

EVALUATION OF THE LEE CENTER



CONSIDERATION OF POSSIBLE RECONFIGURATION AS AN
ELEMENTARY SCHOOL SWING SPACE

REPORT PREPARED FOR THE
ALEXANDRIA DEPARTMENT OF GENERAL SERVICES

EVALUATION OF THE LEE CENTER

EXECUTIVE SUMMARY

This evaluation of the LEE CENTER is prepared in response to a request from ALEXANDRIA CITY PUBLIC SCHOOLS. The CITY and ACPS, as part of the LONG RANGE EDUCATIONAL FACILITIES PLAN, identified several schools which are in need of modernization and capacity additions. These buildings occupy sites which are not conducive to rejuvenation or replacement while occupied. For this reason, ACPS has been seeking a viable ELEMENTARY SCHOOL SWING SPACE.

The possibility of transforming the LEE CENTER facility is analyzed through an interdepartmental collaboration led by DGS, engaging ACPS and RPCA, and supported by LKH.

(SEE ACRONYM KEY / P. 8)

• SYNOPSIS

The LEE CENTER is examined from three perspectives:

- › **EXISTING UTILIZATION**
- › **REDISTRIBUTION OF THE CURRENT USES**
- › **RECONFIGURATION AS AN ELEMENTARY SCHOOL SWING SPACE**

Both REDISTRIBUTION and RECONFIGURATION would be required to effect this change to school use.

The REDISTRIBUTION scenario would relocate most current uses, discontinue others, continue one program on site at a reduced level, and share future access to the Auditorium, Gymnasium and Grounds after school hours.

The RECONFIGURATION concept would dedicate the majority of the facility to school functions.

It would provide classroom capacity adequate for the largest school currently proposed for modernization in the CIP. ACPS has indicated that there is flexibility in the Educational Specifications and that site specific accommodations may be made.

A six classroom modular assembly would be added to the site. These classrooms would be needed to accommodate the student enrollment of the first school proposed for modernization, Douglas MacArthur.

• BUDGET SUMMARY

A cost range based upon the RELOCATION PROGRAM and the RECONFIGURATION CONCEPT:

	WITHOUT CONTINGENCY	WITH CONTINGENCY
› RELOCATION / LEASE OPTION	14.9	16.3
› RECONFIGURATION / SCHOOL USE	18.5	22.2
TOTAL :	\$ 33.4 M	\$ 38.5 M
› RELOCATION / PURCHASE OPTION	17.6	19.4
› RECONFIGURATION / SCHOOL USE	18.5	22.2
TOTAL :	\$ 36.1 M	\$ 41.6 M

• IMPACTS

The LEE CENTER is a long established and heavily used civic resource. Its extensive array of programs and its broad range of facilities serve the entire spectrum of Alexandria residents at a level of intensity second only to CHINQUAPIN. If the complex is changed to another use, it would initiate a series of interrelated impacts.

Discontinuation or curtailment of RPCA Facility Reservation opportunities would be expected to include the Auditorium and the Exhibit Hall. Both the Auditorium, and the Exhibit Hall with its support kitchen, host an extensive and continuous variety of public and private assemblies for which there is currently no affordable alternative of similar capacity. Neither of these functions are replicable in leased space. Revenue from facility rental would be lost. Revenues may continue to be gained through ACPS rental of the Auditorium, but exact revenues are unknown at this time.

Discontinuation of selected RPCA Programs would be expected to include the Dance Studio and citizen groups such as the Bridge Club. Revenue from classes would be lost.

With possible relocation of RPCA Administrative Offices, Meeting Spaces and Community Partners, the public would lose the convenient access and generous parking available at the current location. Participation levels could potentially decline.

Shared use of the Gymnasium, the Auditorium and the Grounds, if limited to after school hours and non school days, would substantially curtail public utilization.

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The Nannie J. Lee Recreation Center's array of programs would be expected to substantially contract. The Therapeutic Recreation program would need a Sensory Room to be relocated adjacent to the Recreation Center, times of use to be coordinated. Access to the specialized outdoor play area would be shared.

School day use of the Gymnasium by tots, youth and seniors, as well as access to the Miracle Field, would require further coordination.

Loss of access to multipurpose meeting space and the Dance Studio would reduce recreation class participation and revenue.

For the ADHC Adult Day Services program, it would be a challenge to match the current location's familiar and welcoming character, and its pleasant outdoor relaxation portico.

A new location for the AFD Training Center would lose proximity to the current 'burn building' training site. Use of the LEE CENTER as an ELEMENTARY SCHOOL SWING SPACE would be an estimated \$14M lower than the \$55M adopted and requested by the School Board. To date, ACPS has not located a suitable alternate site for purchase and retrofit of swing space.

This report does not provide a policy recommendation.

EXISTING UTILIZATION

The LEE CENTER is located in the southeast quadrant of the city, constrained on two sides by the confluence of Route 1 and Interstate 95. It is embedded in a small scale residential neighborhood and bounded to the west by an electrical substation.

Constructed originally as an elementary school in 1954, it served in that capacity until 1978. At that time it was converted into a multi-use community and recreation complex, the LEE CENTER and the NANNIE J. LEE RECREATION CENTER.

The facility was expanded and substantially renovated in a three phase rejuvenation during the early 1990s.

- **SITE**

The property comprises 6.2 acres, and the grounds support a variety of active and passive recreational uses including open lawn, playgrounds, tennis and basketball courts, and the Miracle Field.

All vehicular access passes through the local neighborhood street network.

Parking on site is available for approximately 200 vehicles.

(SEE EXISTING SITE PLAN / P. 9)

- **BUILDING**

Existing Plans, annotated by function, have been delineated from archive documents and a physical survey.

- › The current size of the entire facility..... **53,200** ASSIGNABLE SF / **67,900** LEASABLE SF / **86,000** GROSS SF

(SEE EXISTING BUILDING PLANS / P. 11)

- **UTILIZATION**

Uses in the following categories have been characterized and quantified based upon reference material provided by RPCA and interviews conducted with each user:

- › RPCA ADMINISTRATION
- › NANNIE J. LEE RECREATION CENTER
- › ADULT DAY SERVICES CENTER
- › FIRE DEPARTMENT TRAINING CENTER
- › COMMUNITY PARTNERS / ALEXANDRIA SOCCER ASSOCIATION (ASA) + VIRGINIA COOPERATIVE EXTENSION (VCE)
- › FACILITIES BY RESERVATION + RPCA PROGRAMS

(SEE EXISTING SECTION OF THE RELOCATION PROGRAM / P. 20)

REDISTRIBUTION OF THE CURRENT USES

The spatial and operational requirements of an ELEMENTARY SCHOOL SWING SPACE necessitate redistribution of the majority of current uses.

- **RELOCATE / CONTINUE / DISCONTINUE / SHARE**

RELOCATION is considered for uses which can be moved to suitable space, for a reasonable cost, at an appropriate location within the city:

- › RPCA ADMINISTRATION
- › COMMUNITY PARTNERS / ASA + VCE

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- › FIRE DEPARTMENT TRAINING CENTER / AFD
- › ADULT DAY SERVICES / DCHS
- › MULTIPURPOSE MEETING SPACE
- › PERSONNEL TRAINING SPACE
- › RPCA EXTERIOR STORAGE

(SEE RELOCATION PROGRAM / P. 20)

CONTINUATION is considered for programs which can coexist with the operations of an elementary school:

- › THERAPEUTIC RECREATION
 - THE PROGRAM WOULD CONTINUE WITH DIMINISHED HOURS AND ENROLLMENT.
 - A NEW SENSORY ROOM WOULD NEED TO BE LOCATED ADJACENT TO THE RECREATION CENTER, AND TIMES OF USE COORDINATED.
- › K9 UNIT / APD

DISCONTINUATION is considered for functions which cannot be affordably duplicated at another existing facility within the city:

- › EXHIBIT HALL
 - EXTENSIVE PUBLIC AND CITY RESERVATION OF THIS SPACE WOULD NO LONGER BE AVAILABLE
- › AUDITORIUM
 - EXTENSIVE PUBLIC AND CITY RESERVATION OF THIS SPACE WOULD NOT BE AVAILABLE DURING SCHOOL HOURS
- › DANCE STUDIO
 - EXTENSIVE RPCA CLASS AND COMMUNITY RESERVATION USE OF THIS SPACE WOULD NO LONGER BE AVAILABLE
- › NANNIE J. LEE RECREATION CENTER
 - GYMNASIUM USE BY SENIORS (PICKLEBALL, BASKETBALL, ART CLASS) AND TOTS (GYM PLAY, SOCCER) WOULD NOT BE AVAILABLE DURING SCHOOL HOURS
 - TOT PROGRAMS INCLUDING READING GROUP, ART AND NATURE PROGRAMS WOULD NOT BE AVAILABLE DURING SCHOOL HOURS
 - AFTER SCHOOL AND SUMMER YOUTH ENROLLMENT WOULD BE REDUCED DUE TO LOSS OF ACCESS TO MULTIPURPOSE ROOMS AND DANCE STUDIO
 - BRIDGE CLUB

SHARING refers to uses which would be accessible by the public after school hours:

- › AUDITORIUM
 - PUBLIC ACCESS WOULD BE AVAILABLE AFTER SCHOOL, WEEKENDS AND DURING THE SUMMER.
 - RESERVATION AND RENTAL WOULD BE AVAILABLE THROUGH ACPS AT A SIGNIFICANTLY HIGHER FEE SCHEDULE. EXACT REVENUES ARE UNKNOWN AT THIS TIME.
- › GYMNASIUM @ NANNIE J. LEE RECREATION CENTER
 - ACPS WOULD HAVE ACCESS FROM SEPTEMBER TO JUNE, MONDAY THROUGH FRIDAY, FROM 7:00 AM TO 2:30 PM.
 - YOUTH PROGRAM AND PUBLIC ACCESS WOULD BE AVAILABLE AFTER SCHOOL, WEEKENDS AND DURING THE SUMMER.
- › GROUNDS
 - PUBLIC ACCESS WOULD BE AVAILABLE AFTER SCHOOL, WEEKENDS AND DURING THE SUMMER.

• RELOCATION OPTIONS

Total space requirements for uses to be relocated are:

- › **25,700** ASSIGNABLE SF / **32,700** LEASABLE SF / **41,400** GROSS SF

(SEE RELOCATION PROGRAM / P. 20)

A single property appropriate for the entire RELOCATION PROGRAM has not been identified. Tentative locations for purposes of budget development:

- › RPCA ADMINISTRATION 1701 NORTH BEAUREGARD STREET
- › COMMUNITY PARTNERS / ASA + VCE 1701 NORTH BEAUREGARD STREET
- › FACILITIES BY RESERVATION 1701 NORTH BEAUREGARD STREET
 - MULTIPURPOSE MEETING SPACES
 - PERSONNEL TRAINING SPACE

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- › FIRE DEPARTMENT TRAINING CENTER / AFD LEASE OR PURCHASE / LOCATION TO BE DETERMINED
- › ADULT DAY SERVICES / DCHS LEASE OR PURCHASE / LOCATION TO BE DETERMINED
- › RPCA EXTERIOR STORAGE LEASE OR PURCHASE / LOCATION TO BE DETERMINED

• **RELOCATION BUDGET**

The relative costs of both lease and purchase options have been analyzed by DGS.

Lease costs include tenant improvements, project management, architecture and engineering, security, information technology, fixtures / furniture / equipment, and moves.

The LEASE OPTION assumes that space for certain relocated functions will be provided at the ACPS facility at 1701 North Beauregard Street, with no associated lease expense save utilities, furniture, and maintenance of its leasehold. Uses for which that location is not appropriate will be moved to suitable leased properties. The lease term is assumed to be ten years.

› **LEASE OPTION:**

ONE TIME COSTS	8,650,000
INITIAL INVESTMENT	8,650,000
ANNUAL LEASE : 510,000	
TEN YEAR LEASE (3% ANNUAL ESCALATION)	5,880,000
ANNUAL OPERATING : 30,000	
TEN YEAR OPERATING (2% ANNUAL ESCALATION)	320,000
ANNUAL ONGOING : 540,000	
TEN YEAR INVESTMENT	\$ 14,850,000

- › CONTINGENCY: FACTOR OF **10%** IS APPLIED TO THE BUDGET ABOVE $14,850,000 \times 1.1 = \$ 16,340,000$

The PURCHASE OPTION assumes that space will be purchased for relocated uses which are not accommodated at the ACPS facility at 1701 North Beauregard Street.

› **PURCHASE OPTION:**

ONE TIME COSTS	9,560,000
PURCHASE	6,930,000
INITIAL INVESTMENT	16,490,000
ANNUAL OPERATING : 100,000	
TEN YEAR OPERATING (2% ANNUAL ESCALATION)	1,100,000
ANNUAL ONGOING : 100,000	
TEN YEAR INVESTMENT	\$ 17,590,000

- › CONTINGENCY: FACTOR OF **10%** IS APPLIED TO THE BUDGET ABOVE $17,590,000 \times 1.1 = \$ 19,350,000$

• **REVENUE IMPACTS OF REDISTRIBUTION**

The discontinued elements in the redistribution scenario are substantial. They represent a significant reduction in range of services, citizens served, and revenue generated. RPCA is assessing and quantifying these impacts.

