

Arlington Career Center Project
Meeting #2 Advance Materials - Part 3 of 3
FAQs and Items Outside of the Charge

Complete before 7pm
on February 16, 2022

Topics Raised	Responses found in Feb. 11 Advance Materials
Use PRFC Principals of Civic Design to review and discuss <ul style="list-style-type: none">• preliminary site plan diagram and• introduction to multimodal transportation analysis	<ul style="list-style-type: none">• Part 1 of 3 - Summary of Meeting #1 Discussion Guide• Part 2 of 3 - Background and Revised Site Design and Massing Concept
<ul style="list-style-type: none">• Related Questions• Clarifying Info and• Issues Outside of the ACC Charge	<ul style="list-style-type: none">• Part 3 of 3 - FAQs and Items Outside of Charge

Each meeting invites input via discussion guide, public comment and questions to engage@apsva.us.

Site

Question:

Half the building is under S-3A zoning while the other half is under the Columbia Pike Form Based Code. How does this affect massing?

Response:

Since the entire Arlington Career Center campus is zoned S-3A, the Form Based Code does not apply. Section 102 of the code clearly identifies the zoning designations that are eligible.

Grade of Site

Question:

What is the grade of the Career Center site?

Response:

The site itself has a gentle slope with the greatest differential at 14 feet from North to South

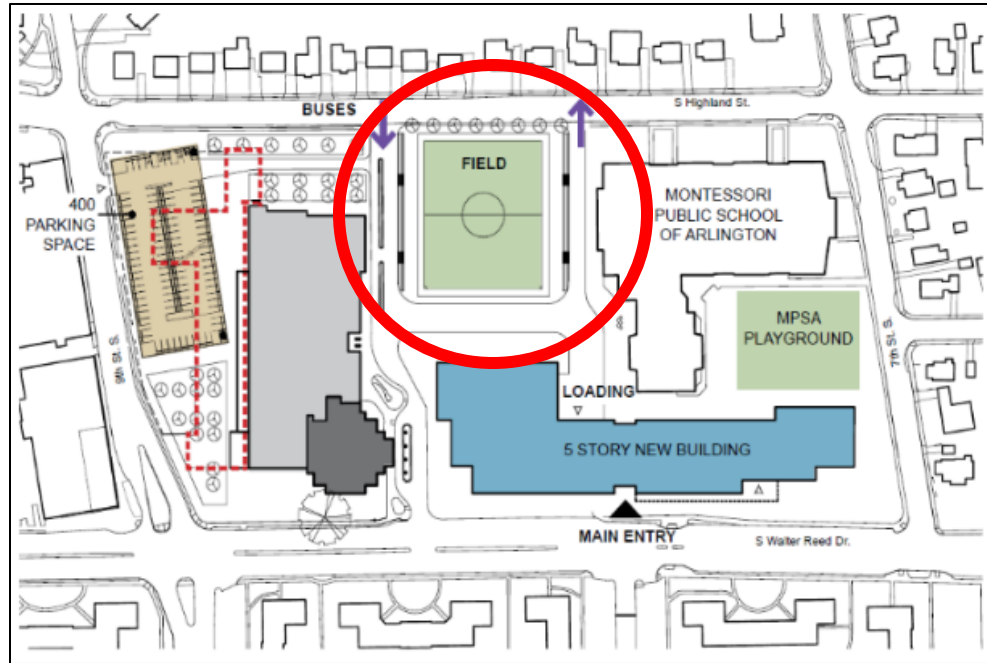
Shadow from Building

Question:

How much of the site will be in the shadow of the new Career Center building?

Response:

A shadow study is planned and will be shared when available.

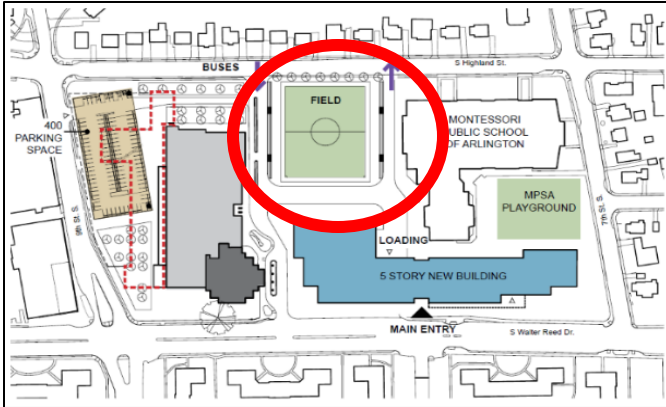


Question:

What will the field space be appropriate for?

