



ART Operations and Maintenance Facility

Public Facilities Review
Committee (PFRC)

Meeting #2

February 17, 2021

Role of PFRC

1. PFRC Charge (June 18, 2014) found at:

https://arlingtonva.s3.amazonaws.com/wp-content/uploads/sites/5/2014/06/PFRC_Charge_June2014.pdf

2. Mission: to ensure that the highest quality of land use planning, design, transportation planning, and other important community aspects are incorporated into civic projects as assigned to the Committee by the Arlington County Board.

3. Key responsibilities:

- a) Provide a forum for advisory commission and committee input
- b) Ensure highest quality of land use planning and design
- c) Promote compliance with County Comprehensive Plan and other County planning policies
- d) Provide means for broad-based public participation
- e) Provide advice to County Board and County Manager



Agenda

1. Welcome, Introductions
2. Public Facilities Review Committee (PFRC)
3. The Project
4. Preliminary Concept Design
5. PFRC and Community Comments
6. Next Steps / Adjourn

Team Introductions

Project Team



Arlington County Transit Division

- **Pierre Holloman** – Assistant Transit Bureau Chief
- **William Jones** – Transit Services Manager

Arlington County Facilities and Engineering Division

- **John Mir** – Facilities Design and Construction Manager



Design Consultants

- **Greg Shipley**, AIA, LEED AP BD+C – Stantec Architecture, Inc. – Project Manager
- **Pete Cloutier**, P.E. – Timmons Group – Civil Engineer

Project Page

CHECK IT OUT!

<https://projects.arlingtonva.us/projects/art-operations-maintenance-facility/>

FEEDBACK on design elements –
online until March 3rd

<https://www.surveymonkey.com/r/5KZQFG6>

The Latest

Where?

What?

Projects & Planning

Search our websites

ART Operations and Maintenance Facility

The next ART Operations and Maintenance Facility public meeting will be held virtually on Tuesday, February 16, 2021 at 7 pm. More details are below. We look forward to sharing more information on this project and hearing your feedback.

- Learn how the project team is working to address prior feedback received on the concept design, including how the site will handle stormwater, flooding issues, solar and future electric charging of buses
- See how the building will fit in with the community, including massing and site context
- Learn how to provide your input on various elements from building concepts

How to join the meeting:

- [Click here to join the February 16 meeting at 7pm](#)
- To join by phone, dial: +1 347-973-6905
- Enter the Conference ID when prompted: 473 850 323#

If you are unable to attend the virtual meeting, a recording of the presentation as well as a feedback form will be shared online after the event.

Location

Facility to be located at 2631 and 2635 Shirlington Road, accessible via the access road, in the Green Valley neighborhood

Status

In Design

In July 2018 the County Board approved the purchase of three parcels on Shirlington Road for the operations and maintenance facility.

The project was approved in the County's FY 2019-2028 Capital Improvement Plan for \$81.2 million, which included the cost of the land purchase, concept planning, design and construction.

On Sept. 15, 2020, the County Board approved a \$3.9 million contract with Stantec Architecture, Inc. for planning, design and construction administration services for the facility.

About the Project

This project will address the need for parking, operations and maintenance of the County's growing Arlington Transit (ART) bus fleet. ART has significantly increased its number of routes and hours of service during the past 10 years and plans to continue growing during the next 20 years, supported by a fleet of more than 100 buses.

The County acquired three parcels of land in Green Valley to construct the facilities needed to consolidate ART service functions and support its current and future needs. The facility will perform regular preventive bus maintenance, repairs and other unscheduled maintenance work. It also will include administration and operations functions and parking for buses and staff. The facility is essential for ART's long-term sustainability.

Image Gallery



Contacts

Facilities Project Manager

John Mir 703-228-7887

Transit Project Manager

Pierre Holloman 703-228-3790

Media Inquiries

Eric Balliet 703-228-3770

Sign up for Four Arlington Transp

Email

Submit

Events

FEB 16 Tue ART Operations and Maintenance Facility - Virtual Public Meeting 7:00 pm-8:00 pm

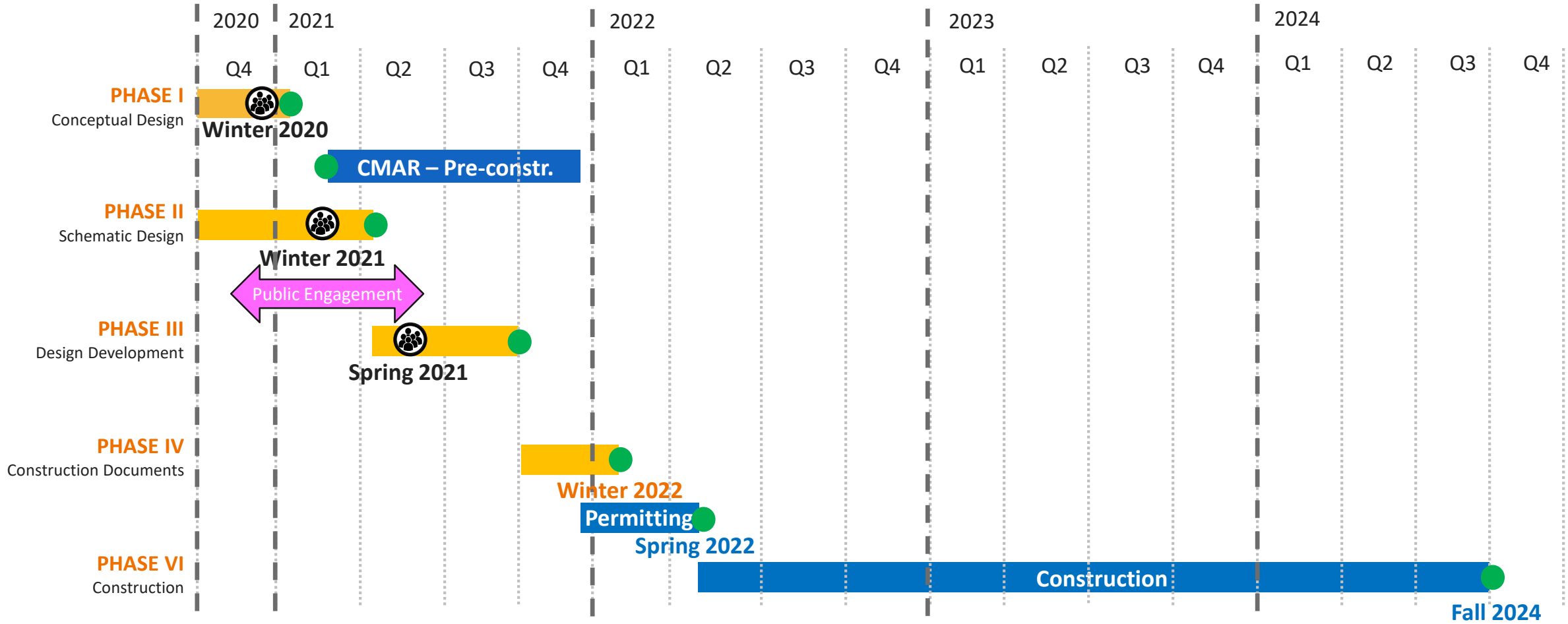
Who?

Project Timeline

WE ARE HERE



- In Progress
- Construction Manager at Risk (CMAR)
- Milestone
- ⊙ Community & PFRC Meetings



Overview from Previous Meeting

Overview

- Introduction of the design team
- Review project to date
- Discuss the site challenges
- Share site layout
- Listen to PFRC's views on the design approach

Discussion Points

- Massing & exterior aesthetics
- Pedestrian experience for employees
- Future electrification of buses
- Emissions
- Sustainability
- Stormwater management and flooding

The Project

Project Overview

Scope

- operations/dispatch and administration facility
- maintenance facility
- structured parking for personal vehicles
- surface parking for buses
- infrastructure for potential future electric-powered buses
- approximately 250 employees supporting the facility

Goals

- meet the needs of the community
- state of the art long-term facility
- operationally efficient
- sustainable and energy efficient
- aesthetics
- stormwater management to minimize flooding
- resiliency in materials – low maintenance

