

Arlington Career Center Project

Meeting #8

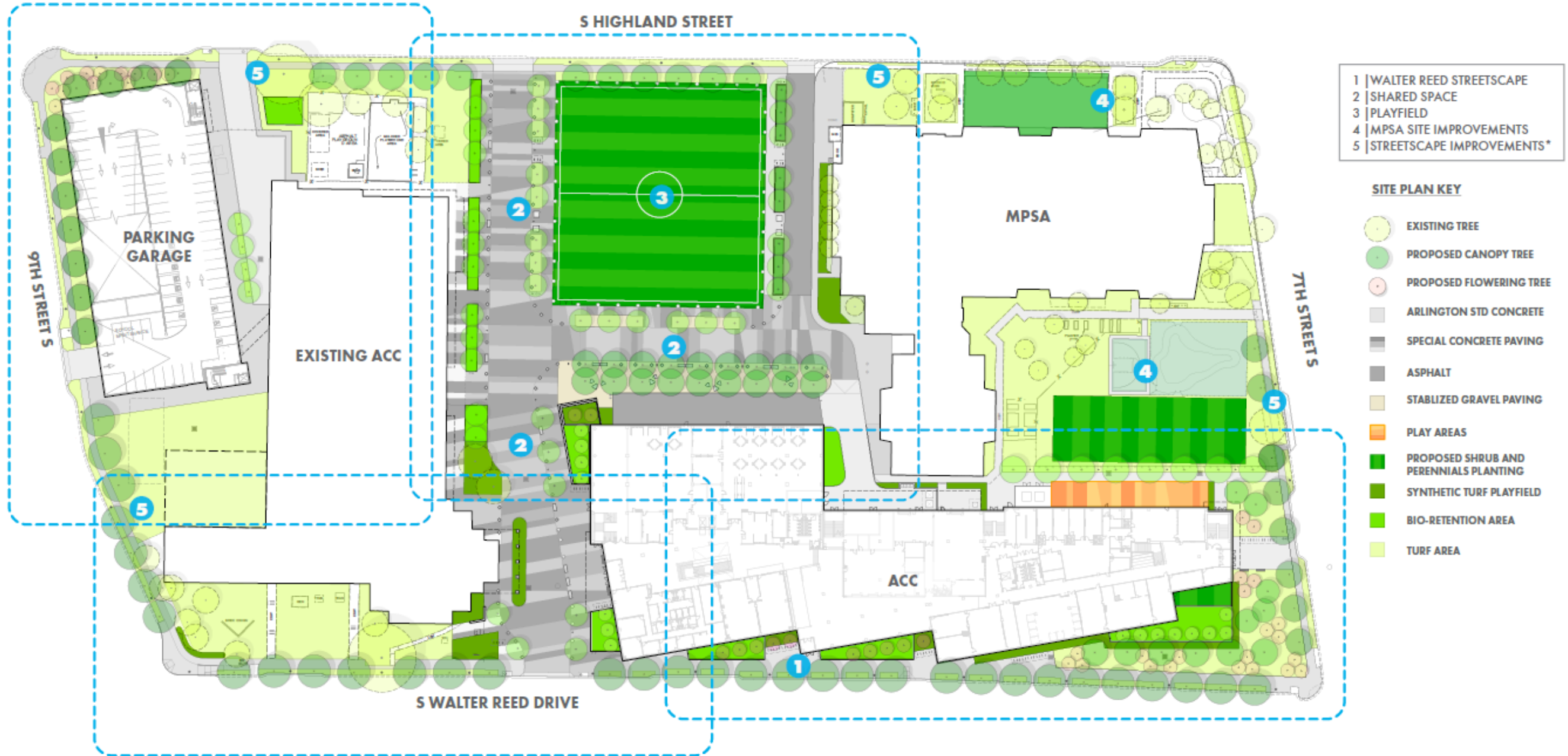
BLPC / PFRC Meeting

April 19, 2023

Site Design Updates

- Site Circulation / Pedestrian Safety / Campus Lighting
- Proposed Bike Rack Locations
- Columbia Pike Branch Library Entrance Refinements
- Urban Bio-Retention Area Refinements
- Additional Trees
- Landscape at 9th and S. Highland Street.

