

EDUCATION CENTER REUSE

David M. Brown Planetarium
1426 North Quincy Street

ARLINGTON PUBLIC SCHOOLS

1426 N QUINCY ST



STUDIOTWENTYSEVENARCHITECTURE



COMMISSION MEETING: AGENDA

TRANSPORTATION COMISSION (TC)

1. Welcome
2. Project Parameters
3. MMTA
4. Proposed Use Permit
5. Questions
6. Next Steps & Adjourn

1 Welcome



2 Project Parameters

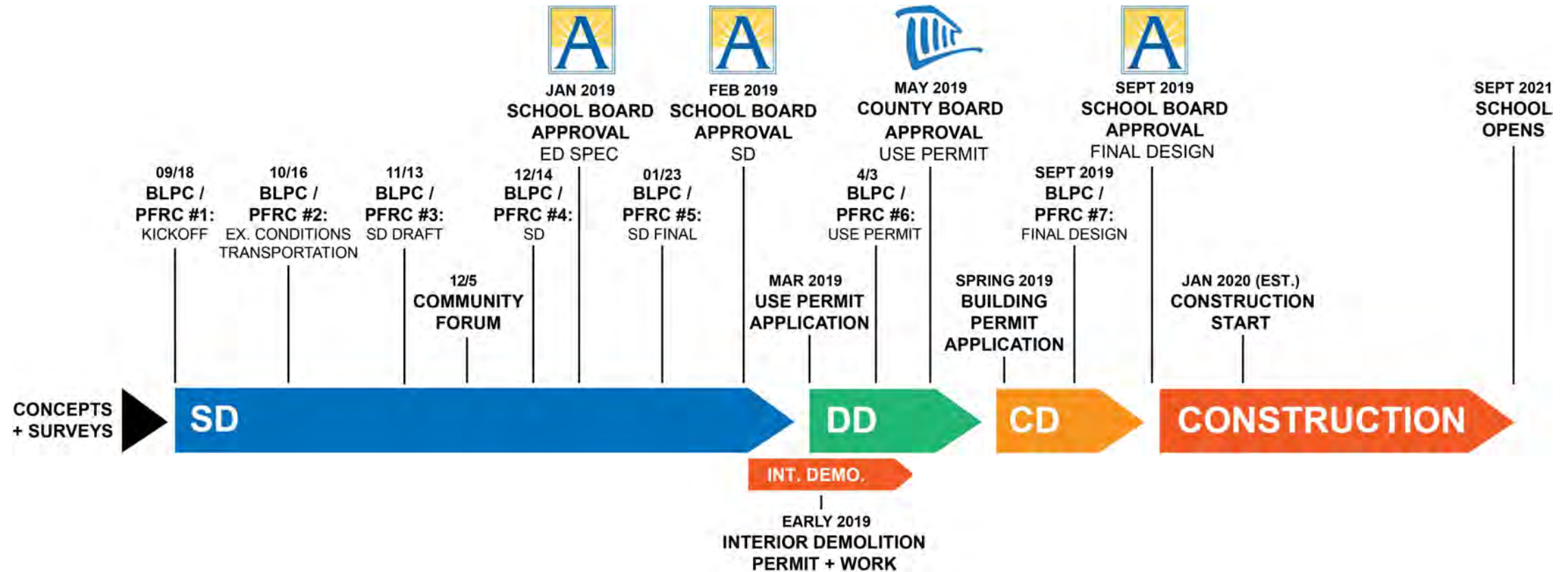
Project Parameters

- Project included in the FY2019-28 Capital Improvement Plan (CIP)
- Renovate the Education Center to both increase the capacity of Washington-Lee initially, and later to adapt to possible future instructional and grade level changes
- Support APS Strategic Plan Goals, specifically for Healthy, Safe, and Supported Students
- Address capacity by providing 500-600 high school seats
- Open by start of school 2021
- Spend a maximum project cost of \$37 million, using every effort to spend less

APS project website:

<https://www.apsva.us/education-center-reuse/>

Schedule and Interior Demolition Phase



UPDATES

Use Permit Process

- APS submits application and accompanying drawings to County
- Multiple revisions typically occur responding to County staff/commission review
- APS will present the project to County commissions each of which has an opportunity for public comment
 - ✓ January 10, 2019 – TRANSPORTATION COMMISSION meeting
 - **May 2, 2019 – Transportation Commission meeting**
 - May 6, 2019 – Planning Commission meeting
- May 18, 2019 – County Board hearing which has an opportunity for public comment

3 MMTA

David M. Brown Planetarium
1426 North Quincy Street

Existing Campus



W-L Campus

Ed Center

Was 55,169 SF of office space, being converted to up to 600 students & 55 employees

W-L High School

Approximately 2,400 students & 220 employees



Campus Parking

378 spaces available in I-66 parking garage, used by staff and students

128 on-site surface spaces currently closed and used for storage

50 surface spaces on-site, mostly for visitors (including the pool)



W-L Arrival

Bus Drop-off

All accommodated on Generals Way, but queues extended to 15th Street

Student Drop-off

Long queues on main loop, lead to drop-offs outside of loop, on Stafford and 13th

Pedestrians

Crowds of pedestrians along 13th Street – meter traffic crossing 13th Street. Clustered arrivals from the south due to traffic signals.



