Arlington Public Schools

# Arlington Career Center Project Meeting #5 Advance Materials

Please review this package to prepare for the discussion at the July 27 meeting

# Advance Materials for Meeting #5

1. Follow-up Items from Meeting #4
2. Breakout Groups – Updated Instructions
3. Meeting Objectives and PFRC Principles of Civic Design
4. Schematic Design Updates
5. Prepare for Meeting #5 Breakout Group Questions

All meeting resources available on ACC Project web page
www.apsva.us/engage/arlington-career-center-project/

# Follow-up Items from Meeting #4

# Follow-up Items from Meeting #4

**Please read the answers to questions gathered at Meeting #4:**

- Responses to questions outside of scope ACC BLPC Schematic Phase FAQs
- Full listing of questions and responses from the June BLPC/PFRC meeting: June BLPC-PFRC Schematic Design Questions

Note: The summary of input on the Meeting # 4 discussion guide questions is also posted at **ACC Meeting #4 – Feedback Analysis**

# Breakout Groups
# Updated Instructions

# Meeting #5 Breakout Groups

For Meeting #5 we are adjusting how members will join breakout groups, to avoid the technical issues at Meetings 3 & 4

**To prepare for Meeting #5, please review the next slide to identify**

- Your breakout group assignment so you know which link to access
- Have the telephone number available in case you have connection issues

**During Meeting #5 to access your breakout group**

- Click on the link for your assigned breakout group in the chat
- If link does not work, use the phone number and conference number on the next slide

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# Arlington Career Center Meeting #5 Breakout Groups

| Breakout Group Letters | Facilitator & Note Taker | BLPC & PFRC Participants |
|---|---|---|
| Group A MT Link<br>1(571) 451-2488<br>Conference ID: 246 667 033# | Tenley Peterson<br>Steve Stricker | Akram Bikoni, Alexander Garcia Ramos, Cory Mainor, Alexandria Stevens, Joan McIntyre, Terri Prell, Tyrone Byrd, Sarah Steinberger |
| Group B MT Link<br>1(571) 451-2488<br>Conference ID: 368 575 130# | Brett H. Wallace<br>Laura Shaub | Catharina Genove, Geraldine Maskelony, Kris Martini, Haywon Kim, Kaya DeMarco, Kathleen McSweeney |
| Group C MT Link<br>1(571) 451-2488<br>Conference ID: 127 179 431# | Kris Krider<br>Olivia Sontag | Cole Forbes , Margaret Chung, Kristi Sawert , Charles "Chip" Goyette, Kurt Schuler, Joseph Rubinstein, Yvonne Pettiford |
| Group D MT Link<br>1(571) 451-2488<br>Conference ID: 571 140 661# | Jonathan Turrisi<br>Bethany Heim | Desiree Alexander, Louis Villafane, Cynthia Hilton, Michael Bruno, Christine Brittle, Polly Hall, Doris Ray, Jeffrey Certosimo |
| Group E MT Link<br>1(571) 451-2488<br>Conference ID: 900 721 526# | Robert Gibson<br>Iliana Gonzales | Kia Stevenson-Haynes , Madeline Lasalle, Thelma Askey, Andrew Moore, Alisa Cowen, Marian Gooderham, Kate Donohue, Hans Bauman |
| Group F MT Link<br>1(571) 451-2488<br>Conference ID: 628 994 766# | Ted Black<br>Amy Ramirez | Ghi Crisafulli, Michelle Van Lare, Chris Slatt, Rosa Cheney, Heather Jones, Nick Carrasco |

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# Meeting Objectives and PFRC Principles of Civic Design

# Meeting Objectives

## Schematic Design for the ACC Project

Schematic design is a rough construction drawing that offers a general overview of a project's basic features and construction cost estimates

**Meeting 4, 5 & 6 Objectives**

Use the PFRC's Principles of Civic Design to

- improve the Schematic Design, and
- shape the messages the BLPC and PFRC Chairs present to the School Board on the schematic design in September

# Schematic Design Questions by Meeting

- **Meeting #4** solicited open ended feedback on the schematic design
- **Meeting #5** will seek feedback to help refine area of concern in the updated schematic design. Gather feedback with the following prompts
  - What do you like?
  - What needs further refinement?
- **Meeting #6** shape key messages the BLPC and PFRC Chairs present to the School Board on the schematic design in September, including:
  - areas of consensus
  - areas where consensus was not reached
  - continuing issues to address in the Use Permit phases

# PRFC's Principles of Civic Design

## Meetings #4, 5 & 6 will focus on the following:

- **Civic Values**
  - **#4** Utilize universal design to ensure open and welcoming accessibility for all citizens.
- **Building Form**
  - **#14** Develop a sense of hierarchy in the massing, emphasizing and leading to the important functions and spaces in the building, including the entrance.
- **Building Details and Materials**
  - **#15** Use design details related to pedestrian scale and provide interest, discovery, and character.
  - **#17** Use durable and permanent materials to assure longevity of, and civic pride in, the project.
  - **#19** Explore consistent design elements with other successful Arlington civic projects.

# PRFC's Principles of Civic Design

## Principles are shaping the questions for meetings 4, 5 & 6

- New resource provided to identify how the principles are being addressed across the stages of the ACC Project
- Some principles are part of the BLPC and PFRC engagement process, others will be addressed via staff work
- View the resource at www.apsva.us/engage/arlington-career-center-project/
- Questions or suggestions regarding this resources should be sent to engage@apsva.us

### Principles of Civic Design Addressed in the ACC Project by Phase

DRAFT, Prepared on June 13, 2022

The table is intended to communicate when the principles are addressed during the design and construc process.

| Principles of Civic Design | Public Engagement with BLPC & PFRC | | | Staff work | | |
|---|---|---|---|---|---|---|
| | Concept Design | Schematic Design | Use Permit | Construction Documents | Construction | Occupancy |
| **Civic Values** | | | | | | |
| 1. Respect neighborhood context and important historic structures. | X | X | | | | |
| 2. Take advantage of prominent sites and major civic programs to create bold architecture. | X | X | | | | |
| 3. Emphasize leadership in energy conservation and environmental sustainability through architectural design, materials, and construction methods. | | | | X | X | |
| 4. Utilize universal design to ensure open and welcoming accessibility for all citizens. | | X | | | | |
| 5. Explore adaptive reuse of significant existing structures and building elements and consider possible future reuse of new buildings. | | | | | | |
| 6. Optimize open space for public relaxation and recreation, and minimize building footprint and areas used for parking, on-site roads, and service drives. | X | X | | | | |
| 7. Support joint development and use of school and family facilities when in the best interest of both entities. | | | | | | X |
| **Siting and Orientation** | | | | | | |
| 8. Orient the primary building entrance to the appropriate adjacent street or public space so movement and entrance to buildings are natural and intuitive. | X | X | | | | |
| 9. Emphasize pedestrians, bicycles, and mass transit over automobiles in building placement, entry, and architecture. | X | X | | X | | |
| 10. Ensure building and site are functionally and spatially coherent, facilitating the flow of people to, from, and within the site. | X | X | | | | |
| 11. Create "positive" outdoor spaces with a pedestrian emphasis. | X | X | | | | |
| **Building Form** | | | | | | |
| 12. Develop massing strategies appropriately scaled to the site and neighborhood. | X | X | | | | |
| 13. Use massing to emphasize a pedestrian, human scale to the building, breaking into smaller sub-parts that respond to site and program. | X | X | | | | |

# Schematic Design Updates

# Sustainability

# Approach to Sustainability

## Site:

- Select drought-tolerant and native plants for landscaping.
- Utilize micro-bioretention facilities and permeable paving to manage stormwater.
- Minimizing exterior light pollution.

## Building:

- Install water-conserving, low-flow plumbing fixtures.
- Using low-emitting interior building materials.
- Analyze system options for building envelopes, lighting, heating, ventilation, and air-conditioning to optimize the energy performance of the building.
- Minimizing background noise level from HVAC systems in classrooms and other core learning spaces.
- Install enhanced particulate filtration on all HVAC systems
- Plan for onsite renewable energy sources such as solar panels.
- Divert construction “waste” from landfills.

# Updates on Site Design

# Campus Development Timeline

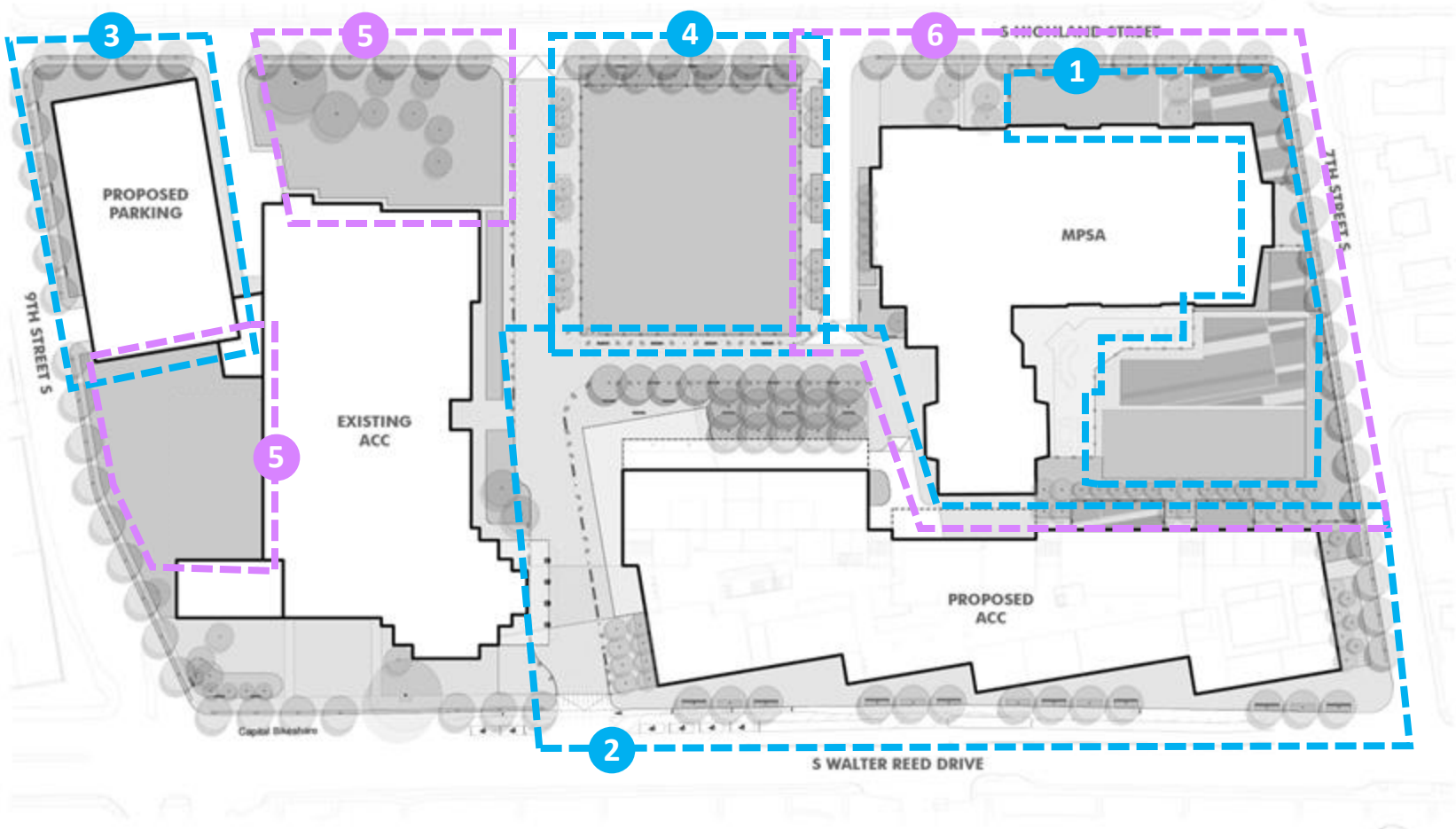
Areas of the site will be completed in phases. Major completion phases include, in sequential order (completion date):

1. Temporary MPSA playfield/area (Fall 2023)
2. New ACC building (Dec 2025)
3. Parking garage (Early 2027)
4. Synthetic turf field (Apr 2027)

Future phases, separate from this BLPC/PFRC process:

5. Areas to support MPSA once it is moved to the existing ACC building (Aug 2028)
6. New field/open space to replace existing MPSA building and temporary playfield/areas (TBD)

Completion of streetscape improvements likely to occur as immediately adjacent permanent conditions are completed or as influenced by other circumstances.




**Current Schematic Design Site Plan**

# Proposed Campus Site Plan Updates


**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 TREE
- EXISTING TREE
- PROPOSED PLANTING AREA
- EXISTING SITE CONDITIONS
- PLAY AREAS
- SYNTHETIC TURF PLAYFIELD
- UNIT PAVERS

# Proposed Campus Site Planting Strategy


**CANOPY STREET TREES CREATE A CONSISTENT PEDESTRIAN EXPERIENCE**
**PRIORITIZE USE OF NATIVE & ADAPTED SPECIES**
**INTEGRATION OF URBAN BIORETENTION PLANTED AREAS THROUGHOUT SITE**
**ADDITIONAL SITE TREE PLANTING DEFINES OUTDOOR GATHERING ZONES**
**EXISTING TREES IN UNDISTURBED AREAS TO BE PROTECTED AND REMAIN**

## PFRC Principles of Civic Design

**4** Utilize universal design to ensure open and welcoming accessibility for all citizens.

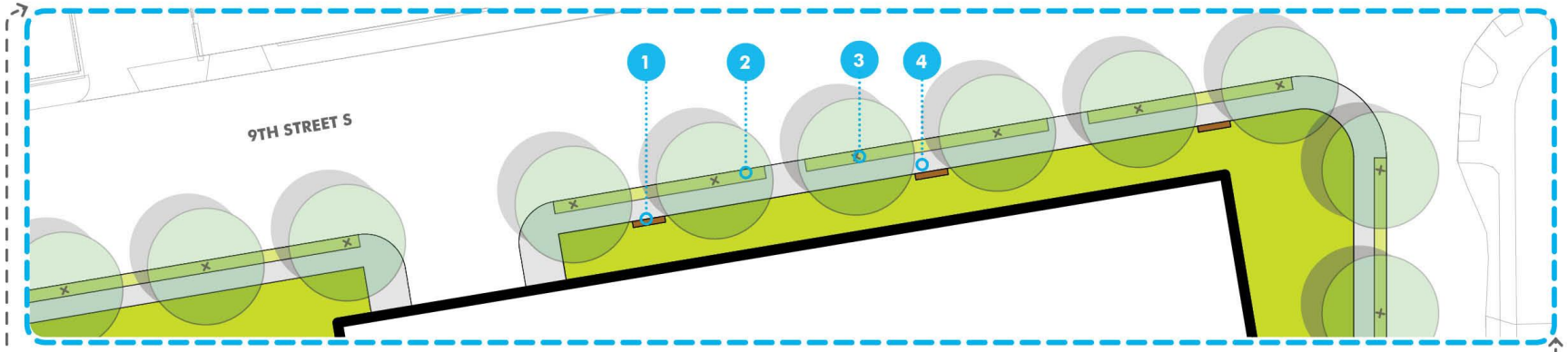
**6** Optimize open space for public relaxation and recreation, and minimize building footprint and areas used for parking, on-site roads, and service drives.

