

# Options for Creating 1300 High School Seats by 2022

**TO:** Nancy Van Doren, Barbara Kanninen, Reid Goldstein, James Lander, Tannia Talento, Members, Arlington School Board

**CC:** Patrick K. Murphy, Ed.D., Superintendent, Arlington Public Schools

**FROM:** APS Advisory Council on Facilities and Capital Projects

**DATE:** February 14, 2017

## Contents

- Executive Summary..... 2
- Scope & Assumptions ..... 3
- Tier 1 Sites..... 4
  - Build Additional High School Seats on Ed Center Site ..... 4
  - Options to Use Gunston Middle School Site..... 7
  - Options to Use Kenmore Middle School Site..... 10
  - Expand High School Capacity on Wakefield High School Campus..... 14
- Tier 2 Sites..... 17
  - Convert Arlington Traditional School on Jackson site into New High School..... 17
  - Create a High School Master Plan for Career Center/Henry site ..... 20
  - Convert Drew Elementary School to High School..... 23
  - Build Elementary School on Ed Center Site ..... 26
  - Convert Hoffman Boston Elementary School into New High School ..... 29
  - New High School at the Reed School Site..... 32
- Potential Sites for Displaced APS Programs..... 35
- Addendum: Community Considerations ..... 36
  
- Quick Site Reference Chart (separate document)

## Executive Summary

The 2016 Capital Improvement Plan (CIP) stipulated that APS begin planning for 1300 new high school seats to be delivered by August 2022. In September 2016, the Advisory Committee on Instruction (ACI) began to develop a list of proposed instruction models for the 1300 new seats at the direction of the School Board.

In order to ensure the school board can make a fulsome and complete decision, members of the APS Advisory Council on School Facilities and Capital Programs (FAC) moved to develop an analysis of potential sites for 1300 high school seats. This analysis was completed between January and February of 2017 and because of this short timeframe, focuses on APS-owned properties. In developing the list of properties to consider the group received input formally and informally from community members and referenced established documents from the South Arlington Working Group, the Community Facilities Study, etc. The group did perform a brief analysis of sites not owned by APS and have referenced those in this document's addendum.

The growth projections from the County ([link](#)) and APS ([link](#)) demonstrate that the capacity challenges before our school system will only compound with time, as APS enrollment is expect to rise from 27,200 (December 2016) to 32,500 projected in fall 2026. And growth will continue beyond that point. It is our hope that this document can serve not only to assist in identifying a location for 1300 high school seats to be built by 2022, but also to serve as a guide in identifying a larger, long-term strategic plan for managing the capacity challenges of our system. In addition to the sites and scenarios provided here, APS should leverage opportunities with county-owned properties and consider targeted strategic acquisition of land to grow existing campuses.

We hope this work will allow the board to make a strategic programming decision about the 1300 new high school seats. In addition, we hope this will inspire a community-wide look at what is possible on current APS properties as well as where we might benefit from joint consideration with the County.

The scenarios are presented alphabetically in tiers. The group developed tiers to delineate the options based on the least number of logistical challenges, including movement of existing programs and the community input processes related to those moves. First you will see three tier one sites. These sites are considered the least complex because they do not displace seats and most likely fit within the CIP's time and budgetary restraints in terms of budget and cost. The remainder of the options have been classified as tier two because they will displace at least one APS program, possibly lengthening the project timeline and likely increasing the overall budget thereby failing to meet the current CIP expectations.

Based on our review, there is no viable APS site for a fourth comprehensive high school that is not complex. However, we have presented various scenarios which could allow for development of a fourth comprehensive high school should the Board decide it is a strategic priority now or in the future. All of the sites contained in this document merit in-depth analysis and planning to maximize their future use by APS. Because many of the sites contained herein are inherently complex in nature it would benefit APS to begin analysis and planning now for the future, as these projects will take longer than traditional projects.

## Scope & Assumptions

This group has remained agnostic as to the programming at each of the proposed sites. There are certainly site implications to particular program plans, and we stand ready to work with ACI on those questions as they arise.

The analysis contained herein does not make judgments regarding the implications of each scenario for diversity or equity of access or offerings. We believe these issues deserve discussion in the broader community and that many issues may be mitigated through various non-facilities means, e.g., admissions policies and transfers. Please see the addendum for additional issues to be considered throughout the decision-making process.

We considered the following assumptions with respect to providing the facilities needed for rapidly rising capacity needs of our public school system:

- **Seat Displacement:** Any scenario which displaces seats will increase both cost and timeline to build 1300 new high school seats. Given the shortage of seats throughout the system, we must not lose capacity in developing 1300 HS seats.
- **Budget:** All new facilities projects should come in on budget and on time.
- **Transportation:** Any new facility will preferably be accessible by bus and/or metro as well as bike routes to reduce vehicle traffic on the campus, major roads, and in adjacent neighborhoods.
- **Flexibility:** Any new facility will preferably be designed to maximize flexibility for future interior modifications to accommodate changing instructional needs and community use.
- **Field Space:** Given the shortage of available acreage in Arlington County, we did not limit our sites to those which can permit the traditional field facilities. We recommend APS consider architectural designs that include terrace rooftops usable for athletics, outdoor instruction, or other school- and community-related purposes.
- **Parking:** Given the shortage of available acreage, parking will likely need to be structured and should be pursued in the most budget effective manner.
- **Community Challenges:** In order to find long term solutions for the capacity challenge, there will be community disruption with the change and movement of programs. We recognize that no change is neutral and every option will represent some localized change.
- **Swing Space:** We are unaware of any facility that could be used as temporary, or swing space, during transition times.
- **Looking Ahead:** If the board decides to pursue a different instructional focus (not comprehensive high school) for the 1300 seats, we caution that it not select a site now where development may preclude future plans for a fourth comprehensive high school in the future. This would extend to taking space now that would be needed for any displaced schools or programs.

## Tier 1 Sites

These sites are the least complex to execute by 2022. These sites are listed alphabetically.

### Build Additional High School Seats on Ed Center Site

**Site Size:** Total site size is 22.6 acres shared with Washington-Lee High School & Quincy Park

**Current Capacity:** 0 – currently in use for administrative space

**History & Current Enrollment:** The Ed Center shares a site with Washington-Lee High School and the Planetarium. The site total is 22.6 acres; 19.5 Acres is the main site with 3.1 additional acres from the W-L Baseball Field at Quincy Park. Washington-Lee High School takes up 362,673 Gross Building Area, the Planetarium 2,500, and the current Ed Center Building 55,130.

Washington-Lee has operated as a comprehensive high school for grades 9 through 12 since 1924. The current building was opened in 2008. Building capacity is 2208 students. Enrollment in \*SY2016-SY2017 is 2266 and in SY 2021-22 is projected to be 2462.