W-L Dismissal

N Strafford Closure

No traffic crossing 13th St N

Student Pick-up

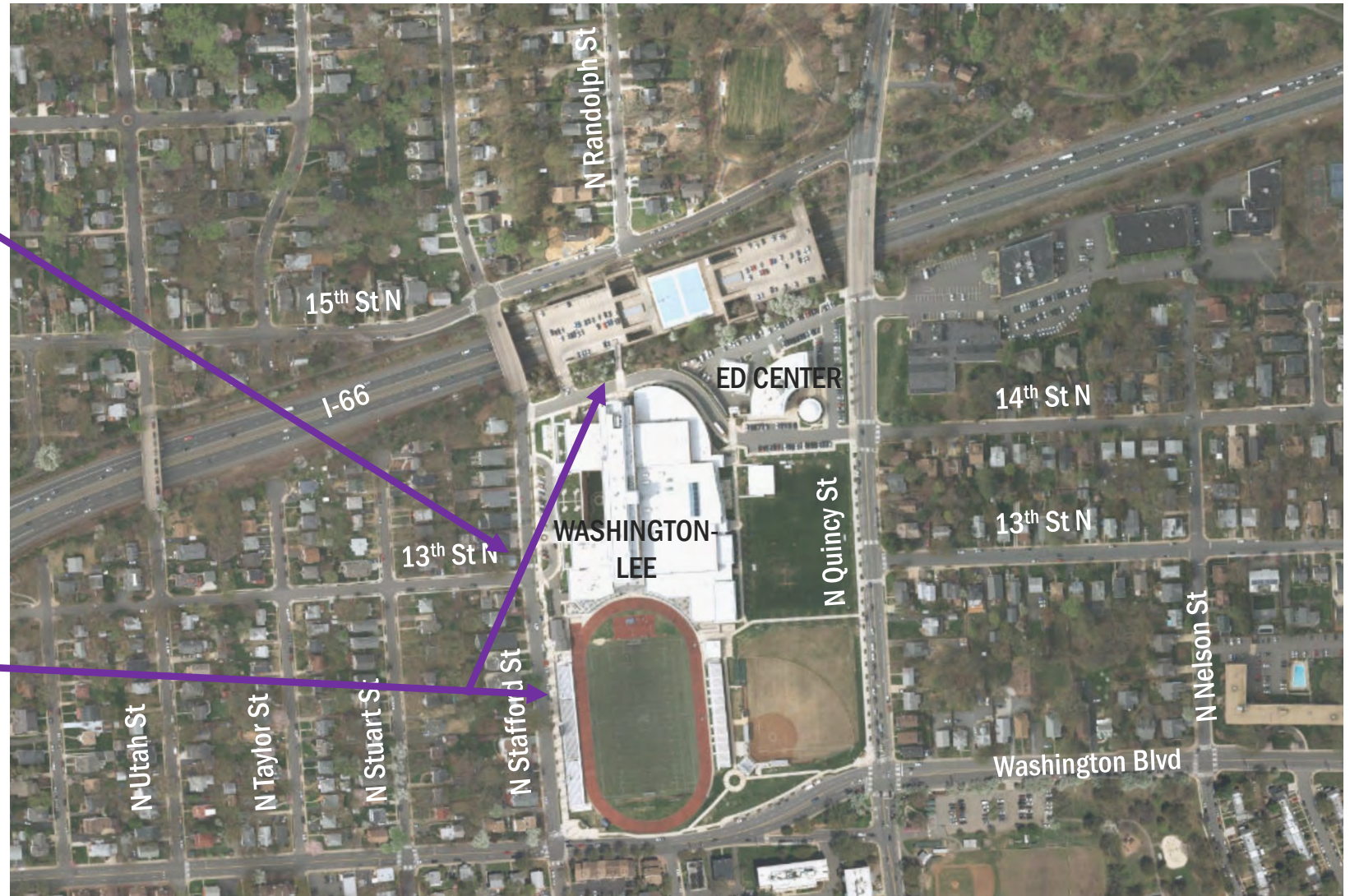
Long queues during pick-up, many cars parked on street in various places. Difficult to arrive from North due to closure.

Bus Pick-up

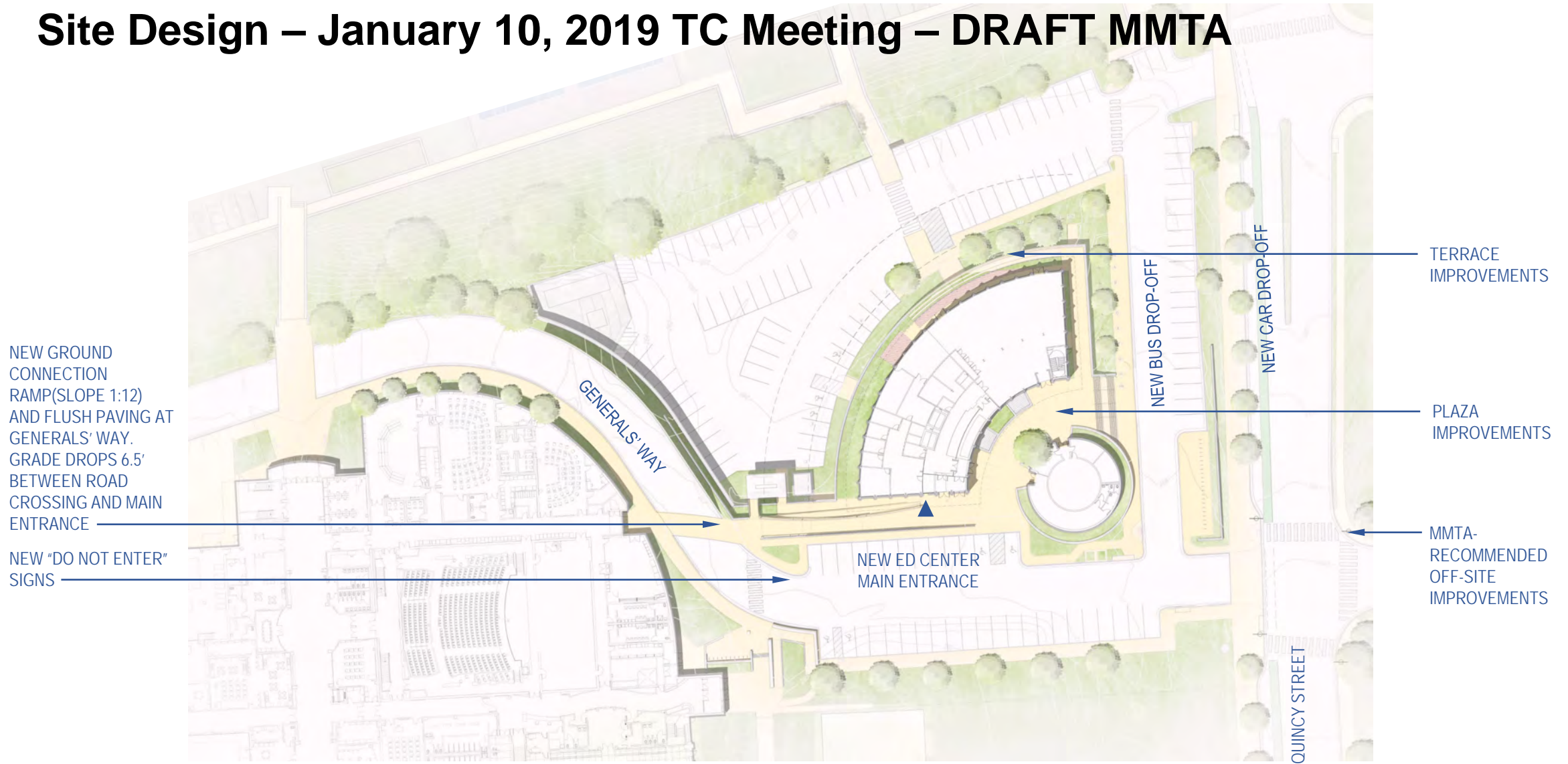
Takes place on Generals Way and N Strafford Street

