



Arlington Career Center Project Meeting #6 Advance Materials

Part A - Background Info

August 19, 2022

Part A for Aug. 19

1. Parking Garage: Rationale for 360 Spaces
2. Responses to Questions About the ACC Project
3. Meeting Objectives and PFRC Principles of Civic Design
4. Preview of Meeting #6

Part B will be sent on Friday, Aug. 26

1. APS' Proposed Arlington Career Center Schematic Design
2. Meeting #6 Discussion Questions
3. Survey for BLPC members to complete by Monday, Aug. 29 at noon

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

Parking Garage: Rationale for 360 Spaces



Multimodal Transportation Assessment (MMTA) documents,
including [Assessment](#) and [Technical Documents](#),
are posted in resource section of
www.apsva.us/engage/blpc-pfrc-schematic-design-review-process/

Process for Determining On-site Parking Plan

What is the process for determining how many parking spaces are provided on-site and how is the final number approved?

1. APS completes a Multimodal Transportation Assessment (MMTA) that identifies an estimated peak parking demand, taking into consideration:
 - Field observations and data collection
 - Expected staffing, enrollment, and visitors for all uses on site (e.g., ACC, MPSA, and public library)
 - Transportation Management Plan (TMP) impacts
2. APS proposes preliminary recommendations for assigning parking supply to match peak demand through on-site, off-site, and on-street strategies
3. APS submits a Use Permit application identifying proposed on-site parking that considers County staff and public feedback on the preliminary recommendations
4. County staff review the Use Permit application, providing recommendations to the County Board
5. County Board approves on-site parking requirements as part of the Use Permit

Draft MMTA Parking Demand Calculation

What did the Draft MMTA calculate as the estimated peak parking demand?

- Chart below identifies a range of future peak parking demand of **377 to 436 spaces** based on a 2,570 enrollment on-site, specifically:
 - ACC – 1,795 students, 239 staff (Base Ed. Specs.)
 - MPSA – 775 students, 145 staff (Once relocated to the existing ACC)
 - Public library remains
- Demand range is based on the effectiveness of the Transportation Demand Management (TDM) program:
 - Base TDM – travel patterns and drive rates remain consistent to existing
 - Enhanced TDM – travel patterns and drive rates reduce

	Peak Parking Demand (at 12:00 PM)		
	Existing (excluding ACHS)	Future <i>Base TDM</i>	Future <i>Enhanced TDM</i>
HS Students	42 spaces	83 spaces	64 spaces
ACC Staff	150 spaces	200 spaces	171 spaces
Existing MPSA Staff	73 spaces	-	-
Future MPSA Staff	-	116 spaces	105 spaces
Library/Visitors	37 spaces	37 spaces	37 spaces
Total Demand	302 spaces	436 spaces	377 spaces

Base TDM – Driving Mode Splits – 16% driving-age students, 82% elementary staff, 88% secondary staff – *no changes to existing travel patterns*

Enhanced TDM – Driving Mode Splits – 12% driving-age students, 75% staff – *reduced driving with successful TDM program*

APS Preliminary Parking Recommendation

What is the APS preliminary proposal for assigning parking supply to match estimated peak demand?

- Chart below identifies the Draft MMTA recommended range of on-site supply of **323 to 363 spaces**:
 - Accommodates all future staff, library, and visitor demand on-site
 - Restricts students from parking on-site, instead accommodating on adjacent streets
 - Provides 10 spaces for auto tech program storage
- APS preliminary proposal is an on-site parking garage with **360 spaces**, which closely aligns with the calculated demand in the Base TDM scenario

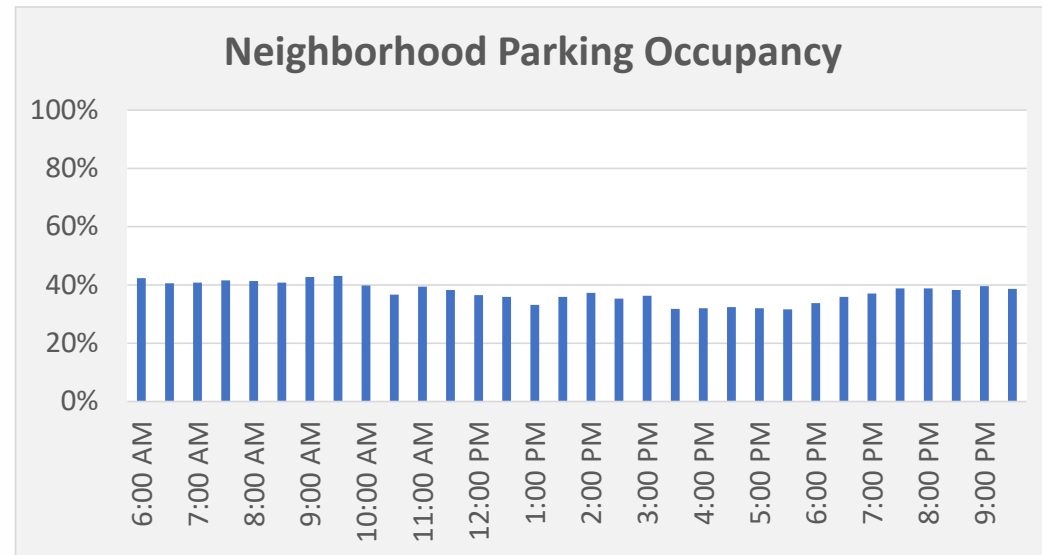
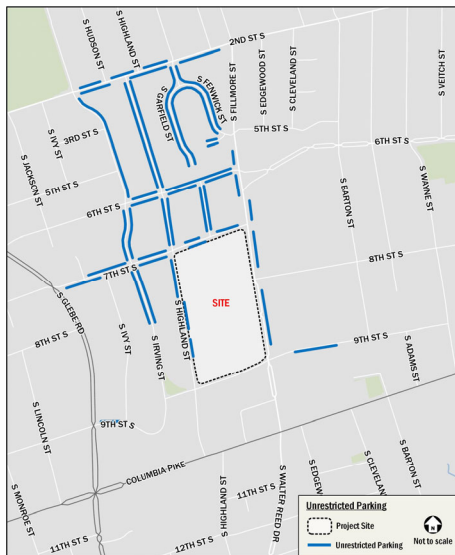
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Future MPSA Staff	-	116 spaces	105 spaces
Library/Visitors	37 spaces	37 spaces	37 spaces
Total Demand	302 spaces	436 spaces	377 spaces
Non-Student	260 spaces	353 spaces	313 spaces
On-site Supply	-	363 spaces	323 spaces

