

The High School Project



School Board Work Session

January 21, 2021

Essential Questions

1. What are the required *near-term decisions* to stay on schedule?
2. What are the *major themes* regarding colocation from the recent community engagement?
3. What are the *implications* of the initial test fits conducted by the project architect?
4. What are the *initial trade offs/ considerations* related to various colocation opportunities?

Near Term Decisions

Colocation Options:

Inform: January 21 School Board Meeting

Decision: February 4 School Board Meeting



Comprehensive Program/ Ed Spec:

Inform: February 18 School Board Meeting

Decision: March 4 School Board Meeting



Design Concepts:

Inform: March 18 School Board Meeting

Decision: April 8 School Board Meeting

Planning Assumptions and Considerations

- The School Program is the **number one priority**
- **No net loss** of athletic fields/Public Open Space
- Flexibility with **zoning and height**;
 - Rezoning is required for any approach that can accommodate the school program
- **Underground** parking
- Accommodate current Connected High School Network **space deficits** which include:
 - Flexible spaces that can accommodate CTE, STEM and Arts
 - Labs
 - CTE Spaces
 - Athletic Fields
 - Teen Wellness Center & Department of Community and Human Services Spaces
 - Storage Spaces
 - Teacher Collaboration Areas
 - Workforce Incubator
 - Weight Room
 - Testing Areas

Student Enrollment Projections

Current FY 2022-2031 Projections

Year	FY21 <i>Projected</i>	FY21 Actual (Sept 30)	FY22	FY23	FY24	FY25	FY26	FY27	FY 28	FY29	FY30	FY31
HS Total	4276	4151	4392	4720	4768	4682	4933	4914	4980	5002	5162	5357

Previous FY 2021-2030 Projections

Year	FY20	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY 28	FY29	FY30
HS Total	4118	4276	4580	4830	5005	5223	5251	5315	5445	5399	5447

Colocation Explorations

What are we considering at the redeveloped Minnie Howard Campus?

Administrative Functions

- City & ACPS Offices

Alexandria Health Department

- *Teen Wellness Center*

Department of Community and Human Services (DCHS)

- *Early Childhood Learning Center*
- *Shared use spaces for:*
 - *Outreach for Benefit Programs*
 - *Workforce Development in Schools*
 - *Youth Development (YD)*
 - *Children and Youth Master Plan (CYMP)*
 - *Domestic Violence/Sexual Assault*
 - *Child and Family Behavioral Health Services (CFBHS)*

Office of Housing

- Affordable Housing

Recreation, Parks & Cultural Activities (RPCA)

- Shared use of fields, gymnasium and pool



ACPS currently has agreements for collocated services with RPCA, DCHS and the Alexandria Health Department at the King Street and Minnie Howard campuses

Major Themes Community Engagement

- A significant number of community members are generally opposed to colocating affordable housing on a school site.
- The community members who, in theory, support affordable housing have expressed concerns about the appropriateness of colocating affordable housing on an existing school site.
- Community members in general are supportive of the following colocated uses on the Minnie Howard Campus:
 - Recreational fields/facilities including a pool for community use
 - Teen Wellness Center or health clinic
 - Child day care facilities and/or child after-school care programs

Minnie Howard Site Characteristics

- Site Acres: 12
- Neighborhood Context
 - Residential
 - Schools
 - Commercial
- Thoughtful planning and design could optimize the land use of the site
- Rezoning is required for any redevelopment scenario under consideration



Initial Assessment Highlights

- Initial analysis confirms, the Minnie Howard Campus can physically accommodate:
 - A school building for a minimum of 1,600 students
 - No net loss of athletic fields and Public Open Space
 - All colocated uses under consideration, including affordable housing or City/ACPS offices
- Affordable housing ranges from 60 - 85 units
- Budget review underway to reflect pricing from recent projects
- Schedule coordination of educational programming, school building spaces and design is underway and on-going

Trade Offs /Considerations Overview



- **Financial**
 - Cost implications of underground parking
 - Cost savings associated with surface versus underground parking with potential additional costs associated with additional stormwater management requirements
 - Colocating ACPS/City administrative functions increases initial development costs; may represent long term savings as a part of a lease avoidance strategy
 - Security & Operations cost implications of integrating affordable housing with school building
 - The development of affordable housing is self funded, no impact on Minnie Howard Campus redevelopment costs

