The High School Project

Update

School Board Meeting
May 23, 2019
Essential Questions

▪ What is The High School Project process and work schedule?

▪ What is the near term Action Plan for:
  ▪ Educational Programming
  ▪ Site Evaluations
  ▪ Development Planning

▪ What are the considerations for the Minnie Howard site?

▪ How will the Alexandria community be engaged?

▪ What are the key milestones and next steps?
The High School Project Process

*Includes DSUP process

Timelines are not exact. They may vary based upon the ultimate solution for high school expansion.

The goal is to deliver expanded high school programming and space for occupancy beginning in 2023 and completed by 2025.
# Planning Phase Work Schedule

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<tbody>
<tr>
<td></td>
<td>Prepare</td>
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<tr>
<td><strong>Communications and Engagement</strong></td>
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<tr>
<td><strong>Educational Programming</strong></td>
<td>Select Members and Advisors</td>
<td>Establish HS program priorities and match with ACPS site goals</td>
<td>Final <strong>Programming Concept</strong> to the Board</td>
<td>Begin detailed Programming and Educational Specs</td>
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<tr>
<td><strong>Site Evaluations</strong></td>
<td>IDENTIFY all options; Exhaust Minnie Howard studies</td>
<td>Board work session; Focused Due Diligence</td>
<td>Final <strong>Site Recommendations Options</strong> to Board</td>
<td>Initiate site acquisition/related steps</td>
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<tr>
<td><strong>Development Planning: Feasibility Studies &amp; Environmental Assessments</strong></td>
<td>Inform Public of efforts; Collect Feedback</td>
<td>Inform Public; Collect Feedback</td>
<td>Document data for Board recommendations</td>
<td>Public Info Sharing</td>
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<td>Document Initial Alternatives and Impacts for 2 HS or CHSN</td>
<td>Refine Studies based upon Board work - session Priorities</td>
<td><strong>Refine FY2021 CIP Budget Request</strong></td>
<td>Initiate Procurement and Related City Actions</td>
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Drivers for Near Term Action Plan

• January 25, 2019 School Board Motion, as amended
• June 10, 2019 Upcoming Board Work Session
• September 2019 Board decision on high level educational program options and site concept
Educational Programming
Near Term Action Plan

Educational Design Team (EDT)

○ EDT member appointments (week of May 20)
○ Establish working groups, deliverables and meeting schedules
○ Establish Industry Advisory Boards (IAB), deliverables and meeting schedules
○ Prepare key questions for June Board work session

Community Connected
Diversity as Strength
Experiential Learning

Industry Advisory Boards (IAB) will be based on 16 VDOE Career Clusters
### Comparative Analysis Components

<table>
<thead>
<tr>
<th>Two High Schools</th>
<th>One High School (CHSN)</th>
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<tbody>
<tr>
<td>Program Options</td>
<td>Program Options</td>
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<td>Student Assignments</td>
<td>Student Assignments</td>
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<tr>
<td>Site Options</td>
<td>Site Options</td>
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<td>Costs</td>
<td>Costs</td>
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Site Evaluations
Near Term Action Plan

- **Site Investigation**
  - Expressions of Interest – advertisement for sites applying to both project approaches (2 HS and 1 HS (CHSN))
  - Minnie Howard – in-depth land use study to assess the most aggressive option

- **Other Actions**
  - Coordinating program and school calendar with project efforts
  - Planning for design and construction procurements
  - Potential real estate actions
# Site Evaluation Criteria