\*[http://www.apsva.us/wp-content/uploads/2015/04/Capacity\\_Utilization\\_FallProjections17-26\\_Final\\_Web.pdf](http://www.apsva.us/wp-content/uploads/2015/04/Capacity_Utilization_FallProjections17-26_Final_Web.pdf)

### Scenarios for Consideration

1. Expand Washington-Lee High School to accommodate 1300+ additional students, or
2. Build a 1300+-seat option program on the W-L campus.

Pros	Cons
<ol style="list-style-type: none"> <li>1. High School size facilities currently exist on the site: a regulation High School football stadium, track, and two practice fields on site. Pool.</li> <li>2. Baseball Diamond, Tennis Courts at Quincy park within easy access.</li> <li>3. Site owned by APS and would not require any other moves.</li> <li>4. Space to expand parking. Parking that was utilized by the Ed Center staff would become available.</li> <li>5. Community support for additional W-L seats</li> <li>6. Located where a significant increase in high school-age population is projected</li> </ol>	<ol style="list-style-type: none"> <li>1. Decision on whether the school would be option or neighborhood and the implications for each. (i.e. Neighborhood would mean expanding size of W-L, option would mean potential conflicts of sharing site with a neighborhood school)</li> <li>2. Adding 1300 students to this site would make this high school the largest in APS at 3500 students.</li> <li>3. Use of W-L facilities/fields will be intensified with the addition of 50% more students.</li> </ol>

<p>7. No HALRB issues</p> <p>8. Building on footprint of the existing Ed Center would not require any loss of field space.</p> <p>9. Additional space next to W-L could allow an expansion of the option IB Program.</p> <p>10. Traffic and access to W-L is split between N. Quincy and N. Stratford St. There is access to parking from each road which could mitigate traffic concerns of additional students and staff.</p> <p>11. W-L site is located within walking distance to two Metro stops. The Custis Bike Trail is close to the site and a bike lane runs along Quincy Street. There is also an ART route that runs along Quincy Street.</p>	
---	--

**Considerations**

1. W-L PTA and W-L principal have studied the Ed Center site as a possible expansion of their comprehensive high school and have had numerous surveys which have shown support.
2. Will APS and APS families accept high school campuses with 3000+ students? Could APS mitigate the impact of a 3000+ student body through the creation of learning communities and other instructional models?
3. The Buck Property is close by and could potentially be used for additional space in the future.
4. APS has already signed a lease to move office space currently at the Ed Center to Syphax.
5. During the 1950's and 1960's the population at Washington-Lee reached 3000 students.

**Questions**

1. How could the Buck Property be used to for future additional space? Extra field space?
2. How do we address the Planetarium? Can it remain where it is? Can it be moved?



Ed Center  
1" = 200'

Site Area: Acres

## Options to Use Gunston Middle School Site

**Site Size:** 20 acres plus 6.23 acres of county-owned park lands.

**Current Capacity:** 932 rising to 992 in SY2017.

**History & Current Enrollment:** Gunston Middle School is located at 2700 South Lang Street. The school was originally called Brandon Junior High. In 1957 the school was renamed Gunston Junior High. The school, at the time called Gunston Junior High School and encompassing grades 7, 8, and 9, closed in 1978 after a major decline in enrollments. Gunston reopened in 1994 to address overcrowding in other area schools. The current enrollment of Gunston Middle School is 942.

Gunston's curriculum includes the continuation program for students who attended the Key Elementary or the Claremont Elementary Spanish Immersion program. The school is comprised of approximately 70 Montessori students, 300 immersion students and the remaining 600+ neighborhood students.

Co-located with Gunston Middle School is the Gunston Community Center. Surrounding Gunston Middle School is 6.23 acres of county owned park land including the Gunston Bubble.

**Scenarios for Consideration: Please note that only the first scenario is a tier one scenario as the second displaces seats**

- 1. Add 1300 seats to Gunston Middle School campus, or;**
- 2. Move Gunston Middle School to another site and expand the current building to house 1300 high school students.**

Pros	Cons
1. Create a neighborhood high school for the southeast quadrant of the county.	1. Displacing a middle school program will expand both the cost and timeline of the project in order to replace those seats.
2. Located where a significant increase in high school-age population is projected.	2. May limit availability of some community programs to the immediate neighborhood.
3. No HALRB issues	3. Parking will be limited.
4. The current middle school consists of multiple programs which could be moved independently.	4. Increased traffic to school entrance may be challenging with the single entrance from South Lang St.
5. Simply adding 1300 seats would not necessarily displace middle school.	5. Field space is available, but limited for the number of students to be served.
	6. Adding a new building would remove the baseball diamond.
	7. May need to relocate community center.