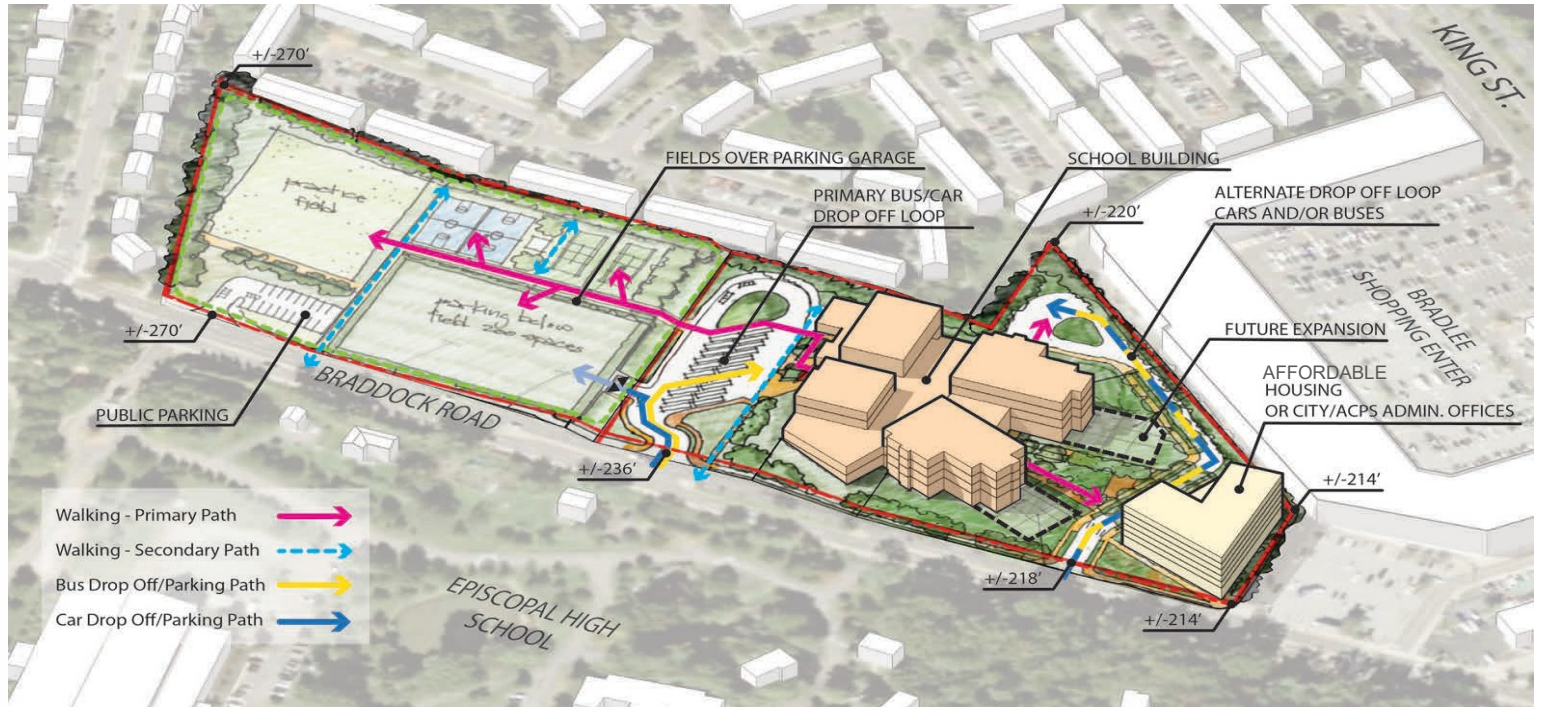
- **Effect on School Program**
 - Security protocols and operations regarding the integration of colocating affordable housing with school building
 - Affordable housing takes away land area that can be used for school programming
 - Effect of no colocation:
 - Inconsistent with current MOUs:
 - Alexandria Health Department (AHD)
 - Department of Community and Human Services (DCHS)
 - Recreation, Parks & Cultural Activities (RPCA)

- **Future Expansion**
 - Land used for affordable housing could limit future expansion opportunities in some site planning approaches approximately a minimum of 400 - 500 students
 - Land used for City/ACPS administrative spaces could limit future expansion opportunities in some site planning approaches, **however** space could be designed to accommodate conversion to teaching spaces needed in the future

Note: Office of Housing strategy to meet the City's affordable housing needs does not rely exclusively on colocation at school₁₀ sites.