**11** Create "positive" outdoor spaces with a pedestrian emphasis.

**15** Use design details related to pedestrian scale and provide interest, discovery, and character.

# Proposed Campus Site Plan Enlargement

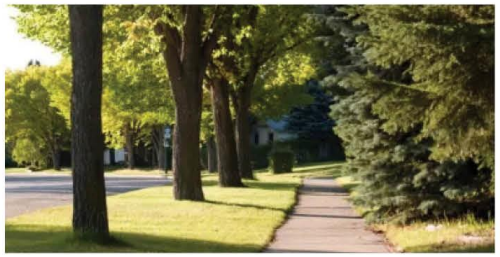
## STREETSCAPE IMPROVEMENTS ENLARGEMENT




1 |BENCH ELEMENTS
2 |STREET TREE PLANTING AREA
3 |STREET TREES
4 |CONCRETE SIDEWALK

NOTE: LIGHTING & BIKE PARKING TO BE INCORPORATED PER ARLINGTON COUNTY STREETSCAPE STANDARDS.

**WELCOMING & POSITIVE PUBLIC SPACES**
**PEDESTRIAN & BICYCLE-FOCUSED STREETSCAPE**
**COHERENT PEDESTRIAN SITE CIRCULATION**
**PRIORITIZE UNIVERSAL ACCESSIBILITY**




KEY PLAN

*SIMILAR STREETSCAPE DESIGN FOR ALL AREAS OUTLINED IN BLUE

## PFRC Principles of Civic Design

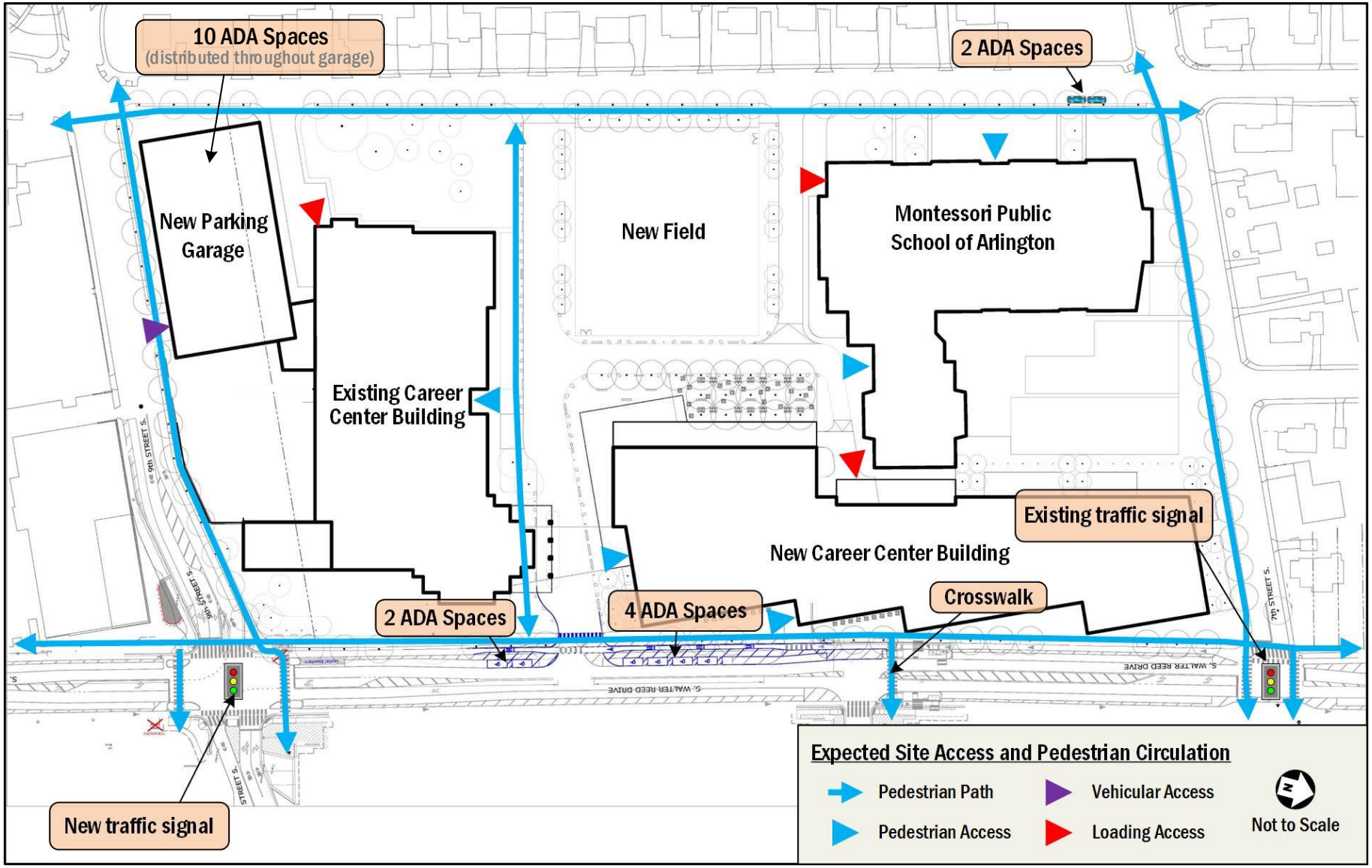
**4** Utilize universal design to ensure open and welcoming accessibility for all citizens.

**6** Optimize open space for public relaxation and recreation, and minimize building footprint and areas used for parking, on-site roads, and service drives.

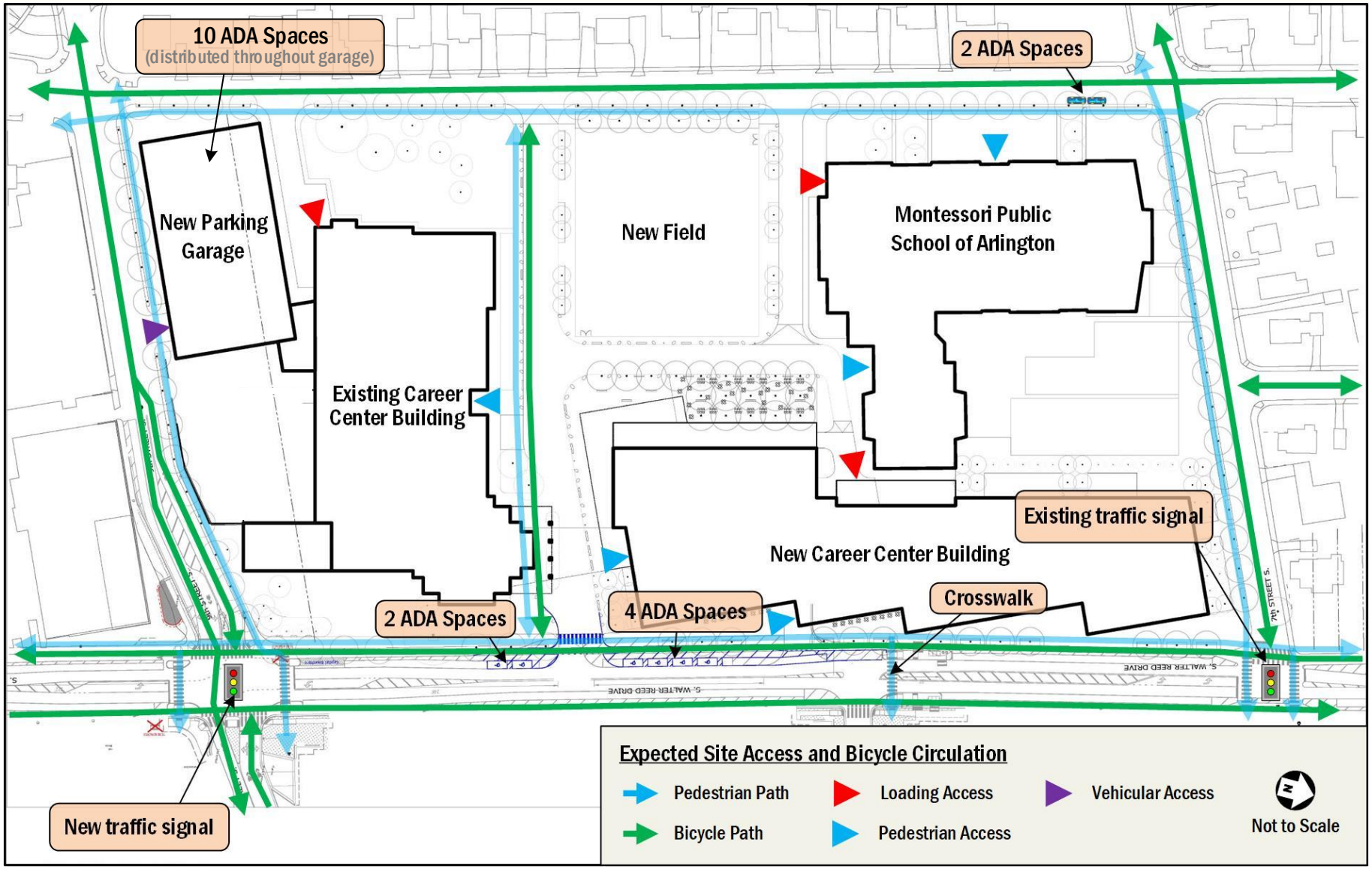
**9** Emphasize pedestrians, bicycles, and mass transit over automobiles in building placement, entry, and architecture.

