

ROUND 2 Analysis of Options for 1,300 High School Seats, Expanding Hybrid (Ed. Center/Career Center) by Adding 700 seats to the Career Center

WORKING DRAFT For the June 1 School Board Info Item

Features by Site					
Features	Option A Kenmore	Option B Career Center	Option C Education Center	Option D - Hybrid Combining Ed. Center & Career Center	
				Education Center: Combines 2 Ed. Center renovations in Round 1 analysis	Career Center: Renovated Career Center and Fenwick <i>Added after May 3 Analysis</i>
Option Description	New building added for a 1,300 seat High School with potential for a focus such as the Arts Kenmore Middle School remains	New building expanding Career Center Capacity with 1,300 additional seats Arlington Tech remains	New building expanding Washington-Lee with 1,300 additional seats Expanding International Baccalaureate and provide a 9 th grade academy Existing administrative staff currently in Education Center will be moving to Syphax building beginning 2018	Renovation of Education Center Site to include approximately 600 seats For <ul style="list-style-type: none"> Washington-Lee OR New high school program Existing administrative staff currently in Education Center will be moving to Syphax building beginning 2018	Addition to the Career Center Site to provide approximately 700 additional seats Like Washington-Lee, it could be a comprehensive high school with an option program housed within it.
Proposed program	New 1,300 seat neighborhood high school	Expands Arlington Career Center High School with 1,300 new seats Includes programs <ul style="list-style-type: none"> Arlington Tech 	Expanded Washington-Lee High School with 1,300 new seats Includes programs <ul style="list-style-type: none"> 9th grade academy Expand IB World Languages 	Possible options: Expanded Washington-Lee High School by adding approximately 600 new seats including an expansion of the IB program OR New high school program(s) with approximately 600 seats Example: Early College	Phase 1 (2016 CIP project): Bringing capacity of Arlington Tech up to 600 students by Fall 2018, has been delayed pending 1,300 seat decision. Seats needed to bring Arlington Tech up to 600 students could be created on schedule for Fall 2018 by moving Arlington Community High School (ACHS) from the Fenwick Building to leased space nearby and internal renovations to the Fenwick Building and the Career Center. Phase 2 (tbd): Seats could be used partly to bring Arlington Tech up to 800 students as planned plus another program for 500 students, or entirely for a new 700 student program Phase 3 (tbd): Recommend considering adding another 600 or 700 seats to accommodate future enrollment growth if needed.
Proposed facility	New building	New building or addition to existing	Demolish existing building and build new building	Renovate existing building, add common space	Addition to Career Center and further internal renovations to create common spaces.
Seats in proposed facility	+1,300 new seats	+1,300 new seats	+1,300 new seats	+600 new seats in Education Center (Requires finding 700 additional seats that could be the Career Center)	+700 new seats at the Career Center
Existing seats in September 2017 based on Capacity Utilization Report (12/22/16)	0	300 seats <ul style="list-style-type: none"> 150 Career Center 150 Arlington Tech (at Career Center) 	2,208 Washington-Lee 0 students currently in Education Center building	2,208 Washington Lee 0 students currently in Education Center building	600 seats <ul style="list-style-type: none"> 150 Career Center 150 Arlington Tech (at Career Center) 300 +/- ACHS (Fenwick)