The LEE CENTER currently garners income through rentals as well as recreation classes and programs. Though overall revenue impacts are undetermined, this range is provided to indicate the scale of potential loss:

- › FACILITY RENTALS / TOTAL INCOME 2016 **\$ 170,000**
- › RECREATION CLASSES + CAMPS / TOTAL INCOME 2016 **\$ 243,000**

The Alexandria Soccer Association holds a lease through May 30, 2018 for which they pay \$5,000 per one year term. The expectation is that the lease would be renewed upon agreement by both parties, if RPCA is still operating the facility. ASA has significant public interface in their offices for program registration, uniform storage and pick-up, and coaches' materials. ASA also uses LEE CENTER spaces for coaches clinics and parents meetings.

(SEE RPCA PROGRAM + SERVICE IMPACTS / P. 30)

EVALUATION OF THE LEE CENTER

RECONFIGURATION AS AN ELEMENTARY SCHOOL SWING SPACE

The need to modernize a majority of ACPS ELEMENTARY SCHOOLS was identified by the CITY and ACPS in the LONG RANGE EDUCATIONAL FACILITIES PLAN (LREFP).

The SCHOOL BOARD included four of the highest priority schools from the LREFP in its FY 2018-2027 CIP, with more modernizations to follow beyond 2027. Due to site constraints, all of these projects will require a temporary facility during construction.

An ELEMENTARY SCHOOL SWING SPACE is needed for the duration of the modernization program.

If this reconfiguration occurs, ACPS would assume operational control of the LEE CENTER complex.

• PROGRAM OF REQUIREMENTS

Criteria established by ACPS include:

- › **700** STUDENT CAPACITY
- › **K5** EDUCATION SPECIFICATION AS A GUIDE, WITH FLEXIBILITY IN ATTAINING REQUIREMENTS
- › **15 - 20** YEAR DURATION

• SITE CONCEPT

The team agrees that use of the site for Swing Space is plausible, pending additional study of on-site vehicular circulation and traffic.

ACPS considers the available open space adequate as play area, potentially without significant modification.

Modular classroom location Options A + B offer the flexibility to maximize either parking capacity or open space on the site.

Vehicular access through the neighborhood will need to be carefully managed.

(SEE CONCEPT SITE PLAN / P. 10)

• BUILDING CONCEPT

The team agrees that use of the building for Swing Space is plausible, pending additional study of code requirements, building systems conditions, the regulatory path to approvals, and costs.

A schematic layout of 31 classrooms serving 700 students in grades K through 5 is illustrated in the concept plans.

Sufficient space is not however available for complete compliance with non-core needs. Creative design and operational solutions will be required.

(SEE CONCEPT BUILDING PLANS / P. 14)

• RECONFIGURATION BUDGET

This budget prepared by ACPS is based upon a breakdown of the relative degree of difficulty associated with renovating different sectors of the building, and applying unit area costs derived from project precedents.

› SYNOPSIS	
◦ LIGHT RENOVATION	29,500 GSF @ \$200 ± PER GSF = 5,850,000
◦ MEDIUM RENOVATION	29,900 GSF @ \$250 ± PER GSF = 7,500,000
◦ HEAVY RENOVATION	17,000 GSF @ \$260 ± PER GSF = 4,450,000
◦ MODULAR INSTALLATION	6 UNITS @ \$115,000 ± PER = 700,000
	\$ 18,500,000

› CONTINGENCY: FACTOR OF **20%** IS APPLIED TO THE BUDGET ABOVE 18,500,000 x 1.2 = **\$ 22,200,000**

(SEE COST PLANS / P. 17)

› ACPS UNIT COSTS IN THE SYNOPSIS INCORPORATE:

- DEMOLITION + GENERAL RENOVATION + SITE IMPROVEMENTS
- BUILDING SYSTEMS + INFORMATION TECHNOLOGY UPGRADES
- FIXTURES + FURNITURE + EQUIPMENT
- SOFT COSTS: ARCHITECTURE + ENGINEERING / LEED / PROJECT MANAGEMENT / ENVIRONMENTAL + GEOTECH /
- CONTINGENCY

Duration of the facility's use as an ELEMENTARY SCHOOL SWING SPACE is undetermined at this time. In general, a longer time frame of use will reduce the loss of capital life of invested assets.

The future cost of re-converting the facility to a non-school use is unknown.

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- **REGULATORY PROCESS**

The site is zoned POS / PUBLIC OPEN SPACE, in which a school is neither a permitted nor a special use. Initial consultations with DPZ have illuminated two tentative alternative paths to regulatory approval.

Both of these options are complex. Civic engagement and staff review processes can be expected to be extensive.

- › OPTION A: **TEXT** AMENDMENT TO MODIFY POS ZONE TO ALLOW SCHOOL USE + **DSUP** WITH PARKING MODIFICATION
- › OPTION B: **MAP** AMENDMENT TO REZONE SITE TO RB + **SUBDIVISION** + **DSUP** WITH PARKING MODIFICATION

[\(SEE REGULATORY OVERVIEW / P. 29\)](#)

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APPENDIX

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- **ACRONYMS KEY**

ENTITIES

› ACPS	ALEXANDRIA CITY PUBLIC SCHOOLS
› AFD	ALEXANDRIA FIRE DEPARTMENT
› APD	ALEXANDRIA POLICE DEPARTMENT
› ASA	ALEXANDRIA SOCCER ASSOCIATION
› DCHS	ALEXANDRIA DEPARTMENT OF COMMUNITY AND HUMAN SERVICES
› DGS	ALEXANDRIA DEPARTMENT OF GENERAL SERVICES
› LKH	LARSON / KOENIG / HENDRICKS ARCHITECTS
› RPCA	ALEXANDRIA DEPARTMENT OF RECREATION, PARKS AND CULTURAL ACTIVITIES
› DPZ	ALEXANDRIA DEPARTMENT OF PLANNING AND ZONING
› TES	ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES
› VCE	VIRGINIA COOPERATIVE EXTENSION

TERMS

› ASF	ASSIGNABLE SQUARE FEET
› CIP	CAPITAL IMPROVEMENT PROGRAM
› DSUP	DEVELOPMENT SPECIAL USE PERMIT
› GSF	GROSS SQUARE FEET
› LREFP	LONG RANGE EDUCATIONAL FACILITIES PLAN
› LSF	LEASABLE SQUARE FEET
› POS	PUBLIC OPEN SPACE



