

BOARD MEMO

Date: April 8, 2021

For ACTION x

For INFORMATION x

Board Agenda: Yes x

No

FROM: Azjargal Bartlett, Senior Capital Program Manager
Erika Gulick, Director of Capital Programs, Planning and Design

THROUGH: Dr. Alicia Hart, PMP, Executive Director of Facilities and Operations
Gregory C. Hutchings, Jr., Ed.D., Superintendent of Schools

TO: The Honorable Meagan Alderton, Chair, and
Members of the Alexandria City School Board

TOPIC: Design Concepts for Minnie Howard Site

ACPS 2025 STRATEGIC PLAN GOAL:

Goal 2: Instructional Excellence

Goal 4: Strategic Resource Allocation

SY 2020-2021 FOCUS AREA:

Focus Area 3: Strategic Plan Implementation

FY 2021 BUDGET PRIORITY:

Facilities Audit Implementation

Outreach to Underserved Communities to Increase Engagement

Improving Customer Relationship Services and Management

SUMMARY:

After presenting three original concepts - *Hand*, *Crescent* and *Pinwheel* - for the Minnie Howard site to the School Board and school/community stakeholders followed by a presentation of a refined version of the Hand and Pinwheel concepts based on community and internal feedback. Perkins Eastman and the High School Project Team will present a detailed comparison of the Hand and Pinwheel concepts for the School Board's review on April 8, 2021.

The following comparison matrices present an overview of the main characteristics crucial in differentiating the Hand and Pinwheel concepts. A more comprehensive comparison of the two concepts is attached in the Concept Booklet.

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HAND	PINWHEEL
<ul style="list-style-type: none"> ● Least expensive of two options ● Includes 4 stories ● Presents courtyard between 2 classroom wings ● Offers some flexibility for future expansion ● Main entrance and prominent civic presence on East and West sides 	<ul style="list-style-type: none"> ● Offers most open space ● More parking than Hand option ● Best relationship of learning spaces with heart of the school ● Most compact school building with the smallest footprint ● Offers the most flexibility for future expansion of two options ● Main entrance and prominent civic presence from Braddock Road

COMPARISON CATEGORY	HAND	PINWHEEL
Building GSF	293,300	297,300
Open Space GSF	343,900	346,300
Total Parking Spaces	195	200
Dedicated Spaces	155	160
Shared Spaces	40	40

Perkins Eastman’s presentation to the School Board includes a detailed description of both concepts, including the potential site options, comparisons of the projects and their projected budgets, and an explanation of parking variations. More in-depth information pertaining to each design concept and site option can be found in Attachment 2 (Concept Booklet) under Tab 2: “Design Concepts”, specifically pages 38-80. The School Board is being asked to vote on a final concept which will move forward into the next phases of the design process. The School Board’s vote on the concept will establish the general configuration of the building and site amenities but will allow for the necessary flexibility to meet the City’s requirements,

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adjustments to the interior and design changes to meet the need for the Minnie Howard redevelopment.

For additional feedback, the team is also putting out a survey on April 5th to gain additional staff and student feedback prior to the Board meeting.

BACKGROUND:

The High School Project began in the summer of 2018 and has progressed steadily throughout the past two and a half years. On January 24, 2019, the School Board voted to continue The High School Project work with a focus on several priorities and a commitment to a multi-option evaluation process. On September 26, 2019, the School Board voted in favor of a Connected High School Network strategy to address Alexandria's future high school capacity needs that included the construction of an expansion to the T.C. Williams High School by building on the fields portion of the Minnie Howard Campus. After over a year of planning work, ACPS hired Perkins Eastman in December 2020, to execute the pre-design and design for the redevelopment of the Minnie Howard Campus.

On January 21, 2021, the project team presented the preliminary analyses/test fits of the school program, fields, and affordable housing to help inform the School Board's decision-making. The preliminary analysis confirmed that it is physically possible to accommodate a school building for a minimum 1,600 students at one time, provide no net loss of fields and public open space, and accommodate all colocated uses currently under consideration including either affordable housing or ACPS/City office use. The work session included a discussion of possible trade offs related to land use and budget.

On February 4, 2021, the School Board voted unanimously to exclude affordable housing as a colocation option on the Minnie Howard campus. Other potential colocation opportunities are being explored.

In February 2021, the project team received the first draft of the EdSpec document from Perkins Eastman. The EdSpec document includes site-specific recommendations for the Minnie Howard Campus including proposed capacity, an associated list of spaces and budget requirements. A presentation of the main highlights in the EdSpec was presented at the February 18, 2021 School Board meeting. On March 4, 2021, the School Board voted to approve the full EdSpec document.

In early March 2021, the project team received the first draft concept booklet from Perkins Eastman. The booklet detailed three concept designs - Hand, Crescent and Pinwheel. These designs were presented to the community at a virtual community meeting on March 16 and to the Superintendent's Advisory Team members directly after. Based on feedback from those events, as well as internal review, Perkins Eastman and the project team narrowed the concept options to Hand and Pinwheel, and adjusted the designs.

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On March 22, the project team received the updated concept booklet, with the revised versions of Hand and Pinwheel, both of which were presented with both an Option A and Option B for site layout. These revised designs were presented to the EDT and School Space Teams on March 24 and March 25 respectively. The concepts were presented to the community and to the Superintendent's Advisory Team at their respective meetings on March 25. Based on feedback from these discussions, the project team and Perkins Eastman can provide the context and information necessary for the School Board to make an informed decision on the design concept for the Minnie Howard site.

RECOMMENDATION:

The Superintendent recommends that the School Board vote to approve a building concept and site option for the design of the new Minnie Howard.

IMPACT:

The aforementioned activities and milestones continue to support the progress of the High School Project, and choice of a design concept will allow the project to move forward.

ATTACHMENTS:

Attachment 1 - Presentation

Attachment 2 - Concept Booklet

CONTACT: Erika Gulick, erika.gulick@acps.k12.va.us