Essential Questions

• What is the space program for Douglas MacArthur?
• What are the concepts being considered for design?
• How do the concepts compare?
• What are the cost and schedule implications for each concept?
• What are the next steps?
Project Team

Core Team
Paul Youmbi, ACPS (Project Manager)
Erika Gulick, ACPS (Senior Planner)
Tiffany Pache, ACPS (Communications)
Dirk Geratz, City of Alexandria, Planning & Zoning (Principal Planner)
Katherine Carraway, City of Alexandria, Planning & Zoning (Urban Planner)
Jack Browand, City of Alexandria, RPCA (Division Chief)
Margaret Orlando, City of Alexandria, RPCA (Division Chief)
Dana Wedeles, City of Alexandria, RPCA (Principal Planner)
Megan Oleynik, City of Alexandria, Transportation & Environmental Services (Urban Planner)
DLR Group (Architecture)
Skanska (Construction Management)

Advisory Group
The Advisory Group is composed of representatives from surrounding Civic Associations, Alexandria City Council, Alexandria School Board, Alexandria Planning Commission, Park and Recreation Commission, Campagna Center and parents and community members who serve as At-Large members. This group meets regularly with the Core Team to provide feedback and share perspectives from their representative coalitions.

School Team
The School Team is composed of the school principal and other administrators, Early Childhood, Upper Elementary, Resource, Specials and Resource teachers and school support staff. This group meets regularly with the Core Team and is essential to defining the school’s point of view in the design process.

Community
Public

Extended Core Team
Dr. Gregory Hutchings, Jr., ACPS (Superintendent)
Mignon Anthony, ACPS (Chief Operating Officer)
Dr. Terri Mozingo, ACPS (Chief Academic Officer)
Helen Lloyd, ACPS (Director of Communications)
Project Team

**Architect:** DLR Group
- Sarah Woodhead, AIA, NCARB (Principal-in-Charge)
- Erika Lehman, AIA, NCARB (Project Manager)
- Jason Lembke, AIA (Design Leader)
- Bob Widger, AIA (Senior Project Architect)
- Rachel Mihaly (Project Designer)
- Kwame Bailey (Community Liaison)

**Construction Manager:** Skanska
- Apryl Webb, LEED AP, AVS, MBA (Preconstruction Director)
- Joe Kifus (Senior Project Manager)

**MEP Engineers:** CMTA

**Structural Engineer:** Fox Associates

**Civil and Landscape Engineers:** Kimley-Horn

**Food Service Designer:** Nyikos Associates

**IT/AV/Security:** Educational Systems Planning

**Geotechnical/ Environmental:** ECS Mid-Atlantic

**Traffic Engineer:** Wells Associates
Overview of Activities to Date

**School Team Meetings (2)**
- Visioning activities
  - Readiness Tiers
  - I See/We See
  - Cultural Continuum
  - Keep, Toss, Create
  - Image Walk
- Concept Reviews
  - Pros/Cons

**Community Meetings (4)**
- Visioning activities
  - Hopes and Concerns
  - Mind, Body, Spirit
  - Community Continuum
  - Keep, Toss, Create
  - Image Walk
  - Readiness Tiers
- VALUES
- Concept Reviews
  - Pros/Cons

**Advisory Group Meetings (3)**
- Procedures/Process Review
- Visioning activities
  - 2023 Success
  - Community Recap
  - School Team Recap
- Concept Reviews
  - Pros/Cons
Space Program

**Ed Spec Program**
- Core Academic
- Administration
- Self-Contained Special Ed
- Media Center
- Health Suite
- Parking Garage
- Visual Arts
- Student Dining
- RPCA Capacity Needs
- Music
- Building Engineering
- RPCA Expansion
- Physical Education
- Building Support

