

Joint Facilities Master Plan





Programming Note Questions or comments can be submitted to staff using the Q&A feature.

For more information about the JFMP visit <u>www.alexandriava.gov/planning</u>



Needs Assessment Recap







Goals of the JFMP

- Evaluate Alexandria's diverse needs, resources, and opportunities in one place
- 2 Identify ways to maximize our scarce resources
- 3 Work together to solve our needs and identify a process for future decision-making

The Joint Facilities Master Plan includes three key elements.



Ultimately, this plan will work toward creative solutions and optimal use of our shared and limited resources.

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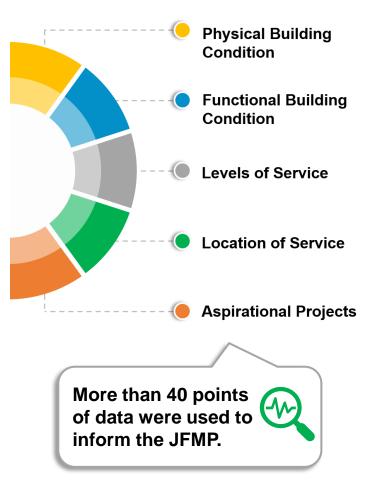


Ultimately, this plan will work toward creative solutions and optimal use of our shared and limited resources.

Data & Analysis

City and ACPS data informed the needs assessment.

- > Level of service & service delivery
- > Existing building condition
- Existing building age
- Existing school capacity
- > Projected school enrollment
- Existing and desired location of service
- > Ability to serve intended use

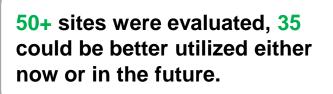


Data & Analysis

All City & ACPS sites were evaluated to identify those with the greatest opportunities to add value.

Opportunity Sites:

- Future vacated sites (use is relocating)
- Newly acquired sites
- > Sites with unused site area remaining
- > Sites with non-specialized uses
- Sites with inefficient buildings that need to be rebuilt





Key Findings

- > Despite recent investments, there are a lot of urgent community needs.
- > Available funding cannot address all needs in a short timeframe.
- Needs are dispersed across the City and include all asset types – schools, fire, police, recreation, libraries, and admin.
- > Buildings require constant upkeep and we must be good stewards of our assets.
- > There are numerous opportunities to optimize and improve existing sites.

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Ultimately, this plan will work toward creative solutions and optimal use of our shared and limited resources.

Roadmap Themes

The roadmap is organized into themes to help inform future research and planning.

- Complexity is directly related to time, effort, and expertise.
- > The Framework organizes these future activities, no matter how complex.
 - > Staff expertise & level of effort
 - > Internal collaboration
 - > External engagement
 - > Timing & preparation

Roadmap Themes

The JFMP roadmap includes three themes:

Invest All assets require investment and must be modernized over time.

Several assets can deliver

Optimize additional value by improving the existing building or site.

Transform A few assets provide the biggest opportunities to deliver additional capabilities.

All projects share commonalities. Themes are a tool to help staff organize resources and planning efforts.

Theme: Invest

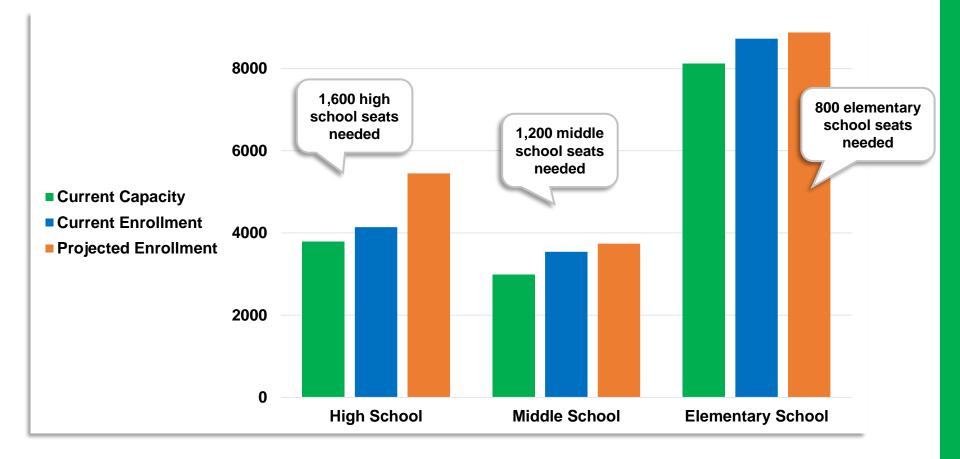
Department	Alexandria Library
Age	Built 1937; Renovated in 1995
Facility Condition	В
Functional Notes	Building flow, needs meeting space
Existing Building Size	25,000 SF
Allowable Square Feet	31,300 SF
Need	Library Space
Project Recommendation	Major Renovation
Timeframe	Intermediate (10-20 years)

