

March 1, 2021
Community Update



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 www.alexandriava.gov/planning



Overview



Needs Assessment Recap



Roadmap & Examples



Framework & Next Steps



Goals of the JFMP

- 1 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.

01

NEEDS ASSESSMENT

*Outlines our diverse
community needs.*

02

ROADMAP

*Provides conceptual
scenarios to guide
future project planning.*

03

STRATEGIC FRAMEWORK

*Enables predictable decision-
making as circumstances
change over time.*

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

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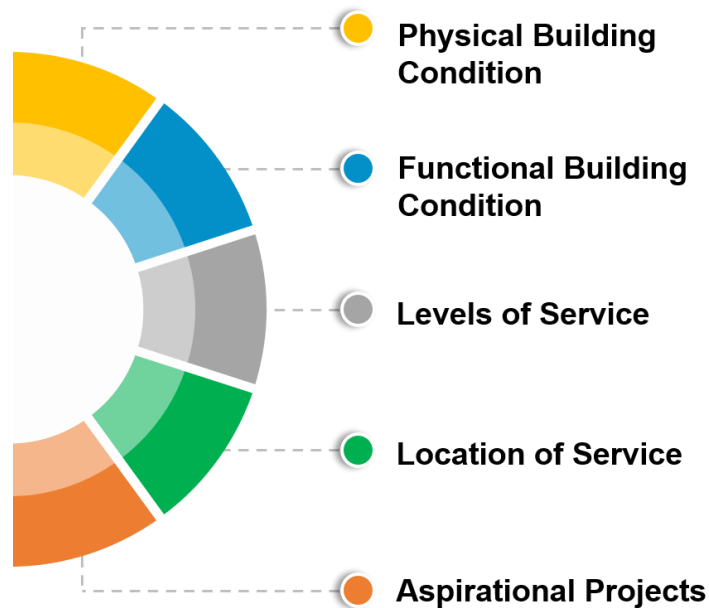
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Data & Analysis

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



More than 40 points of data were used to inform the JFMP.



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

50+ sites were evaluated, 35 could be better utilized either now or in the future.



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.

Joint Facilities Master Plan
March 2024 (Version 1.0)

WORKING DRAFT - SUBJECT TO CHANGE

Asset Type	Asset Name	Address	Current Status	Asset Condition	Asset Age	Asset Type	Asset Category	Asset Sub-Category	Asset Value	Asset Type	Asset Value	Asset Value	Asset Value	Asset Value	Asset Value	Asset Value	Asset Value	Asset Value
Schools

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Joint Facilities Master Plan
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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.

Optimize Several assets can deliver 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.