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<p>Operating costs A large part of the schools' budgets are calculated according to formulas or "planning factors." Allocating funds using formulas based on enrollment projections is done to assure funding equity among schools and programs. All Arlington schools receive a similar level of support for those resources subject to the formulas. Excluded in this analysis are costs associated with transportation, fuel, utilities, startup requirements, any athletic/academic stipends, etc. Details on new school costs provided in Appendix</p>	<p>Planning factors provide a level of personnel, equipment and supplies for 1,300 students. PLUS New schools include an on-going base cost, estimated at \$4.5 million. For example, a new high school would require at a <i>minimum</i> a 1.0 Principal and 1.0 Assistant Principal. Additional assistant principals would be allocated through planning factors.</p>	<p>Planning factors provide a level of personnel, equipment and supplies for 1,300 students. PLUS No additional base costs, those are already in place for the Career Center.</p>	<p>Planning factors provide a level of personnel, equipment and supplies for 1,300 students. PLUS If 1,300 students are added at W-L, some planning factors will be reviewed to determine if there are additional staffing needs for a school with 3000+ students (i.e., librarians are staffed at no more than 2.0 librarians per high school.)</p>	<p>Planning factors provide a level of personnel, equipment and supplies for 600 students. PLUS With additional students at W-L some planning factors would need to be reviewed to accommodate the large increase of students. (i.e., librarians are staffed at no more than 2.0 librarians per high school.) OR Additional base costs depend on the programs. Programs that move and have the base costs will stay with the program. A new program will include an addition to the on-going base costs.</p>	<p>Planning factors provide a level of personnel, equipment and supplies for 700 students. PLUS</p> <ul style="list-style-type: none"> With additional students at the Career Center Programs some allocations would need to be reviewed to accommodate the large increase of students. TBD cost for moving ACHS, including one-time interior construction cost and ongoing lease payments. Some of the \$12 million CIP funds for improvements to the Career Center would be used to renovate Fenwick as part of the Phase 1 project.
Funding Available for completion 2022 (Available starting Spring 2019)	\$103.5 million	\$103.5 million	\$103.5 million	Estimate today \$20-25 million Better estimate due this month	\$78.5 to \$83.5 million, see notes below on cost and timing of parking structure.
Funding Available for completion 2024 (Available starting Spring 2021)	\$17.75 million	\$17.75 million	\$17.75 million	\$17.75 million	
Site	Kenmore MS and Carlin Springs ES remain	Expands Career Center. Henry ES and Fenwick Building remain	Washington-Lee remains	Washington-Lee, Planetarium, Education Center remain	Expands Arlington Career Center. Henry ES and Fenwick Building remain Montessori Program at former Henry could be relocated or replaced on site in future to expand Career Center and/or increase usable field space and amenities

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					Education Center Existing building 600 Seats	Career Center & Fenwick Existing buildings 700 additional seats Added for Round 2
Number of Seats	8					
When will seats be full? Responses address how many years it will take to fill the school to capacity. This depends upon when the building is open and how the school is filled. APS does not typically move students who are already attending a school, and this analysis assumes students would begin at the school in grade 9.		Partially meets expectations Estimate four years to fill school, based on <ul style="list-style-type: none"> moving ¼ students in annually, beginning with grade 9 students. concern of opening a school with a single grade Assumes: <ul style="list-style-type: none"> Establishing a neighborhood boundary Students already in high school would not move 	Partially meets expectations Estimate four years to fill school, based on <ul style="list-style-type: none"> moving ¼ students in annually, beginning with grade 9 students. Assumes: <ul style="list-style-type: none"> Establishing a neighborhood boundary Students already in high school would not move Benefits from existing high school programs on site 	Partially meets expectations Estimate three years to fill school, based on <ul style="list-style-type: none"> moving ¼ students in annually, beginning with grade 9 students accepting all students who apply to and qualify for IB program (approx. 100 from waitlist) Assumes: <ul style="list-style-type: none"> May need to adjust boundaries Benefits from existing high school programs on site 	Meets expectations for 600 seats Estimate two years to fill school based on use Washington-Lee <ul style="list-style-type: none"> accepting all students who apply to and qualify for IB program. (approx. 100 from waitlist) Increased capacity of Washington-Lee New H.S. program <ul style="list-style-type: none"> Depends upon program 	Meets expectations for 700 seats Estimate four years to fill school based on: <ul style="list-style-type: none"> Combination of increase in Arlington Tech seats, expansion of career academies or moving ¼ of students in annually, beginning with grade 9 students Assumes: <ul style="list-style-type: none"> Establishing a neighborhood boundary or expansion of career academies Benefits from existing programs on site Locating a leased space for Arlington Community High School Neighborhood attendance boundary could be established eventually, possibly with Phase 3? Enrollment in Arlington Tech continues to increase
INFORMATION PROVIDED FOR CONTEXT, NOT RATED Estimated number of students across all school levels on property in fall 2022 and 2025 Details on estimates provided in Appendix		Kenmore option includes <ul style="list-style-type: none"> Carlin Springs Elementary School Kenmore Middle School and New High School Estimate <ul style="list-style-type: none"> 1,949 students in Fall 2022 2,954 students in Fall 2025 	Career Center option includes <ul style="list-style-type: none"> Arlington Community High School (ACHS) in Fenwick Bldg. Montessori Relocating in 2019 from Drew to Henry building, assumes it stays Career Center with programs including Arlington Tech, Academic Academy, HILT Institute, PEP, Teen Parenting Program, CTE classes New/expanded High School Estimate <ul style="list-style-type: none"> 2,683 total and 2,113** at any one time in Fall 2022 3,658 total and 3,088** at any one time in Fall 2025¹ 	Education Center option includes: <ul style="list-style-type: none"> Washington-Lee New/expanded High School Estimate <ul style="list-style-type: none"> 3,387 students Fall 2022, includes 676 ninth grade students 3,868 total students in Fall 2025, includes 598 ninth grade students 	Education Center option includes: <ul style="list-style-type: none"> Washington-Lee New/expanded High School <i>Estimate - Coming soon</i>	Career Center option includes: <ul style="list-style-type: none"> Arlington Community High School (ACHS) in Fenwick Bldg. Montessori Relocating in 2019 from Drew to Henry building, assumes it stays Career Center with programs including Arlington Tech, Academic Academy, HILT Institute, PEP, Teen Parenting Program, CTE classes New/expanded High School <i>Estimate - Coming soon</i> <i>See comments below on parking structure</i>