ROUTE ONE

STORAGE + POOL

NANNIE J. LEE CENTER

MIRACLE FIELD

BALL FIELD

NANNIE J. LEE ENTRANCE

TENNIS

ACCESSIBLE PLAYGROUND

I95 RAMP

OPEN LAWN

OPEN LAWN

OPEN LAWN

PLAYGROUND

BASKETBALL

LEE CENTER ENTRANCE

LEE CENTER

STAFF

ADULT DAY

TRAINING

K9 TRAINING

RESIDENTIAL

TOTAL PARKING ON SITE / 197 SPACES

SOUTH FAYETTE STREET

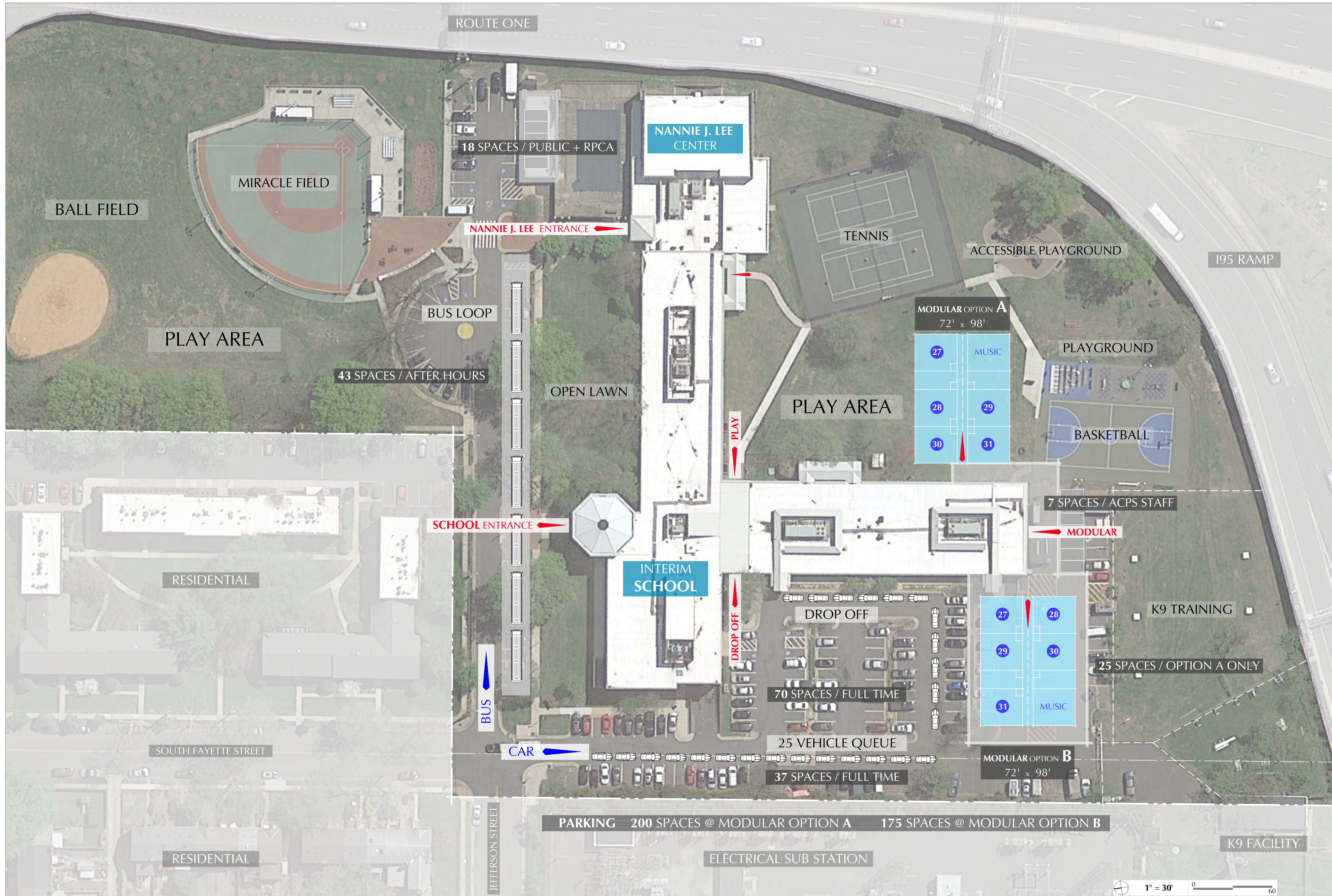
JEFFERSON STREET

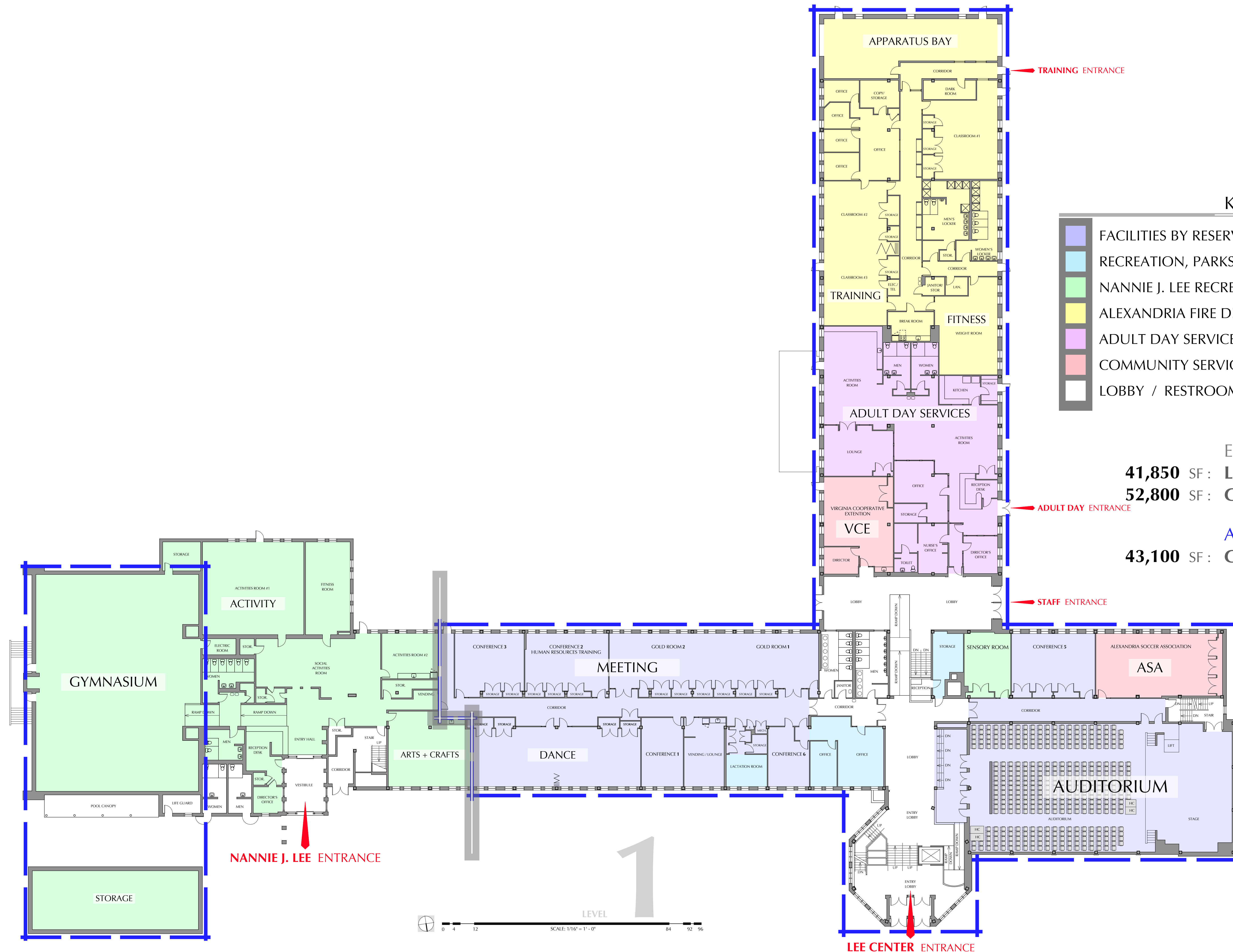
ELECTRICAL SUB STATION

K9 FACILITY

RESIDENTIAL

1" = 30' 0 60












KEY

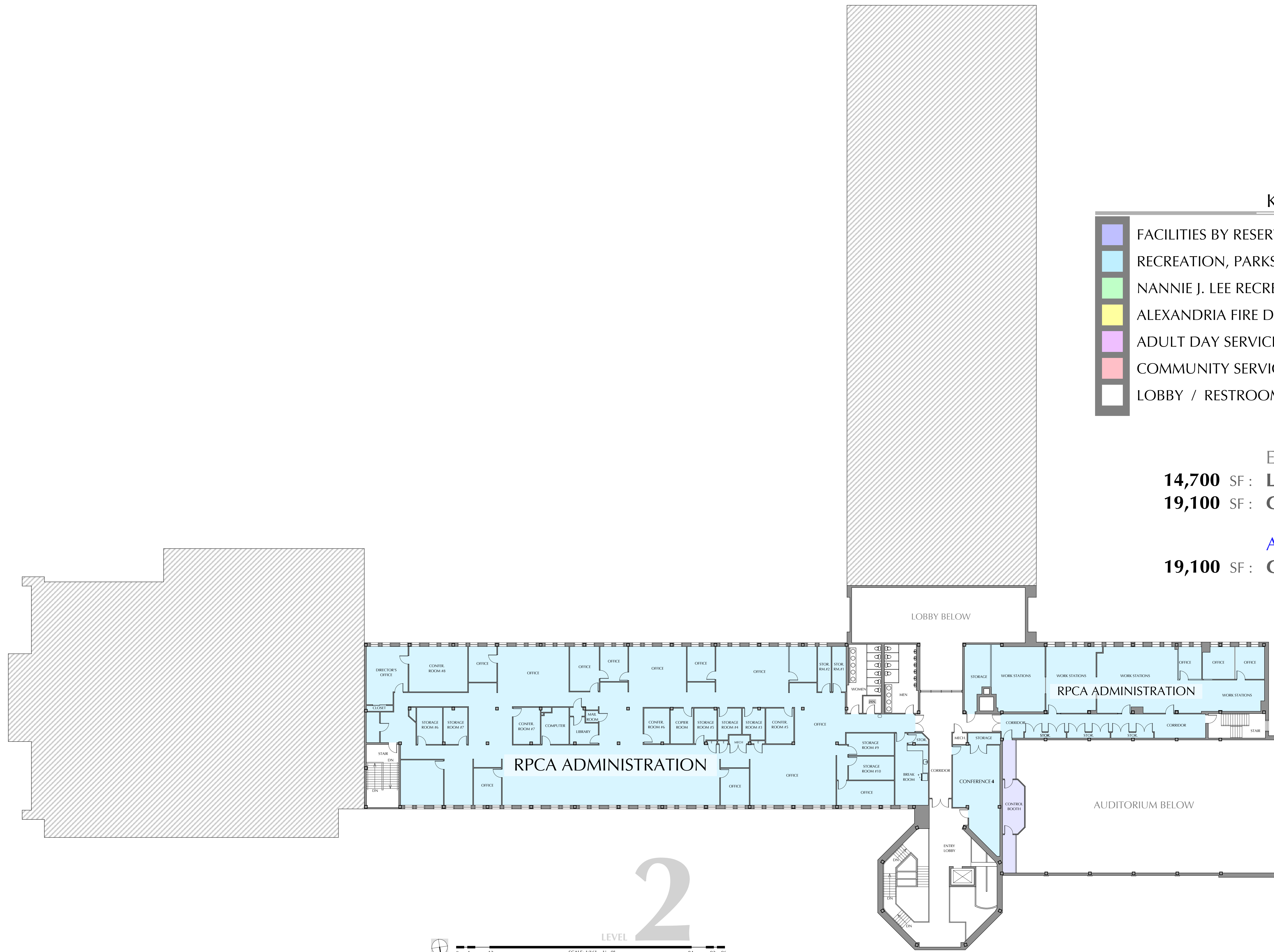
	FACILITIES BY RESERVATION + RPCA PROGRAMS
	RECREATION, PARKS + CULTURAL ACTIVITIES
	NANNIE J. LEE RECREATION CENTER
	ALEXANDRIA FIRE DEPARTMENT
	ADULT DAY SERVICES
	COMMUNITY SERVICE PARTNERS
	LOBBY / RESTROOMS / SYSTEMS / SHAFTS

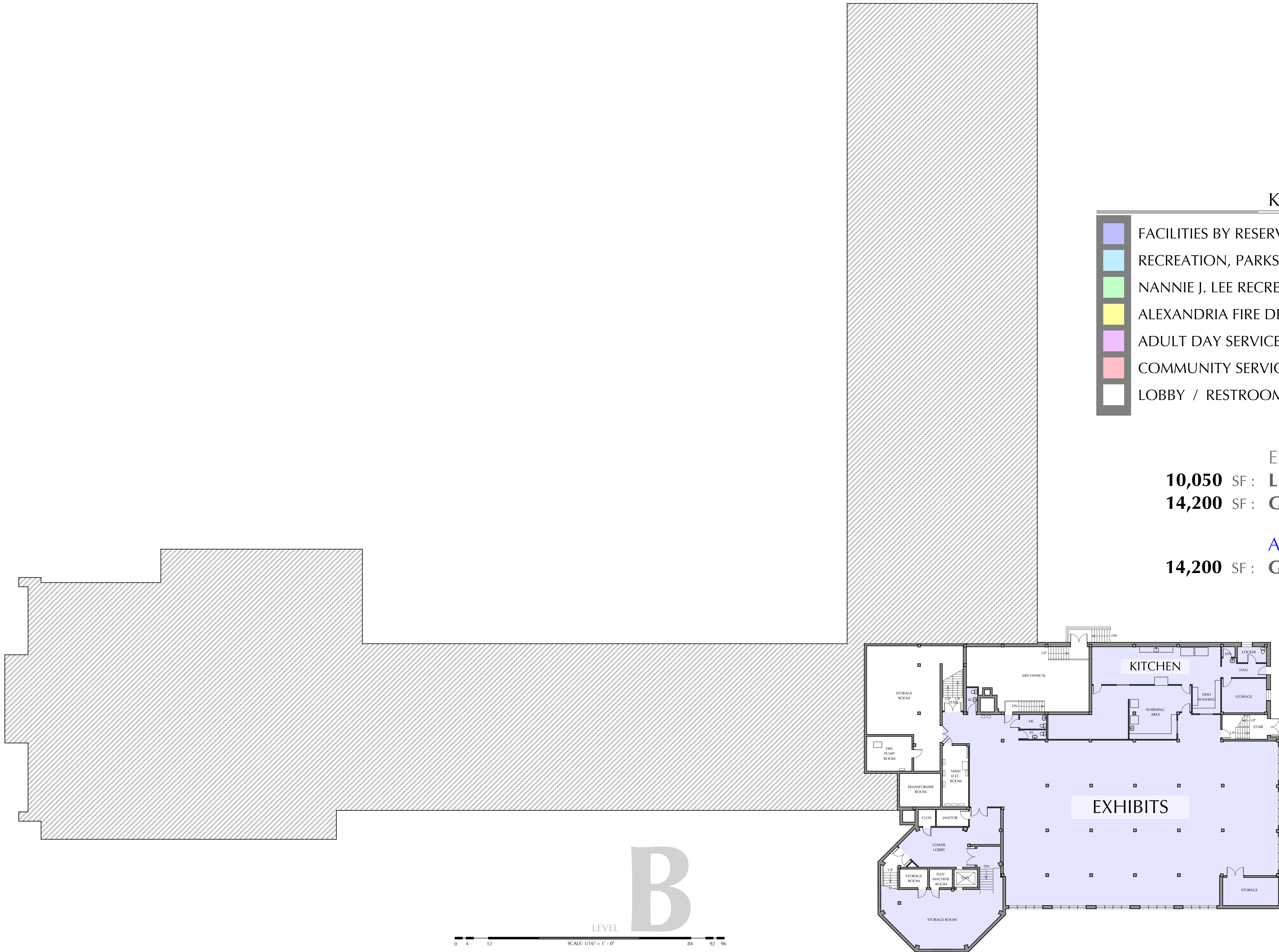
EXISTING
41,850 SF : LEASABLE AREA
52,800 SF : GROSS AREA
 AVAILABLE
43,100 SF : GROSS AREA

KEY

	FACILITIES BY RESERVATION + RPCA PROGRAMS
	RECREATION, PARKS + CULTURAL ACTIVITIES
	NANNIE J. LEE RECREATION CENTER
	ALEXANDRIA FIRE DEPARTMENT
	ADULT DAY SERVICES
	COMMUNITY SERVICE PARTNERS
	LOBBY / RESTROOMS / SYSTEMS / SHAFTS

EXISTING
14,700 SF : LEASABLE AREA
19,100 SF : GROSS AREA
 AVAILABLE
19,100 SF : GROSS AREA





KEY

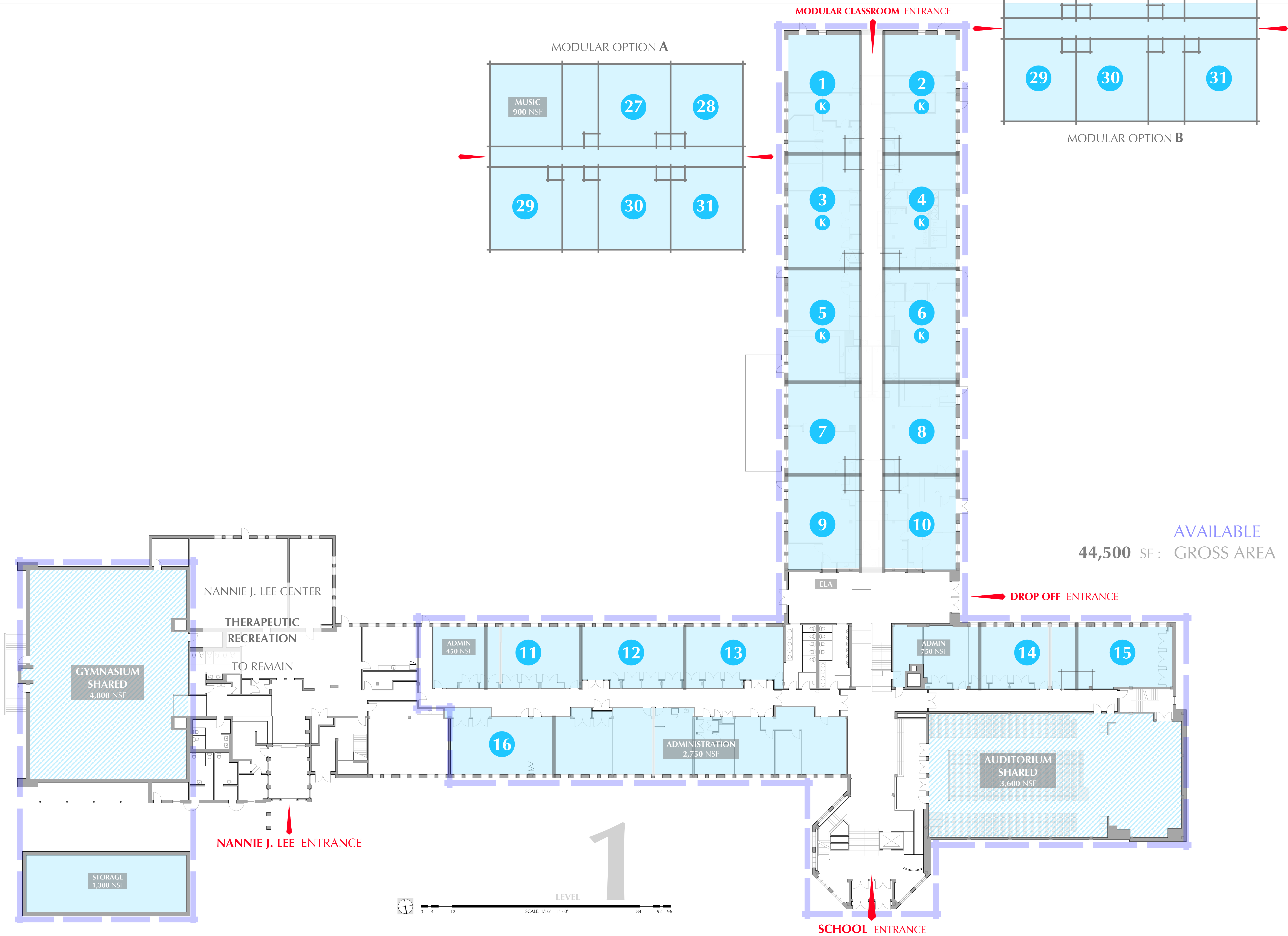
- FACILITIES BY RESERVATION + RPCA PROGRAMS
- RECREATION, PARKS + CULTURAL ACTIVITIES
- NANNIE J. LEE RECREATION CENTER
- ALEXANDRIA FIRE DEPARTMENT
- ADULT DAY SERVICES
- COMMUNITY SERVICE PARTNERS
- LOBBY / RESTROOMS / SYSTEMS / SHAFTS