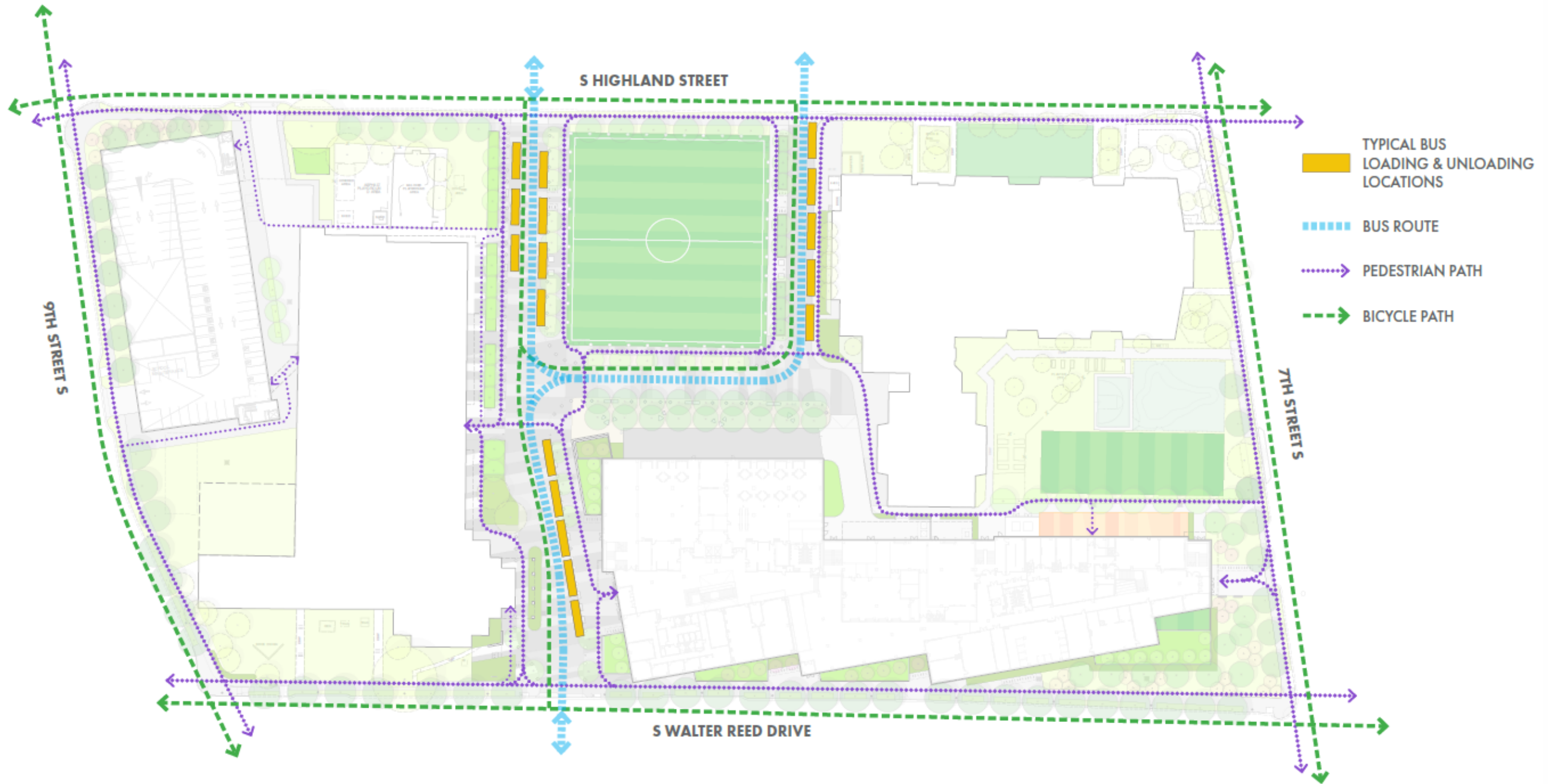
Campus Site Plan



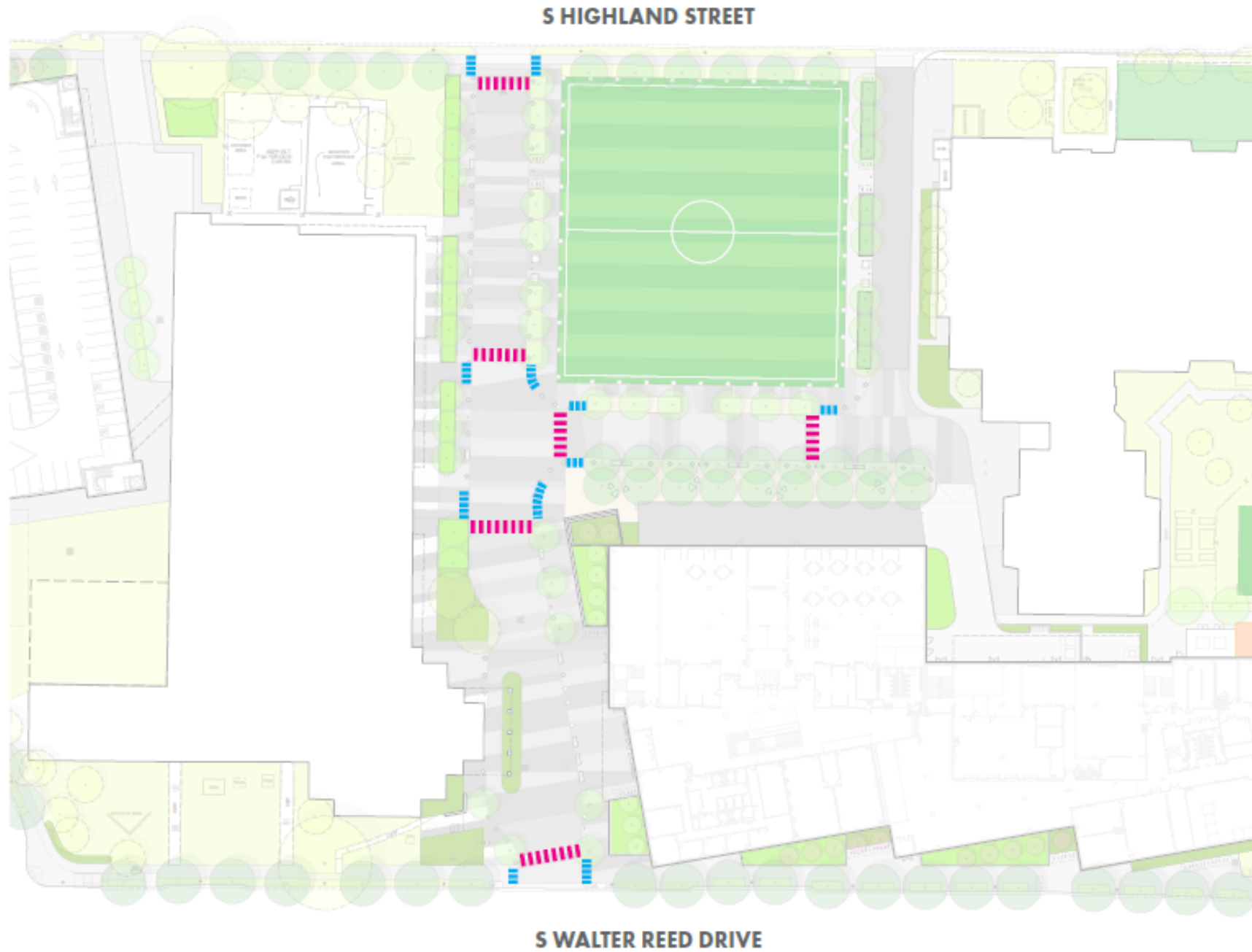


Campus Circulation Plan

* MPSA and the ACC Buses have different Arrival / Departure Times



Campus Shared Space Safety Diagram



■■■■■■■■ SPEED TABLE

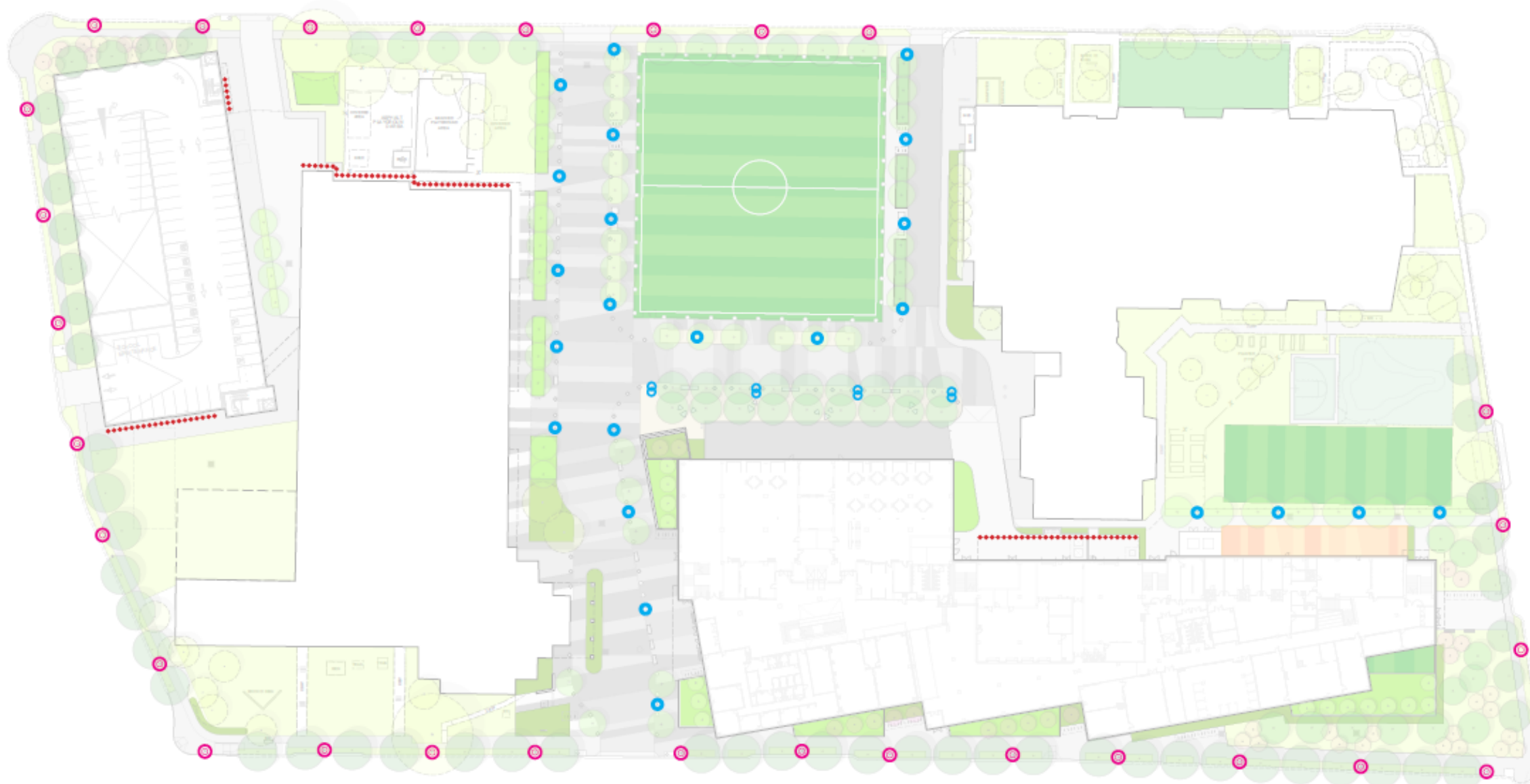


■■■■ TRUNCATED DOMES FOR ADA CROSSING



Campus Lighting Diagram

Final fixture Layout subject to change due to final Lighting Calculations



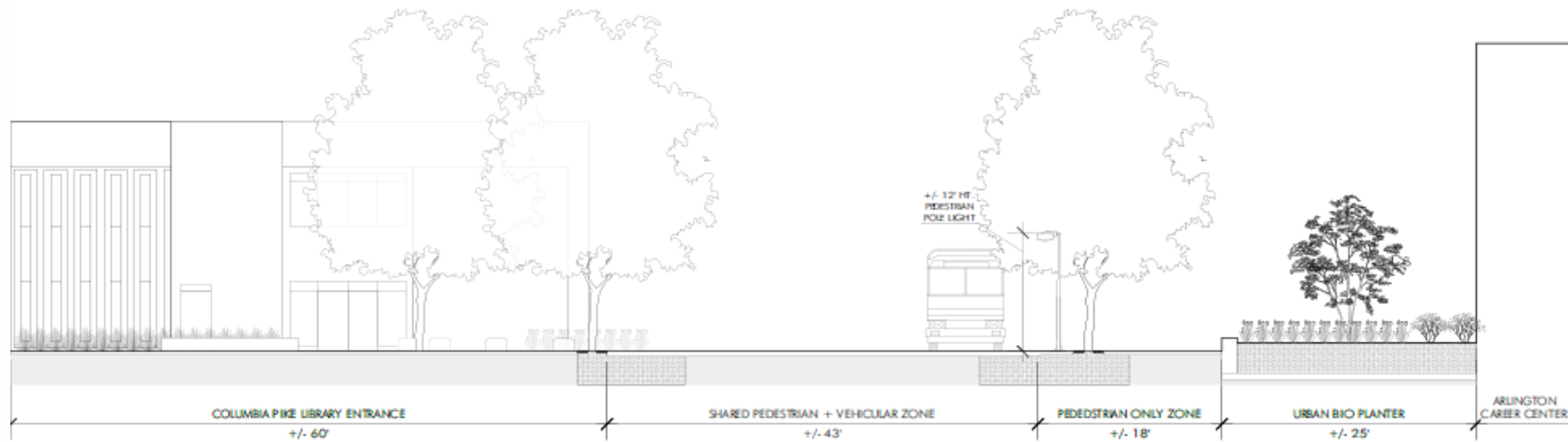
- INTERNAL LIGHT**
- Area/ Roadway Luminaire single from BEGA
 - Area/ Roadway Luminaire twin from BEGA



- STREET LIGHT**
- ⊙ Arlington Standard Decorative Post Top Aluminum Streetlight

- BLDG MOUNTED LIGHTING**
-

SITE PLAN | ACC MAIN ENTRY & WALTER REED STREETScape



Precedent Images Only

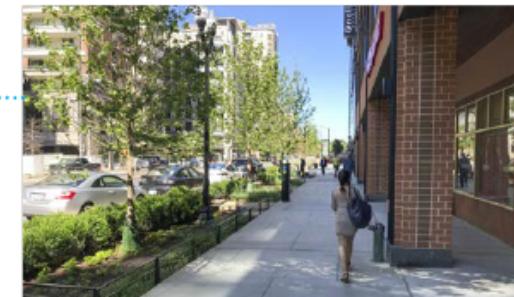
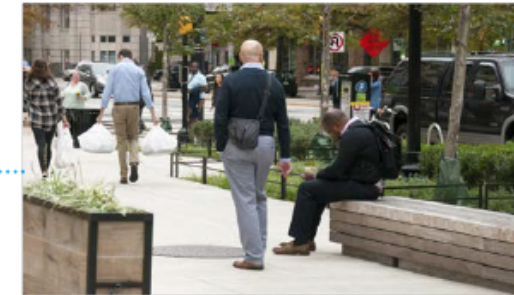
SITE VIEW | ACC MAIN ENTRY & WALTER REED STREETScape



