

ARLINGTON PUBLIC SCHOOLS

MEMORANDUM

**DATE:** March 20, 2021  
**TO:** Members of the School Board  
**VIA:** Dr. Francisco Durán, Superintendent  
**FROM:** Jeffrey Chambers, Director, Design and Construction

**CIP QUESTION:** Why does staff recommend Option A for the Heights?

**RESPONSE:** Staff recommends Option A for the following reasons:

- APS needs to complete the stormwater detention vault and flush diverter to obtain the Final Certificate of Occupancy of The Heights Building. This work was delayed by/because the fire station located on the site and the Penzance Construction of the Highlands.
- Provides a universally designed pedestrian entrance to the Ground Floor level at the Shriver Program Administration Office entrance while also providing:
  - 11 covered handicap parking spaces for parent pick-up and drop off as well as disabled building staff use,
  - secure staff bicycle storage with direct access to the staff locker rooms,
  - covered student bike racks, and
  - 61 general parking spaces which would have to be leased elsewhere for daytime and evening use for the life of the building.

Currently, 90 of the 100 spaces in the Highlands garage are assigned to specific staff members, who have transponders, at no cost. These spaces are not available for public use during the day, weekends, evenings or in the summer. There is a cost to APS to lease additional space required as well as the management of parking passes and validation machines and stickers, all subject to availability.

- Per the original Use Permit, to construct the proposed lighted synthetic field included anywhere near the size intended, the field must be on a platform as originally designed. This field is intended to be used by APS and County Parks and Rec, and the community when not otherwise scheduled.
- Once space is created for the field and the required accessibility there is minimal cost to use the rest of the space for parking.
- The lower level of this structure was and is still intended to be a flat floor, so in the future when parking may not be required, it can be modified to be used as expansion space for the school. It is the only space available for future expansion as there is no space for relocatables on this site.