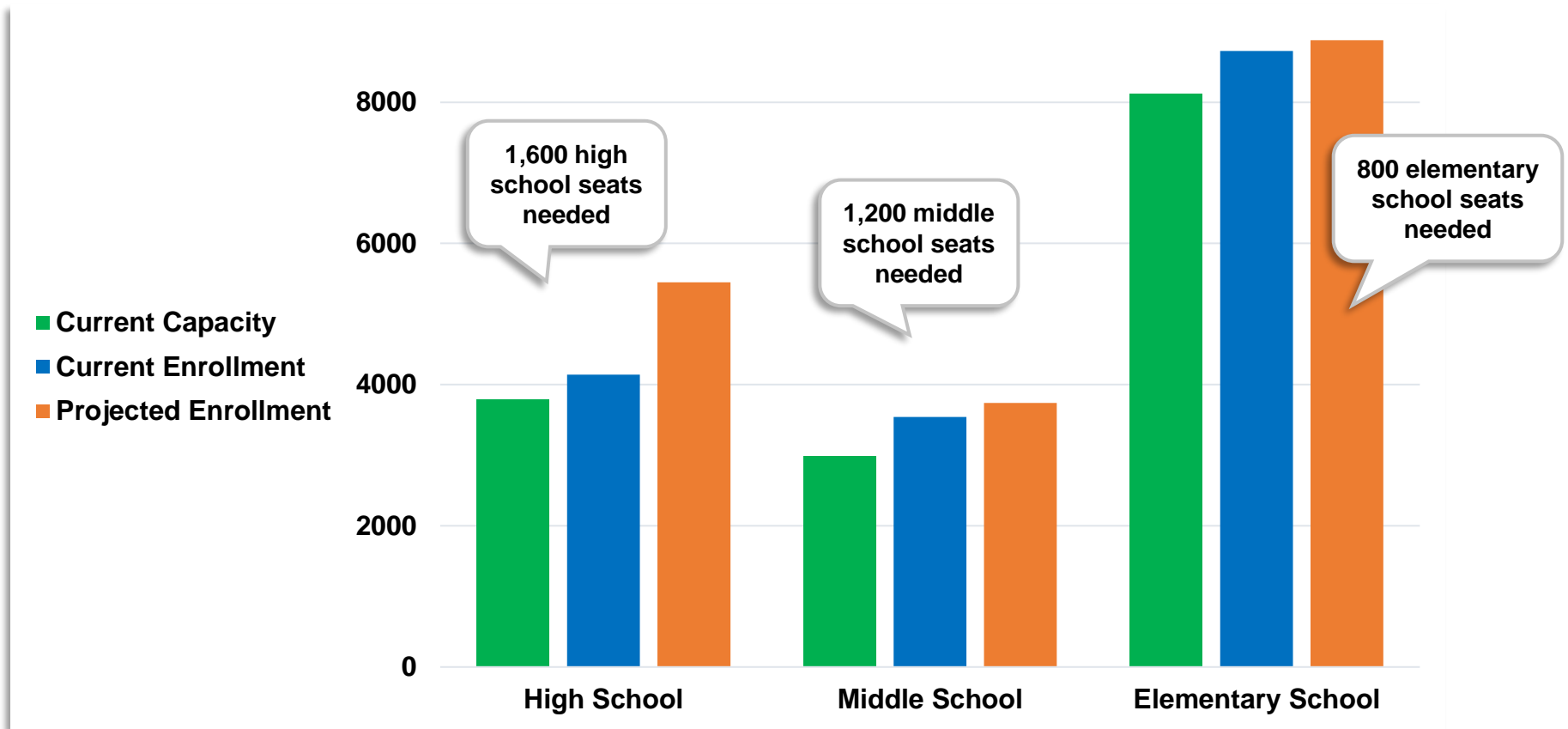


Theme: Invest

Department	Alexandria Library
Age	Built 1937; Renovated in 1995
Facility Condition	B
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)