Site

Auto
Repair

DC Rental

Parcels B & C
0.99 ac

Parcel A
2.53 ac

S. Shirlington Rd.

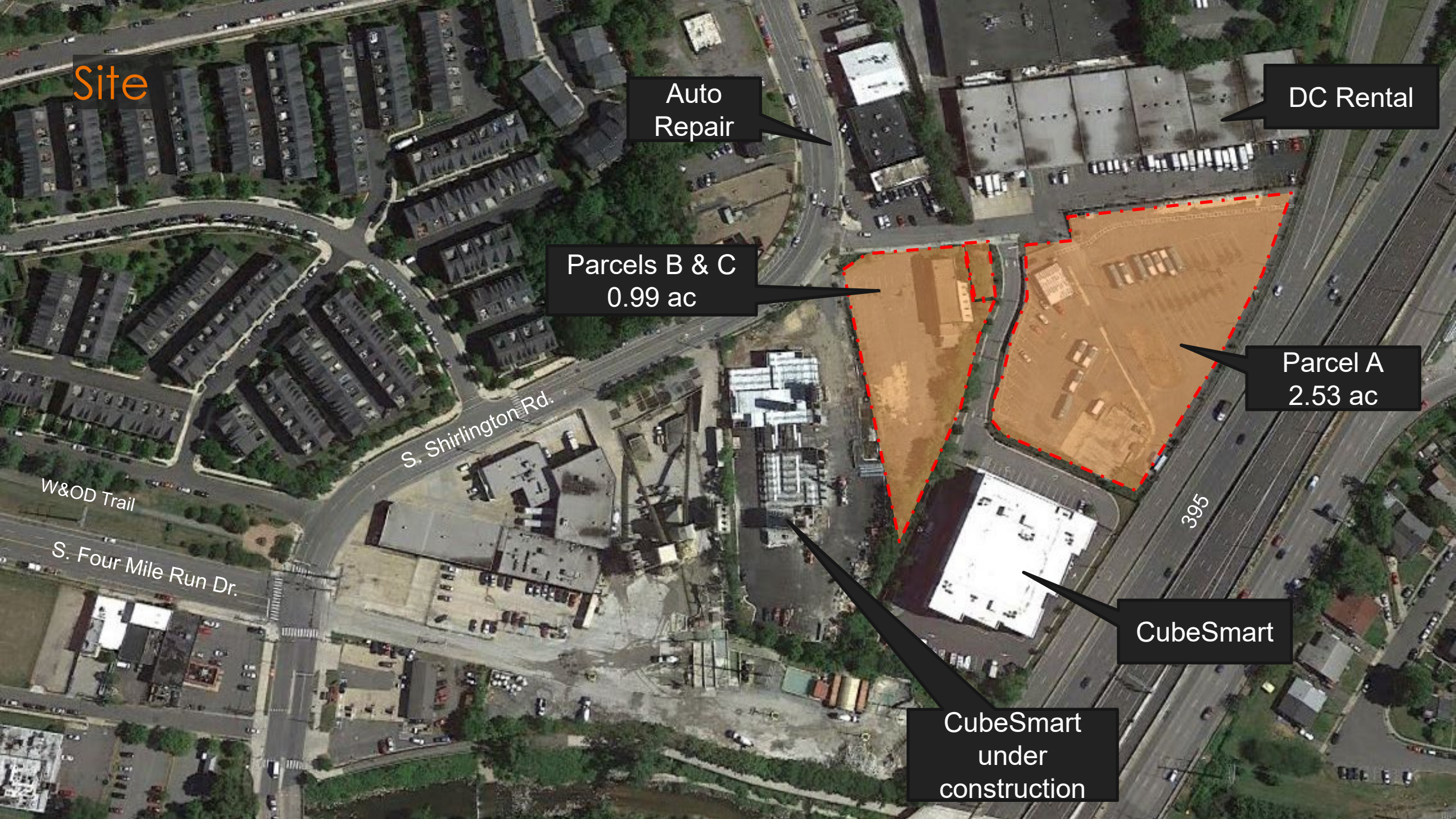
W&OD Trail

S. Four Mile Run Dr.

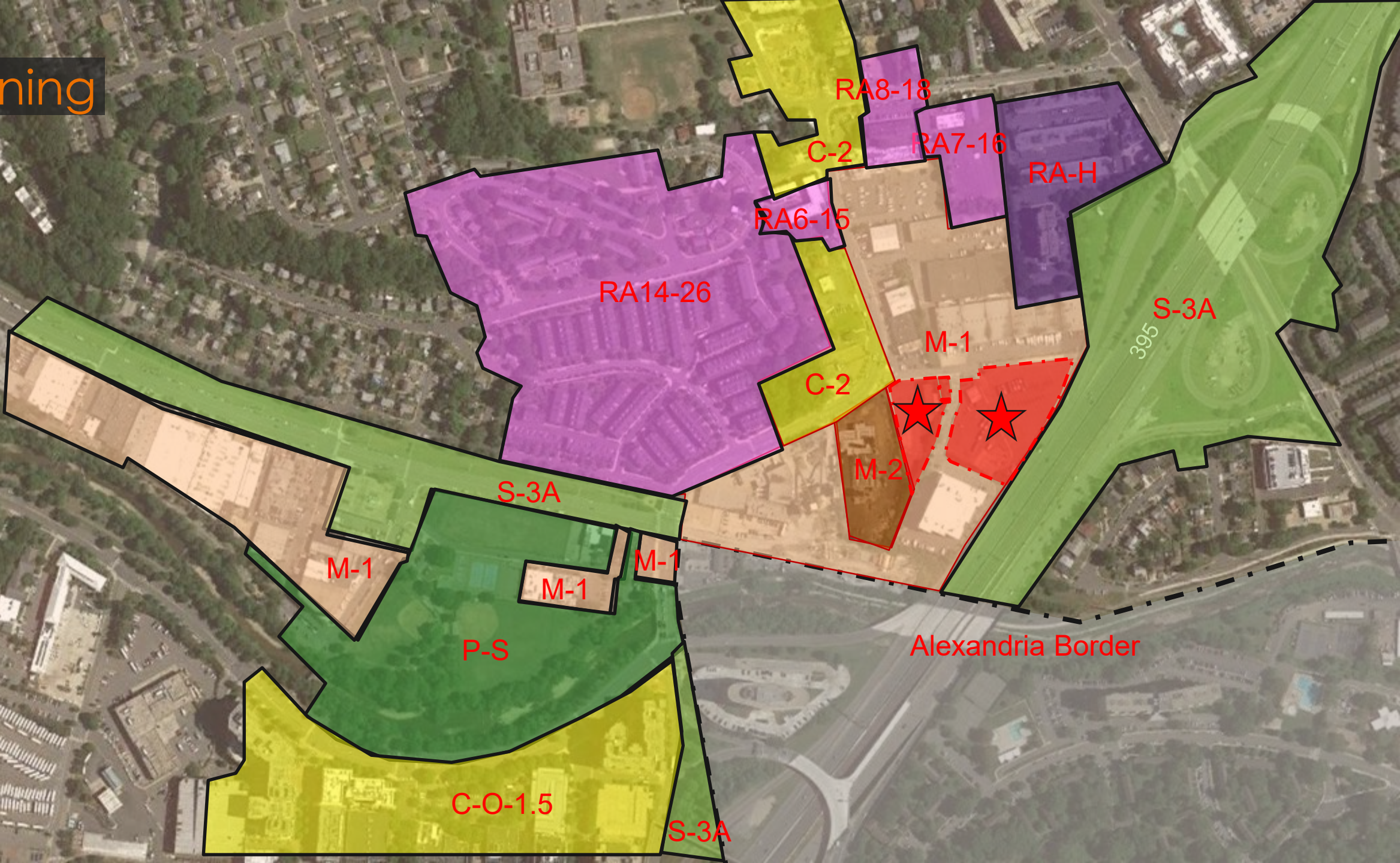
395

CubeSmart

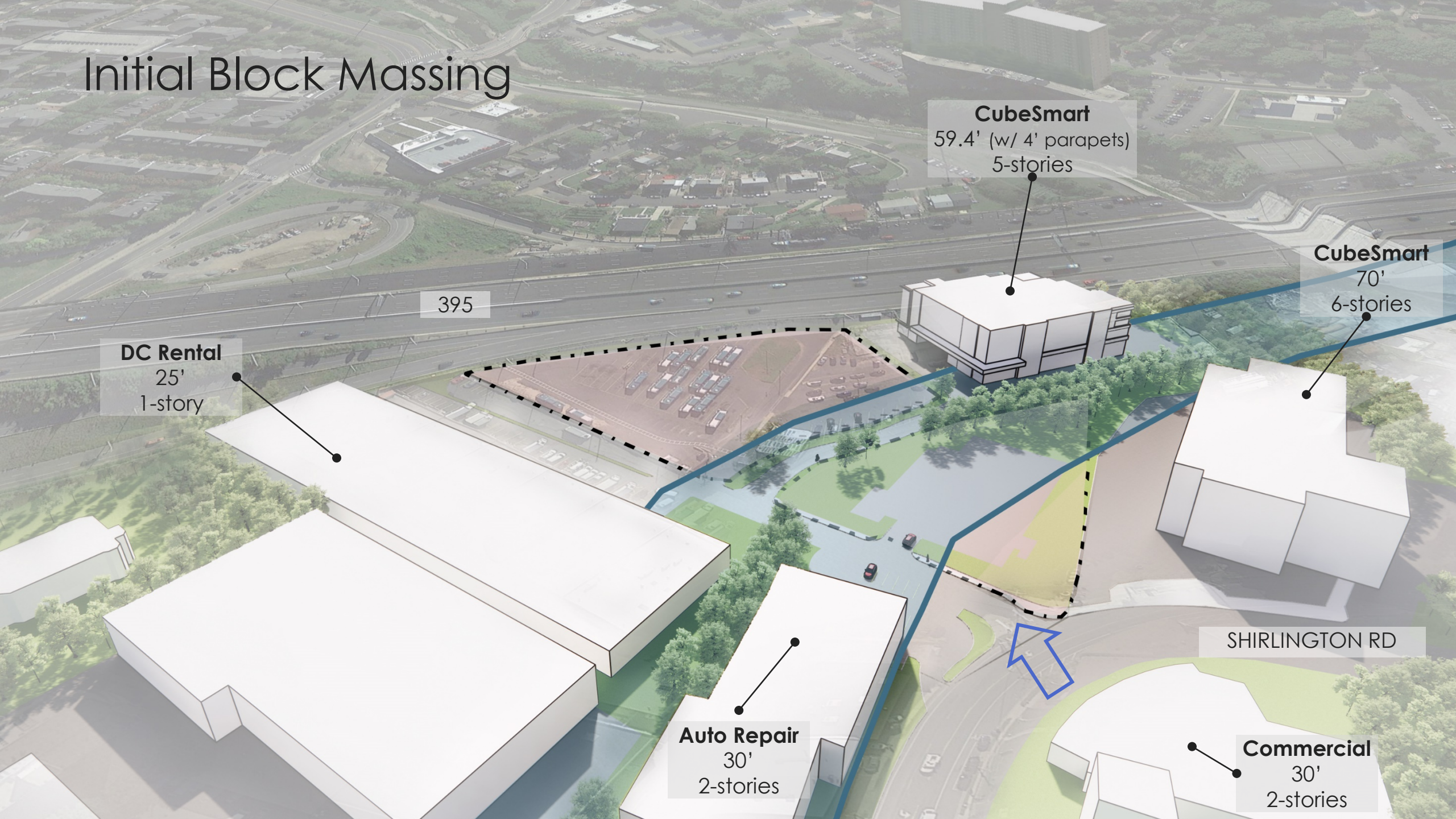
CubeSmart
under
construction



Zoning



Initial Block Massing



DC Rental
25'
1-story

395

CubeSmart
59.4' (w/ 4' parapets)
5-stories

CubeSmart
70'
6-stories

Auto Repair
30'
2-stories

Commercial
30'
2-stories

SHIRLINGTON RD

Design Dialogue – Seeking Feedback

- Views
- Materiality
- Review Elements
 - Massing and fenestration
 - Orientation of photovoltaics
- Logo size and location
- Screening

Preliminary Concept Design

Curating Our Design Principles:

- A common campus identity
- Promote operation-focused adjacencies
- No backside – mindful of view from each direction
- Expressive, thoughtful texture of cladding
- Material selection sympathetic to space and aesthetic
- Inviting pedestrian environment, while supporting site access control
- Visibly promoting sustainable initiatives and workspace environments

