

URGENT NEEDS <i>(Listed in order of estimated square feet need, not a prioritized list of recommendations)</i>							Baseline Assumption [2]	
Existing Asset or Service Gap	Existing Square Feet	Estimated Square Feet Needed	Primary Driver(s)	Description of Drivers	Need Confirmation Based On	Estimated Size Based On	Identified Need [3]	Timing [4]
Francis Hammond Middle School	236,125	250,000	Capacity, Physical, & Functional	Building age 64 years; Physical condition rating D; Spaces do not meet Ed Specs; Operating at ~110% utilization	ACPS 10-year Enrollment Projections; LREFF; ACPS Interviews	ACPS Ed Specs; ACPS Interviews	Facility replacement	Urgent
George Washington Middle School	237,332	250,000	Capacity, Physical, & Functional	Building Age 85 years; Physical condition rating D; Spaces do not meet Ed Specs; Operating at ~145% utilization	ACPS 10-year Enrollment Projections; LREFF; ACPS Interviews	ACPS Ed Specs; ACPS Interviews	Modernization or renovation	Urgent
Douglas MacArthur Elementary School	56,098	120,000	Capacity, Physical, & Functional	Building age 78 years; Physical condition rating F; Spaces do not meet Ed Specs; Operating at ~120% utilization	ACPS 10-year Enrollment Projections; LREFF; ACPS Interviews	ACPS Ed Specs; ACPS Interviews	Facility replacement	Urgent
City Hall	116,308	116,308	Physical & Functional	Effective building age 37 years; Physical condition rating F; Functionally obsolete;	City Office Space Standards; City Hall Visioning Study; DGS Interviews	Existing Footprint	Modernization or renovation	Urgent
Cora Kelly Elementary School	69,000	107,129	Capacity, Physical, & Functional	Building age 65 years; Physical condition rating D; Spaces do not meet Ed Specs	ACPS 10-year Enrollment Projections; LREFF; ACPS Interviews	ACPS Ed Specs; ACPS Interviews	Facility replacement	Urgent
George Mason Elementary School	65,291	107,129	Capacity, Physical, & Functional	Building Age 81 years; Physical condition rating D; Spaces do not meet Ed Specs; Operating at ~120% utilization	ACPS 10-year Enrollment Projections; LREFF; ACPS Interviews	ACPS Ed Specs	Modernization or renovation	Urgent
Lyles Crouch Elementary School	65,645	107,129	Capacity, Physical, & Functional	Building Age 62 years; Physical condition rating D; Spaces do not meet Ed Specs; Operating at ~130% utilization	ACPS 10-year Enrollment Projections; LREFF; ACPS Interviews	ACPS Ed Specs; ACPS Interviews	Modernization or renovation	Urgent
Matthew Maury Elementary School	51,800	107,129	Physical & Functional	Building Age 91 years; Physical condition rating D; Spaces do not meet Ed Specs;	ACPS 10-year Enrollment Projections; LREFF; ACPS Interviews	ACPS Ed Specs; ACPS Interviews	Modernization or renovation	Urgent
Mount Vernon Elementary School	112,730	112,730	Capacity, Physical, & Functional	Building Age 97 years; Physical condition rating C; Spaces do not meet Ed Specs; Operating at ~120% utilization	ACPS 10-year Enrollment Projections; LREFF; ACPS Interviews	Existing Footprint; ACPS Interviews	Modernization or renovation	Urgent
Fire Station 208	11,800	64,452	Level of Service, Physical, & Functional	Existing location does not align with incident demand; Physical condition rating C; Modern equipment does not fit into outdated building;	Fire Location Study; DGS FCI Assessments; AFD Interviews	AFD Programmatic Calculations	Facility replacement in new location	Urgent
Fire Station 206	5,248	52,362	Level of Service, Physical, & Functional	Existing location does not align with incident demand; Physical condition rating C; Modern equipment does not fit into outdated building;	Fire Location Study; DGS FCI Assessments; AFD Interviews	AFD Programmatic Calculations	Facility replacement in new location	Urgent
Fire Station 205	7,854	45,810	Level of Service, Physical, & Functional	Existing location does not align with incident demand; Physical condition rating C; Modern equipment does not fit into outdated building;	Fire Location Study; DGS FCI Assessments; AFD Interviews	AFD Programmatic Calculations	Facility replacement in new location	Urgent

