

Arlington Career Center Project Parks and Recreation Commission

May 23, 2023

Project Overview

On October 27, 2022, the School Board approved the proposed Schematic Design with these Project Requirements:

ACC Project Requirements	
ACC Calculated Capacity	1,619 (Base Ed. Spec. option)
Instructional Programs (identified in the Ed. Specs.)	Arlington Tech, Academic Academy, EL, PEP, CTE from neighborhood High Schools
Estimated total project cost (in millions)	\$182.42
Site facilities (playgrounds, fields, structured/surface parking, etc.)	As generally shown on the Schematic Design Site Plan
Approximate building size (in square feet)	261,900
Year complete	December 2025 (new building) Summer 2027 (all construction phases)

Project Schedule

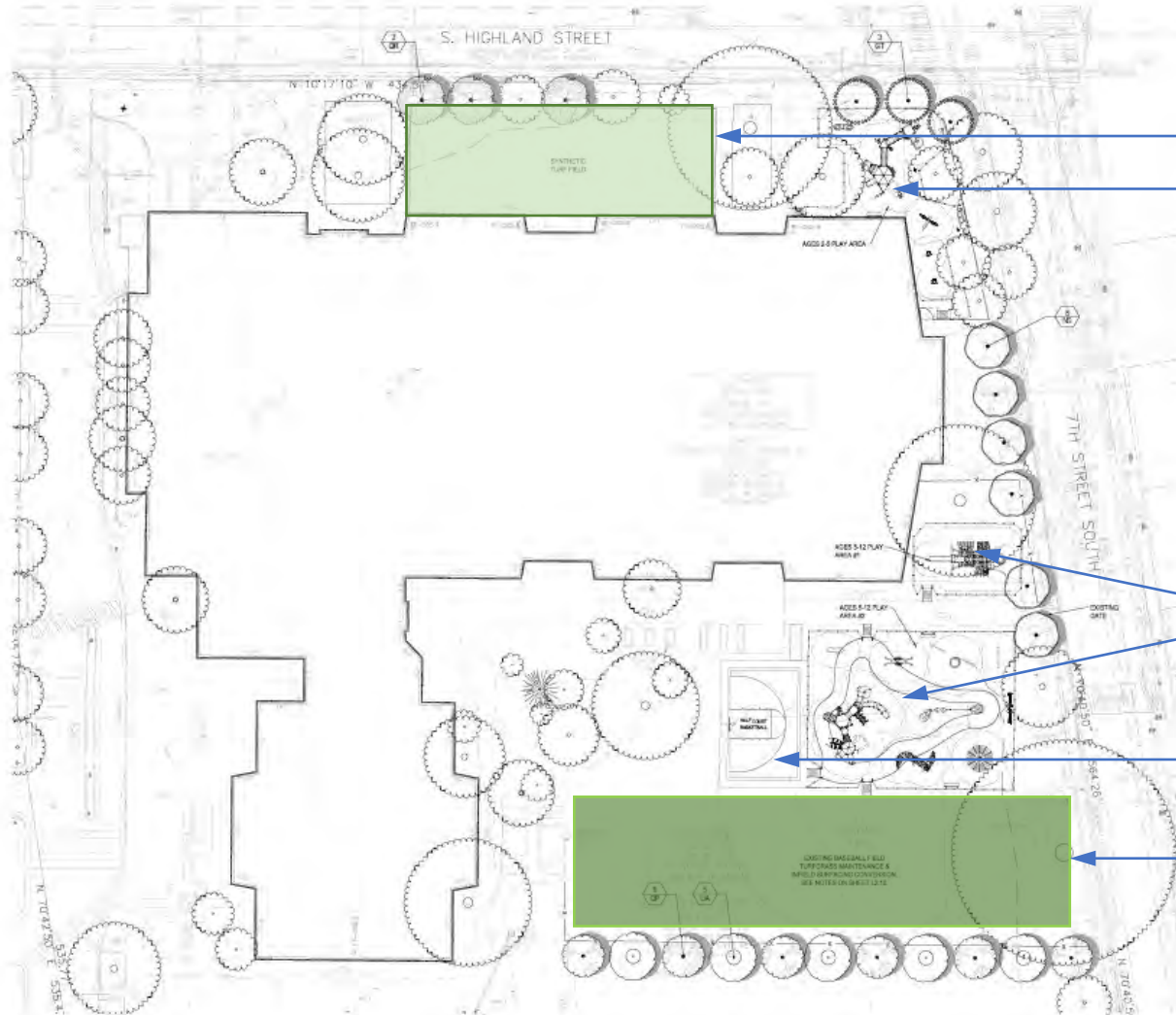
	Community Engagement BLPC/PFRC Meetings	Board Approvals	Construction
Concept Design	<ul style="list-style-type: none"> ✓ Jan. 2022 Meeting #1 ✓ Feb. 2022 Meeting #2 ✓ Mar. 2022 Meeting #3 	<ul style="list-style-type: none"> ✓ Apr. 2022 - School Board 	
Schematic Design	<ul style="list-style-type: none"> ✓ Jun. 2022 Meeting #4 ✓ Jul. 2022 Meeting #5 ✓ Aug. 2022 Meeting #6 	<ul style="list-style-type: none"> ✓ Oct. 2022 - School Board 	
Use Permit	<ul style="list-style-type: none"> ✓ Mar. 15, 2023 Meeting #7 ✓ April 17, 2023 Meeting #8 ✓ Virtual Public Meeting #1 ✓ Virtual Public Meeting #2 ✓ FBC AWG Meeting ✓ PFRC Meeting 	<ul style="list-style-type: none"> Jun. 2023 - County Board 	
Preconstruction	Oct. 2023 Meeting #8	Nov. 2023 - School Board Construction Contract	
Construction			Dec. 2023 – Begin New ACC Dec. 2025 - New ACC Complete Summer 2027 - Project Complete



Campus Site Plan



MPSA Play Areas



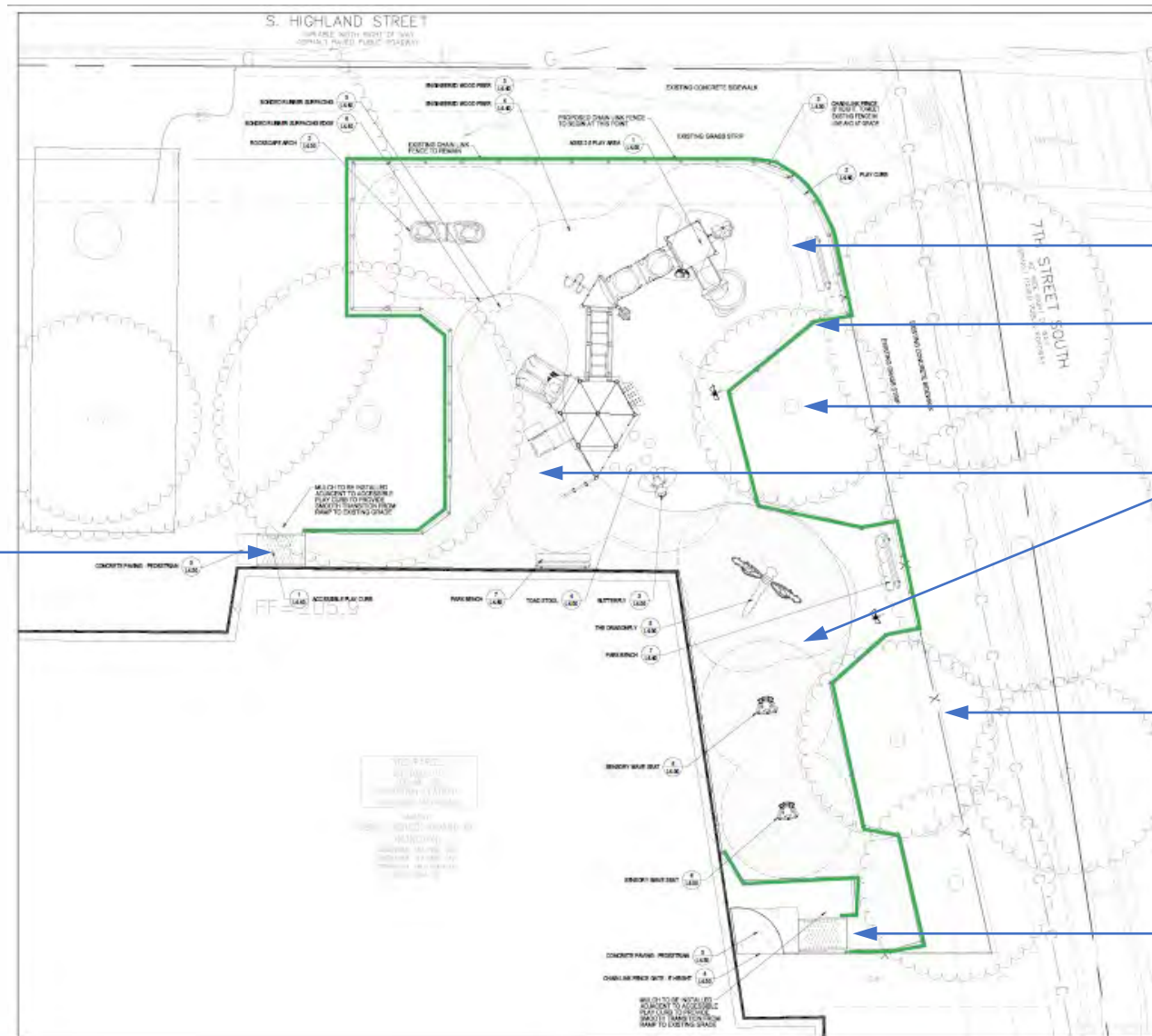
Synthetic Turf Field
Play Area: Ages 2-5

Play Area: Ages 5-12

Basketball Half Court

Grass Turf Field

MPSA Play Area – Ages 2-5



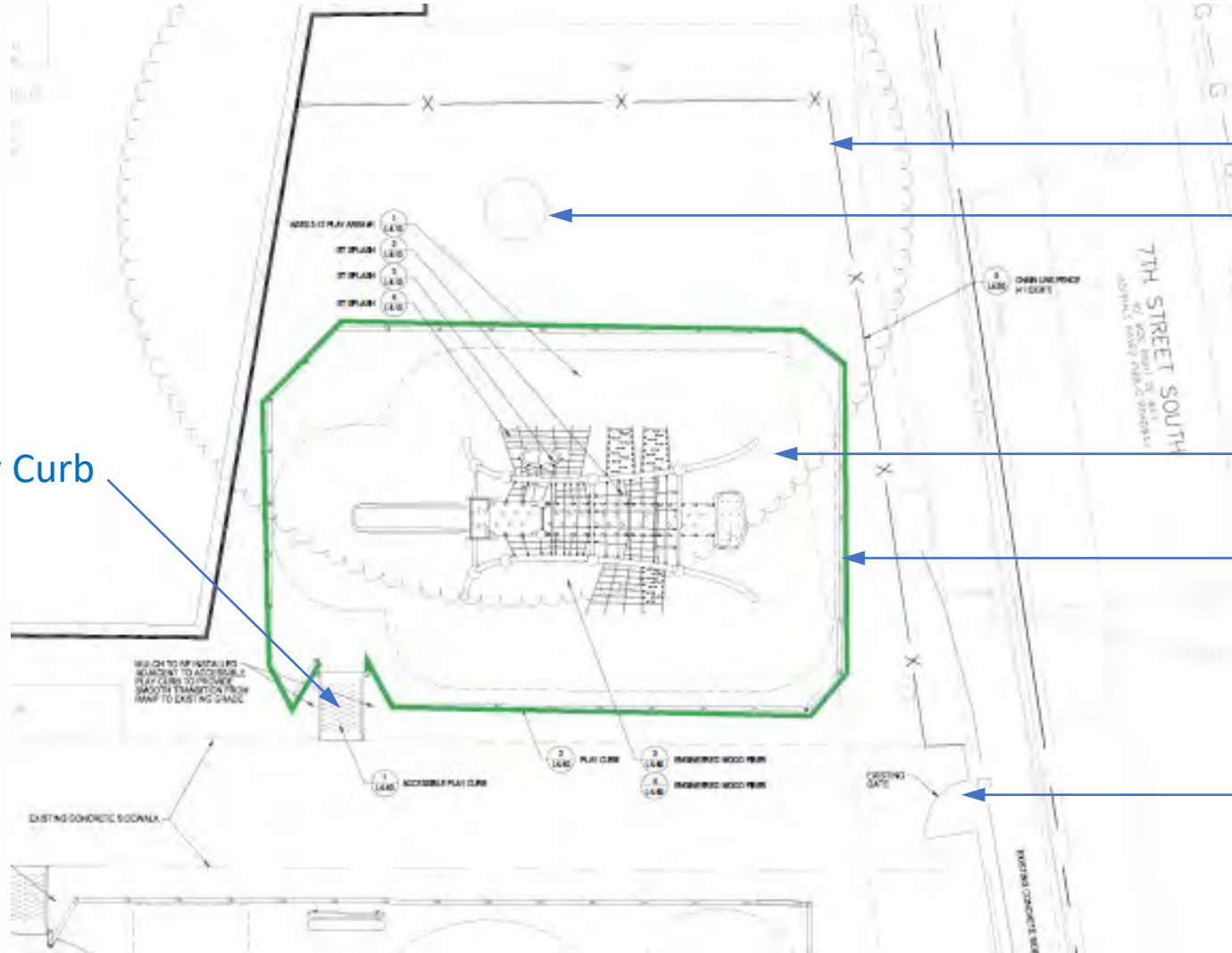
Entrance /
Accessible Play Curb

Engineered Wood Fiber
Play Curb (Green)
Existing Trees to Remain, Typ.
Bonded Rubber Surfacing

Chain Link Fence

Entrance /
Accessible Play Curb

MPSA Play Area – Ages 5-12



Chain Link Fence

Existing Trees to Remain, Typ.