PLAC

ALEXANDRIA LIBRARY KATE WALLER BARRETT BRANCH

Kate Waller Barrett Branch Library

At every level, current school capacity is less than current school enrollment & 10-year projected enrollment.



Enrollment growth is almost entirely in established neighborhoods, not where new development is taking place.

Theme: Optimize

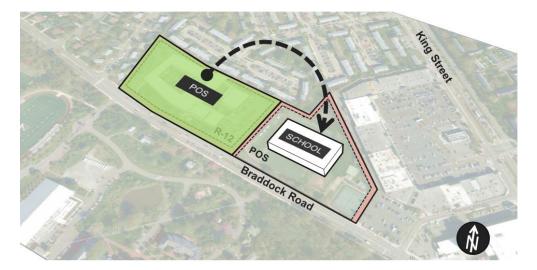
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Department	Alexandria City Public Schools	
Age	Built in 1954, renovated in 1993	
Facility Condition	F	
Functional Notes	Spaces do not meet Ed. Specs	
Existing Building Size	130,435 SF	Minnie H
Allowable Square Feet	350,000+ SF with Rezoning and DSUP	
Need	Capacity for additional 1,600 students	
Project Recommendation	Replacement	
Timeframe	Urgent (1-10 years)	

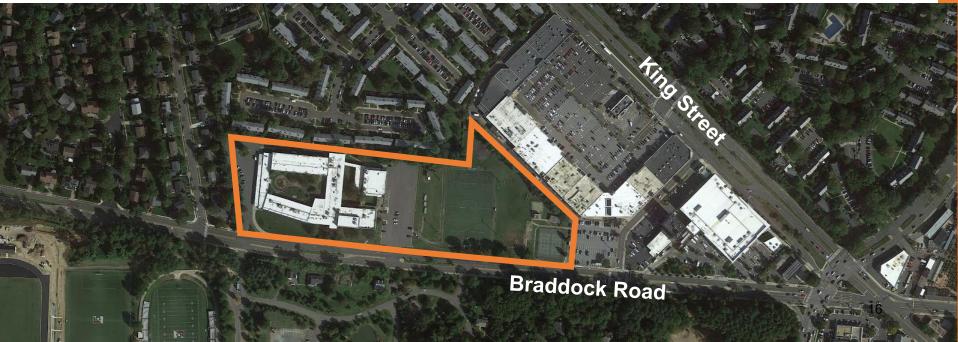
Howard

Theme: Optimize

Minnie Howard

A new school on the Minnie Howard Campus as part of the on-going High School Project is a current example of how ACPS will Optimize an existing site.