Site Plan

ADMINISTRATION BUILDING

PARKING STRUCTURE

OPERATIONS & MAINTENANCE BUILDING

BUS PARKING
60 bus spaces



Initial Block Massing

OPERATIONS & MAINTENANCE BUILDING

52' +/- @ 3-story
30' +/- @ 2-story

BUS LAYOUT
60 bus spaces

CubeSmart
59.4' (w/ 4' parapets)
5-stories

PARKING STRUCTURE
60' +/-
110 spaces

CubeSmart
70'
6-stories

DC Rental
25'
1-story

ADMINISTRATION BUILDING
57' +/-
3-Stories

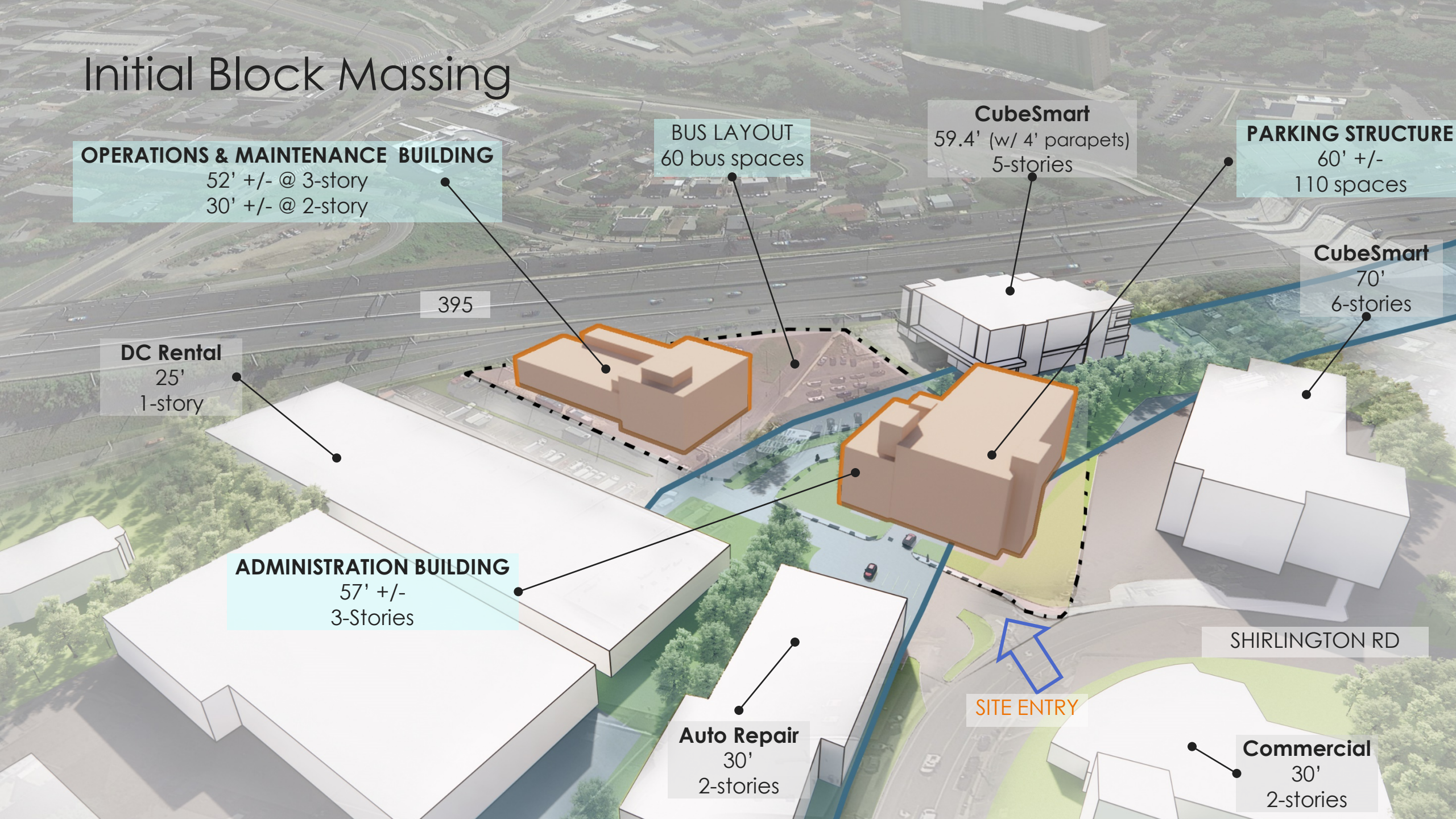
Auto Repair
30'
2-stories

SITE ENTRY

SHIRLINGTON RD

Commercial
30'
2-stories

395



EXPRESSION

One campus

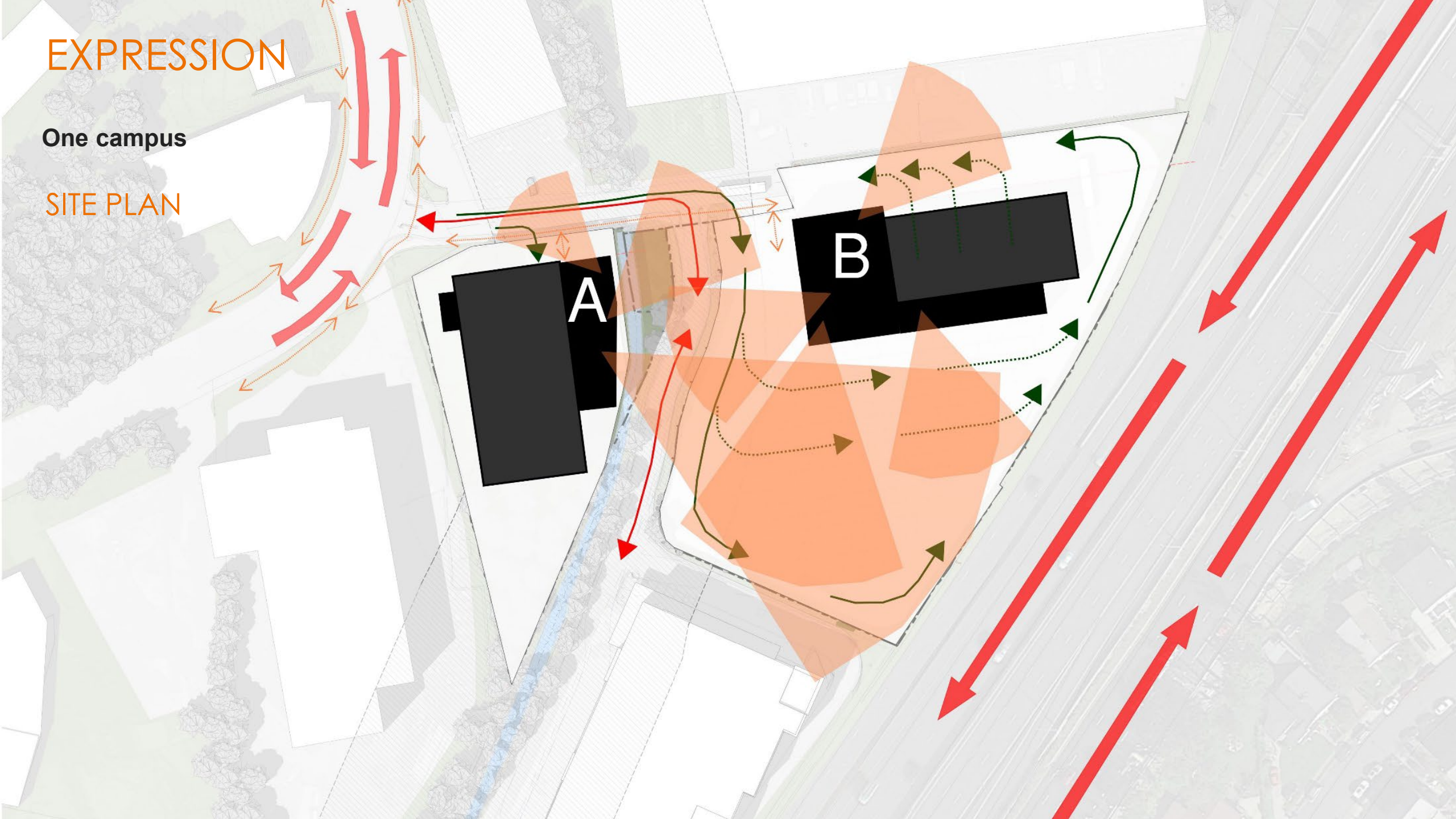
SITE PLAN



EXPRESSION

One campus

SITE PLAN

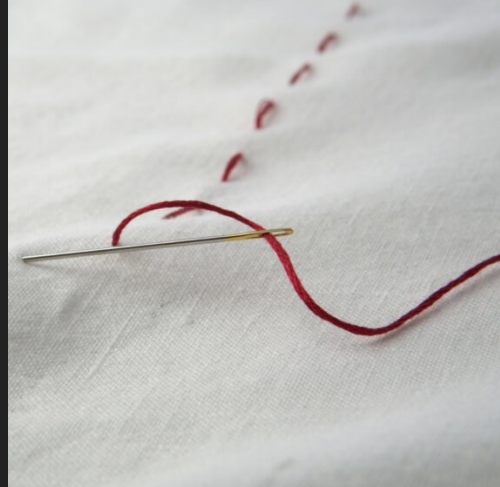




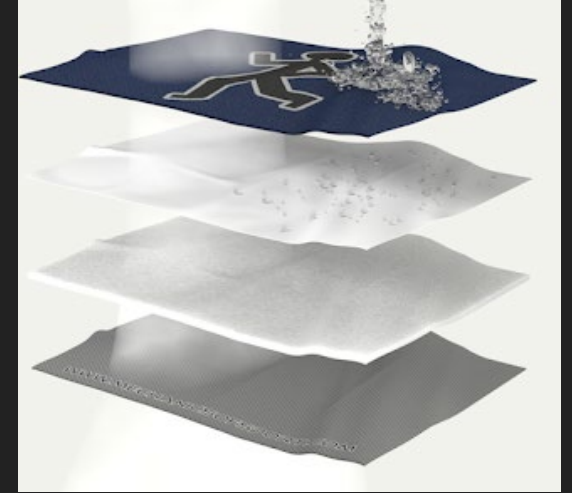
FLOW



FRAME



STITCH



PERMEATE



THE STORIES...THE STOPS

FLOW

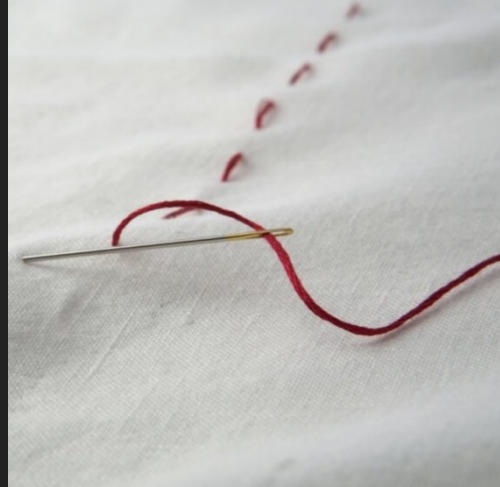




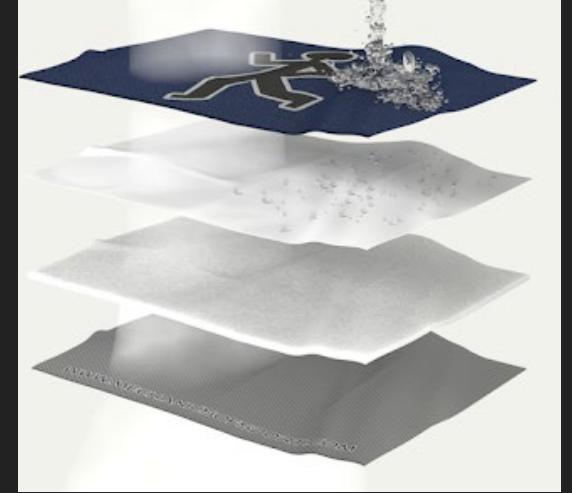
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FRAME



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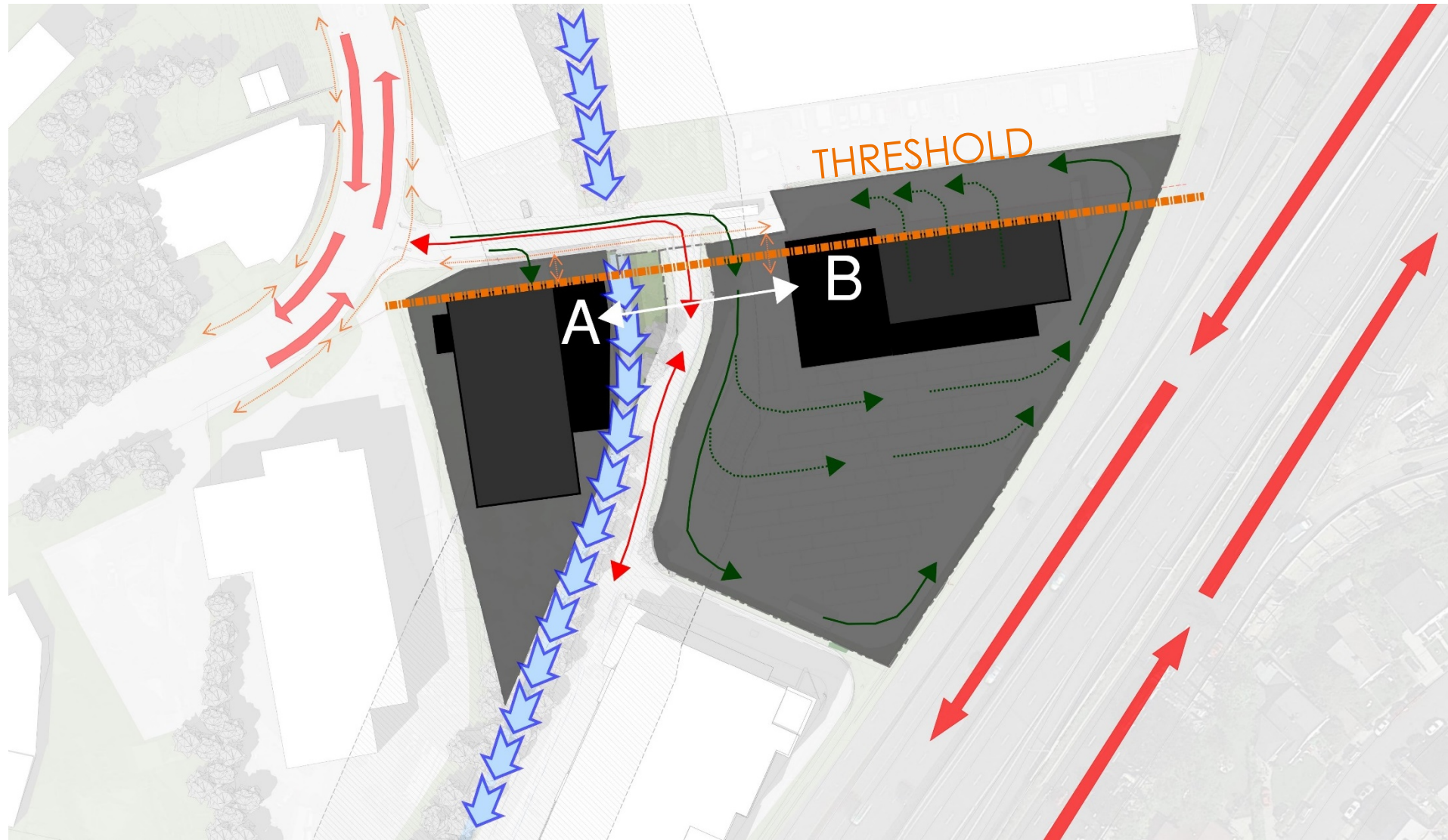