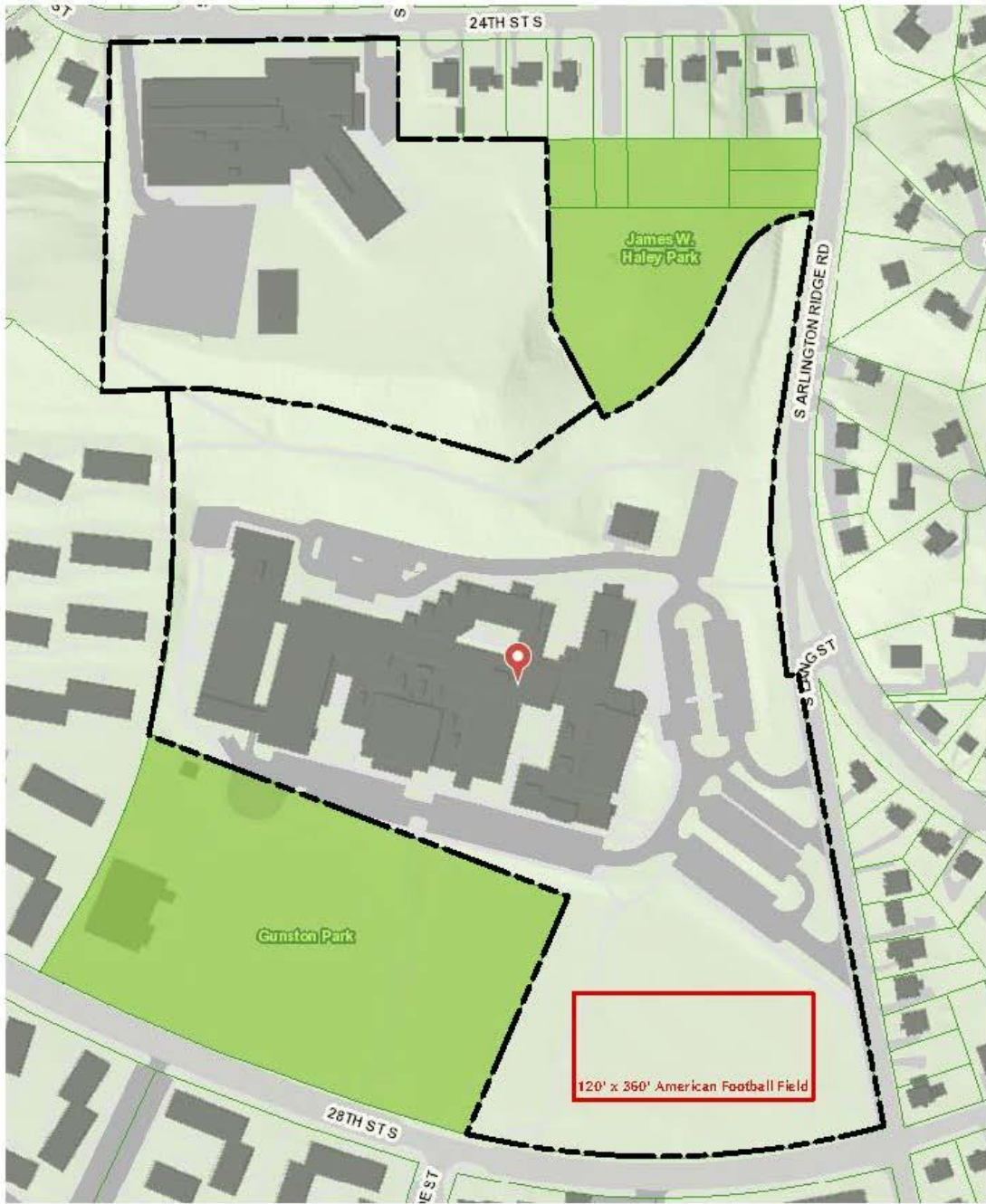
**Considerations**

1. This site was considered as an elementary school site in the South Arlington Working Group.
2. Based on the current schedule the Gunston Community Center programming occurs primarily in the evenings and on the weekends, with the exception of the ½ day creative preschoolers program.
3. While adding 1300 seats to this site would make it very crowded, the total number would be less than at a W-L/Ed Center combination on a site only slightly smaller. However, it would be different with the MS/HS adjacency.
4. It is unlikely that this site can provide more than 1300 high school seats.

**Questions**

1. Could the Creative Preschoolers program be moved to another community center?
2. Are there other community programs which may be impacted?
3. What impact would this have on the existing parkland? How could that land be utilized for school purposes?





 Gunston MS  
1" = 200'

Site Area: 20.0 Acres

## Options to Use Kenmore Middle School Site

**Site Size:** 32.2 acres

**Current Capacity:** 985 students rising to 1,045 students in SY17

**History & Current Enrollment:** Kenmore Middle School (KMS) is an “Arts and Communications Technology Focus” school which includes grades 6-8 in general and special education classrooms.

The APS property, on which KMS is built is connected to Carlin Springs Elementary School (CSES). Some athletic fields are shared by both schools and community leagues.

**Scenarios for Consideration, note only the first scenario should be considered a tier one scenario as scenarios two and three displace seats.**

1. Construct a new, separate building on the site to accommodate the 1300 high school seats without displacing KMS or CSES.
  - a. In a future development phase this could be converted to a 4th comprehensive high school when a middle school site becomes available.
2. Move KMS and build an addition to the existing middle school building to create an option high school on the KMS/CSES site, or;
3. Move KMS and build addition to the existing middle school building to create a new comprehensive high school on the KMS/CSES site, or;

Pros	Cons
<ol style="list-style-type: none"> <li>1. Property is in South Arlington and could be zoned as a comprehensive high school with its own district or a option high school.</li> <li>2. The attendance zone for the three grades of KMS is very compact. This is a student-dense area, which could maximize walking if used as a districted comprehensive high school.</li> <li>3. Material portions of the property are not efficiently used (e.g. western edge and field near KMS parking lot) and could be better organized to support the site’s schools.</li> <li>4. Access to Arlington Blvd. and strong public transport with ART and Metrobus lines nearby.</li> <li>5. Does not reduce Arlington parks, wetlands, or woodlands.</li> <li>6. Generally flat and clear land for building</li> </ol>	<ol style="list-style-type: none"> <li>1. If a comprehensive high school is established, another middle school would need to be created; ideally at the nearby Carlin Springs VHC site. Use of the VHC site would keep the middle school in its compact zone. However, APS doesn’t own the Carlin Springs VHC site.</li> <li>2. If the middle school were removed from the neighborhood, all APS middle schools would be impacted through redistricting.</li> <li>3. The site may not offer sufficient space for a comprehensive high school and the amenities (football stadium, track, baseball field and pool) offered by the other three comprehensive high schools. If students are zoned here, this raises the question of parity.</li> <li>4. Existing athletic fields are shared with CSES, community leagues and all three existing comprehensive high school teams. These facilities would become</li> </ol>

<p>7. Parking exists on site and there could be opportunities for its expansion.</p> <p>8. The school zone could include economically different neighborhoods on both sides of route 50.</p> <p>9. Opportunities exist to improve local roads to ease congestion on Carlin Springs Road.</p>	<p>less available for use, given the higher demand for them.</p> <p>5. Nearby streets may not be able to accommodate increased traffic. Existing traffic problems must be mitigated. In the past, the neighborhood has successfully resisted placement of four schools along the short stretch of Carlin Springs.</p> <p>6. Although in South Arlington, the site is not ideally placed to access students living east of Four Mile Run and it is on the boundary with Fairfax County.</p> <p>7. Construction of an addition could disrupt KMS and CSES operations</p> <p>8. Scenario three will create the largest student campus in the APS system at 2,930 students. In addition, this campus is in close proximity to another elementary school.</p>
--	--

**Considerations**

1. As the KMS building is rather new (completed 2005) and in good condition, demolition seems undesirable, so additional seats would need to be added through an addition.
2. The size of the Kenmore site makes it a high profile target for a high school (comprehensive or option), possibly larger than 1300 seats down the road. Any addition built should be planned accordingly.
3. If APS plans to build only 1300 seats due to current funding constraints, this site might be better reserved for future use as a fourth comprehensive high school.
4. Should a zoned comprehensive program be planned at this site, it will need similar amenities to the existing three comprehensive high schools.
5. The use of the Virginia Hospital Center site on S. Carlin Springs road for a new middle school is recommended to keep students already walking close to home.
6. All three comprehensive high schools send JV teams to the fields at Kenmore for practice due to their own current shortage of fields on site.