Test Fit One

School with below grade parking & affordable housing or other function to the East



*School GSF includes pool & co-located 5,600 sq ft of city services

Test Fit One – Trade Offs /Considerations

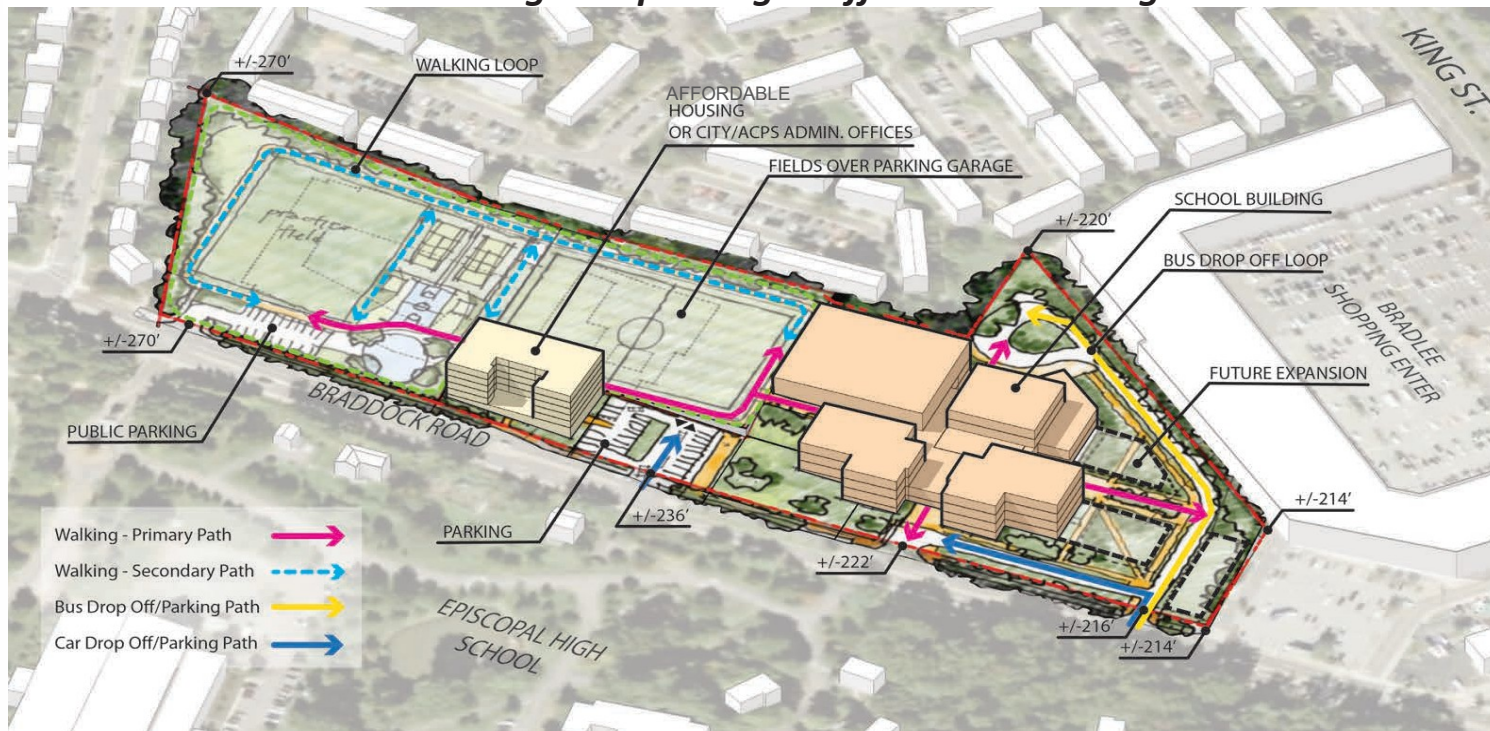


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Test Fit Two

School with below grade parking & affordable housing mid-site