<table>
<thead>
<tr>
<th>Qualitative Indicators</th>
<th>Quantitative Indicators</th>
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<tbody>
<tr>
<td>Environmental Conditions</td>
<td>Size</td>
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<tr>
<td>Proximity to amenities</td>
<td>Location</td>
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<tr>
<td>Community support/opposition</td>
<td>Zoning</td>
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<tr>
<td>Rights of way issues</td>
<td>Availability and Price (per FAR cost)</td>
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<tr>
<td>Encumbrances</td>
<td>Delivery timeframe</td>
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<tr>
<td>Local economic impact</td>
<td>Measurable proximity to other ACPS</td>
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<tr>
<td>Ability to meet administrative and/or instructional</td>
<td>Accessibility to public transit</td>
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<tr>
<td>requirements</td>
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<tr>
<td>Ability to meet operational requirements</td>
<td>Security issues</td>
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<tr>
<td>Promotion of the educational vision</td>
<td>Site limitations</td>
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<tr>
<td>Ability to address capacity deficit at other grade levels</td>
<td>Access to utilities</td>
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Minnie Howard Site Study Considerations

• Current efforts – Continuing to assess the full development potential, timing and other advantages for using the Minnie Howard site, including Public Open Space (POS) area

• Massing studies – how much building can fit on the site? Initial indications are that maximum space can be achieved with more height, but could limit optimal space design for high school

• Long term considerations for parking, athletic facilities/fields and added assembly/community spaces for TCW must be more thoroughly explored
SUPPLEMENTAL ZONING ORDINANCE

Sec. 7-2100 Increased density and height for public elementary and secondary schools.

Notwithstanding any contrary provision of this ordinance, a public elementary or secondary school, located in a residential or mixed use zone, may be constructed, expanded or reconstructed to a size which exceeds the density and height otherwise permitted by the regulations in such zone; provided, that a special use permit is approved, and, provided further, that no increase in floor area ratio greater than .60, and no increase in height greater than 60 feet, shall be approved.

(Ord. No. 4327, § 1, 1-24-04)
Parcel Square Footage: 12 Acres / 522,720 SF (approx.)
Required Open Space: 5.4 Acres / 235,224
Existing Site

- Parcel Boundary
- Set back

Current Minnie Howard Building Area: 166,500
FAR: 0.49 (R-12 lot) ; 0.31 (combined lot)
Development Planning

Near Term Action Plan

• Begin developing a report that incorporates all previous efforts and studies

• Continue broad and targeted notifications to the public

• Regular public comment efforts will inform the community, School Board on reactions to the alternatives being studied
Community Open Houses

- Early June and early September for all 3 districts
- Opportunity to recap efforts to date and bring a common level of engagement to all stakeholders
- Facilitate public dialogue on School Board direction and current status of The High School Project
- Comments will be documented
- Feedback will inform June Board work session, summer planning efforts and recommendations
Community Engagement Tactics
Summer 2019

• Collaborate with community organizations to present at their monthly meetings

• Host Informational Tables at various Alexandria City events

• Focus groups with various community organizations

• Continuous online engagement/project updates via ACPS website and ACPS newsletters
## Near Term Key Milestones

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
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<tbody>
<tr>
<td>5/10/2019</td>
<td>Public Expressions of Interest for Sites</td>
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<tr>
<td>May Week 3</td>
<td>Educational Design Team Appointments – establish meeting dates, begin future programming effort</td>
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<tr>
<td>May Week 4</td>
<td>Industry Advisory Board Invitations – establish meeting dates</td>
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<tr>
<td>5/23/2019</td>
<td>School Board Meeting</td>
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<tr>
<td>June Weeks 1-3</td>
<td>Community Open House - High School Project Information Sharing Meeting</td>
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<td>6/10/2019</td>
<td>School Board Work Session</td>
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<td>End August</td>
<td>Educational Design Team concludes preliminary programming approach and considerations to inform recommendations</td>
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<tr>
<td>September Weeks 1-3</td>
<td>Community Meetings for Draft Public Document</td>
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<tr>
<td>9/26/2019</td>
<td>School Board Meeting - Decision on Recommended Alternatives</td>
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June Work Session Prep

• Confirm of what is most important to each board member regarding the comparative analysis components

• Trade offs that should be considered for the One High School versus Two High Schools comparative analysis

• Confirmation of the process
Questions and Discussion

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