¹ **Currently 286 students from Wakefield HS, 282 students from Washington-Lee HS and 170 students from Yorktown HS attend CTE classes (2 periods) at the Career Center.

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Timeline	7					
Will it be completed by 2022? Will the building be ready for students by September 2022?		Does not meet expectations <ul style="list-style-type: none"> Safety and transportation issues cannot be resolved by 2022 given the extensive transportation challenges with the site that will not be able to be feasibly addressed Coordination with Fairfax County which borders the site Community siting process, BLCP/PFRC Too much uncertainty 	Partially meet expectations <ul style="list-style-type: none"> Likely complies Columbia Pike Form Based Code; may add complexity to process Good location, public transportation network already in place Community siting process, BLCP/PFRC 	Meets expectations <ul style="list-style-type: none"> Historic designation may complicate demolition of Education Center Community siting process, BLCP/PFRC 	Meets expectations <ul style="list-style-type: none"> Less complex than other sites Historic designation would apply to exterior of building only. Community process, but smaller scale than siting process 	Partially meet expectations <ul style="list-style-type: none"> Compliance with Columbia Pike Form Based Code may add complexity to process Good location, public transportation network already in place Community siting process, BLCP/PFRC required
Is it possible to accelerate progress? Is it possible to have seats available earlier? Projections show a need for high school seats earlier, in 2021-22.		Does not meet expectations See above, "will it be completed by 2022"	Does not meet expectations See above "will it be completed by 2022"	Partially meets expectations Between permitting, engagement, design and construction timing, could be open by 2022	Meets expectations <ul style="list-style-type: none"> Ed. Center (600 seats) could open earlier than 2022, and help with capacity in 2021-22 Career Center (700 seats) cannot open earlier than 2022 	
Cost	8					
Will the project be completed in line with the funds that have been budgeted for 2022? Barring any unforeseen significant circumstances, do we expect the project to be completed with funds allocated to the Capital Improvement Plan (CIP)?		Partially meets expectations <ul style="list-style-type: none"> We don't know what we don't know at this time Depending on placement on site, assume it could be built within budget 	Partially meets expectations. <ul style="list-style-type: none"> Depends on the phasing, could get the bulk of seats by 2022 if not all Education Center swing space could help 	Partially meets expectations Depends on historic designation; unforeseen issues	Meets expectations Less significant cost than new building	Partially meets expectations 700 seats could likely be completed with funds available for 2022 completion, but could likely not be completed with funds available if structured parking is required to complete with Phase 2.
What could the new operating costs be (principals, assistant principals, staff, etc.)? All schools will have similar costs that are covered in the APS budget by planning factors. The costs include teachers, some administrative staffing, and resources. New schools will need additional operating funds for a new administrative team.		Partially meet expectations Bulk of costs would be for the additional enrollment expected and would be allocated through planning factors. New high school will require new administrative overhead added to the operating costs.	Meets expectations Bulk of costs would be for the additional enrollment expected and would be allocated through planning factors.	Meets expectations Bulk of costs would be for the additional enrollment expected and would be allocated through planning factors.	Meets expectations Bulk of costs would be for the additional enrollment expected and would be allocated through planning factors. Additional costs depend on connection to other schools/programs.	Meets expectations Bulk of costs would be for the additional enrollment expected and would be allocated through planning factors. Additional costs depend on connection to other schools/programs.