**11** Create "positive" outdoor spaces with a pedestrian emphasis.

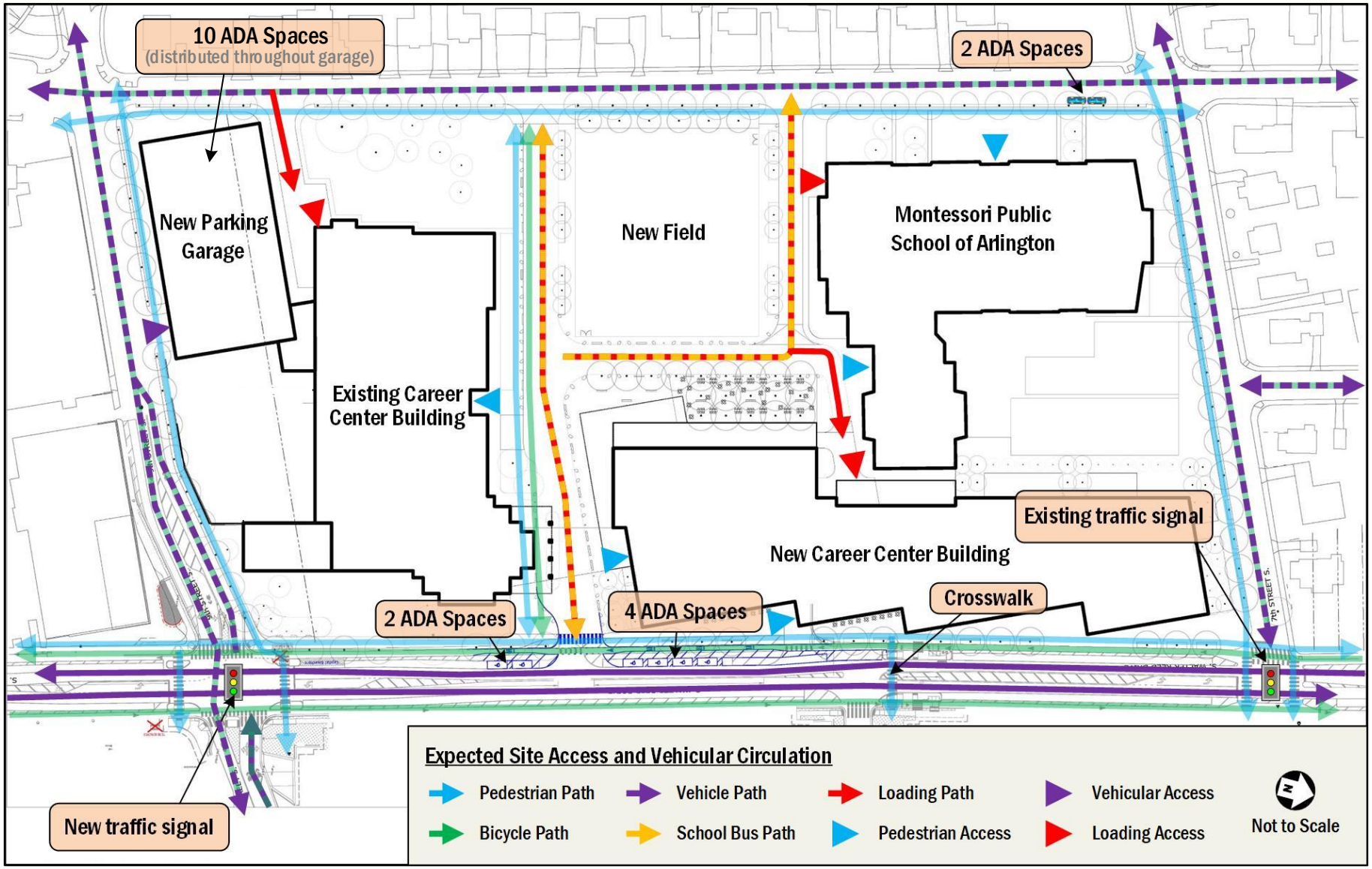
# Site Circulation Diagram - Pedestrian



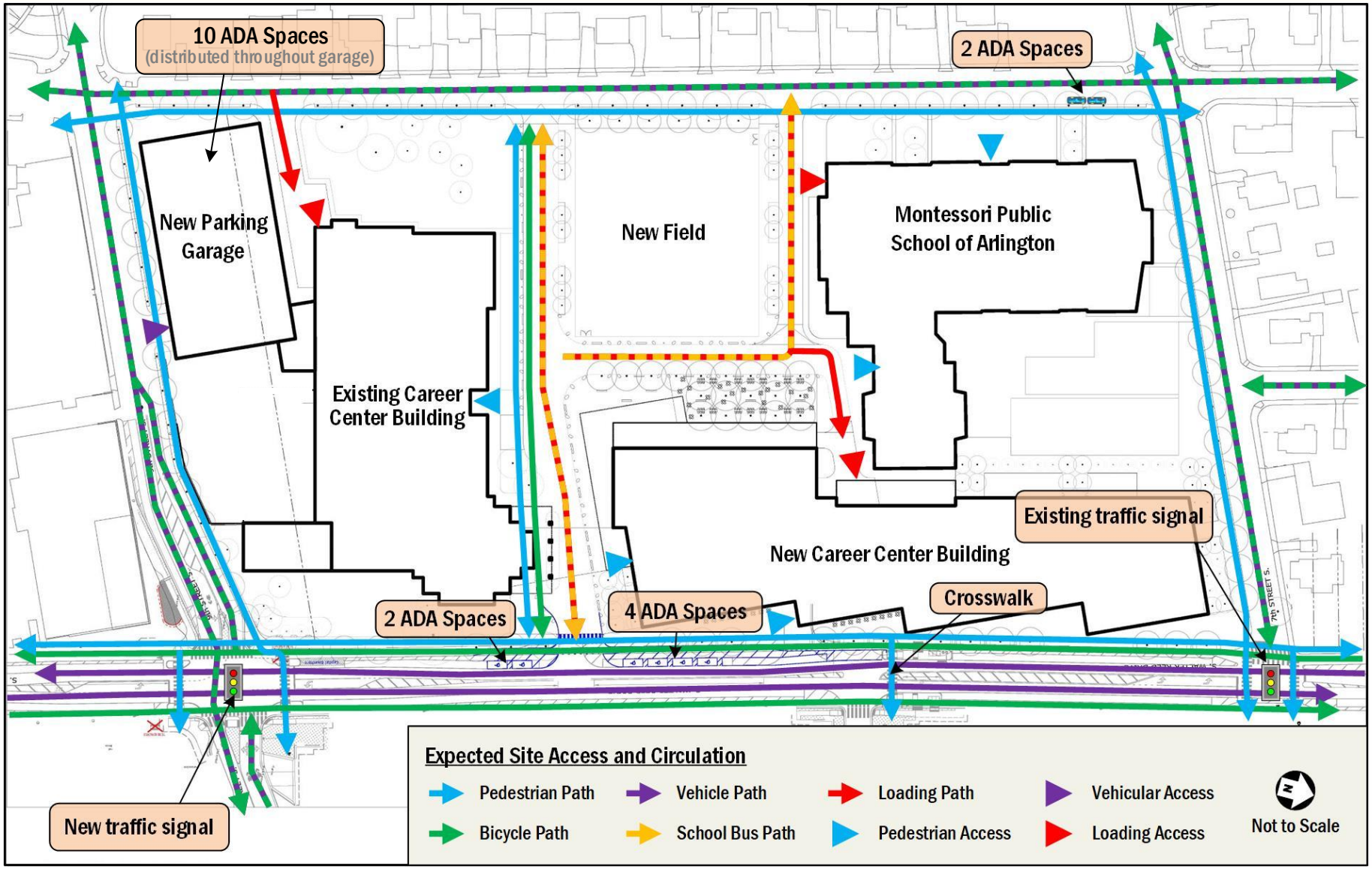
# Site Circulation Diagram - Bicycle



# Site Circulation Diagram - Vehicles



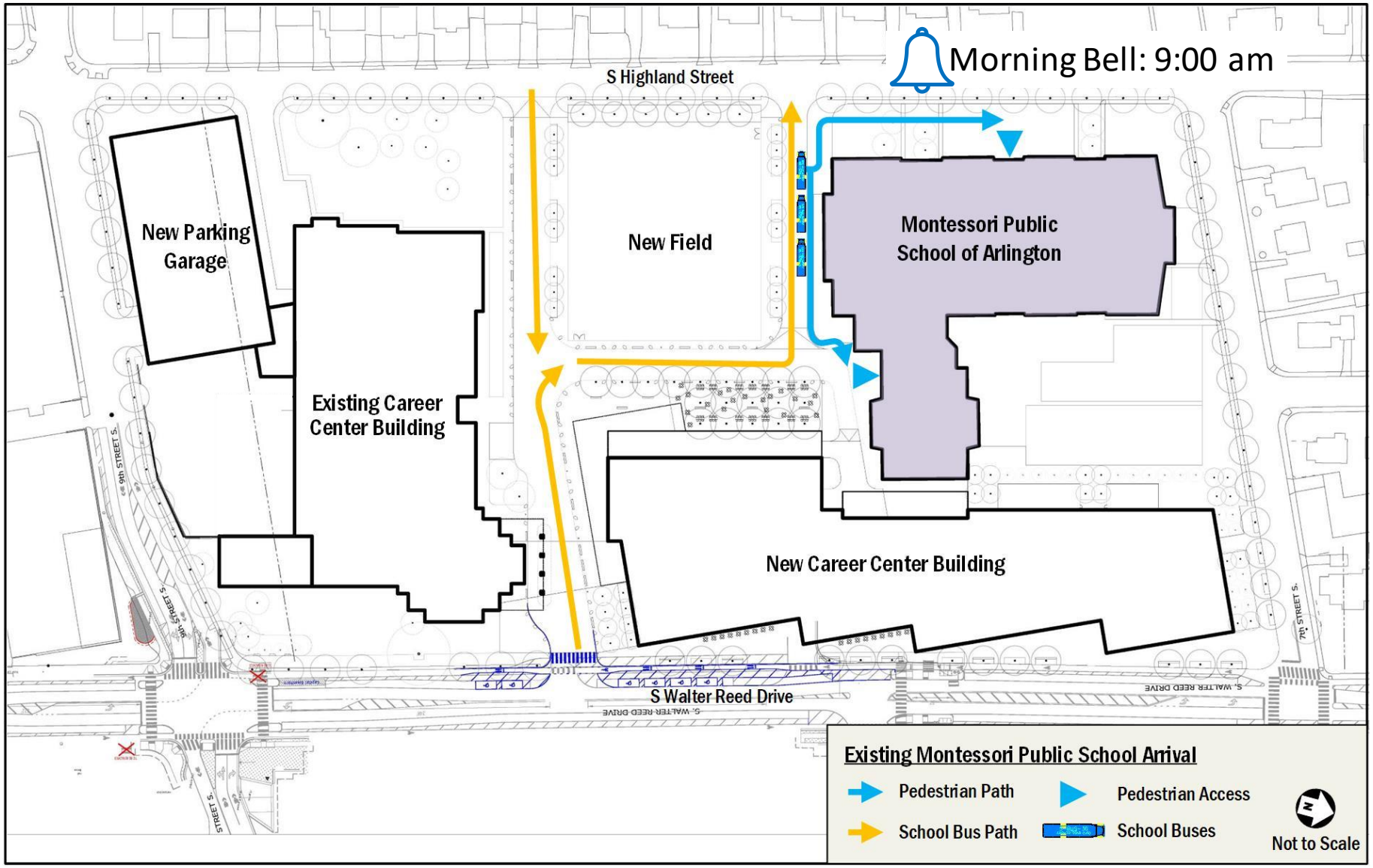
# Site Circulation Diagram - Combined



# Bus Movement – Existing MPSA Arrival

**ARRIVAL BUSES**

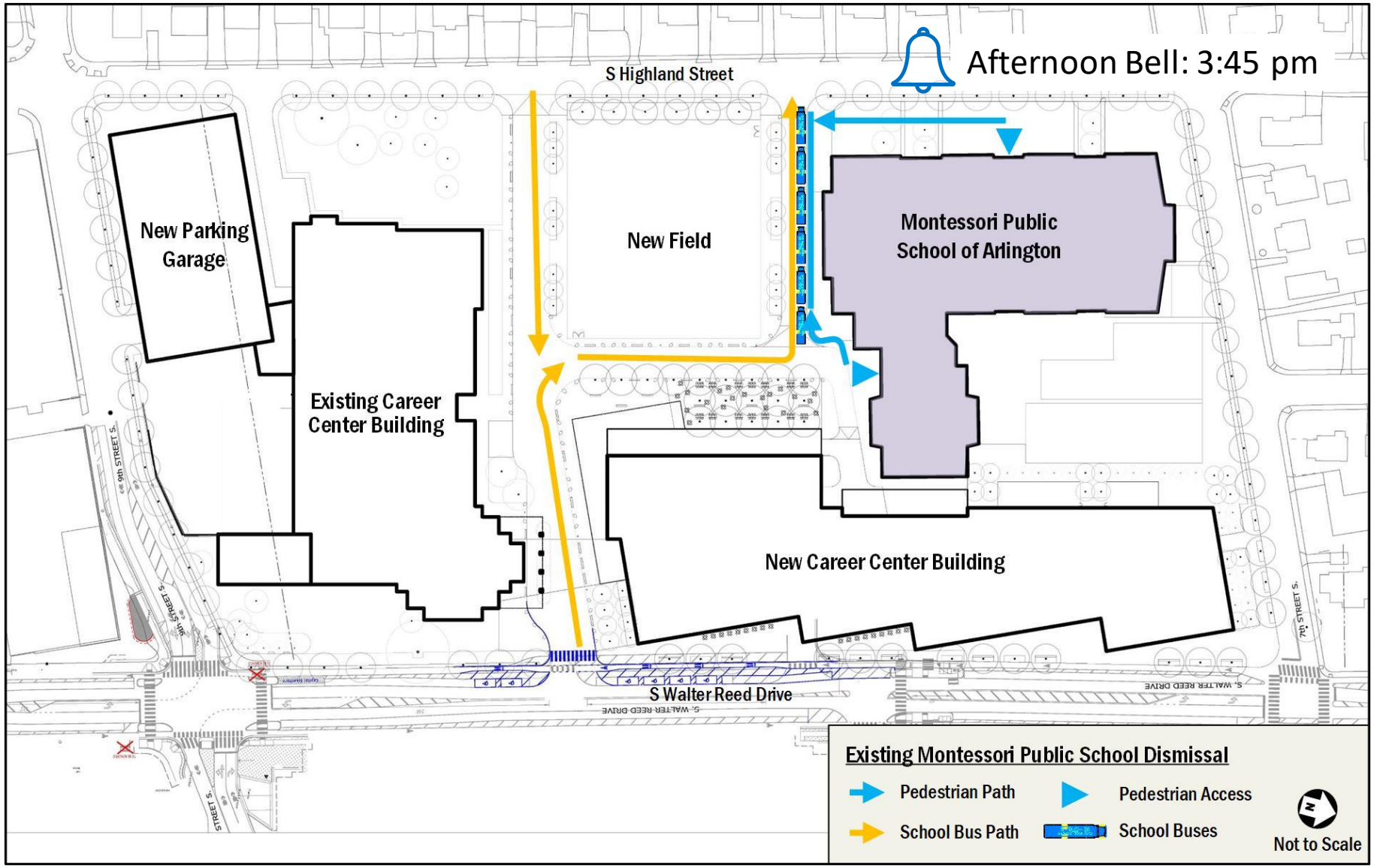
- Morning Bell: 9:00 am
- As buses depart after they unload all students, the max on site at the same time will be around 3
- Buses enter from S Highland Street or S Walter Reed Drive and travel around the field to exit via S Highland Street.



# Bus Movement – Existing MPSA Dismissal

**DISMISSAL BUSES**

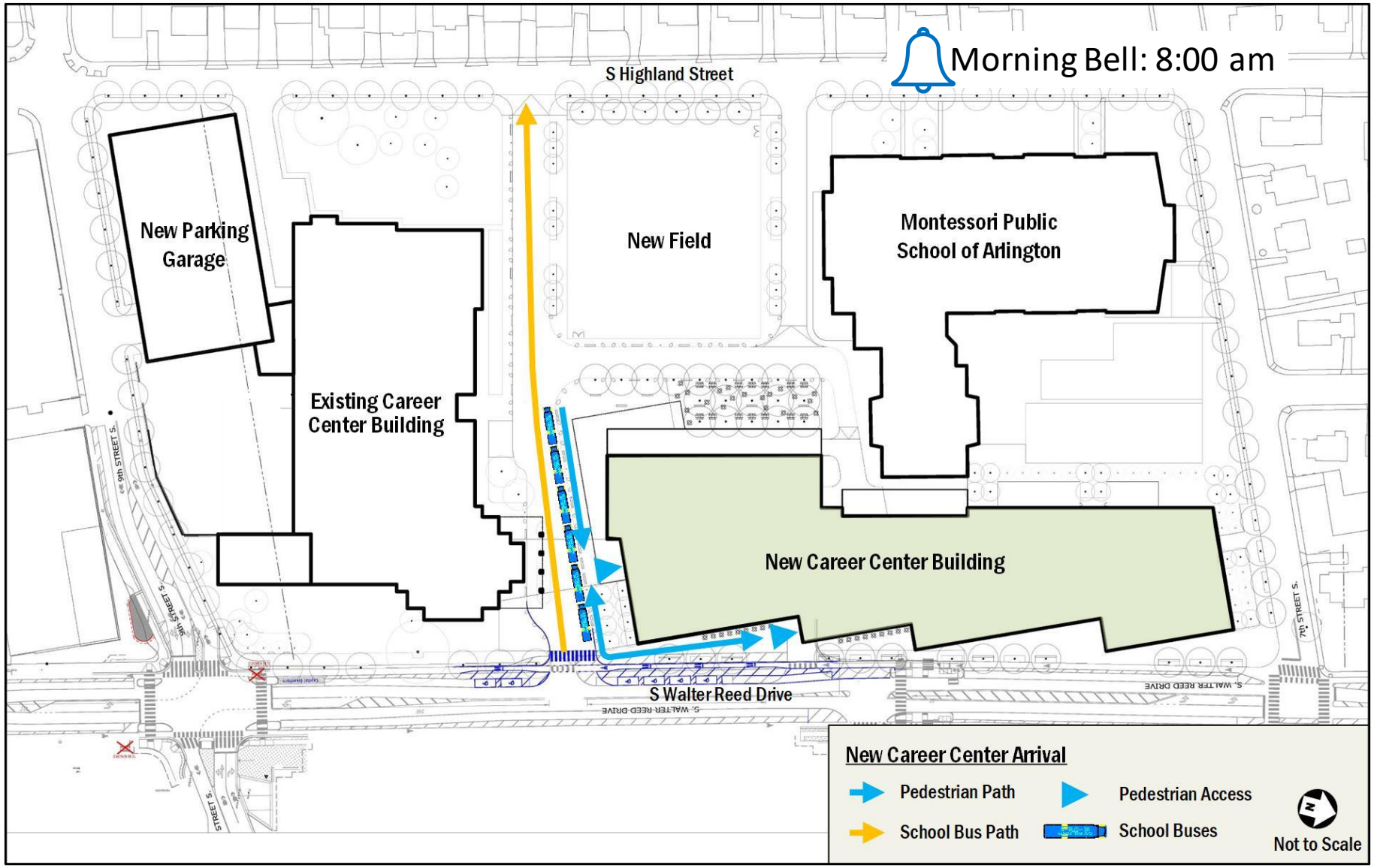
- Afternoon Bell: 3:45 pm
- A total of 6 buses are shown parked adjacent to the existing MPSA building for loading during dismissal hours.
- Buses enter from S Highland Street or S Walter Reed Drive and travel around the field to exit via S Highland Street.



