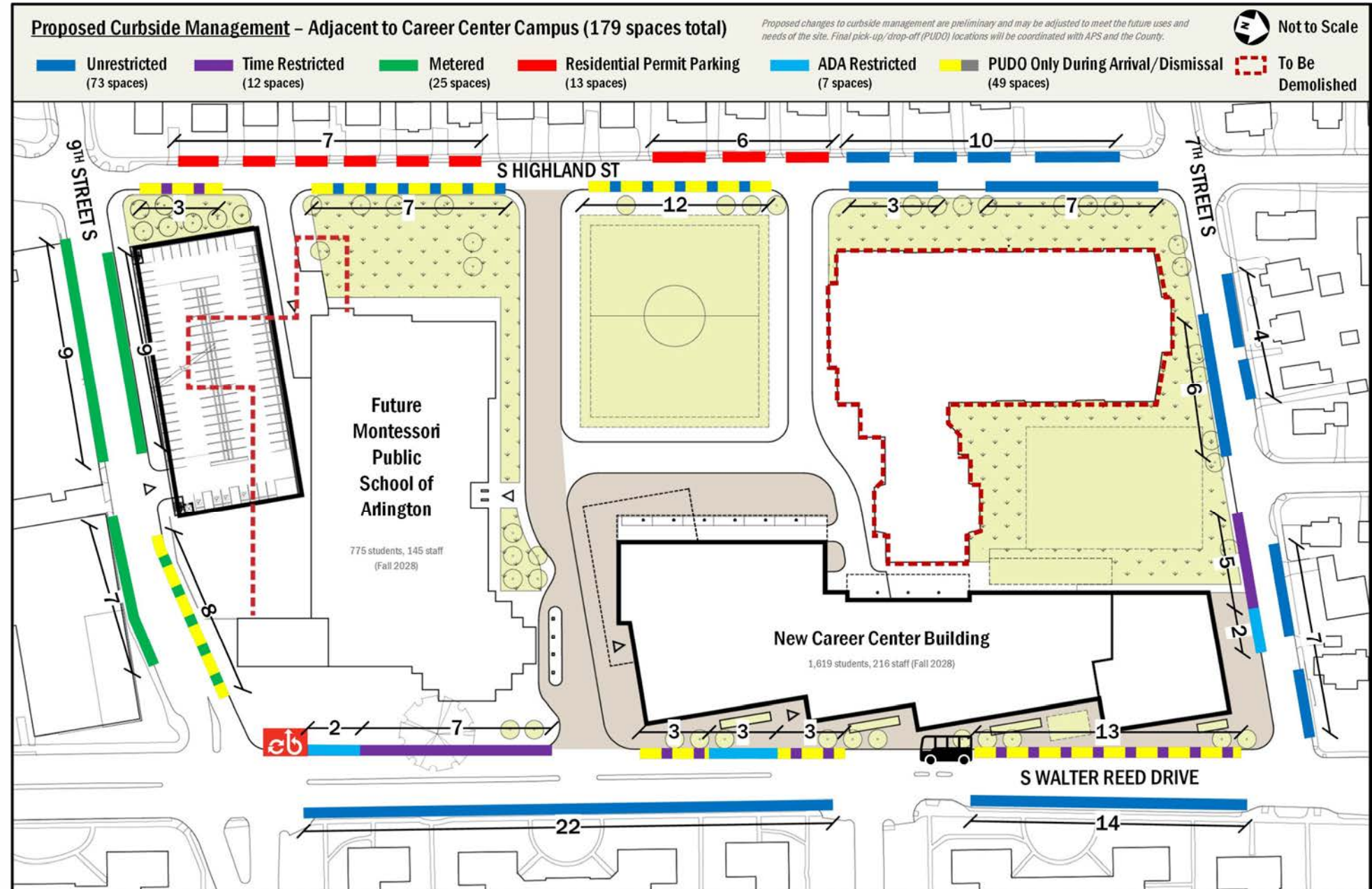
Curbside Needs / Goals:

- 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

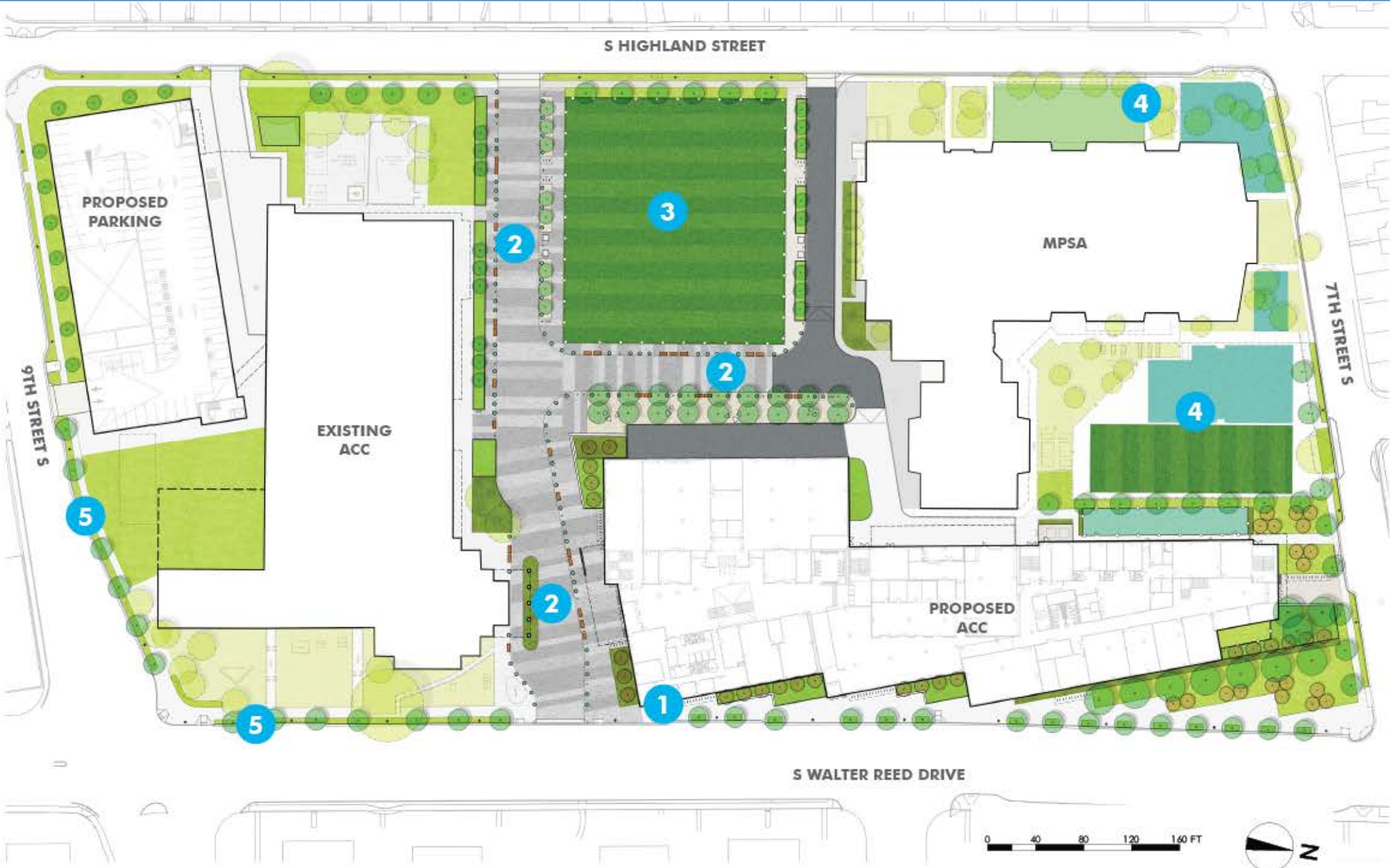
Proposed Curbside:

- 49 PUDO only during arrival/dismissal
 - Career Center – 19 spaces
 - MPSA – 22 spaces
 - Flex – 8 spaces
- 7 ADA restricted spaces
 - Career Center – 5 spaces
 - MPSA 2 spaces

Consider changing metered parking operations along 9th Street to encourage utilization and turnover