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Instructional Program	8					
Alignment with community feedback Do the sites match the input from the community collected via the Community Feedback on School Options (see appendix A) Details on community feedback provided in Appendix		Meets expectations <ul style="list-style-type: none"> • Could potentially house special program, but currently not defined as such • Challenges to comprehensive school: fields, parking, traffic 	Meets expectations <ul style="list-style-type: none"> • Potential for special program focus • Challenges to comprehensive school: fields, parking, traffic • 1,300 more students have access to Arlington Tech and CTE programs 	Partially meets expectations <ul style="list-style-type: none"> • Challenges to comprehensive school: fields, parking, traffic 	Meets expectations <ul style="list-style-type: none"> • Expands access to IB • Potential for special program focus 	Meets expectations <ul style="list-style-type: none"> • Potential for special program focus
Alignment with long-term vision Does the site align with the concept for a K-12 Instructional Vision with a mix of neighborhood schools and options www.apsva.us/instruction/k-12-instructional-vision/		Meets expectations Could become 4 th comprehensive high school	Meets Expectations Could become 4 th comprehensive high school	Meets expectations Size of high school does not impact quality of instructional program	Meets expectations <ul style="list-style-type: none"> • Expands access to IB 	Meets expectations <ul style="list-style-type: none"> • Potential for special program focus
Impact on Virginia High School League (VHSL) Any Virginia public school can be a member based on one of two conditions: 1. Attendance zones 2. Specialized program (ie. Governor’s School, IB, etc.) <ul style="list-style-type: none"> • Establish criteria defining how students matriculate to the school (like H-B Woodlawn, Arlington Tech, etc.) • If a student leaves the program/school to return to their neighborhood school, the athlete would not be allowed to participate at their neighborhood school without a Superintendent’s waiver. Details on VHSL provided in Appendix		Partially meets expectations Small high school, no comparable schools in area for competition Limited field space Note: Proposal has an attendance zone	Partially meets expectations Limited field space Note: Proposal has an attendance zone	Partially meets expectations <ul style="list-style-type: none"> • Potential to expand field space • May be more competitive for participation on sports team Note: Proposal expands Washington-Lee attendance zone	Partially meet expectations Washington-Lee <ul style="list-style-type: none"> • Potential to expand field space • May be more competitive for participation on sports team New H.S. Program Similar to H-B Woodlawn, students return to neighborhood school for sports teams Note: The use of the site will determine if there is <ul style="list-style-type: none"> • an attendance zone for W-L or • a program (like H-B Woodlawn or Arlington Tech) where students return to their home school for athletics 	Partially meets expectations No field space unless existing parking lot for Career Center/Fenwick/Montessori program is relocated off site or constructed below grade in existing location or beneath new addition. Note: The uses of the site will determine if there is an attendance zone or program matriculation to a neighborhood high school
Extracurricular activities Will the site allow for extracurricular activities?		Meets expectations New building allows for more space	Meets expectations New building allows for more space	Meets expectations New building allows for more space	Meet expectations Renovation allows for additional space	Meets expectations New building allows for more space
Pool Does the site have room for OR access to a pool?		Meets expectations Space for pool	Partially meets expectations Possibility for a pool	Meets expectations Use Washington-Lee pool	Meets expectations Use Washington-Lee pool	Partially meets expectations Possibility for a pool in future long term consideration, but not in the proposed renovations.