Pedestrians

Large dispersal makes all movement difficult for 5-10 minutes



Site Design – January 10, 2019 TC Meeting – DRAFT MMTA



What we heard from stakeholders on draft site design (transportation)

- Transportation Commission at January 10, 2019 meeting:
 - Comment from Commissioners appreciating the that project is repurposing existing resources and is relatively straightforward compared with other APS projects
 - Concern from Commissioners about colocation of bicycle lanes and the proposed pick-up/drop-off area on N. Quincy St.
- BLPC and PFRC Schematic Design recommendation letters:
 - Highlighted the bike lane/ pickup-dropoff lane for further consideration
- County Staff comments on draft Use Permit submission:
 - Do not assume the use of N Quincy St for any accommodation of school transportation needs.
- **In response to this input APS developed revisions to the MMTA and site plan.**

MMTA Findings & Recommendations

Vehicular Parking

Expected to increase by approximately 100 cars

Sufficient supply available in I-66 garage and currently closed Ed Center surface lots

MMTA recommends minimum of 82 spaces be reopened in the Ed Center surface lot (out of 128)

Bicycle Parking

Expected to increase by 25%. Concern not about overall parking supply, but location and quality

Project provides three new bicycle parking areas to supplement overall campus supply, including secure parking for commuters, new racks right outside the Ed Center, and covered racks in the I-66 garage

Traffic Operations

Difference in traffic generated between office building and education use isn't very significant, especially in afternoon/evening

Existing and future traffic models show similar results

Main areas of delay/congestion are observed in side street traffic trying to turn onto N Quincy Street

MMTA does not recommend any traffic operations based mitigation measure

MMTA Findings & Recommendations

Arrival/Dismissal

Total activity expected to increase around 25%.
May require more buses, though existing capacity may be sufficient

MMTA recommends additional student pick-up/drop-off location(s) be provided, as well as additional room for bus loading/unloading to help ease crowding of existing areas new W-L front door

New bus loading area provided adjacent to Ed Center in drive aisle

New pick-up/drop-off areas planned in remote locations to help disperse overall campus demand

Pedestrians

Increase in pedestrians near W-L campus can be accommodate by current sidewalks

MMTA observed pedestrian crossing of N Quincy Street adjacent to Ed Center building to be difficult. There are very low gaps in traffic for pedestrians to cross.

MMTA recommends installation of Rectangular Rapid Flash Beacon (RRFB) at intersection of N Quincy St and 14th Street to help increase driver compliance rate (percent that stop for pedestrians waiting to cross).

A group of seven diverse students, including a man and six women, are sitting on a wooden bench against a brick wall. They are all focused on reading books. The man on the left is wearing glasses and a white t-shirt. The women are dressed in casual summer attire like tank tops and t-shirts. The books they are reading vary in size and cover design, with some featuring illustrations of animals or landscapes. The entire image has a green tint and a halftone dot pattern.

4 Proposed Use Permit

Arlington County Principles of Civic Design

- Intended to inform the design of civic facilities
- Ensure facilities meet community goals and are attractive, durable, & functional
- Supplement existing County planning documents & policies
- Each project reviewed individually- certain principles may be stressed over others

Civic Values

- Context
- Bold Architecture
- Sustainable Design
- Universal Design
- Adaptive Reuse
- Open Space
- Mixed Use

Siting & Orientation

- Building Entrances
- Emphasize Pedestrians, Bicycles, Mass Transit
- Circulation
- Outdoor Spaces

Building Form

- Massing
- Scale
- Hierarchy

Building Details & Materials

- Pedestrian Scale
- Public art & Architecture
- Durable Materials
- Consistency
- Sense of Place

