

Options for Creating 1300 High School Seats by 2022

The sites listed below are in alphabetic order within each section, not in order of endorsement or recommendation by the Facilities Advisory Committee.

(See Detailed Analysis sheets on all Sites with an asterisk after their number.)

| Map Key # | Detailed Analysis | Property | | | Site Data | | Current Bldg. Data | | Possible Construction Scenarios | | Add'l Notes | Analysis Sources |
|--|-------------------|--|---------------------------|-----------------|------------|---|--------------------|--------------------------------|--|--|---|--|
| | | Name | Location | Ownership | Acreage | Notes | Size (GBA) | Notes | Scenario Options | Notes | | |
| 1st Tier Sites (least number of logistical challenges) | | | | | | | | | | | | |
| 1 | * | Ed Center | 1426 N. Quincy St. | APS | | Exact site size unknown at this time. Contained within the Washington-Lee HS main site of 19.5 acres. Washington-Lee HS site total is 22.6 (19.5 at main site + 3.1 at Quincy Park for Baseball Fields) | 55,130 | | Opt. 1 - tear down & build new Opt. 2 - major renovation | Alternate Opt. - renovate or build new for an ES, which would be used in conjunction with the 2nd Tier Sites that require relocation of ES seats. | shared site with Washington-Lee HS & the Planetarium / 3.1 acres baseball fields @ Quincy Park adjacent to parkand and fields, shared site with Gunston Comm Ctr. | |
| 2 | * | Gunston MS | 2700 S. Lang St. | APS | 20.0 | | 209,212 | | Opt. 1 - build new, separate structure for HS on site | Keep MS as is in existing location | | |
| 3 | * | Kenmore MS | 200 S. Carlin Springs Rd. | APS | 32.2 | flat & cleared land / adjacent to Carlin Springs ES | 206,188 | 3 story structure | Opt. 1 - build new, separate structure for HS on site | Keep MS is in existing location | some shared athletic fields shared with Carlin Springs ES and park | http://www.grimmandparker.com/our-projects/project/kenmore-middle-school/ SAWG Report (https://www.apsva.us/wp-content/uploads/2016/07/Final-Report-SA-Working-Group-11-5.pdf) pg. 19-20 / Working Group Study for ES Site |
| 4 | * | Wakefield HS | 1325 S. Dinwiddie St. | APS | 32.8 | | 404,000 | | Opt. 1 - build new on site | | | |
| 2nd Tier Sites (additional logistical challenges, such as longer project timelines, displacement of APS programs, and likely increases to the overall budget) | | | | | | | | | | | | |
| 1 | * | Arl. Traditional School (Jackson Site) | 855 N. Edison St. | APS | 7.8 | fairly flat site | 77,261 | | Opt. 1 - addition + renovation Opt. 2 - tear down and build new | Requires relocation of ES seats 1st | not a Nat'l or Local Historic District / one field is a helipad for VHC | |
| 2 | * | Career Center / Patrick Henry ES | 816 S. Walter Reed Dr. | APS | 12.1 total | 7.9 (Career Ctr.) / 4.2 (Patrick Henry ES) | 165,000 | 61,488 GBA at Patrick Henry ES | Opt. 1 - addition + renov. @ Career Ctr. | PHES to move to new ES Sept. 2019 / Montessori program to move to PHES Sept. 2019 | shared site with Columbia Pike Library | |
| 3 | | Carlin Springs ES | 200 S. Carlin Springs Rd. | APS | 4.2 | | 86,745 | | Tear down existing structure and build new 1300 seat HS | Requires relocation of ES seats 1st, possibly located at the VHC Urgent Care Carlin Spring site | adjacent to Kenmore MS; could be moved as part of a larger plan at the Kenmore MS site | |