eisenhower eas

a blueprint for a complete community Adopted by Ordinance #5272 - March 14, 2020

ITY OF ALEXANDRIA, VA

Theme: Optimize

Allowable Square Feet

Department

Need

Alexandria City Public Schools

Potential for 100,000-200,000 SF after rezoning

Capacity for additional student seats to meet enrollment projections

Eisenhower East

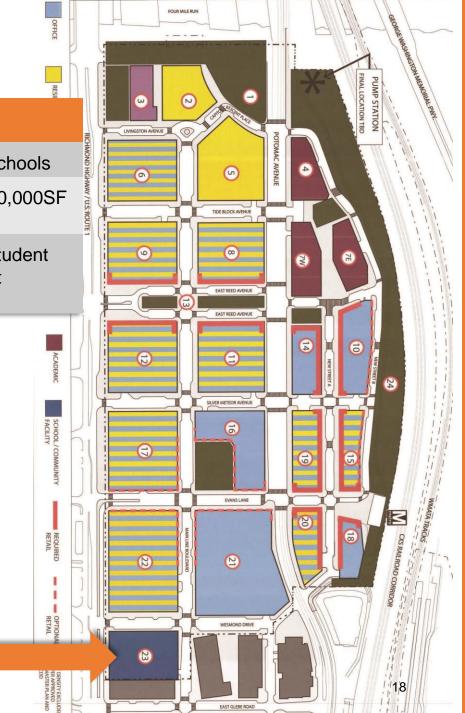
There are other sites that are intended to be used for public schools in the City of Alexandria, such as Eisenhower East. Each site is an opportunity to Optimize the site for ACPS.

Theme: Optimize

Department	Alexandria City Public Schools
Allowable Square Feet	Potential for 100,000-150,000SF upon Rezoning
Need	Capacity for additional student seats to meet enrollment projections

Potomac Yard

ACPS has been engaged in ongoing discussions with the developer of Potomac Yard and with Virginia Tech on the parameters of a partnership and a location for a future school.



Theme: Transform

Department	Community & Housing Services
Age	1989
Facility Condition	D
Existing Building Size	27,300 SF
Allowable Square Feet	65,300 SF
Need	Shelter, Affordable Housing
Project Recommendation	Major Renovation
Timeframe	Urgent (1-10 years)

Community Shelter & Substance Abuse Center

What is a test fit?

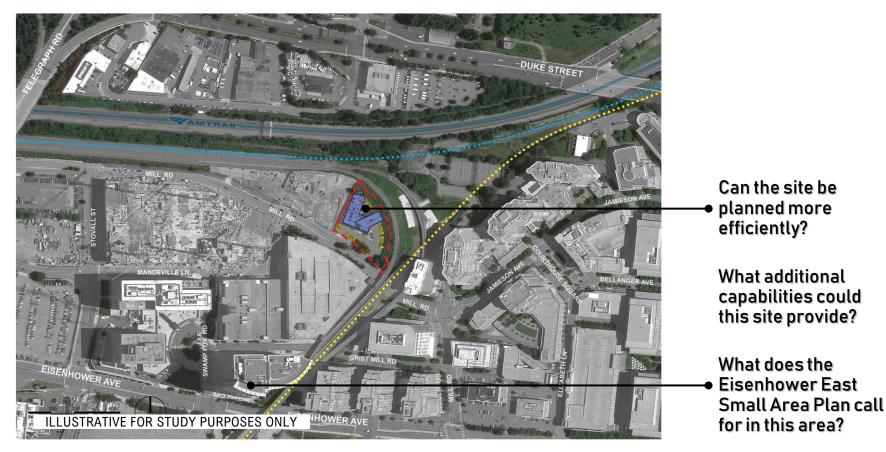
It is:

- A way to identify what's possible on the site and how it could be configured
- A way to identify challenges with the site
- A way to more accurately determine future planning

It is not:

- The only or **final site layout** that will be pursued
- The final program or design for the building and amenity space

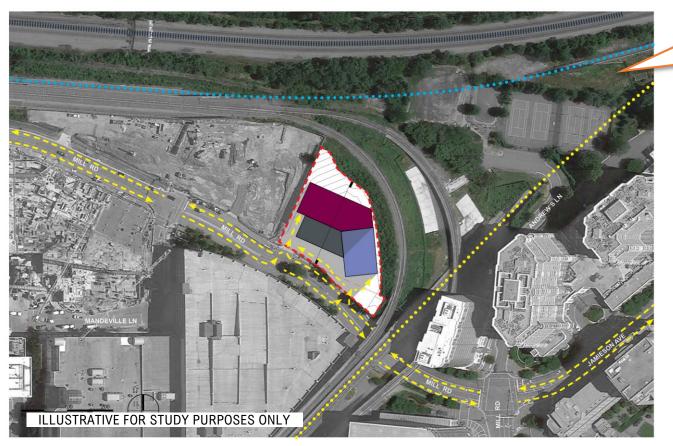
Community Shelter & Substance Abuse Center



Community Shelter

- Parking or Site Circulation
- --- Property Line
- Metro Lines

Mixed Use Building with Co-located Shelter



Community Shelter



Parking or Site Circulation



Housing & Commercial



- -- Property Line
- Metro Lines

Test fit illustrates how a future site might look.