Base TDM – Driving Mode Splits – 16% driving-age students, 82% elementary staff, 88% secondary staff – *no changes to existing travel patterns*
Enhanced TDM – Driving Mode Splits – 12% driving-age students, 75% staff – *reduced driving with successful TDM program*

Availability of On-Street Parking Spaces

How did APS conclude that the estimated 64 to 83 spaces for students parking demand could be reasonably accommodated on adjacent streets?

Within a short walk of the site, there are approximately 512 unrestricted spaces. Based on data collected on November 18, 2021, the peak on-street occupancy of the unrestricted spaces in the neighborhood was 221 vehicles out of 512 available spaces (with 291 spaces still available). As shown below, >50 percent of the spaces are unoccupied during the school day.



Next Steps

What are the next steps for the on-site parking?

- Adjustments to the preliminary proposal for on-site parking may be made based factors such as feedback from County staff, BLPC/PFRC, and members of the public, estimated cost, and School Board direction
- Following School Board approval of the Schematic Design, APS will prepare and submit a Use Permit application which will identify the proposed on-site parking
- County staff then reviews the Use Permit application, providing recommendations to the County Board
- The County Board approves on-site parking requirements as part of the Use Permit



Responses to Questions About the ACC Project

See all the FAQs at [link](#)

www.apsva.us/engage/arlington-career-center-project/acc-blpc-schematic-design-faqs/



Please review FAQ, responses to questions you've asked

- The next slides show some examples of frequently asked questions (FAQs)
- See all the FAQs at [link](#)

www.apsva.us/engage/arlington-career-center-project/acc-blpc-schematic-design-faqs/



Question:

What kind of resources does APS have to maintain terraces and other landscaping?

Answer:

Bio ponds and other stormwater infrastructure are maintained by an outside service contractor who specializes in maintaining stormwater infrastructure. The balance of the site is maintained by the custodial staff with occasional support by the APS Grounds Crew after a specified maintenance period by the firm that planted the landscaping material and trees expires.

Interested? Check out more [FAQs](#)



Question:

Will the multipurpose field be completed before the parking garage? How will phasing affect the parking for teachers who are operating in the school before the parking garage is built?

Answer: The phasing plan will

1. Build a new playground for MPSA on Highland, away from the construction area.
2. Build the new ACC facility with construction equipment on the South Walter Reed Drive side of the building.
3. Build the parking structure; the current parking lot will remain in use until the parking structure is complete.
4. Convert the existing parking to a synthetic use field, after the parking structure is ready for use.

Interested? Check out more [FAQs](#)

**Question:**

Did anything change about the massing or were there just façade changes since previous meetings? Would they consider a further stepdown on 7th Street.

Answer:

Some detail refinements were made, and additional views of the 7th Street and field sides of the building were added to better understand the massing and facades. The elevations show the building stepping down to one story on 7th Street. Also, initial materials were indicated on the facades.

Interested? Check out more [FAQs](#)



Question:

Will the paths of travel be wide enough and fully accessible? What is the width of all the walkways?

Answer:

The paths of travel will be designed in the Construction Document Phase, and they will be fully accessible. APS typically plans for a minimum of 60 inches of clear width. The paths will be shown in the Construction Documents for the Use Permit Application.

Interested? Check out more [FAQs](#)

Responses to Questions About the ACC Project



Please prepare for Meeting #6 by reviewing the [FAQs](#)

www.apsva.us/engage/arlington-career-center-project/acc-blpc-schematic-design-faqs/



Meeting Objectives and PFRC Principles of Civic Design

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

Meeting #6 will 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

Principles:

- Inform the design of civic facilities to ensure they meet community goals for attractiveness, durability, and functionality
- Reinforce and supplement existing County planning documents and policies, promote compliance with certain basic principles, but not to inhibit creative design
- Each project reviewed individually, and certain principles may be stressed over others

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

- **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.