Engineered Wood Fiber

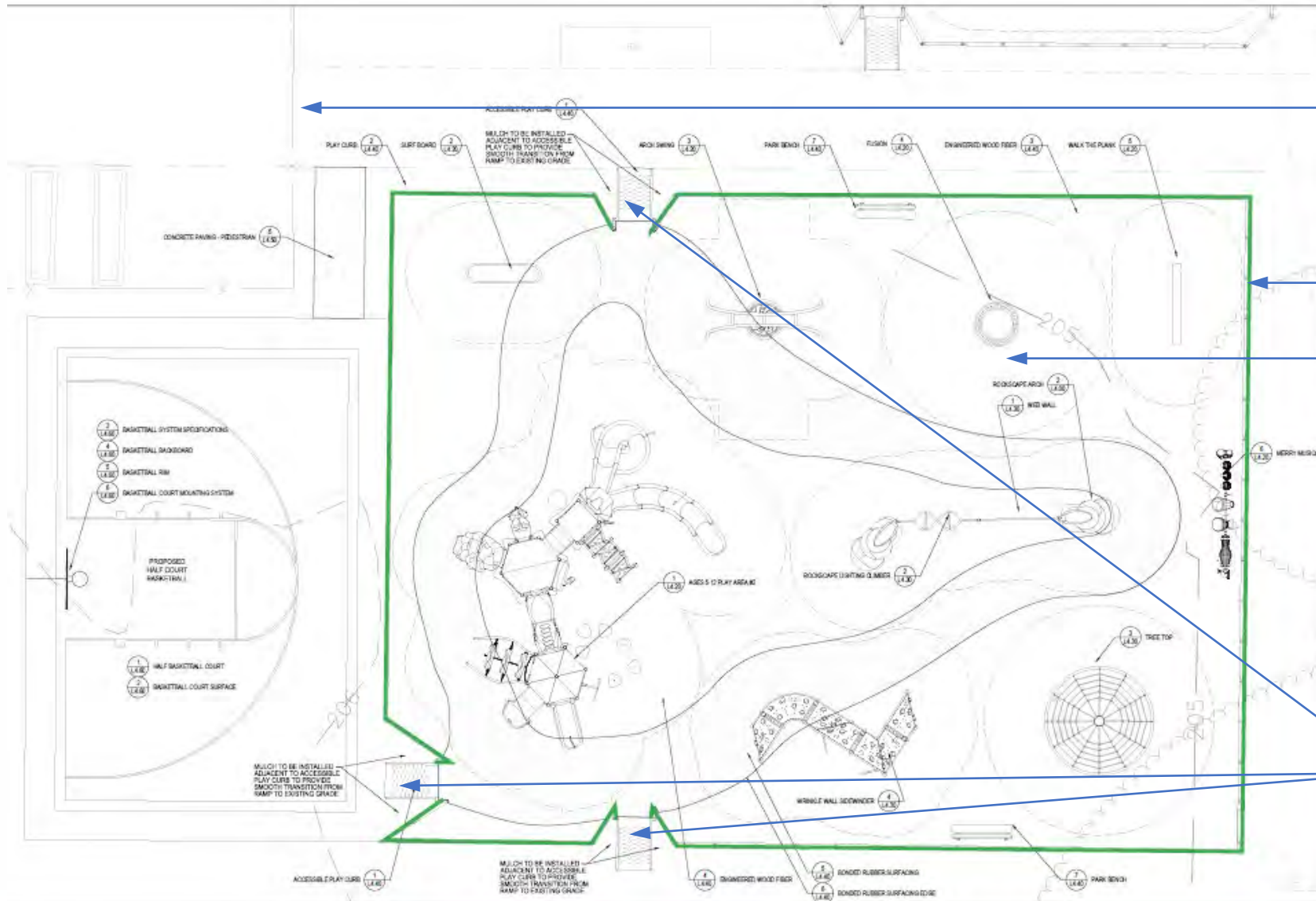
Play Curb (Green)

Gate

Entrance /
Accessible Play Curb



MPSA Play Area – Ages 5-12



Chain Link Fence

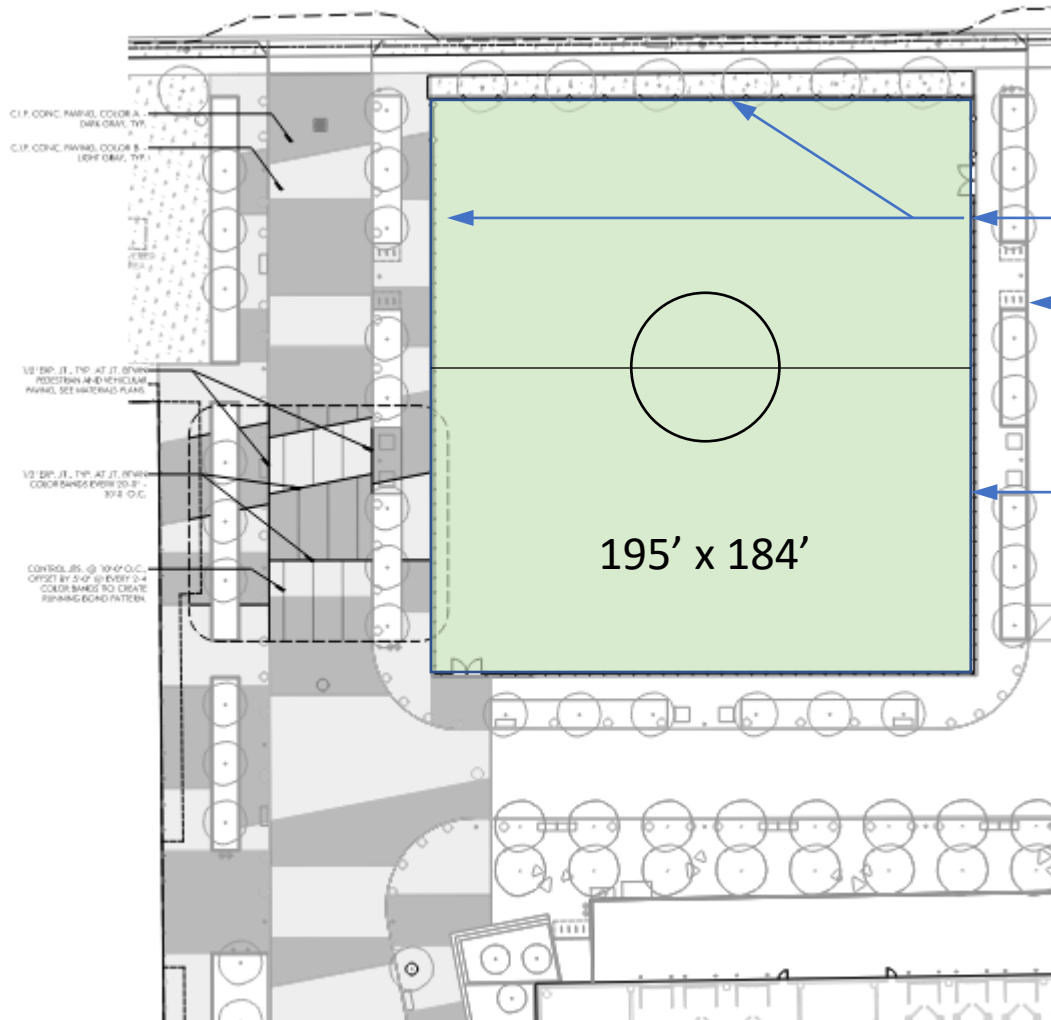
Play Curb (Green)

Engineered Wood Fiber

Entrances /
Accessible Play Curbs



Synthetic Turf Playfield



3 PAVING PLAN ENLARGEMENT - PROPOSED ART. TURF PLAYFIELD

Scale: 1" = 20'-0"

NOTE: PATTERN SHOWN IS ILLUSTRATIVE AND SUBJECT TO CHANGES DURING DESIGN SUBMISSIONS.



Campus Site View

LOADING/UNLOADING | ACC CAMPUS PLAYFIELD & SHARED SPACEREED STREETSCAPE





Aerial View from Southeast



Campus Site View

MAIN STREET | ACC CAMPUS PLAYFIELD & SHARED SPACEREED STREETScape





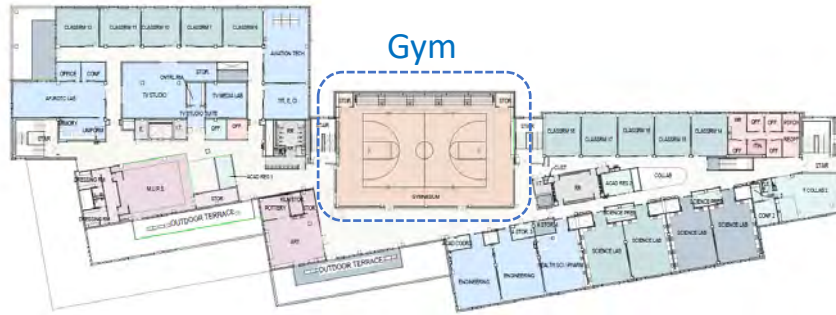
Campus Site View

LOADING & UNLOADING | ACC MAIN ENTRY & WALTER REED STREETScape





ACC Floor Plans



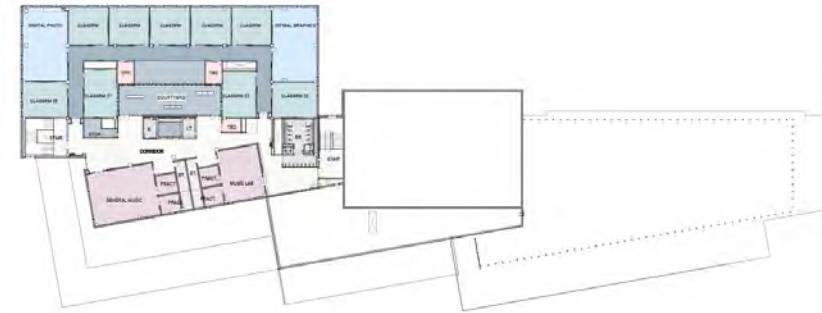
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