*School GSF includes pool & co-located 5,600 sq ft of city services

Test Fit Two – Trade Offs /Considerations

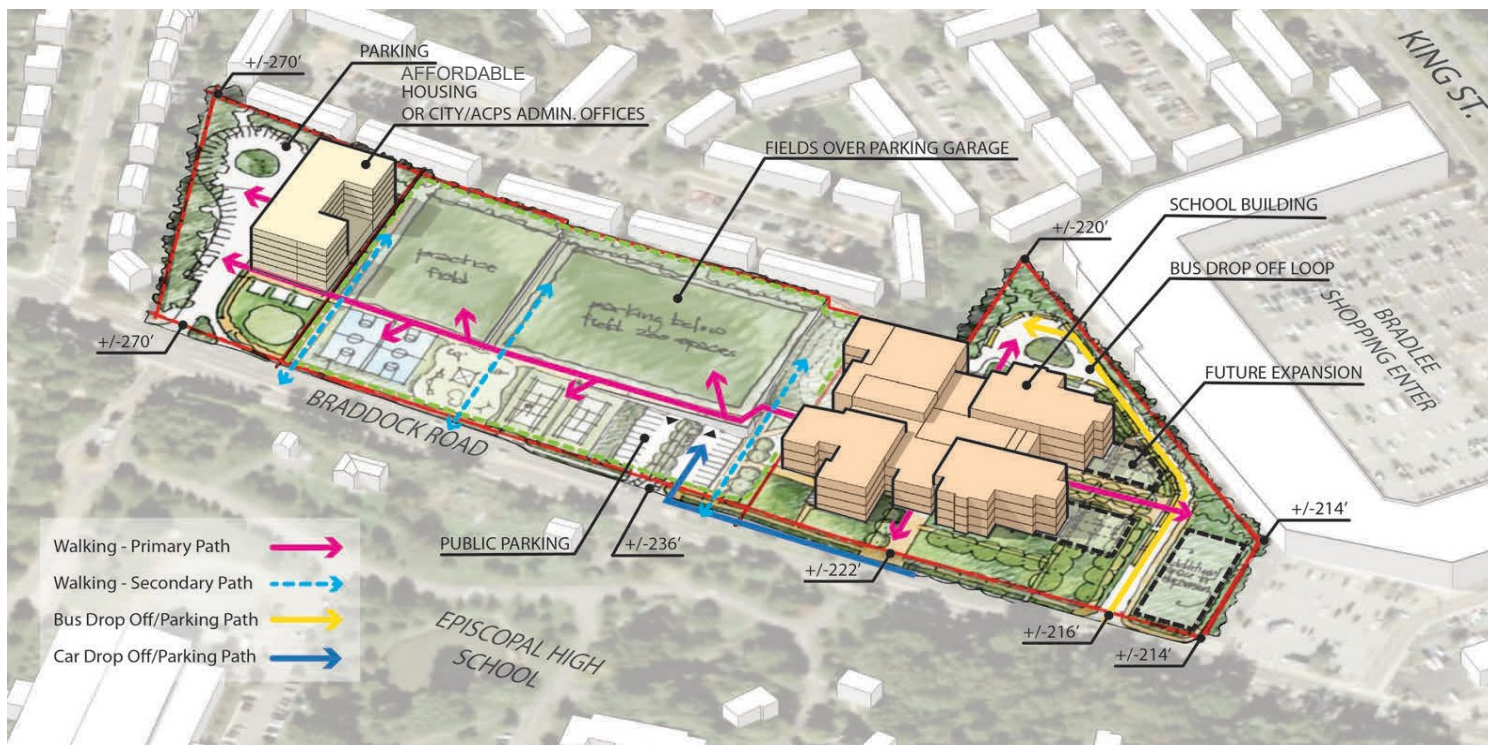


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Test Fit Three

School with below grade parking & affordable housing to the West



*School GSF includes pool & co-located 5,600 sq ft of city services