| 4 | * | Drew ES | 3500 S. 23rd St. | APS | 8.4 | | 100,815 | | Opt. 1 - build new | Requires relocation of ES seats 1st | Adjacent sites, 2.47 acre park and .47 acre parkland (totaling 2.94 acres) / shares site with Drew Comm. Ctr.; possible future consideration for MS site | |
| 5 | * | Gunston MS | 2700 S. Lang St. | APS | 20.0 | | 209,212 | | Opt. 2 - addition + renovation | Requires relocation of MS seats 1st | adjacent to parkand and fields, shared site with Gunston Comm Ctr. | |
| 6 | * | Hoffman-Boston ES | 1415 S. Queen St. | APS | 8.8 | | 108,135 | | Opt. 1 - addition + renovation | Requires relocation of ES seats 1st | originally built as a HS; 6 acre park is adjacent with sports fields and courts | |
| 7 | * | Kenmore MS | 200 S. Carlin Springs Rd. | APS | 32.2 | flat & cleared land / adjacent to Carlin Springs ES | 206,188 | 3 story structure | Opt. 2 - addition + renovation, for an "Option" HS Opt. 3 - addition + renovation, for a "Comprehensive" HS | Requires relocation of MS seats 1st | some shared athletic fields shared with Carlin Springs ES and park | http://www.grimmandparker.com/our-projects/project/kenmore-middle-school/ |
| 8 | * | Reed ES | 1644 N McKinley Rd. | APS | 10.9 | | 61,504 | | Opt. 1 - addition + renovation, for an "Option" HS Opt. 2 - addition + renovation, for a "Comprehensive" HS | Requires relocation of planned ES seats 1st / Alternate Opt. 3 - addition + renovation for the relocation of ATS elementary seats, which would be in conjunction with the new HS under 2nd Tier Site #1, ATS (Jackson Site). | within the Westover Historic District, listed on the Nat'l Register of Historic Places. | |
| 9 | | Yorktown HS | 5200 Yorktown Blvd. | APS | 12.3 | | 364,142 | | Addition at parking lot area. | Internal modifications already planned for by APS | adjacent to parkland and fields utilized by HS | |
| Uncategorized Sites (Sites not currently under APS) | | | | | | | | | | | | |
| 1 | | Arl. Hall West Park | 290 S Taylor St. | County | 6.5/7 | athletic fields, playground / zoned S-3A | | | | | | |
| 2 | | Army-Navy Club | 1700 S. Army Navy Dr | privately owned | 500+ | zoned R-10 | | | | | | |
| 3 | | Barcroft Park | 4200 S. Four Mile Run Dr. | County | 65.0 | park, athletic fields, swimming and gymnastic facility, parking / zoned S-3A | | | | | | |
| 4 | | Bishop O'Connell HS | 6600 N. Little Falls Rd. | privately owned | 20+ | Comprehensive HS, private / zoned R-8 | | | | | | |
| 5 | | Crystal City Office space | | privately owned | | | | | | | issues would need be investigated on converting commerical property to school (codes & safety) | |
| 6 | | Fort Scott Park | 2800 S Fort Scott Dr. | County | 12.0 | mostly wooded with baseball and tennis courts. historic site / zoned S-3A | | | | | | |
| 7 | | Long Bridge Park | 475 S. Long Bridge Dr | County | 30+ | site issues -(swamp) / zoned P-S | | | | | | LBP Advis. Comm. Report, https://arlingtonva.s3.dualstack.us-east-1.amazonaws.com/wp-content/uploads/sites/31/2016/04/LBPAC-Final-Report-4-11-16.pdf |
| 8 | | Lubber Run Comm Ctr. | 300 N. Park Dr. | County | 22.0 | park, trail, community center, parking lots, and amphitheater / zoned S-3A | 19,302 | 1956; 2 story structure | | | currently subject to county planning | |