Site Plan



PRIMARY SITE PROGRAM AREAS

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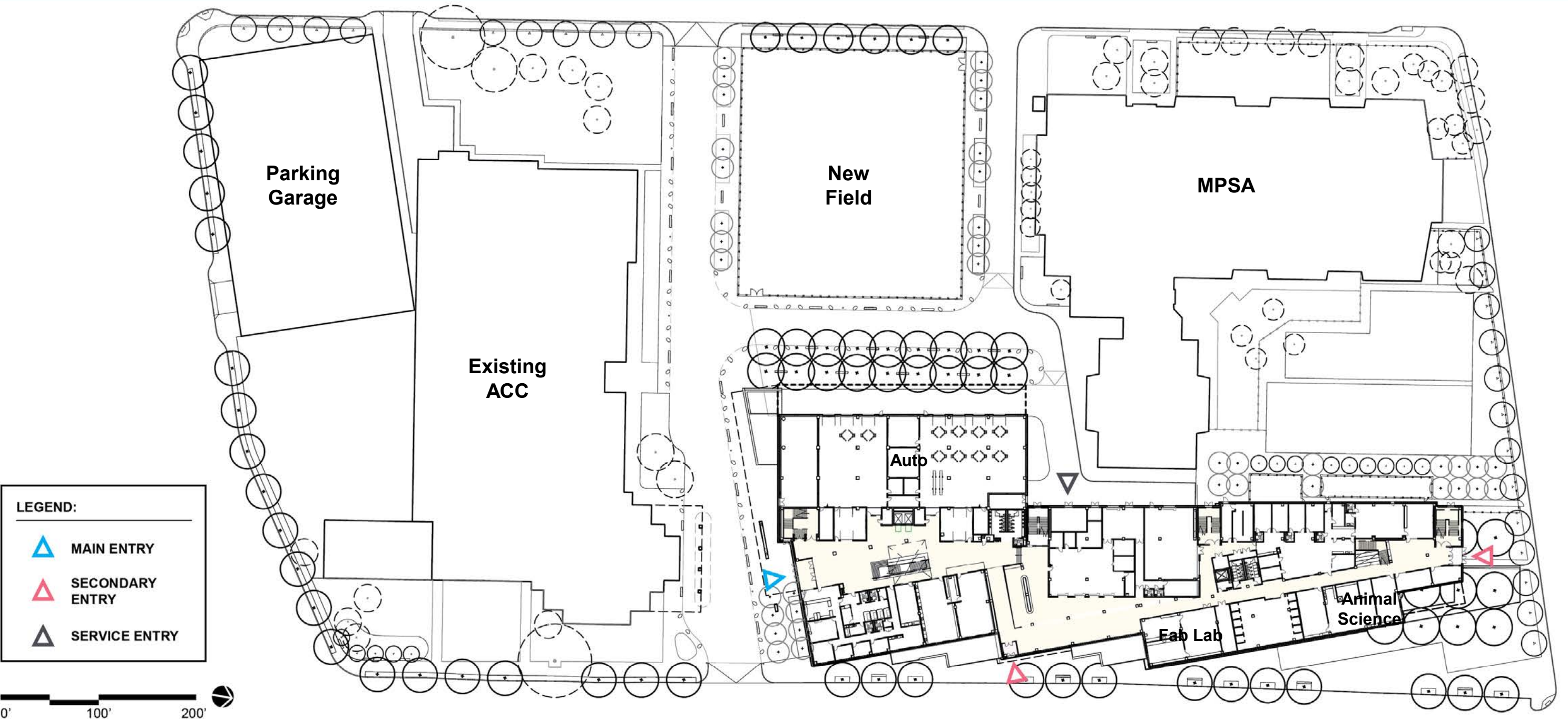
SITE PLAN KEY

-  PROPOSED CANOPY TREE (126)
-  PROPOSED FLOWERING TREE (43)
-  EXISTING TREE
-  PROPOSED PLANTING AREA
-  EXISTING SITE CONDITIONS
-  PLAY AREAS
-  SYNTHETIC TURF PLAYFIELD
-  SPECIAL CONCRETE PAVING
-  STABILIZED GRAVEL PAVING
-  ASPHALT