EXISTING
10,050 SF : **LEASABLE AREA**
14,200 SF : **GROSS AREA**

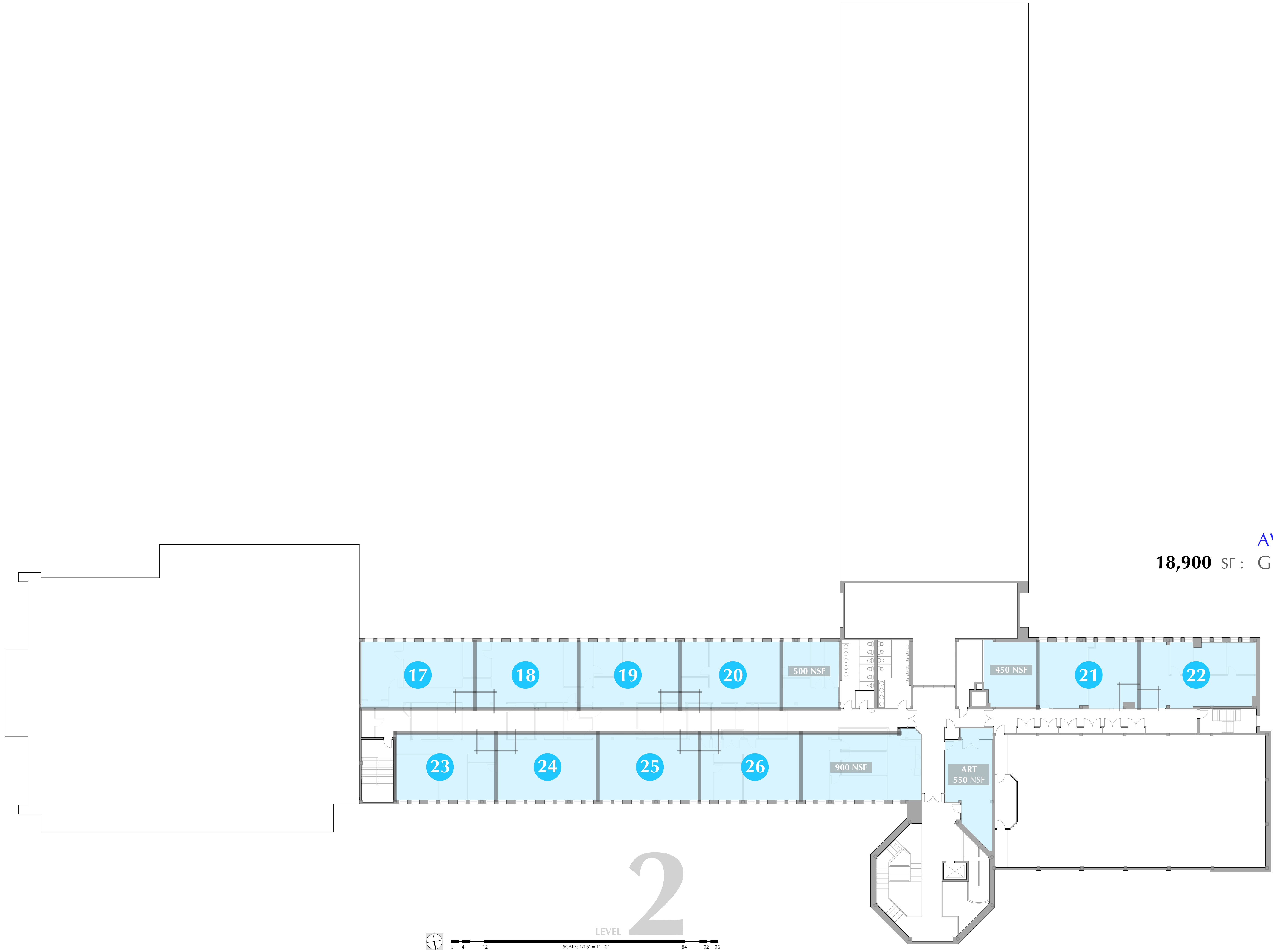
AVAILABLE
14,200 SF : **GROSS AREA**

LEVEL **B**

SCALE: 1/16" = 1' - 0"



