

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)	61,488 GBA at Patrick Henry ES 165,000		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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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	