APS Strategic Plan - Design Principles



APS STRATEGIC PLAN 2018-2024 GOALS

Student Success: Multiple Pathways To Student Success

Student Well-Being: Healthy, Safe, And Supported Students

Engaged Workforce

Operational Excellence

Partnerships: Strong And Mutually Supportive Partnerships

DESIGN PRINCIPLES

Safety + Security

Maintain safe, secure spaces while creating environments which enrich learning and emphasize transparency and community

Short-Term Agility + Long-Term Adaptability

Create spaces which are agile in their day to day use, while being adaptable to future changes in program and learning methods

High-Performance Learning Environments

Spaces are to perform at the highest levels for the following:

- Thermal comfort
- Indoor air quality
- Acoustics
- Daylight + views
- Transparency
- Technology
- Community use
- Active schools

Universal Design

Spaces should be designed and composed so they are accessible, understood and useful for all

Adherence To Budget

Building elements should be assessed for meeting the required design function through economical means

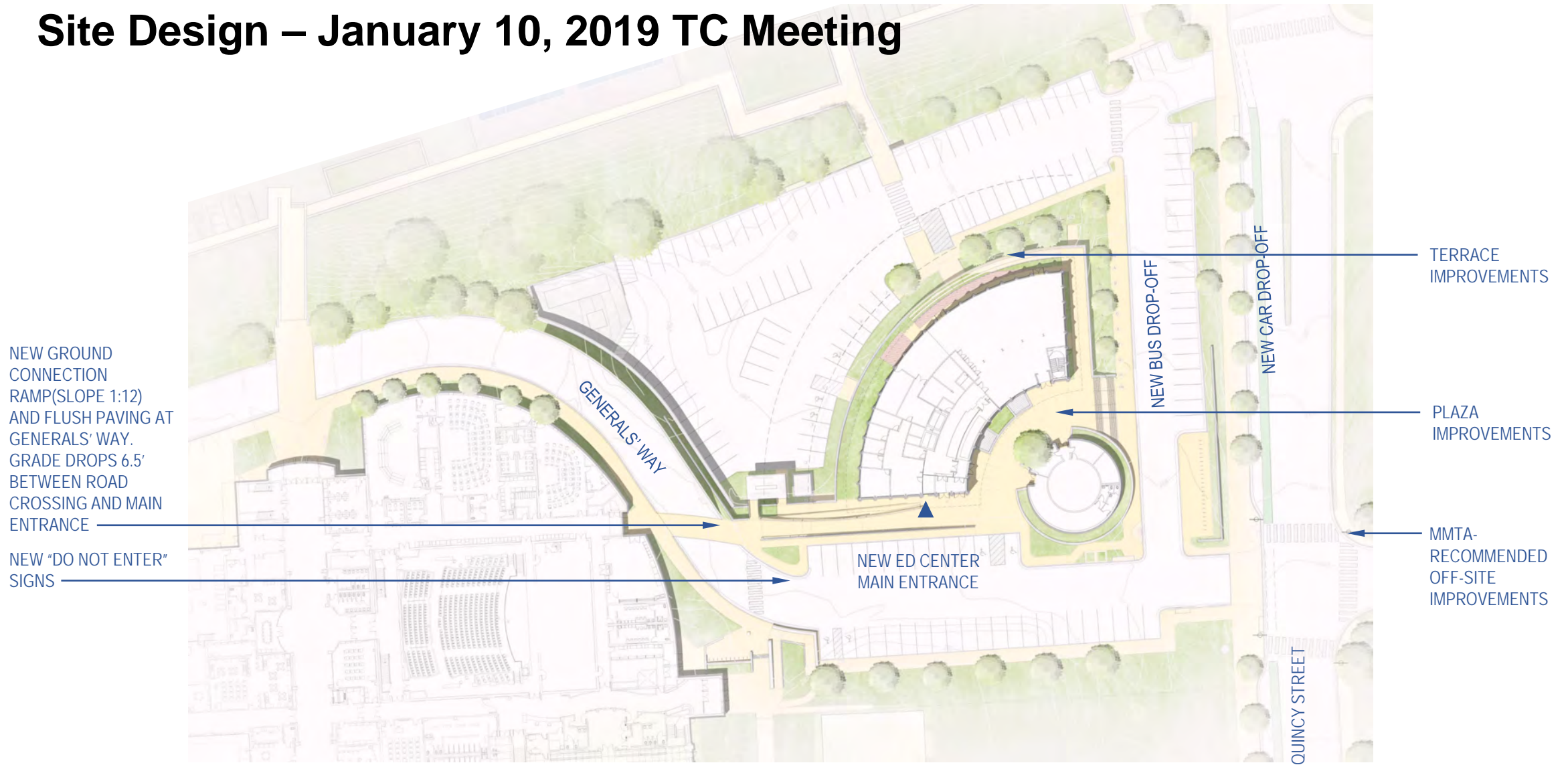
Sustainability

To the greatest extent possible the final design should minimize the impact on the environment through thoughtful site design, carefully managed water use, innovative energy and exterior envelope solutions, selective material use and a holistic approach to the interior design.