AVAILABLE
44,500 SF : GROSS AREA

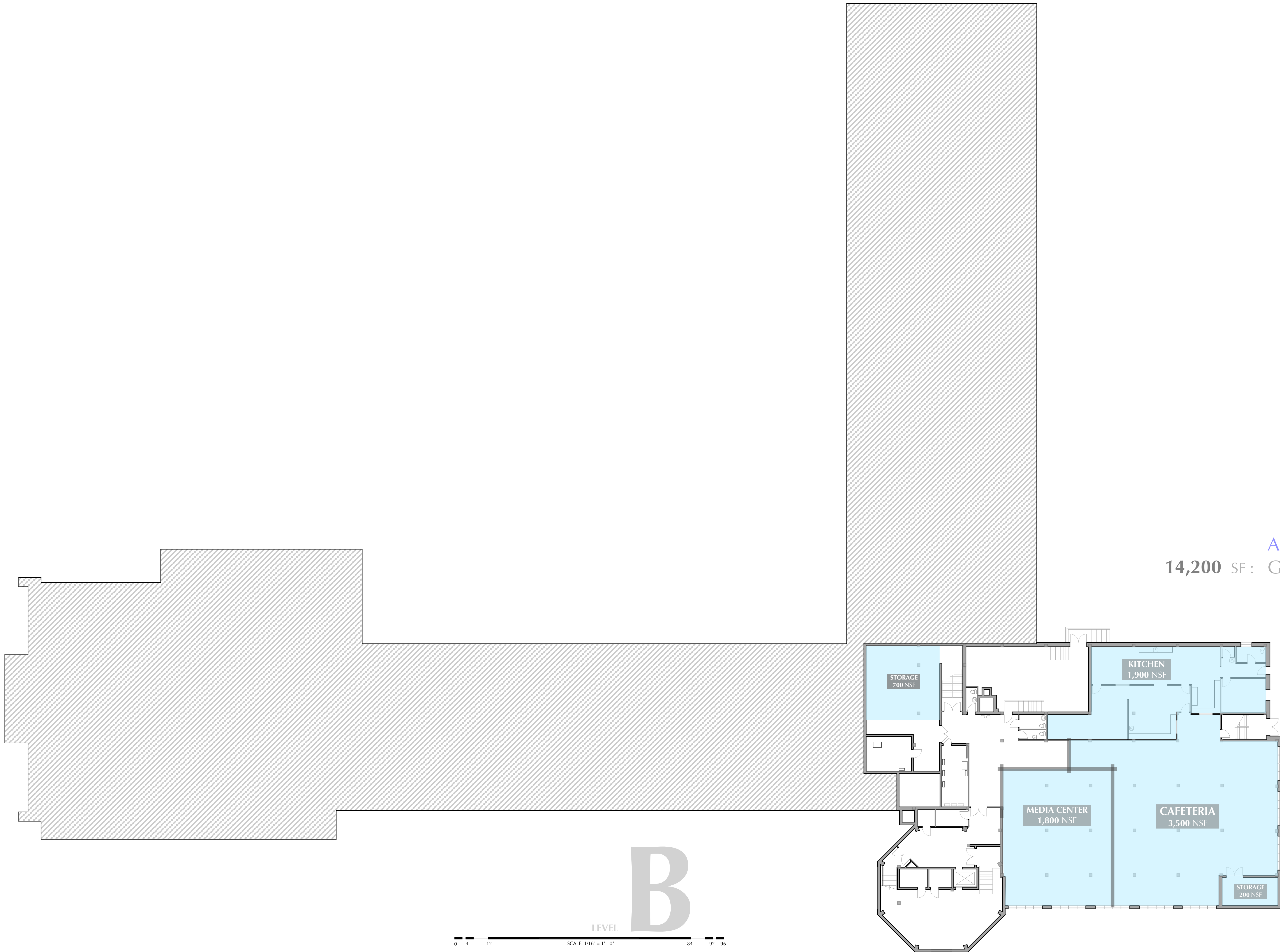


AVAILABLE
18,900 SF : GROSS AREA

2

LEVEL

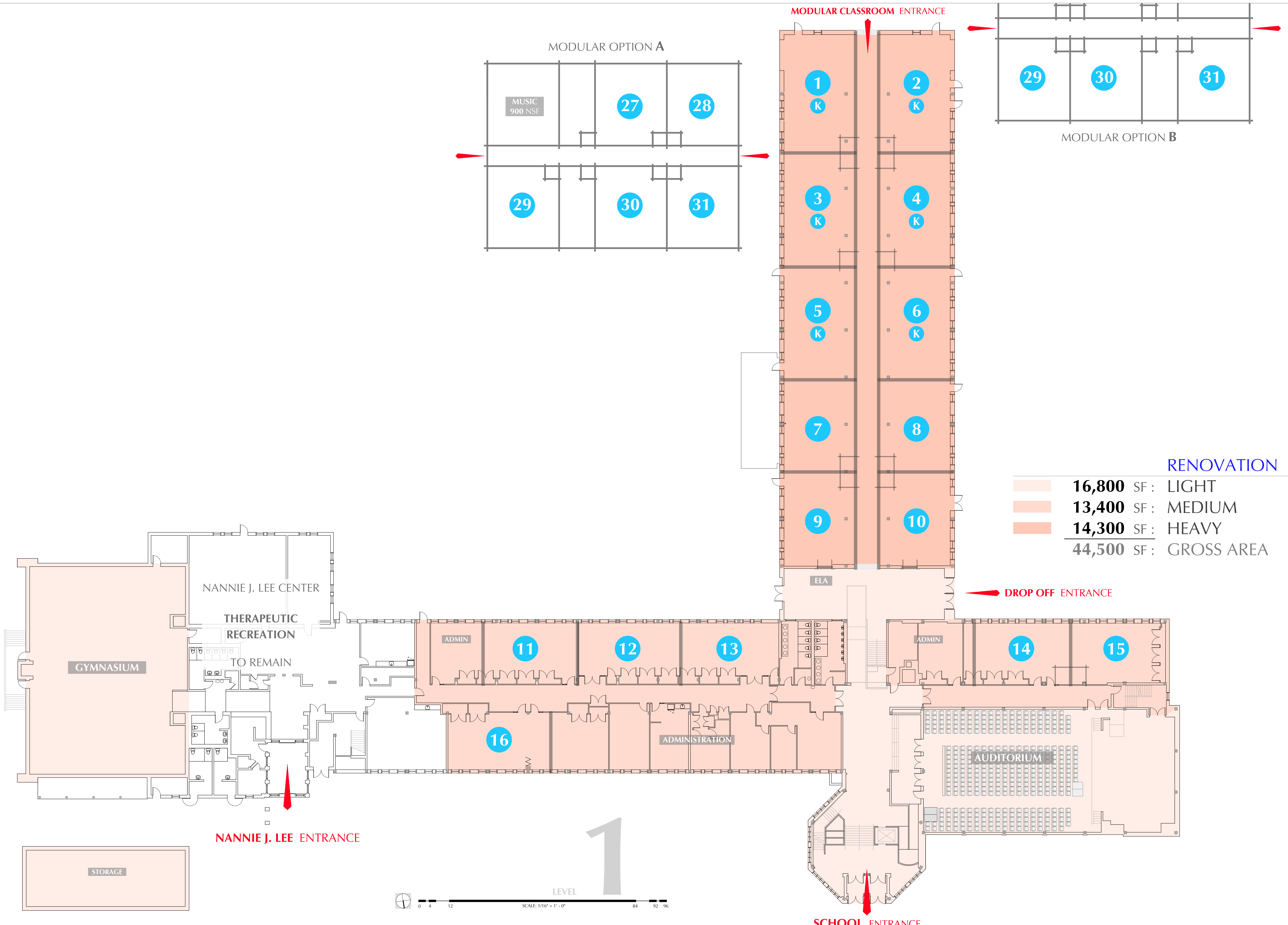




AVAILABLE
 14,200 SF : GROSS AREA

LEVEL
B

0 4 12 SCALE: 1/16" = 1'-0" 84 92 96



MODULAR CLASSROOM ENTRANCE

MODULAR OPTION A

MODULAR OPTION B

RENOVATION

- 16,800** SF : LIGHT
- 13,400** SF : MEDIUM
- 14,300** SF : HEAVY
- 44,500** SF : GROSS AREA

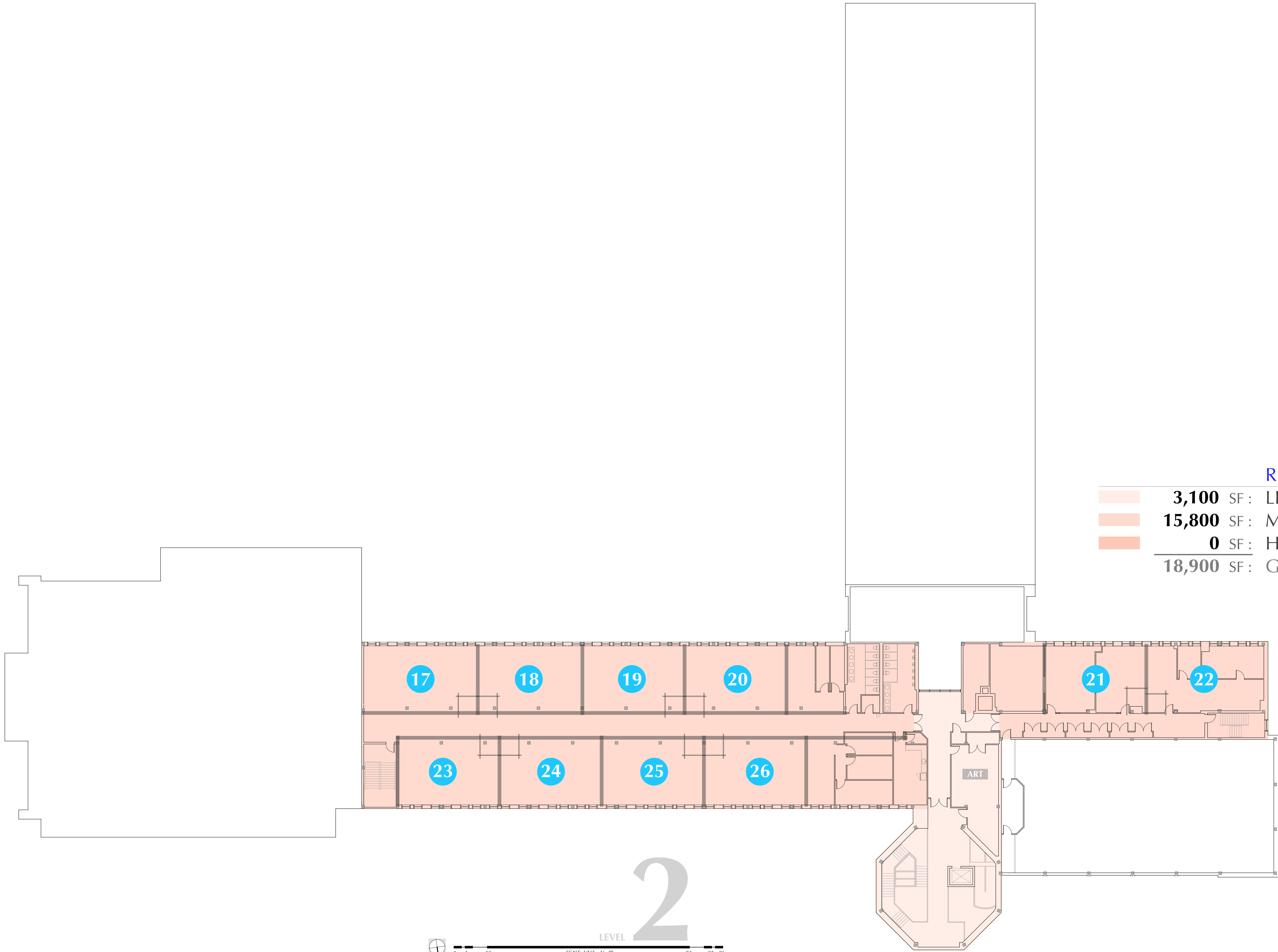
DROP OFF ENTRANCE

NANNIE J. LEE ENTRANCE

SCHOOL ENTRANCE

1

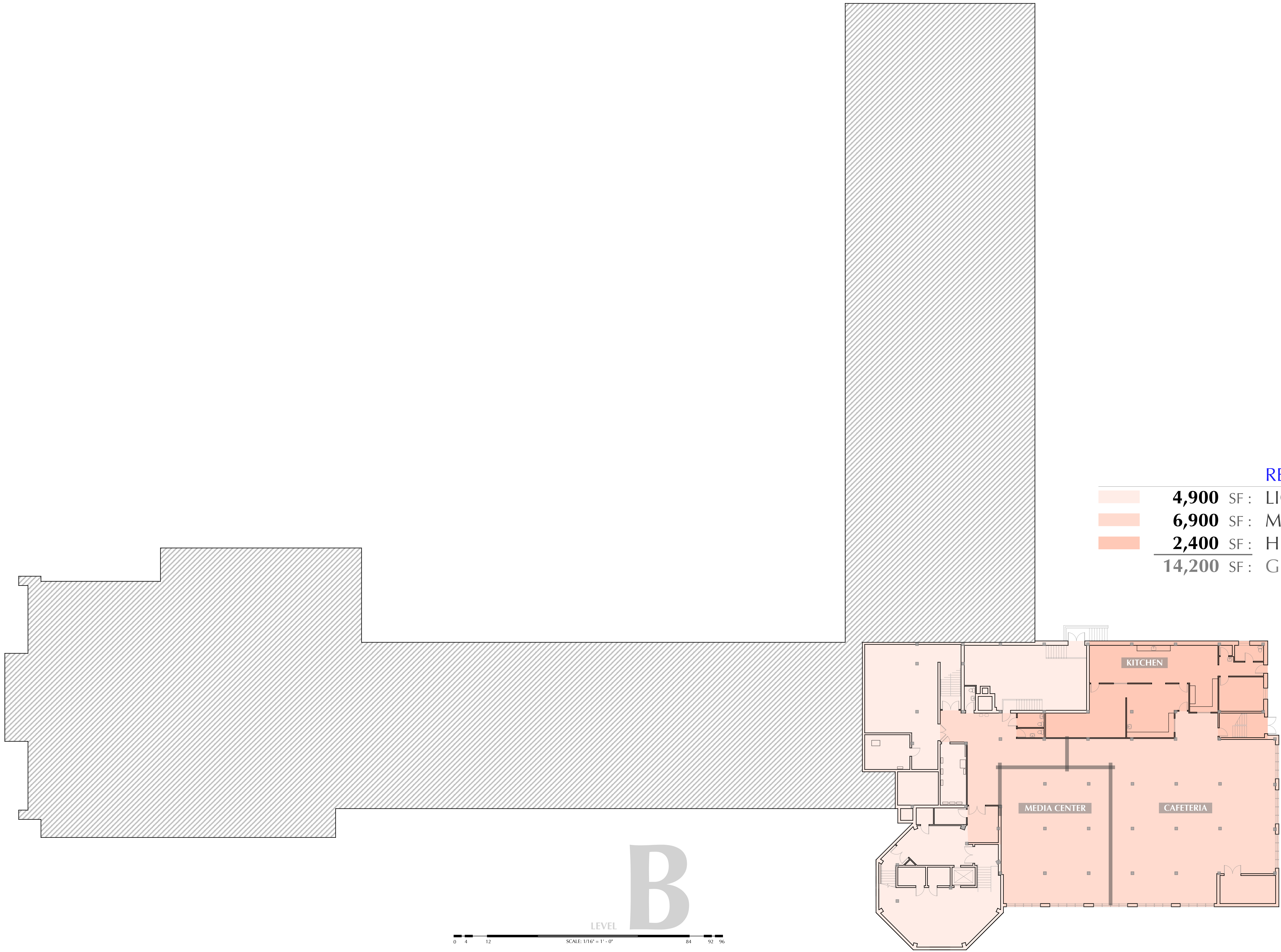
LEVEL
SCALE: 1/16" = 1' - 0"



RENOVATION

	3,100 SF :	LIGHT
	15,800 SF :	MEDIUM
	0 SF :	HEAVY
		18,900 SF : GROSS AREA

LEVEL **2**
 SCALE: 1/16" = 1' - 0"



RENOVATION

	4,900 SF : LIGHT
	6,900 SF : MEDIUM
	2,400 SF : HEAVY
<hr/>	
	14,200 SF : GROSS AREA

LEVEL **B**

0 4 12 SCALE: 1/16" = 1' - 0" 84 92 96

RELOCATION PROGRAM

		EXISTING		RELOCATION		
		ASF		ASF	LSF	GSF
RELOCATE						
A	RPCA ADMINISTRATION					
	PERSONNEL	4,710		2,690		
	ACTIVITY	6,090		5,210		
		10,800		7,900	10,100	12,800
CONTINUE + SHARE						
B	NANNIE J. LEE RECREATION CENTER					
	PERSONNEL	215		0		
	ACTIVITY	9,985		0		
		10,200		0	0	0
RELOCATE						
C	ADULT DAY SERVICES CENTER					
	PERSONNEL	450		300		
	ACTIVITY	3,400		3,500		
		3,850		3,800	4,800	6,100
RELOCATE						
D	FIRE DEPARTMENT TRAINING					
	PERSONNEL	590		590		
	ACTIVITY	5,560		7,210		
		6,150		7,800	9,900	12,500
RELOCATE						
E	COMMUNITY PARTNERS / ASA + VCE					
	PERSONNEL	660		660		
	ACTIVITY	990		1,040		
		1,650		1,700	2,100	2,700
RELOCATE + DISCONTINUE + SHARE						
F	FACILITIES BY RESERVATION + RPCA PROGRAMS					
	PERSONNEL	0		0		
	ACTIVITY	20,550		4,500		
		20,550		4,500	5,800	7,300
		ASSIGNABLE :	53,200	62%	62%	25,700
		LEASEABLE :	67,900	79%	79%	32,700
		GROSS :	86,000	100%	100%	41,400
			EXISTING	RELOCATION		

SQUARE FOOTAGE KEY

ASF	ASSIGNABLE SF: AREA FOR OFFICES + WORKSTATIONS + FUNCTIONS PER SPACE STANDARDS
LSF	LEASEABLE SF: ASSIGNABLE + IN SUITE CIRCULATION + PARTITIONS
GSF	GROSS SF: LEASABLE + MECHANICAL + RESTROOMS + LOBBY + SHAFTS + EXTERIOR WALLS

RELOCATION PROGRAM

A		RPCA ADMINISTRATION					
PERSONNEL		SCALE	STANDARD	EXISTING SF		RELOCATION SF	
ADMINISTRATION							
01	DIRECTOR James Spengler		220	345	OFFICE	220	OFFICE
02	ADMINISTRATIVE SUPPORT SUPERVISOR Robin DeShields	GS 15	48	240	OFFICE	50	
FINANCE							
03	DIVISION CHIEF ~ FINANCE Faye Maslaki	GS 25	110	135	OFFICE	50	
04	FISCAL OFFICER vacant	GS 19	48	100		50	
05	HUMAN RESOURCES TECHNICIAN II ~ RISK MGMT Lawan Crosswell	GS 16	48	100		50	
06	HUMAN RESOURCES TECHNICIAN II ~ PAYROLL Wendy Irving	GS 16	48	110		50	
07	MANAGEMENT ANALYST I TJ Allen	GS 16	48	80		50	
08	FISCAL ANALYST vacant	GS 15	48	80		50	
HUMAN RESOURCES							
09	HUMAN RESOURCES MANAGER Belinda Hilliard	GS 22	48	130	OFFICE	50	
10	HUMAN RESOURCES TECHNICIAN I Marchelle Toliver	GS 13	48	80		50	
RECREATION SERVICES							
11	DEPUTY DIRECTOR William Chesley	GS 27	220	255	OFFICE	110	OFFICE
12	DIVISION CHIEF Margaret Orlando	GS 25	48	100	OFFICE	50	
13	DIVISION CHIEF Laura Durham	GS 25	48	125	OFFICE	50	
14	REGIONAL PROGRAM DIRECTOR Kelly Gilfillen	GS 21	48	90		50	
15	MANAGEMENT ANALYST I Leslie Clark	GS 16	48	65		50	
16	ADMINISTRATIVE SUPPORT IV Tiffany Marbury	GS 10	48	60		50	
RESERVATION AND REGISTRATION							
17	REGIONAL PROGRAM DIRECTOR Barbara Farrington	GS 21	110	165	OFFICE	50	
18	MANAGEMENT ANALYST I Paula Dade	GS 16	48	75		50	
19	RECREATION LEADER III Shawnta Diggins	GS 10	48	50		50	
20	ACCOUNT CLERK III vacant	GS 10	48	50		50	

RELOCATION PROGRAM

A		RPCA ADMINISTRATION			
	PERSONNEL	SCALE	STANDARD	EXISTING SF	RELOCATION SF
SPORTS					
21	REGIONAL PROGRAM DIRECTOR Tamika Coleman	GS 21	48	100	50
22	RECREATION MANAGER I Marvin Elliott	GS 19	48	80	50
23	RECREATION MANAGER I vacant	GS 19	48	90	50
24	RECREATION LEADER I vacant	GS 08	48	70	50
YOUTH ACTIVITIES					
25	REGIONAL PROGRAM DIRECTOR Mac Slover	GS 21	48	100	50
26	RECREATION COORDINATOR Bertha Coleman	GS 17	48	70	50
27	RECREATION LEADER III ~ SUMMER PROGRAM Theresa McGhee	GS 10	48	45	50
28	RECREATION LEADER II ~ USDA FOOD PROGRAM Pat Williamson (share 27)	GS 08	48	0	50
29	RECREATION LEADER II Michael Johnson	GS 08	48	50	50
CLASSES + CAMPS					
30	RECREATION MANAGER Senai Beyen	GS 20	48	80	50
31	RECREATION COORDINATOR Jacquay Plummer	GS 17	48	60	50
OFFICE OF THE ARTS					
32	DEPUTY DIRECTOR Diane Ruggiero	GS 27	220	295 OFFICE	110 OFFICE
33	REGIONAL PROGRAM DIRECTOR Cheryl Anne Colton	GS 21	48	110	50
34	PUBLIC ART MANAGER Matthew Harwood	GS --	48	30	50
35	RECREATION SUPERVISOR Sandy Depew	GS 13	48	85	50
36	RECREATION LEADER I Tia Bural	GS 05	48	30	50
SPECIAL EVENTS					
37	REGIONAL PROGRAM DIRECTOR Cheryl Lawrence	GS 21	48	180 OFFICE	50
38	RECREATION MANAGER I Maureen Sturgill	GS 19	48	80	50
39	RECREATION LEADER I to IV ~ PART TIME Temporary Seasonal	GS 5-13	48	80	50