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

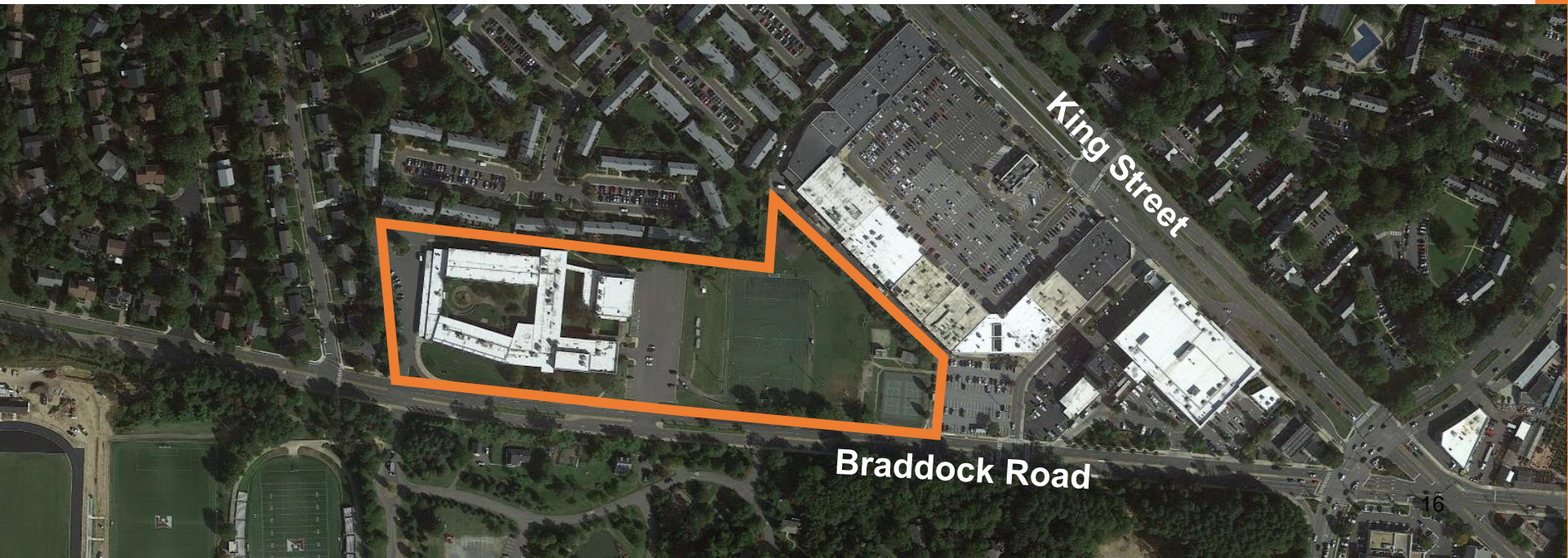
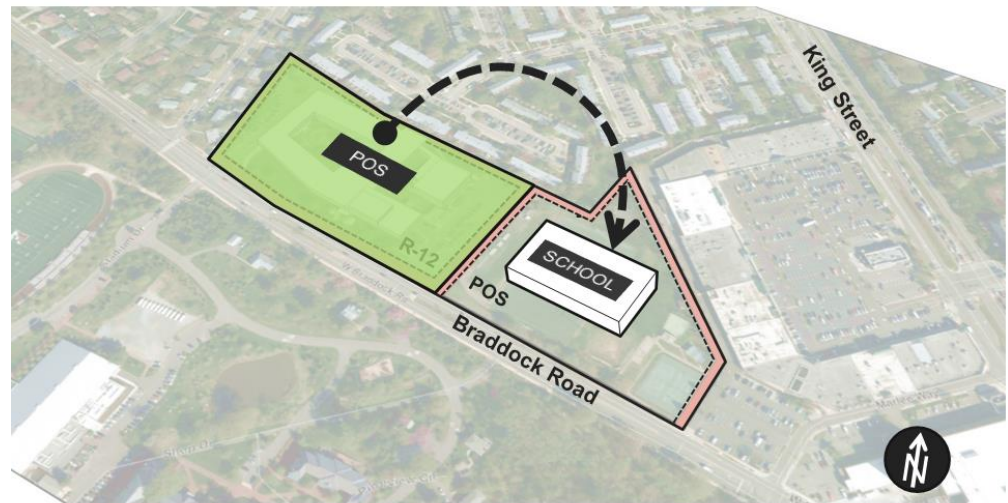
Department	Alexandria City Public Schools
Age	Built in 1954, renovated in 1993
Facility Condition	F
Functional Notes	Spaces do not meet Ed. Specs
Existing Building Size	130,435 SF
Allowable Square Feet	350,000+ SF with Rezoning and DSUP
Need	Capacity for additional 1,600 students
Project Recommendation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

Minnie 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 east

a blueprint for a complete community

Adopted by Ordinance #5272 - March 14, 2020

 CITY OF ALEXANDRIA, VA

Theme: Optimize

Department	Alexandria City Public Schools
Allowable Square Feet	Potential for 100,000-200,000 SF after rezoning
Need	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