# Bus Movement – New ACC Arrival

**ARRIVAL BUSES**

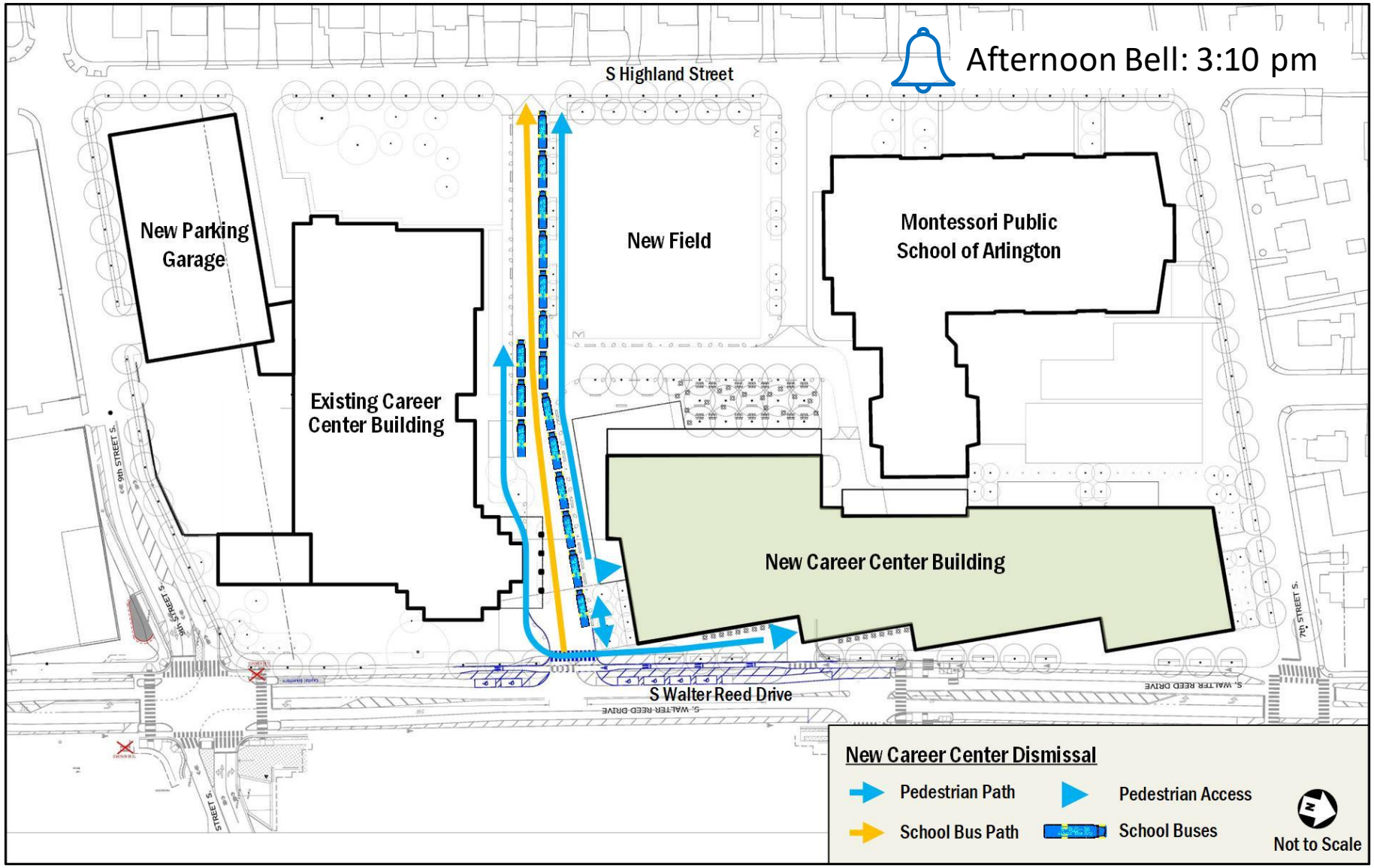
- Morning Bell: 8:00 am
- As buses depart after they unload all students, the max on site at the same time will be around 6
- Buses enter from S Walter Reed Drive and exit via S Highland Street. The site driveway acts as a one-way street during these hours.
- Pedestrians use the adjacent curbless sidewalks to access the building.



# Bus Movement – New ACC Dismissal

**DISMISSAL BUSES**

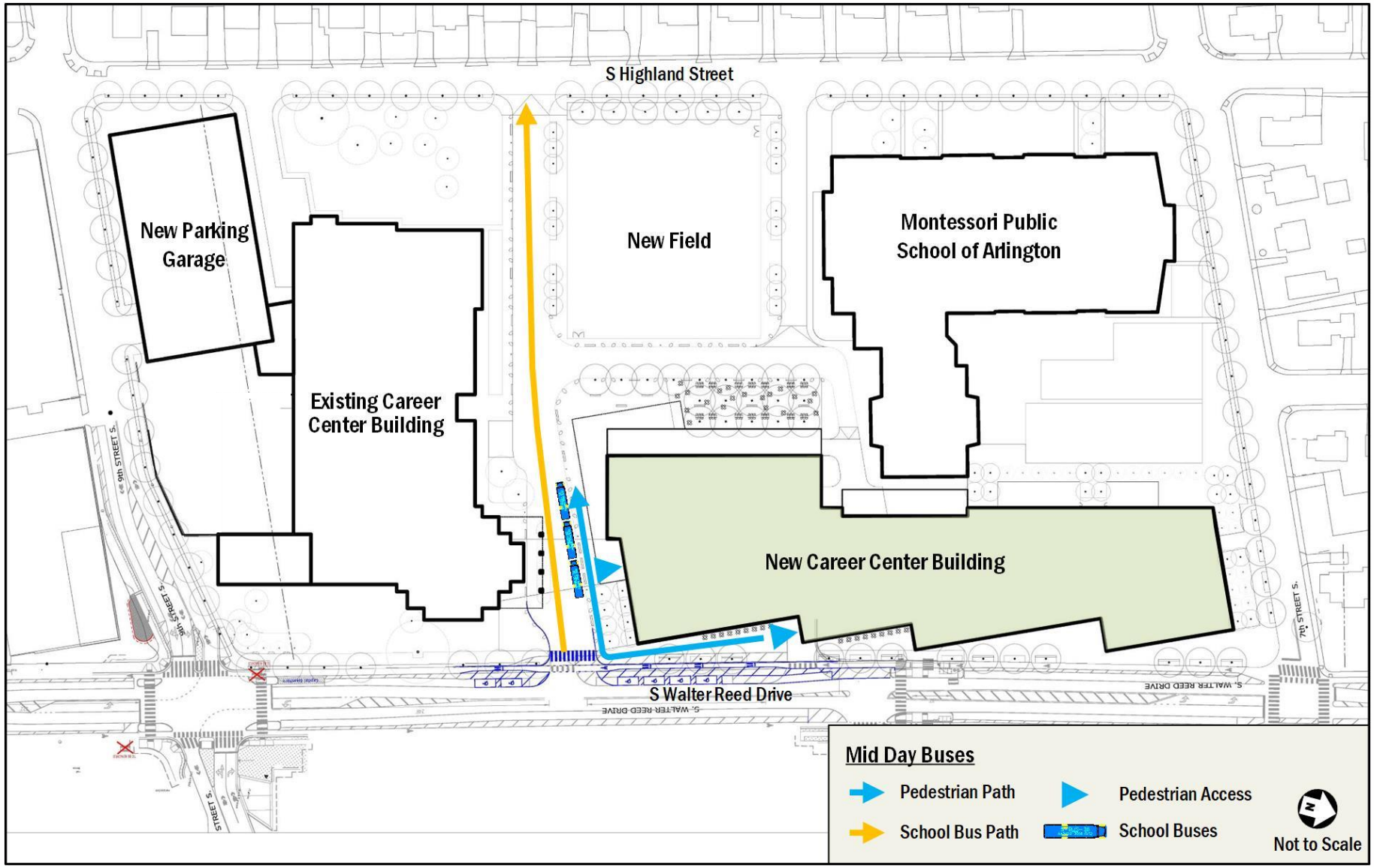
- Afternoon Bell: 3:10 pm
- A total of 15 buses are shown parked adjacent to the new CC building, new field, and the existing CC building for loading during dismissal hours.
- Buses enter from S Walter Reed Drive and exit via S Highland Street. The site driveway acts as a one-way street during these hours.
- Pedestrians use the curbless sidewalks and crosswalk on S Walter Reed Drive to access the building.



# Bus Movement – New ACC Mid Day

**MID DAY BUSES**

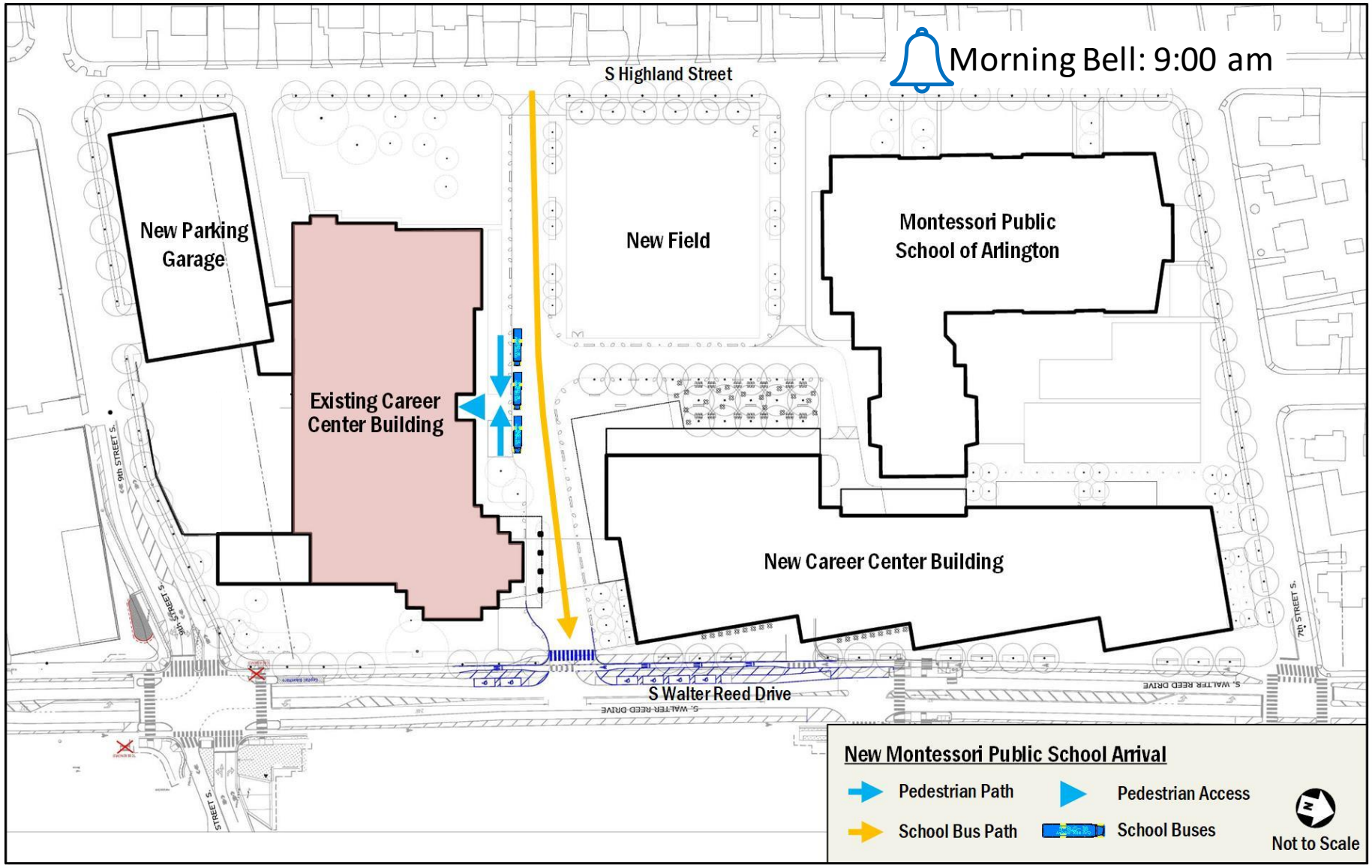
- Occurs three times during the school day
- Approximately 3 buses are estimated for mid day dismissal and are shown adjacent to the new CC building.
- Buses enter from S Walter Reed Drive and exit via S Highland Street. The site driveway acts as a one-way street during these hours.
- Pedestrians use the adjacent curbless sidewalks to access the building.



# Bus Movement – Future MPSA Arrival

**ARRIVAL BUSES**

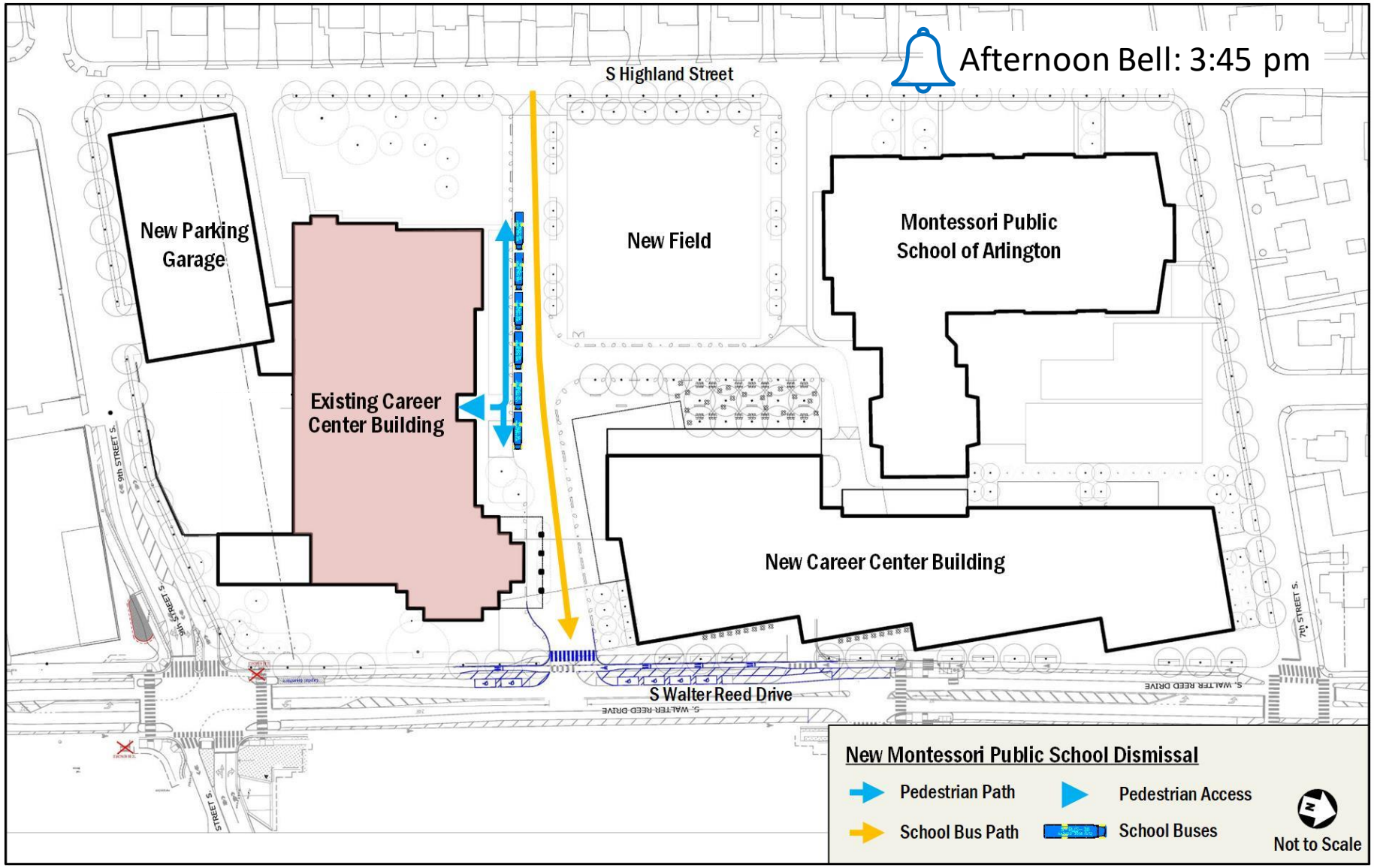
- Morning Bell: 9:00 am
- As buses depart after they unload all students, the max on site at the same time will be around 3
- Buses enter from S Highland Street and exit via S Walter Reed Drive. The site driveway acts as a one-way street during these hours.
- Pedestrians use the adjacent curbless sidewalks to access the building.