Where the ACC Project is addressing the

PRFC's Principles of Civic Design

Public Engagement Meetings	Phase	Categories of Civic Design Principle			
		Civic Values (1-7)	Siting & Orientation (8-11)	Building Form (12-14)	Building Details and Materials (15-20)
1, 2 & 3	Concept Design	1, 2 & 6	8, 9, 10 & 11	12 & 13	n/a
4, 5 & 6	Schematic Design	1, 2, 4, & 6	8, 9, 10 & 11	12, 13 & 14	5, 15, 17 & 19
7	Use Permit				
N/A	Staff Work	1-7	8-11	12-14	5, 15-20
TBD	ACC Phase 2	5			15-20

List of Civic Principles by project phase

- View the complete table at: [Mtg 6 Civic Design Principles by Phase](#)

All 20 principles are addressed at different stages in the project

- 11 principles specifically addressed in public engagement with BLPC and PFRC
- All principles addressed by staff in project lifecycle
 - In proposed plans and through construction documents, Design and Construction staff work with architects, County experts and the Construction Manager to achieve a result consistent with all 20 design principles.
 - Staff continue to consider feedback in each iteration of the plans even when the engagement process is not active.

Engagement and Project Phases

Planning with Public Engagement	Use Permit and Planning for Construction	Construction
<p>Concept and Schematic Design</p>	<p>Construction Documents, Cost Bids and Use Permit</p>	<p>Construction</p>
<p>BLPC-PFRC</p>	<p>Staff</p>	<p>Construction Manager</p>
<p>Public engagement level: CONSULT Team develops placement and massing and proposes building attributes, materials, adjacencies, site landscape/hardscape, traffic flow.</p> <p><i>Stakeholder input is solicited and considered from this point and throughout the project lifecycle.</i></p> <p><i>Principles # 1, 2, 4, 6, 8-13, 19</i></p>	<p>-Construction drawings are developed. -County experts consult on Use Permit requirements including TDM, utilities etc. -Construction bids are solicited and revisited based on budget and phasing needs in value engineering process.</p> <p><i>In this stage, final specifications for trees, plants bio ponds, green roofs, solar panels, building materials, color schemes are determined based on cost, availability and alignment with stakeholder input and design principles.</i></p> <p><i>Principles # 1-20</i></p>	<p>Contracting team works with APS and the County through construction and completion.</p>
<p>PUBLIC IS CONSULTED</p> <p>Plans are ready to be drawn and submitted for initial contract bids.</p>	<p>PUBLIC IS INFORMED</p> <p>This phase is complete when the Use Permit is approved and the contract is awarded to the Construction team.</p>	<p>Building occupancy permit</p>



Preview of Meeting #6

Reminder – Prepare for Meeting #6

Meeting #6 Advance Materials, Part B will be sent on Aug. 26

Package will include:

- Proposed ACC Schematic Design
- Meeting #6 questions
- Link to questionnaire for BLPC members
 - Questionnaire needs to be completed by noon Monday, Aug. 29
 - Results will be used to prioritize BLPC the breakout group discussion on Aug. 31

Reminder - Meeting #6 Details

Date	Wednesday, August 31, 2022
Time	7:00 to 9:00 p.m.
Location	Arlington Career Center In the Commons 816 S Walter Reed Dr. Arlington, VA 22204
Meeting Format	In person
Objective	Shape BLPC or PFRC messages on the Proposed ACC Schematic Design



Ground Rules

- Follow the timeline in agenda, includes Public Comment at the end
- Focus on the Proposed ACC Schematic Design
 - Write down clarifying questions on note cards, staff will collect
 - If time permits, staff will answer clarifying questions
 - Any concerns should be raised in breakout groups
- During break out group
 - Input limited to appointed BLPC and PFRC members
 - Facilitator will lead the conversation
 - Chair will ask clarifying questions
 - Staff will take notes and keep time
 - Opportunity to raise your input on the proposal

In-person Meeting #6

- Your health and safety is our priority
 - We will have masks and antibacterial available
- Large group will meet in commons
 - Tables will be spread out, sit where you are comfortable
- Breakout groups:
 - BLPC will remain in commons
 - Please be prepared to share your top discussion question(s) comment (2 min) from the questionnaire
 - PFRC will move to a nearby classroom, room 115

Reminder - Meeting #6 BLPC Breakout Group

Goal: Opportunity for each BLPC member to give his/her input regarding at least one discussion question

Location: Commons

Instructions:

- Please be prepared to share your prioritized discussion question(s) comment (2 min) from the questionnaire
- We will use information from questionnaire to list and order members (next slide)
- Microphone will come to member for comment (2 min)
- One staff member will raise hand to indicate when a member has 30 seconds left
- If time allows, we will open for more member comments

Thank you

Meeting #6 Advance Materials Part A

THE END.