Response:

The Green space will be used for structured physical education classes during the school day. After school, the green space may be used by the community for casual, informal, or drop-in use and scheduled County programs. The County programs may include Elementary School age practices and non-athletic activities like outdoor yoga. As an option school, the facility is not required to have a regulation size field to host sporting events. There are currently no plans for fixed bleachers or for lights on the field at this stage of the planning process.



Question:

What are the field sharing plans for ACC and MPSA

Response:

The proposed field will be used primarily to support the instructional needs of the new ACC building. Field sharing between the new ACC and MPSA could be possible if the logistics could be adequately resolved. MPSA will have its own dedicated play areas immediately adjacent to the building. These play areas will be redeveloped prior to the start of construction of the new ACC building and could include a synthetic turf area.

Covered Walkway

Question:

Is it possible to have a covered walkway from the parking garage to the new Career Center building?

Response:

APS will prioritize a safe walk to each of the buildings on the site. There is no plan for a covered walkway at this time.

Outdoor Dining Space

Question:

Will there be outdoor space for dining?

Response:

Outdoor dining space is not a specific instructional requirement identified in the approved educational specifications; however, it is a preference that will be explored as the building design progresses.

Building

Question:

How tall will the new Career Center building be at 7th Street and Walter Reed Drive?

Response:

The preliminary site plan shared at meeting #1 proposed a 5-story building along S Walter Reed Dr. that stepped down to 2-story portion adjacent to 7th St S.

Massing View from MPSA



Main Entrance

Question:

What does “main entrance” mean?

Response:

The “main entrance” refers to the buildings primary entrance, where all visitors are required to enter, and labeled Door #1. For example, The existing ACC main entrance faces the parking lot. All APS high schools have entrances around the building. Every entrance is planned with universal design and accessibility.

Programming inside building

Question:

How will different groups of programs be clustered for flow in the building?

Response:

This information will come later and be shaped by instructional preferences and requirements, and the placement of specific classrooms. The design team will use feedback from ACC staff for program adjacencies to the greatest extent possible within the constraints of the building area.

Question

Can you show the location of programs within the new building? What will be on the street front?

Response:

The exact location of individual programs will evolve as the design progresses and will be led primarily by the instructional needs of the new facility. Some elements require ground floor access (e.g., auto tech, childcare, animal grooming) and other programs would prefer ground floor access because of their need to be accessible to the community (e.g., barbering, cosmetology, and culinary arts). As many programs as possible will be placed on the ground floor to provide direct access to those programs.

Rooftop spaces

Question:

Will there be rooftop common areas?
Will they be accessible to the public?

Response:

Rooftop open spaces will likely be available to the public only through organized programs outside of daytime school hours as with other school facilities since access will be through the school.

Play space for childcare

Question:

Will there be a playground for ACC's childcare program?

Response:

Outdoor play space is required for licensing of childcare facilities. Its location has yet to be determined and could be at grade or on a roof terrace. Details will be worked out as the design progresses.

Transportation

Question

What is the Complete Streets Project on Walter Reed and how is it integrated into the project?

Response

The timing for both projects allow for better integration and the ACC project will use the street cross section established part of the Complete Streets project to help set the location of the face of building along Walter Reed. A generous sidewalk and planting area will be provided along the school to integrate with the multimodal improvements along Walter Reed. Additional details and information will be provided as the projects develop and the design teams coordinate their efforts.

- Signalization of 9th and Walter Reed will make the intersection safer and could improve turning safety for school Busses
- Improved pedestrian crossings
- Protected bike lane will provide improved bicycle access for all age groups and ability levels
- Improved transit facilities

Walter Reed Pick-Up and Drop-Off

Question:

Will there be space for pick-up and drop-off (PUDO) on Walter Reed Drive in front of the building? Can APS take back part of Walter Reed either for PUDO or for additional setback from the street?

Response:

APS will work with the Arlington County Department of Community Planning, Housing and Development to plan for curb uses along Walter Reed Drive.

Bus Exit via S. Walter Reed Drive

Question:

Can the buses go through the site to South Walter Reed Drive instead of departing on South Highland Street?

Response:

APS is exploring this possibility as part of the design process. It is an option at this point and will be a subject of discussion at an upcoming BLPC/PFRC meeting.

Bus Routes

Question:

Could APS please show the bus and car routes across the site and show the separation by timing?

Response:

This information will be explained in detail in the Multimodal Transportation Analysis (MMTA) document. APS is developing a summary to provide as part of an upcoming BLPC/PFRC meeting.

Bus Loop

Question:

Is the bus loop wide enough for MPSA and ACC buses to pass each other?

Response:

The bus loop will be designed to properly accommodate arrival and dismissal of the entire campus as well as the busses that service ACC throughout the school day. Depending on the ultimate configuration of bus operations, this will likely include sufficient area for two-way traffic and/or passing.