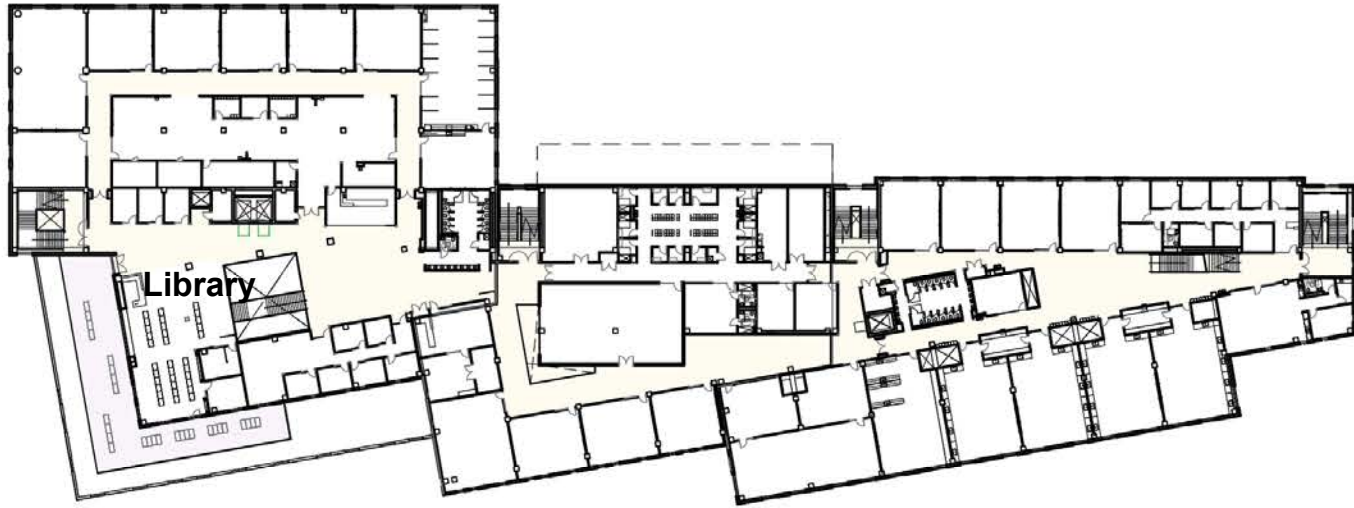
- 169 New Trees Proposed
- Streetscape adjacent to MPSA will be completed in a future phase