# Bus Movement – Future MPSA Dismissal

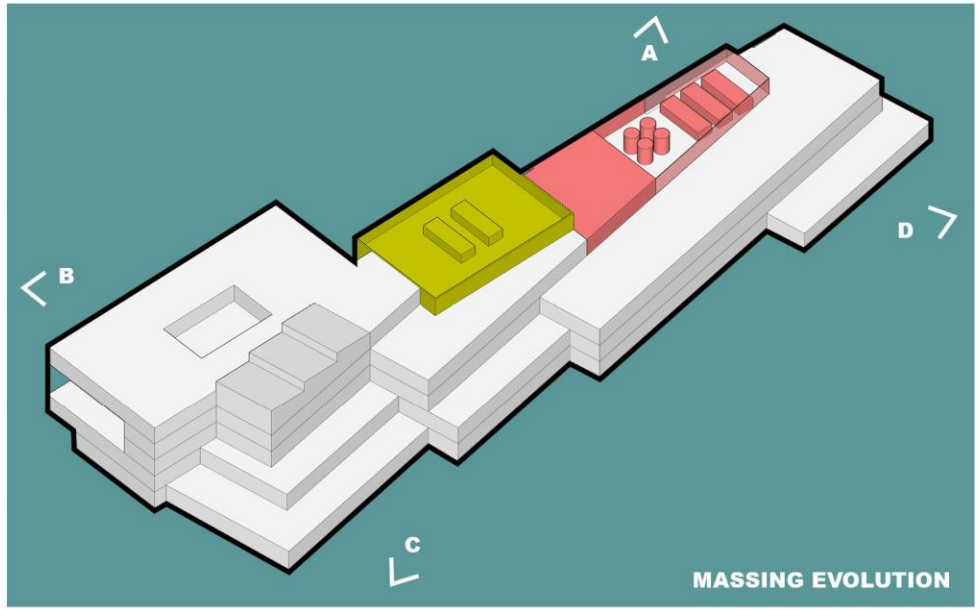
**DISMISSAL BUSES**

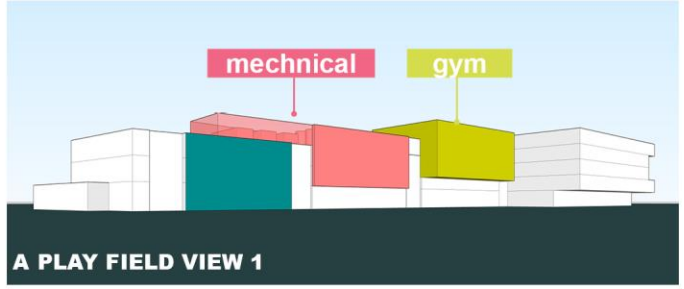
- Afternoon Bell: 3:45 pm
- A total of 6 buses are shown parked adjacent to the existing CC building for loading during dismissal hours.
- Buses enter from S Highland Street and exit via S Walter Reed Drive. The site driveway acts as a one-way street during these hours.
- Pedestrians use the adjacent curbless sidewalks to access the building.

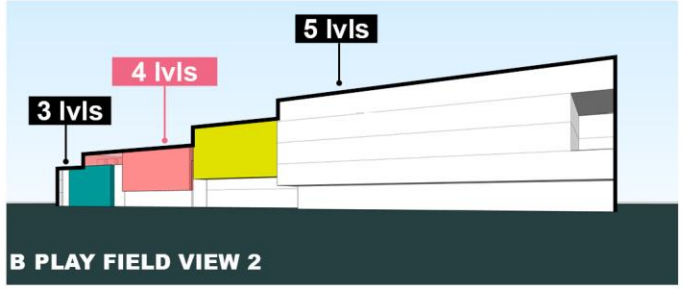


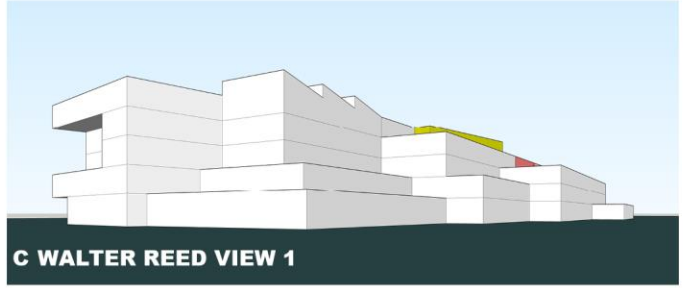
# Updates on Building Design

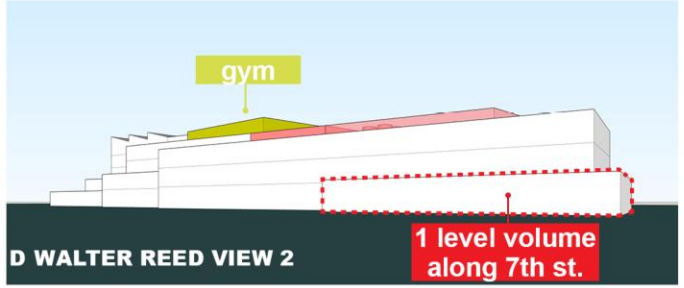
# Massing Development



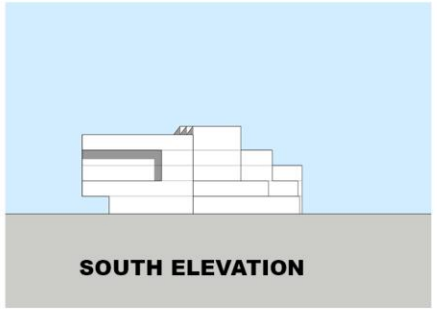



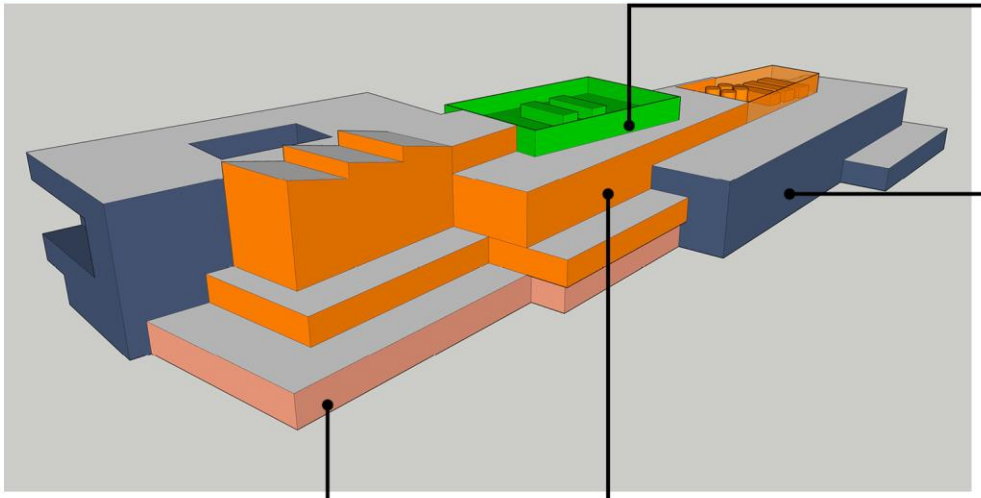









# Elevation Development – Material Diagram



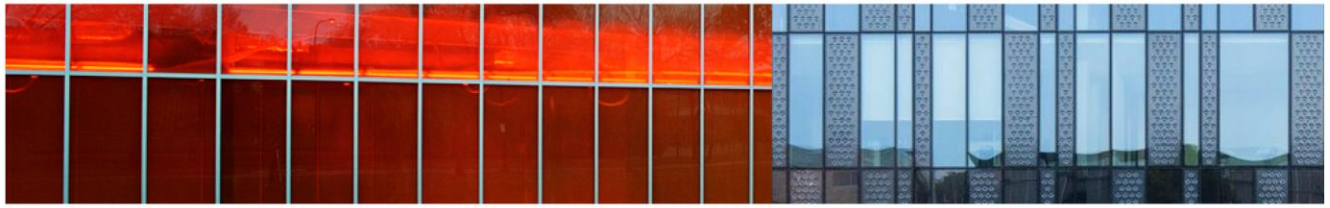
classrooms/labs -

MASONRY

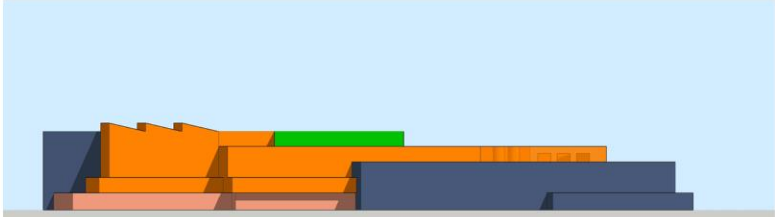
gym -

COMPOSITE PANEL

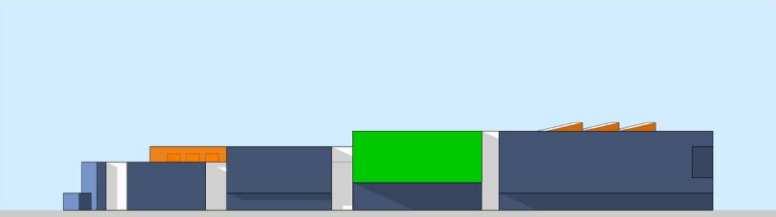
public space - CURTAIN WALL + INFILL PANEL