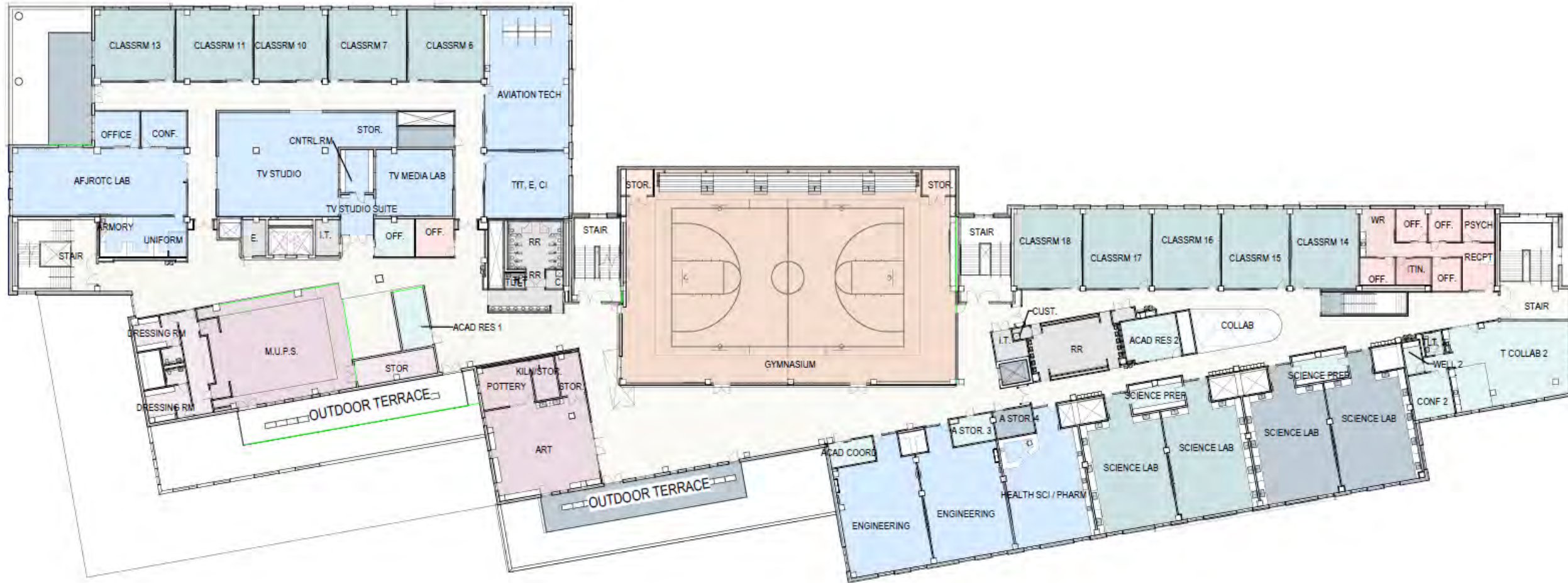


FIFTH FLOOR

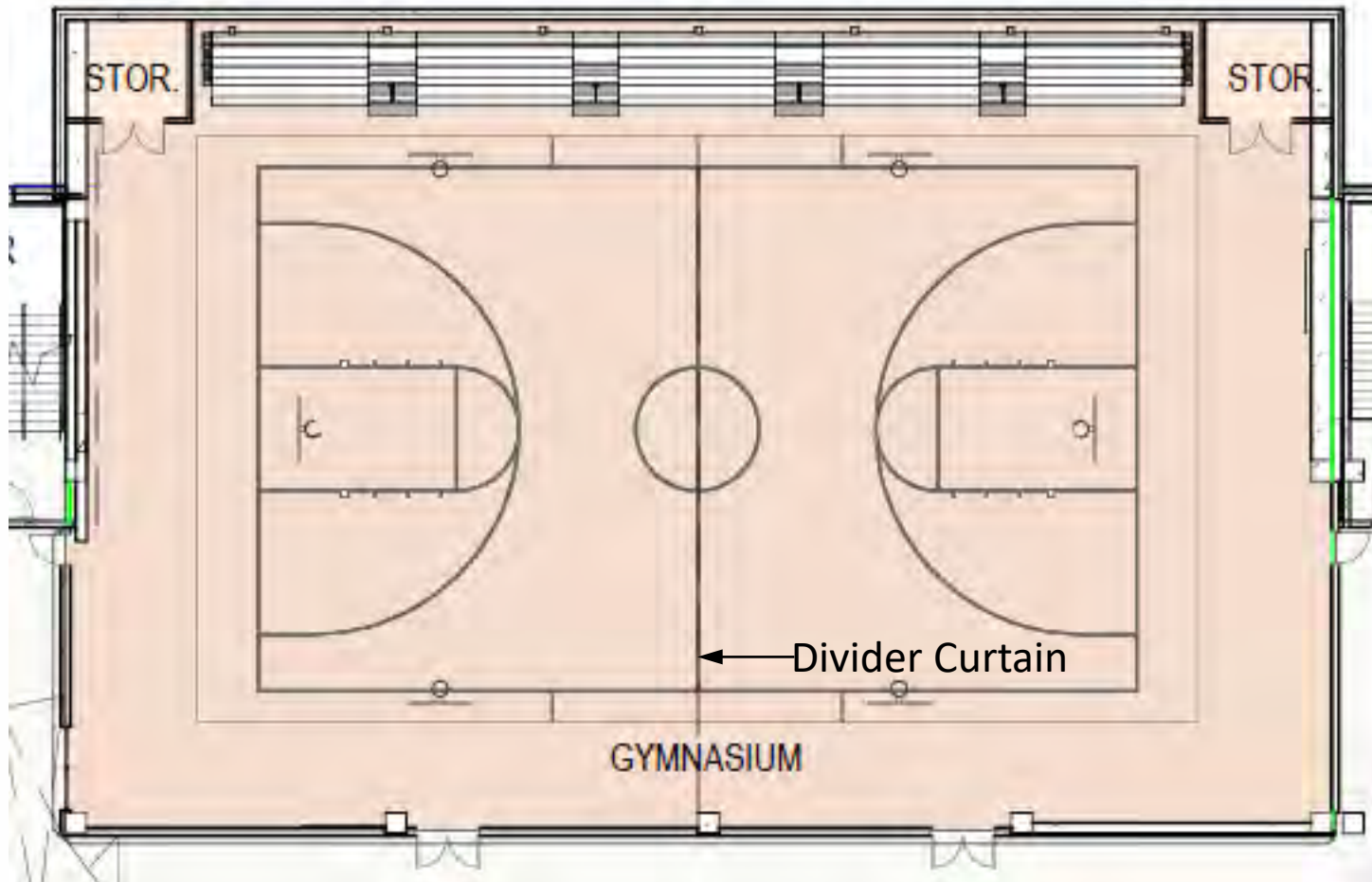


FOURTH FLOOR

ACC Third Floor Plan



ACC Third Floor Plan – Gym



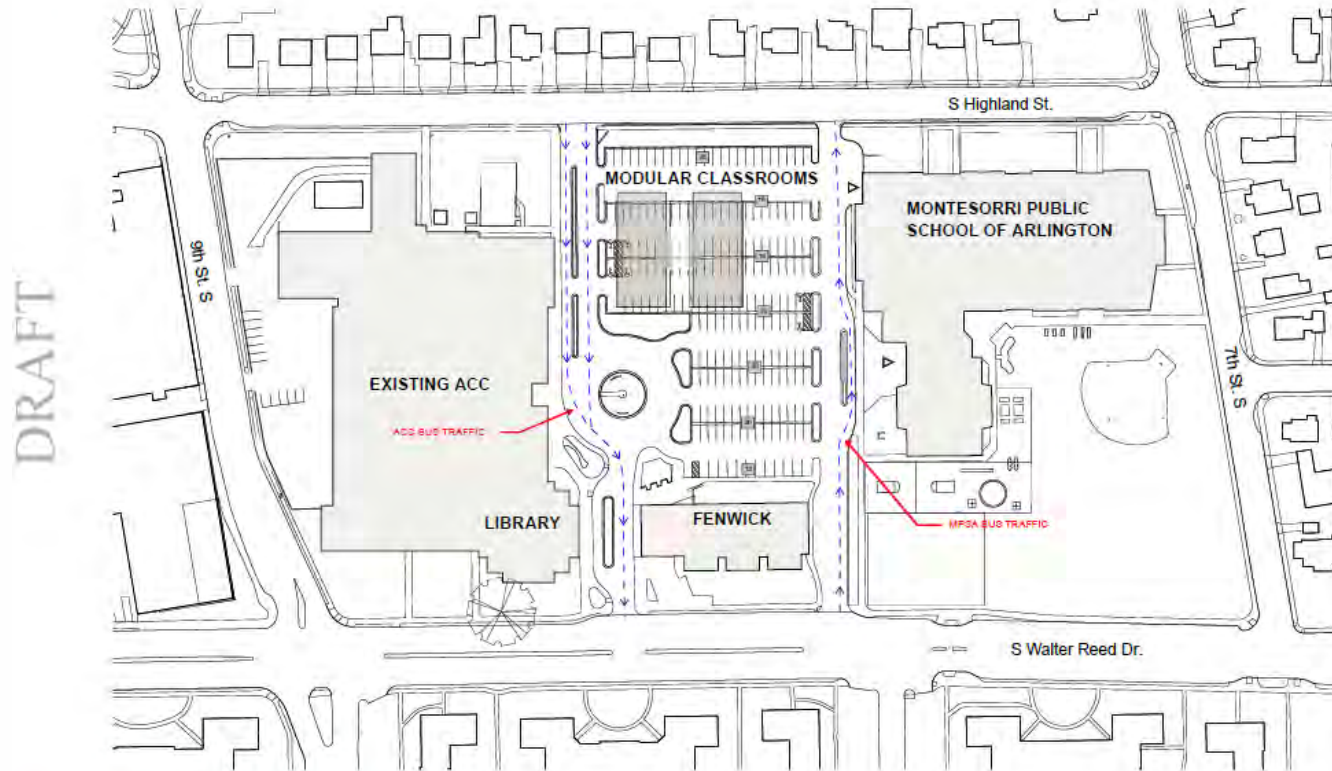
- Regulation Basketball Court
- Storage for Volleyball Standards
- 160-180 Bleacher Seats

Phasing Plans

Existing Campus Site Plan

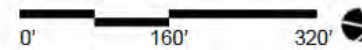
EXISTING CONDITIONS

CBRE



POINTS OF INTEREST:

1. 150 parking spaces in onsite surface parking lot.
2. Existing ACC and MPSA student PUDO occurs on S Highland St.



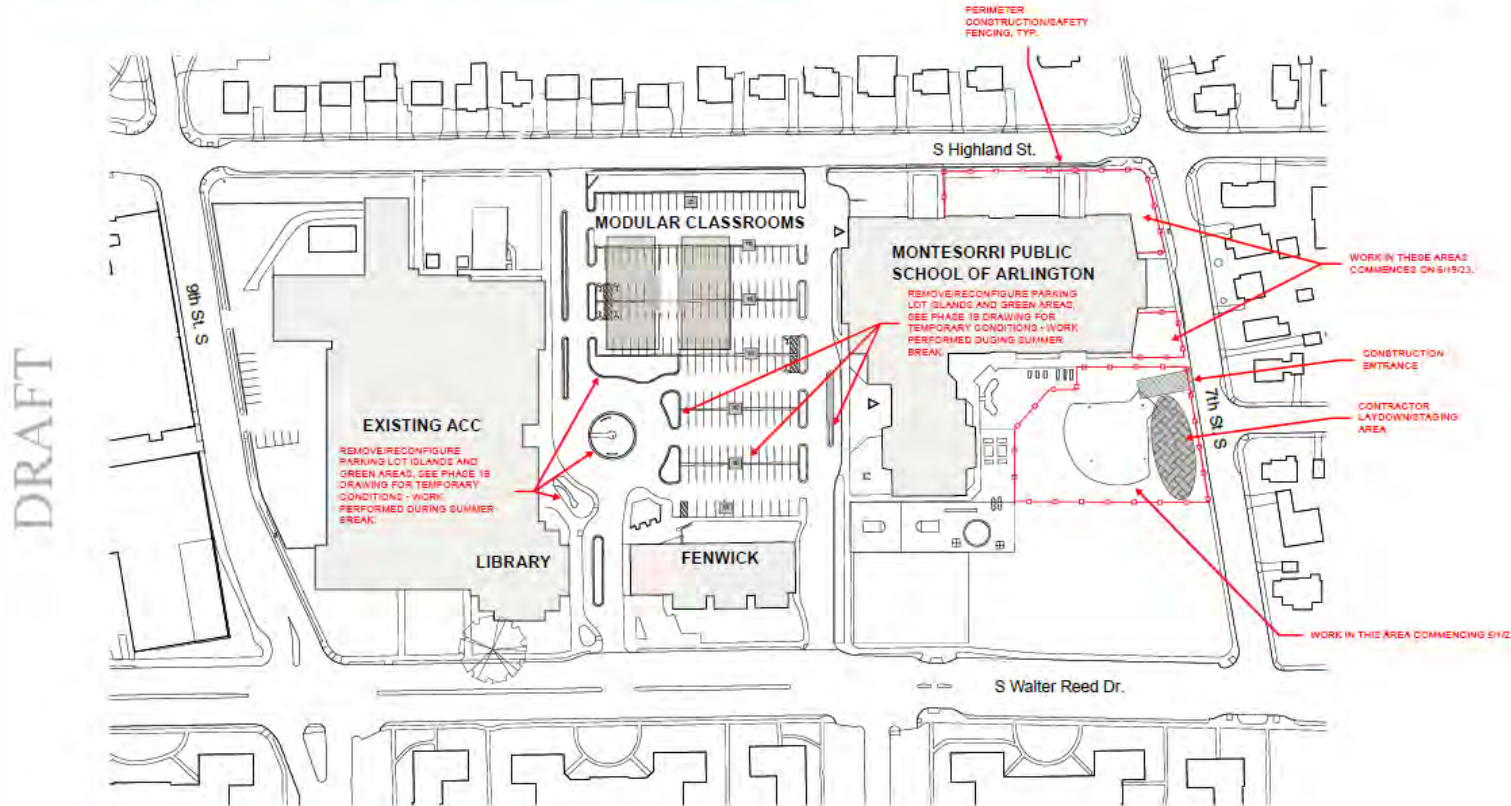


Phase 1A

PHASE 1A: MPSA PLAY AREAS (5/1/23 - 8/18/23)

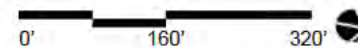
* Phasing & Logistics subject to change due to design progression, Contractor input, and unforeseen conditions.

CBRE



POINTS OF INTEREST:

1. Starting conversion of skinned infield and establishing grass field 5/1/23.
2. Leaving existing basketball court and play area on the east side of MPSA until Phase 2 - New ACC Building starts in January 2024.
3. Reconfigure surface parking lot to provide an additional 9 spaces - Total Spaces increase from 150 to 159. See Phase 1B drawing for new parking configuration.
4. Street parking along 7th St. S will not be impacted. Street parking along the east side of S Highland St. will be periodically impacted to facilitate construction of the west synthetic turf field and NW playground area. Work associated w/ S Highland St. will take place in the summer; therefore, no impact to student PUDO.
5. No impact to pedestrian circulation while school is in session.