7. Growth in the coming years throughout the APS system will require additional fields as current APS field capacity is maxed out.

### **Questions**

1. Would the issue of timing make this option a better candidate for a fourth comprehensive separately and later than the 1300 seats currently planned?
2. If the middle school were to be displaced, its new facility would need to be built in time to free up the site for the high school students. At present, APS doesn't own the VHC site on Carlin Springs, which is a logical site for a neighborhood middle school. Could JFAC expedite the land swap with VHC to accommodate the target opening date?
3. Could APS build swing space at the Ed Center for use to facilitate this scenario? The swing space could later be taken over by WL or an option program.
4. If ATS were moved to a new building at the Ed Center, could the Jackson site act as swing space or a new home without high-cost renovation?
5. What is the cost of building a new middle school?
6. What is the cost of an addition for at least 300 students at the Kenmore building?
7. Could parking or an athletic field be moved to the roof of a pool building/addition?



YN RD

Kenmore MS  
1" = 200'

Site Area: 32.2 Acres

## Expand High School Capacity on Wakefield High School Campus

**Site Size** 32.8 acres

**Current Capacity** 1903 rising to 2,203 in SY17 after 300 seats added through internal modifications.

**History & Current Enrollment** Originally opened as a combined Junior and Senior high school, Wakefield High School (WHS) has operated as a comprehensive high school for grades 9 through 12 since 1952. Built on 32.8 acres with a new, 404,000 GSF state-of-the-art facility, the campus was completed in 2013 and has no relocatable classrooms at this time. Enrollment will climb from 1834 (SY2016-SY2017) to more than 2400 as the result of the fall 2016 high school boundary refinement process coupled with and projected enrollment growth.

### Scenarios for Consideration

1. Expand Wakefield High School to accommodate 1300+ additional students, or;
2. Build a 1300+-seat option program on the Wakefield High School campus, or;
3. Build a 1300+-seat comprehensive high school on the existing Wakefield High School campus.

Pros	Cons
<ol style="list-style-type: none"> <li>1. The WHS campus is the largest campus owned by APS (32.8 acres), providing sufficient acreage for a 1300+ seat facility</li> <li>2. Large campus size will minimize impact on existing students and local community during construction.</li> <li>3. Located near major, well-regulated roads (George Mason Drive, South Four Mile Road, Leesburg Pike) with 3 Arlington Transit bus stops in very close proximity to the WHS campus (2=George Mason Drive and 1=Dinwiddie)</li> <li>4. Four Mile Run bike trail in close proximity to campus</li> <li>5. Located where a significant increase in high school-age population is projected</li> <li>6. No Historic Affairs and Landmark Review Board (HALRB) issues</li> <li>7. Option program on campus could increase participation of South Arlington students in these programs.</li> </ol>	<ol style="list-style-type: none"> <li>1. Ingress/egress limited in surrounding neighborhood</li> <li>2. Some reduction in field space</li> <li>3. Sloped, wooded site along George Mason Drive side of property will require site work, terracing and loss of canopy.</li> <li>4. "Majority minority" concentration of students on one campus in the southern portion of the county could be politically sensitive without significant redistricting</li> </ol>