LOADING & UNLOADING | ACC MAIN ENTRY & WALTER REED STREETScape



SITE PLAN | ACC ENTRY AT 7TH ST. & NORTH WALTER REED STREETSCAPE

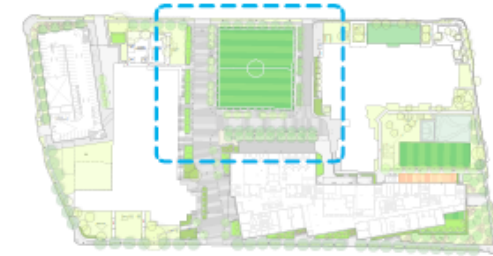
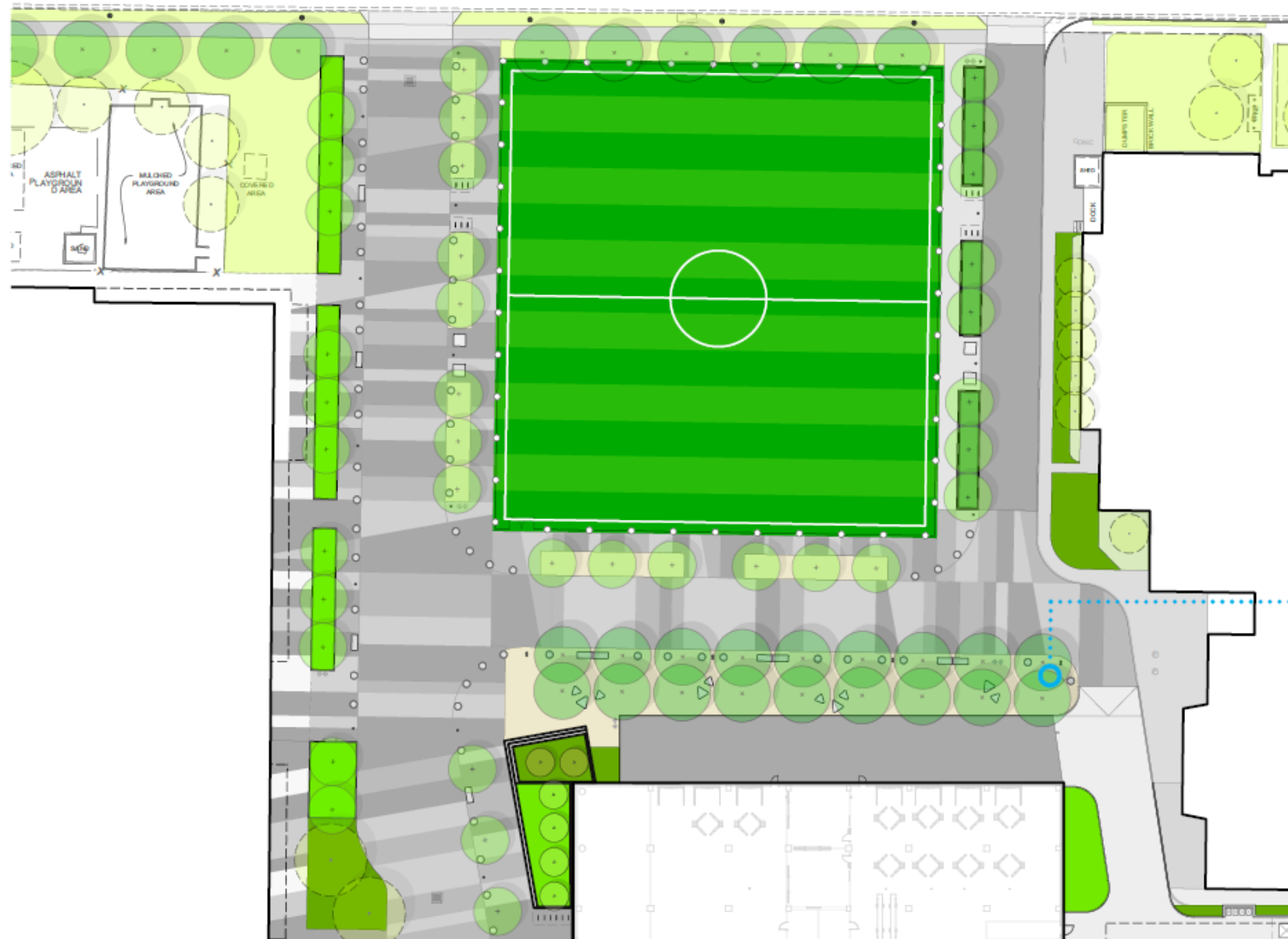


Precedent Images Only

VIEWS | ACC ENTRY AT 7TH ST. & NORTH WALTER REED STREETSCAPE



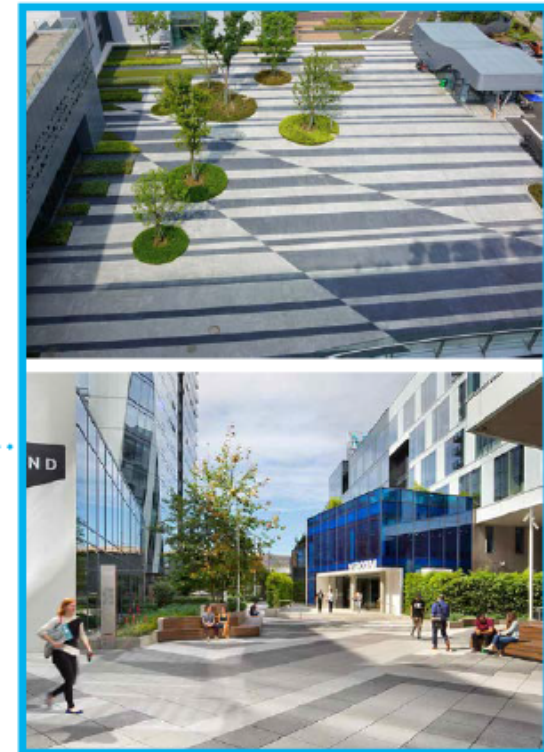
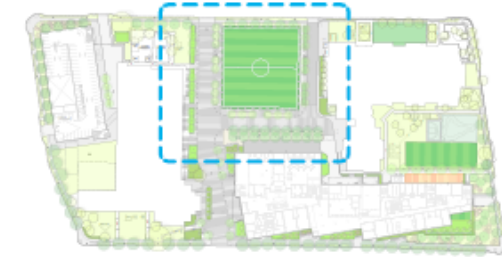
SITE PLAN | ACC CAMPUS PLAYFIELD & SHARED SPACEREED STREETSCAPE



Precedent Images Only

Campus Shared Space Safety Diagram

SITE PLAN | ACC CAMPUS PLAYFIELD & SHARED SPACEREED STREETSCAPE



Precedent Images Only

SITE VIEW | ACC CAMPUS PLAYFIELD & SHARED SPACEREED STREETSCAPE



Campus Site View

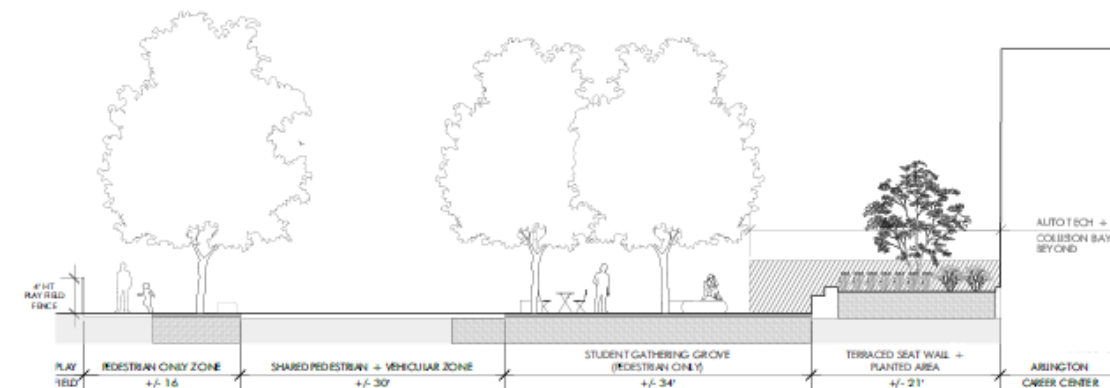
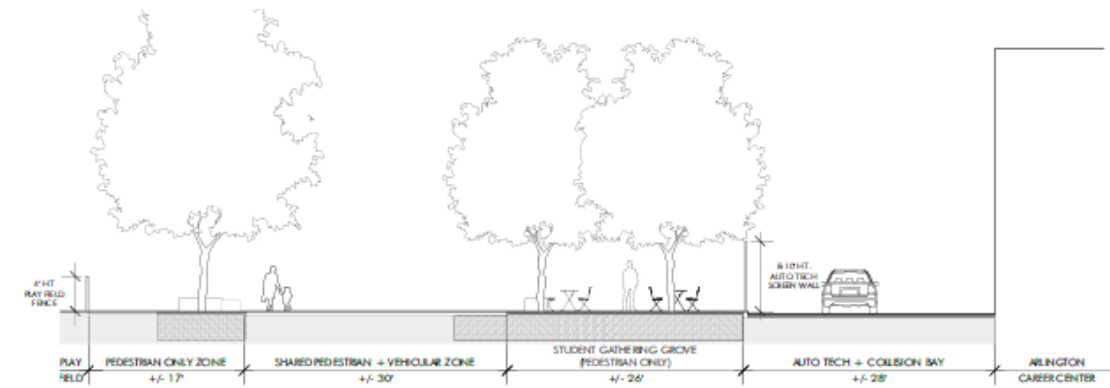
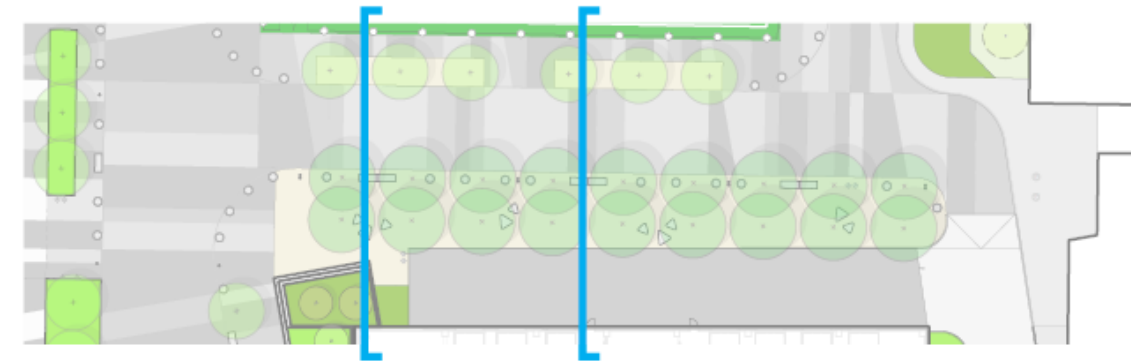
SITE VIEW | ACC CAMPUS PLAYFIELD & SHARED SPACEREED STREETSCAPE