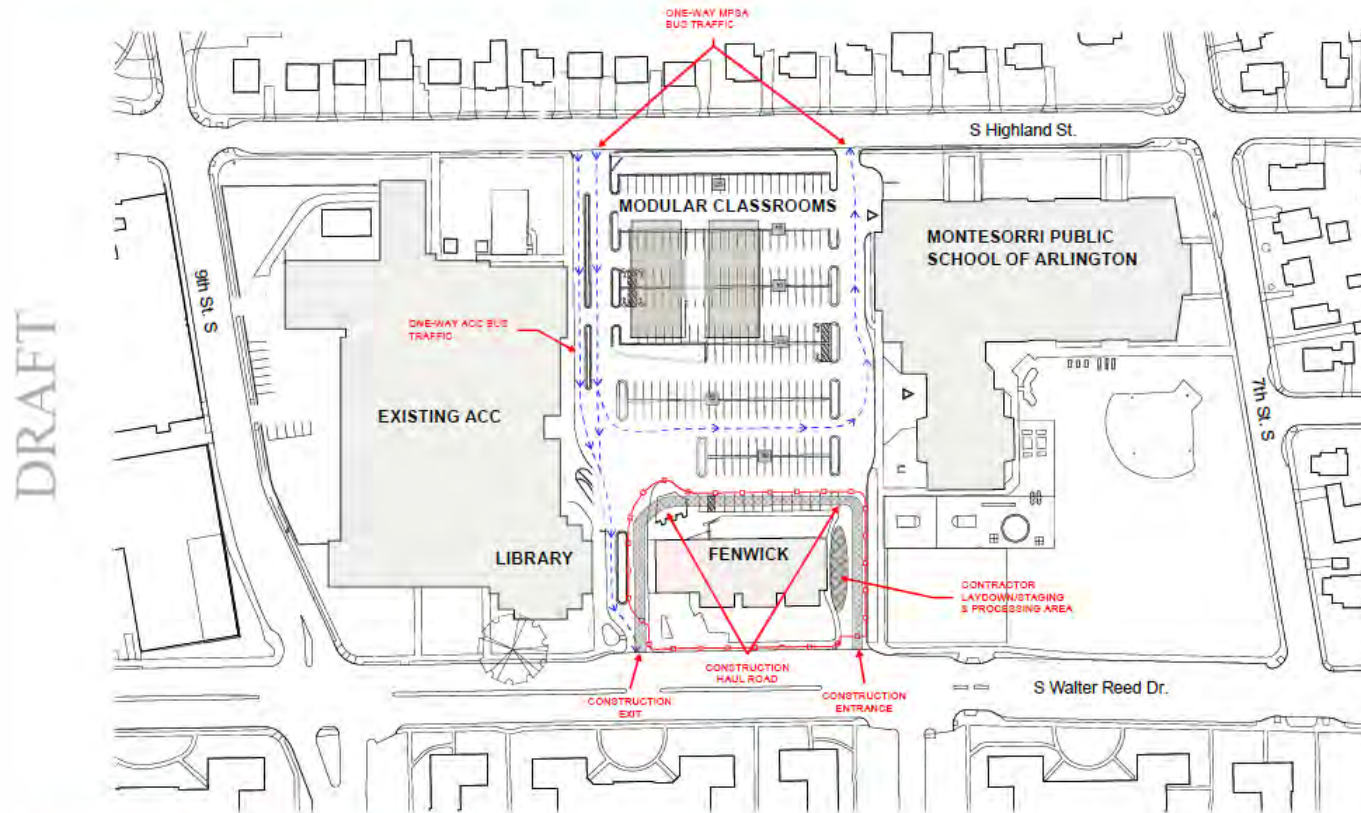


Phase 1B

PHASE 1B: FENWICK BLDG DEMOLITION (6/19/23 - 10/27/23)

* Phasing & Logistics subject to change due to design progression, Contractor input, and unforeseen conditions.

CBRE



POINTS OF INTEREST:

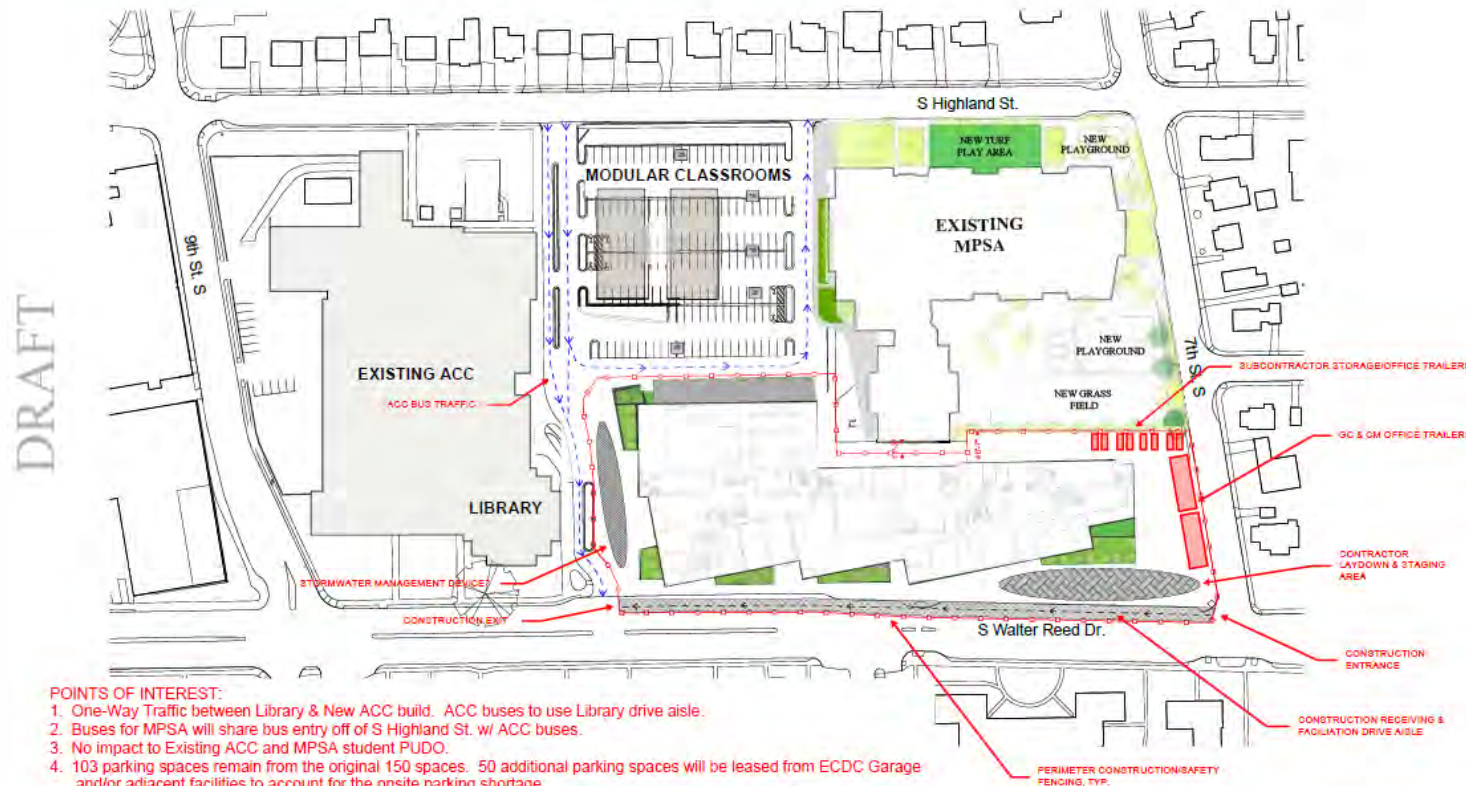
1. One-Way Traffic between Library & Fenwick Bldg/Site. ACC buses to use Library drive aisle.
2. MP/SA buses to enter S Highland St. same as ACC buses.
3. No impact to Existing ACC and MP/SA student PUDO that occurs on S Highland St.
4. Total Surface Lot Parking Spaces available start of school Fall 2023 = 159.
5. ROW sidewalk along S Walter Reed Dr. will remain accessible to the public.
6. No impact on street parking.
7. Coordination will be required with the Arlington County Water Main Replacement project that will occur S Walter Reed Dr. Work is currently projected to start June 2023 and finish December 2023.

Phase 2

PHASE 2: NEW 5-STORY ACC (1/2/24 - 1/2/26)

* Phasing & Logistics subject to change due to design progression, Contractor input, and unforeseen conditions.

CBRE



POINTS OF INTEREST:

1. One-Way Traffic between Library & New ACC build. ACC buses to use Library drive aisle.
2. Buses for MPSA will share bus entry off of S Highland St. w/ ACC buses.
3. No impact to Existing ACC and MPSA student PUDO.
4. 103 parking spaces remain from the original 150 spaces. 50 additional parking spaces will be leased from ECDC Garage and/or adjacent facilities to account for the onsite parking shortage.
5. Need to verify there is adequate space between the proposed LOC along the west side of the New ACC and the adjacent 26 space parking bay to accommodate bus traffic.
6. ROW along S Walter Reed Dr. from 7th St. S to the ACC Library exit, including sidewalk, parking lane, and bike lane will be out of commission for material delivery, staging, and facilitation of construction.
7. Utilities, including new gas service, that are fed from S Highland St will be installed in Summer 2024 or 2025.
8. 48" Storm Sewer Main in S Highland St and 9th St S to be relocated in Summer 2025.
9. Stabilized gravel area and drive aisle west of the Auto Tech parking lot and the drive aisle on the south side of the New ACC to be installed in Phase 4.
10. Streetscape work will generally be completed in the phase such work is adjacent to.
11. Complete Streets work along the New ACC frontage on S Walter Reed Dr. to be coordinated/completed during Phase 2.



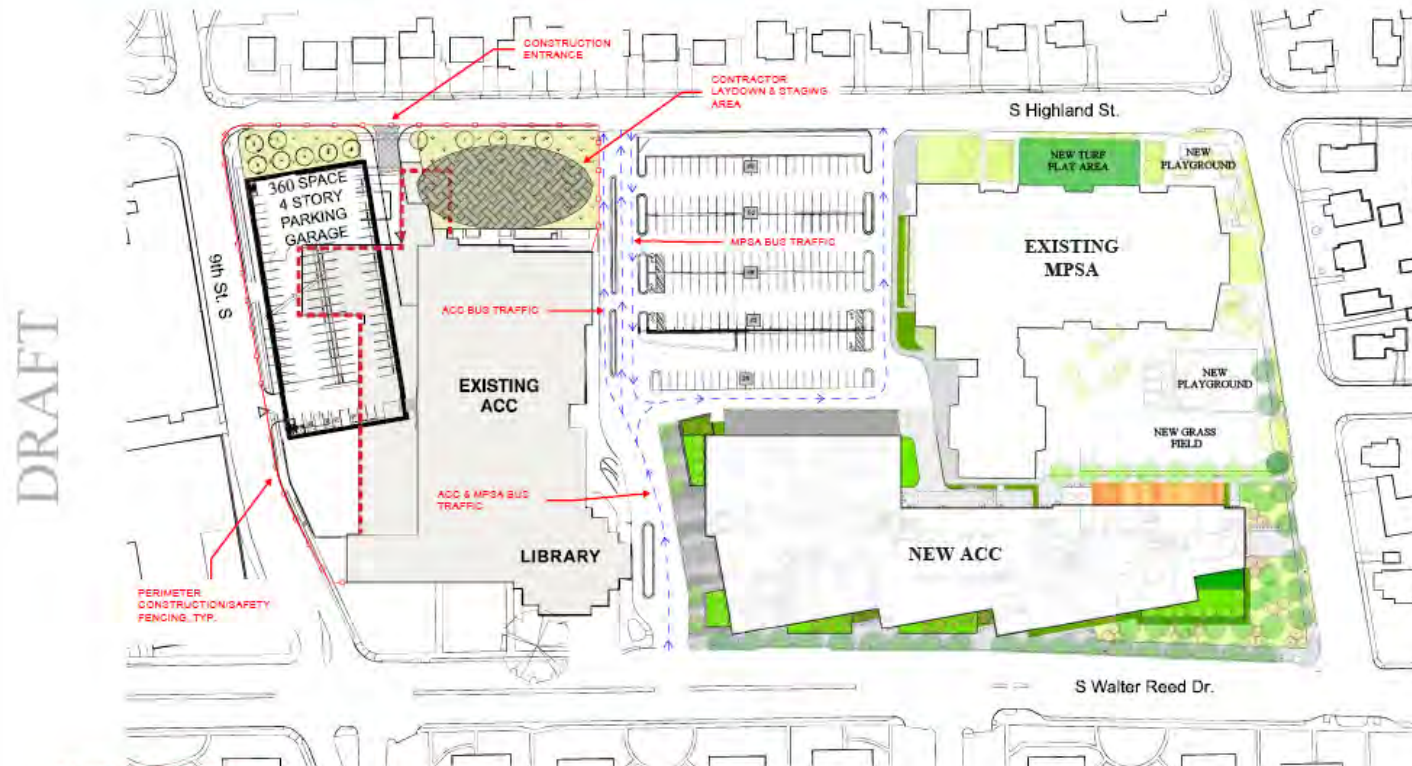


Phase 3

PHASE 3: PARTIAL DEMOLITION OF EXISTING ACC & NEW GARAGE (1/05/26 - 4/30/27)

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CBRE



POINTS OF INTEREST:

1. Onsite parking would increase to 172 parking spaces after portable classrooms are removed.
2. Create Interim Milestone for Removal of Portable Classrooms complete by 3/31/26.
3. GC & CM will operate out of Existing ACC.
4. ROW sidewalks along S Highland St. and 9th St. S will be impacted/closed to install street scape work.
5. May need to take a portion of the parking lane on the north side of 9th St. S for crane access to set precast framing/decking on east side of garage.
6. ACC buses to enter from S Walter Reed Dr. and exit onto S Highland St.
7. MPSA buses to enter from S Walter Reed Dr. and/or S Highland St. and exit onto S Highland St.
8. ACC student PUDO will occur in new location along S Walter Reed Dr.
9. No impact to MPSA student PUDO.
10. Streetscape work will generally be completed in the phase such work is adjacent to.