RELOCATION PROGRAM

A		RPCA ADMINISTRATION			
PERSONNEL		SCALE	STANDARD	EXISTING SF	RELOCATION SF
PARK PLANNING					
40	DIVISION CHIEF Jack Browand	GS 25	110	135 OFFICE	50
41	PRINCIPAL PLANNER Bethany Znidersic	GS 24	48	65	50
42	PRINCIPAL PLANNER vacant	GS 24	48	65	50
43	URBAN PLANNER III Judy Lo	GS 21	48	65	50
44	URBAN PLANNER III Dana Wedeles	GS 21	48	65	50
45	PARKNERSHIP MANAGER Luresha Murphy	GS 20	48	65	50
46	URBAN PLANNER II Robert Narvaez	GS 20	48	65	50
47	DOCK MASTER ~ MARINA OPERATIONS James Hixon	GS 17	48	50	50
48	PLANNER ~ SEASONAL Ana Vincinanzo	NA	48	65	50
PERSONNEL ADDITIONS OR REDUCTIONS					
NO GROWTH OR REDUCTION IS CURRENTLY PLANNED					0
ASSIGNABLE PERSONNEL SPACE :				4,710	2,690
				EXISTING SF	RELOCATION SF
ACTIVITY				EXISTING SF	RELOCATION SF
CONFERENCE ROOM 4				525	475
OPEN CONFERENCE AREA / RECREATION SERVICES				180	180
OPEN CONFERENCE AREA / PARK PLANNING				200	200
OPEN CONFERENCE AREA / FISCAL				100	100
TEAM MEETING ROOM				120	120
PLOTTER + TEAM MEETING ROOM				255	250
COPY WORKROOM + OPEN COPY STATIONS				205	140
BREAK ROOM				300	250
STORAGE ROOMS				7 @ 110 ±	750
STORAGE ROOMS / SPECIAL EVENTS				2 @ 135 ±	300
STORAGE CLOSETS				9 @ 35 ±	320
DROP-IN / UTILITY WORK STATIONS				14 @ 40 ±	300
SECURE PERSONNEL FILES				125	125
OPEN FILE AREAS				3 @ 35 ±	50
VACANT				250	0
RESERVATION WINDOW + INFO STATION + WORKROOM @ 1				300	250
LACTATION ROOM @ 1				190	100
EXTERIOR STORAGE / YOUTH SPORTS + SUMMER CAMP				1,300	1,300
ASSIGNABLE ACTIVITY SPACE :				6,090	5,210
				EXISTING SF	RELOCATION SF

RELOCATION PROGRAM

B		NANNIE J. LEE RECREATION CENTER			
PERSONNEL		SCALE	STANDARD	EXISTING SF	RELOCATION SF
THERAPEUTIC RECREATION					
01	THERAPEUTIC RECREATION MANAGER II Jackie Person	GS 20	48	100 OFFICE	0
02	THERAPEUTIC RECREATION MANAGER I Brenda Holloway	GS 19	48	40	0
03	RECREATION COORDINATOR Ann Redfearn	GS 17	48	25	0
04	THERAPEUTIC RECREATION LEADER Jamie Aylor (share 03)	GS 12	48	0	0
05	THERAPEUTIC RECREATION LEADER Hawa Bella (share 03)	GS 12	48	0	0
06	THERAPEUTIC RECREATION LEADER Markida Jones	GS 12	48	25	0
07	THERAPEUTIC RECREATION LEADER Brandi Martin (share 06)	GS 12	48	0	0
08	THERAPEUTIC RECREATION LEADER Mark Niebauer (share 06)	GS 12	48	0	0
09	THERAPEUTIC RECREATION LEADER Da'Mon Smith	GS 12	48	25	0
10	THERAPEUTIC RECREATION LEADER Monique Tylor (share 09)	GS 12	48	0	0
11	THERAPEUTIC RECREATION LEADER vacant	GS 12	48	0	0
12	THERAPEUTIC RECREATION LEADER vacant	GS 12	48	0	0
PERSONNEL ADDITIONS OR REDUCTIONS					
NO GROWTH OR REDUCTION IS CURRENTLY PLANNED					0
ASSIGNABLE PERSONNEL SPACE :				215	0
				EXISTING SF	RELOCATION SF
ACTIVITY				EXISTING SF	RELOCATION SF
GYMNASIUM				4,830	0
ACTIVITY ROOM ONE				1,315	0
ACTIVITY ROOM TWO				580	0
MULTIPURPOSE / ARTS+ CRAFTS ROOM				830	0
SOCIAL ACTIVITIES ROOM				930	0
SENSORY ROOM				390	0
KITCHEN				360	0
STORAGE				350	0
LIFE GUARD				310	0
POOL RESTROOMS				90	0
ASSIGNABLE ACTIVITY SPACE :				9,985	0
				EXISTING SF	RELOCATION SF

RELOCATION PROGRAM

C ADULT DAY SERVICES CENTER					
	PERSONNEL	SCALE	STANDARD	EXISTING SF	RELOCATION SF
01	DIRECTOR Darrell Wesley	GS 20	48	175 OFFICE	50
02	REGISTERED NURSE Name	GS 16	48	60	50
03	ACTIVITIES DIRECTOR Name	GS 16	48	65	50
04	COMPANION AIDE II Name	GS 7	48	50	50
05	ACTIVITIES ASSISTANT Name	GS 6	48	50	50
06	ACTIVITIES ASSISTANT Name	GS 6	48	50	50

PERSONNEL ADDITIONS OR REDUCTIONS

NO GROWTH OR REDUCTION IS CURRENTLY PLANNED

0

ASSIGNABLE **PERSONNEL SPACE** :

450

300

EXISTING SF

RELOCATION SF

ACTIVITY	EXISTING SF	RELOCATION SF
ACTIVITIES ROOM ONE	950	950
ACTIVITIES ROOM TWO	850	850
LOUNGE	450	450
RECEPTION + RECORDS	150	150
KITCHEN + PANTRY	230	230
STORAGE	140	140
RESTROOMS	350	450
NURSING AREA / DAY BEDS + RESTROOM + SUPPLIES	280	280

ASSIGNABLE **ACTIVITY SPACE** :

3,400

3,500

EXISTING SF

RELOCATION SF

RELOCATION PROGRAM

D FIRE DEPARTMENT TRAINING					
	PERSONNEL	SCALE	STANDARD	CURRENT SF	FUTURE SF
02	BATTALION CHIEF		110	125 OFFICE	110 OFFICE
02	LIEUTENANT		110	105 OFFICE	110 OFFICE
03	LIEUTENANT		110	105 OFFICE	110 OFFICE
04	LIEUTENANT		110	105 OFFICE	110 OFFICE
05	ADMIN / FLEX		48	50	50
06	ADMIN / FLEX		48	50	50
07	ADMIN / FLEX		48	50	50

PERSONNEL ADDITIONS OR REDUCTIONS

NO GROWTH OR REDUCTION IS CURRENTLY PLANNED

0

ASSIGNABLE **PERSONNEL** SPACE :

590

590

EXISTING SF

RELOCATION SF

ACTIVITY	CURRENT SF	RELOCATION SF
APPARTAUS BAY	1,200	2,400
EMS SIMULATOR + CONTROL ROOM	900	950
LOCKER ROOMS	660	700
FITNESS ROOM	730	740
TRAINING ROOM	1,300	1,300
BREAK ROOM	170	170
RECEPTION / COPY / WORK AREA	250	150
STORAGE	350	400
STORAGE EXTERIOR (NOT PART OF EXISTING BUILDING)	0	400

ASSIGNABLE **ACTIVITY** SPACE :

5,560

7,210

EXISTING SF

RELOCATION SF

RELOCATION PROGRAM

E COMMUNITY PARTNERS / ASA + VCE		SCALE	STANDARD	EXISTING SF	RELOCATION SF
PERSONNEL					
ALEXANDRIA SOCCER ASSOCIATION					
01	EXECUTIVE DIRECTOR Tommy Sparks	110		80	110 OFFICE
02	RECREATION LEAGUE DIRECTOR	48		65	50
03	OUTREACH COORDINATOR	48		45	50
04	ADMINISTRATOR ~ PART TIME	48		35	50
05	ADMINISTRATOR ~ PART TIME	48		35	50
06	STAFF	48		35	50
07	STAFF	48		35	50
08	STAFF	48		35	50
09	STAFF	48		35	50
VIRGINIA COOPERATIVE EXTENSION / 4H					
01	COORDINATOR Reggie Morris	48		130 OFFICE	50
02	ADMINISTRATIVE ASSISTANT Octavia Walker	48		65	50
03	SNAP ED AGENT Van Do	48		65	50
PERSONNEL ADDITIONS OR REDUCTIONS					
NO GROWTH OR REDUCTION IS CURRENTLY PLANNED					0
ASSIGNABLE PERSONNEL SPACE :				660	660
				EXISTING SF	RELOCATION SF
ACTIVITY				EXISTING SF	RELOCATION SF
ALEXANDRIA SOCCER ASSOCIATION					
OPEN CONFERENCE AREA				225	230
COPY / WORK AREA				40	40
STORAGE				215	250
KITCHENETTE				40	40
VIRGINIA COOPERATIVE EXTENSION / 4H					
OPEN CONFERENCE				80	80
SHARED WORKSPACES				250	200
STORAGE				140	200
ASSIGNABLE ACTIVITY SPACE :				990	1,040
				EXISTING SF	RELOCATION SF

RELOCATION PROGRAM

F FACILITIES BY RESERVATION + RPCA PROGRAMS

PERSONNEL	SCALE	STANDARD	EXISTING SF	RELOCATION SF
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NO PERSONNEL IN THIS CATEGORY

ASSIGNABLE PERSONNEL SPACE :	0	0
	EXISTING SF	RELOCATION SF

ACTIVITY	EXISTING SF	RELOCATION SF
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LEVEL B

EXHIBITION HALL / 300± TABLE SEATING CAPACITY	6,325	0
CATERING KITCHEN + PANTRY	1,780	0
STORAGE	1,100	0

LEVEL 1

KAUFMAN AUDITORIUM / 400± SEATING CAPACITY	4,680	0
CONFERENCE ROOM 1 + STORAGE	400	400
CONFERENCE ROOM 2 + STORAGE / HUMAN RESOURCES TRAINING	720	700
CONFERENCE ROOM 3 + STORAGE	605	600
CONFERENCE ROOM 4 (SEE RPCA @ LEVEL 2)	0	0
CONFERENCE ROOM 5	740	750
CONFERENCE ROOM 6	340	350
GOLD 1 / MULTIPURPOSE ROOM + STORAGE	685	700
GOLD 2 / MULTIPURPOSE ROOM + STORAGE	1,035	1,000
DANCE STUDIO 1 + STORAGE	720	0
DANCE STUDIO 2 + STORAGE	750	0
VENDING / LOUNGE	380	0

LEVEL 2

KAUFMAN AUDITORIUM CONTROL ROOM	290	0
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ASSIGNABLE ACTIVITY SPACE :	20,550	4,500
	EXISTING SF	RELOCATION SF

REGULATORY OVERVIEW

USE

EXISTING : **RECREATION CENTER** + CITY OFFICE + ASSEMBLY / EVENT
CHANGE OF USE : **ELEMENTARY SCHOOL** + RECREATION CENTER

ZONE

EXISTING : **POS / PUBLIC OPEN SPACE** **SCHOOL NOT PERMITTED**

A SCENARIO

: **MODIFY POS** TO ALLOW A SCHOOL AS A **PERMITTED USE** ON THIS SITE

ZONE : **POS / PUBLIC OPEN SPACE**

6-100

PROCESS : **TEXT AMENDMENT** + **D.S.U.P.** (DEVELOPMENT SITE PLAN)

B SCENARIO

: **REZONE** TO A ZONE WHICH ALLOWS SCHOOL AS A **PERMITTED USE**

ZONE OPTIONS : **CSL / COMMERCIAL SERVICE LOW** OR **RB / TOWNHOUSE**

4-300 / 3-700

PROCESS : **MAP AMENDMENT** + **D.S.U.P.** + POSSIBLE SUBDIVISION

SITE AREA

EXISTING : **270,217** SF **6.2** ACRES

FLOOR AREA + F.A.R. EXISTING

B : 14,200

1 : 52,700

2 : 19,100

TOTAL : **86,000** GSF

F.A.R. : **.32**

ALLOWABLE F.A.R. : ~ **NO F.A.R. REQUIREMENT IN POS** 6-100

PROPOSED

EXISTING : 86,000

INSTALL MODULAR : 7,100

DEMOLISH STORAGE : (1,500)

ADDITION / TOTAL : 5,600

> 3,000 GSF ~ TRIGGERS D.S.P. 11-404 (B)