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Complexity of Move	6					
Number of processes needed to move forward How many potential processes do we anticipate will be needed to complete the project and fill the site to capacity?		Partially meets expectations <ul style="list-style-type: none"> Community siting process, BLPC/PFRC Use permit County Board approval Coordination with Fairfax County Virginia Hospital land swap, unknown (JFAC) Transportation needs to be addressed Sidewalks need to be improved Requires boundary change May impact Carlin Springs ES, Kenmore MS 	Partially meets expectations <ul style="list-style-type: none"> Land use process to comply with or deviate from Columbia Pike Form Based Code Community siting process, BLPC/PFRC Use permit County Board approval Transportation and transit is in place Requires a boundary change May impact Career Center, E.S. at Henry, Fenwick Building, County Library 	Partially meets expectations <ul style="list-style-type: none"> Community siting process, BLPC/PFRC Use permit County Board approval Historic preservations Transportation needs to be evaluated Buck purchase/use, unknown (JFAC) If World Languages or another program moves, will impact all high schools 	Meets expectations <ul style="list-style-type: none"> Uses existing building Smaller scale community process but only if working within existing building(s) footprint Use permit County Board approval Possible program moves/boundary adjustments 	Partially meets expectations <ul style="list-style-type: none"> Land use process to comply with or deviate from Columbia Pike Form Based Code Community siting process, BLPC/PFRC Use permit County Board approval Transportation and transit is in place May impact Career Center, Montessori program, Fenwick Building, County Library
Egresses Emergency vehicle access and egress		Does not meet expectations <ul style="list-style-type: none"> Only one current vehicular egress; opening second would likely require coordination with the state and Fairfax and could raise significant neighborhood opposition Borders Fairfax county No network of sidewalks, nearby busing VHC site use unknown (JFAC) 	Meets expectations <ul style="list-style-type: none"> Central, walkable Access to transit Upgrade of sidewalks already underway Bordered by neighborhood and arterial streets Density, enough students in area to create a neighborhood walkable high school 	Partially meets expectations <ul style="list-style-type: none"> Buck use unknown (JFAC) Metro and bus access 	Meets expectations <ul style="list-style-type: none"> Buck use unknown (JFAC) Metro and bus access 	Meets expectations <ul style="list-style-type: none"> Central, walkable Access to transit Upgrade of sidewalks already underway Bordered by neighborhood and arterial streets Density, enough students in area to create a neighborhood walkable high school at some point
Ownership of Land Who owns the land?		Meets expectations <ul style="list-style-type: none"> APS owns property 	Meets expectations <ul style="list-style-type: none"> APS owns property 	Meets expectations <ul style="list-style-type: none"> APS owns property 	Meets expectations <ul style="list-style-type: none"> APS owns property 	Meets expectations <ul style="list-style-type: none"> APS owns property

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Transportation	7					
Walkability possibilities Would the site encourage more walking to school?		Does not meet expectations Poor sidewalk network	Meets expectations • Very walkable • County work is already planned	Meets expectations • Good walkability • Sidewalks/metro	Meets expectations • Good walkability • Sidewalks/metro	Meets expectations • Very walkable • County work is already planned
Cost Will there be more transportation costs? Includes infrastructure costs to roads and costs for transporting students on buses.		Does not meet expectations • Poor infrastructure network • Barriers • Busing costs	Meets expectations • Potentially lowest cost among sites • High density of bus routes • Majority of students could walk to school	Meets expectations Infrastructure already in place	Meets expectations Infrastructure already in place	Meets expectations • Potentially lowest cost among sites • High density of bus routes • Majority of students could walk to school
Time spent on bus Depending upon the program and location, how much time will students spend on the bus?		Does not meet expectations Significant time on buses due to location in county	Meets expectations • Minimal bus time • Central	Partially meets expectations • Relatively central • Low bus time • Recent high school boundary process did not move walkers, new students would most likely need to take the bus.	Partially meets expectations • Relatively central • Low bus time • Recent high school boundary process did not move walkers, new students would most likely need to take the bus.	Meets expectations • Minimal bus time • Central
Traffic Are there traffic concerns at the site that need to be considered with the proposed option?		Does not meet expectations • Extremely high traffic, 25,000 vehicles per day • Commuter-oriented	Partially meets/meets expectations • High vehicle traffic • Good for walk/bus (meets expectations) • Good for auto (partially meets expectations)	Partially meets expectations • High vehicle traffic • Good for walk/bus • Could be bad with extra drop-off/pick-up	Partially meets expectations • High vehicle traffic • Good for walk/bus • Could be bad with extra drop-off/pick-up	Partially meets/meets expectations • High vehicle traffic • Good for walk/bus (meets expectations) • Good for auto (partially meets expectations)
Trails, sidewalks, bike lanes, etc. Will students and staff have access to the site via trails, sidewalks, bike lanes, etc.		Does not meet expectations • No existing trails • No bike lanes on Carlin Springs road • Sidewalks need to be widened	Partially meets/meets expectations • Could be improved, but some exist. • Infrastructure in progress	Meets expectations • Custis trail nearby • Good sidewalks	Meets expectations • Custis trail nearby • Good sidewalks	Partially meets/meets expectations • Could be improved, but some exist • Infrastructure in progress
Access to mass transit What mass transit options are available to the site?		Does not meet expectations Limited to no access	Meets expectations High density of bus routes	Meets expectations Good access to buses and metro	Meets expectations Good access to buses and metro	Meets expectations High density of bus routes