EXPRESSION

A FLOW

SITE PLAN

- Navigate through
- Interconnected
- Thoughtful mix
- Pass Between



EXPRESSION

A

FLOW

AERIAL VIEW



395

EXPRESSION



FLOW

APPROACH VIEW



EXPRESSION



FLOW

PEDESTRIAN VIEW



EXPRESSION



FLOW

VIEW FROM 395



EXPRESSION



FLOW

VIEWS



FRAME



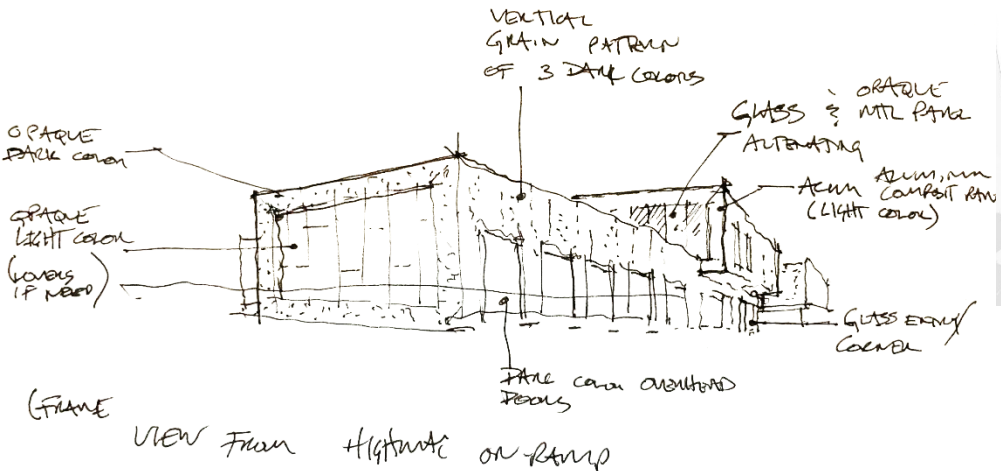
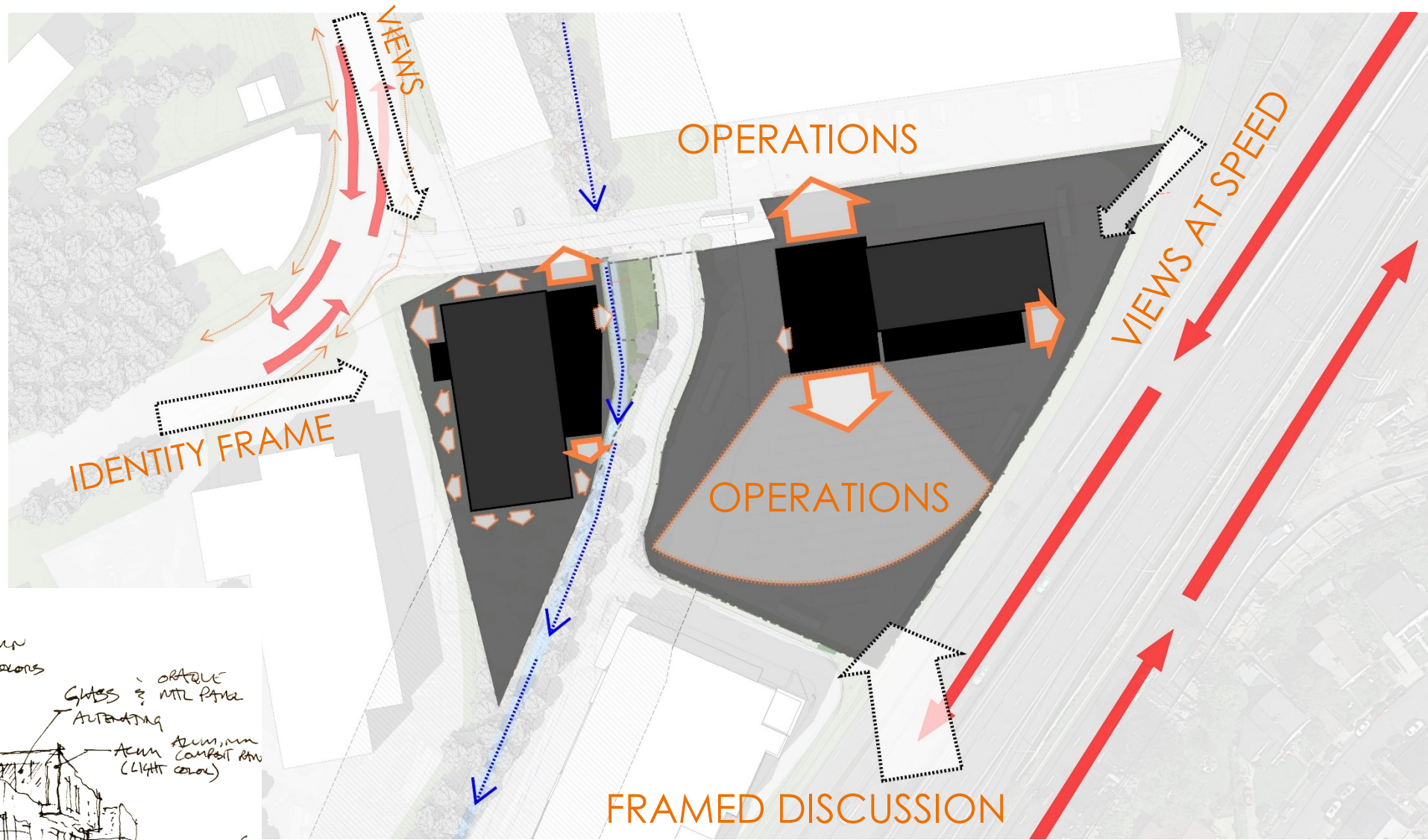
EXPRESSION

B

FRAME

SITE PLAN

- Framed future
- Framed view
- Outlook
- Observation
- Aligned vision



EXPRESSION

B

FRAME

AERIAL VIEW



CubeSmart

DC Rental

CubeSmart

SHIRLINGTON RD

395

EXPRESSION

B

FRAME

APPROACH VIEW



EXPRESSION

B

FRAME

PEDESTRIAN VIEW

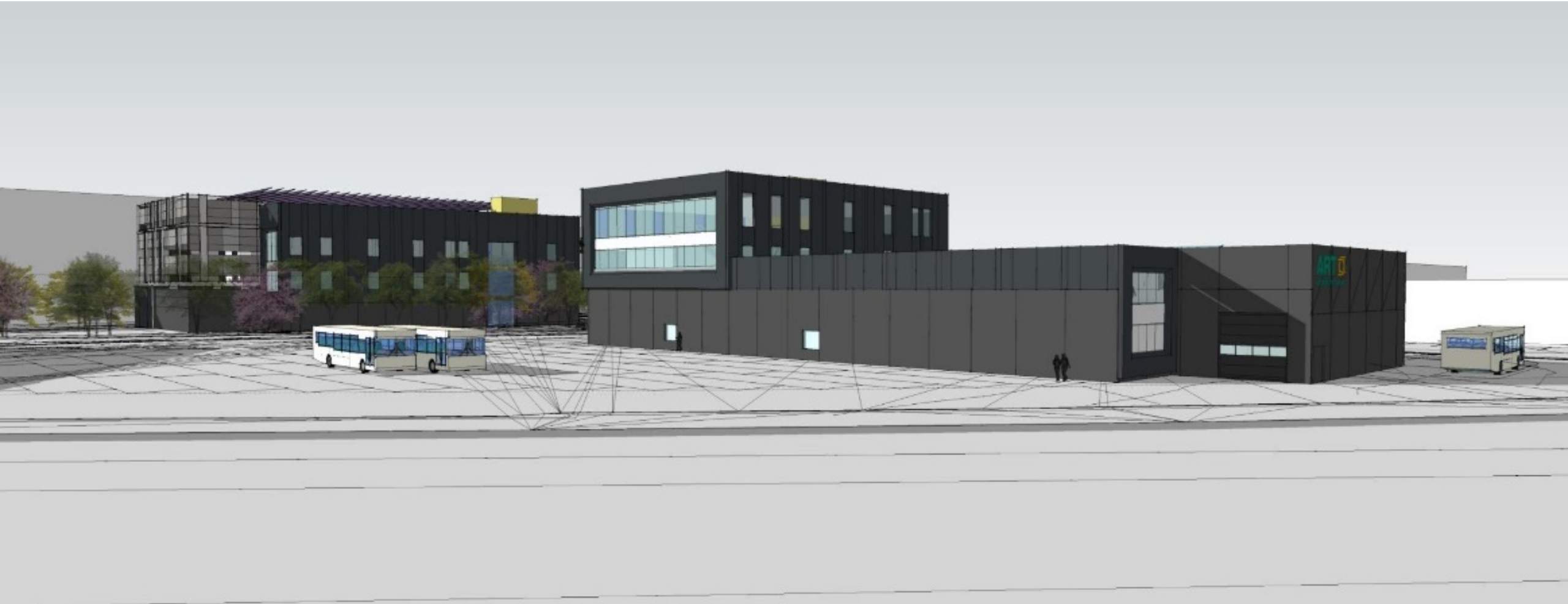


EXPRESSION

B

FRAME

VIEW FROM 395

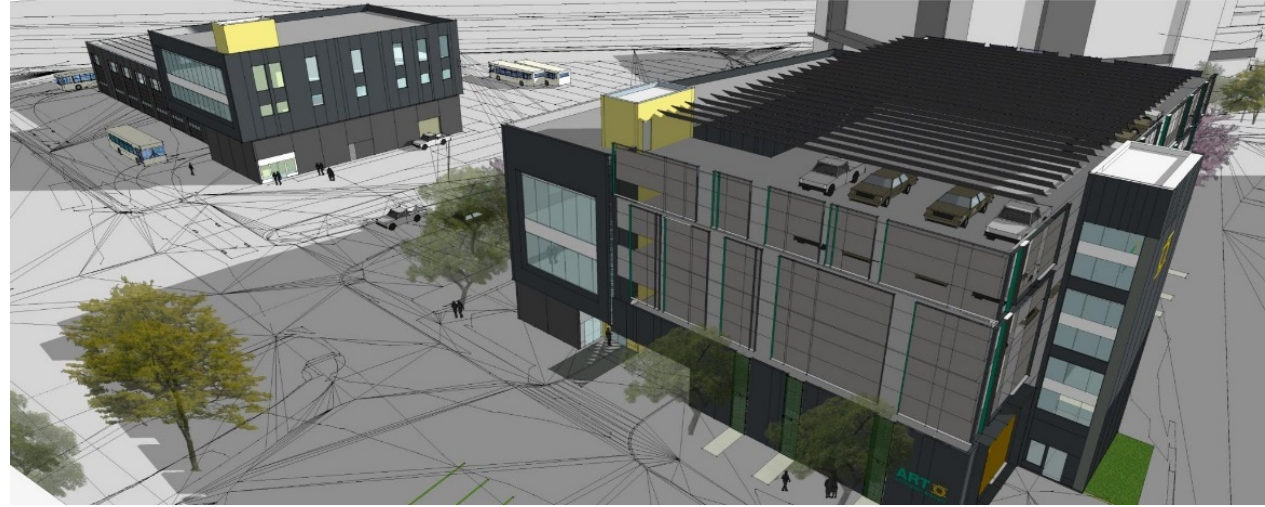


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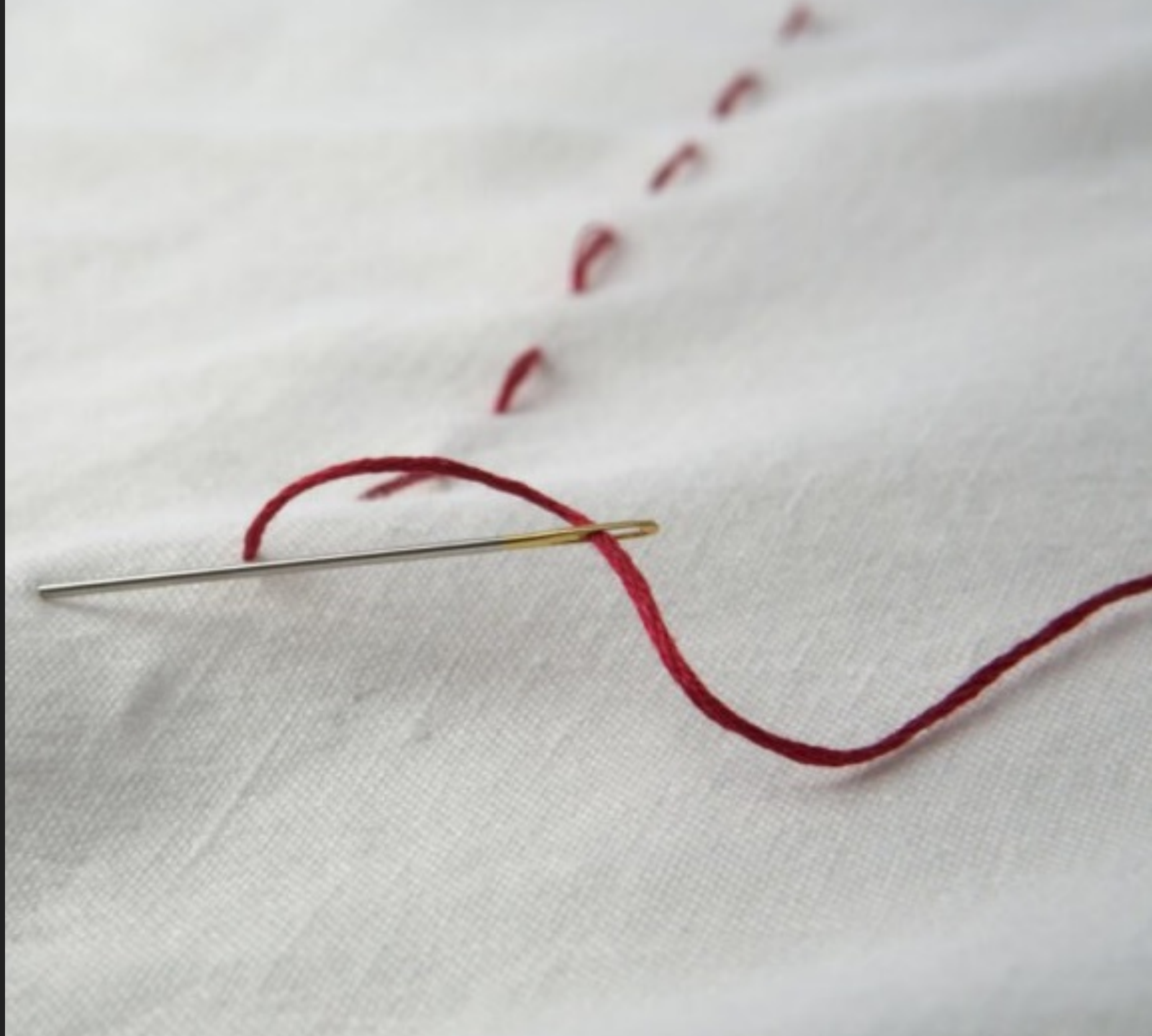
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FRAME