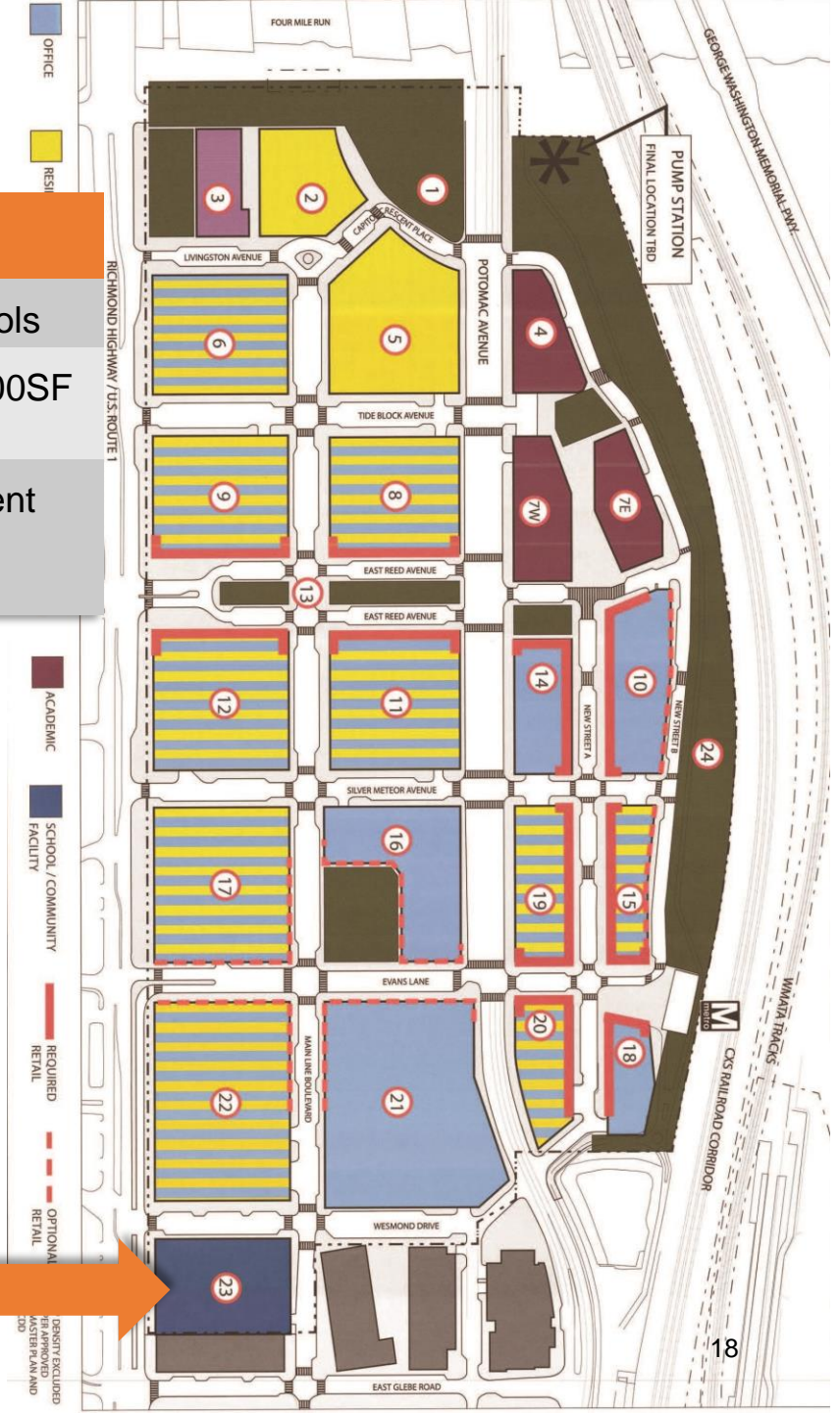
Department Alexandria City Public Schools

