ACPS and Alexandria City City Services within the Schools
Why We Are Here

• Joint City Council/School Board and City Council have emphasized expectation that ACPS and the City will explore every feasible opportunity for colocation/innovation of sites and services between the City and ACPS.

• Opportunities will be explored in depth - Joint City/ACPS Facilities Master Plan (JFMP) process however, two ACPS projects have already begun - Douglas MacArthur Elementary School and the Connected High School Network – T.C. Williams-Minnie Howard campuses.

• Critical to consider and identify opportunities for these two school sites now to incorporate planning into inform colocation, site suitability and JFMP framework
Citywide Vision and Needs

• City and ACPS serve the same families.
• Land is at a premium; critical that sites owned by the City or Schools are maximized for joint services where possible.
• Available site density should be explored for every site. Every solution should have a layered approach.
• Build-in flexibility of physical space and programming.
• Spaces within facilities should be designed, programmed and deployed in a manner that allows for utilization by multiple user groups – schools and community
# 10-year CIP Schedule

<table>
<thead>
<tr>
<th>Site/Program</th>
<th>Description</th>
<th>Proposed Funding Years</th>
<th>Project Completion Year</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Capacity</strong></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>High School</td>
<td>Replacement/Modernization and Capacity Addition (remaining funds from cost estimate)</td>
<td>2021-2022</td>
<td>2025</td>
</tr>
<tr>
<td>Douglas MacArthur</td>
<td>Replacement/Modernization and Capacity Addition</td>
<td>2021</td>
<td>2023</td>
</tr>
<tr>
<td>Transportation</td>
<td>Replacement/Modernization and Capacity Addition</td>
<td>2023</td>
<td>2025</td>
</tr>
<tr>
<td>George Mason</td>
<td>Replacement/Modernization and Capacity Addition</td>
<td>2023-2025</td>
<td>2027</td>
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<tr>
<td>Cora Kelly</td>
<td>Replacement/Modernization and Capacity Addition</td>
<td>2026-2027</td>
<td>2029</td>
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<tr>
<td>New School</td>
<td>New School based on enrollment growth</td>
<td>2028-2029</td>
<td>2031</td>
</tr>
<tr>
<td><em>Matthew Maury</em></td>
<td>Soft Costs for Replacement/Modernization and Capacity Addition</td>
<td>2030</td>
<td>2033</td>
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<tr>
<td><strong>Non-Capacity</strong></td>
<td></td>
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<tr>
<td>Non-Capacity</td>
<td>Life-cycle replacements and upgrades to existing facilities</td>
<td>2021-2030</td>
<td>2022-2031</td>
</tr>
<tr>
<td><strong>Total Proposed</strong></td>
<td></td>
<td>2021-2030</td>
<td>2022-2033</td>
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</tbody>
</table>
Capacity: Douglas MacArthur (at Taney Ave. and new building)

- **2019-2020**: Douglas MacArthur at Taney Avenue design and construction of renovation; New Douglas MacArthur Design
- **2021**: Continued design and construction of New Douglas MacArthur

*First concept submission-January 2020*
Timeline

**2019**
- **Fall 2019**
  - Old Rec Center demolished

**2020**
- **Fall 2020**
  - Outdoor play area and basketball court available for PH students
- **Spring 2020**
  - City Council review of MacArthur design (DSUP)

**2021**
- **Fall 2020**
  - Outdoor playground ready for DM students at PH
- **Fall 2020**
  - DM students begin 2020-21 school year at PH
- **Spring 2020**
  - City Council review of swing space design (DSUP)

**2022**
- **September 2023**
  - New Patrick Henry fields and parking lot open

**2023**
- **January 2023**
  - DM students move into new DM building
- **Old PH demolished**
  - Install fields/parking

**Prepare Old PH for MacArthur**

**MacArthur students at Patrick Henry**

**Construction of New MacArthur**

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Comments? E-mail Us At:
[https://www.acps.k12.va.us/swingspace](https://www.acps.k12.va.us/swingspace)
swingspace@acps.k12.va.us

www.acps.k12.va.us
Capacity: High School Project

• **2018-19:** Educational visioning, program design and focus on capacity issues to address projected high school growth to 5,000 students over the next five years
• **2019-21:** Space and educational program design
• **2022-24:** Phased construction and program integration

*First concept submission-Summer 2020*
**Project Timeline**

**School Board Decision**

**Fall 2019:**
- Input to CIP Budget Request
- Community and Stakeholder Engagement
- Form Advisory Committee

**Spring 2020:**
- Design Phase Begins
- Site-Specific Ed Specs & Full Program Delivered
- Community and Stakeholder Engagement