VIEWS



STITCH



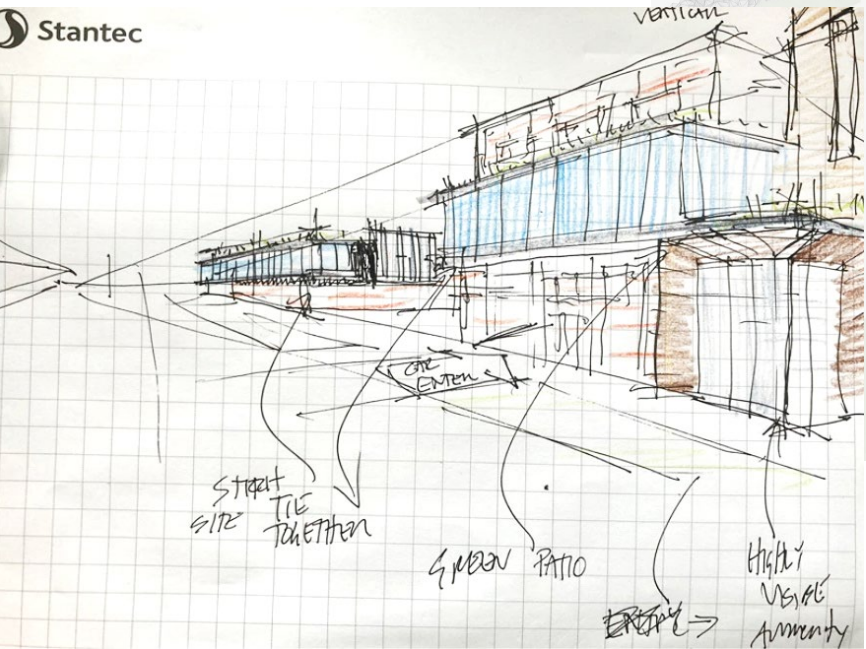
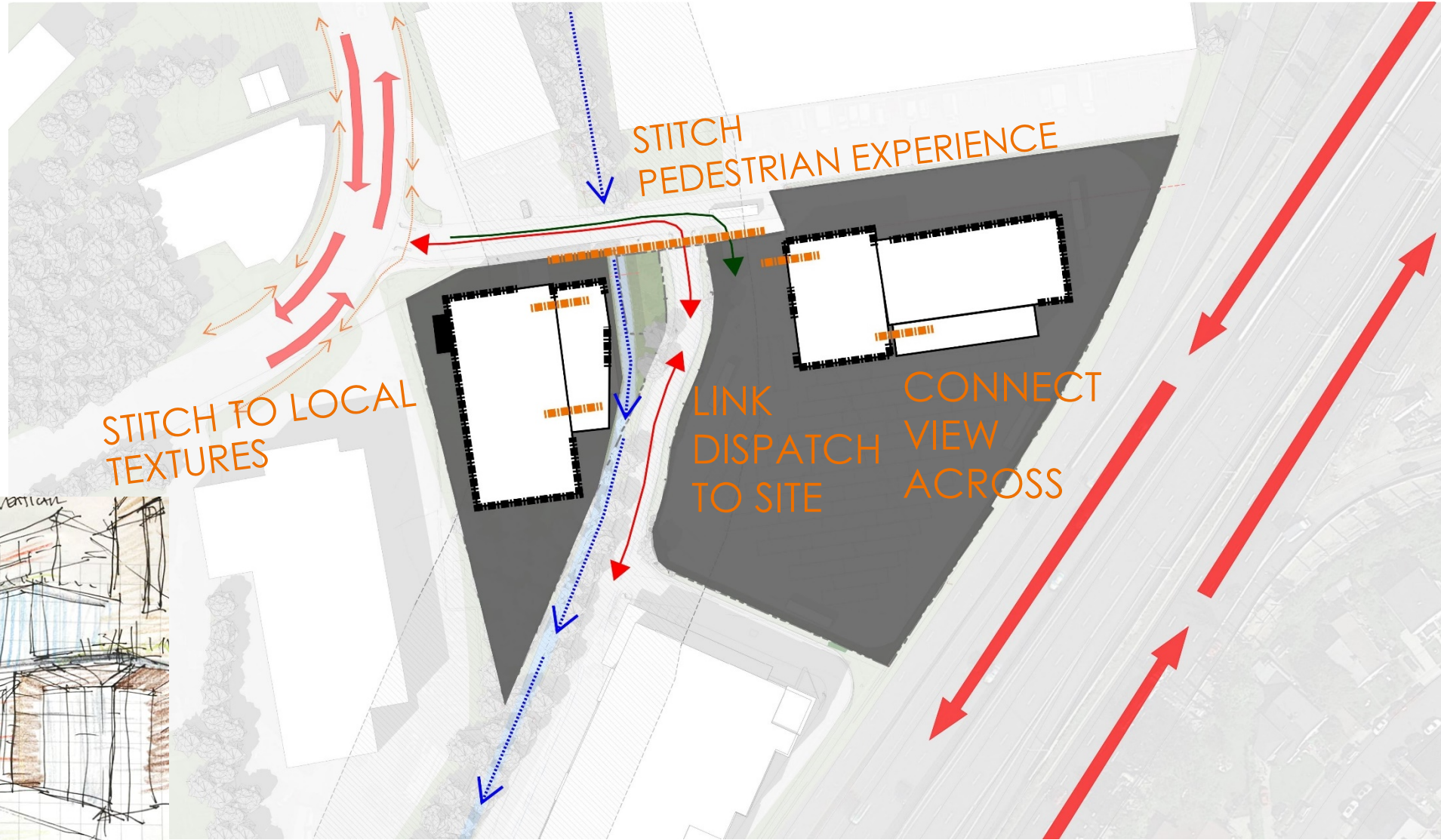
EXPRESSION