Parking

Question:

Will there be accessible parking near the entrance of MPSA, the Career Center and Library?

Response:

Yes. In order to provide convenient and accessible parking near all building entrances, APS will collaborate with the Arlington County staff to plan for designated accessible parking spaces provided at the curb on South Highland and South Walter Reed Drive.

Bicycle Parking

Question:

Will there be covered bicycle parking close to the building?

Response:

Bicycle parking will be provided at various locations throughout the campus at logical locations that promote and support access via that mode of transportation, including locations such as adjacent to building entrances. APS will consider covered parking using elements such as building overhangs. Due to cost and maintenance concerns, APS does not construct standalone bicycle parking canopies.

Street Parking

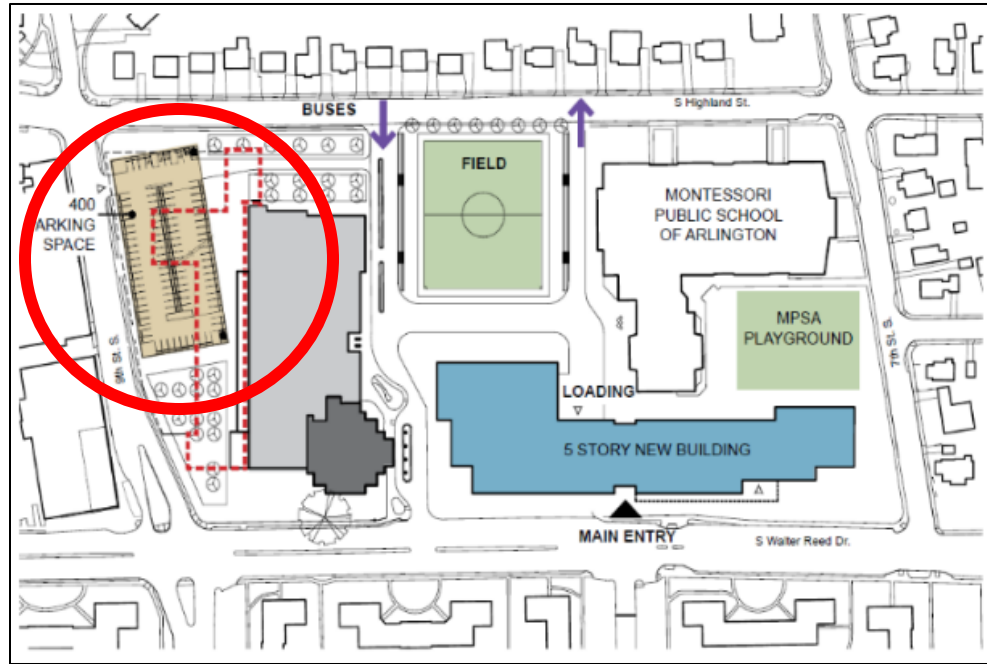
Question:

Can there be street parking designated for students?

Response:

Arlington County does not typically permit assignment of a public resource like on-street parking to an exclusive group such as APS students. Exceptions exist, such as the Residential Permit Parking program. Student parking using available and unrestricted on-street parking is a strategy APS is considering for this project. APS is collaborating with Arlington County on appropriate curbside management practices that could be used to support that strategy.

Parking Structure



Question:

Why is APS building a parking structure instead of purchasing the one on S. 9th Street?

Response:

The School Board has directed the Department of Facilities and Operations to provide on-site parking because the ECDC parking garage is not available to be purchased.

Question:

What is the projected need for the parking garage? Does that include parking for students? Teachers? Library staff and patrons?

Response:

The parking garage shown at Meeting #1 is planned to have 400 spaces based on concept design from earlier planning efforts. This number will be revisited as part of the ongoing transportation analysis.

The garage includes parking for the ACC, MPSA, and the Columbia Pike Library. Additional Information:

- Includes spaces for school and library staff and visitors
- Designated spaces that are ADA compliant
- Auto tech program **may be** able to use some spaces
- **May be** some short-term Pick-up and Drop-off parking spaces
- Student parking in the garage would be limited to demand that cannot be provided in other ways during the day. Students would be permitted to use the garage for weekend and evening programs

Use

Question:

Can the garage have other uses like storage or classrooms?

Response:

Such uses are not likely.

Building options

Question:

Can the garage be built partially underground?

Response:

APS is exploring this possibility; however, it could ultimately be cost prohibitive. Depending on the exact placement of the parking structure and location of entrance(s)/exit(s) a portion of the ground floor of the structure could be located underground.