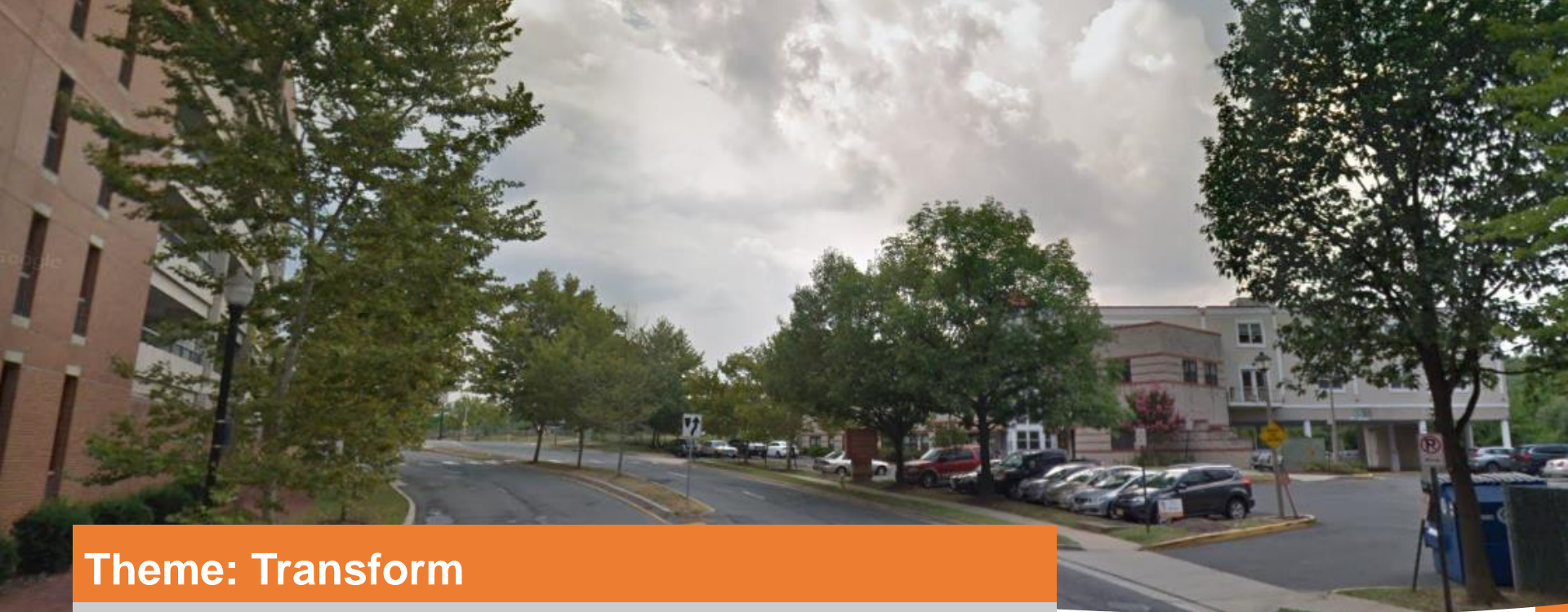
Allowable Square Feet Potential for 100,000-150,000SF upon Rezoning

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?