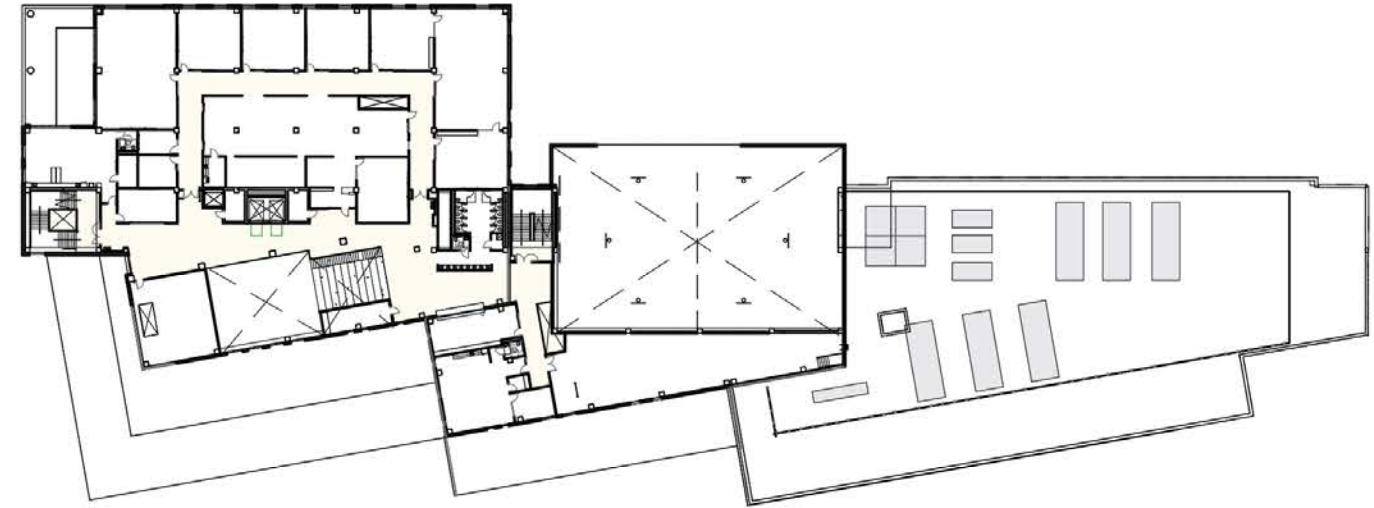
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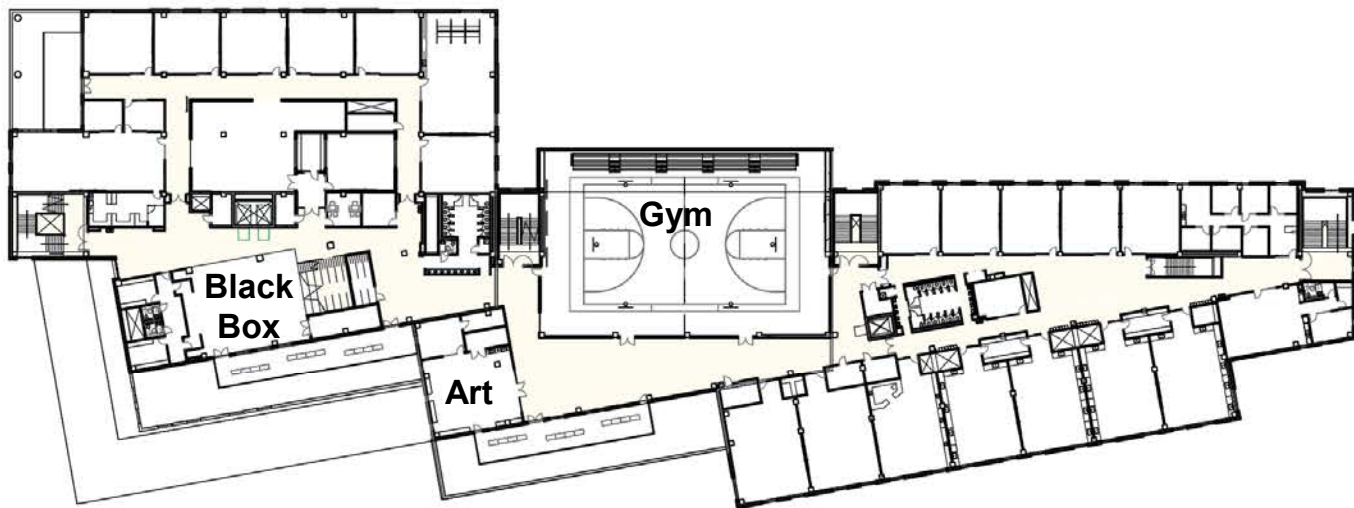
Second Through Fifth Floor Plans