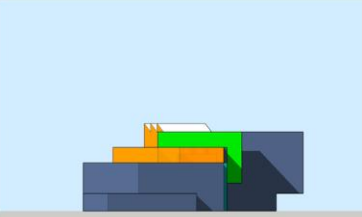
semi-public space - METAL PANEL



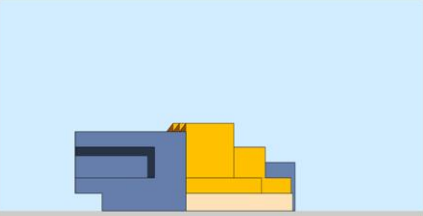
WALTER REED ELEVATION



PLAY FIELD ELEVATION



7TH ST. ELEVATION

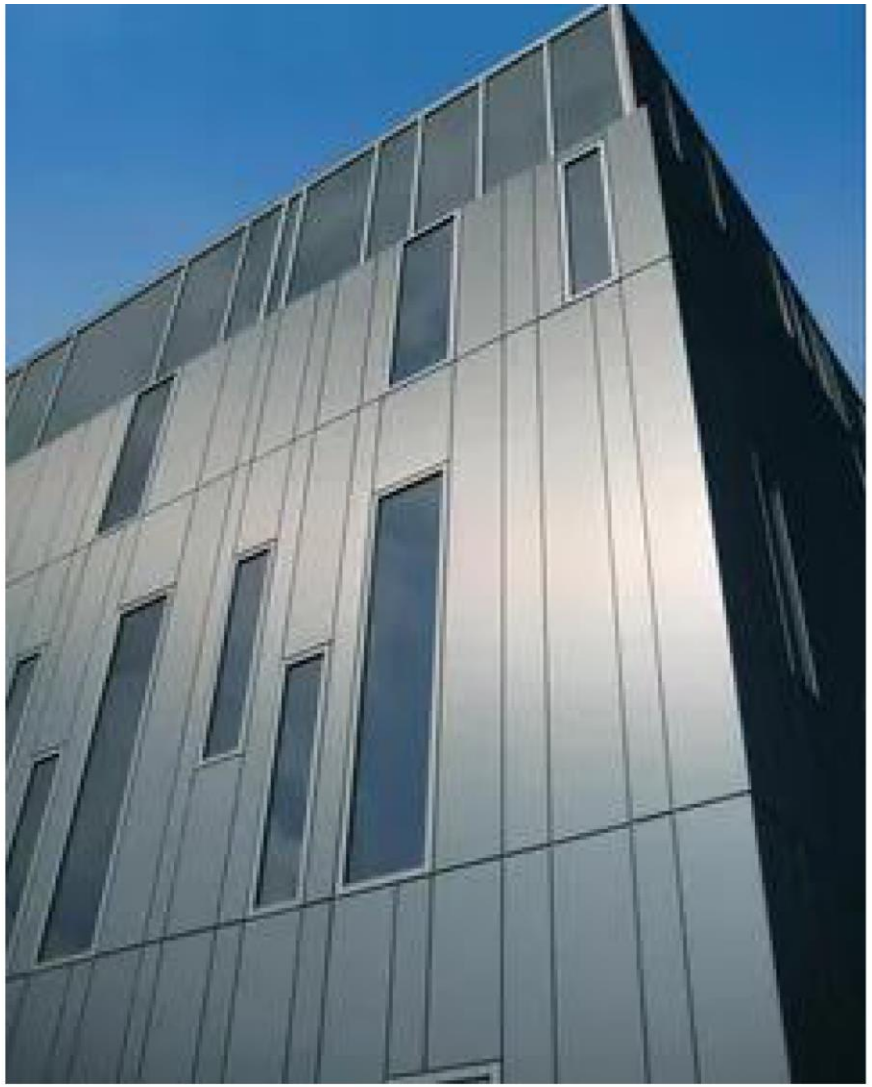


SOUTH ELEVATION

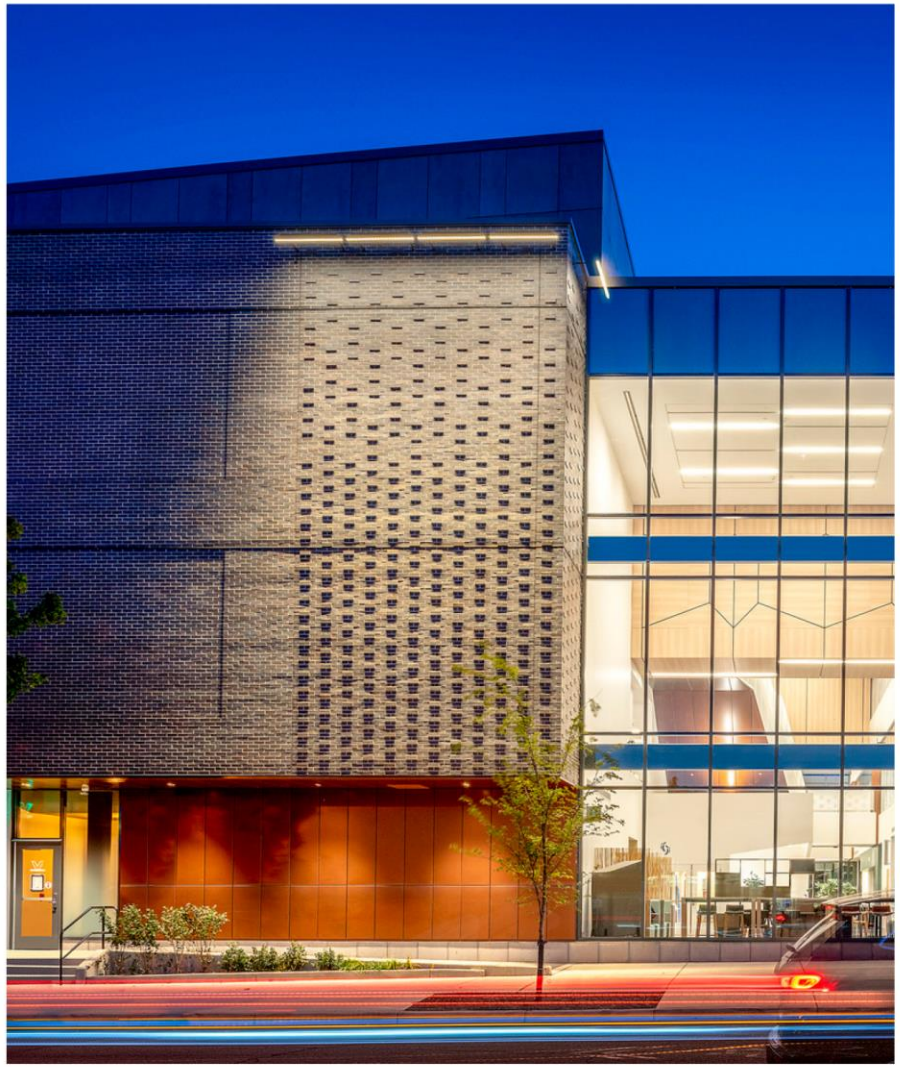
# Material Precedent - Masonry

# Material Precedent – Metal Panel


# Material Precedent – Metal Panel

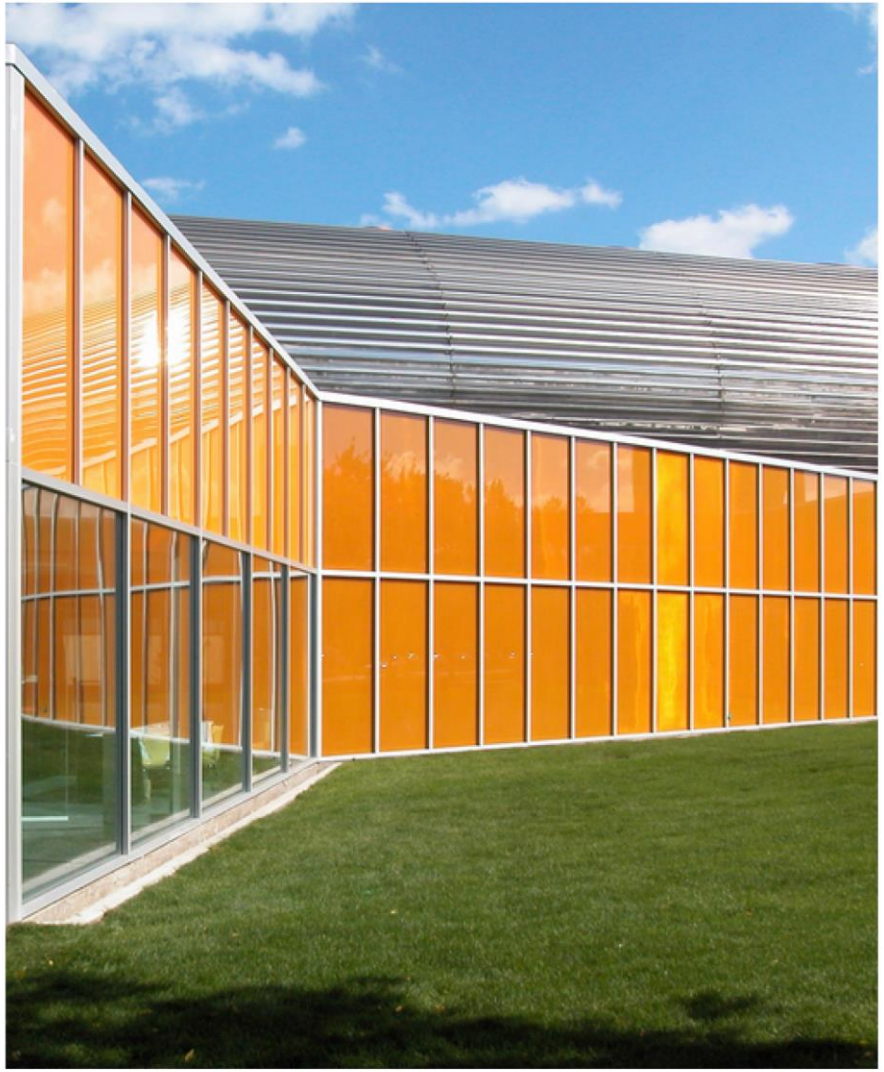


# Material Precedent – Masonry

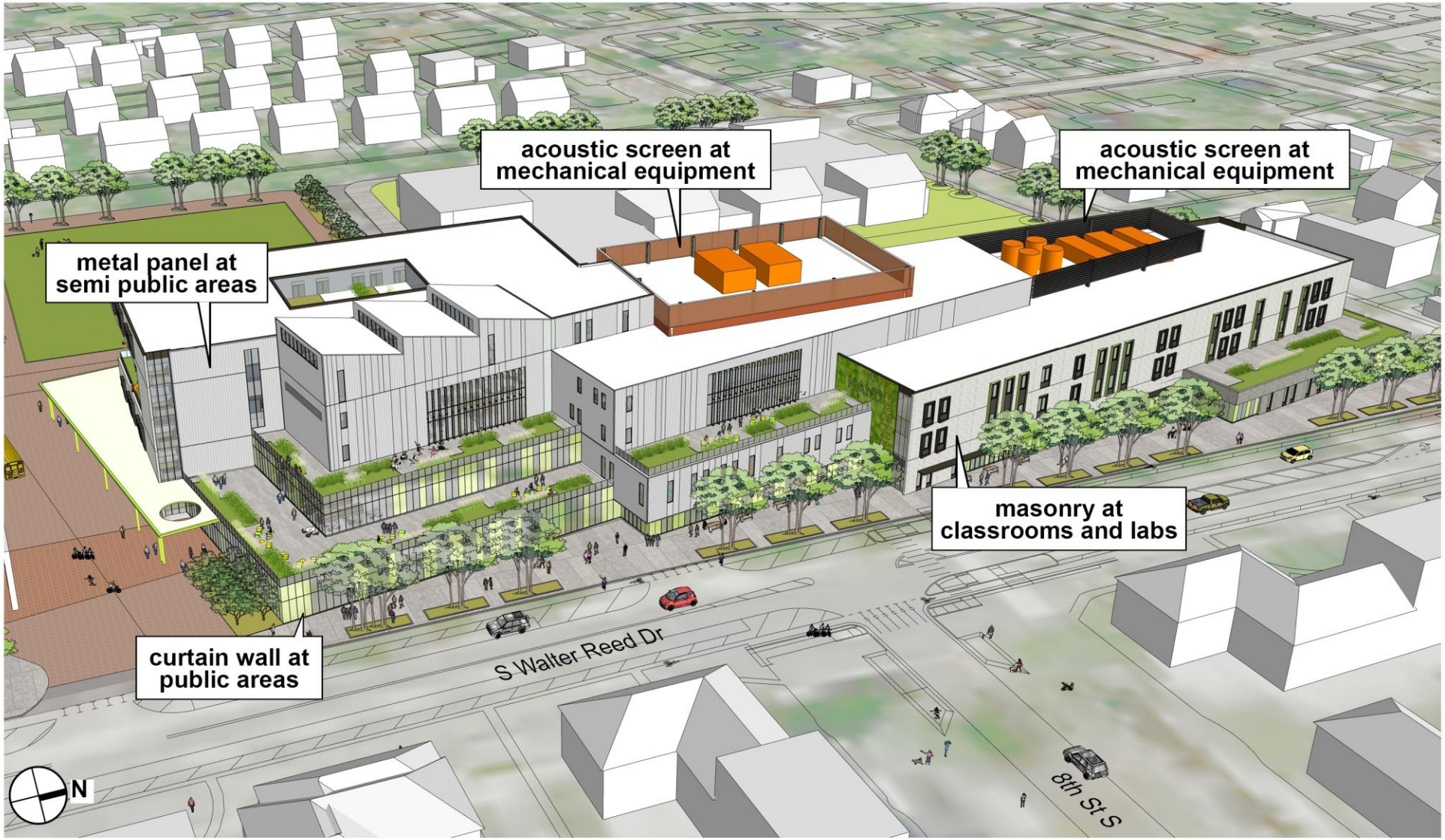


# Material Precedent – Metal Panel


# Material Precedent – Curtain Wall and Infill Panels

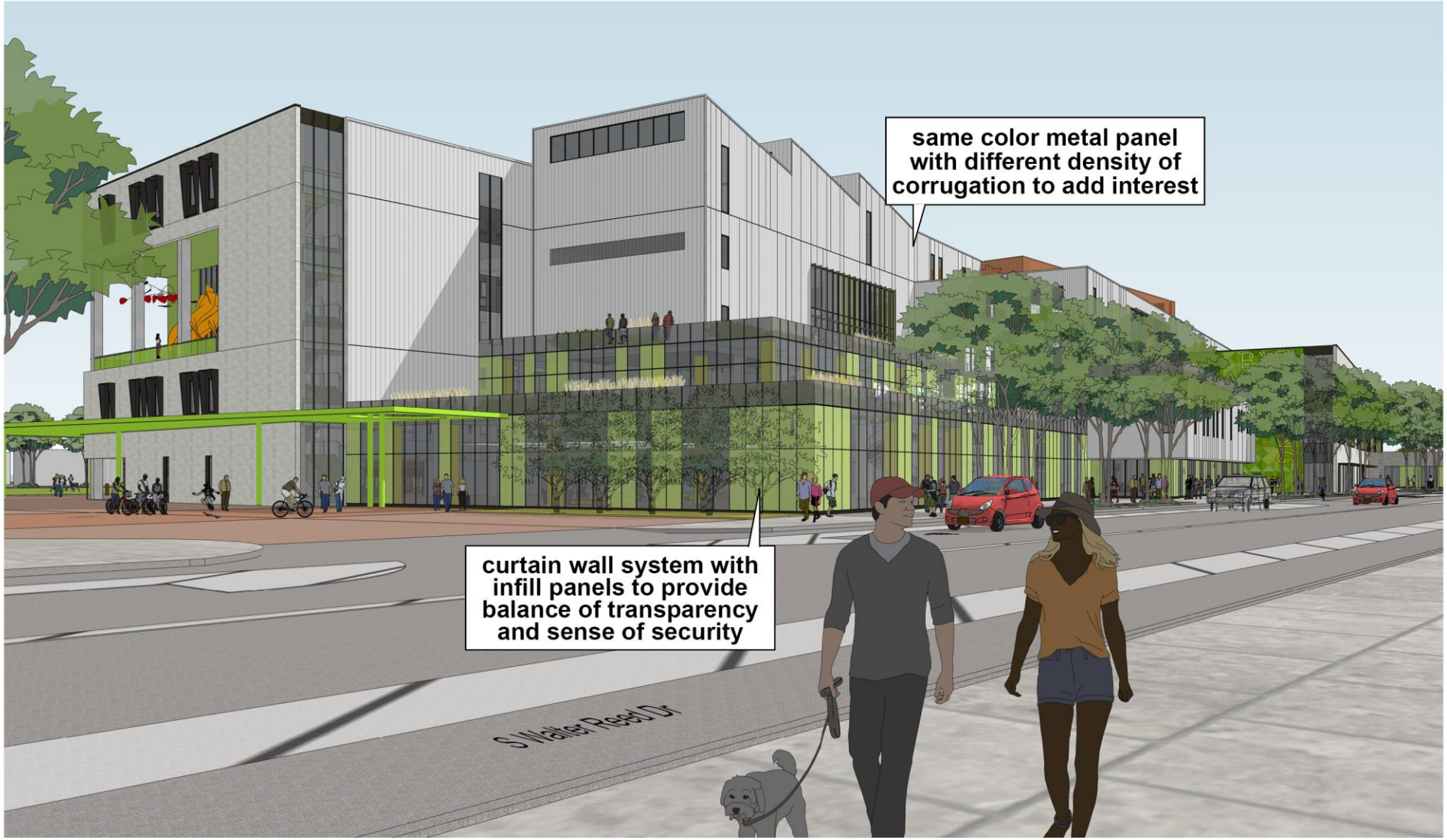
# Elevation Development – Aerial View from S. Walter Reed Drive




## PFRC Principles of Civic Design

2. Take advantage of prominent sites and major civic programs to create bold architecture.
12. Develop massing strategies approproately scaled to the site and neighborhood.
13. Use massing to emphasize a pedestrian, human scale to the building, breaking into smaller subparts that respond to site and program.
14. Develop a sense of hierarchy in the massing, emphasizing and leading to the important functions and spaces in the building, including the entrance.

# View Across S. Walter Reed Drive




## PFRC Principles of Civic Design

8. Orient the primary building entrance to the appropriate street or public space so movement and entrance to buildings are natural and intuitive.
9. Emphasize pedestrians, bicycles, and mass transit over automobiles in building placement, entry and architecture.
11. Create 'positive' outdoor spaces with a pedestrian emphasis.
15. Use design details related to pedestrian scale and provide interest, discovery, and character.