Test Fit Three – Trade Offs/Considerations

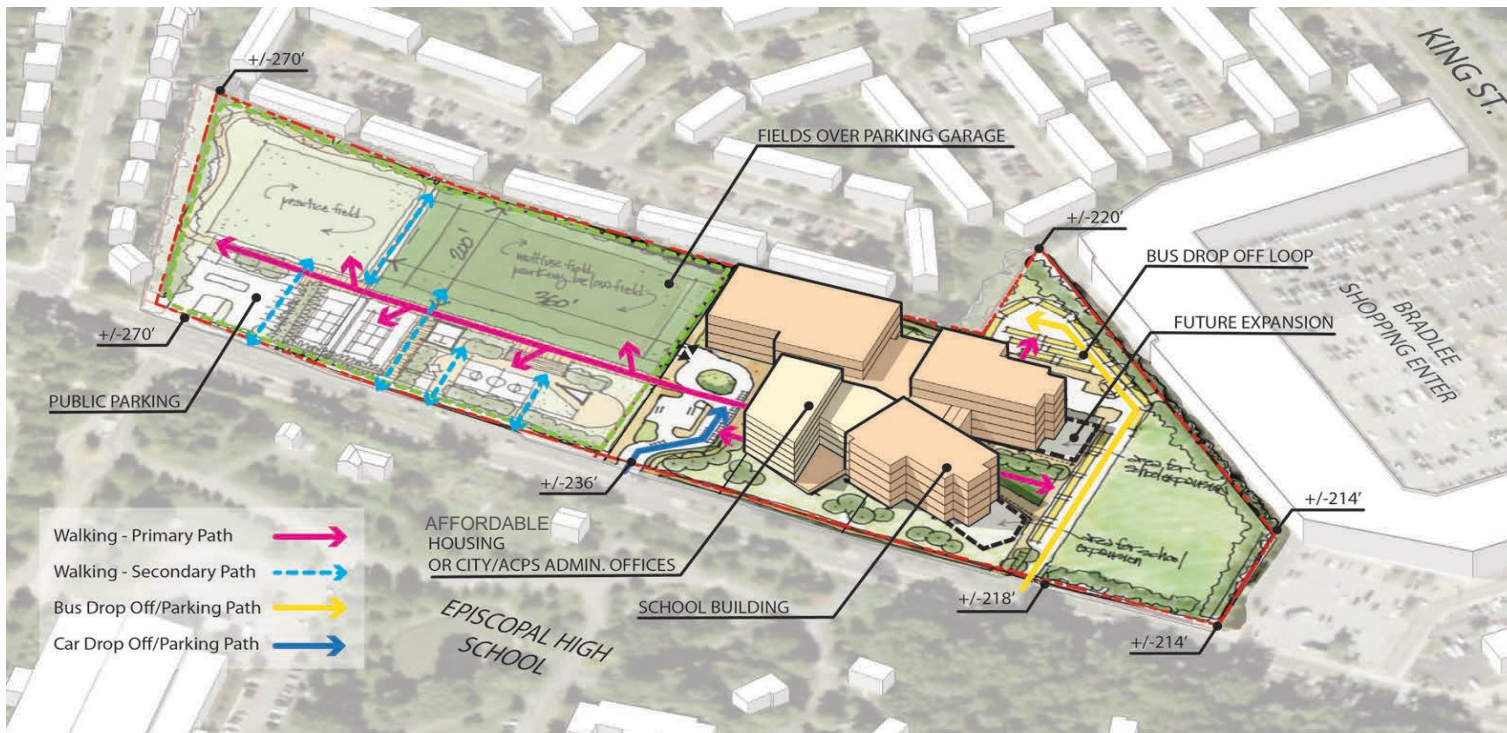


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Test Fit Four (A)

School with below grade parking & affordable housing nested with school



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Test Fit Four (A) – Trade Offs /Considerations