**Expanded Program**

<table>
<thead>
<tr>
<th>Major Ed Spec Spaces Included</th>
<th>Expansion Spaces</th>
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</thead>
<tbody>
<tr>
<td>16 Early Childhood classrooms</td>
<td>Currently Included</td>
</tr>
<tr>
<td>22 Upper Elementary classrooms</td>
<td>Easily Accommodated</td>
</tr>
<tr>
<td>Media Center</td>
<td>Optional Expansion</td>
</tr>
<tr>
<td>2 Visual Arts</td>
<td>3 Self-Contained Special Ed classrooms</td>
</tr>
<tr>
<td>2 Music</td>
<td>RPCA Offices</td>
</tr>
<tr>
<td>Gym &amp; Multi-purpose</td>
<td>RPCA Bleacher Seating</td>
</tr>
<tr>
<td>Administration &amp; Health</td>
<td>RPCA Restrooms</td>
</tr>
<tr>
<td>Dining with Performance Platform</td>
<td>RPCA Flex Court</td>
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<tr>
<td>RPCA Offices</td>
<td>RPCA Storage</td>
</tr>
</tbody>
</table>

*Not shown, but considered, were other City Services such as Housing, Health, Day Care*
Co-location
City Services Co-location Options Under Consideration

Co-located Services Already Included in Program
• After-School Recreation Program
• After-School Campagna Program
• Community use of play space/fields on nights and weekends

Potential Co-located Services that Could be Added to Program (examples)
• Mental Health Clinic
• Wellness Center
• Daycare facilities
• Affordable/workforce housing
• Recreation Center

Impacts:
• Some additional space beyond Ed. Spec.
• Allows current operation to continue for increased enrollment

Potential Impacts to be studied on selected concept:
• Security of multiple users during school day
• Increased parking demand/traffic
• Loss of outdoor play space
• Additional building height
• Schedule impacts
• Cost impacts
Concept Review
“Y”

Site Plan

Massing Diagrams
Concept Review
“Y”

Site Plan
Massing Diagrams

View From the Front
View From the Back
Concept Review
“Y” Blocking Diagrams

First Floor
Second Floor
Third Floor
Concept Review
“Forest”
Concept Review
“Forest”

Site Plan

Massing Diagrams
Concept Review
“Forest” Blocking Diagrams
Concept Review
“Coil”

Site Plan

Massing Diagrams
Pro Con Comparison

**Pros**
- Protected play space behind school
- Large contiguous play space
- Gymnasium close to the play area
- Traffic Flow
- Optimal use of space
- Entrance transparency

**Cons**
- Entry sequence needs work to be more welcoming
- Building height and proximity to Janneys Lane
- No buffer to residents on the west side of the site
- Large play space is hidden
- Traffic:
  - Parents & staff shared drive
  - Potential traffic spill-out on to street

**Pros**
- Community feel
- Building scale
- Forest view
- Entry plaza
- Vehicular access
- Organization of open space

**Cons**
- Organization of the play areas
- Building height and proximity to Janneys Lane
- No buffer to residents on the west side of the site
- 3-Story Bar
- Entrance not visible from Janneys Lane and Yale Drive
- Traffic:
  - Parent & Staff shared drive
  - Potential traffic spill-out on to street
Cost Comparison

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<thead>
<tr>
<th>Scheme</th>
<th>Forest</th>
<th>Y</th>
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<tbody>
<tr>
<td>First Floor SF</td>
<td>61,085</td>
<td>58,256</td>
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<tr>
<td>Second Floor SF</td>
<td>60,085</td>
<td>38,020</td>
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<td>Third Floor SF</td>
<td>22,770</td>
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<td>Total GSF</td>
<td>143,940</td>
<td>132,845</td>
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<td>Total $/GSF</td>
<td>$422/GSF</td>
<td>$427/GSF</td>
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<tr>
<td>Schedule Duration</td>
<td>July 2020 – December 2022</td>
<td>July 2020 - December 2022</td>
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</tbody>
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Questions?

Community Feedback: newmacarthur@acps.k12.va.us

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