Mixed Use Site

- 170,000 SF
- Maintain existing shelter capacity
- Add multifamily housing and commercial units

Site Design Improvements

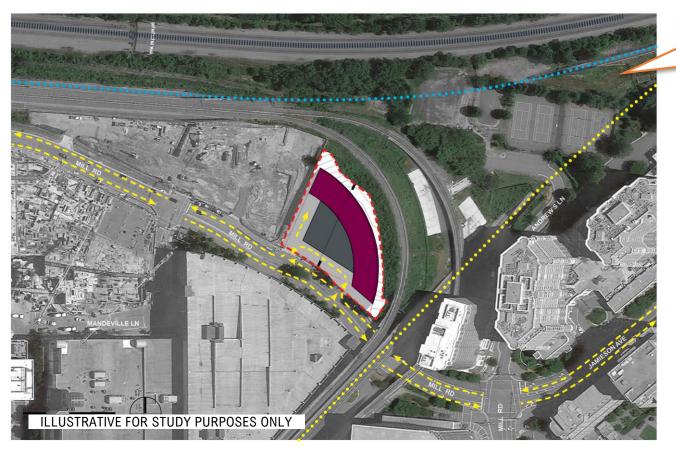
- Underground parking
- Better alignment with Eisenhower East Small Area Plan

Artist's rendering of the 'New Heights' facility.

Alexandria Precedent: New Heights

- Redevelopment of Carpenter's Shelter at 930 North Henry St
- ✓ 60-bed overnight shelter with day shelter
- ✓ 87 low-rent apartments
- 10 permanent supportive housing apartments

Mixed Use Building with Relocated Shelter



Community Shelter



Parking or Site Circulation



Housing & Commercial



- Property Line
- Metro Lines

Test fit illustrates how a future site might look.

Mixed Use Site

- 300,000 SF
- Require relocation of shelter and substance abuse center
- Multifamily housing and commercial units

Site Design Improvements

- Underground parking
- Better alignment with Eisenhower East Small Area Plan

Planning Phases

PHASE	ACTIVITIES & OUTCOMES	COMMUNITY
VISION	Strategic Plan Priorities Policies	Reflect community values.
MASTER DLAN	Needs Resources Opportunities	Consult and obtain feedback.
PROJECT PLAN	Program Budget Site Pre-Design	Collaborate on a preferred solution.
PROJECT IMPLEMENTATION	Design Build Open	Keep public informed.

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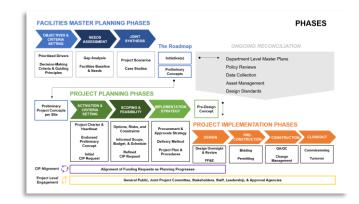


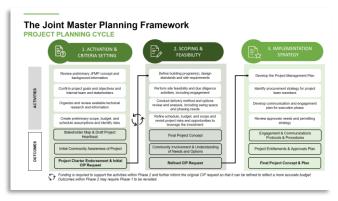
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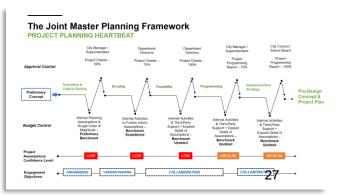
Framework

The Framework is a tool that outlines a clear process for master planning, project planning, and project implementation.

- To achieve an ambitious roadmap, we must and think differently and work together.
- Each phase outlines the project details that inform budget and decisions.
- Helps staff keep projects moving forward while being transparent about how project decisions are made.









Guiding Principles

- We are one community and one portfolio.
- Our assets reflect our city's values and commitment to equity.
- Optimal use of existing resources is necessary.
- Comprehensive and cohesive solutions provide lasting value.
- Our benchmark is excellent project delivery & asset management.





Questions & Answer Session

For more information or to see additional Joint City - Schools Facilities Master Plan materials visit <u>alexandriava.gov/Planning</u>