

ACPS Land Acquisition Update (Part 1)

School Board Meeting

May 6, 2021

Essential Questions



Current Space Needs

Maintenance Warehouse	Transportation Center	Swing Space	Chance for Change	New School
<ul style="list-style-type: none"> Lease expired April 2021; renewing for a year Approximate Space Required: ~30,000-40,000 SF 	<ul style="list-style-type: none"> Whitter Wheeler Study being finalized ~\$6.7M budgeted in 2022 CIP - project will need to be updated Approximate Space Required: Operations and Maint. Office: 30,300 SF; Bus Fleet Parking: 145,600 SF 	<ul style="list-style-type: none"> New George Mason and Cora Kelly builds may require swing space Approximate Space Required: ~60,000 - 75,000 	<ul style="list-style-type: none"> Lease expires September 2023 Approximate Space Required: ~30,000-40,000 SF 	<ul style="list-style-type: none"> Need to identify where within the City the new 600 student school will be located Need to proactively look for land opportunities Approximate Space Required: ~80,000-110,000 SF

City Development Updates - North Potomac Yard

Available to ACPS:

- 1.1 Acre, Block 23, must co-locate affordable housing either above school use or adjacent; Estimated 150,000 SF potential
- \$15M contribution to City to be used for ACPS capital program once 2,000 residential units developed

Status:

- Still being used by Target (parking lot); Will likely not be available until 2027

Challenges:

- Likely would need to be 6+ stories, especially if not including housing on top

City Development Updates - North Potomac Yard



Previous Block 4 - Urban School Collocation Yield Study



City Development Updates - Landmark

Available to ACPS:

- Ability to negotiate for co-located space on either public or private properties; however, this does not seem viable at this time.

Status:

- Initial discussion held with INOVA; ACPS can be involved in subsequent development plan approvals.

Other Info:

- Finances are challenging on this site for ACPS to find space; City already subsidizing development
- City prioritized site for fire station over school in this plan

City Development Updates - Landmark

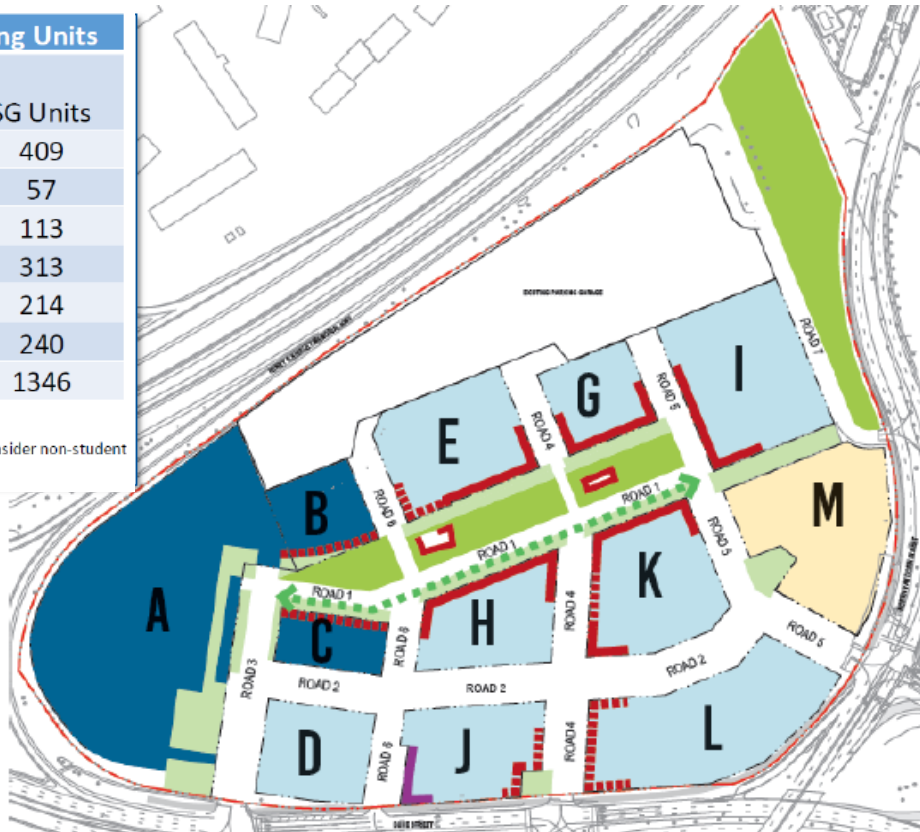
Students and Student Generating Units		
Year	Approximate Student Range	SG Units
2024	18-37	409
2025	3-6	57
2026	24-28	113
2028	13-29	313
2030	71-78	214
2032	10-22	240
Total	139-200	1346

Notes:

1. SG Units = Student Generating Units (Does not consider non-student generating units, like senior housing)

LEGEND

- RETAIL
- MIXED USE
- INOVA
- FIRE STATION
- ACTIVATED GROUND USE



City Development Updates-Simpson Fields

Available to ACPS:

- 4 acre site for school use, roughly 120,000 developable SF

Status:

- Currently used as soccer and baseball fields by community, already approved for field lighting, available for school development now through DSUP process; available to ACPS now

Challenges:

- KV line running underneath the site, cannot build on top
- Will require displacing current uses

Simpson Fields

- Half-Mile walk north of GWMS and south of Potomac Yard
- 4.13 acres available to ACPS



City Development Updates-Eisenhower East

Available to ACPS:

- Colocation opportunity at site to be determined

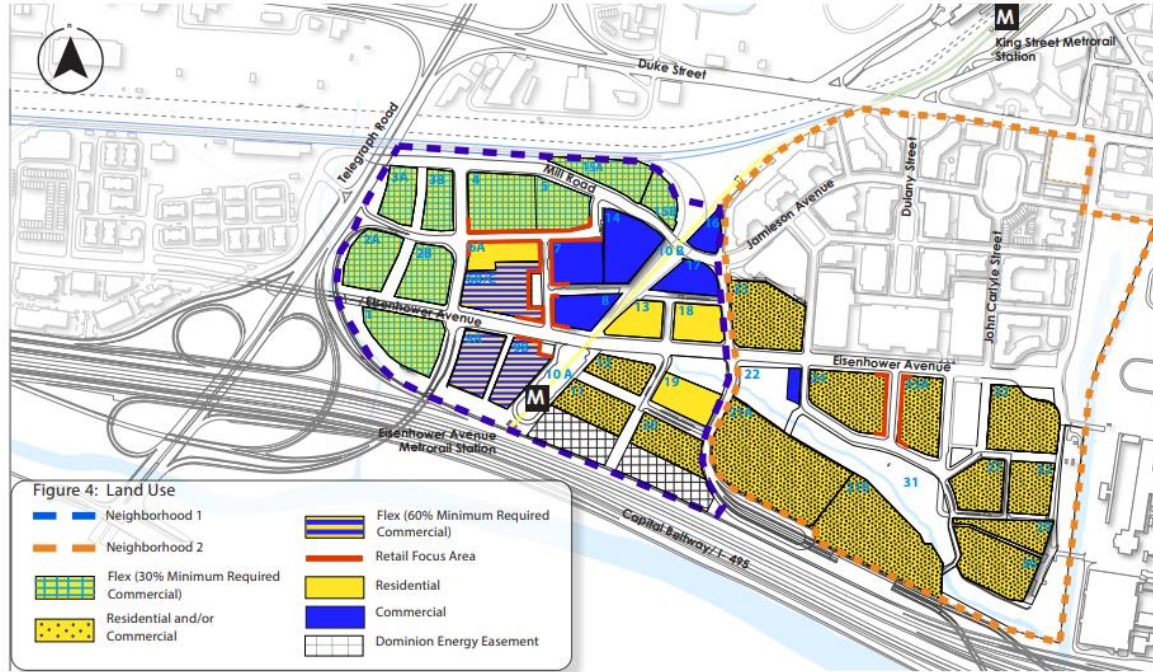
Status:

- Early in planning, multiple owners, will have to coordinate with City on future plan amendments to determine when this is viable, likely within next 10 years

Challenges:

- Anticipate these will be very high buildings, given the Eisenhower East Plan recommends a minimum height of 125' and a maximum for 400' to achieve a variety of density and a varied skyline

City Development Updates-Eisenhower East



City Development Updates: Greenhill

Available to ACPS:

- 30,000 SF land designation

Status:

- Early in planning, will have to coordinate with City to determine when this is viable, likely approximately 10 years away

Challenges:

- Area for development is less than an acre

Existing Leases

Central Office

- Annual Cost: \$2,790,203
- Expiration Date: 05/31/2029
- Challenges: Space may now be too large for Central Office operations as long-term remote work is assessed

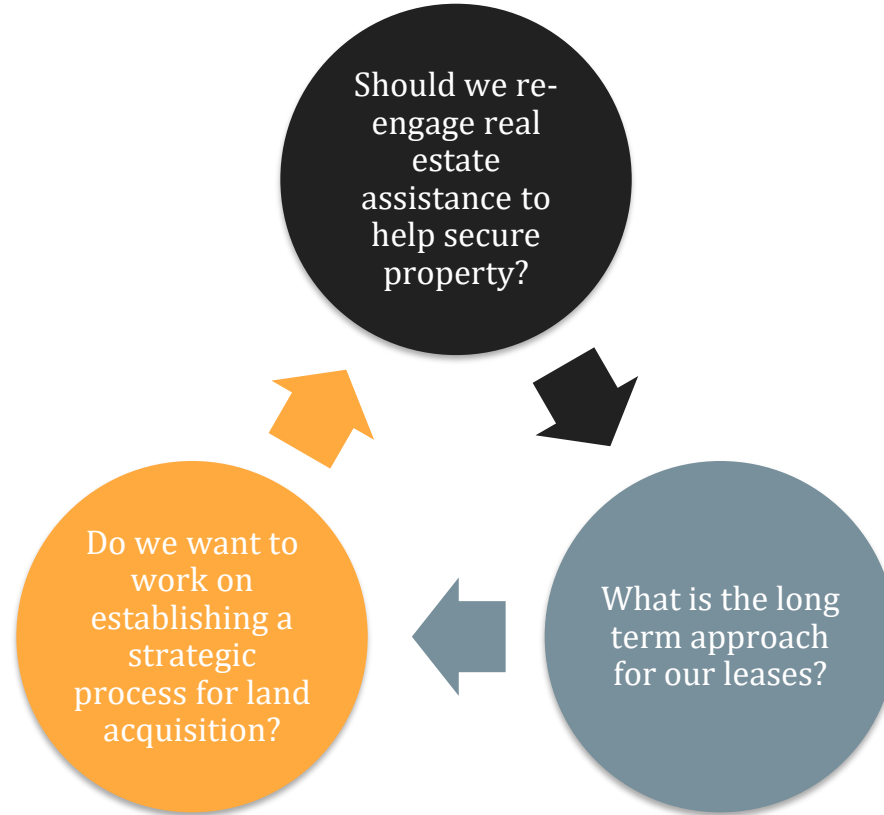
Chance for Change

- Annual Cost: \$249,632
- Expiration Date: 09/15/2023
- Challenges: Space is not large enough or configured appropriately for instruction

Warehouse

- Annual Cost: \$170,173
- Expiration Date: 04/30/2021 (extending for a year)
- Challenges: Not centrally located to MCS operations

Discussion Topics for Next Update



Questions?

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