STITCH

SITE PLAN

- Connection
- Contextual
- Patterns of continuity



EXPRESSION



STITCH

AERIAL VIEW



CubeSmart

CubeSmart

SHIRLINGTON RD

DC Rental

395

EXPRESSION



STITCH

APPROACH VIEW



EXPRESSION



STITCH

PEDESTRIAN VIEW

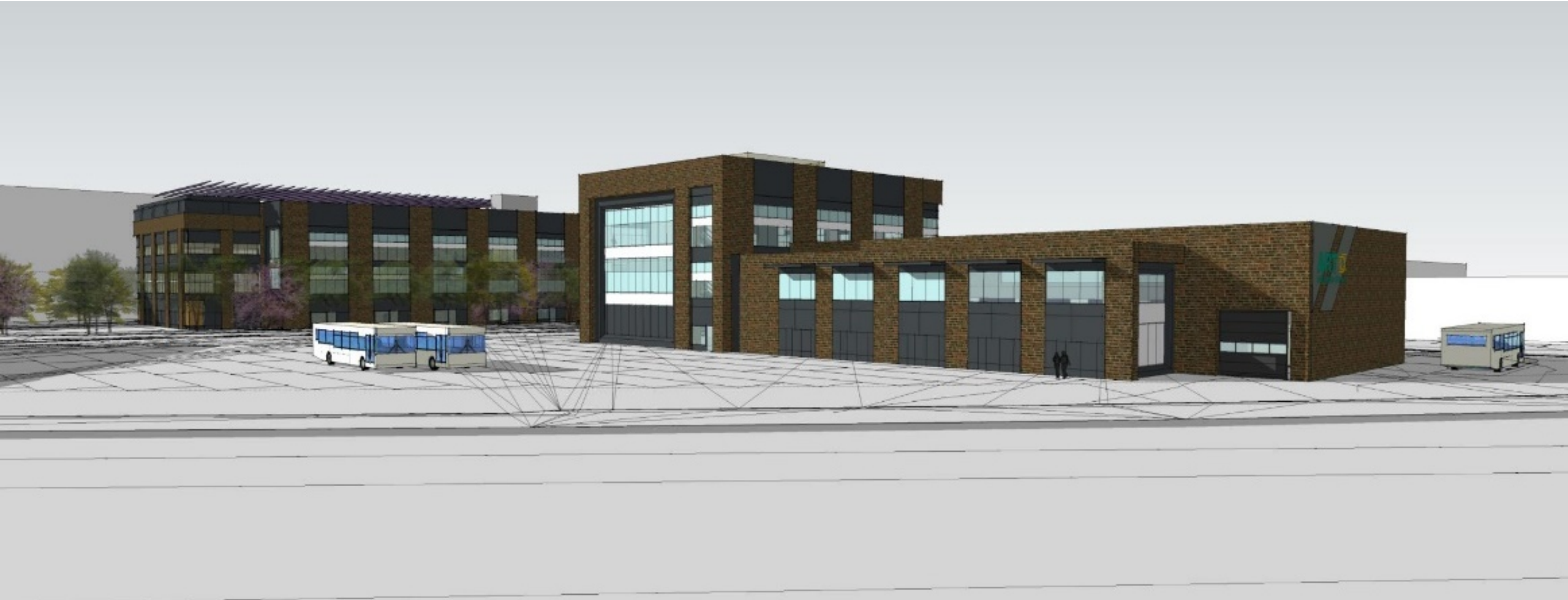


EXPRESSION



STITCH

VIEW FROM 395

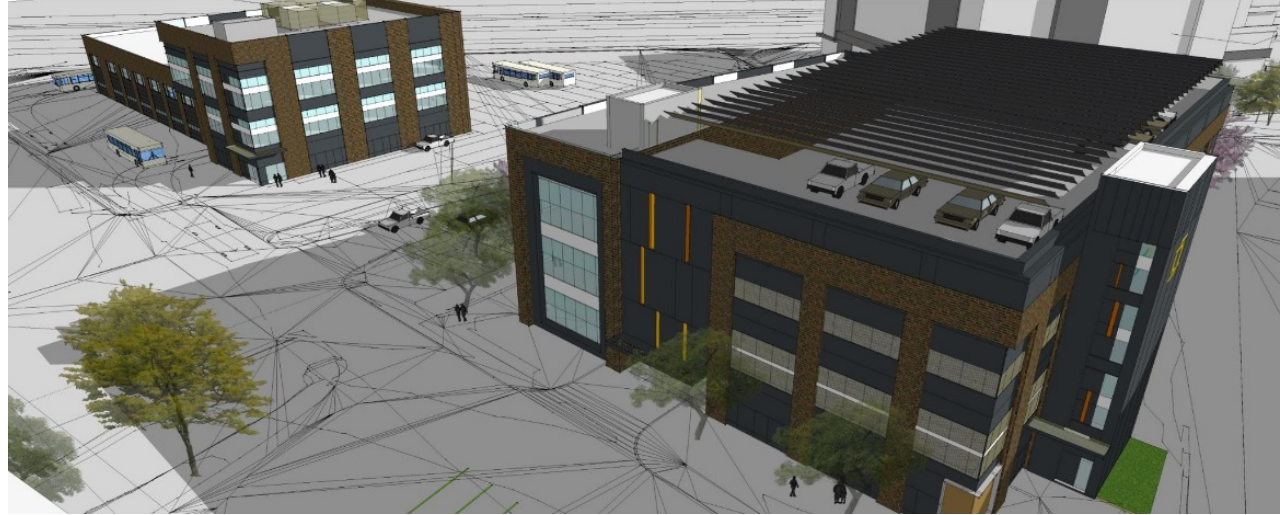


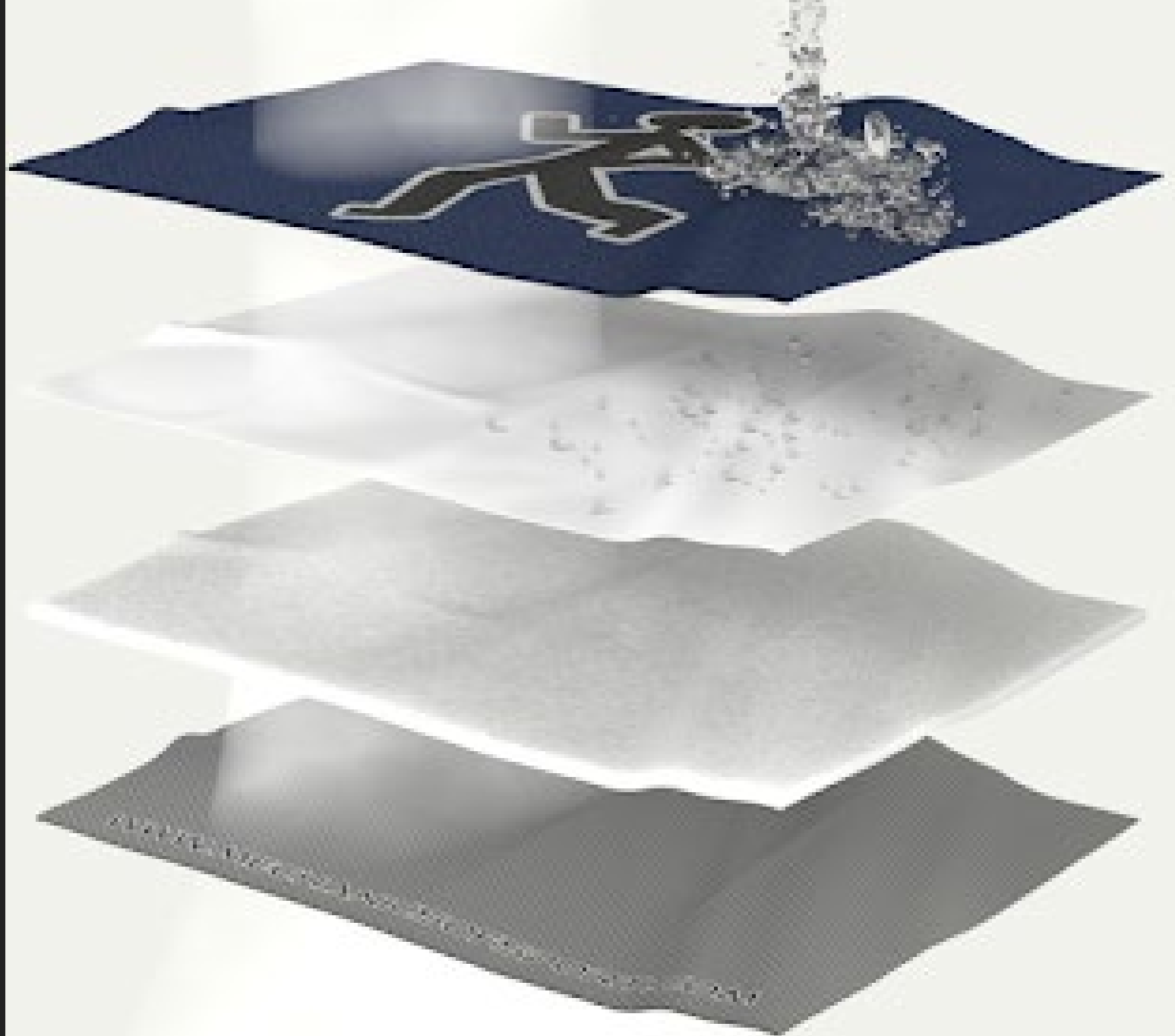
EXPRESSION



STITCH

PEDESTRIAN VIEW





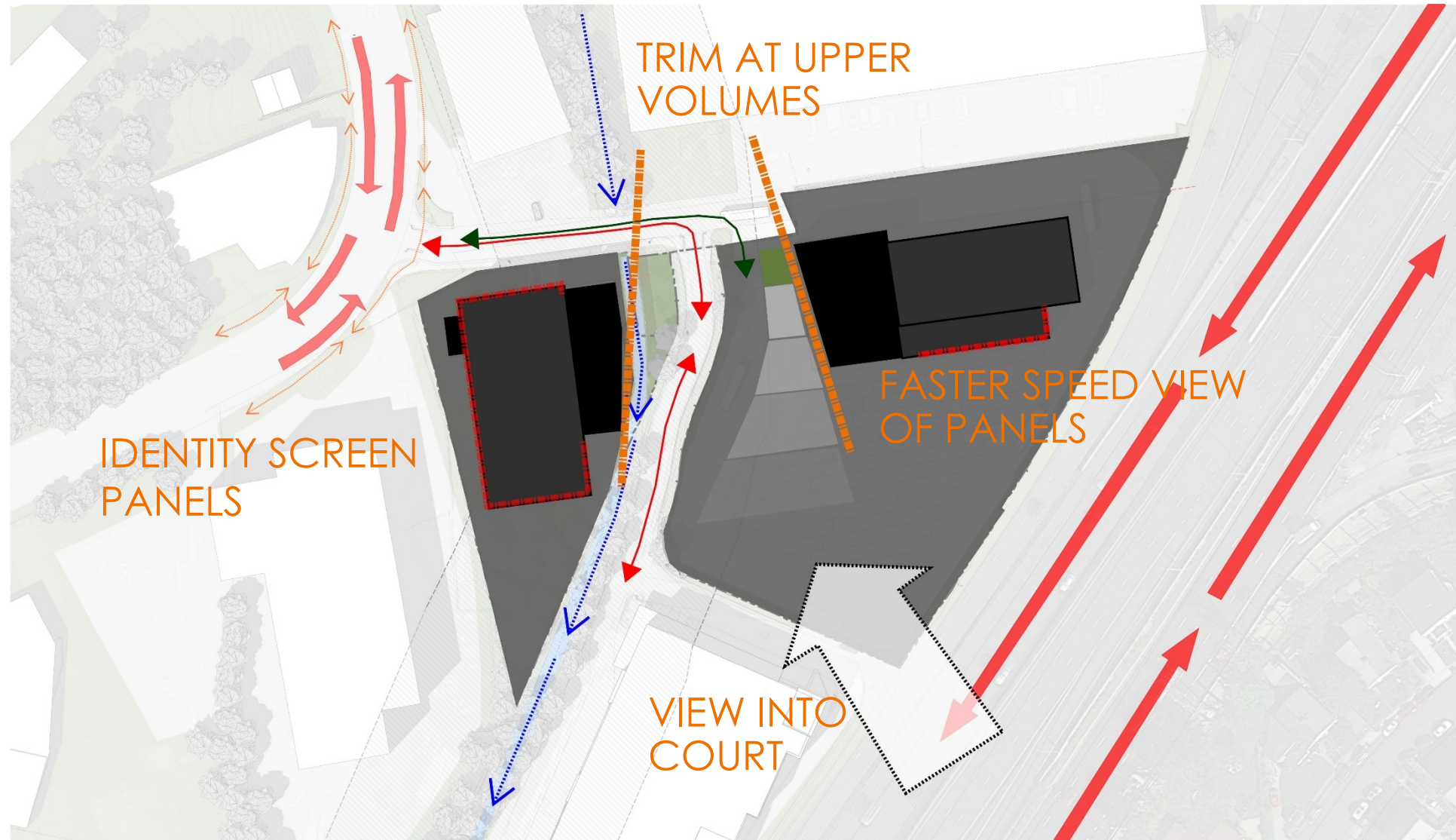
PERMEATE

EXPRESSION

D PERMEATE

SITE PLAN

- Transfer between the layers
- Introduce light
- Screen & share



EXPRESSION

D

PERMEATE

AERIAL VIEW



CubeSmart

DC Rental

CubeSmart

395

EXPRESSION

D PERMEATE

APPROACH VIEW



EXPRESSION

D

PERMEATE

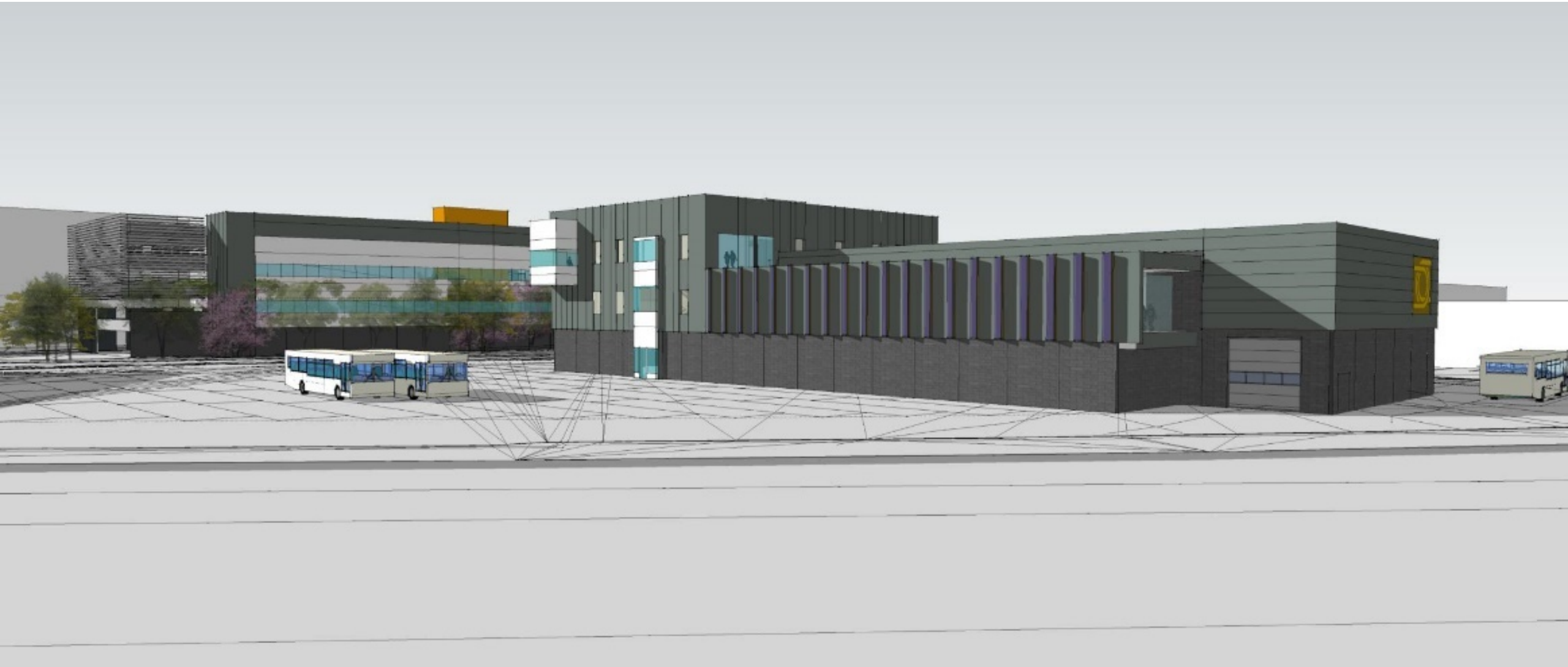
PEDESTRIAN VIEW



EXPRESSION

D PERMEATE

VIEW FROM 395



EXPRESSION

D

PERMEATE

PEDESTRIAN VIEW

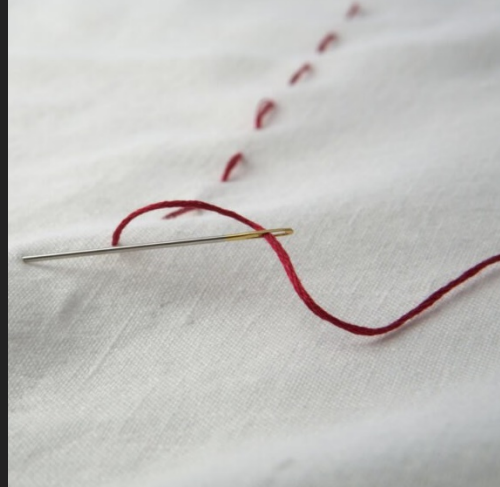




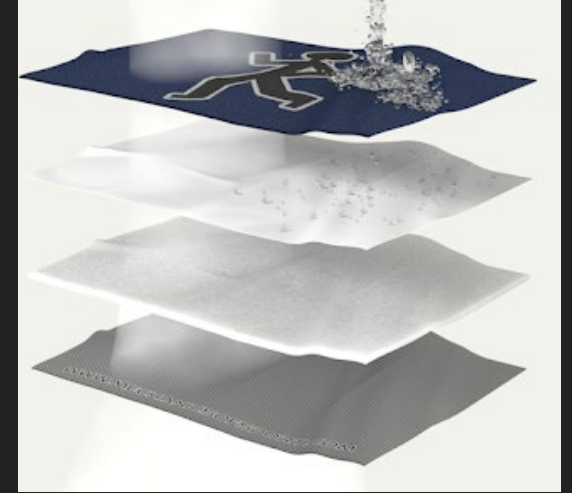
FLOW



FRAME



STITCH



PERMEATE



THE STORIES...THE STOPS



FLOW



FRAME



STITCH



PERMEATE



FLOW



FRAME



STITCH



PERMEATE

PFRC & Community Comments

Site Considerations

- 3.523 acres (3 parcels)
- Zoned M-1 Light Industrial
- Bisected site
 - CubeSmart access road
 - manmade open stream channel w/ RPA
- **Flooding issues at access road**
- Multiple existing utility crossings
- Four Mile Run Valley Area Plan