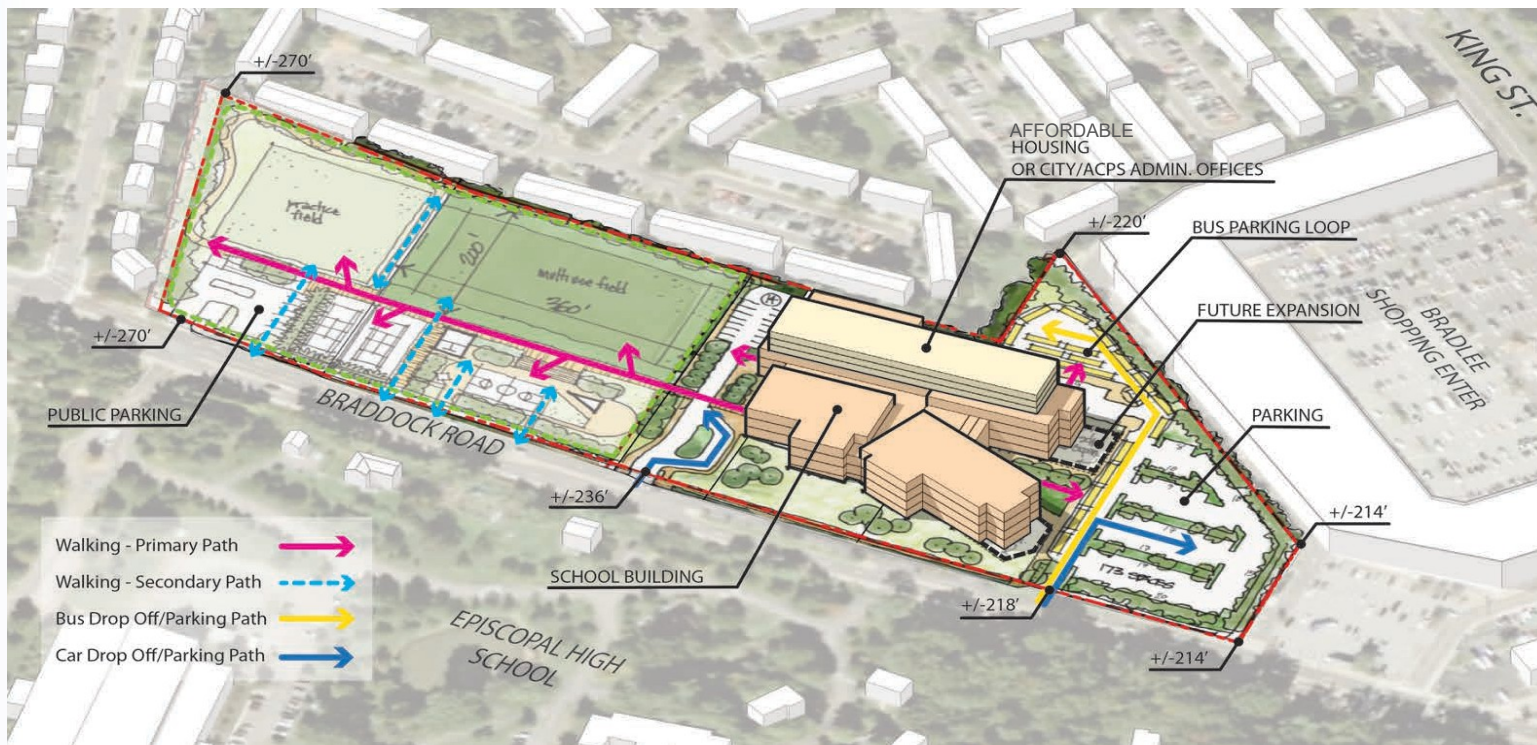


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Test Fit Four (B)

School with surface parking & affordable housing stacked on top of school



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Test Fit Four (B) – Trade Offs /Considerations



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Next Steps

- **January 21, 2021** - School Board Feedback:
 - Additional information required for decision making
 - Feedback on trade offs and considerations
- **January 25, 2021** - Community Engagement meeting on **Colocation**:
 - January 25, 2021**
 - 6:30 - 8:00 p.m.**
 - Via Zoom***
 - Additional updates to community during monthly school update meetings
- **February 4, 2021** - School Board decision on colocation at Minnie Howard Campus



Questions

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