Fire Station 207	8,103	45,810	Level of Service, Physical, & Functional	Existing location does not align with incident demand; Physical condition rating C; Modern equipment does not fit into outdated building;	Fire Location Study; DGS FCI Assessments; AFD Interviews	AFD Programmatic Calculations	Facility replacement in new location	Urgent
Archives & Records Center	28,748	28,748	Physical	Building Age 39 years; Physical condition rating D;	DGS FCI Assessments	DGS Interviews	Modernization or renovation	Urgent
Community Shelter/Substance Abuse Center	27,313	27,313	Physical	Building Age 31 years; Physical condition rating D;	DGS FCI Assessments	DGS Interviews	Modernization or renovation	Urgent
Pistol Range (Police)	3,000	21,600	Physical & Functional	Existing building / site cannot provide adequate distance or capacity (need 100 yards & 16 lanes)	APD Interviews	APD Interviews	Facility replacement	Urgent
City Services - West End Center	-	10,000	Level of Service & Capacity	Equitable service access needed in West End; Capacity at City Hall;	City Hall Visioning Study; DGS Interviews	DGS Interviews	Net new facility or space	Urgent
Burn Building (Fire)	5,700	5,700	Physical & Functional	Building age beyond projected useful life; Anticipated structural issues	Independent Facility Assessment; AFD Interviews	AFD Interviews	Facility replacement	Urgent
Fire Station 201	5,690	5,690	Physical	Building Age 106 years; Physical condition rating D;	DGS FCI Assessments; AFD Interviews	AFD Interviews	Modernization or renovation	Urgent
Affordable Housing	4,450 committed affordable housing units	2,000+ more affordable housing units	Level of Service & Capacity	Economic development and workforce population outpace existing affordable and workforce housing supply; There is limited amount of private land available for affordable housing development;	2013 – 2025 HMP targets; 2020 City Council Resolution No. 2926	2013 – 2025 HMP targets; 2020 City Council Resolution No. 2926	Net new facilities	Urgent

INTERMEDIATE NEEDS <i>(Listed in order of estimated square feet need, not a prioritized list of recommendations)</i>							Baseline Assumption [2]	
Existing Asset or Service Gap	Existing Square Feet	Estimated Square Feet Needed	Primary Driver(s)	Description of Drivers	Need Confirmation Based On	Estimated Size Based On	Identified Need [3]	Timing [4]
John Adams Elementary School / Early Childhood Center	143,290	143,290	Physical & Functional	Building Age 53 years; Physical condition rating C	ACPS 10-year Enrollment Projections; LREFF; ACPS Interviews	ACPS Ed Specs; ACPS Interviews	Modernization or renovation	Intermediate
New Elementary School	-	107,129	Capacity	Major deficit of seats at the elementary level (800 seats) and middle school level (800 seats)	ACPS 10-year Enrollment Projections; ACPS Interviews	ACPS Ed Specs; ACPS Interviews	Net new facility	Intermediate
William Ramsay Elementary School	87,650	107,129	Physical & Functional	Building Age 62 years; Physical condition rating C; Spaces do not meet Ed Specs;	ACPS 10-year Enrollment Projections; LREFF; ACPS Interviews	ACPS Ed Specs; ACPS Interviews	Modernization or renovation	Intermediate
Charles Barrett Elementary School	62,760	107,129	Capacity, Physical, & Functional	Building Age 71 years; Physical condition rating C; Spaces do not meet Ed Specs; Operating at ~115% utilization	ACPS 10-year Enrollment Projections; LREFF; ACPS Interviews	ACPS Ed Specs; ACPS Interviews	Modernization or renovation	Intermediate
James K. Polk Elementary School	83,230	107,129	Capacity, Physical, & Functional	Building Age 55 years; Physical condition rating C; Spaces do not meet Ed Specs; Projected utilization ~115%	ACPS 10-year Enrollment Projections; LREFF; ACPS Interviews	ACPS Ed Specs; ACPS Interviews	Modernization or renovation	Intermediate
Chinquapin Recreation Center	35,363	35,363	Physical	Effective building age 6 years; Physical condition rating C; Community identified need for aquatics	DGS FCI Assessments; RPCA Needs Survey; RPCA Interviews	RPCA Interviews	Modernization or renovation	Intermediate
Barrett Library	25,000	25,000	Physical	Effective building age 25 years; Physical condition rating C	DGS FCI Assessments; APL Interviews	DGS / APL Interviews	Modernization or renovation	Intermediate
Fire Station 204	20,838	20,838	Physical	Building Age 19 years; Physical condition rating C	DGS FCI Assessments; AFD Interviews	AFD Interviews	Modernization or renovation	Intermediate
Police Tactical Training Facility	-	20,000	Functional	Need for high-quality training facility that does not exist; Anticipate existing leased space in Landmark Mall becoming unavailable due to redevelopment	APD Interviews	APD Interviews	Net new facility	Intermediate
West End Recreation Center	-	20,000	Level of Service	Equitable service access needed in West End	RPCA Needs Survey; RPCA Interviews	Placeholder - average size of existing facilities	Net new facility	Intermediate
Off Site Storage (Shared)	-	20,000	Functional	Need for storage across all departments	City Strategic Facilities Plan	City Strategic Facilities Plan	Net new facility or space	Intermediate
Ramsay Recreation Center	18,150	18,150	Physical	Building age 20 years; Physical condition rating C;	DGS FCI Assessments; RPCA Interviews	RPCA Interviews	Modernization or renovation	Intermediate

