

Guiding Principles - Interim Consolidation Step (please refer to attached matrix for cross-reference)

This document reflects prior Career Center Working Group (CCWG) discussions and recommendations concerning guiding principles that took place between January and June of 2018. It removes ideas or conversations that were captured that do not rise to the level of a principle for the site (those ideas will not be lost and instead will be incorporated into the final report discussion).

For purposes of this document and to reflect the recently approved CIP, the phrase “near-term” represents site conditions through the year 2026, while the phrase “long-term” represents site conditions beyond the year 2026. The following list collapses similar ideas, organizes principles into broader categories, and is intended to reflect all agreed-upon language to date.

1. **General Use of Site:** In the near-term, consistent with the adopted CCWG charge, the campus should accommodate 800 new high school seats while retaining all existing APS programs, including all Career Center programs and the planned expansion of Arlington Tech, the Montessori program (which will be relocated to the Patrick Henry Facility g in 2019), the Arlington Community High School, and the Public Library.

For the long-term, this 12-acre site should become a campus serving high school students, including those attending the Arlington Community High School. To this end, the working group believes an additional site needs to be identified to accommodate elementary school seats to replace those at the Patrick Henry (PH) facility, which would allow the Montessori program to be re-located off-site in a future phase. This relocation would permit the PH facility to ultimately be replaced with a new field space and/or other high school uses.

2. **Site Facilities (Amenities):** For the near-term, and to accommodate the needs of current students and the new 800 high school seats, necessary improvements to required indoor and outdoor facilities should be completed in a way that supports future growth on the site. Near-term improvements and expansion should also ensure the quality of the student experience is not sacrificed.

For the long-term, if this site becomes a 4th neighborhood high school, some members believe it should have the same facilities as the current 3 neighborhood high schools, including competition size fields with spectator seating and a pool. They also believe that, until all those facilities are provided on-site, the 800 additional seats should only be used for an option program. Other members, however, believe that the site could still house a 4th neighborhood high school that instead utilizes off-site facilities in instances where they cannot be accommodated on the campus. It is understood that the instructional focus for this school (option or neighborhood) will be determined in a separate process led by the Department of Teaching and Learning.

3. **Sustainability:** Any further expansion and renovation of this campus should emphasize energy conservation and environmental sustainability through architectural design, materials, and construction methods. Reusing and repurposing the existing Career Center structure represents the most environmentally sound approach to developing the southern portion of this campus. Every effort should also be made to implement green infrastructure on available roof spaces.
4. **Open Space:** Portions of the Career Center Campus, generally located north of the current Career Center building, should be improved with new field spaces and underground parking. New buildings or expansion of existing structures should result in the creation of flexible outdoor spaces wherever possible. Due to the lack of site acreage, multi-purpose fields should be prioritized to give the students and the community the most flexibility. Any new exterior lighting should be designed in a way that minimizes light pollution/spillover onto the adjacent residential properties. Creative use of informal and passive open spaces should also be included in the near- and long-term expansion to further emphasize the pedestrian experience on the campus.
5. **Massing and Density:** New buildings and expansions of existing structures should occur along 9th Street S., S. Walter Reed Drive, and south end of S. Highland Street. The group endorses the principle of building “under or up, but not out” to ensure building placement can maximize open space on a limited site area for this campus. Building heights should be limited to the following:
 - a) 2 stories along the northern half of S. Highland Street, transitioning to 3 stories along the southern end, with a setback reflecting the adjacent residential building setbacks that achieves a cohesive street character;
 - b) 3-4 stories along S. Walter Reed Drive, transitioning to 6-7 stories along the southern end of said street; and
 - c) 3-4 stories along the western end of 9th street, transitioning up to and 6-7 stories along the eastern end of said street.
6. **Building Design:** New buildings and expansions of existing structures, while being sensitive to costs, should represent signature architecture, emphasize glass and natural light, and utilize elements of universal design to ensure open and welcoming accessibility for all citizens. The expanded buildings should engage with the surrounding community, instead of continuing the current inward-looking condition along the southern end of the site. Whenever possible, buildings should consider taking advantage of the site's topography and introduce new underground spaces that can be utilized by specialty programs or other facilities. Every effort should be made to utilize roof space for school and recreational uses, the latter of which should be accessible to the community outside of school hours.

