

Arlington Career Center

Use Permit Application
UPER23-00012

RPC# 250-14-004 & 010 | 816 S Walter Reed Drive

Joint PFRC/BLPC Meeting

March 15, 2023



Aerial View

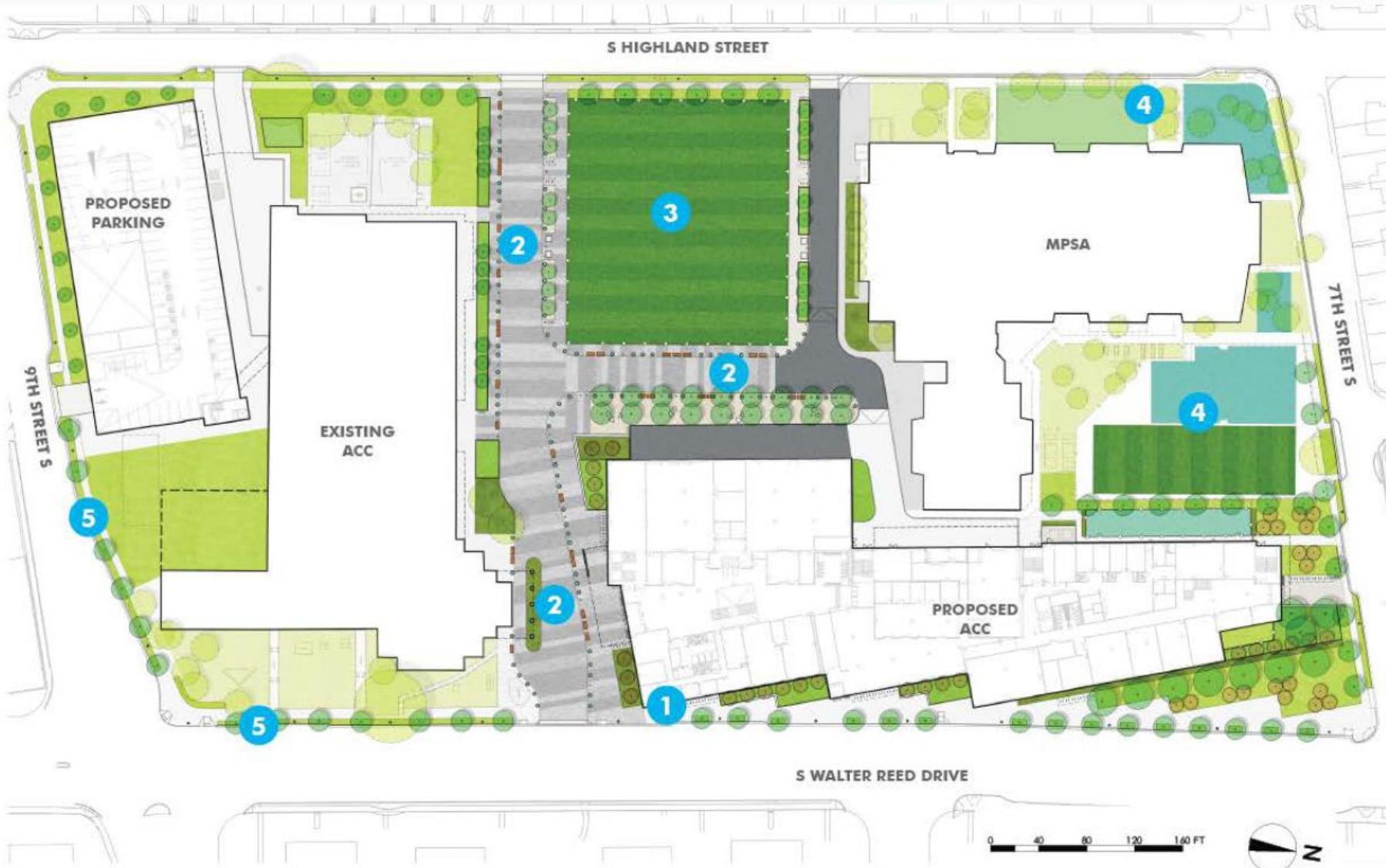


Proposal*	Details
5-Story New Career Center	1,619 student capacity
4-Tier Above-Grade Garage	354 spaces: 339(S), 6(EV), 8(ADA), 1(VAN)
Synthetic Turf Field	37,925 SF (185' x 205')
MPSA Play Area Improvements	Synthetic turf playfield and 3 play areas
Central Curbless Plaza	Limited to buses and pedestrians
Streetscape Improvements	9th St. S., S. Walter Reed Dr., S. Highland St., 7th St. S. (except where adjacent to MPSA)
Site Improvements	Trees, landscape plantings, and stormwater management facilities
Partial Demolition of Career Center**	30,205 GSF removed
Fenwick Demolition	Permit issuance anticipated Summer 2023
Modifications	Parking, height (exceeds 45 feet), and setbacks

***Not included in this proposal: Gymnasium Addition to Existing Career Center, MPSA program relocation/demolition, and streetscape improvements adjacent to MPSA building.**

****Existing Career Center, Columbia Pike Branch Library, and MPSA will continue to operate during construction.**

Proposed Site Plan



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 (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

Ongoing Discussion

- Bike lane design along 9th Street S. and S. Walter Reed Drive
- Design exploration for the plaza and library entrance (paving, materials, landscaping, seating, bollards, etc.)
- Street tree canopy and landscaping
- Pedestrian circulation through the site
- ADA parking access and distribution
- Sustainable design



Schedule (tentative)

- **February 10:** APS Submits Use Permit Application (UPER23-00012)
- **March 15:** Joint Public Facilities Review Committee (PFRC) and Building Level Planning Committee (BLPC)
- **April 19:** Public Facilities Review Committee (PFRC)
- **April 26:** Form Based Code Advisory Working Group (FBC AWG)
- **April/May:** Lunch Hour Virtual Public Meetings
- **May 17:** Public Facilities Review Committee (PFRC)
- **May 22:** Climate Change, Energy and Environment Commission (C2E2)
- **May 23:** Parks and Recreation Commission (PRC)
- **May 25:** Transportation Commission (TC)
- **May 31 & June 1:** Planning Commission (PC)
- **June 10 & 13:** County Board Hearings