0' 160' 320'



Phase 4

PHASE 4 : SYNTHETIC TURF FIELD & REMAINING SITEWORK (3/1/27 - 8/13/27)

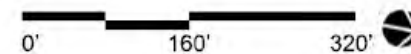
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CBRE



POINTS OF INTEREST:

1. Complete campus drive aisles over Summer Break 2027.
2. No impact to New ACC and MPSA student PUDO.
3. GC & CM to operate out of existing ACC.
4. Mill & Overlay three frontages and place surface course on S Walter Reed Dr.
5. Streetscape work will generally be completed in the phase such work is adjacent to.



Proposed Final Condition

PROPOSED FINAL CONDITION

CBRE



End of Slide Deck



BIOPHILIC
ARLINGTON UPDATE
Park and Recreation Commission
May 23, 2023

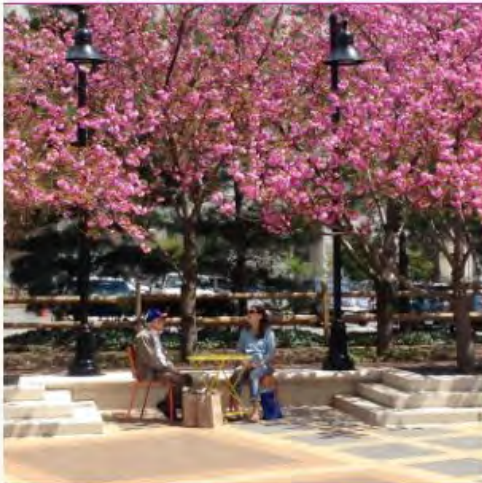
Kris Krider
Laura Shaub
Urban Design Team

Arlington's Biophilic Commitment



Partner Cities

It is our belief that every city is biophilic to some degree, and has the potential to become a more biophilic city, and that realizing that potential will require intentional changes in some municipal and urban planning and design policies and practices to produce richer, more vibrant nature-filled cities of the 21st century. The Biophilic Cities Network is comprised of cities from around the globe dedicated to improving the connection between residents and urban nature.



ARLINGTON



AUSTIN



BARCELONA



BIRMINGHAM

Biophilic Cities Network

Arlington

Austin

Barcelona

Birmingham

Colombo

Curridabat

Edinburgh

Edmonton

Fremantle

Kansas City

Karsiyaka

Los Angeles

Miami-Dade

Milwaukee

Norfolk

Panama City

Phoenix

Pittsburgh

Portland

Raleigh

Richmond

San Francisco

Singapore

St. Louis

Toronto

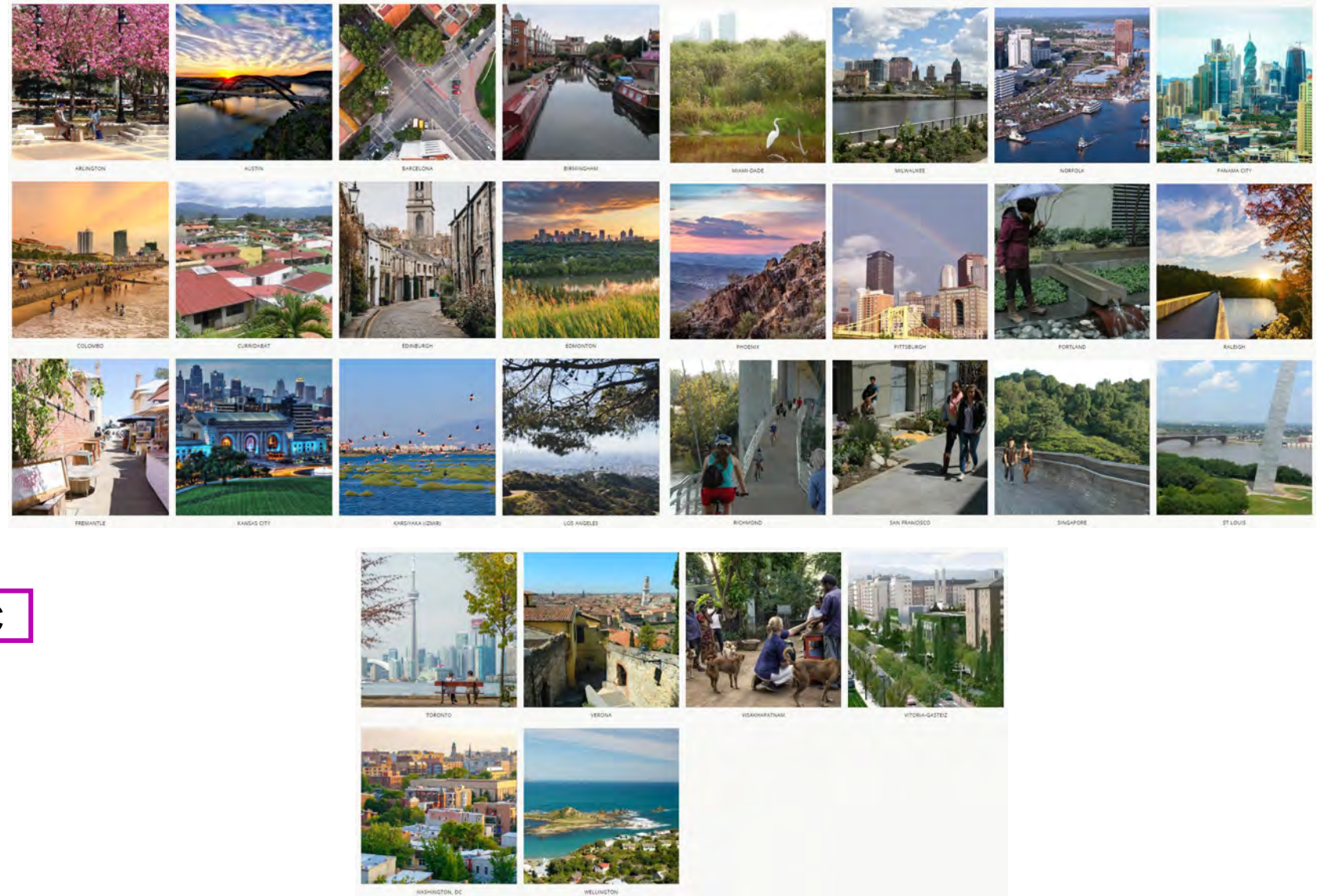
Verona

Visakhapatnam

Vitoria-Gasteiz

Washington, DC

Wellington



BIOPHILIC ARLINGTON 5 MUNICIPAL INDICATORS



Biophilic Institutions, Planning, and Governance

- I. Expanded biophilic planning and design principles throughout existing policies and processes, such as comprehensive plan elements, sector plans, site plans, park master plans, and multimodal transportation plans and projects.

Biophilic Engagements, Participations, and Knowledge

- II. Education opportunities for the community, including residents and development stakeholders, about the benefits of biophilic principles to further the presence of nature in our buildings, facilities, homes and public spaces.

Natural Conditions, Qualities and Infrastructure

- III. Creation of publicly accessible urban nature projects.
- IV. Expanded natural elements within Arlington's built environments, as well as conservation of our natural resources.

Human Health and Wellbeing Factors

- V. Equitable access to green spaces, parks and other natural elements.

How we got here...

Education and Engagement

- Biophilic POP-Up Event – September 2016
- Volunteer support

PSMP Recommendation:

3.3.1. Explore opportunities to participate in and join the Biophilic Cities movement.

Progress:

- County Board Resolution - December, 2019
- Arlington joined Network - March, 2020
- Formed interdepartmental core team to track progress, annual updates to County Board
- 2021 Biophilic Arlington Symposium
- CPHD & DPR attend BCN meetings and actively participate.

and how are we doing?

Education and Engagement

- Design Lunch- Internal interdepartmental education sessions.

Implementation:

Planning Studies and Guidance

- Pentagon City Sector Plan
- Forestry and Natural Resources Master Plan
- Historic Preservation Planning Element
- Plan Langston Boulevard

Site Plan Design Review:

- Reviewing Site Plans with Biophilic Design in mind
- Updates to the 4.1 Regulation (ongoing)

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BIOPHILIC

IMPLEMENTATION

Constellation Wall
Tellus Apartments



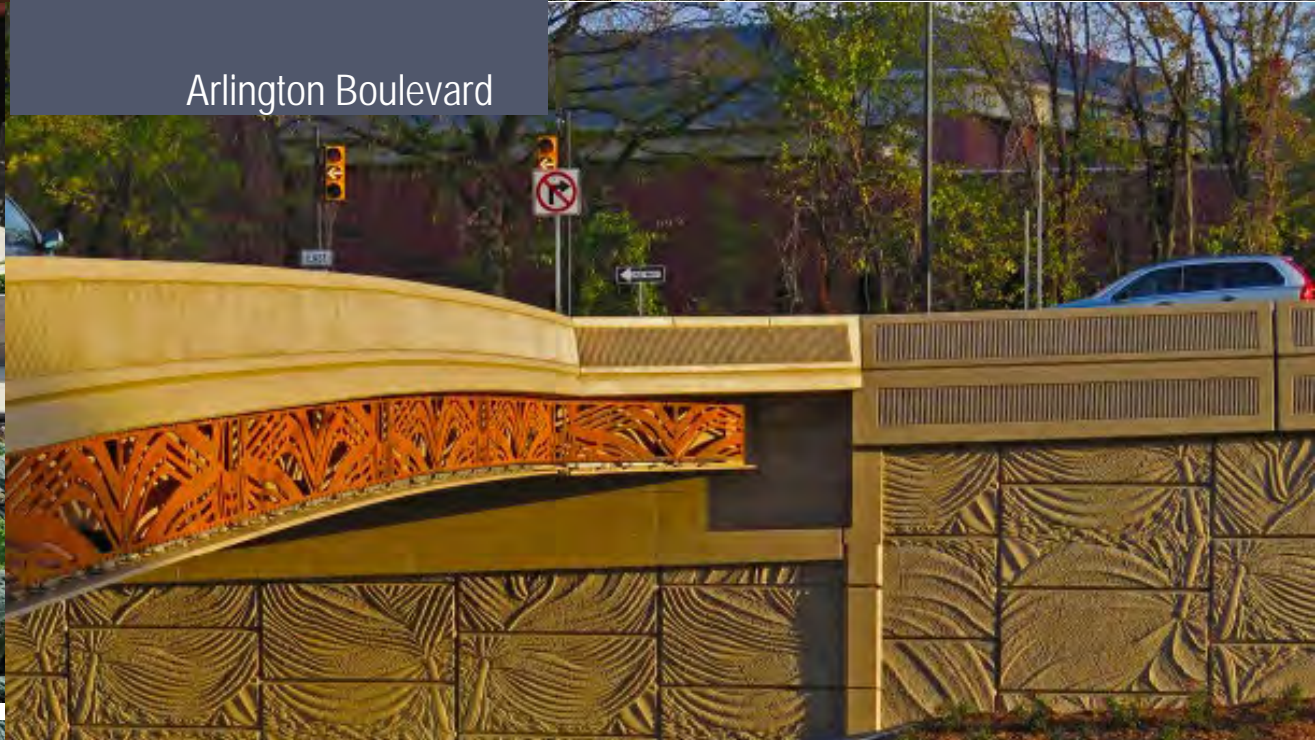
1000 Wilson Blvd.



Green Roof 10
@ Clarendon



Arlington Boulevard



Intentional



And unintentional

Site Plans

Details & Review Process

Site plan projects are reviewed in several key areas:



Land Use: Whether the project complies with zoning requirements and policy guidance on use mix, density, and building height.