**April 2020 – April 2022***
- 24 – 30 Months

**Now to March**

* Includes Development Special Use Permit (DSUP) Process
- Timelines are not exact

School Year 2024

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Joint City/ACPS RFP for JFMP

- JFMP will guide informed decision making by creating a roadmap for future investment in City and ACPS facilities based on identified existing and projected needs.
  - determine a facilities baseline for City and ACPS
  - review existing assumptions about the need for capital projects
  - develop a strategic vision for facilities development for City and ACPS
  - synthesize the facilities baseline, assumptions and strategic vision into a roadmap that addresses citywide needs
Consultants

• Managing – Brailsford & Dunlavey
  – Jeff Bonvechio, Project Executive
  – Beth Penfield, Project Director
  – Kayla Anthony, Project Manager

• Subcontractors
  – Winstanley Architects
  – DP Consultants (Community engagement)
Interagency staff work group

- **ACPS**
  - Mignon Anthony, Operations
  - Erika Gulick, Operations – JFMP Project Manager
  - Technology Services Representative
  - Operations Representatives
  - Budget Representative
  - Procurement

- **City**
  - Jack Browand, RPCA
  - Jimmy Bryant, ITS
  - Katherine Carraway, NPCD, PZ – JFMP Project Manager
  - Brandi Collins, Office of Housing
  - Stephanie DeFreitas, DGS
  - Brian Dofflemyer, TES
  - Dirk Geratz, Dev. Div., PZ / Abigail Harwell, Dev. Div., PZ
  - Terry Suehr (or designee), DPI
Department of Community & Human Services

- Public services provided at school sites respond to student demographics.
- Consider combining a senior center with an elementary school.
- Consider schools as broader community assets that serve all neighborhood residents throughout the day. Grounds designed like a public park.
- The types of services that could be envisioned include early childhood/child care, youth development, behavioral health, benefits services.
Department of Health

- Additional space for public health specialty clinics, making them accessible to more families.
- Teen wellness outreach clinics suitable for colocation with high school
- Childcare facilities where possible due to high demand throughout the city.
- Consideration for transportation and/or accessibility in planning.
Office of Housing

– Urgent need for affordable, workforce and senior housing.
– Affordable housing can provide a transition between existing residential uses and new/or expanded school and recreation sites.
– Affordable housing could occupy even the smallest of sites if it includes duplex units, fourplexes, cluster units and stacked townhouses.
Recreation, Parks and Cultural Activities

– A citywide need for indoor gymnasiums and outdoor rectangular fields.
– Hours of access should be increased.
– Prioritize outdoor recreational space over excessive parking.
– Restructure afterschool programming to maximize joint resources, including an integrated transportation network.
– Consider operational efficiencies and potential revenue generation.
Information Technology Services

– Involve early on in planning of facilities.
– Consider current and future infrastructure needs during development.
– Establish standards and ensure security.
Transportation & Environmental Services

- **Transportation**
  - Improve transportation options throughout the city. Combine bus/transportation operations where possible.
  - The investment in a garage (underground or above ground), could be leveraged for more than just the day-time or primary use of a site.
  - Integrate school parking with bus drop-off loops. Allowing busses to use the parking lot aisle for drop-off.
  - In large snow events, a designated area on discussed school sites that are specifically designed to receive snow piles in infrequent events with provisions for handling snowmelt appropriately and in an environmentally sound manner.

- **Green Building**
  - Available roof space should be considered as an option for monetizing through Power Purchase Agreements for solar panels.
  - Incorporate into planning the City’s new Green Building Policy requirements.
Next Steps

• Integrate a City representative into the ACPS site-level planning and design team in order to ensure citywide needs are met.

• Follow up with Campagna Center to determine space needs for early childhood education and other social development programs.

• Follow up with Alexandria Library to discuss needs and partnerships.

• Amend educational specifications or develop supplemental specifications to accommodate additional uses with schools (i.e. expanding nursing clinics at high school to provide teen wellness centers).
Next Steps

• Implement shared user agreements to ensure clarity of when public facilities are available for different user groups.

• Ensure that design team is capable of advising on creative and comprehensive solutions for each site.

• Engage with energy experts regarding solar panels to ensure building design can accommodate this in the future.

• Develop standard practices and procurement processes.
Questions

ACPS

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City of Alexandria

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