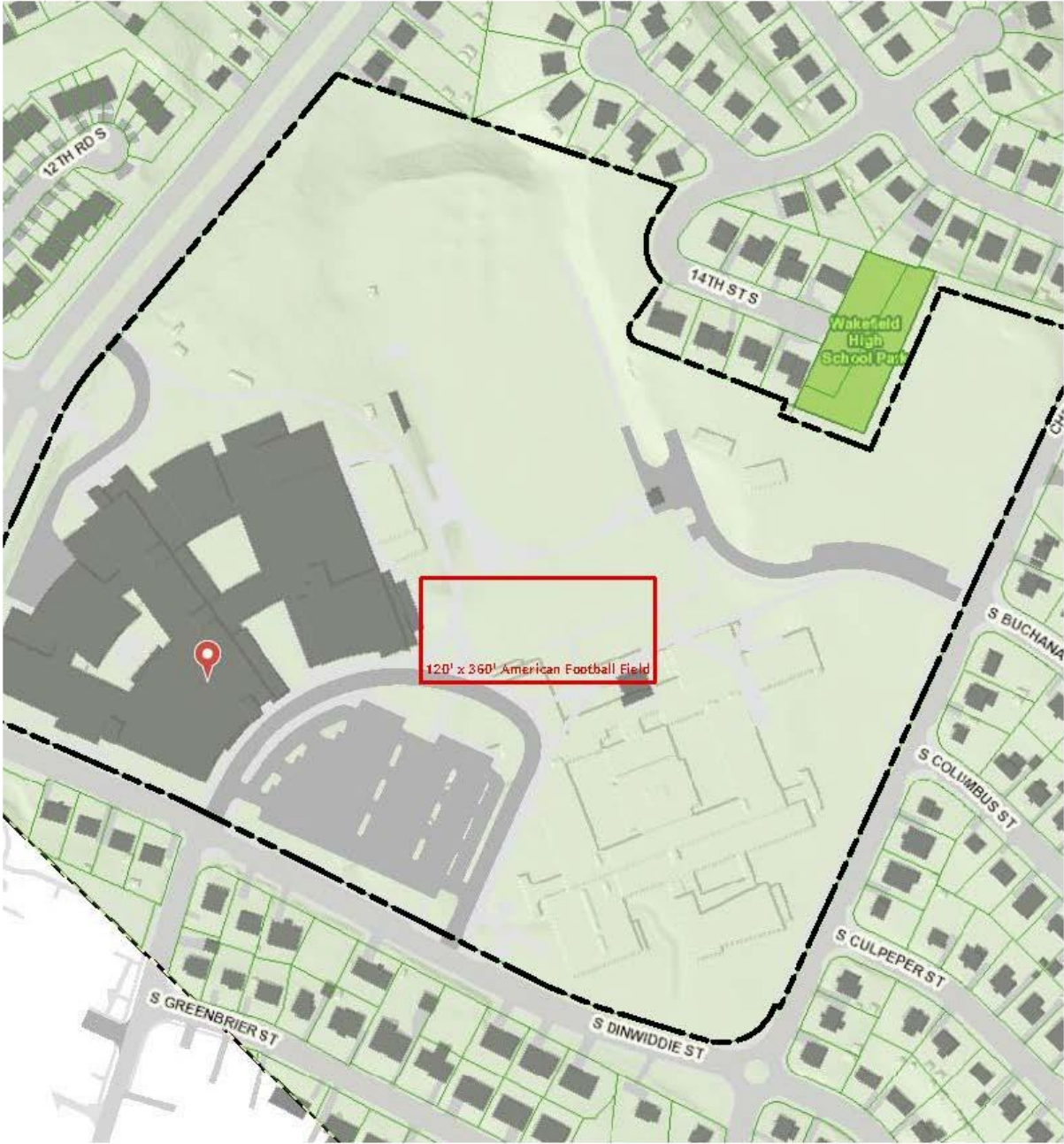
**Considerations**

1. Will APS and APS families accept high school campuses with 3000+ students?
2. Additional students can be added by expanding the existing WHS facility
3. Additional capacity can be added by locating a high school option program in a facility on campus (e.g., STEAM program to partner with nearby Signature Theatre)
4. Parking structure or underground parking will be necessary
5. Facilities on campus would benefit from the ability to share specialists (e.g., speech therapists)
6. This campus may be able to be expanded in the future.
7. Mitigate the impact of a 3000+ student body through the creation of learning communities and other instructional models
8. If a new option program is located on campus, establish a county-wide, option programs-based sports leagues, extracurricular activities leagues, etc.

**Questions**

1. Impact on instruction and fields during construction?
2. Will another major capital project on the site so soon after the completion of an earlier project be overly burdensome for the Wakefield community, the Claremont ES community, the surrounding neighborhood?
3. Can the community process to develop a plan for ingress/egress be completed in a reasonable amount of time?
4. Can the main entrance be moved to George Mason Drive?





Wakefield HS  
1" = 200'

Site Area: 32.8 Acres



## Tier 2 Sites

These sites range in logistical complexity, but all will require a multi-stage process due to displacement of seats. These sites are listed alphabetically.

### Convert Arlington Traditional School on Jackson site into New High School

**Site Size:** 7.8 acres

**Current Capacity:** 465 students

**History and current enrollment:** The Arlington Traditional School program (ATS Program) located at the Jackson site (Jackson/ATS Site) has been a unique countywide elementary school since 1978 and serves preschool through grade five students from all of Arlington’s neighborhoods and currently serves 542 students. Families follow specific application procedures and students are selected by lottery to be admitted into the school. Free bus transportation is provided for students who qualify for it. Built on 7.8 acres, gross building area of 77,261 sq. ft., relocatable classroom =1, capacity = 465, current K-5 = 504, pre-K = 38.

**Scenario for Consideration:**

1. Convert and expand Jackson/ATS Site buildings to accommodate 1300 high school seats and;
2. Move ATS Program to another Elementary School site (current or newly created), or ATS students revert to neighborhood schools.

Pros	Cons
1. ATS Program is one of the smaller ES at 500 (i.e. fewer students impacted by whatever is decided)	1. Displacing an elementary school program will expand both the cost and timeline of the project in order to replace those seats.
2. Somewhat centrally located in Arlington	2. Neighborhood ingress/egress limited
3. Located near a major, well-regulated intersection (Wilson Blvd. and George Mason) = current roadways should be able to handle additional school traffic	3. Requires at least major conversion from elementary school to high school, expansion, and updating to existing facility, with addition needed (more likely a complete tear-down)
4. Clean, flat site – easy for construction?	4. Limited field space
5. More evenly spaced neighborhood ESs in North Arlington could potentially reduce transportation costs due to less busing (depends on where the new ES seats would go)	5. Proximity to Washington-Lee High School may limit the walkable neighborhood zone.
6. No impact on middle school	6. Cannot simply have ATS Program students revert to neighborhood schools due to lack of sufficient elementary school capacity
7. ATS Program move to another site could allow for expansion of ATS Program	7. Possible issues by HALRB

	<p>8. No construction could begin at Jackson/ATS Site before moving out the ATS Program</p> <p>9. Timing difficulties: (1) prepare new space for ATS Program, (2) move ATS Program, (3) build 1300 seats on Jackson/ATS Site</p>
--	--


### Considerations

1. Could add a comprehensive or option high school, but additional ES capacity would need to be found/created somewhere to replace Jackson/ATS Site capacity
2. Adds incremental 800 students on Jackson/ATS Site, with the possibility for future growth
3. Park area across George Mason with fields
4. Surrounding neighborhood is a mix of residential and commercial properties.
5. If a new high school on the Jackson/ATS Site is an option program, students could go back to their comprehensive high school for amenities and sports. If it is a zoned, comprehensive high school, amenities and field space at the Jackson/ATS Site would likely be more limited than at other current comprehensive high schools
6. ATS Program as a county-wide program is a good candidate for moving; it was not always at the current site
7. Moving a well-known “flagship” ES program entails unique political ramifications
8. The softball field is used as a helipad for Virginia Hospital Center
9. Are there potential locations for the ATS Program that may already be underway – Reed ES; Ed Center; others?

### Questions

1. Cost of building 1300 high school seats?
2. Cost of new ES to house ATS Program. Reed budget? Ed center site new ES?
3. Could fields be located in the immediate area, through land swap with the County or otherwise?
4. Will Reed ES community accept an option program (or a combined program) instead of a neighborhood school? A large percentage of current ATS Program students already come from Reed area - Ashlawn, Glebe, McKinley, Nottingham and Tuckahoe make up 45% of ATS.
5. New admission/transfer policies could change analysis
6. Possible to build over I-66 for fields or parking or both?



 Jackson Building  
1" = 200'  
Site Area: 7.8 Acres

## Create a High School Master Plan for Career Center/Henry site

**Site Size:** Patrick Henry Elementary School 4.2 acres and the Career Center on 7.9 acres for a total of 12.1 acres.

**Current Capacity:** 575 students

**History and current enrollment:** The Patrick Henry elementary school building was built in 1974 and expanded in 1993 nearly 23 years ago. It hosts 615 pre-k through 5<sup>th</sup> grade students today. At present, the Henry elementary school is slated to move into the new elementary school on the Jefferson site and the Montessori program will move onto the current Henry/Career Center Site in September 2019.

At present, the Career Center site is planned to host approx. 300 students in Arlington Community High at the Fenwick building, 800 Arlington Tech students and the Career and Technical (CTE) program which serves the equivalent of 145 full-time students. CTE includes full-time 9<sup>th</sup> graders in the Academic Academy, HILT students, a teen parenting program, and students from all comprehensive high school who take one or two classes there. Approximately, 1,100 students are currently served though not on a daily basis. The site also includes the collocation of the Columbia Pike Public Library.

### Scenario for consideration

1. Develop a Master Plan for this site which will expand Arlington Tech and accommodate 1300 additional high school seats by replacing the Patrick Henry building, and;
2. Build Elementary School to house the Montessori program and replace lost facility at Patrick Henry.