BUILDING CORNER | ACC CAMPUS PLAYFIELD & SHARED SPACEREED STREETSCAPE



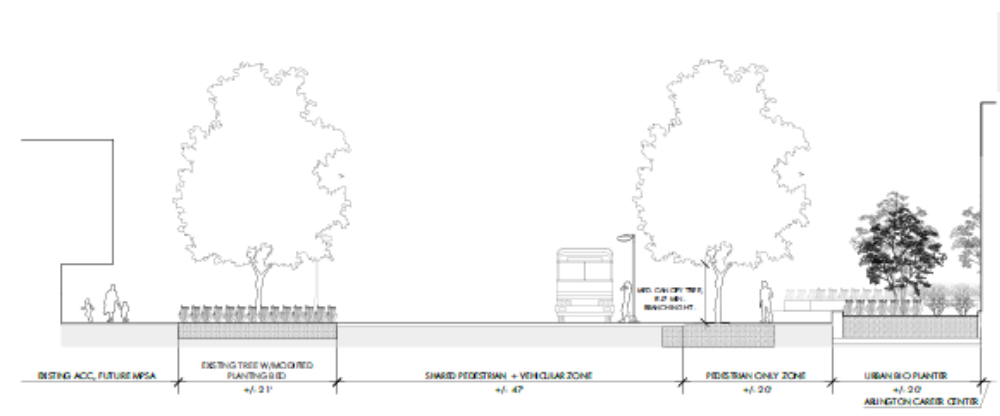
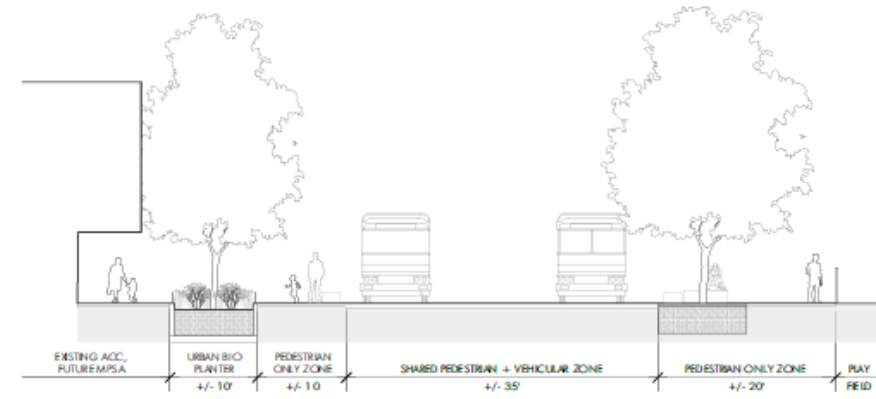
VIEW & SECTION | ACC CAMPUS PLAYFIELD & SHARED SPACEREED STREETScape



MAIN STREET | ACC CAMPUS PLAYFIELD & SHARED SPACEREED STREETScape



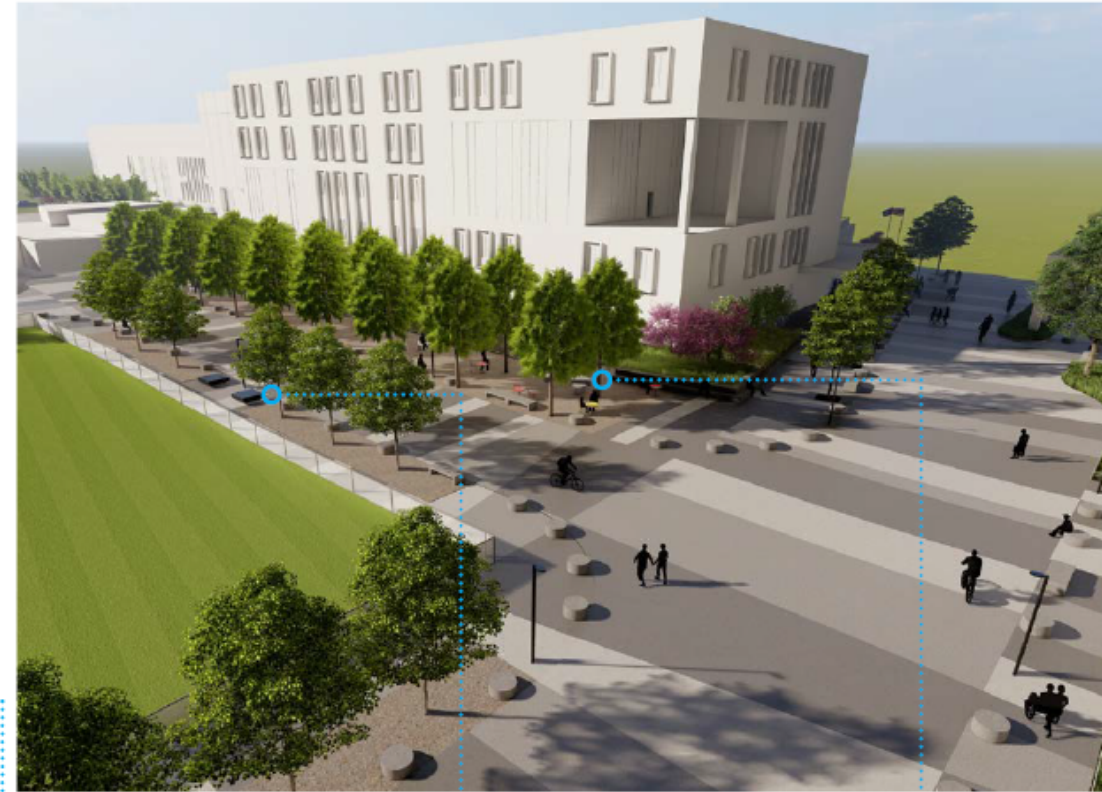
VIEW & SECTION | ACC CAMPUS PLAYFIELD & SHARED SPACEREED STREETSCAPE



LOADING/UNLOADING | ACC CAMPUS PLAYFIELD & SHARED SPACEREED STREETScape

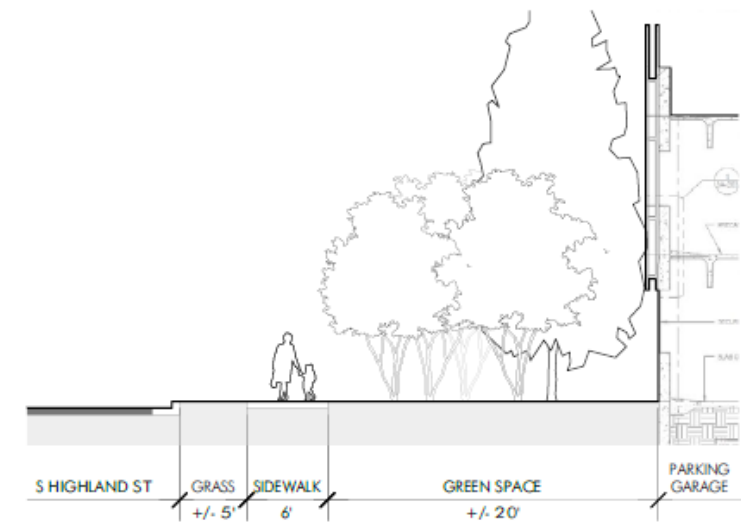
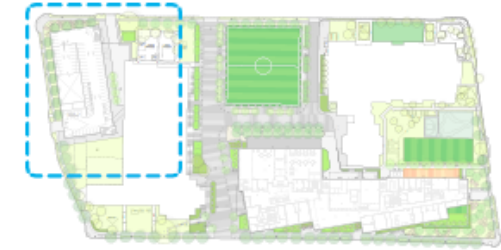


FURNITURE | ACC CAMPUS PLAYFIELD & SHARED SPACEREED STREETSCAPE



Campus Site View

SITE PLAN | ACC CAMPUS PARKING GARAGE & ADAJCENT STREETScape



Exterior Building Materials

New ACC: Proposed Exterior Materials





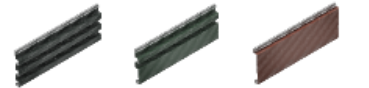


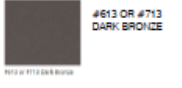






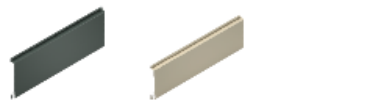
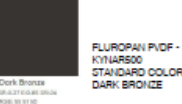





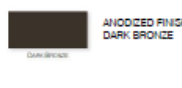


1 - VIEW TO MAIN ENTRANCE FROM SOUTHEAST CORNER



2 - VIEW TO WEST FACADE FROM SOUTHWEST CORNER



3 - VIEW TO SECONDARY ENTRANCE FROM 7TH ST.