# View Along S. Walter Reed Drive Streetscape

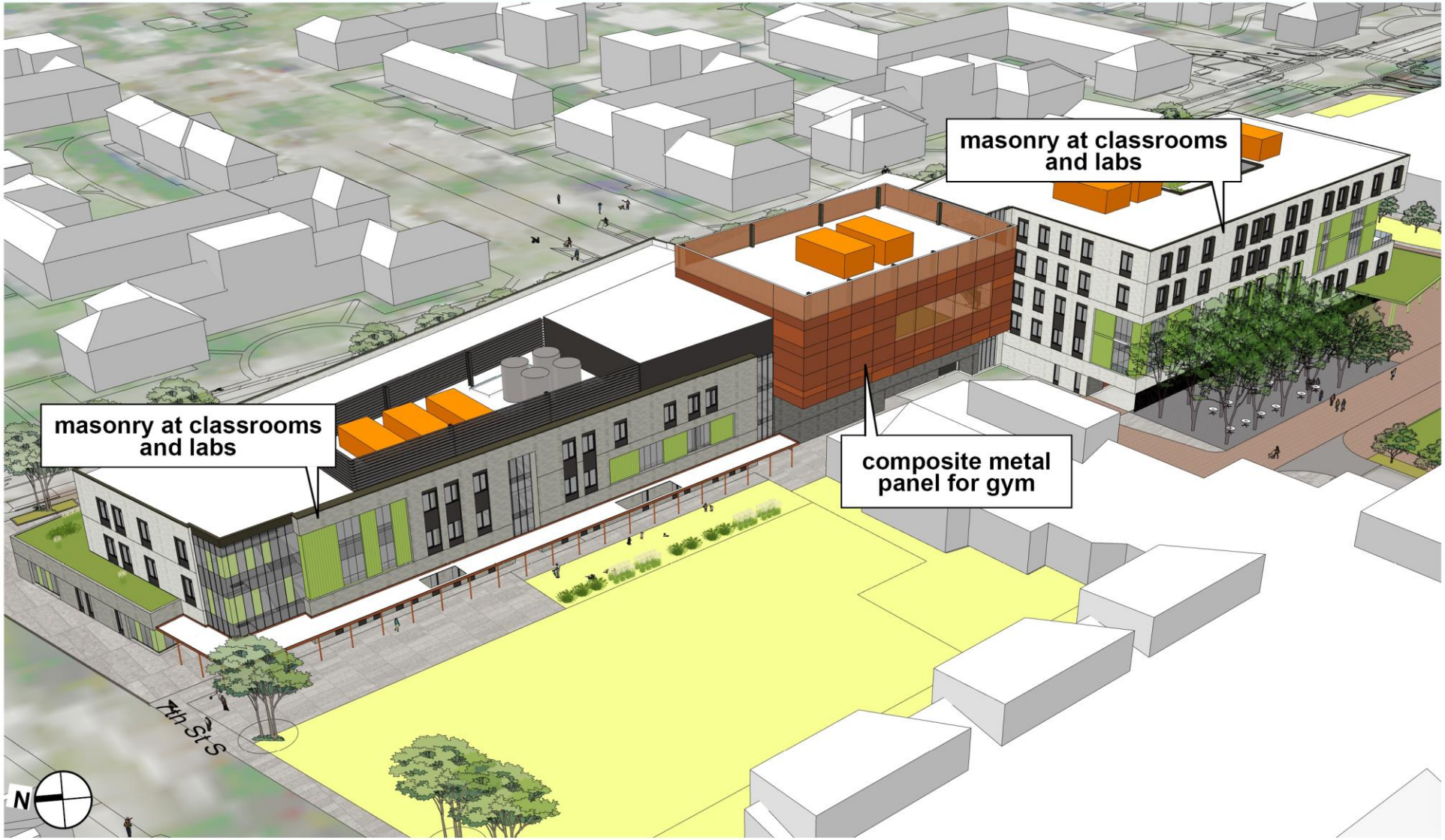

## PFRC Principles of Civic Design

9. Emphasize pedestrians, bicycles, and mass transit over automobiles in building placement, entry and architecture.
15. Use design details related to pedestrian scale and provide interest, discovery, and character.
16. Celebrate the civic nature of the project with public art and iconic architecture element
19. Explore consistent design elements with other successful Arlington civic projects.

# View Across S. Walter Reed Drive

# View From 7th Street S.

# Elevation Development – Aerial View from 7th Street S




## PFRC Principles of Civic Design

9. Emphasize pedestrians, bicycles, and mass transit over automobiles in building placement, entry and architecture.
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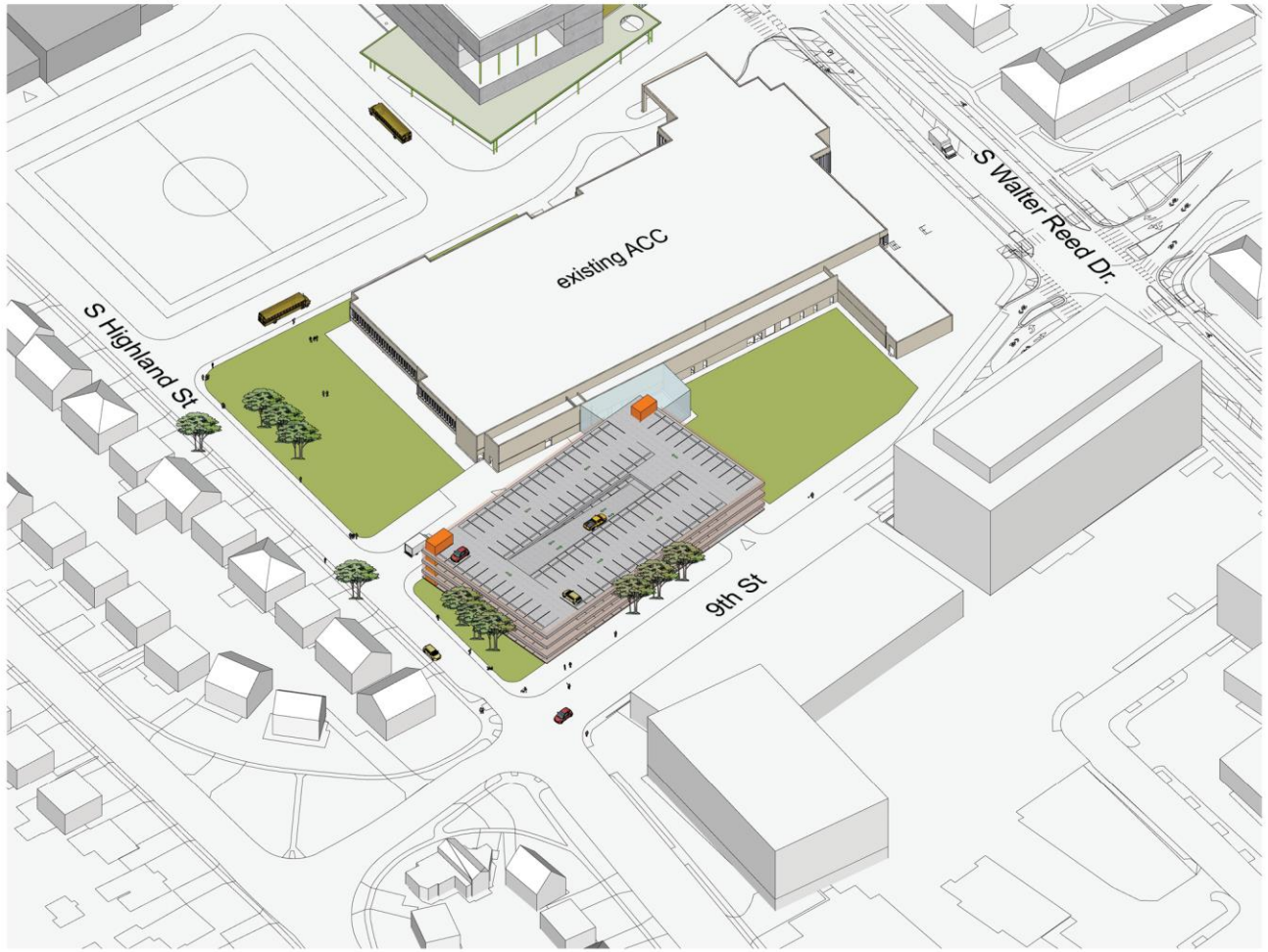
# View from Shared Space

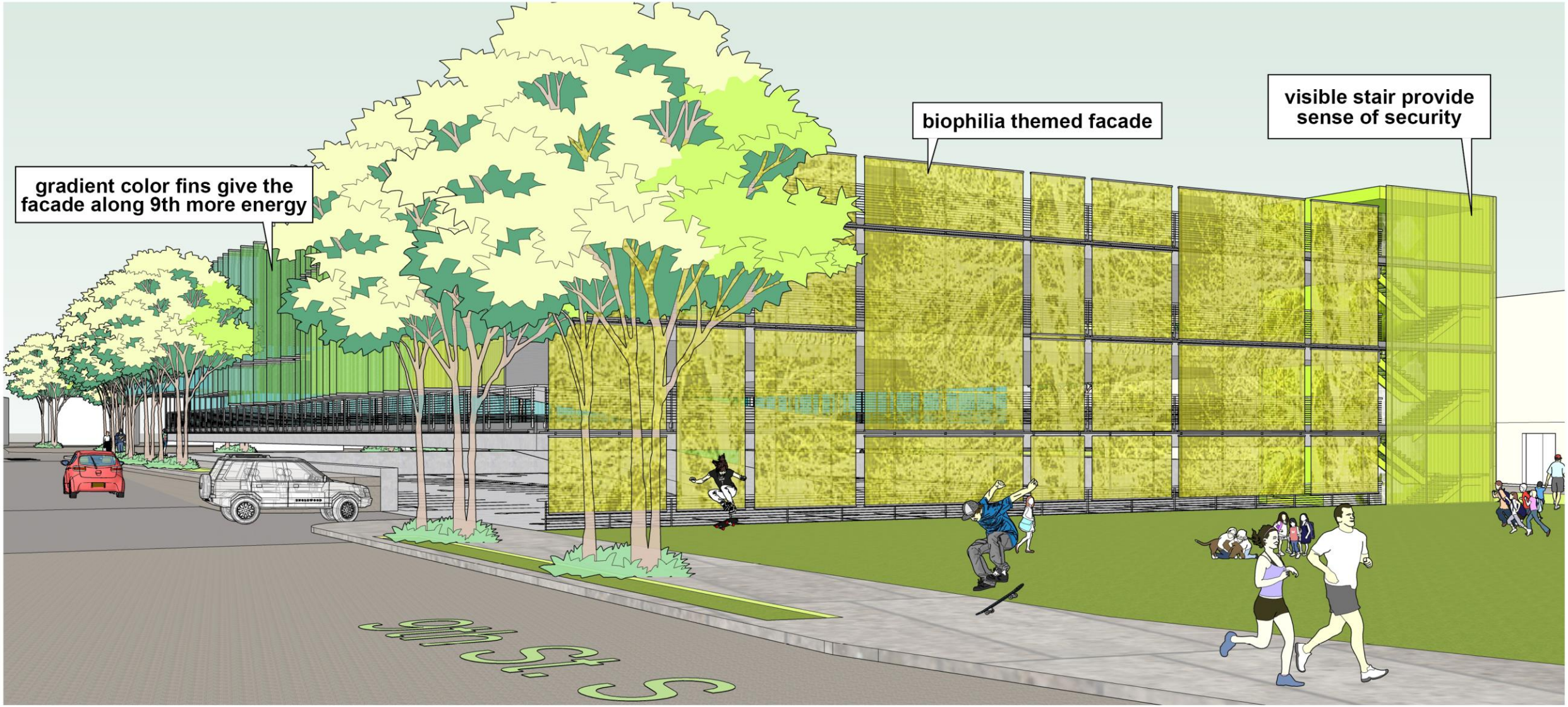
# View from Shared Space

# Updates on Parking Garage Design

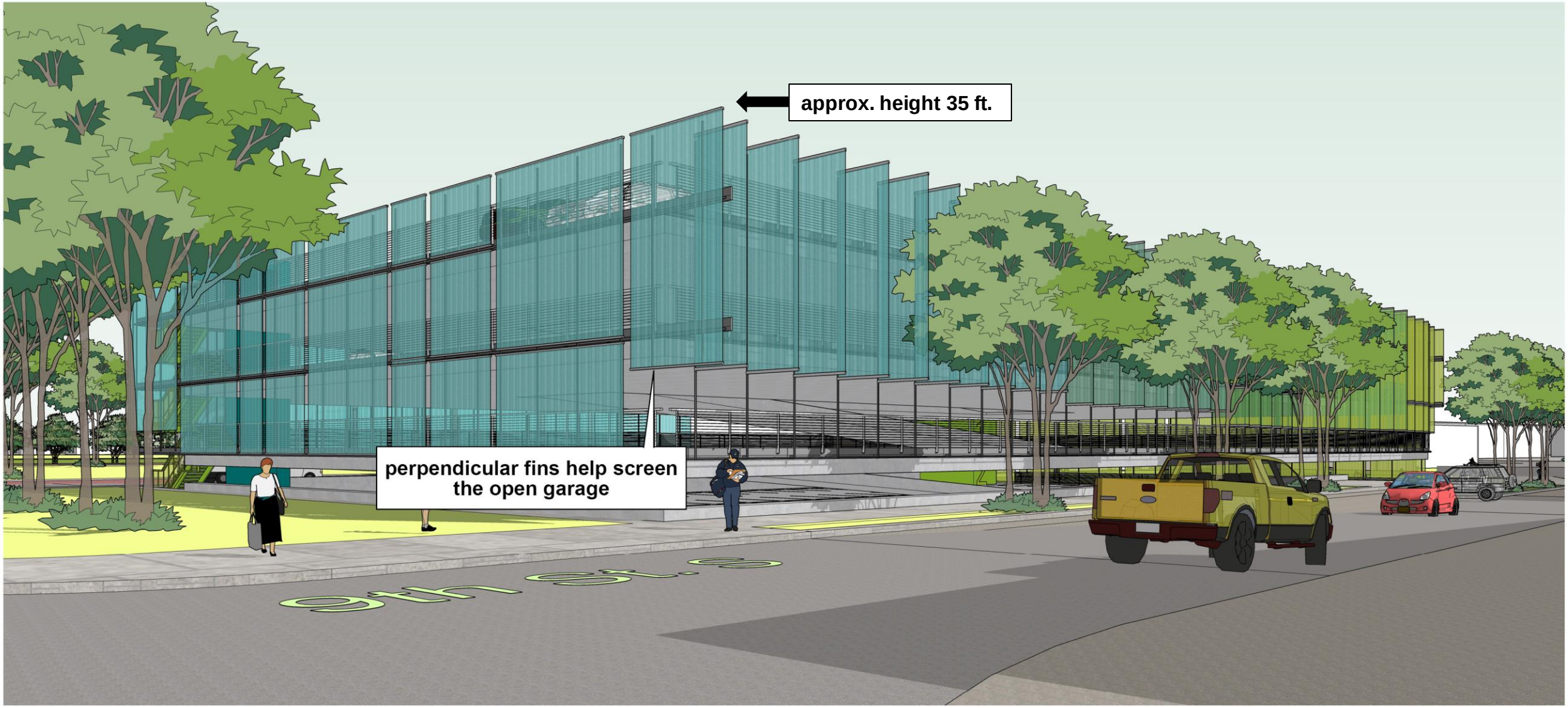
# Parking Garage Aerial View and Section – June BLPC/PFRC Meeting