Pros	Cons
<ol style="list-style-type: none"> <li>1. Co-location of multiple high school programs could allow for ebb and flow of enrollment at the various programs. (e.g., Arlington Tech could grow larger than 800 seats)</li> <li>2. Many students in the existing programs take classes in the evening, so the students totals would not be reached at one time.</li> <li>3. The Career Center site's location in South Arlington makes it a good candidate for serving a group of students not within walking distance of existing high school.</li> </ol>	<ol style="list-style-type: none"> <li>1. Displacing an elementary school program will expand both the cost and timeline of the project in order to replace those seats.</li> <li>2. Structured parking will be required.</li> <li>3. The size of this site will limit the facilities which can be built. The available field space is extremely limited.</li> <li>4. Serving 800 students at Arlington Tech + 1300 new high school seats + 300 Arlington High + 190 full-time CTE students totals over 2500 students on a daily basis clearly intensifying the use of what would be the smallest high school site.</li> <li>5. Though a county-wide option program, if the Montessori program were moved to North Arlington, this would be viewed as a net loss of seats in South Arlington.</li> </ol>


## **Considerations**

1. With the current variety of alternative programming and with anticipated growth of the Arlington Tech program, this site offers a unique collection of opportunities which could enrich offerings for all students.
2. Could consider relocating smaller programs elsewhere.
3. APS just completed a lengthy public process which among other decisions, entails moving Montessori into the current Patrick Henry building.
4. Extreme complexity of staging construction for Arlington Tech plus 1300 seats plus new ES seats elsewhere may render this option less desirable.
5. While the site might accommodate alternative sports such as swimming/aquatics or squash/racquetball or ultimate Frisbee, a districted school would raise the question of parity with existing comprehensive high schools.
6. It is unclear how many students from Wakefield, Washington Lee, and Yorktown will still take courses at the Career Center once the full-time Arlington Tech option reaches the planned levels of attendance.
7. Patrick Henry may have to operate without parking or playing field before relocation when construct starts. This is a difficult, but temporary problem.
8. The Montessori community would prefer to have a K-8 facility with greater capacity than the Henry school building can offer.

## **Questions**

1. Could master-planning evolution at the site allow for staged development and seat additions?
2. Could either parking or athletic space be added after current Henry building is torn down?
3. Does any of the commercial parking nearby present possibility for partnership and shared use?
4. Could 1300 seats be added without removing the current Henry building?



 Career Center  
1" = 200'  
Site Area: 12.1 Acres

## Convert Drew Elementary School to High School

**Site Size:** 8.4 acres plus adjacent county parkland

**Current Capacity:** 674 students

**History and current enrollment:** Drew Model School, previously Drew Elementary School houses both a pre-k-5 Montessori program as well as a traditional track elementary school. Drew includes a pre-k center (177 students approx. 117 Montessori, 24 SPED, 32 VPI) and an ES that is a combination of neighborhood and Montessori option (approx. 532 students). It also houses the County's Drew Community Center.

### Scenario for consideration

1. Add a high school building onto the campus

Pros	Cons
<ol style="list-style-type: none"> <li>1. Montessori program already relocating (to Patrick Henry)</li> <li>2. The geography of Drew is the furthest South of any site under consideration thereby serving an underserved sector of the County and create a new neighborhood high school.</li> <li>3. The location could create a new group of potential walkers for a zoned school and even possibly a few for an option program.</li> </ol>	<ol style="list-style-type: none"> <li>1. Displacing an elementary school program will expand both the cost and timeline of the project in order to replace those seats.</li> <li>2. Community is invested in Drew Visioning Process to develop new elementary school program in SY2019 after Montessori leaves.</li> <li>3. Shares Facility with Community Center</li> <li>4. Existing Facility half on park land (though process to rectify that already underway)</li> <li>5. Displaced elementary school capacity must be replaced elsewhere.</li> <li>6. School has deep history with the neighborhood.</li> </ol>

### Considerations

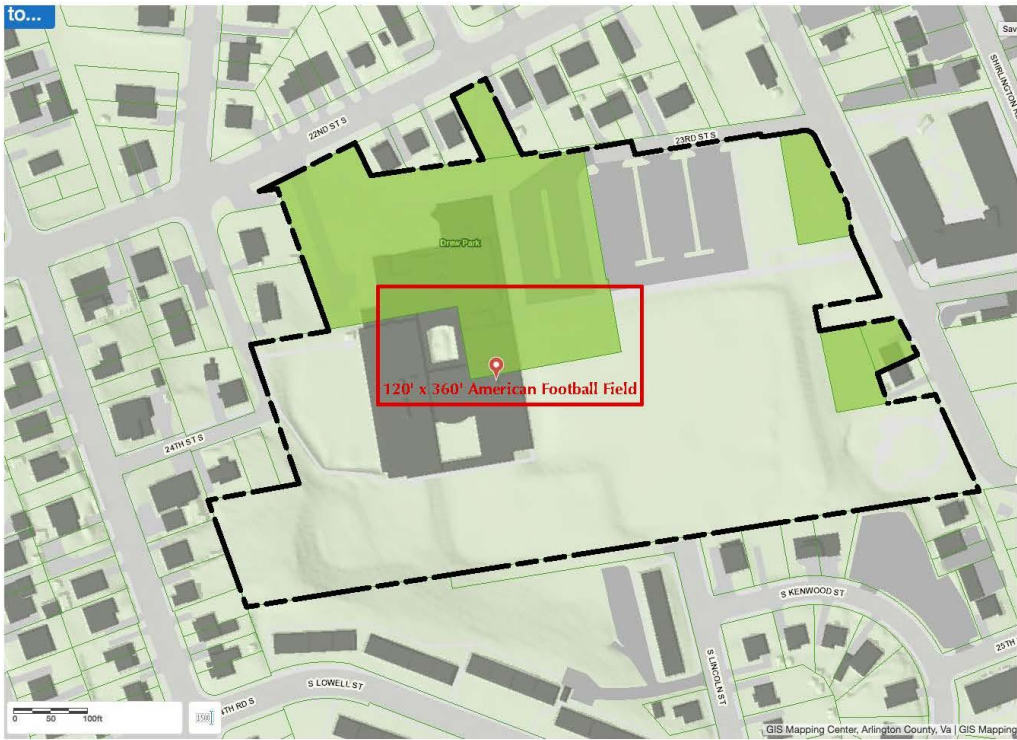
1. Takes away a neighborhood elementary and gives a neighborhood high school
2. Site usage will be intensified by adding 650 students
3. APS site and related land comprised of 8.4 acres plus 2.47-acre park adjacent with:
  - Playground
  - Lighted tennis courts
  - Rectangular multi-use field (permits take priority)
  - Basketball court
  - Large open, natural grass area


4. Additional .47-acre parkland adjacent to school property but not contiguous with larger park property.
5. At 2.3 miles from Wakefield and 3.5 miles from Washington Lee, this is the most remote site we are considering which serves South Arlington.