Existing Campus



Site Design – January 10, 2019 TC Meeting

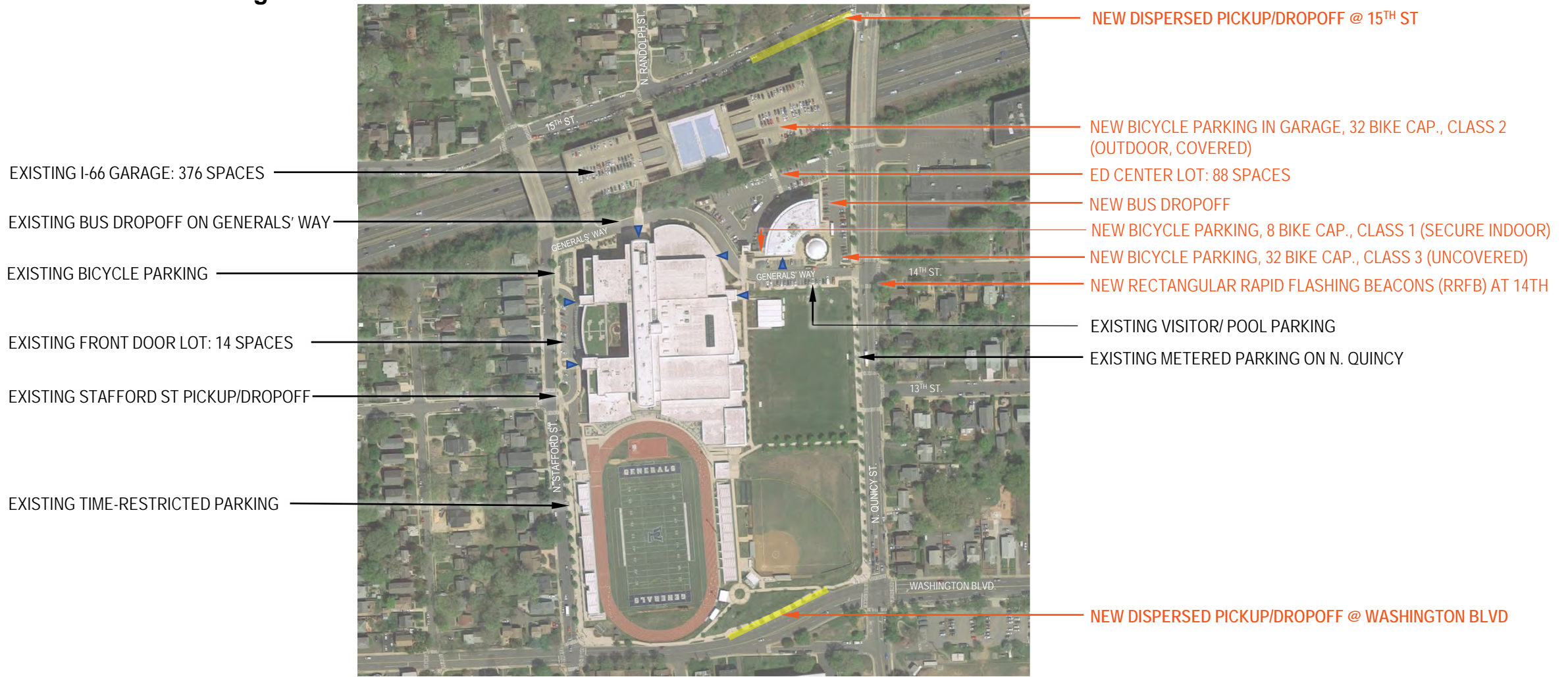


What we heard from stakeholders on site design (transportation)

- Transportation Commission at January 10, 2019 meeting:
 - Comment from Commissioners appreciating the that project is repurposing existing resources and is relatively straightforward compared with other APS projects
 - Concern from Commissioners about colocation of bicycle lanes and the proposed pick-up/drop-off area on N. Quincy St.
- BLPC and PFRC Schematic Design recommendation letters:
 - Highlighted the bike lane/ pickup-dropoff lane for further consideration
- County Staff comments on draft Use Permit submission:
 - Do not assume the use of N Quincy St for any accommodation of school transportation needs.
- **In response to this input APS developed revisions to the MMTA and site plan.**