Vola Lawson Animal Shelter	15,280	15,280	Physical	Building Age 18 years; Physical condition rating C	DGS FCI Assessments	DGS Interviews	Modernization or renovation	Intermediate
Charles Barrett Recreation Center	10,560	10,560	Physical	Building Age 26 years; Physical condition rating C	DGS FCI Assessments; RPCA Interviews	RPCA Interviews	Modernization or renovation	Intermediate
Fire Training Division @ Lee Center	8,640	8,640	Physical	Building Age 25 years; Physical condition rating C	DGS FCI Assessments; AFD Interviews	AFD Interviews	Modernization or renovation	Intermediate
Fire Station 202	7,247	7,247	Physical	Building Age 15 years; Physical condition rating C	DGS FCI Assessments; AFD Interviews	AFD Interviews	Modernization or renovation	Intermediate
Adult Daycare @ Lee Center	6,300	6,300	Physical	Building Age 25 years; Physical condition rating C	DGS FCI Assessments	DGS Interviews	Modernization or renovation	Intermediate
Old Town Pool	5,336	5,336	Physical & Functional	Effective facility age 16 years; Community identified need for aquatics	DGS FCI Assessments; RPCA Needs Survey; RPCA Interviews	RPCA Interviews	Modernization or renovation	Intermediate
Warwick Pool	4,736	4,736	Physical & Functional	Effective facility age 2 years; Community identified need for aquatics	DGS FCI Assessments; RPCA Needs Survey; RPCA Interviews	RPCA Interviews	Modernization or renovation	Intermediate
Colasanto Arts Center	2,326	2,326	Physical	Effective building age 15 years; Physical condition rating C;	DGS FCI Assessments; RPCA Interviews	RPCA Interviews	Modernization or renovation	Intermediate

LONGER-TERM NEEDS (Listed in order of estimated square feet need, not a prioritized list of recommendations)							Baseline Assumption [2]	
Existing Asset or Service Gap	Existing Square Feet	Estimated Square Feet Needed	Primary Driver(s)	Description of Drivers	Need Confirmation Based On	Estimated Size Based On	Identified Need [3]	Timing [4]
T.C. Williams High School: King Street	461,147	461,147	Physical	Building Age 13 years; Physical condition rating B;	LREFP; ACPS Interviews	ACPS Ed Specs; ACPS Interviews	Modernization or renovation	Longer term
Ferdinand T. Day Elementary School	125,856	125,856	Physical	Building Age 21 years; Physical condition rating B;	LREFP; ACPS Interviews	Existing Footprint; ACPS Interviews	Modernization or renovation	Longer term
Jefferson Houston Elementary School	124,000	124,000	Physical	Building Age 6 years; Physical condition rating B;	LREFP; ACPS Interviews	Existing Footprint; ACPS Interviews	Modernization or renovation	Longer term
Beatley Library	62,400	62,400	Physical	Building Age 20 years; Physical condition rating B	DGS FCI Assessments; APL Interviews	DGS / APL interviews	Modernization or renovation	Longer term
Burke Library	20,234	20,234	Physical	Effective building age 18 years; Physical condition rating B	DGS FCI Assessments; APL Interviews	DGS / APL interviews	Modernization or renovation	Longer term
Mount Vernon Recreation Center	18,000	18,000	Physical	Building age 23 years; Physical condition rating B;	DGS FCI Assessments; RPCA Interviews	RPCA Interviews	Modernization or renovation	Longer term
Durant Recreation Center	15,358	15,358	Physical	Effective building age 16 years; Physical condition rating B	DGS FCI Assessments; RPCA Interviews	RPCA Interviews	Modernization or renovation	Longer term
Duncan Library	13,130	13,130	Physical	Effective building age 15 years; Physical condition rating B	DGS FCI Assessments; APL Interviews	DGS / APL interviews	Modernization or renovation	Longer term
Nannie J. Lee Recreation Center	12,945	12,945	Physical	Effective building age 25 years; Physical condition rating B	DGS FCI Assessments; RPCA Interviews	RPCA Interviews	Modernization or renovation	Longer term
Canine Facility (Police)	1,380	1,380	Physical & Functional	Building Age 70 years; Physical condition rating A; Need for additional space;	DGS FCI Assessments; APD Interviews	APD Interviews	Modernization or renovation	Longer term

Notes

[1] The **Needs Assessment Summary** is based on the most up-to-date information about Alexandria's public services and facilities needs.

[2] The **Baseline Assumption** includes the identified project need and associated timing. It is not a final project recommendation.

[3] The **Identified Need** is determined by a gap in service, an existing asset's physical condition, and the likely investment needed to deliver the need. The appropriate solution will be determined during feasibility and based on the asset's future condition.

[3] The **building age** is calculated based on the original construction date. **Effective building age** is calculated based on the most recent date of significant renovation.

[4] The following public facilities were not included due to ongoing / overlapping planning processes or facilities that require specialized planning.

- a) All assets included in the Witter Wheeler Master Plan
- b) T.C. Williams Minnie Howard / The High School Project
- c) Alexandria Courthouse
- d) Public Safety Center (Alexandria Jail)

[5] Acronyms and associated descriptions:

- DGS: Department of General Services
- APD: Alexandria Police Department
- AFD: Alexandria Fire Department
- APL: Alexandria Public Library
- RPCA: Recreation, Parks, and Cultural Activities
- ACPS: Alexandria City Public Schools
- LREFP: Long-Range Educational Facility Plan
- FCI: Facility Condition Index (a measure of a building's current physical condition)