<p>SINGLE SKIN METAL PANEL MORIN MATRIX SERIES; 1 1/2" DEEP CONCEALED FASTENER RAINSCREEN SYSTEM; VERTICAL INSTALLED ALUMINUM PANEL; COMBINATION OF MX-1, MX-2, MX-6 PANEL TYPES; SEAMLESS SPLICE-JOINT IN LONGER SPAN AREA.</p>	<p>MATRIX MX-1 MATRIX MX-2 MATRIX MX-6</p> 	<p>FLUOROPAN CLASSIC PVD/Premium Colors - METALLIC MEDIUM GRAY</p> 
<p>ARCHITECTURAL LOUVER NEXT TO SINGLE SKIN METAL PANEL CONSTRUCTION SPECIALTIES 7" STORM RESISTANT CONTINUOUS LINE LOUVER, WITH PERFORATED MORIN MATRIX SERIES PANELS IN FRONT OF THE LOUVER TO ACHIEVE A SEAMLESS TRANSITION.</p>	<p>PERFORATED PANEL MATCHING ADJACENT MATRIX SERIES PANEL</p> 	<p>FLUOROPAN CLASSIC PVD/Premium Colors - METALLIC MEDIUM GRAY</p> 
<p>ARCHITECTURAL LOUVER NEXT TO FACE BRICK MASONRY CONSTRUCTION SPECIALTIES 7" STORM RESISTANT CONTINUOUS LINE LOUVER</p>	<p>CONSTRUCTION SPECIALTY MODEL RG-7706</p> 	<p>#613 OR #713 DARK BRONZE</p> 
<p>CURTAIN WALL KAWNEER CURTAINWALL 7 1/2" 1600 UT SYSTEM; 1" DOUBLE PANE GLAZED; FRONT GLAZING; ANODIZED FINISH</p>	<p>KAWNEER UT1600 SYSTEM 1</p> 	<p>ANODIZED FINISH DARK BRONZE</p> 
<p>CONCRETE MASONRY WATER TABLE TREN WITH ARCHITECTURAL MASONRY PRODUCT; GROUND FACE CMU OF STRETCHER</p>	<p>TRENDSTONE (GROUND FACE CMU OF STRETCHER)</p> 	<p>MIDWEST GROUP C MIDWEST SLATE</p> 
<p>PHENOLIC HPL PANELS TRESPA METEON CONCEALED FASTENER PANELS; COMBINATION OF METALLIC, UNI COLORS AND LUMEN FINISHES EAST FACADE CURTAIN WALL / STORE FRONT AREA. METALLIC MOS 5-1, TITANIUM BRONZE; SATIN UNI COLOURS A35-4-0, CACTUS (GREEN); SATIN WEST FACADE STORE FRONT AREA. LUMEN LM1056; PERGIAN COPPER; DIFFUSE UNI COLOURS A09-6-4, MAHOGANY RED; SATIN</p>	<p>TRESPA METEON EXTERIOR PANELS</p> 	
<p>SINGLE SKIN METAL PANEL @ MASONRY OPENINGS MORIN CONCEALED SERIES FLUSH PANEL; 1 1/2" DEEP CONCEALED FASTENER RAINSCREEN SYSTEM; HORIZONTALLY INSTALLED ALUMINUM PANEL ABOVE AND BELOW STOREFRONT SYSTEMS; COMBINATION OF F-10-0 AND F-12-0 PANEL TYPES</p>	<p>CONCEALED F-12-0 CONCEALED F-10-0</p> 	<p>FLUOROPAN PVD/Premium Colors - STANDARD COLORS - DARK BRONZE</p> 
<p>PERFORATED METAL SECURITY SCREEN FOR AUTOSHOP YARD ASTRO METAL CRAFT; PRE-ENGINEERED ARCHITECTURAL METAL PRODUCT WITH VERTICAL POST AND SPECIAL DETAILS FOR DRIVE WAY DOOR; ALUMINUM FINISHED TO MATCH TRESPA COLOR</p>	<p>STELLARCRAFT PRODUCT; PERFORATED ALUMINUM PANEL WITH CUSTOM PATTERN</p> 	<p>COLOR TO MATCH TRESPA PANEL A09-6-4 MAHOGANY RED</p> 
<p>STOREFRONT KAWNEER STOREFRONT FRAMING SYSTEM TRI-FAB VERGLAZE 601UT; 6" FRONT GLAZING</p>	<p>KAWNEER TRI FAB 601UT</p> 	<p>ANODIZED FINISH DARK BRONZE</p> 
<p>MECHANICAL ROOF SCREEN ARCHITECTURAL LOUVER, 1/4" 5" DEEP 45 INVERTED BLADE; EXTRUDED ALUMINUM LOUVER; HORIZONTAL BLADE WITH INTERMEDIATE VERTICAL SUPPORT</p>	<p>1/4" 5" DEEP INVERTED BLADE</p> 	<p>ANODIZED FINISH DARK BRONZE</p> 
<p>MASONRY UTILITY SIZE MASONRY, 1/3 RUNNING BOND AT CLASSROOMS AND LABS AREA; STACK BOND AT STAIR TOWERS</p>	<p>UTILITY SIZE FACE BRICK</p> 	<p>INTERSTATE UTILITY SIZE PLATINUM MATTE BELDEN UTILITY SIZE CARBON BLACK SMOOTH</p> 

Garage: Proposed Exterior Materials



3 - AERIAL AT SOUTH WEST CORNER OF PROPERTY



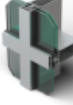



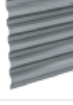


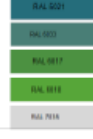

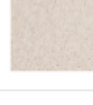


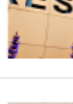
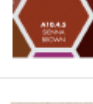
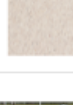
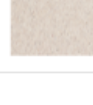