Revised Site Design - Campus

Based on the findings and recommendations from the MMTA



Revised Site Design – Ed Center Area

Based on the findings and recommendations from the MMTA

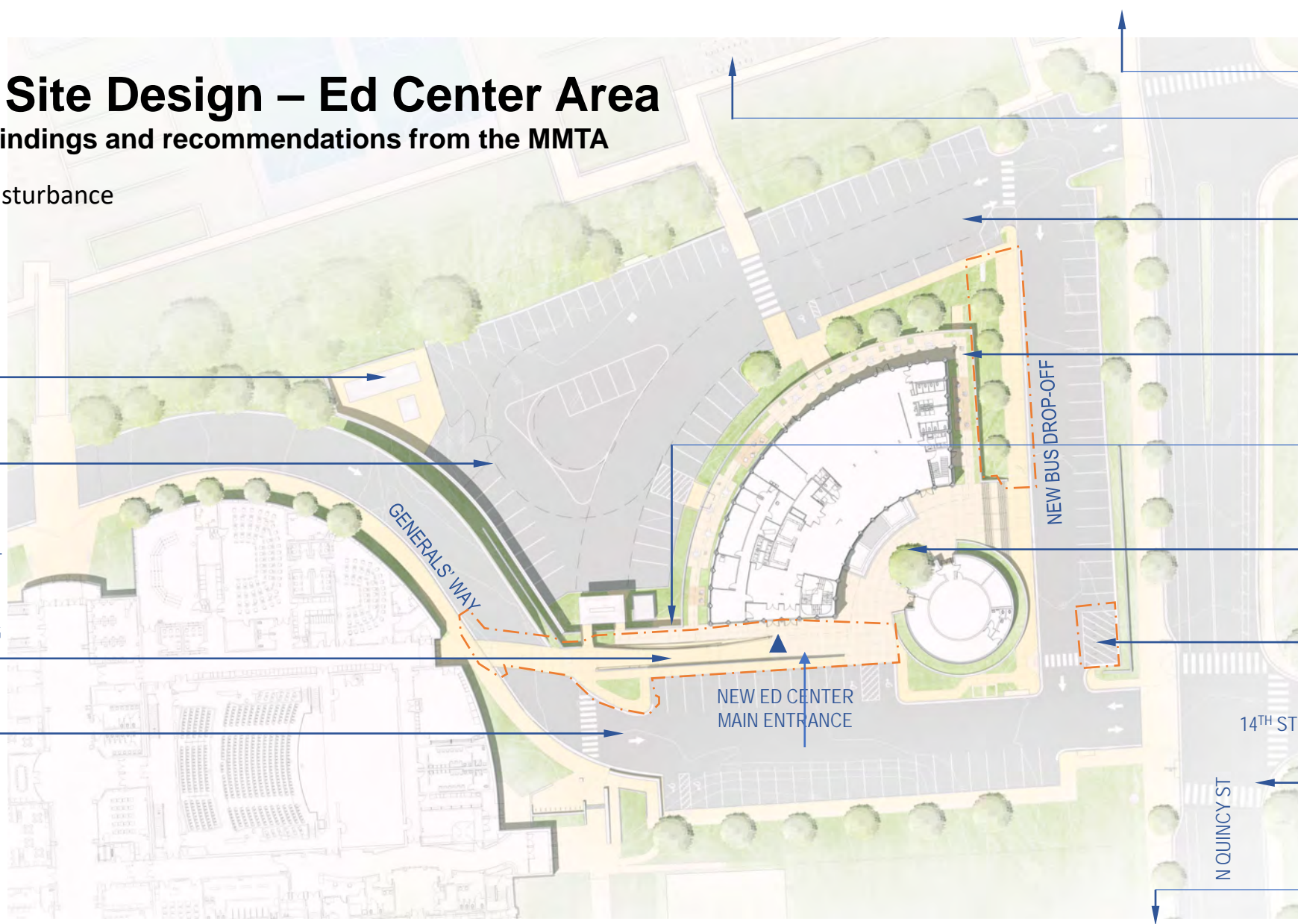
--- Limit of Disturbance

EXISTING GENERATOR, DUMPSTERS AND NEW COOLING TOWER

DASHED LINE = FIRE TRUCK ACCESS

NEW GROUND CONNECTION RAMP (SLOPE 1:12) AND FLUSH PAVING AT GENERALS' WAY. GRADE DROPS 6.5' BETWEEN ROAD CROSSING AND MAIN ENTRANCE

NEW "DO NOT ENTER" SIGNS



NEW 15TH ST. PU/DO

NEW BICYCLE PARKING IN GARAGE, 32 BIKE CAP., CLASS 2 (OUTDOOR, COVERED)

88 PARKING SPACES (18 MORE THAN ORIGINALLY PLANNED, TO OFFSET THE SPACES RESTRICTED ON 15TH ST.)

NEW TERRACE IMPROVEMENTS

NEW BICYCLE PARKING IN GARAGE, 8 BIKE CAP., CLASS 1 (INDOOR, SECURE)

NEW PLAZA IMPROVEMENTS

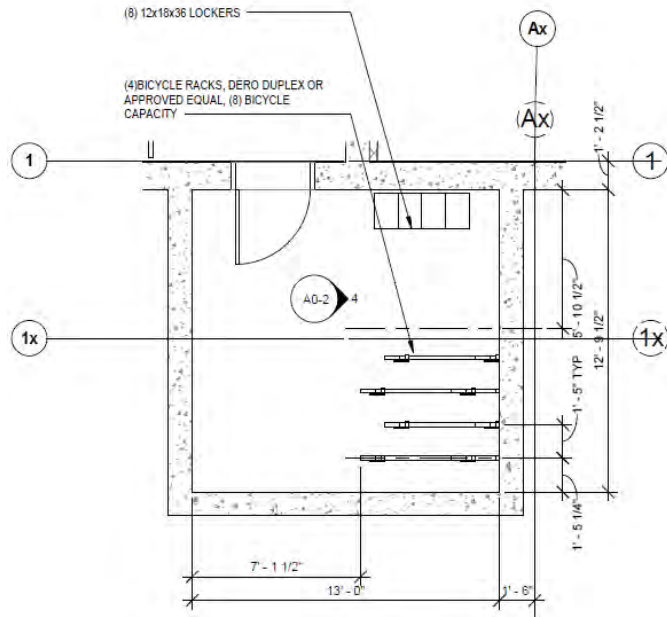
NEW BICYCLE PARKING, 32 BIKE CAP., CLASS 3 (OUTDOOR, UNCOVERED)

14TH ST

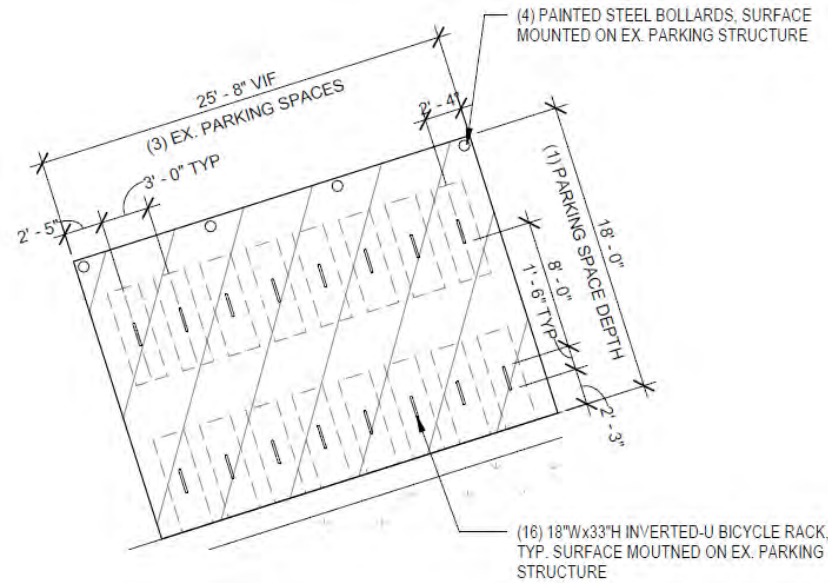
NEW RECT. RAPID FLASHING BEACONS (RRFB) AT 14TH