### **Questions**

1. Could a school be targeted for Aurora Hills to serve the intended communities slated to fill Drew? (Could JFAC broker agreement with APS and County?)
2. Could any construction begin at Drew before moving out the ES?
3. If the new Patrick Henry site opens and Montessori moves to the former Patrick Henry 2019, is timing sufficient to get 1300 seats ready for 2022?





 Drew ES  
1" = 200'

Site Area: 8.4 Acres  
Park Area: 2.94 Acres

## Build Elementary School on Ed Center Site

**Site Size:** Total site size is 22.6 acres shared with Washington-Lee High School & Quincy Park

**Current Capacity:** 0 – currently in use for administrative space

**History & Current Enrollment:** The Ed Center shares a site with Washington-Lee high school and the Planetarium. The site total is 22.6 acres; 19.5 Acres is the main site with 3.1 additional acres from the W-L Baseball Field at Quincy Park. Washington-Lee High School takes up 362, 673 Gross Building Area, the Planetarium 2,500, and the current Ed Center Building 55,130.

Washington-Lee has operated as a comprehensive high school for grades 9 through 12 since 1924. The current building opened in 2008. Building capacity is 2208 students. Enrollment in SY2016-SY2017 is 2266 and in SY 2021-22 is projected to be 2462.

### Scenario for consideration

Use the Ed Center site to build a new 725-750 seat elementary school.

Pros	Cons
<ol style="list-style-type: none"> <li>1. Space to expand parking. Parking that was utilized by the Ed Center staff would become available.</li> <li>2. Site owned by APS.</li> <li>3. Located in an area where elementary seat need is high; ASF, Key, Long Branch, Taylor, Glebe could have relief.</li> <li>4. No HALRB issues</li> <li>5. Traffic and access to W-L is split between N. Quincy and N. Stratford St. There is access to parking from each road which could mitigate traffic concerns of additional students and staff.</li> <li>6. 725-750 students would add fewer students to the site overall than 1300 High School seats.</li> <li>7. Elementary students would not compete for same athletic facilities (e.g., football stadium)</li> <li>8. W-L site is located within walking distance to two Metro stops. The Custis Bike Trail is close to the site and a bike lane runs along Quincy Street. There is</li> </ol>	<ol style="list-style-type: none"> <li>1. Elementary school would require its own specific playground and field space which could potentially take field space from W-L.</li> </ol>

also an ART route that runs along Quincy Street.	
9. Site grade would allow for required egress on two levels	

**Considerations**

1. Age difference of students sharing the same site: 4 year olds and 18 year olds within close proximity.
2. The Buck Property is close by and could potentially be utilized for additional space to replace any field space required for young children.
3. APS has already signed a lease to move office space currently at the Ed Center to Syphax.



○ Ed Center  
1" = 200'  
Site Area: Acres

## Convert Hoffman Boston Elementary School into New High School

**Site Size:** 8.8 acres

**Current Capacity:** 566 students

**History and current enrollment:** Built originally as a segregated high school facility for African-American students, Hoffman Boston currently houses approximately 180 pre-k students, (70 Montessori, 30 SPED pre-K, 80 VPI) and 370 students in a K-5 elementary school program. The pre-k and elementary programs do not need to be co-located and could shift to separate sites if APS elects to move them.

### Scenario for consideration

1. Update and expand Hoffman Boston to accommodate 1300 high school seats, and;
2. Relocate ES seats to new site(s) to replace lost seats

Pros	Cons
<ol style="list-style-type: none"> <li>1. Hoffman Boston was originally built as a high school, so demo would not be necessary.</li> <li>2. The geography of Hoffman Boston is ideally suited for a districted high school program as it is further South than most sites under consideration and not adjacent to a current districted high school.</li> <li>3. Carver Community Center adjacent includes indoor game room and basketball court (see below for outdoor amenities)</li> <li>4. Columbia Pike has strong public transit options.</li> <li>5. The County has plans to connect access to the neighborhood currently closed by high-rise apartments. It also has a right of way to an access road from the South side of 395, under the highway to Hoffman Boston (currently only available for emergency use).</li> </ol>	<ol style="list-style-type: none"> <li>1. Displacing an elementary school program will expand both the cost and timeline of the project in order to replace those seats.</li> <li>2. Will require renovation to existing facility as well as an addition.</li> <li>3. Structured parking would be required.</li> <li>4. Neighborhood ingress/egress is very limited.</li> <li>5. Some but not sufficient field space for a comprehensive high school.</li> </ol>

### Considerations

1. Takes away a neighborhood elementary seats to provide neighborhood high school seats
2. Adds incremental 650 students on site
3. In addition to the sited 8.8 acres there is an adjacent 6-acre park with:
  - a. Playground


- b. Lighted tennis courts
- c. Rectangular multi-use field (permits take priority)
- d. Basketball court
- e. Large open, natural grass area

4. At least 566 South Arlington PreK-5 seats need to be replaced, potentially more depending upon the 2019 South Arlington elementary school boundary changes. A new elementary school would need to be built in South Arlington to accommodate this growth.

### **Questions**

1. Could construction begin at Hoffman-Boston before moving out the elementary and pre-k programs? (e.g., an addition)
2. Does it make sense to move the pre-k and elementary programs independently? What move would make sense for the 30 SPED pre-K students at Hoffman Boston today? Is this program neighborhood or county-wide?
3. Could nearby practice field space be developed across Washington Blvd in the land swap with Arlington Cemetery?



 Hoffman Boston  
1" = 200'  
Site Area: 8.8 Acres

## New High School at the Reed School Site

**Site Size:** 10.9 acres

**Capacity:**

**History & Current Enrollment:** The Reed Site or Reed-Westover Building currently houses the Children’s School, Integration Station, and the Westover Branch Library. Walter Reed opened as a neighborhood elementary school in 1938 to serve the growing Westover community. Additions were completed to the building in the subsequent decades. (These additions were demolished during the building’s recent reconstruction.) A Montessori program was added in the 1970s. Despite strong neighborhood resistance, Walter Reed Elementary School closed in 1984 due to declining county-wide enrollment. The Board assured the neighborhood that the school would reopen should enrollment rise in the future.

About 15 years ago, Arlington Public Libraries decided to upgrade and relocate its Westover Branch Library. A plan, developed with APS, co-located a new library with a school (to house the teen pregnancy program) on the site of the old Reed School. After community outreach, the decision was made to preserve the façade of the 1938 school. The site falls within the Westover Historic District, which is listed on the [National Register of Historic Places](#). (The designation includes no restrictions.)