Policy Compliance: How the project adheres to County and other policies (e.g., General Land Use Plan, Affordable Housing Master Plan, Community Energy Plan).



Transportation: Street design and operations, bicycle accommodations, streetscape, parking, and loading access.



Site Design: Layout and footprint of the project and impact on and compatibility with adjacent properties.



Architecture: Design of the proposed building or buildings and façade materials.



Open Space: Landscaping, public spaces, and biophilic design.



Community Benefits: Features, amenities, infrastructure, and improvements.

Site Plan Processes

When do we see the plans?

What do we see?

What questions do we ask?



APPLICATION SUBMITTED

The site plan review process starts with the applicant submitting a preliminary site plan application, which County staff review. Developers are encouraged to submit a conceptual site plan application depicting a framework of their envisioned proposal prior to this stage, but it is not required. After the applicant revises the preliminary application based on staff review, they submit a final site plan application for formal acceptance and to begin the public review process.



SITE PLAN REVIEW COMMITTEE CREATION

A Site Plan Review Committee (SPRC) is formed for each project, with members representing key stakeholders for that specific project. A member of the Planning Commission chairs the SPRC. He or she identifies stakeholder groups that will need representation. Civic associations in the project area are always invited. The SPRC may also include other Planning Commissioners, as well as representatives of other advisory groups and commissions, civic associations, and other neighborhood or community groups.



COMMUNITY ENGAGEMENT

After the final site plan is accepted, the County conducts online engagement. **The County is actively working to ensure that the online engagement reaches as many stakeholders as possible.** The engagement includes videos and other materials about the project, plus an online feedback form. The form stays open for at least 10 days. For some projects, and as determined by the SPRC chair, a site walking tour may be held. After the online engagement closes, staff compiles and publishes the feedback received, accompanied by responses from County staff.



SPRC MEETINGS

The SPRC for the project holds meetings (typically two, but that number is adjusted according to the project). During the meetings, the applicant can explain changes made based on community engagement. The SPRC meetings are open to the public and include time at the end for public comment. Meeting notices are sent via e-newsletter to SPRC members and other stakeholders. **The SPRC does not vote or make recommendations.** It identifies policy issues and community concerns and works towards resolution, although resolution and consensus are not required.



COMMISSION AND BOARD REVIEW

The Planning Commission, and the County Board, consider the site plan application at public hearings. Members of the public can attend the hearings and participate by submitting written comments in advance or providing verbal testimony at the hearing. Planning Commission and County Board hearings are publicized on the County website, via e-newsletter, and via public notices in a local newspaper and on placards located near the site. If the Board approves a site plan project, the applicant may move forward with obtaining permits and building the project.

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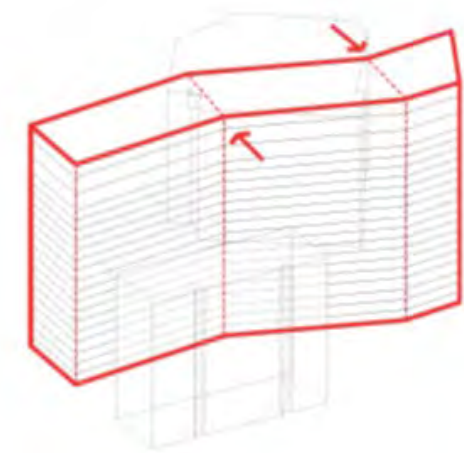
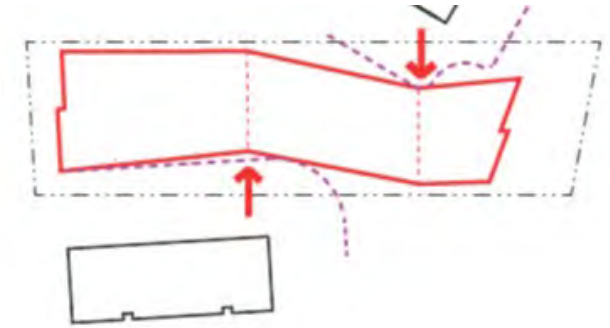
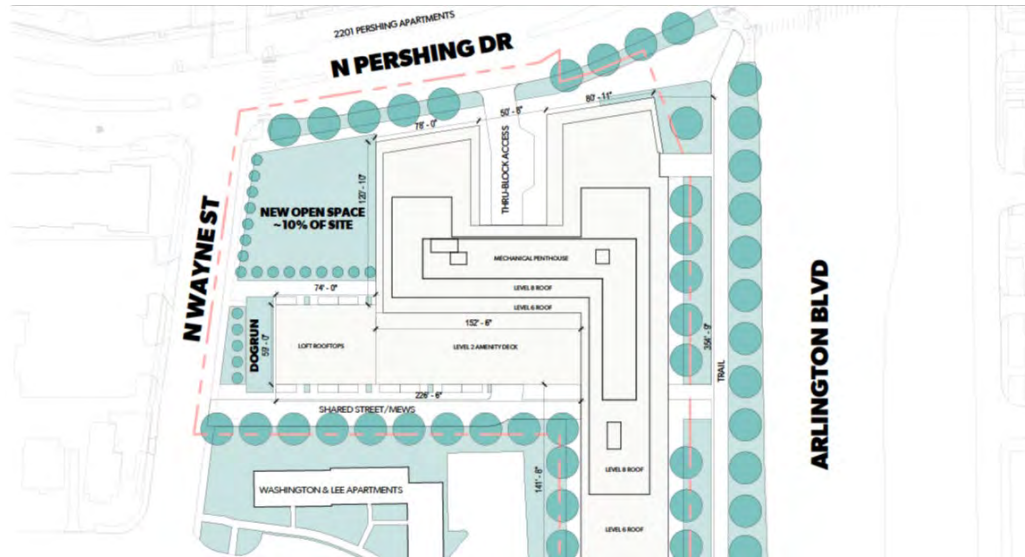
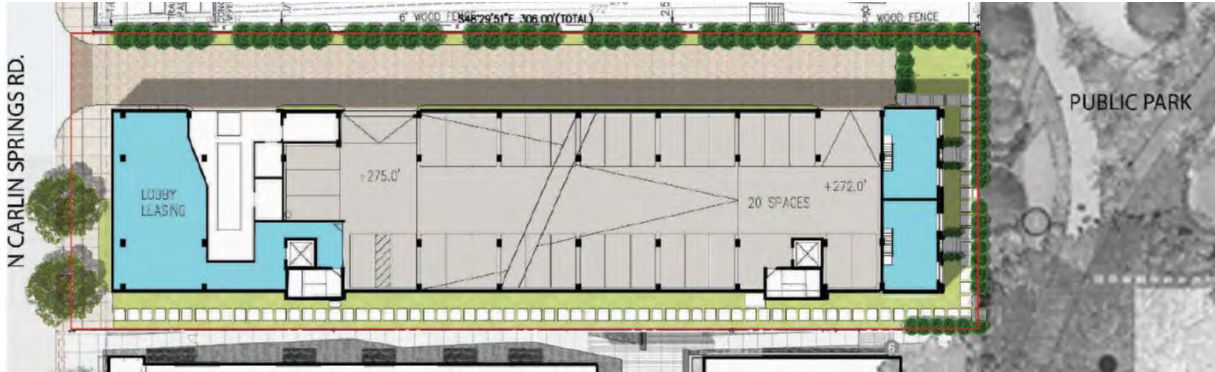


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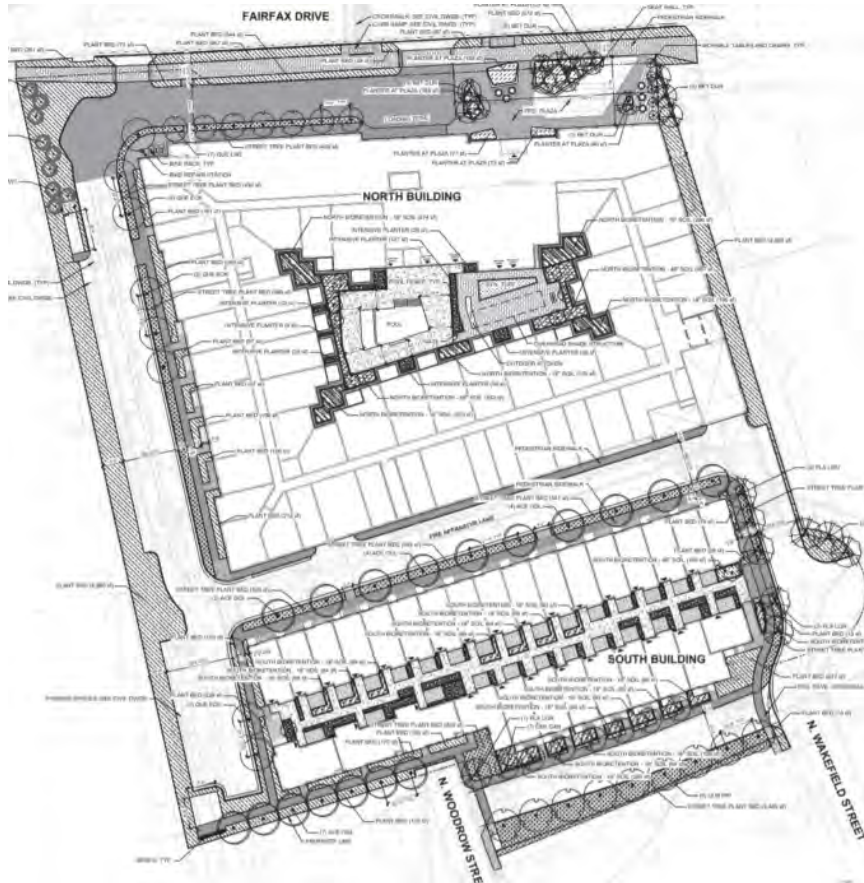


ARTICULATE FORM IN RESPONSE TO CONTEXT
CONSTRAINTS AND VIEW OPPORTUNITIES

Pre-Application Conceptual Submissions

Site Plan Processes

When do you see the plans?



Application Submission
May 2022

Community Engagement



Site Plan Review Committee
April 2023

Guidance for staff and applicant



Ballston Macy's Site



Bingham Center



The Arva

Guidance for staff and applicant

14 Patterns of Biophilic Design



Nature In The Space

1. Visual Connection with Nature
2. Non-Visual Connection with Nature
3. Non-Rhythmic Sensory Stimuli
4. Thermal and Airflow Variability
5. Presence of Water
6. Dynamic and Diffuse Light
7. Connection with Natural Systems

Natural Analogues

8. Biomorphic Forms and Patterns
9. Material Connection with Nature
10. Complexity and Order

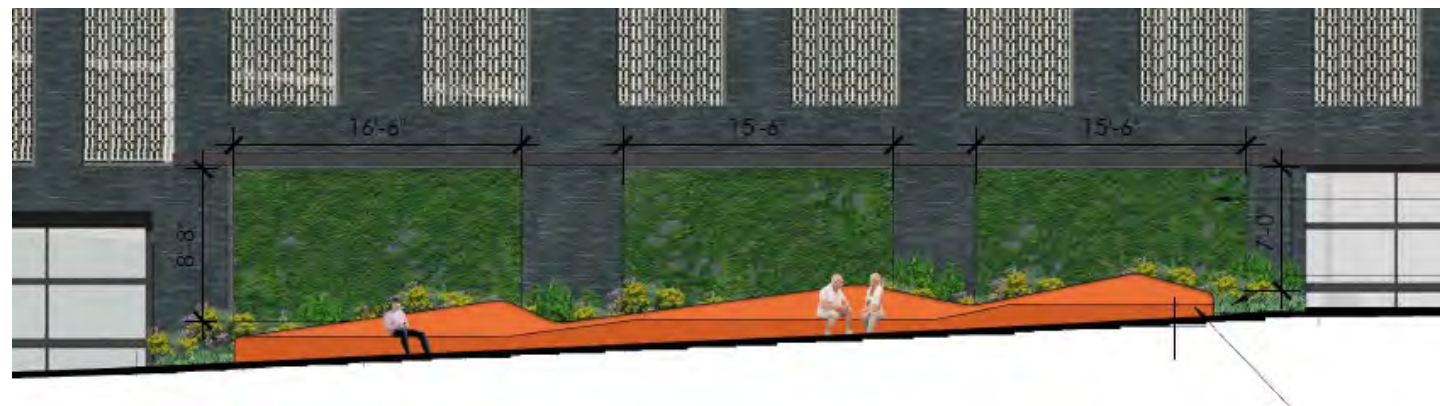
Nature Of The Space

11. Prospect
12. Refuge
13. Mystery
14. Risk

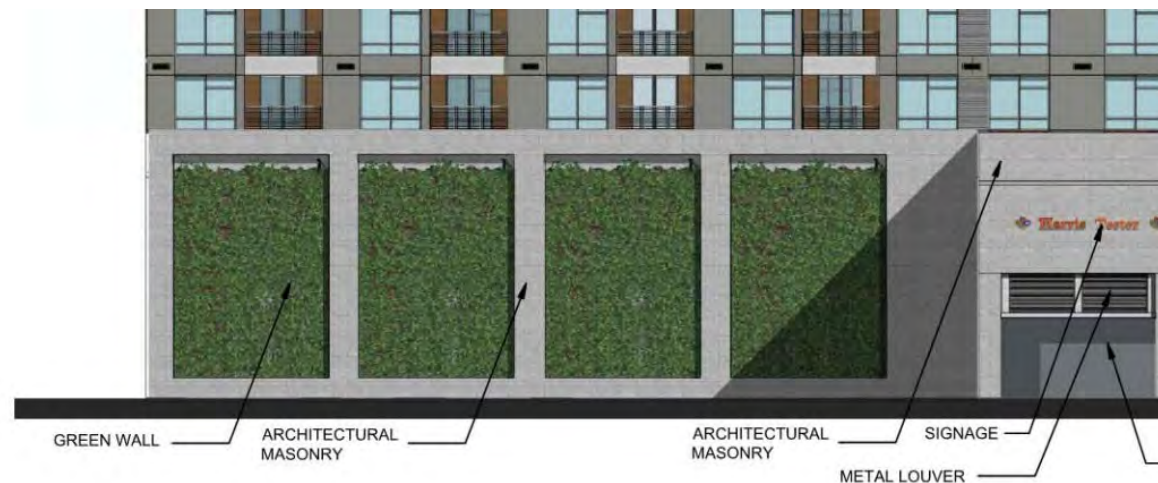
Is what we see
(in renderings)
what we get?