# View From 9th Street S



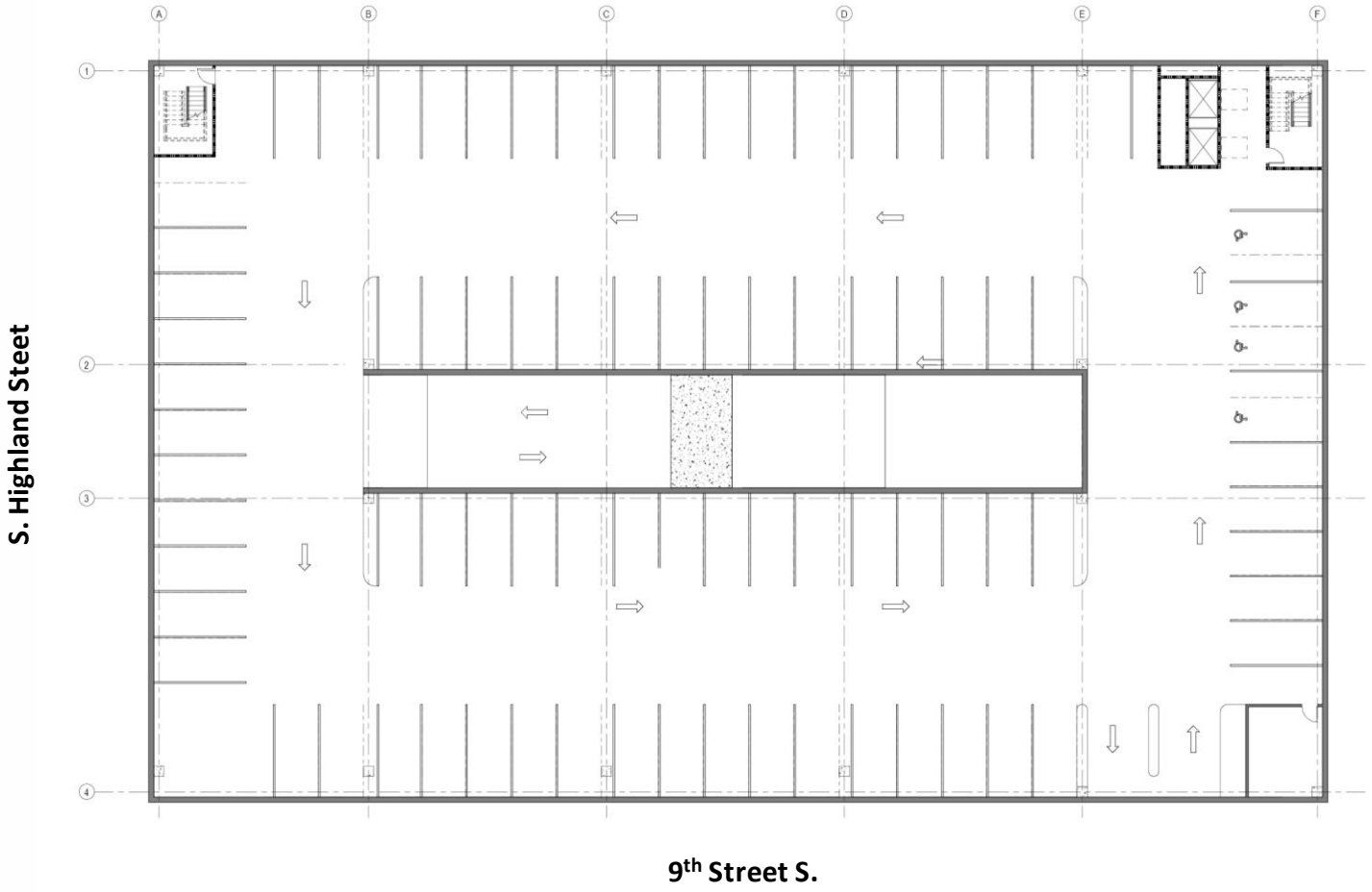
# View From Corner of 9th St. and S. Highland St.

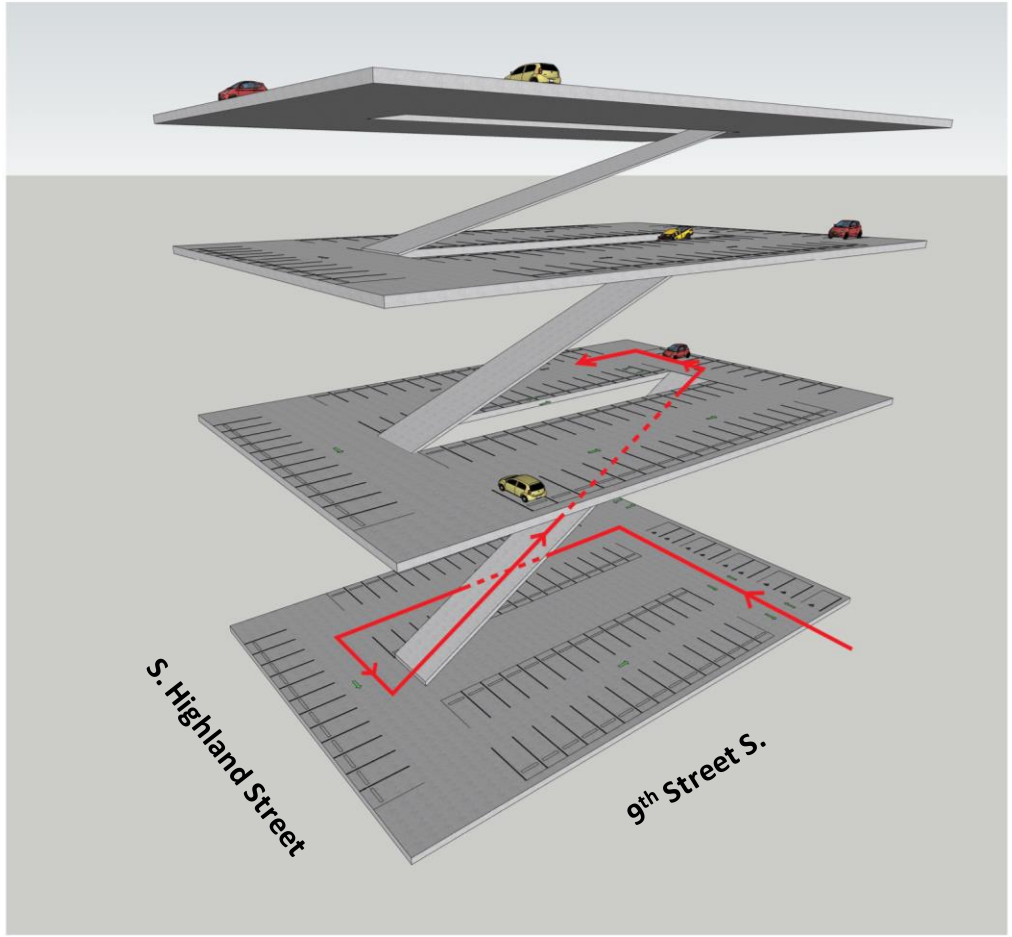


# View From S. Highland Street

# Precedent Image for Metal Mesh

# Garage Preliminary Layout and Circulation Diagram



# Prepare for Meeting #5 Breakout Group Questions

# Questions: Site and Landscape Design

**7:21 to 7:40**

Review **slides 14-29** in the Meeting #5 Advance Material.

Updates on the **site and landscape design** included illustration of expected improvements throughout the campus, phasing, planting strategy, and site circulation.

**Site and Landscape Design**

1a. What do you like?

1b. What do you feel requires further refinements?

# Questions: New ACC Building Design

**7:41 to 7:55**

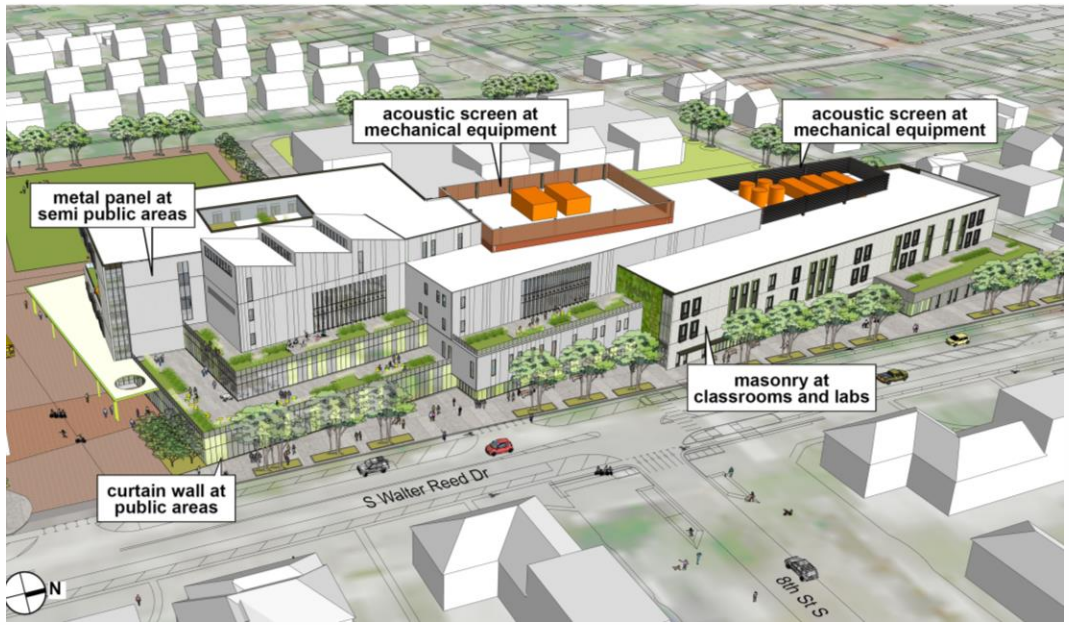
Review **slides 30-46** in the Meeting #5 Advance Material.

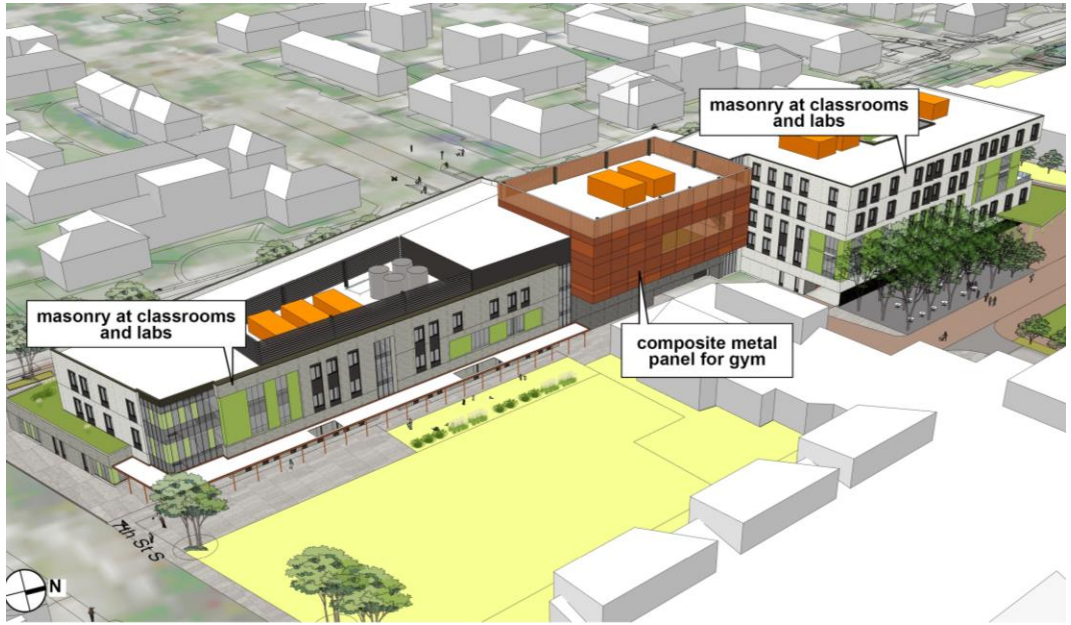
Updates to the **new ACC building design** included building massing/form refinement, initial selection of exterior materials, and developing the elevations along all sides of the building.

**ACC Building Design**

2a. What do you like?

2b. What do you feel requires further refinements?



# Questions: Parking Garage Design

**7:56 to 8:15**

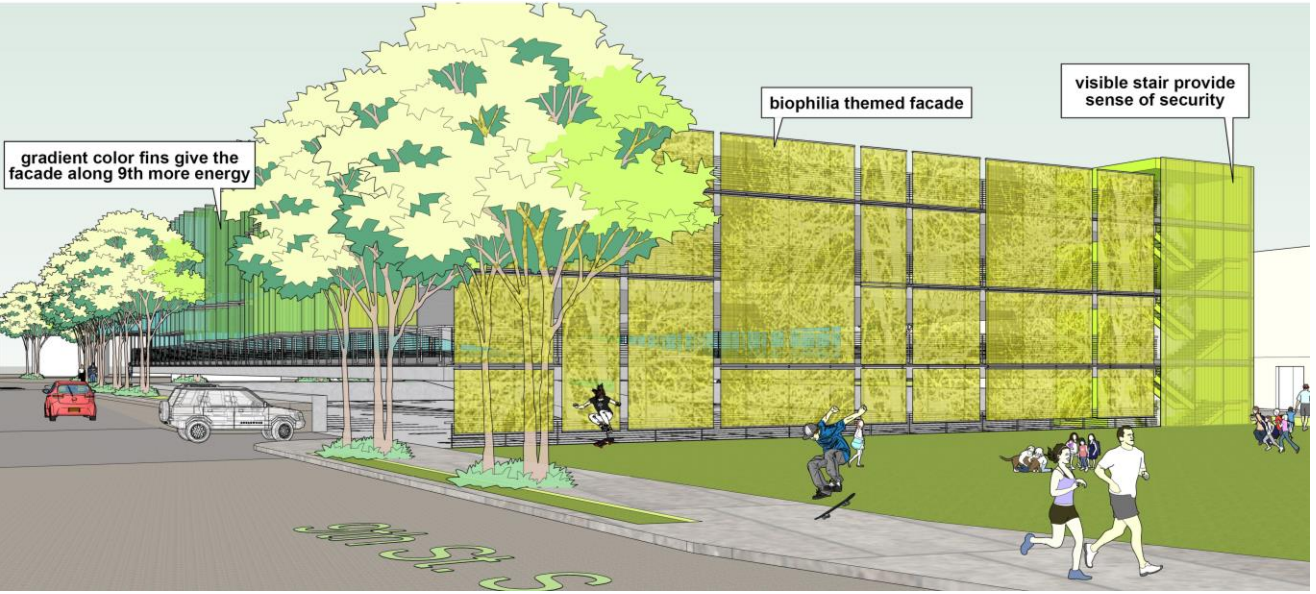
Review **slides 47-53** in the Meeting #5 Advance Material.

Updates to the **parking garage design** included garage massing/form refinement, initial layout and circulation, and preliminary proposal of exterior wall screening/materials.

**Parking Garage Design**

3a. What do you like?

3b. What do you feel requires further refinements?




# Additional Questions

**8:16 to 8:25**

4. Identify additional questions or concerns with the schematic design progress
5. Identify specific areas of the project that should receive further development or focus before the end of schematic design