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Long-Term Growth	9					
Is there potential to expand later? If the site is selected, can more use be added at a later time?		Partially meets expectations <ul style="list-style-type: none"> Potential to create large high school if Kenmore MS is relocated Not much potential for additional buildings 	Partially Meets expectations Potential for expansion in future long term process, but elementary school (Henry) may need to be moved	Does not meet expectations No room for additional seats	Meets expectations Building could be added to or replaced.	Meets expectations Potential for expansion with Phase 3, and Montessori program could eventually be relocated or reconstructed onsite to create more field space
Can the building be repurposed at a later time? If the site is no longer needed for high school seats in the future, can the space be repurposed for other uses?		Partially meets expectations <ul style="list-style-type: none"> Could be expanded to include Kenmore as a comprehensive high school Could be built to have a second phase 	Meets expectations <ul style="list-style-type: none"> Potential for future change, even for non-APS uses Need to determine how existing and new programs interact, add up to more 	Meets expectations Could also be built as a middle school	Meets expectations Built in flexibility for change	Meets expectations <ul style="list-style-type: none"> Potential for future change, even for non-APS uses. Need to determine how existing and new programs interact
Field Space Is there field space available to support the instructional programs		Partially meets expectations <ul style="list-style-type: none"> Would require all fields to be synthetic turf Stadium would take up a lot of space 	Partially meets expectations <ul style="list-style-type: none"> One field can be created if below grade level parking is provided Coordinate with DPR on field space during day 	Does not meet expectations Inadequate field space unless more fields become available (e.g. Buck)	Partially Meets expectations <ul style="list-style-type: none"> Expectation that all fields become synthetic turf Master planning and upgrades for Quincy and Oakgrove Parks to be considered 	Partially meets expectations <ul style="list-style-type: none"> One field can be created if below grade level parking is provided Coordinate with DPR on off-site field space for use during day
Maximum Use of Site	9					
Maximum Use of Site Does the proposed use make maximum use of the site?		Meets expectations Maximum use of site	Meets expectations Maximum use of site	Meets expectations Maximum use off site	Does not meet expectations Retaining existing building does not maximize use of site	Meets expectations Maximum use of site
Structured Parking Is structured parking required for the use?		Does not meet expectations Site will need to add structured parking	Does not meet expectations Site will need to add structured parking	Partially meets expectations Structured parking exists, but it may not have enough parking to accommodate the increase	Meets expectations Structured parking exists, and it should accommodate the change in use	Does not meet expectations Will need to add structured parking with Phase 2 or Phase 3
Joint ACG/APS Use What are the additional shared APS and County uses created by the proposed sites?		Meets expectations New theater, gym, etc.	Meets expectations New theater, gym, etc.	Meets expectations New theater, gym, etc.	Meets expectations Some combination of common space including auditorium, gym, cafeteria	Meets expectations New theater, gym, etc. with opportunity for additional community amenities/synergistic uses Columbia Pike Library remains