2 - EAST ELEVATION OF GARAGE



1 - S HIGHLAND ST LOOKING EAST

1 EXISTING ACC AND PARKING GARAGE RENDERINGS AND MATERIALS
12" = 1'-0"

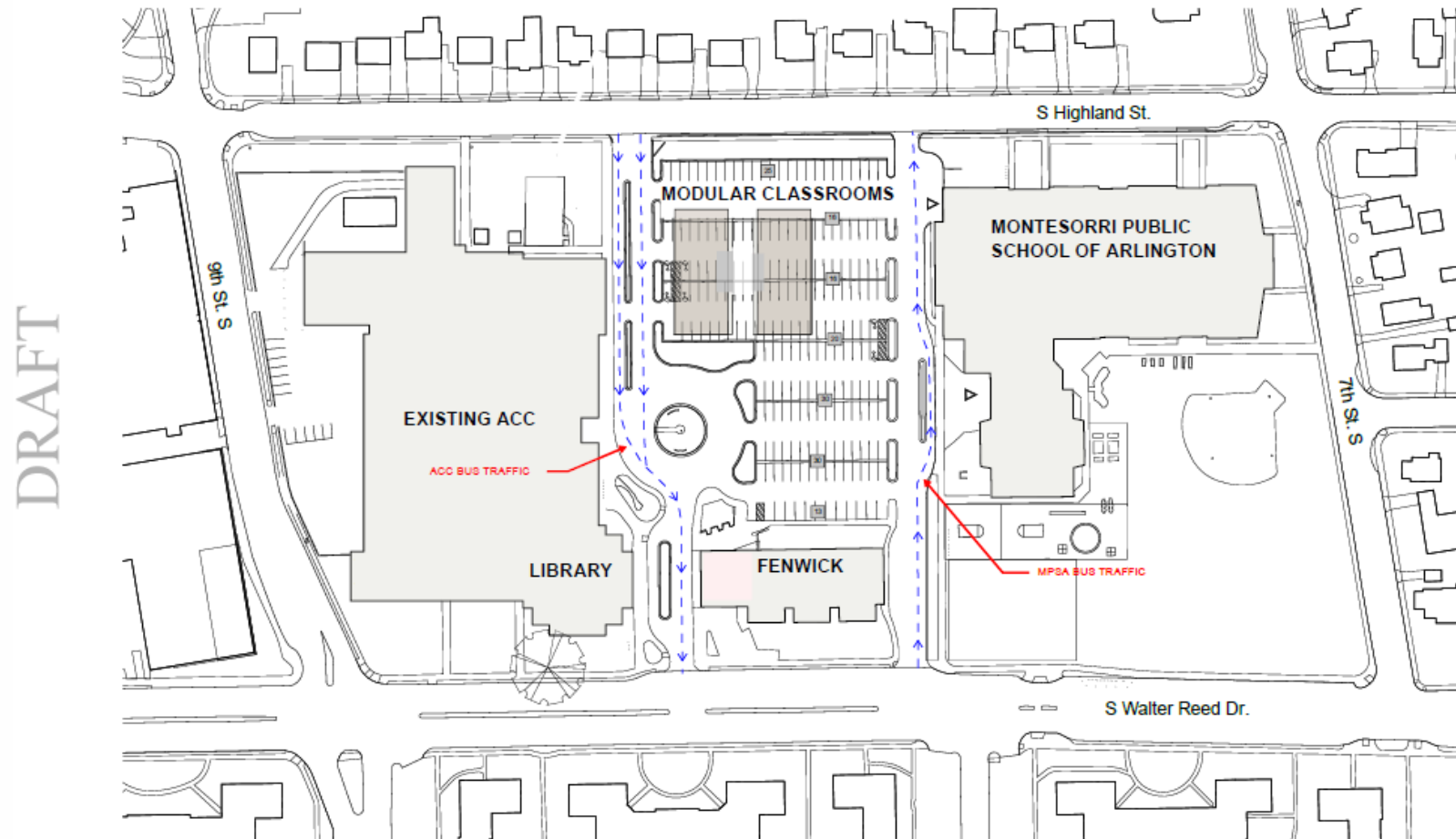
SYSTEM DESCRIPTION	FORM/TEXTURE	COLOR
EXISTING ACC METAL MECHANICAL ROOF SCREENING: ARCHITECTURAL LOUVER, V4JS - 4" DEEP 45 DEGREE INVERTED J BLADE EXTRUDED ALUMINUM LOUVER WITH HAWAIIAN BLUE FINISH		
GARAGE STAIR CURTAINWALL: KAWNEER 1600 1 CURTAIN WALL, 7 1/2" DEEP SYSTEM, WITH PERMACOAT POWDER COATING MEDIUM BLUE FINISH		
GARAGE SECURITY SCREEN: ORSOGRIL BRITOSTEROPE GRATING PANELS, BARNETT BATES, BLACK POWDER COAT FINISH		
EXISTING ACC METAL PANEL CLADDING: CENTRIA 1-1/2" DEEP STYLE RIB. MIXTURE OF 177 SLATE BLUE, 9928 CHEROKEE BLUE, & 200 DEEP BLUE SEA		
GARAGE METAL PANEL CLADDING: HENDRICKS PERFORATED, CORRUGATED METAL PANEL BWK360 WITH (5) CUSTOM 3-COAT KYNAR PAINT COLORS		
GARAGE STAIR TOWERS: FITZGERALD 16938 RANDOM PLANK FORM LINER WITH PCI 113, BUFF/TAN COLOR SAND BLASTED FINISH		
GARAGE CANOPY: MASA CANTILEVERED EXTRUDECK WITH INTEGRAL LIGHTING AND DOWN SPOUT WITH PREMIUM TIGER DRYLAC SERIES 38 RAL 8004 COPPER BROWN FINISH		
GARAGE CANOPY WALL & SIGNAGE: 3'-0" TALL SIGNAGE (WEST EXIT) AND 5'-0" TALL SIGNAGE (EAST ENTRANCE) ROUTED INTO TRESPA METEON HPL PANELS FINISHED SIENNA BROWN		
GARAGE CONCRETE, SHEAR WALLS, SPANDRELS AND COLUMNS: CONCRETE TO HAVE PCI 113, BUFF/TAN COLOR SAND BLASTED FINISH		
EXISTING ACC METAL SECURITY SCREEN: ASTRO METAL CRAFT, PRE-ENGINEERED, PERFORATED ALUMINUM PANELS WITH VERTICAL POSTS, BOTH FINISHED TO MATCH CANOPY COLOR		

Phasing Plans

Existing Campus Site Plan

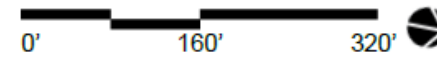
EXISTING CONDITIONS

CBRE



POINTS OF INTEREST:

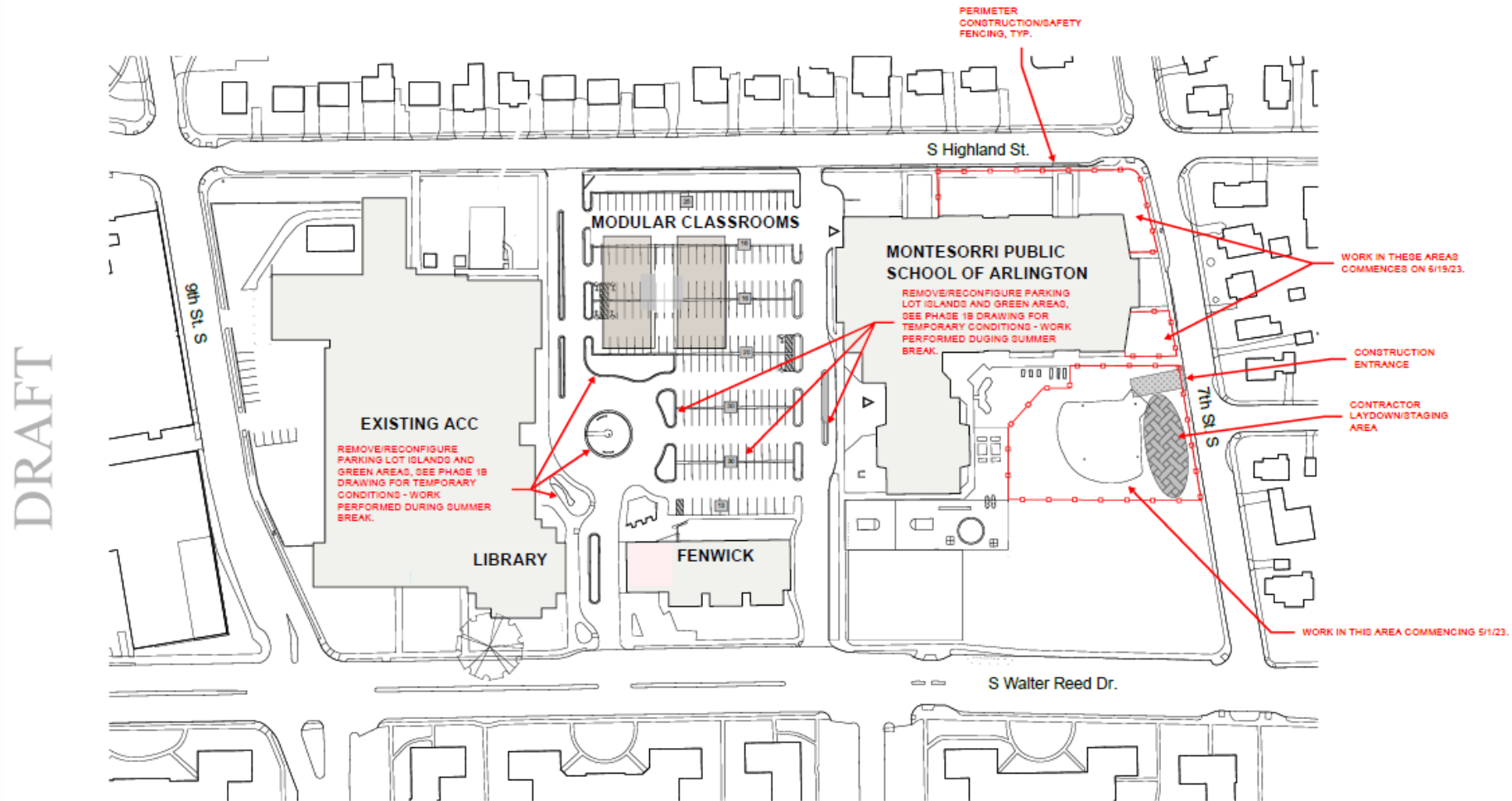
1. 150 parking spaces in onsite surface parking lot.
2. Existing ACC and MPSA student PUDO occurs on S Highland St.



PHASE 1A: MPSA PLAY AREAS (5/1/23 - 8/18/23)

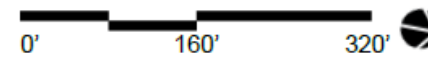
* Phasing & Logistics subject to change due to design progression, Contractor input, and unforeseen conditions.