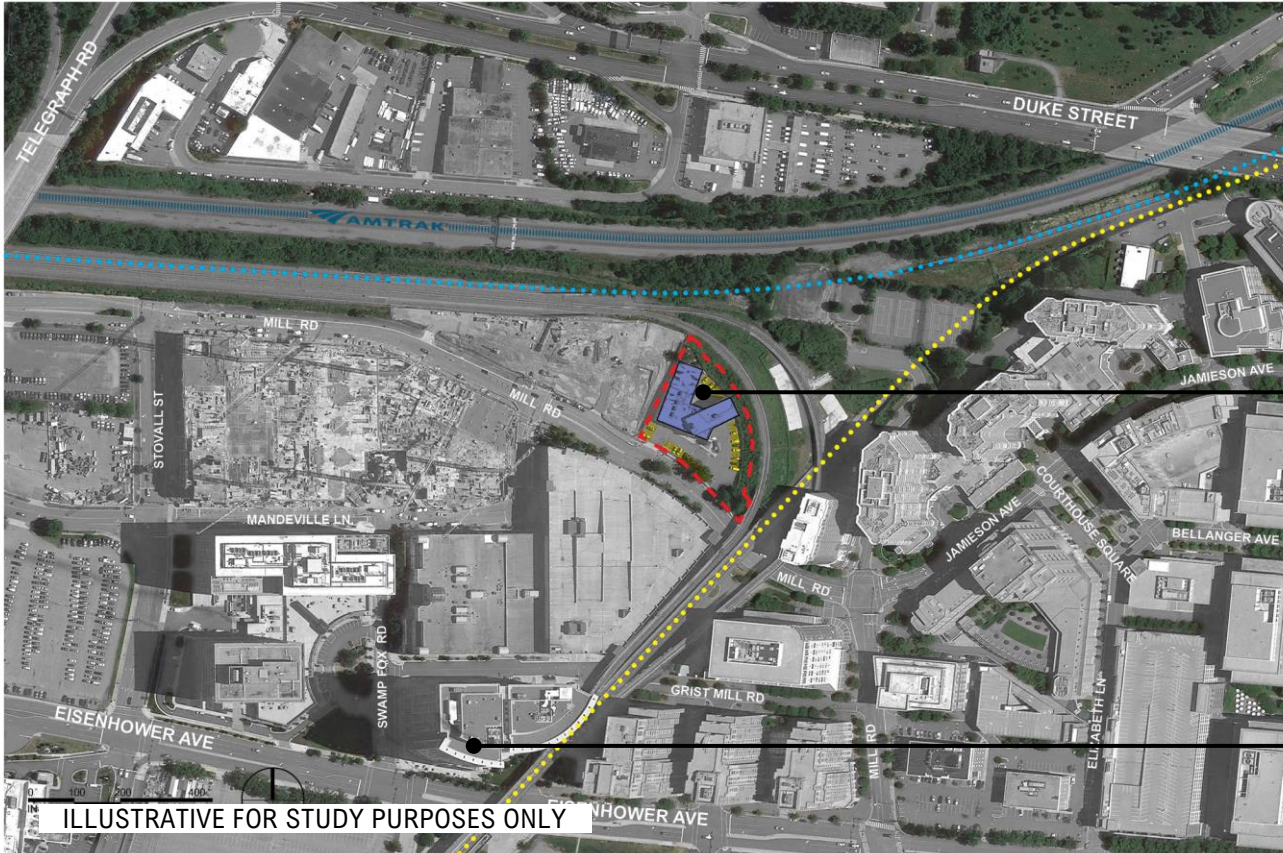
It is:

- 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



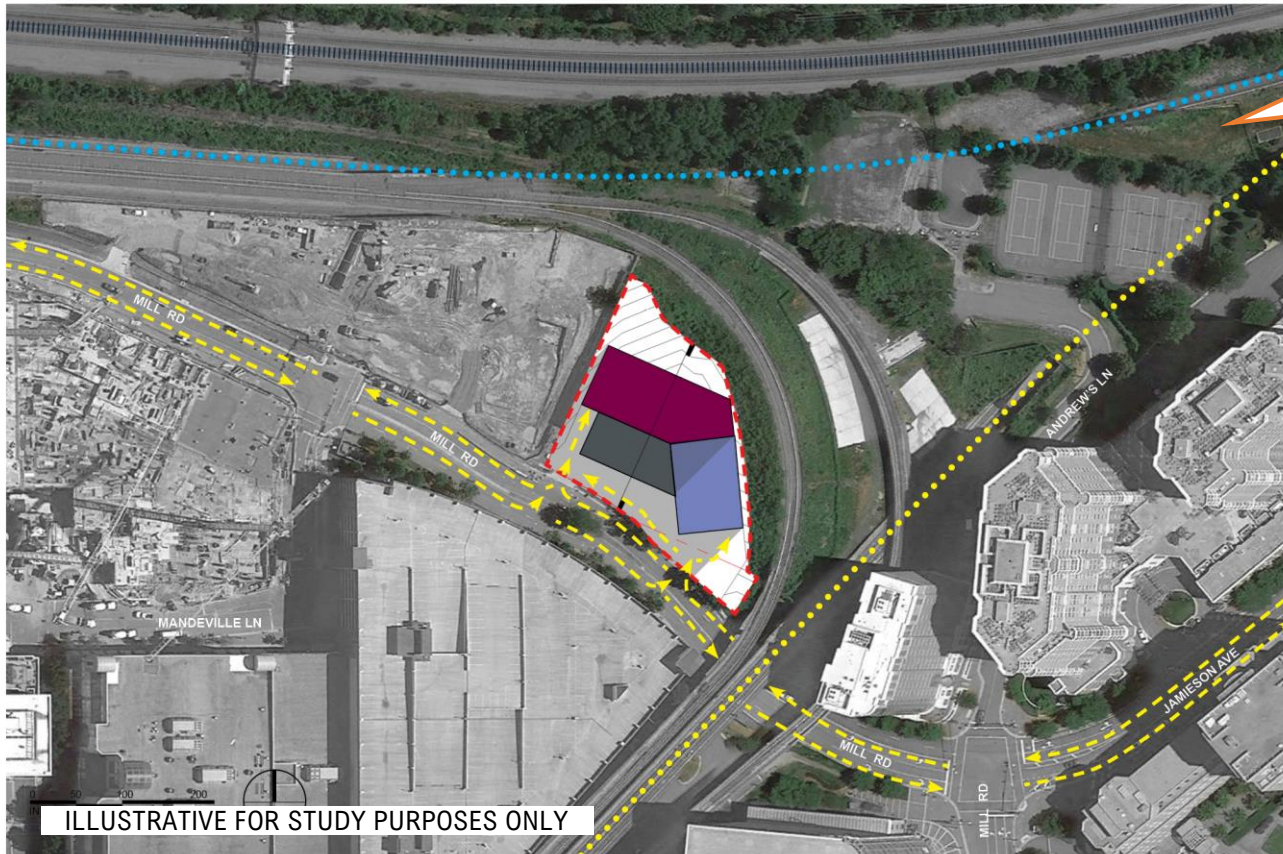
Can the site be planned more efficiently?