Ballston Macy's Site

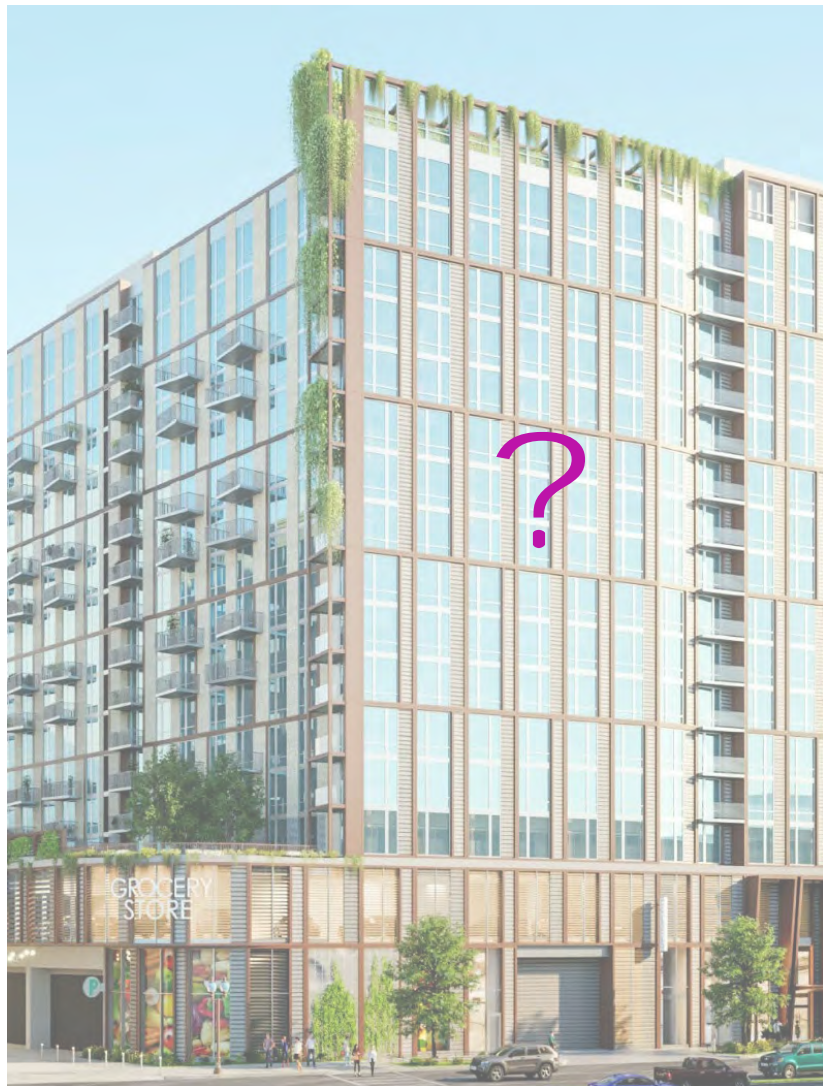


1901 N. Moore- RCA Building



Harris Teeter- N. Tazewell Street

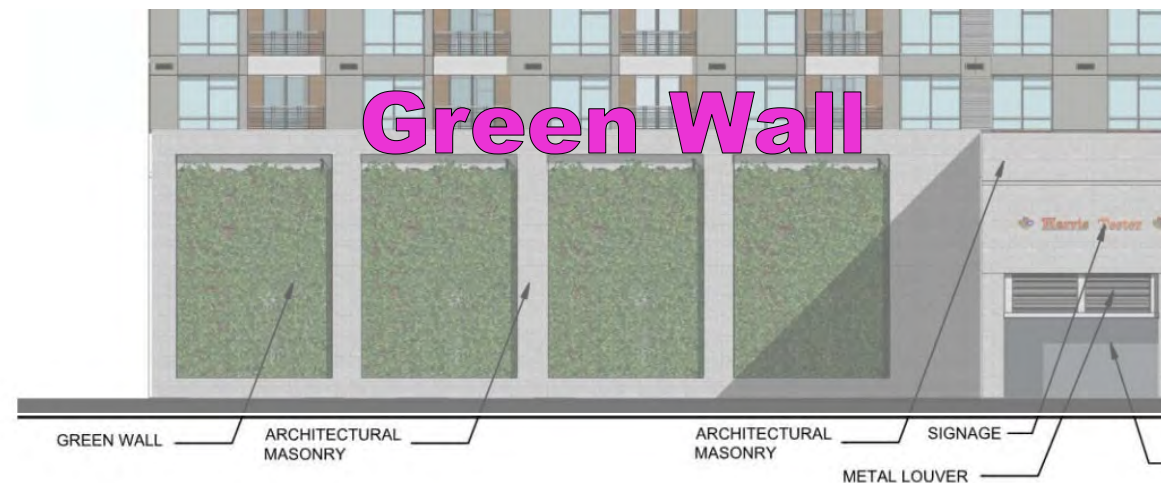
what is the
nomenclature?



Ballston Macy's Site



1901 N. Moore- RCA Building



Harris Teeter N. Tazewell wall

what is the
nomenclature?



Wendy's Site- Clarendon Elevation



Wendy's Site- Wilson Elevation

what is the
nomenclature?

Biophilic Element



Courthouse Landmark Building- Uhle Street Promenade

What could we be asking? (and who should be answering)



What type of systems are appropriate and where?

What can be expected over time?

Is all vertical greenery the same?



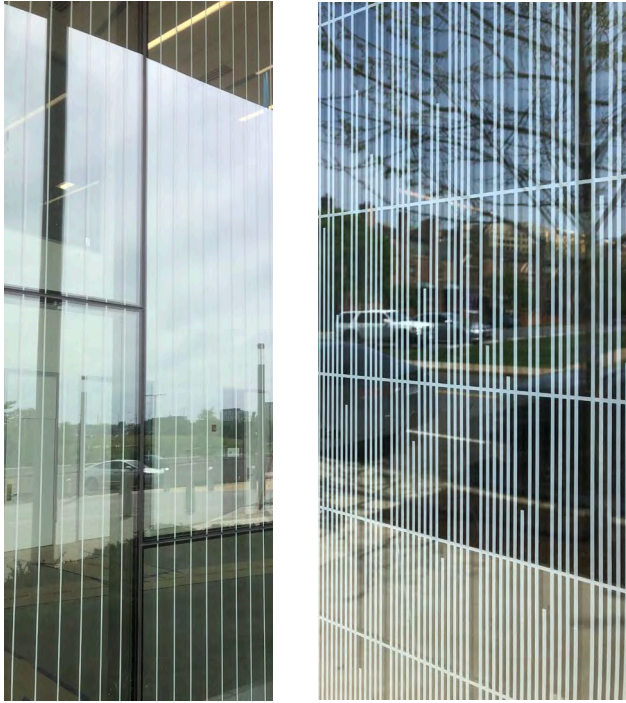


- **Plant Trough**

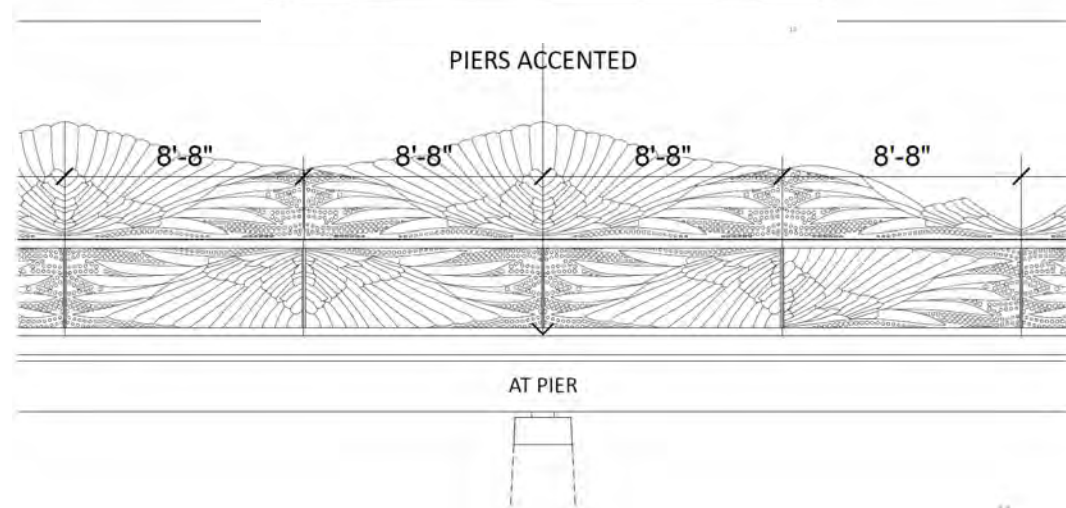
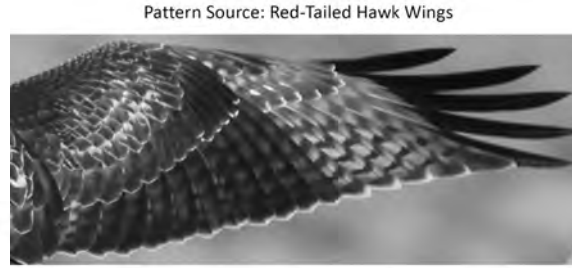


- **Wire Trellis**

Buildings and Materials



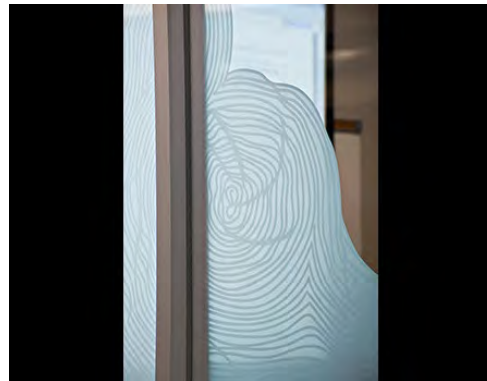
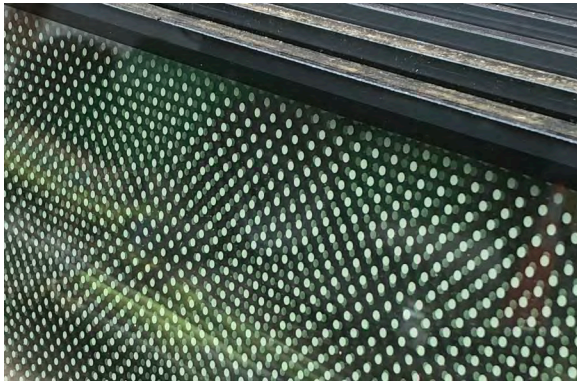
Bird Friendly Glass