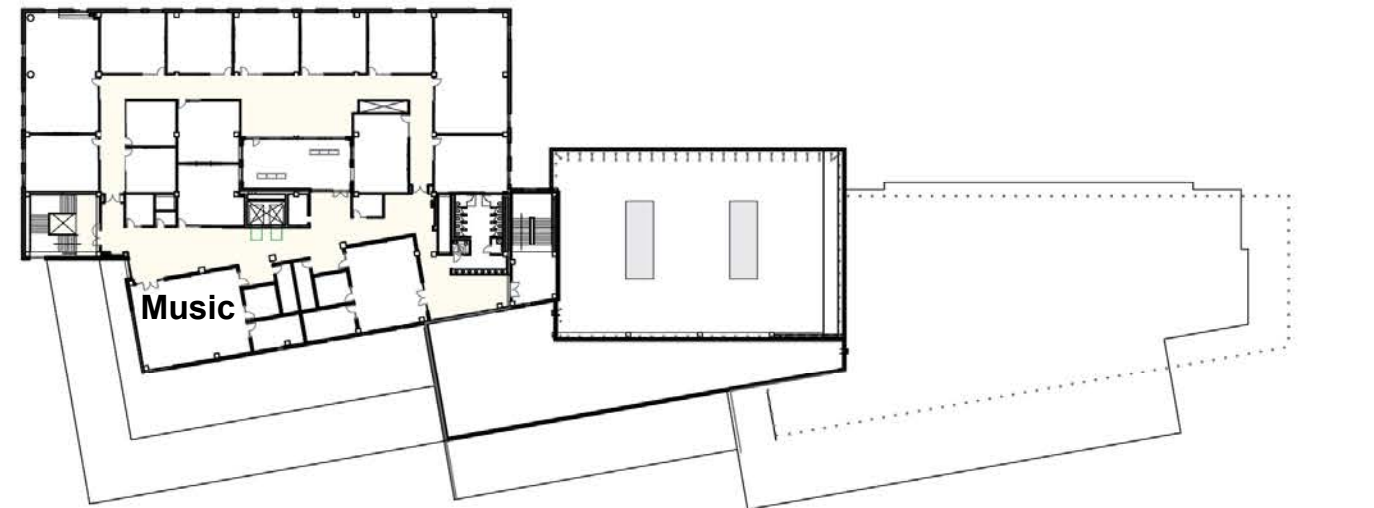
Second Floor



Fourth Floor



Third Floor



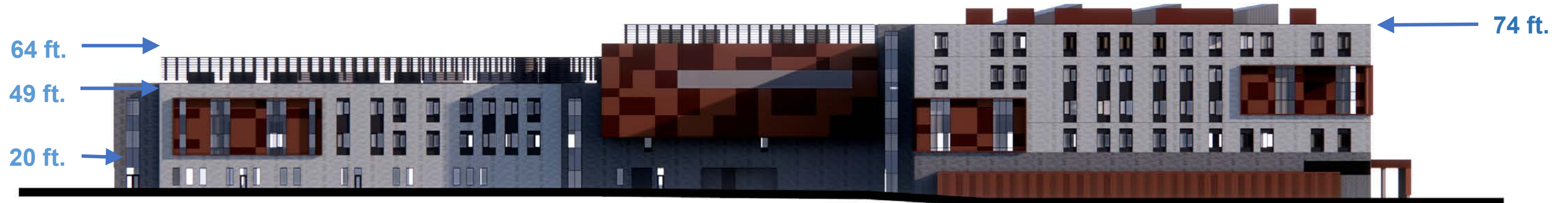
Fifth Floor



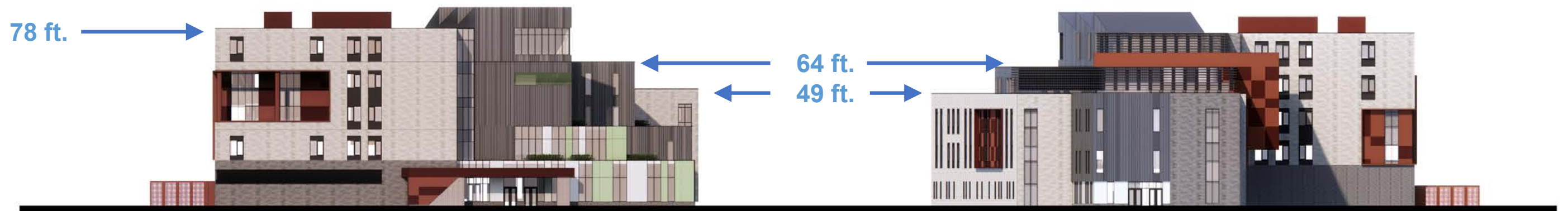
Building Elevations



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

NORTH ELEVATION

Approximate height ← xx ft.

Aerial View from Southeast



Aerial View from Northwest



View to East Façade and Main Entrance



View to West Façade and Secondary Entrance



View to West Façade and Play Field



View of Parking Garage from 9th St.



Gradient color metal panels give the façade more energy

View of Parking Garage from 9th St.



View of Parking Garage from Corner of 9th St. and S. Highland



View of Parking Garage from S. Highland Street



Visible stair to provide sense of security

Next Steps

	Community Engagement BLPC/PFRC Meetings		Board Approvals	Construction
Design Development	April 2023			
Construction Documents	August 2023			
Use Permit	Mar. 15, 2023 April xx, 2023 May xx, 2023	Meeting #7 Meeting #8 Meeting #9	Jun. 2023 - County Board	
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