Most recently, in 2014, Stantec completed a concept design for a relocated H-B with Stratford Program at the Reed site. The building capacity would have been 775 students. The proposal, which was rejected included a three story structure with a landscaped roof with running track, and a subterranean gym.

The entire site (building and open space) is 10.9 acres.

<https://arlingtonva.s3.amazonaws.com/wp-content/uploads/sites/31/2014/04/Appendix-J-Public-Spaces-Inventory.pdf>

**Scenarios for consideration:**

1. Build a 1300+-seat option program on the Reed campus, or
2. Build a 1300+-seat comprehensive high school on the Reed campus, or
3. Build an elementary school to house ATS (In conjunction with high school at Jackson/ATS site).
4. Planned, new elementary seats need to be relocated.

Pros	Cons
<ol style="list-style-type: none"><li>1. Walkable community, located near shops that would benefit from increased foot traffic.</li><li>2. Located near major, east/west road (Washington Boulevard) with a popular Metrobus line.</li><li>3. Located where a significant increase in high school-age population is projected</li><li>4. Located a good distance from existing high schools, if a comprehensive high school is desired.</li></ol>	<ol style="list-style-type: none"><li>1. The Reed campus is too small for a 1,300 student high school similar in scope to the current three neighborhood high schools. (Yorktown at 12.3 acres uses the adjacent 14.5-acre Greenbrier Park.)</li><li>2. Impact on Traffic. Washington Blvd. is a major east/west route. Location close to Swanson Middle School would also likely exacerbate traffic congestion.</li><li>3. It is the likely site for a new elementary school (neighborhood or option). The planned elementary school seats would have to be located elsewhere.</li></ol>



	<ol style="list-style-type: none"><li>4. Impact on field space currently used for youth athletics.</li><li>5. Potential HALRB issues due to 1938 structure (but there are no current restrictions).</li></ol>
--	---

**Considerations**

1. Parking structure or underground parking will be necessary.
2. Joint-use considerations with the existing library.

**Questions**

1. Would a neighborhood high school here have a full or modified offering of sports and activities due to site constraints? Is this an equity issue?
2. Impact on the adjacent library and fields during construction?
3. If less than 1,300 seats are constructed at the site, would the remainder would need to be constructed elsewhere, perhaps at one of the neighborhood high schools?



○ Walter Reed ES  
1" = 200'

Site Area: 10.9 Acres

## Potential Sites for Displaced APS Programs

A number of the scenarios provided in this document would result in the displacement of one or more programs which would need to find a home in another APS or county property. Some of these sites have already been identified by APS for capital projects, and using these sites for displaced seats will create additional need. Below is a listing of potential sites by county quadrant:

<b>Northwest</b> 1. Reed School	<b>Northeast</b> 1. Ed Center
<b>Southwest</b> 1. Virginia Hospital Center Urgent Care site 2. Wakefield High School campus	<b>Southeast</b> 1. Aurora Hills Community Center & Virginia Highlands Park 2. Gunston Middle School

## Addendum: Community Considerations

**New Use Models for Shared Facilities:** Existing classrooms, outdoor fields and common space facilities will be overwhelmed and additional spaces required. We can build academic buildings with some indoor amenities, but fields and sports facilities typically require land not available in every scenario.

To provide equity of access in sports and performance venues, APS could develop new models for sharing fields and performance space. For example, sports leagues for 9<sup>th</sup> grade could be added. Sports teams could be County-wide, not school-based to create more sports leagues. Or with more option programs, perhaps a county-wide option team could be established. Performing arts programs could be centralized allowing for additional orchestras, bands and arts troops. Some of these ideas could be fostered as vehicles for integration across the County.

**Parity Among Schools:** The issue of having or not having comparable facilities at each neighborhood, comprehensive high school has remained a top priority question. APS does not currently define what is to be included as part of a comprehensive high school program. The community and APS should arrive at an agreement about what comprises a comprehensive high school. Also, the community and school board should consider what can be done and what the implications are for districting students into a school without all of the amenities of the present comprehensive high schools.

Even the alternative of creating an option program does not address the need for additional fields to accommodate growing numbers of students. The practice of sending students enrolled in programs “back” to their district school for most if not all sports and other extracurricular activities may become impractical with up to a quarter of the students outside the comprehensives.

The County could consider adding different sports facilities, which can be placed on top of parking or other structures. Examples raised include tennis, squash, racquetball, volleyball and so on.

**Relationship of Sites with Instructional Plan:** While the FAC has not proposed what types of high school programs APS should plan, we discussed how the parameters of each site may suggest directions for instructional programming. Factors that create these parameters could include (but are not limited to) available space for field and sports facilities, adjacency and proximity to existing schools and site geographic location. Each of these factors could suggest whether or not the programming for the new facility should be considered as option or neighborhood seats.

**Parking:** Whether and how much parking APS will be able to provide going forward is not clear. We have the precedent being set at the new Wilson school where budget and space have resulted in limited parking. The co-location of facilities allows for some flexibility, but not necessarily the amount of parking the community accustomed to.

**Non APS Sites:** The group has discussed briefly some longer-term options for land acquisition. APS should consider strategic land acquisition as part of the process to manage growth in enrollment. In addition, sharing agreements with local colleges with facilities in Arlington may prove mutually beneficial.

**Adjacency and Co-location:** Some of the options outlined in this memo proposed locating an elementary school on the 22.6-acre lot that is home to Washington-Lee High School. While there is certainly precedent for co-location in general, we are divided regarding the advantages or disadvantages of placing a high school and elementary school on the same campus.

The FAC team pondered the relationships of co-located school facilities, asking questions that included:

1. What is the nature and extent of the relationships between existing co-located instructional facilities?
2. How and/or do the outdoor spaces for these facilities need to be differentiated or separated?
3. Do some adjacencies foster better relationships than others? For example, middle schools and high schools or middle schools and elementary schools versus high schools and elementary schools.

APS has several pairs of co-located facilities listed here for reference:

- Kenmore Middle School (32.2 acres) and Carlin Springs Elementary School (4.2 acres)
- Williamsburg Middle School (17.7 acres) and Discovery Elementary School (7.3 acres)
- Thomas Jefferson Middle School (8.6 acres) and the new Thomas Jefferson Elementary School (approx. 3 acres) with adjacent parkland
- Gunston Middle School (20 acres) and Oakridge Elementary School (8 acres) which are separated by a wooded ravine and with parkland adjacent to Gunston)
- The Career Center High School (7.9 acres) and Patrick Henry Elementary School (4.2 acres)