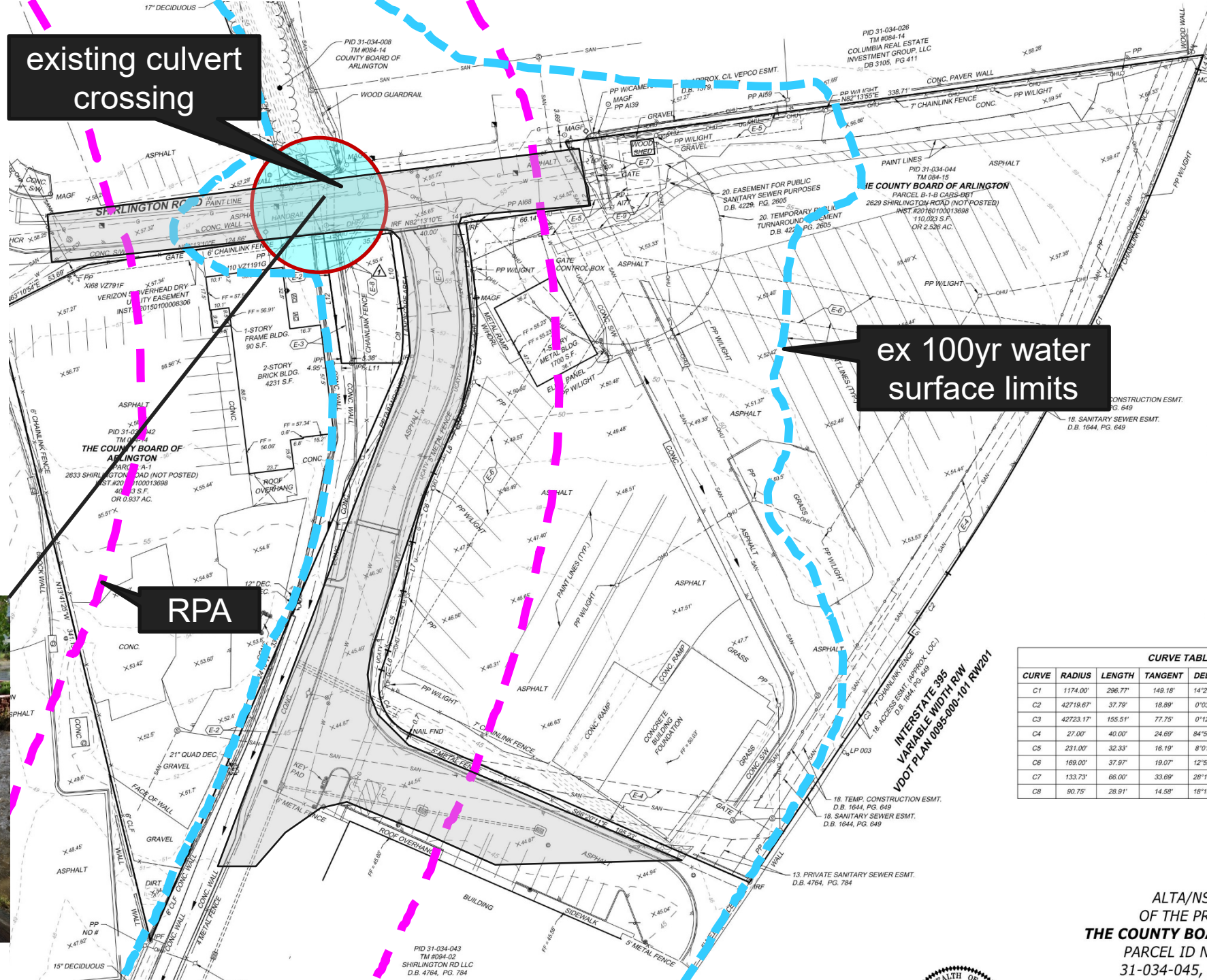
Stormwater

- Manage the 10yr & 100yr WSE
- Channel improvements and increasing culvert crossing
- Retaining / flood wall
- Long term stormwater issues
- Ensure best design solution

existing culvert crossing

ex 100yr water surface limits

RPA



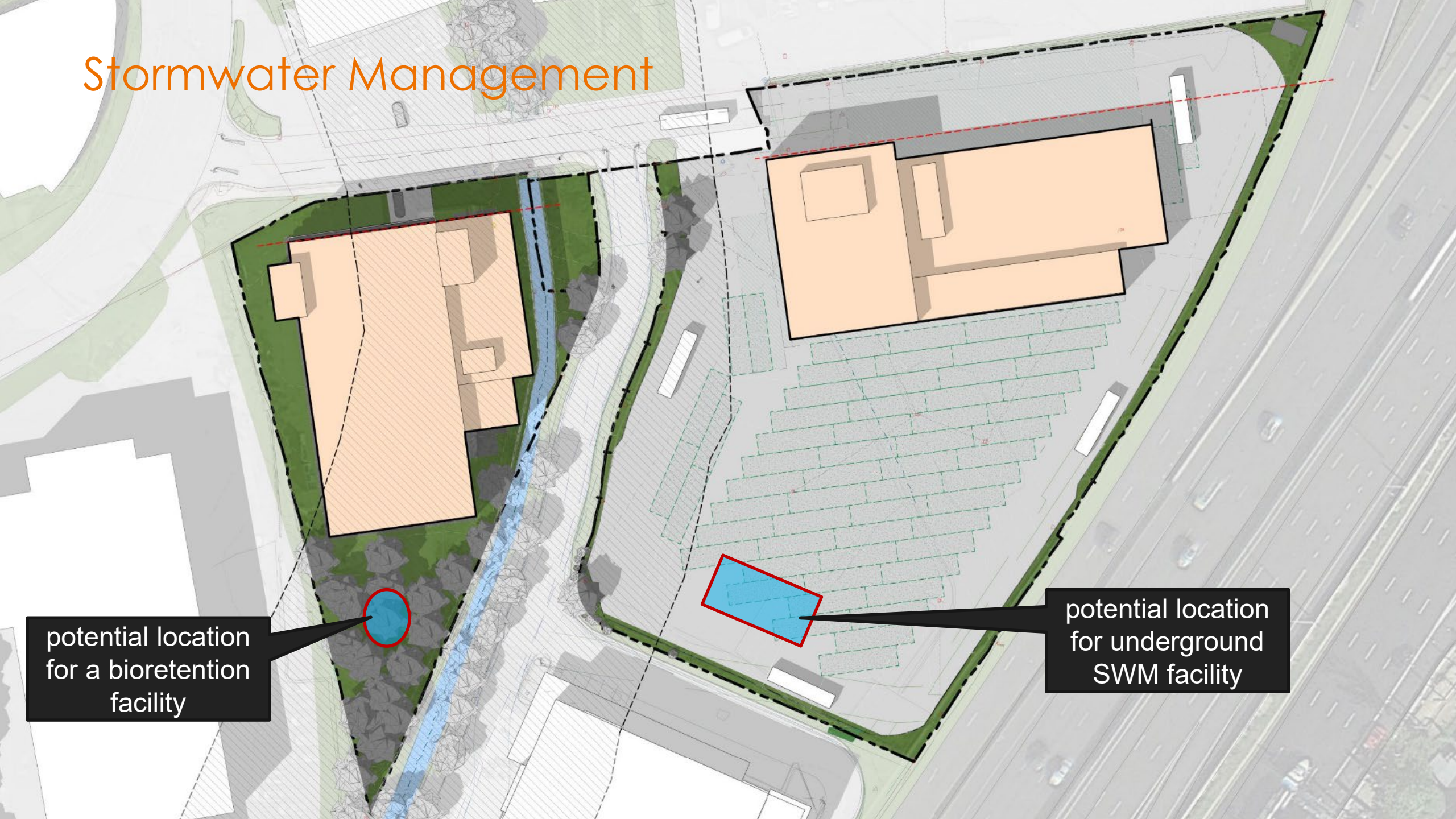
CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	1174.00'	296.77'	149.18'	142°
C2	42719.67'	37.79'	18.89'	0°00'
C3	42723.17'	155.51'	77.75'	0°12'
C4	27.00'	40.00'	24.69'	84°50'
C5	231.00'	32.33'	16.19'	8°0'
C6	169.00'	37.97'	19.07'	12°50'
C7	133.73'	66.00'	33.69'	28°1'
C8	90.75'	28.91'	14.58'	16°1'

Stormwater Management

potential location for a bioretention facility



potential location for underground SWM facility



Sustainability

Arlington's Facility Sustainability Policy

Energy Efficient: 25% Savings vs Code

3rd Party Sustainability Certification – pursuing LEED Silver



Passive Strategies:

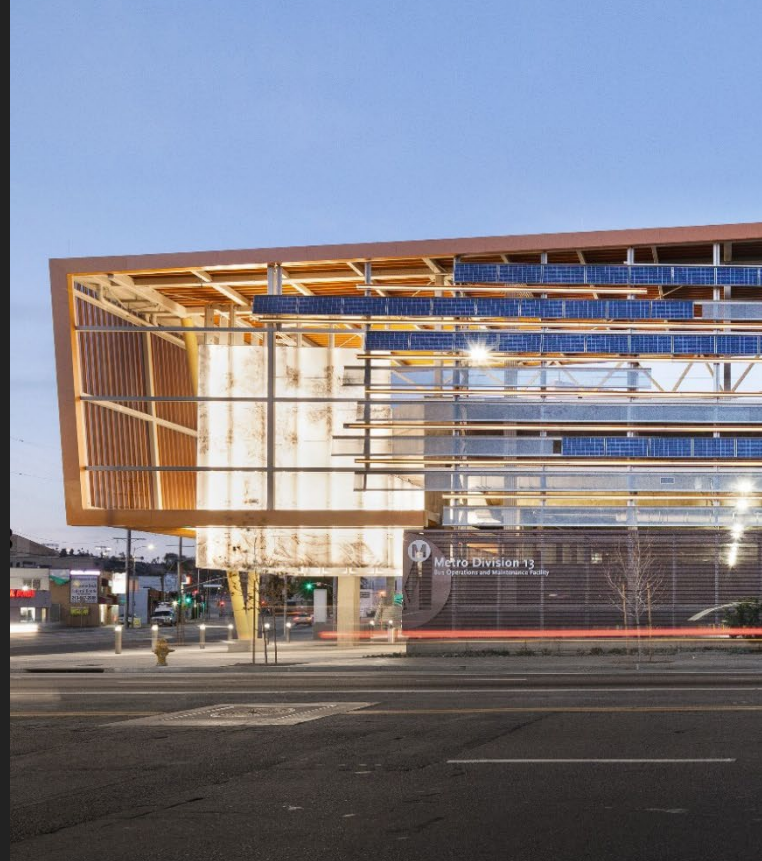
- High-Performance Envelope
- Window: Wall Ratio
- Optimized Daylight

Active Strategies:

- Low-Maintenance HVAC
- Solar-Ready
- Fleet Electrification

- Vertical façade panels
- Horizontal façade panels
- Vertical façade panels
- Canopy panels at garage
- Rooftop panels

Solar Panel Readiness:
where are our
opportunities?