PROPOSED / TOTAL : **91,600** GSF

F.A.R. : **.34**

ALLOWABLE F.A.R. : .50 / .75 CSL / RB

PARKING

EXISTING

TOTAL : **197** SPACES 15 ACCESSIBLE

PROPOSED

SCHOOL : 30 750 CLASSROOM SEATS @ 25 PER SPACE 8-200 (A)(11)

RECREATION CENTER : 70 14,000 GSF @ 200 PER SPACE 8-200 (A)(7)

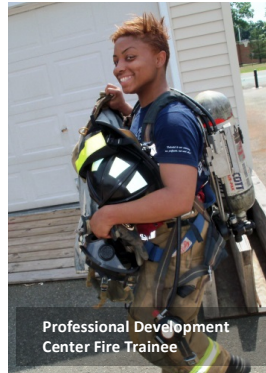
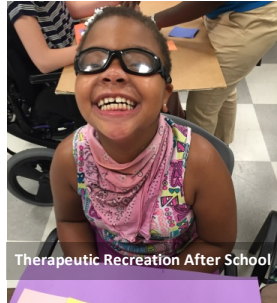
AUDITORIUM : 100 400 SEATS @ 4 PER SPACE 8-200 (A)(8)

REQUIRED / TOTAL : **200** SPACES

PROPOSED / TOTAL : **175** SPACES **PARKING REDUCTION TRIGGERS D.S.U.P.**

EVALUATION OF THE LEE CENTER

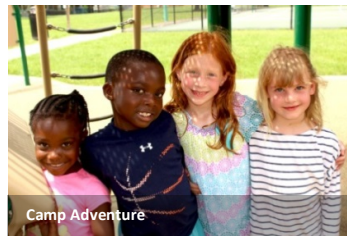
- MEMO PREPARED BY RPCA / P.1:



Lee Center Complex Program and Service Impacts

Recreation, Parks and Cultural Activities Department
Department of Community and Human Services
Alexandria Fire Department

Program and Service Impacts Alexandria City Public Schools Use of Facility



EVALUATION OF THE LEE CENTER

MEMO PREPARED BY RPCA / P.2

Overview

The Lee Center served as the Robert E. Lee Elementary School from 1954 until 1978. In that year, it was converted to a multi-use recreation and community center for Alexandria. The Nannie J. Lee Recreation Center opened in 1977. For forty years, the two facilities have served the local community with recreation classes, senior programs, therapeutic recreation, meeting rooms, an auditorium, and an exhibit hall operated by the Department of Recreation, Parks and Cultural Activities (RPCA). The complex also houses the Alexandria Fire Department Professional Development Center and the Department of Community and Human Services Adult Day Services Center, as well as the Alexandria Office of the Virginia Cooperative Extension and the Alexandria Soccer Association. The total building is 86,100 gross square feet. Of that amount, 19,100 gross square feet, or 22% of the building, is administrative space. The remaining 78%, or 67,000 gross square feet, represent actively used program, rental, and civic use activities.



Stroller Strides fitness for new moms is held indoors during inclement weather.



Black History Month program draws a full house in the 415-seat Kauffman Auditorium.

During calendar year 2016, total visitation to all Recreation, Parks and Cultural Activities (RPCA) programs in the Lee and Nannie J. Lee Centers was 97,752. The complex is the second most used recreation facility after the Chinquapin Park Recreation Center and Aquatics Facility. It is also one of two centers with the opportunity for gymnasium and classroom space use during the school day. Additionally, the auditorium and exhibit hall are unique in that they offer the only large public event spaces in the City, available during the day as well as evenings and weekends. The adjacent parkland provides numerous public

amenities, including the Kelley Cares Miracle Field and Ruthanne Lodato accessible playground, tennis and basketball courts, and open play areas. An analysis of the 2016-2017 (to date) calendar years, shows that the Lee and Nannie J. Lee Centers offered 2,696 programs, 186 auditorium uses, 4,262 community room rental reservations, and 270 uses of the exhibit hall.

The Alexandria Adult Day Services Center (ADSC) opened in 1986 and is a medical model adult day care program, serving older adults with dementia and providing respite to their family members. It is operated by the Department of Community and Human Services (DCHS). ADSC is open 7 a.m. to 5:30 p.m., Monday through Friday, is staffed with 6 Full Time Equivalents (FTEs) and is licensed by the Virginia Department of Social Services for 24 participants per day. This license requires ADSC to have a “dedicated secure outdoor area,” which is currently available at Lee Center. Relocating this facility to meet this requirement will be challenging.



ADSC participants enjoy morning stretching exercises.

Relocating the Adult Day Services Center would have significant negative effects on program participants, most of whom have dementia, ranging from mild to severe. Many participants have significant short-term memory loss and would have great difficulty assimilating into a new environment. This short-term memory loss limits their ability to cope with change, putting these participants at risk of transfer trauma.

Below is partial data for recent years:

Fiscal Year	Unduplicated persons served	# of hours of service provided	# of days of service provided
2017 to date	28	15,393	2,566
2016	37	23,079	3,847
2015	36	25,426	4,238

EVALUATION OF THE LEE CENTER

MEMO PREPARED BY RPCA / P.3:

The **Professional Development Center (PDC)** at the Lee Center Complex provides essential education, training, and development opportunities for the approximately 250 firefighters, paramedics, officers, and leaders for the **Alexandria Fire Department**. The PDC has a long history of graduating new firefighters and medics from many of the 45 recruit classes. Constructed during 1979, the PDC closely supports the live-fire training building that was built in 1982 about two blocks away. The Fire Department dedicated the PDC in the memory of Medic Joshua Weissman who died in the line of duty during 2012. The staff and adjunct instructors host and produce an **average of 375 courses or events per year with over 3,800 contact hours with students**. In



Practice scenarios in the Emergency Operations Center.



Fire Education for school children in PDC

addition, the PDC serves as the current Emergency Operations Center (serving as the secondary center and department operations center after construction in the Public Safety Center is complete), a primary fitness center for the responders from four fire stations, and meeting center for regional, city, and community activities and functions. The Fire Department does not have alternative facilities to absorb the staff, training systems, equipment or instructional space required to maintain the current level of modern development and education of emergency responders currently housed at the Lee Center. **Having the PDC and the live-fire training building in close proximity to each other offers an important operational advantage and necessary training flexibility.**

To support a comprehensive feasibility assessment of the potential use and conversion of the Lee Center Complex (including the Nannie J. Lee Recreation Center) by the Alexandria City Public Schools (ACPS) for “swing space,” the Department of Recreation, Parks and Cultural Activities (RPCA), Department of Community and Human Services (DCHS), and the Alexandria Fire Department (AFD) prepared a summary of all programs and services currently provided at the location, and the impact that ACPS use of the building will have on those programs and services. The following information (attached) outlines the program and service areas provided by/through RPCA, DCHS, and AFD during the school year and summer along with the expected impact created by ACPS use of the building.

The associated **loss of space for RPCA programs and services** will impact all age groups and interests from pre-school to senior adults. The only programs and services that may be accommodated through the conversion of the facility to ACPS are those located at the Nannie J. Lee Center, starting in the after school hours. Those remaining programs **would require reduced enrollments**, as the Nannie J. Lee programs use spaces on the first floor of the Lee Center during the school year day and rely on use of the exhibit hall during the summer months’ expanded enrollment. Public use of the park amenities would also be lost during the school day. Program participants and users of the Lee and Nannie J. Lee Centers highly value the complex’s location. In customer surveys from FY14, 15, and 16, one hundred percent (100%) of respondents who selected these centers as their top location answered “YES” to the question, “Does the location of a program affect your level of interest?” Based on this information, many current customers may not participate in programs or services at another location. Additionally, there is not enough program capacity at other center locations to meet what will be lost at Nannie J. Lee and Lee Centers. The detailed impacts are shown in Attachment #1.



Seniors stay active with Pickleball.



Toddlers and Moms enjoy Nannie J. Lee’s B.E.A.R. reading program.

In the past ten years, private organizations, including the Kelley Cares Foundation, Whole Foods, and Simpson Development, have contributed over \$300,000 of private investments into the Lee Center Complex. This includes development and subsequent enhancements to the sensory room, the construction of the Miracle Field, a mural, and the two playgrounds (one specifically for the therapeutic recreational needs). These investments represent more than just financial contributions, but also a devoted passion from the

EVALUATION OF THE LEE CENTER

- MEMO PREPARED BY RPCA / P.4:

community. Use of the Lee Center complex by ACPS will prevent community members from having access to these privately funded facilities during school hours.

Additionally, the entirety of the Lee Center Complex is zoned as open space. The process of using the site by ACPS for a school would require changing the open space zone to allow for school use or to rezone the entire parcel for a use compatible with schools. It would be important to determine how this site use will conform to existing plans. For instance, in the **Long-Range Educational Facilities Plan** (page 3.12) accepted by both the City Council and the School Board, the Existing Schools Sites Renovation section states:

“School sites shall avoid any net loss of open space on the property and seek to improve the quality of the open space on existing sites. If open space is zoned Public Open Space (POS) it cannot be built on. However, if the building renovation or addition is best situated on existing POS then there must be a rezoning that results in the equivalent amount of new POS elsewhere on the site for recreation or natural area purposes—ensuring that the City does not lose open space acreage (as occurred with the Jefferson Houston School redevelopment project).”

Impacts

Recreation, Parks and Cultural Activities has identified the following impacts to programs and services (See Attachment #1):

Therapeutic Recreation:

- 100% reduction in Therapeutic Recreation programs for pre-school aged children citywide (3 programs would be eliminated, equaling 48 program spaces annually)
- 24% reduction in Therapeutic Recreation programs for all ages citywide

Programs for Toddlers and Youth:

- 25% reduction in classes for toddlers and youth citywide (83 fewer programs annually)

Programs for Seniors:

- 25% reduction in free senior programs citywide (700+ fewer hours of programming)
- 100% reduction in daytime senior programs at Lee Center Complex

Afterschool Programs for Youth and Teens:

- 80% reduction in afterschool programs at Lee Center Complex (82 fewer afterschool program participants served annually)

Community and Civic Use of Space:

- 100% reduction in community and civic use of space in Lee Center (738 fewer annual community uses)
- 25% citywide reduction in civic use of meeting space by groups working to enhance Alexandria, such as HOAs (240 fewer free civic uses of meeting space annually)

Programming and Amenities:

- 100% reduction in dedicated auditorium and large gathering space citywide (City’s only 2 large gathering spaces are Kauffman Auditorium and Lee Center Exhibit Hall)
- 25% reduction in indoor program space citywide (42,446 fewer square feet of program space)
- 15% reduction in program offerings citywide



Community Halloween Program at Nannie J. Lee Recreation Center

EVALUATION OF THE LEE CENTER

- MEMO PREPARED BY RPCA / P.5:

DCHS has identified impacts on the existing **Adult Day Services Center** programs as shown below:

1. Effects on program participants:

Physical:

- Decrease in overall physical health and cognitive abilities
- Decrease in appetite
- Increased potential for falls
- Increase in sleeplessness and sundown syndrome
- Increased morbidity and mortality, particularly those with dementia

Behavioral:

- Increase in combativeness and generally challenging behaviors
- Onset or increase in wandering, significantly increasing the potential for elopement
- Increase in refusing care or taking medications

Psychological:

- Significant increase in confusion
- Increased depression

2. Effects on participants' families:

- Anxiety and guilt about putting their loved one through this stressful change
- Time strains associated with need to be involved throughout transition process
- Removal of family member from program, opting for institutional placement instead
- Removal of family member from program due to location accessibility

3. Effects on staff:

- Physical and emotional stress related to physically packing up and moving the program
- Additional training requirements to help participants transition
- Increased staffing to provide additional support to transitioning participants

4. Financial impact:

- ADSC is a revenue-producing program, and this revenue would be reduced if the program utilization decreased due to the relocation. Revenue from previous years is as follows:

Fiscal Year	Older Americans Act and State Supplemental Funds	Client Fees
2017	\$116,925	\$88,106
2016	\$110,651	\$104,277
2015	\$83,668	\$110,960

If relocation is required, cessation of Adult Day Care services of more than a week would have devastating effects on the participants and their families as there is no other comparable program in the City. Families may be forced to consider these drastic life-changing choices:

- Family members quitting their jobs to take care of their loved ones
- Institutionalizing their loved ones in Assisted Living or Nursing Homes

The **Alexandria Fire Department** shows service impacts to the Professional Development Center in Attachment #2. Additionally, location of the PDC away from the Burn Facility at AlexRenew will create logistical concerns for operations. The Department would have to load a bus and support vehicle to transport 10-20 personnel, equipment, and gear for a drive to the facility. Currently, training classes can walk to the burn building from the Lee Center Complex.