NEW WASH. BLVD. PU/DO

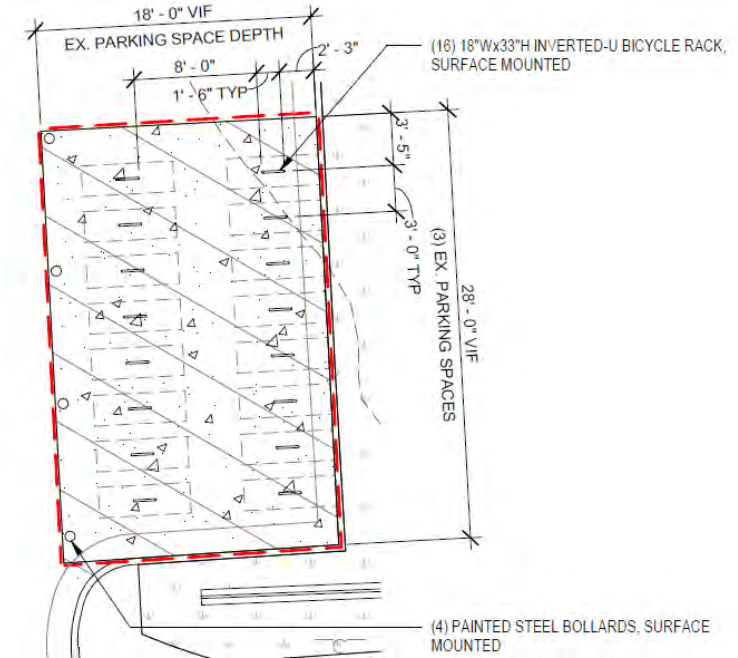
Bicycle Parking



Class I Bicycle Parking and Lockers within Ed Center (8 bike capacity, 8 lockers)



Class II Covered Bicycle Parking within Parking Garage (32 bike capacity)

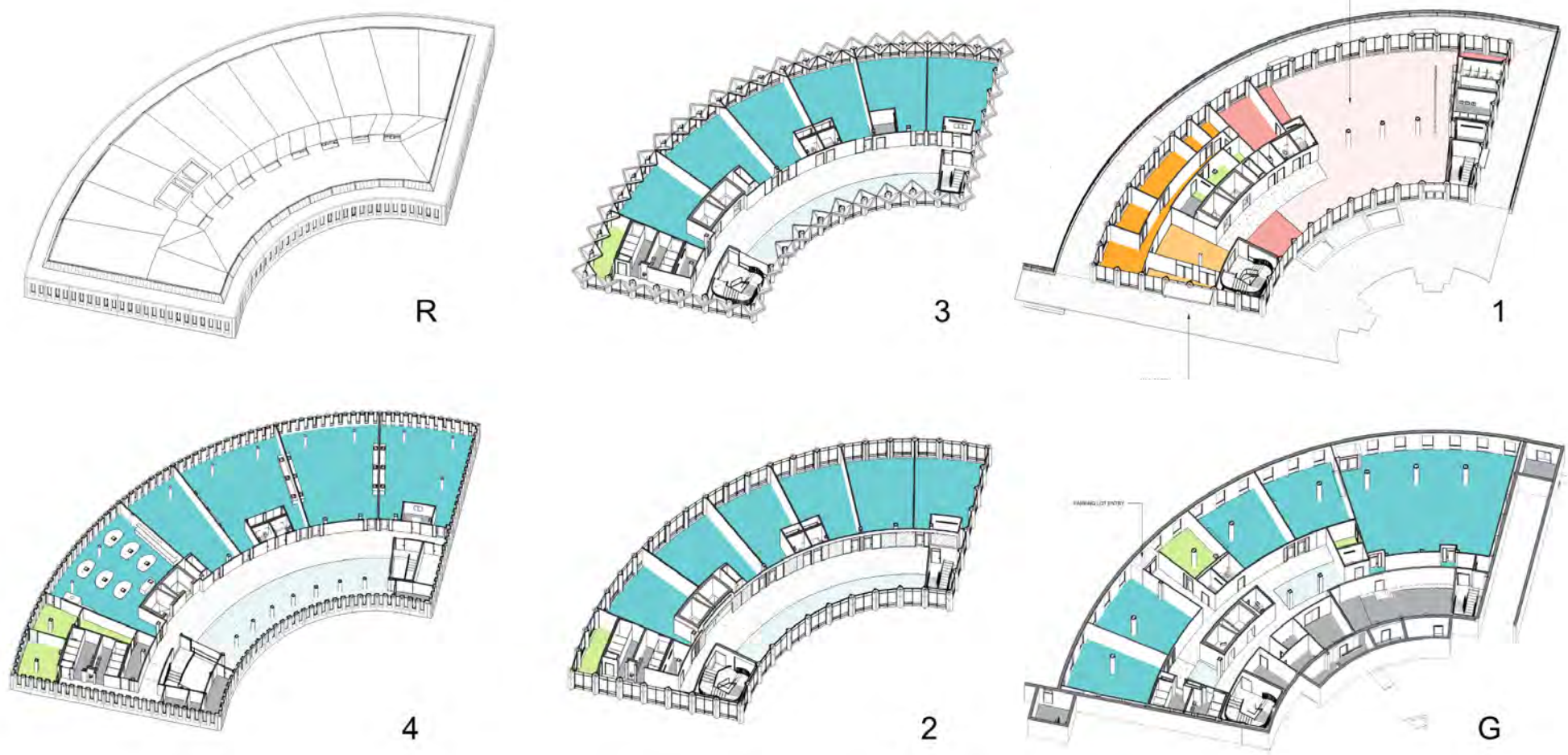


Class III Bicycle Parking adjacent to Quincy Street (32 bike capacity)