Electric Bus Charging

Future transformer and backup generator

Charging cabinets around perimeter

Spacing for plug in or structure for gantry

- designed to accommodate future fleet electrification
- looking at various options
- flexible and eye for the future



Vehicular Circulation



Employee personal vehicles

CubeSmart access

repair bay safety zone

ADMINISTRATION BUILDING

110 vehicles

PARKING STRUCTURE

60 buses

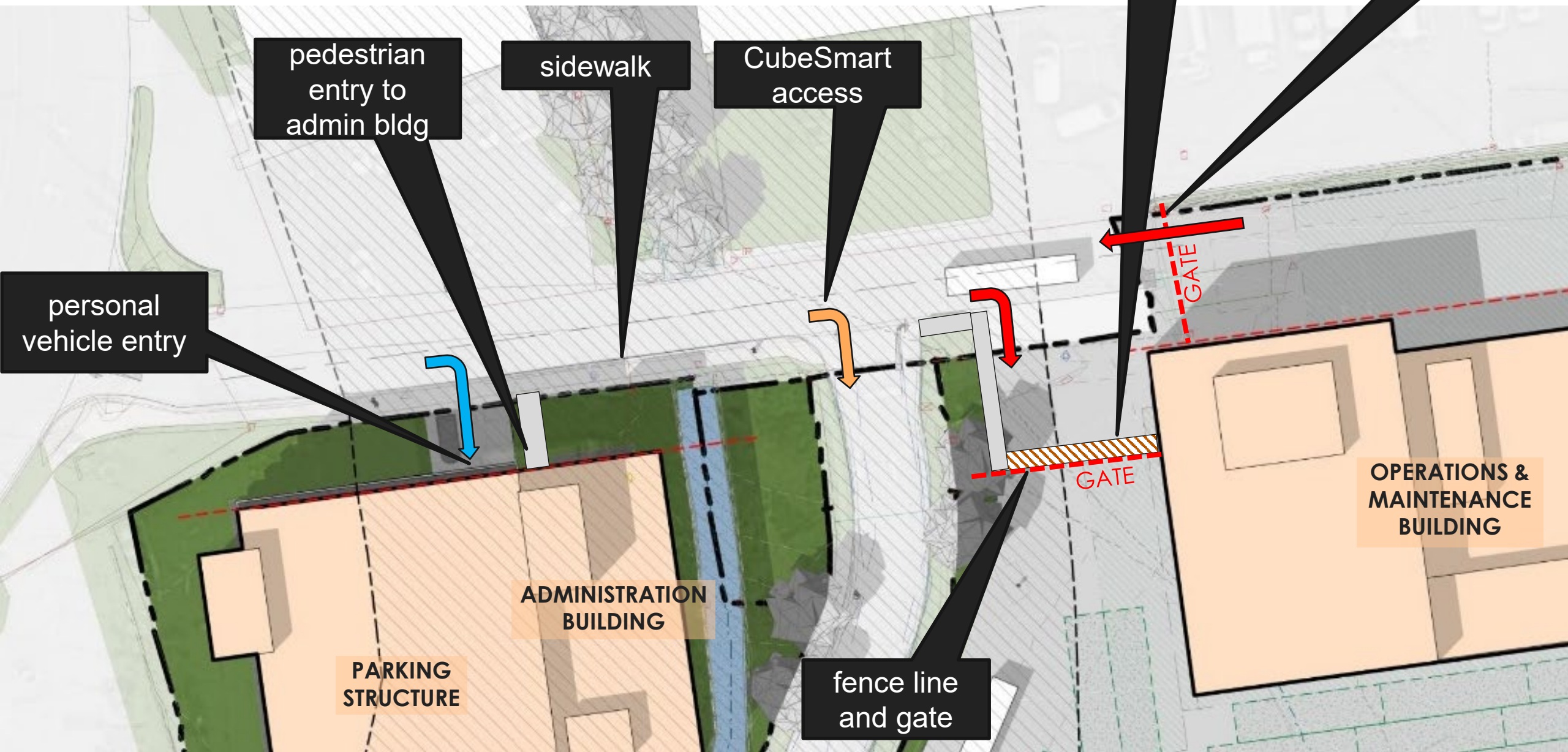
OPERATIONS & MAINTENANCE BUILDING

Counterclockwise bus circulation

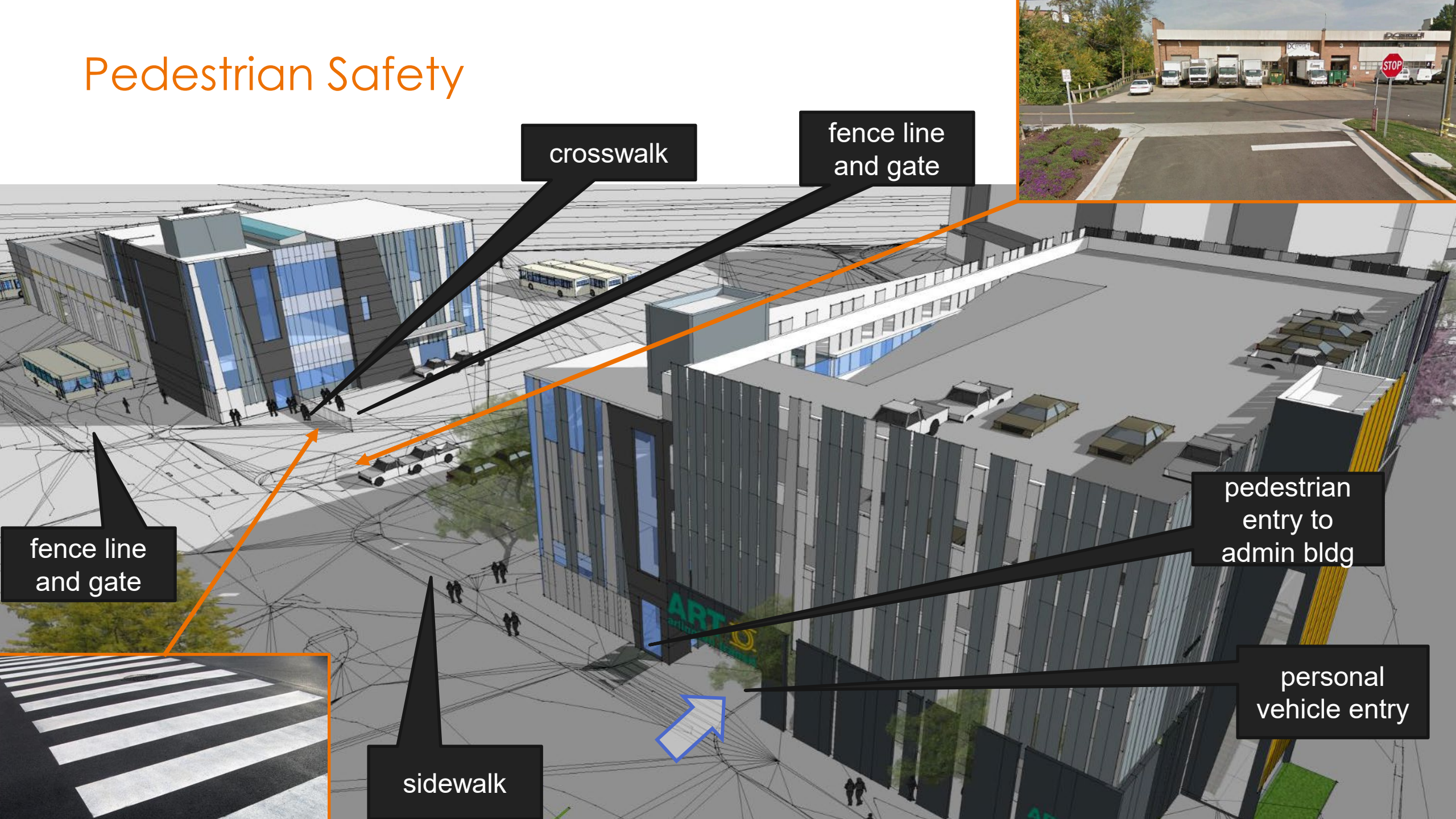
GATE

GATE

Pedestrian Circulation



Pedestrian Safety



crosswalk

fence line
and gate

fence line
and gate

pedestrian
entry to
admin bldg

personal
vehicle entry

sidewalk

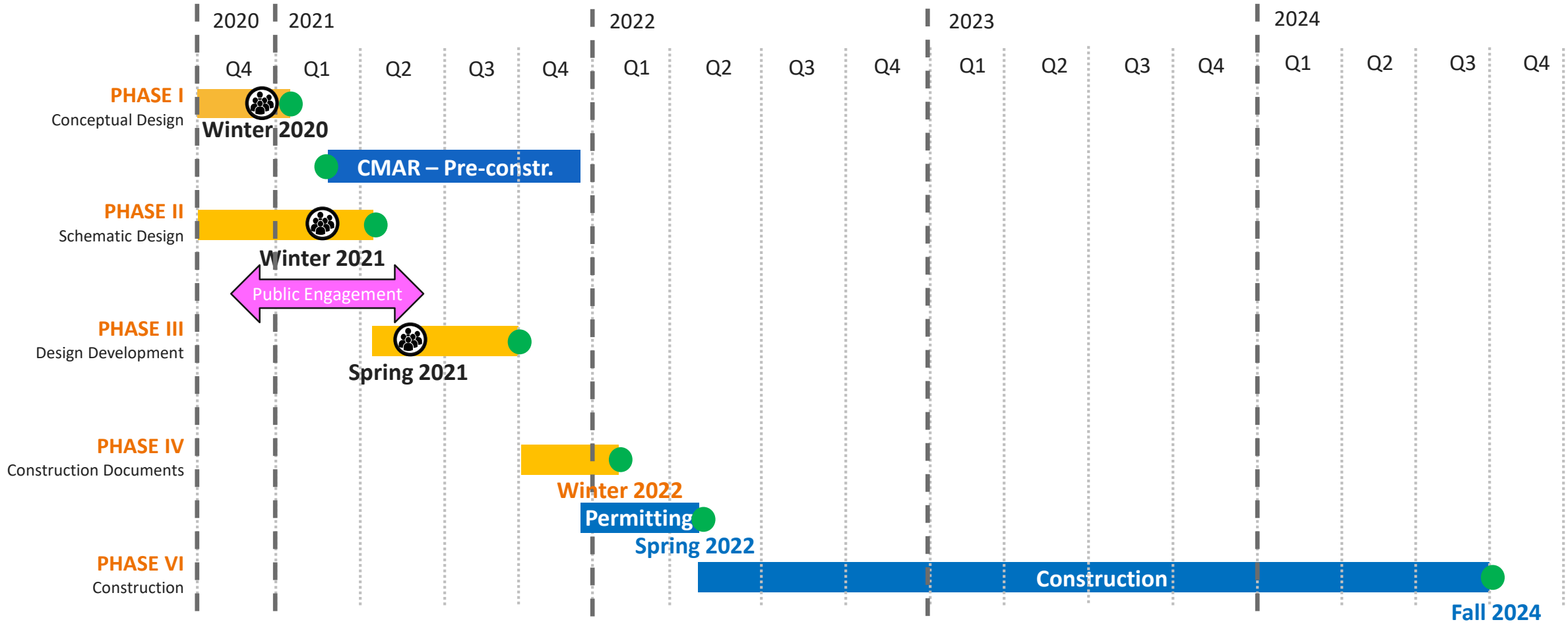
Next Steps

Project Timeline

WE ARE HERE



- In Progress
- Construction Manager at Risk (CMAR)
- Milestone
- ⊙ Community & PFRC Meetings



Next Steps

Previous – PFRC Meeting #1

- Introduction of the design team
- Review project to date
- Review the site challenges
- Listen to PFRC's views on the design approach

Today – PFRC Meeting #2

- Present concepts under development
- Feedback on design elements – online until March 3rd
- Review highlights of previous comments
- Review project to date

Next – PFRC Meeting #3

- Provide a design update
- Review PFRC's comments and how the design responded

Q&A



ART Operations and Maintenance Facility

Arlington County Transit Division

- **Pierre Holloman** – Assistant Transit Bureau Chief
 - pholloman@arlingtonva.us
- **William Jones** – Transit Services Manager
 - wjones@arlingtonva.us

Arlington County Facilities and Engineering Division

- **John Mir** – Facilities Design and Construction Manager
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Thank You!