7. **Site Phasing:** Recognizing that the instructional focus will further guide the design and development of the site, the following considerations must inform any site phasing or construction sequencing:
 - a) Ensure continuous teaching and learning for all programs;
 - b) Meet parking demands;
 - c) Minimize disruption to the neighboring community; and
 - d) Accommodate the growth of the site over time.

8. **South Block Properties:** The County should pursue leasing and/or acquiring of select properties along the south block of the study area since they could serve as interim parking and/or swing spaces and could ultimately be redeveloped to accommodate a mixture of current and future programs that serve APS and the broader community. Extending this campus to the Pike could support placemaking initiatives in this area by helping establish the Career Center or a potential future high school site as a destination while increasing its visibility on the Pike. The following uses should be considered to maximize the synergy of any future south block redevelopment:
 - a) Public Library
 - b) Cultural uses such as museums and performance spaces
 - c) Hands-on learning spaces associated with CTE programs
 - d) Partnerships with local colleges and universities
 - e) Arlington Community High School

9. **Parking, Transportation and TDM:** The comprehensive transportation solution for this site should be based on an analysis of the parking needs and demands associated with the project's design capacity and zoning requirements, and should include:
 - a) A parking program developed in consultation with the neighboring community that relies on:
 - i. A mix of on-site, on-street and off-site parking and which considers project costs, environmental impacts, changes in driving habits, adaptive reuse of parking structures, site design constraints and neighborhood considerations
 - ii. Affordable transportation solutions for students
 - iii. Utilization of off-site parking facilities where previous County investment occurred
 - b) Re-assessment of current zoning requirements for minimum parking standards found in the S-3A zoning district
 - c) Site access and circulation design that accommodates drop-offs and pick-ups for both elementary and high school students while minimizing traffic impact on the community
 - d) Evaluation of the feasibility of extending Garfield Street between 9th Street and Columbia Pike for improved access and connectivity.
 - e) Unique TDM strategies that minimize vehicular trips to/from the site by instead relying on multiple local transit options that need to be available by the time design capacity of the Career Center is increased or any changes to the available parking are implemented.

10. Library: Columbia Pike Library needs to remain on the campus until it can be relocated to Columbia Pike, preferably within the south block, but also along properties fronting Columbia Pike between S. Glebe Road and S. Adams Street. Advantages to this move include:

- a) Increased visibility
- b) Independent operation from APS facilities
- c) Ability to accommodate expanded community programs and amenities through a larger overall footprint and auditorium with a minimum capacity of 250 occupants.

Recommendations for Follow-On Work or Studies

1. **Joint Facilities Advisory Commission (JFAC) Follow-on Work:** We recommend a follow-on study to examine the nature of public educational facilities needed for the next few decades. Together with APS, the Advisory Council on School Facilities and Capital Programs (FAC) and the Public Facilities Advisory Committee (PFAC), the JFAC should facilitate a study to envision the schools and buildings of the future. This study could examine the following:
 - a. how the profile of a graduate along with a project-based focus and hands-on (applied) learning work together to prepare students for the future,
 - b. how we might evolve our thinking on building and delivering the indoor and outdoor educational spaces and what those spaces can look like,
 - c. how existing community centers, libraries and other public buildings could contribute to the educational spaces of the future
 - d. potential opportunities for converting commercial office space for long term educational uses, and
 - e. necessary components for sites of our next generation of educational buildings.
2. **Field Spaces and Athletic Uses:** APS and Department of Parks and Recreation (DPR) should continue to collaborate, specifically as a part of a separate process, to identify field spaces across the County that can be used for student athletics. This may mean revisiting existing agreements with the goal to provide/ensure/develop consistency in such agreements and maximizing field use, especially on those facilities currently used by the three neighborhood high schools. In all cases, the needs of the neighboring communities and those of the overall County should be balanced with the needs of our growing student population. This issue clearly requires a more comprehensive assessment beyond a single school site and should involve a broader representation of stakeholders who can dedicate additional time and resources to this effort.
3. **South Block Development:** Arlington Economic Development (AED) should take the lead in identifying potential development partners to achieve the CCWG's expressed vision for the south block. Since the County may be financially constrained in moving forward for the next decade or more, this should include public/private partnerships such as institutions of higher education (NoVA Community College and other local universities), arts groups, and other cultural institutions.