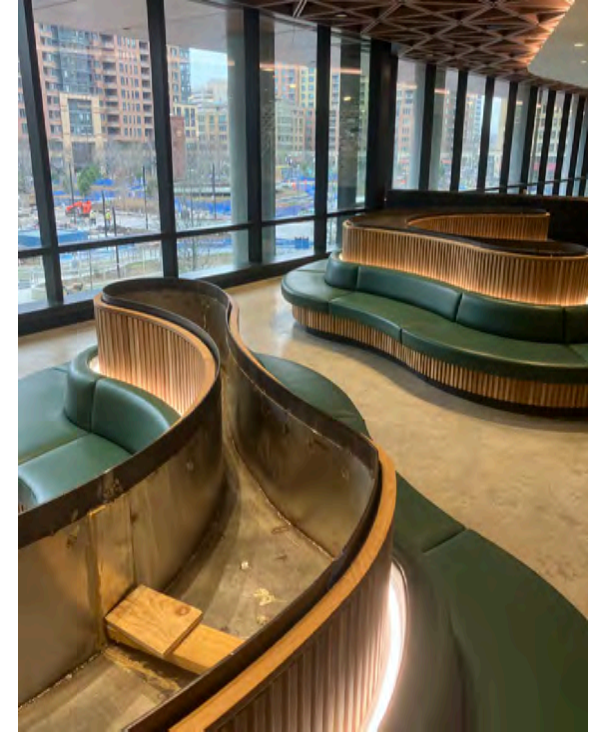
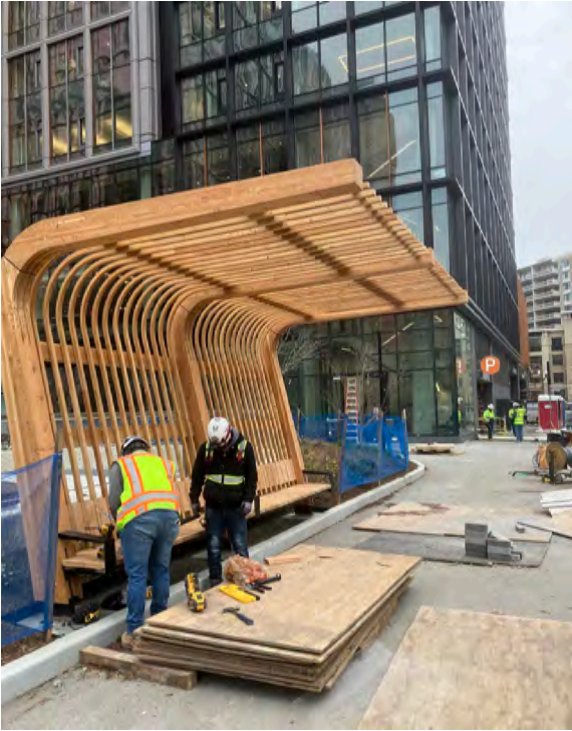
Analogue



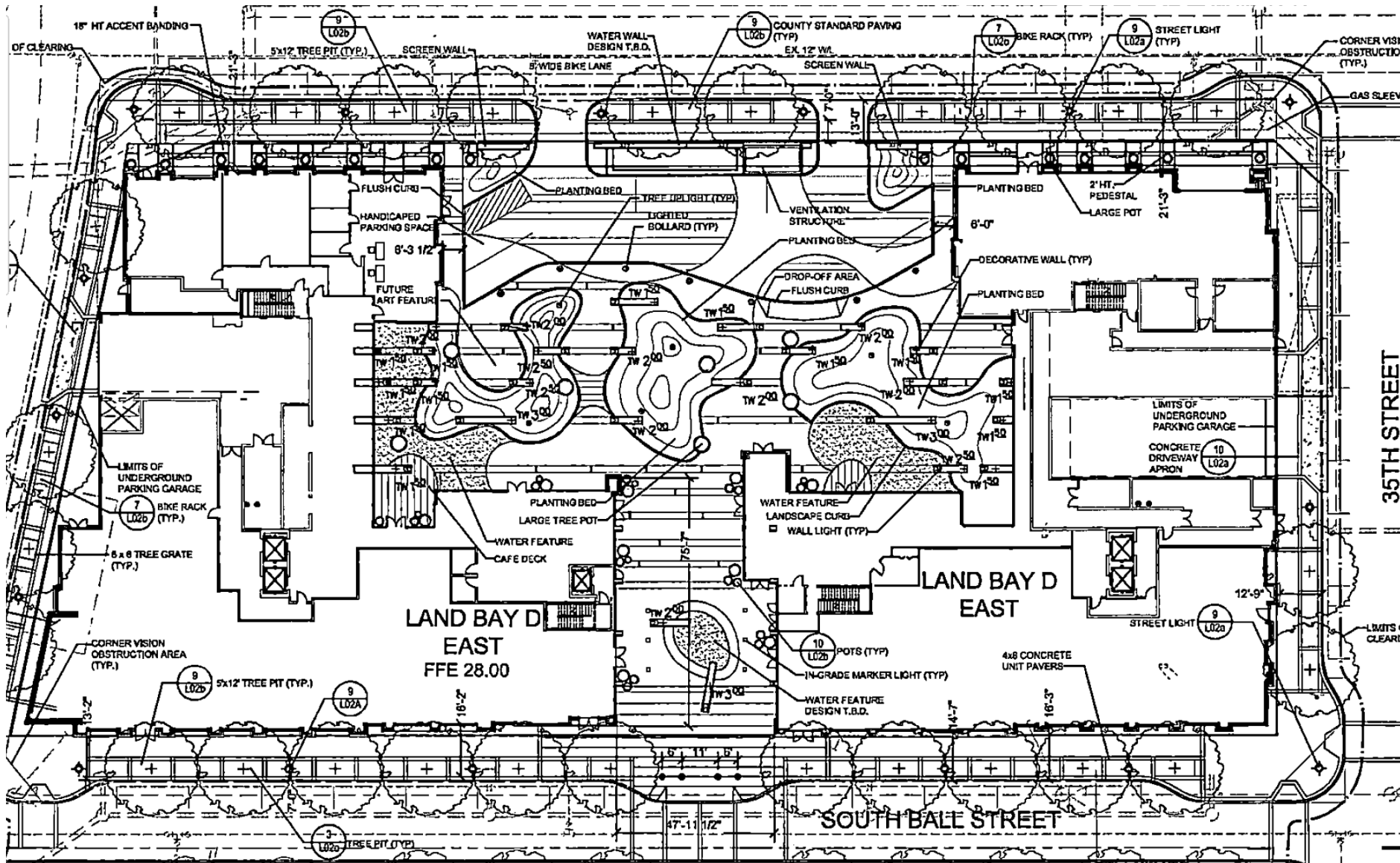
Refuge



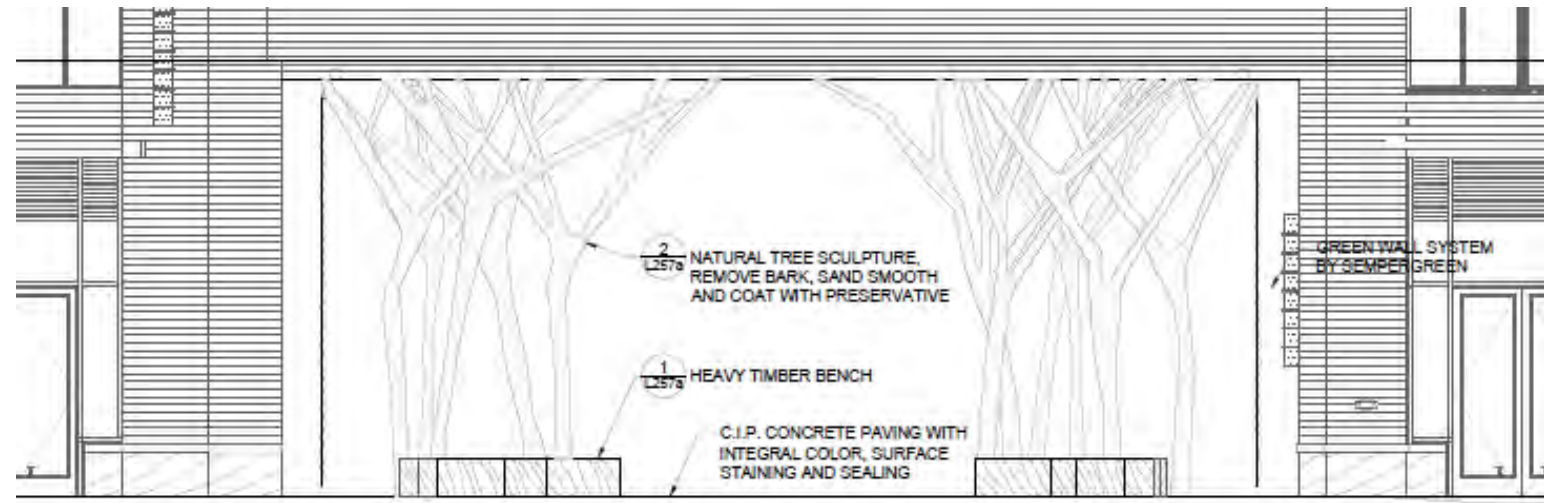
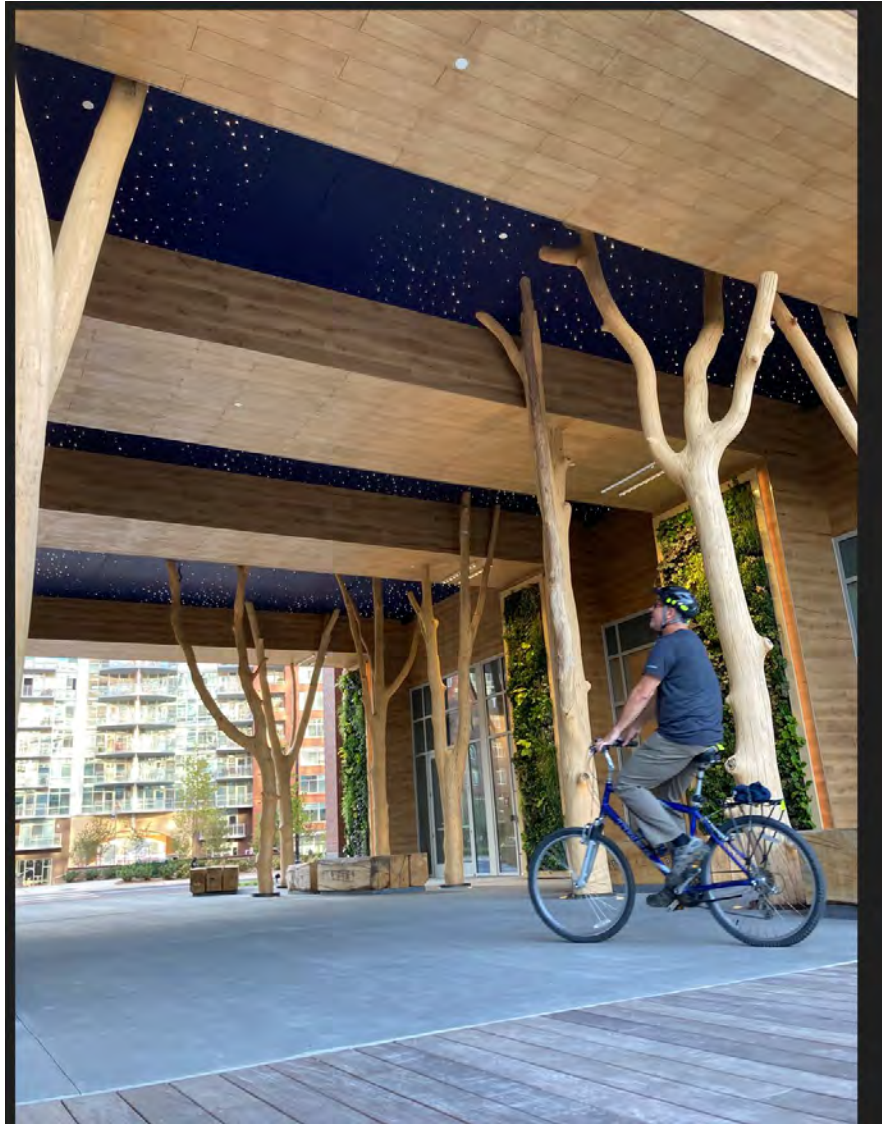
Buildings and Materials: Amazon HQ2



Ownership and developer commitment to design.



Ownership and developer commitment to design.



3400 Potomac Ave- Land Bay D East- The Sur

2020 Administrative change

Again...What could we be asking?

**Construction and materials?
roof tops- soil volumes?**

**What will this water feature look like in winter?
How will this water feature design change with
health department review?**

Street lights and interior lights in renderings?

Paving patterns, site furnishings, sculpture?

Equity in access to Biophilic elements?

Reality of Renderings?

Nature In The Space

1. Visual Connection with Nature
2. Non-Visual Connection with Nature
3. Non-Rhythmic Sensory Stimuli
4. Thermal and Airflow Variability
5. Presence of Water
6. Dynamic and Diffuse Light
7. Connection with Natural Systems

Natural Analogues

8. Biomorphic Forms and Patterns
9. Material Connection with Nature
10. Complexity and Order

Nature Of The Space

11. Prospect
12. Refuge
13. Mystery
14. Risk

how are we doing...

Education and Engagement

- Design Lunch- Internal interdepartmental education sessions.

Implementation:

Planning Studies and Guidance

- Pentagon City Sector Plan
- Forestry and Natural Resources Master Plan
- Historic Preservation Planning Element
- Plan Langston Boulevard

Site Plan Design Review:

- Reviewing Site Plans with Biophilic Design in mind
- Updates to the 4.1 Regulation

more to be done! what is on the horizon?

What can **you** do?

Education and Engagement

- Meeting with FNC next month

Implementation:

Site Plan Design Review:

- Implementing native plant requirements in the Zoning Ordinance based on FNRP guidance
- Biophilic Narrative requirement for site plan applications.

DISCUSSION