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| | | Name | Location | Ownership | Acreage | Notes | Size (GBA) | Notes | Scenario Options | Notes | | |
| 9 | | Madison Comm Ctr. | 3829 N. Stafford St. | County | | community center, dog park, fields, woods. (x) acres are historic site / zoned S-3A | 34,250 | 1948 +; 2 story structure | | | | |
| 10 | | Navel Support Facility | 701 S. Courthouse Road | US Navy | 17.7 | zoned S-3A | | | | | facility improvement project | |
| 11 | | Navy Annex Land | 1400 S Columbia Pike | US Navy | 13+ | Open hillside / zoned S-3A | | None | Potential site on land between I-395 and S. Columbia Blvd. | | Currently subject to Federal Government and County planning | https://projects.arlingtonva.us/projects/navy-annex-land-exchange/ |
| 12 | | Old Department Store (?) | Ffx. Dr. Btwn. Monroe & Kirkwood | privately owned/GMU | | zoned C-3 | | | | | | |
| 13 | | Quincy St. Tech. Ctr. (aka - Buck property) | 1429 N. Quincy St. | privately owned | 6.1 | zoned primarily for commercial & light industrial: M-1/CM @ 68%, C-O-1.0 @ 24.5%, R-5 @ 7.5% | | | | | currently zoned light industrial | |
| 14 | | Randolph / Upton Hills House | 6407 N. Wilson Blvd. | privately owned | 12.0 | partially wooded / zoned R-6 | | | | | | |
| 15 | | Va. Highlands Park | 735 S. 18th St. | County | 18.0 | includes library/rec ctr./ Aurora Hills Sr. Ctr./ fire station / zoned S-3A | 11,997 | 1975; 1 story structure | | | Storage 4,100 s.f. / library 6,023 s.f. / rec ctr. 1,874 s.f. | |
| 16 | | VHC Urgent Care | 601 S. Carlin Springs Rd. | VHC | 11.5 | zoned S-D | | | | | | |
| Rejected Sites | | | | | | | | | | | Rejection Notes: | |
| 1 | | Abingdon ES | 3035 S. Abingdon Street | APS | 9.8 | | | | | | could be reconsidered in the long term as would need many changes. Adjacent to the trade center / the only light industrial area within APS; currently under construction for a 4th addition/renovation. | |
| 2 | | Arl. Science Focus ES | 1501 N. Lincoln Street | APS | 6.6 | | | | | | in wrong sector to meet needs; recent renovation done. | |
| 3 | | Ashlawn ES | 5950 N 8th Road | APS | 7.1 | | | | | | not large enough / parking would be an issue | |
| 4 | | Barcroft ES | 525 S. Wakefield Street | APS | 5.2 | | | | | | Site is too small & tight. Poor access to site as it is locked in by neighborhood roads | |
| 5 | | Barrett ES | 4401 N. Henderson Road | APS | 7.1 | | | | | | not large enough / parking would be an issue | |
| 6 | | Campbell ES | 737 S. Carlin Springs Road | APS | 9.0 | | | | | | borders a nature center, and is a sensitive ecological area | |
| 7 | | Claremont ES | 4700 S. Chesterfield Road | APS | 15.0 | | | | | | water issues on site / wooded ravine between the school and protected magnolia bog may be transferred to the county by APS | |
| 8 | | Discovery ES | 5241 N 36th Street | APS | 7.3 | | | | | | new school | |
| 9 | | Glebe ES | 1770 N. Glebe Road | APS | 7.0 | | | | | | traffic challenge / site steep / small adjacent lot may become available in the future | |
| 10 | | Jamestown ES | 3700 N. Delaware Street | APS | 11.0 | | | | | | Located at northern edge of county which is not forecast for high school age population growth, but site is able to have expansion for other APS elementary school uses | |
| 11 | | Key ES | 2300 N. Key Blvd. | APS | 4.7 | | | | | | desirable location / possible option for sale & purchase of another site | |
| 12 | | Long Branch ES | 33 N. Fillmore Street | APS | 2.3 | | | | | | APS smallest site, already maximized for use. | |
| 13 | | McKinley ES | 1030 N. McKinley Road | APS | 7.7 | | | | | | Currently subject to additions and renovations by APS | |
| 14 | | Nottingham ES | 5900 N. Little Falls Road | APS | 9.0 | | | | | | Located at northern edge of county; active ES that will need more seats in the future. | |
| 15 | | Oakridge ES | 1414 S. 24th Street | APS | 8.2 | | | | | | steeply sloped site / currently most crowded with largest # of ES students | |
| 16 | | Randolph ES | 1306 S. Quincy Street | APS | 7.3 | | | | | | too small / currently under renovation for HVAC upgrade | |
| 17 | | Stratford MS | 4102 N. Vacation Lane | APS | 8.8 | | | | | | Currently subject to an APS plan for a neighborhood MS, to open Sept. 2021 | |
| 18 | | Swanson MS | 5800 Washington Blvd. | APS | 7.8 | | | | | | The site includes a natural resource protection area that will be part of a land swap with the county | |
| 19 | | Taylor ES | 2600 N. Stuart Street | APS | 5.5 | | | | | | part of a land swap w/ the county for add'l land at stratford | |
| 20 | | Thomas Jefferson MS | 125 S. Old Glebe Road | APS | 8.6 | | | | | | has both a school and community center / site of future ES, to open Sept. 2019 | |
| 21 | | Tuckahoe ES | 6550 N. 26th Street | APS | 6.6 | | | | | | Small site, located at northern edge of county; active ES | |