Question:

Can APS show a cost comparison between above ground parking, underground parking, and potential hybrid options?

Response:

Underground parking was considered at this site during past studies and was proven to be cost prohibitive. Order of magnitude costs between various types of parking can be found on slide 23 of this [presentation](#). Additional details about the parking garage will be provided concurrently with advancement of the current transportation study. The study contemplates an update to the number of spaces needed based on the School Board project requirements. Size, placement (above, underground, or hybrid) and structure type (flat floor or ramp) are some of the variables that will need to be considered in the cost during the concept design phase.

Future Potential

Question:

Can the parking deck be built such that additional levels could be added to it in the future?

Response:

That is a possibility as was done by the County at the Trades Center.

Use

Question:

Can the garage be built so that it can be used by the community for events?

Response:

This may be possible and will partially depend on whether the garage has flat floors or ramps.

Height

Question:

How tall is a 400-space parking garage?

Response:

The design, including proposed height, for the parking garage will be developed further with an updated actual number of spaces as the design progresses.

Entrances

Question:

Can the garage have multiple entrances?

Response:

APS is exploring this possibility.

Construction and Staging

Details

Question:

How will construction be staged?

Response:

Construction phasing and staging plans will be developed further along in the design process once the proposed final site plan configuration becomes more definitive.

Parking during construction

Question:

Will parking be available during construction?

Response:

Parking will be provided for staff through the phases of the project utilizing on and off-site parking.

Question:

Can construction be done only in the summer?

Response:

Construction on the new building will occur year-round. Since the students will be able to be instructed in the current Arlington Career Center building, this allows the new building to be constructed more quickly because no sections of the building will be inhibited by students or staff during its construction. Year-round construction is necessary to meet the target opening of the new building.

Other Topics

Question:

What are the long-term plans for the current ACC and MPSA buildings and their uses on the site?

Response:

The School Board's CIP Direction for the Superintendent's Proposed

- FY 2023-32 Capital Improvement Plan (CIP) establishes a maximum of 2,570 students on the Career Center campus.
- FY 2025-34 CIP will include specific recommendations for the MPSA and ACC buildings

Question:

If/when the MPSA building is torn down, how does the planned bus loop and loading dock location constrain creation of field/sport space?

Response:

If the MPSA building is removed from the site, the portion of the bus loop that runs east/west adjacent to the building will no longer be necessary for bus operations and could be removed. However, any modifications to the loop as initially designed must consider appropriate bus operations for the facilities that remain as well as maintaining service access to the new ACC.

Question:

Are programs currently at the Arlington Career Center (ACC) being eliminated?

Response:

No, all the programs currently available at ACC will continue and the new building and additional students will be able to access the programs. Information about each of the current programs may be found at: careercenter.apsva.us/career-technical-education-cte/cte/

County Library

Question:

What is the long-term plan for the County library on the site?

Response:

The lease agreement with Arlington County Government provides for the use of the building by the library until it decides to move it.

Geothermal and Solar Energy

Question:

Are there plans for geothermal or solar energy use at the site?

Response:

Due to site and phasing constraints, there are no plans for geothermal energy. Depending on the design of the roof area, installing solar panels is a possibility. The project will use multiple strategies to reduce energy consumption and otherwise create a “sustainable” building.

The project is required to be designed to be LEED Silver at a minimum.

Question:

Please explain the difference between the new ACC building capacities as shown in

- Educational specifications (Ed. Specs) with 1,550 and 1,100 students
(see www.apsva.us/wp-content/uploads/2022/01/BLPC-Meeting-One-Discussion-Guide.docx)
- SB’s CIP direction defining capacity of 1,795 and 1,345
(see [go.boarddocs.com/vsba/arlington/Board.nsf/files/C88QF26869B7/\\$file/G-1%20CIP%20Direction-%20Presentation.pdf](http://go.boarddocs.com/vsba/arlington/Board.nsf/files/C88QF26869B7/$file/G-1%20CIP%20Direction-%20Presentation.pdf))

Response:

Ed. Specs are based on the spaces required for each program

Each space has a capacity.

All spaces are added and multiplied by a capacity factor recognizing that all spaces are not occupied 100% of the time provides a “Building Capacity”

	Ed. Specs defining spaces required, not fully utilized	Building Capacity
Base Ed. Specs	1,550	1,795
Alternative Ed. Specs	1,100	1,345

Question:

Why is APS only looking at Option 4, a new building?

Response:

The School Board direction for the FY 2023-32 CIP states “the Superintendent is directed to begin work immediately on the ACC concept design using the:

- Proposed Base and Alternative Educational Specifications (Ed. Specs.); and
- Option 4 and the proposed Project Requirements.