CBRE



POINTS OF INTEREST:

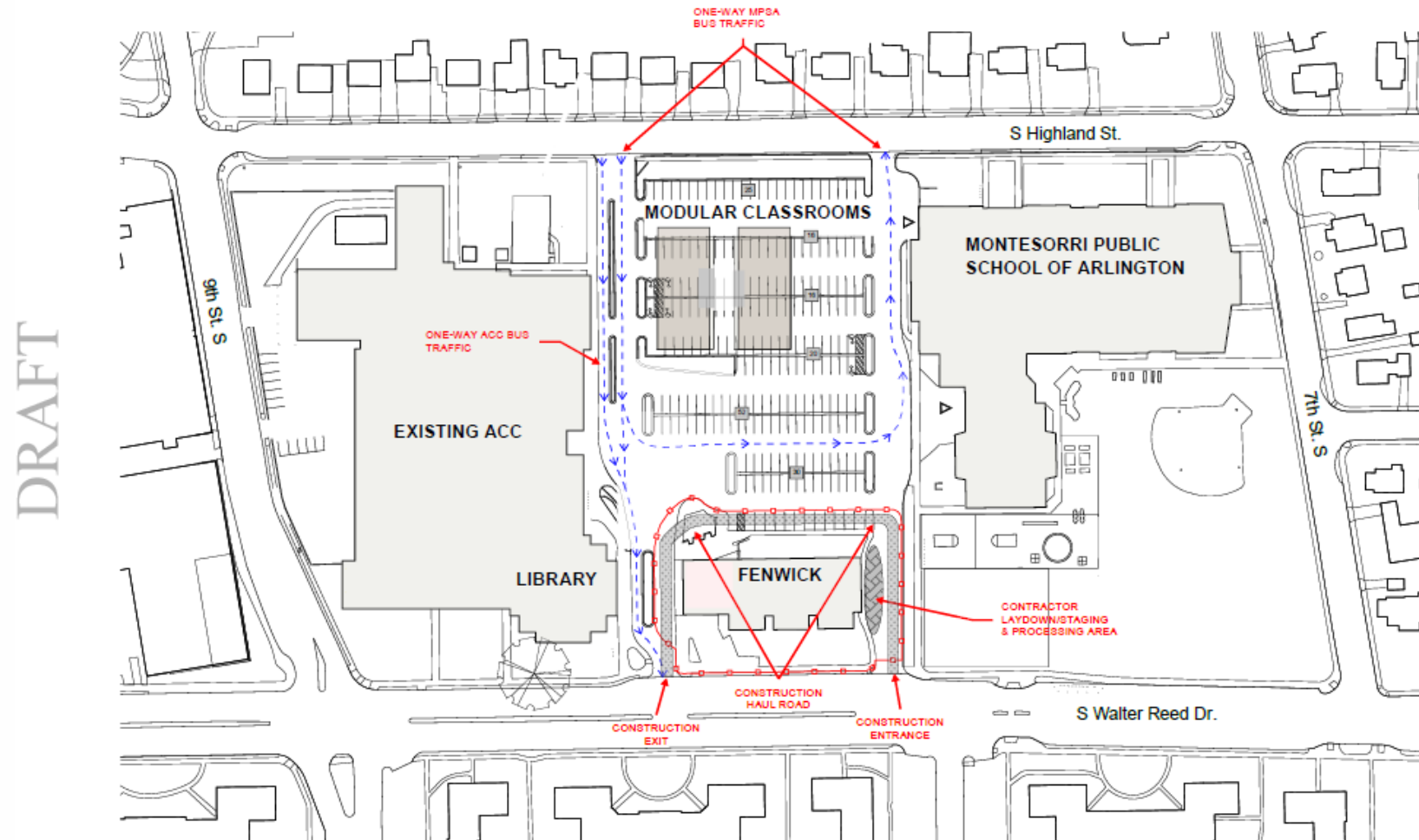
1. Starting conversion of skinned infield and establishing grass field 5/1/23.
2. Leaving existing basketball court and play area on the east side of MPSA until Phase 2 -New ACC Building starts in January 2024.
2. Reconfigure surface parking lot to provide an additional 9 spaces - Total Spaces increase from 150 to 159. See Phase 1B drawing for new parking configuration.
3. Street parking along 7th St. S will not be impacted. Street parking along the east side of S Highland St. will be periodically impacted to facilitate construction of the west synthetic turf field and NW playground area. Work associated w/ S Highland St. will take place in the summer; therefore, no impact to student PUDD.
4. No impact to pedestrian circulation while school is in session.



PHASE 1B: FENWICK BLDG DEMOLITION (6/19/23 - 10/27/23)

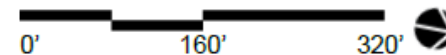
* Phasing & Logistics subject to change due to design progression, Contractor input, and unforeseen conditions.

CBRE



POINTS OF INTEREST:

1. One-Way Traffic between Library & Fenwick Bldg/Site. ACC buses to use Library drive aisle.
2. MP/SA buses to enter S Highland St. same as ACC buses.
3. No impact to Existing ACC and MP/SA student PUDO that occurs on S Highland St.
4. Total Surface Lot Parking Spaces available start of school Fall 2023 = 159.
5. ROW sidewalk along S Walter Reed Dr. will remain accessible to the public.
6. No impact on street parking.
7. Coordination will be required with the Arlington County Water Main Replacement project that will occur S Walter Reed Dr. Work is currently projected to start June 2023 and finish December 2023.

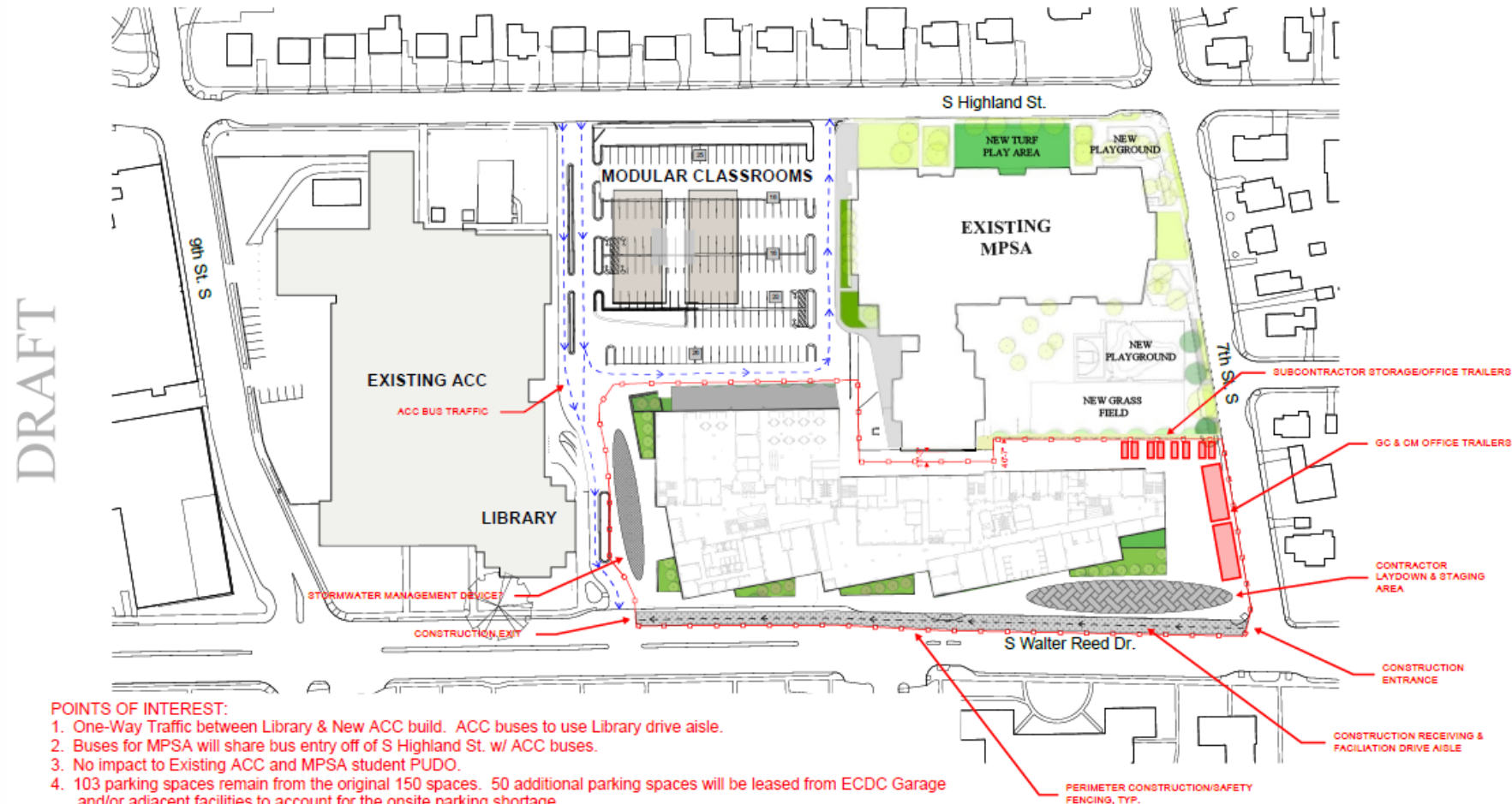


Phase 2

PHASE 2: NEW 5-STORY ACC (1/2/24 - 1/2/26)

* Phasing & Logistics subject to change due to design progression, Contractor input, and unforeseen conditions.

CBRE



POINTS OF INTEREST:

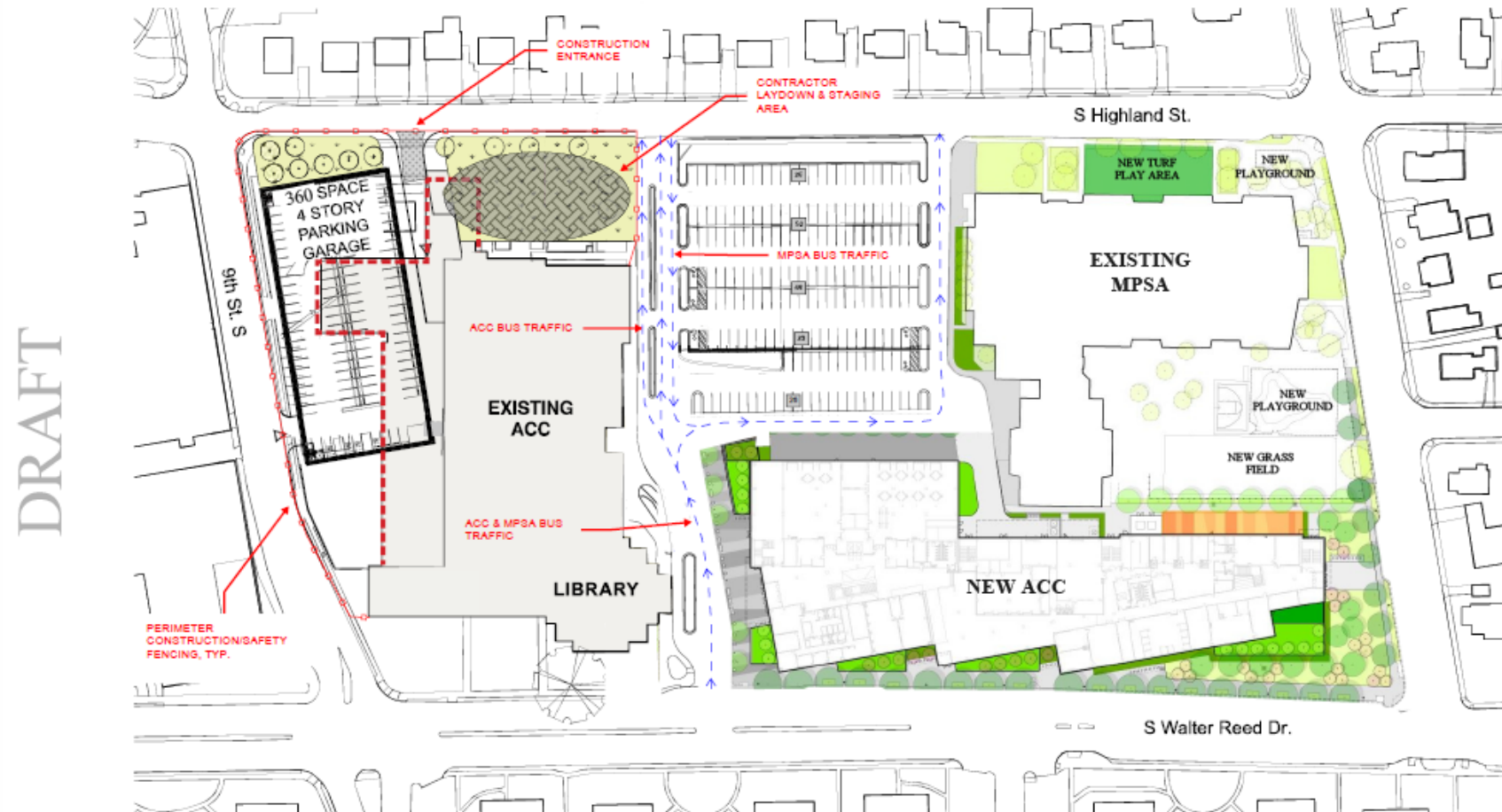
1. One-Way Traffic between Library & New ACC build. ACC buses to use Library drive aisle.
2. Buses for MPSA will share bus entry off of S Highland St. w/ ACC buses.
3. No impact to Existing ACC and MPSA student PUDO.
4. 103 parking spaces remain from the original 150 spaces. 50 additional parking spaces will be leased from ECDC Garage and/or adjacent facilities to account for the onsite parking shortage.
5. Need to verify there is adequate space between the proposed LOC along the west side of the New ACC and the adjacent 26 space parking bay to accommodate bus traffic.
6. ROW along S Walter Reed Dr. from 7th St. S to the ACC Library exit, including sidewalk, parking lane, and bike lane will be out of commission for material delivery, staging, and facilitation of construction.
7. Utilities, including new gas service, that are fed from S Highland St will be installed in Summer 2024 or 2025.
8. 48" Storm Sewer Main in S Highland St and 9th St S to be relocated in Summer 2025.
9. Stabilized gravel area and drive aisle west of the Auto Tech parking lot and the drive aisle on the south side of the New ACC to be installed in Phase 4.
10. Streetscape work will generally be completed in the phase such work is adjacent to.
11. Complete Streets work along the New ACC frontage on S Walter Reed Dr. to be coordinated/completed during Phase 2.

DRAFT

PHASE 3: PARTIAL DEMOLITION OF EXISTING ACC & NEW GARAGE (1/05/26 - 4/30/27)

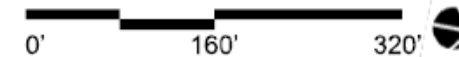
* Phasing & Logistics subject to change due to design progression, Contractor input, and unforeseen conditions.

CBRE



POINTS OF INTEREST:

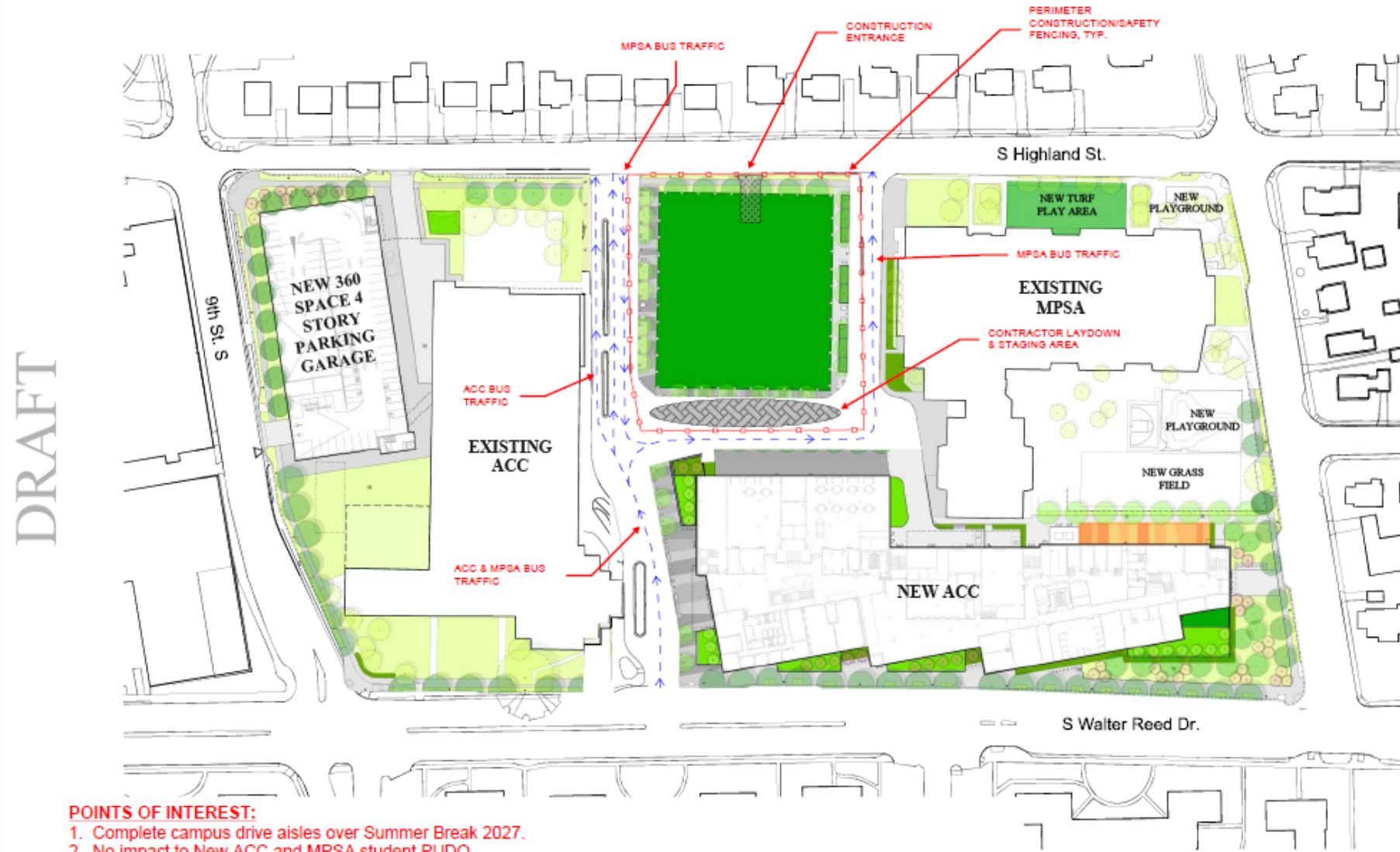
1. Onsite parking would increase to 172 parking spaces after portable classrooms are removed.
2. Create Interim Milestone for Removal of Portable Classrooms complete by 3/31/26.
3. GC & CM will operate out of Existing ACC.
4. ROW sidewalks along S Highland St. and 9th St. S will be impacted/closed to install street scape work.
5. May need to take a portion of the parking lane on the north side of 9th St. S for crane access to set precast framing/decking on east side of garage.
6. ACC buses to enter from S Walter Reed Dr. and exit onto S Highland St.
7. MPESA buses to enter from S Walter Reed Dr. and/or S Highland St. and exit onto S Highland St.
8. ACC student PUDO will occur in new location along S Walter Reed Dr.
9. No impact to MPESA student PUDO.
10. Streetscape work will generally be completed in the phase such work is adjacent to.



PHASE 4 : SYNTHETIC TURF FIELD & REMAINING SITEWORK (3/1/27 - 8/13/27)

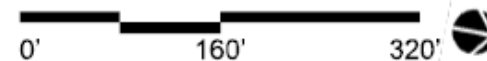
* Phasing & Logistics subject to change due to design progression, Contractor input, and unforeseen conditions.

CBRE



POINTS OF INTEREST:

1. Complete campus drive aisles over Summer Break 2027.
2. No impact to New ACC and MPESA student PUDO.
3. GC & CM to operate out of existing ACC.
4. Mill & Overlay three frontages and place surface course on S Walter Reed Dr.
5. Streetscape work will generally be completed in the phase such work is adjacent to.

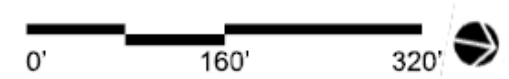


Proposed Final Condition

PROPOSED FINAL CONDITION

CBRE

DRAFT



End of Slide Deck