ADSC medical model adult day care program

EVALUATION OF THE LEE CENTER

- MEMO PREPARED BY RPCA / P.6:

Relocation Site Physical Plant Requirements

Recreation, Parks and Cultural Activities:

- The only locatable elements from the Lee Center able to be relocated are the administrative office spaces on the second floor
- New office space would need to contain the similar square footage of the current offices and first floor meeting rooms
- As a revenue dependent operation, it is important to provide customers easy access to the Reservation and Registration functions as well as adequate parking during all operating hours



Lee Center Complex's full parking lot

DCHS Adult Day Services Center:

- Fully accessible on the ground floor. Use of elevators is not optimal for participants with dementia.
- At least 50 square feet of indoor floor space for each participant excluding hallways, office space, bathrooms, and other spaces not normally used for program activities. Facility must be appropriate for participants with dementia
- Safe and secure area for participants to wander and prevent elopement
- Appropriate wall color, furniture, materials, flooring, and transition from space to space
- Designed for maximum visibility and supervision by staff
- Minimum 2 areas for therapeutic recreational activities
- Area for meal service
- Area to accommodate lounge chairs per DSS regulations
- Separate office space for 5 staff
- Separate space for staff nurse to include a clinic area, locked medication storage and large enough for at least 2 hospital beds
- Future space for therapies – occupational, physical, speech, etc. (This would be needed to accommodate participants enrolled in a PACE program.)
- Storage for participant files
- Large storage area for therapeutic programming supplies
- Fully accessible bathroom facilities with storage for participants' change of clothing and personal hygiene products
- Fully accessible walk-in shower
- Washer and dryer
- Large commercial quality kitchen for food preparation and food storage (Breakfasts and snacks are prepared on site; lunch is catered.)
- Storage for emergency shelter in place meals and water
- Covered area for large buses, vans and personal cars to drop off and pick up participants
- Dedicated, secure outdoor area
- Convenient to public transportation
 - Staff often utilize public transportation

AFD Professional Development Center:

- Classroom (dividable) space of at least 1,400 square feet for computer-based instruction and secondary emergency operations center with redundant power supply
- Simulation lab space of at least 1,000 square feet for emergency medical services simulation lab
- Office and administrative support work space of at least 1,200 square feet
- Fitness room space of at least 900 square feet
- Bathroom, shower, and locker space of at least 1,300 square feet

EVALUATION OF THE LEE CENTER

- MEMO PREPARED BY RPCA / P.7:

- Kitchen and break room of at least 400 square feet for support of 24 hour per day operation of emergency management activities
- Power backup for interrupted power supply in support of 24 hour per day operation
- Two apparatus bay of at least 3,600 square feet for vehicle and equipment storage
- Exterior storage space of at least 600 square feet for securing equipment and training props



APD practices rescue techniques in the SimLab. (please supply)

EVALUATION OF THE LEE CENTER

- MEMO PREPARED BY RPCA / P.8:

Attachment #1 – RPCA Service and Program Impacts

Facility	Program/Service Examples (does not include all uses)	Expected Impact (based on reconfiguration of existing available rooms/space and school operational hours)
Auditorium School Year 186 total uses	<ul style="list-style-type: none"> Community Theater Trainings City or ACPS meetings Community groups (large) Recitals 	<ul style="list-style-type: none"> Limited availability on weekends only No longer available/loss of program service No longer available /loss of program service Limited availability on weekends only Limited availability on weekends only
Exhibit Hall School Year 270 total uses	<ul style="list-style-type: none"> City or ACPS meetings Community groups (large) Training Parties or Repasts Conferences 	<ul style="list-style-type: none"> No longer available with reconfiguration/loss of program service No longer available with reconfiguration/loss of program service No longer available with reconfiguration/loss of program service No longer available with reconfiguration/loss of program service No longer available with reconfiguration/loss of program service
Lee Center/ Nannie J. Lee (NJL) School Year 3,402 total uses	<ul style="list-style-type: none"> RPCA Programs RPCA Senior Programs RPCA Therapeutic Recreation Programs City or ACPS meetings HOA meetings Community groups (small) Training Worship 	<ul style="list-style-type: none"> Significant decrease; reduced Out of School Time and weekend programs No longer available with classroom configuration/loss of program service Expected decrease with Out of School Time and weekend programs only No longer available with classroom configuration/loss of program service No longer available with classroom configuration/loss of program service No longer available with classroom configuration/loss of program service No longer available with classroom configuration/loss of program service No longer available with classroom configuration/loss of program service Limited availability on weekends only
Park/Outdoors School Year 158 total uses	<ul style="list-style-type: none"> RPCA Programs RPCA Therapeutic Recreation Programs Community groups (small) Community open use 	<ul style="list-style-type: none"> Decreased availability; after school and weekends only Decreased availability; after school and weekends only Decreased availability; after school and weekends only Decreased availability; after school and weekends only
Complex Summer 860 total uses	<ul style="list-style-type: none"> City or ACPS meetings Community groups (large) Community groups (small) RPCA Programs RPCA Senior Programs RPCA Therapeutic Recreation Programs Training 	<ul style="list-style-type: none"> No longer available with classroom configuration/loss of program service Limited availability on weekends only Limited availability on weekends only Significant decrease/NJL space only Significant decrease/NJL space only Significant decrease/NJL space only No longer available with classroom configuration/loss of program service

EVALUATION OF THE LEE CENTER

- MEMO PREPARED BY RPCA / P.9:

Facility	Facility Description	Significant Program Impacts
Auditorium	4,680 sq.ft facility: 415 seat auditorium/theater <i>RPCA programs and facility rentals will no longer be available in the auditorium.</i>	Camp Adventure Movie Time (5-12 yrs.) * Dramatic Kids (3-11 yrs.)* Theatrical Teens (11-14 yrs.)* Community Theater Groups (multiple groups)* Seniors Entertainment/Speakers Programs (ADSC, SSA, DCHS) Fire Department Academy Graduations ACPS/Private School Graduations* Citywide programs (MLK, Black History Month, etc.)* <i>*Assuming auditorium stage does not convert to classroom space and a joint-use agreement is established, RPCA could schedule and maintain programs outside of school hours with simultaneous access to classroom space, as needed.</i>
Exhibit Hall	9,205 sq.ft facility: main hall (300 table seating capacity) and catering kitchen. <i>RPCA programs and facility rentals will no longer be available in the exhibit hall.</i>	ASA Summer Camp (7-12 yrs.) RPCA/Alexandria Elks Senior Thanksgiving Dinner (55+) Stroller Strides (infants and moms) Weddings/Repasts/Large parties
Lee Center	6,375 sq.ft facility: six (6) conference rooms, two (2) multi-purpose rooms, two (2) dance studios, and lounge area. <i>RPCA programs and facility rentals will no longer be available in the Lee Center Facilities.</i>	4-H Junior Camp (9-13 yrs.) Aerobic Dancing by Jackie (55+) Art in Hand Preschool (2.5-5 yrs.) Art in Hand Tots (1.5-3 yrs.) Dance-A-Licious Camp (3-6 yrs.) Dramatic Kids! (3-11yrs) Fairy Princess Camp (3-5 yrs.) Fancy Dance-y Camp (3-5 yrs.) HOA – Arch Hall Condominiums HOA – Bearing South Condominiums HOA – Bearings North Condominiums HOA – Old Town Station Owners Association HOA – Old Town South Townhouse Mini Adventure Camp (5-7yrs) Myo Sim Kendo (18+ and up) Ninja Ranger Camp (6-12 yrs.) PhysioFit Kids (3-12 yrs.) Senior Bridge Club (55+)

EVALUATION OF THE LEE CENTER

- MEMO PREPARED BY RPCA / P.10:

		<p>Silver Knights Chess Camp (7-12 yrs.) Teenie Weenie Toddler Camp (3-5 yrs.) Theatrical Teens (11-14 yrs.) TR Camp Adventure (5-15 yrs.) TR Mainstream Program (6-17 yrs.) Tutus & Tiaras Camp (3-5 yrs.) Yoga in the Morning (55+) Youth Achieving Greatness (5-12 yrs.)</p>
Nannie J. Lee Center	<p>10,200 sq.ft facility: gymnasium, kitchen, two (2) multi-purpose activity rooms, one (1) social activity area, one (1) multi-purpose/arts and crafts room, and lobby.</p> <p><i>RPCA programs and facility rentals will be eliminated in the Nannie J. Lee Complex during school operating hours, and reduced after school and on weekends related to the shared use with the Lee Center facilities.</i></p>	<p>B.E.A.R. Play Group (infant-5 yrs.) Dun Lo Arts (55+) Mini Adventure Camp (5-7yrs) <i>Reduced/eliminated</i> Pickleball (55+) Senior Bridge Club (55+) Senior Ladies Basketball (55+) Soccer Tots (3-5 yrs.) TR Camp Adventure (5-15 yrs.) <i>Reduced/eliminated</i> TR Mainstream Program (6-17 yrs.) <i>Reduced</i> Youth Achieving Greatness (5-12 yrs.) <i>Reduced</i> TR Miracle Sports Program (5-15 yrs.) <i>Reduced</i></p>
Outdoors	<p>Miracle Field, Tennis Courts, Playgrounds</p> <p><i>RPCA programs and facility rentals will be reduced in the park during school operating hours.</i></p>	<p>Lil Pro Sports (4-5 yrs.) Community daytime open use Stroller Strides (infants and moms)</p>

EVALUATION OF THE LEE CENTER

- MEMO PREPARED BY RPCA / P.11:

Attachment #2 - Alexandria Fire Department Service Impacts

Facility Use	Program/Service Examples (does not include all uses)	Expected Impact (based on losing facility and sharing space with PDC-West)
Advance Life Support (ALS) Simulation Lab <ul style="list-style-type: none"> 1100 Training hours/year 510 Scheduled SimLab rotations and testing* 40 scheduled events for ALS recruit school training 	<ul style="list-style-type: none"> Advance life support (ALS) training/testing Basic Life Support (BLS) continuing education training Explorer Program training Citizen Academy training Probationary firefighter (PFF) training/testing 	<ul style="list-style-type: none"> Limited availability for training and competing for space Loss of dedicated space for Simulation Lab (SimLab) requirements <ul style="list-style-type: none"> Fixed AV components associated with SimLab High definition simulation equipment with limited mobility Loss of flexibility to train and test interns and probationary firefighters Negative impact on timeline required to release ALS providers
Field Training Drills <ul style="list-style-type: none"> 1560 Training hours/year 138 scheduled events* 	<ul style="list-style-type: none"> Firefighter continuing education for skills maintenance Probationary firefighter training and on-the-job testing Maintenance of Burn Building 	<ul style="list-style-type: none"> Loss of close proximity to the Burn Building Limited availability for training/competing for space Negative impact on timeline required to release probationary firefighter to full duty
Basic Life Support Training <ul style="list-style-type: none"> 1163 Training Hours/year 27 Scheduled EMT CEU* 40 Scheduled CPR Events* <p><i>*Does not include informal, impromptu training (i.e., remedial assistance, last minute drills, etc.)</i></p>	<ul style="list-style-type: none"> Firefighter BLS continuing education Probationary firefighter training and on-the-job testing CPR training for fire department Community outreach CPR Community outreach hands only CPR CPR training for city staff Recruit school emergency medical technician certification 	<ul style="list-style-type: none"> Limited availability for training and competing for space Loss of dedicated space for mandatory BLS training Loss of flexibility to train and test interns and probationary firefighters Increase timeline required to release BLS providers Decreased availability to conduct community outreach and intra-departmental training
Advance Life Support Continuing Education (Mandatory) <ul style="list-style-type: none"> 31 scheduled events 	<ul style="list-style-type: none"> Advanced Cardiac Life Support (ACLS) certification Pediatric Advanced Life Support (PALS) certification Virginia Office of Emergency Medical Services ALS Certification National Registry EMT Certification 	<ul style="list-style-type: none"> Limited availability for training and competing for space Loss of dedicated space for Simulation Lab (SimLab) Loss of flexibility to conduct mandatory advanced life support training

EVALUATION OF THE LEE CENTER

- MEMO PREPARED BY RPCA / P.12:

Special Operations Team Training <ul style="list-style-type: none"> 35 scheduled training events 	<ul style="list-style-type: none"> Technical rescue team training Hazardous materials team training Marine operations team training Inland water rescue team training Special operations team – tactical medics for law enforcement training 	<ul style="list-style-type: none"> Limited availability for training/competing for space Loss of proximity to the Burn Building AFD will have limited ability to host regional special operations training
Community Outreach <ul style="list-style-type: none"> 24 scheduled training events* 	<ul style="list-style-type: none"> Explorer Program Fire prevention initiatives (ASSIST – installing community smoke detectors) Citizen’s Academy Civilian Emergency Response Team (CERT) training 	<ul style="list-style-type: none"> Limited availability for training/competing for space Loss of proximity to the Burn Building Loss of dedicated space for Simulation Lab
National and Regional Training and Conferences <ul style="list-style-type: none"> 43 scheduled events* 	<ul style="list-style-type: none"> Virginia Department of Fire Program training Metropolitan Washington Council of Government (COG) meetings Fire and EMS related conferences Paramedic certification training Regional Incident Management Team (IMT) training 	<ul style="list-style-type: none"> Limited availability for training/competing for space AFD will have limited ability to host regional and national certification classes.
Administrative Training and Mandatory Meetings <ul style="list-style-type: none"> 36 Scheduled Events* 	<ul style="list-style-type: none"> Compliance training (OSHA, EEOC, etc.) Officer and supervisor training and development Quality management training 	<ul style="list-style-type: none"> Limited availability for training/competing for space
Emergency Operations Center (EOC)	<ul style="list-style-type: none"> Primary EOC (will serve as secondary site starting in 2018) Elections Significant city/state/national events 	<ul style="list-style-type: none"> Loss of flexibility to immediately stand-up EOC
Other Primary Uses	<ul style="list-style-type: none"> Burn Building Confined space structure Physical fitness facility 	<ul style="list-style-type: none"> Loss of space to conduct pre-burn education, safety briefings, hot washes, and evaluations Loss of access to custom built confined space training unit Loss of fitness center for Station 201, 204, 205 and 207