What additional capabilities could this site provide?

What does the Eisenhower East Small Area Plan call for in this area?

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

Mixed Use Building with Co-located Shelter









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

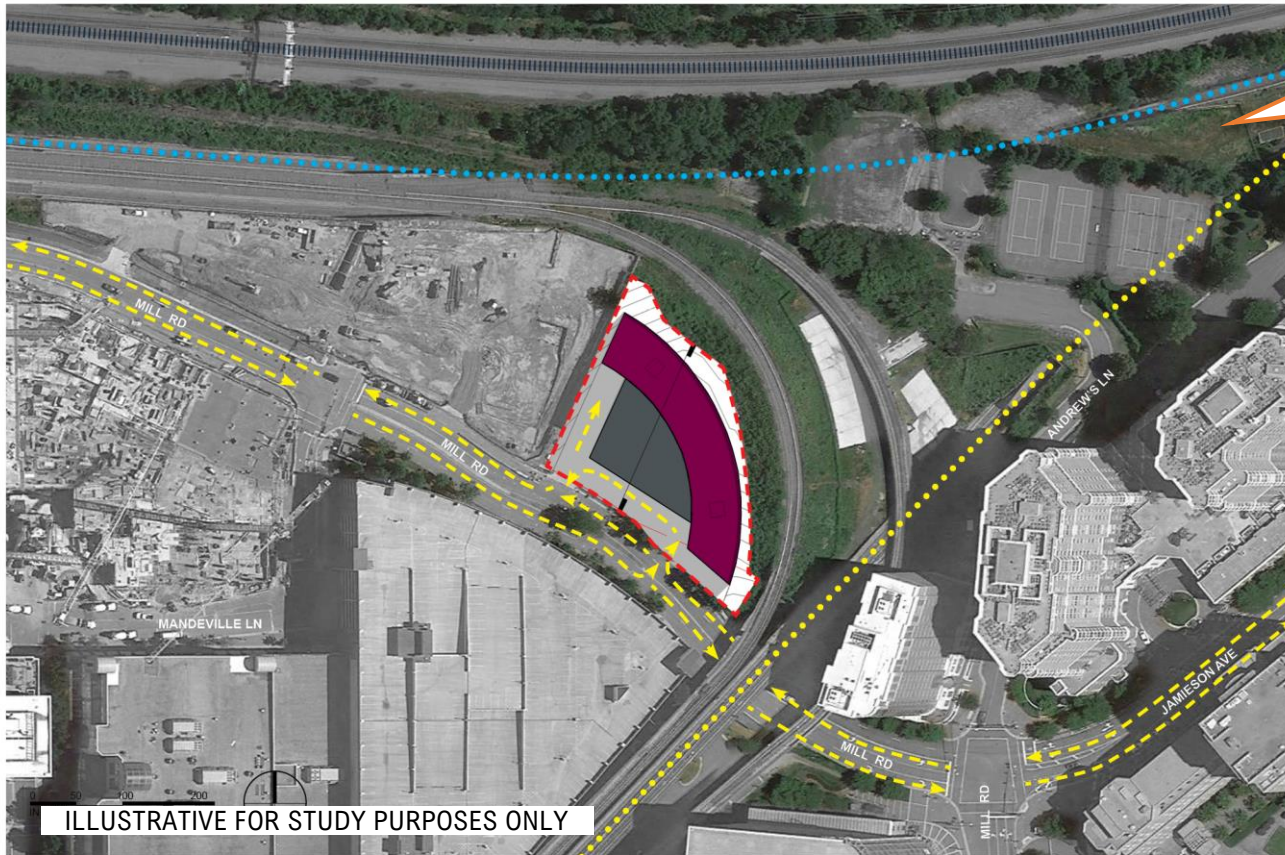
-  Community Shelter
-  Parking or Site Circulation
-  Housing & Commercial
-  Property Line
-  Metro Lines
- 