Transportation Demand Management (TDM)

- APS has a robust TDM program implemented division-wide and the Ed Center building will be fully integrated with the existing program.
- APS' Director of Multimodal Transportation and Safe Routes to School Coordinator regularly work collaboratively with Arlington Transportation Partners, DES staff, school staff, and community members to maximize the use of non-single occupant vehicle transportation to and from the school.
- Standard APS Use Permit condition #16. Transportation Management Plan outlines specific expectations for TDM including:
 - Development of a comprehensive Transportation Management Plan
 - Appointment of a School Transportation Coordinator (STC)
 - Publication and distribution of transportation information
 - Routine performance monitoring to evaluate progress toward target goals and recommendations for improvement

Floor Plans



Classrooms / Collaboration

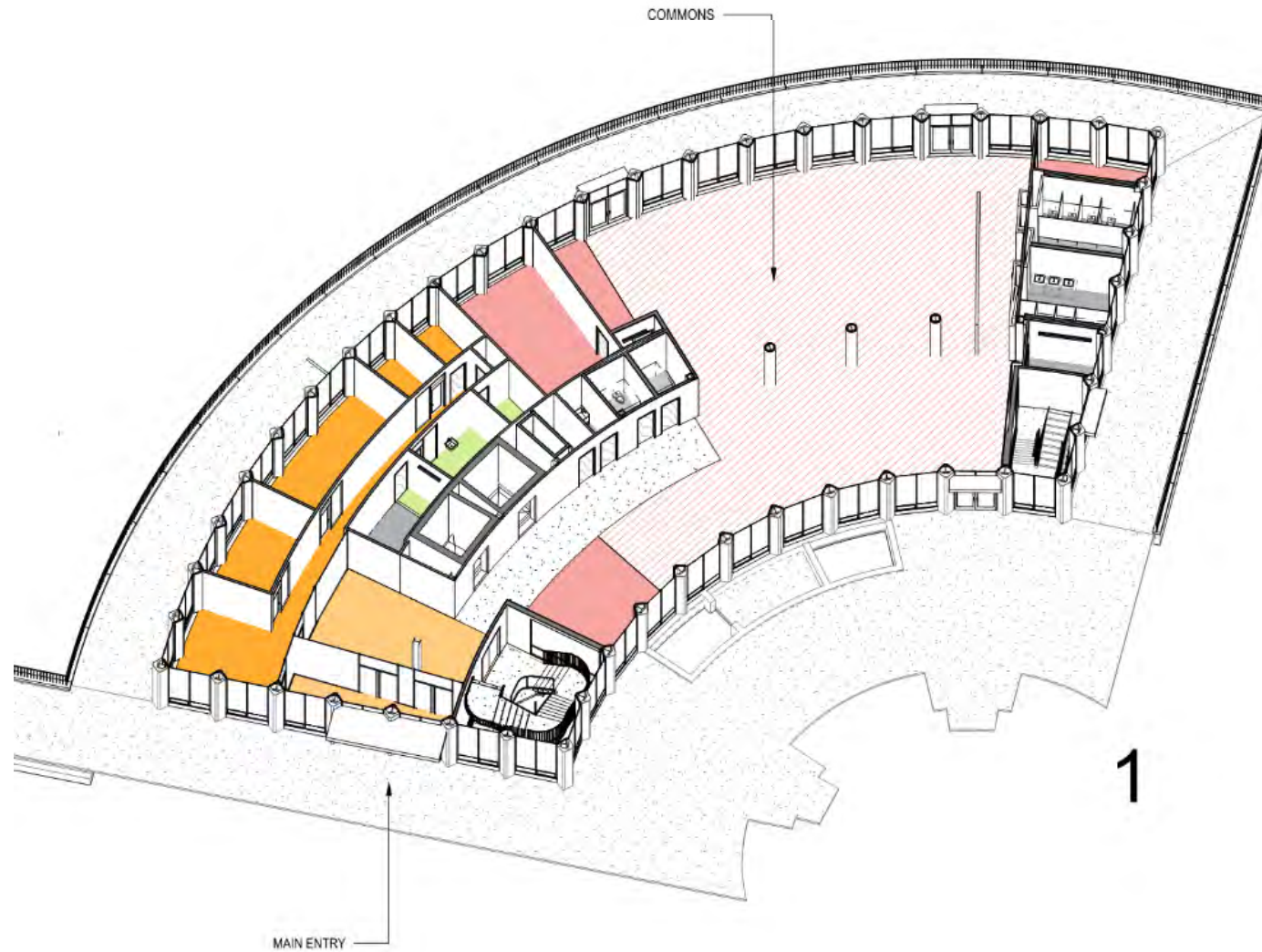
 Commons / Support

 Instructional Support

 Administration

 Building Support

First Floor



Classrooms / Collaboration Commons / Support Instructional Support Administration Building Support



David M. Brown Planetarium
1426 North Quincy Street











5 Questions



6 Next Steps

Next Steps

- May 6, 2019 – Planning Commission meeting
- May 18, 2019 – County Board hearing

Adjourn

1. The APS Project Manager is:
Robin Hodges
(703) 872-9175
robin.hodges@apsva.us
2. Public meeting dates and past presentations are posted on the APS project website:
<https://www.apsva.us/education-center-reuse/>
3. To provide feedback and/or comments to APS use: engage@apsva.us