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



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

- Community Shelter
- Parking or Site Circulation
- Housing & Commercial
- - - Property Line
- ⋯ Metro Lines

Planning Phases

PHASE	ACTIVITIES & OUTCOMES	COMMUNITY
VISION	Strategic Plan Priorities Policies	Reflect community values.
MASTER PLAN 	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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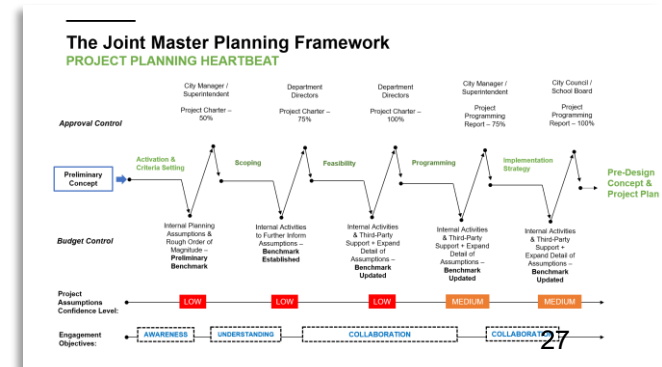
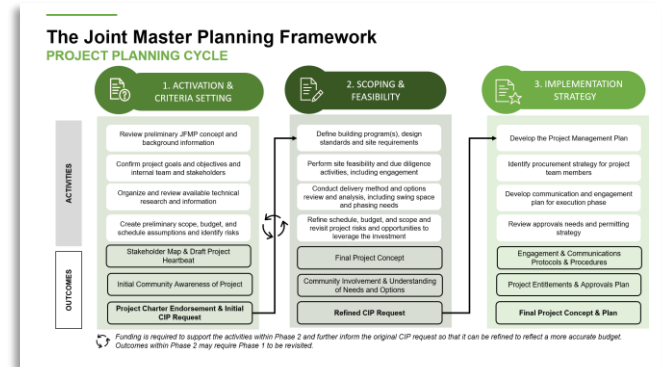
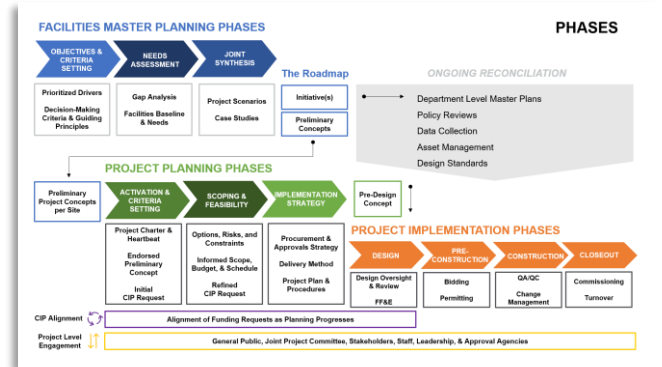
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Framework

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 alexandriava.gov/Planning