

Analysis of Options for 1,300 High School Seats

For the May 15 School Board Work Session

Features by Site						
Site Features	Kenmore New 1,300 seat neighborhood high school	Career Center New building expanding Career Center High School with 1,300 new seats	Education Center New building expanding Washington-Lee High School with 1,300 new seats	Education Center: Flexible Space/ Additional Seats for Washington-Lee	Education Center: New high school program(s) with 600 seats in renovated existing building	Career Center Not reviewed in May 3 staff analysis
Proposed program	New 1,300 seat neighborhood high school	Expands Arlington Career Center High School with 1,300 new seats Includes programs • Arlington Tech	Expanded Washington-Lee High School with 1,300 new seats Includes programs • 9th grade academy • Expand IB • World Languages	Expanded Washington-Lee High School with approximately 600 new seats Expand IB & World Languages	New high school program(s) with approximately 600 seats Example: • Early College	Add capacity to Career Center by moving Arlington Community High School (ACHS) to a rented space
Proposed facility	New building	New high school building or addition to existing	Demolish existing building and build new high school building	Renovate existing building	Renovate existing building	Planned renovations at Career Center and some renovations to Fenwick
Seats in proposed facility	+1,300 new seats	+1,300 new seats	+1,300 new seats	+600 new seats in Education Center Requires combination with Career Center seats	+600 new seats in Education Center Requires finding 700 additional seats	+300 from ACHS move (out of Fenwick) Planned renovations for the expansion of Arlington Tech will be adjusted to add 400 additional seats (using some combination of program moves, renovations, etc.)
Existing seats in September 2017 based on Capacity Utilization Report (1/17/17)	0	600 seats • 150 Career Center • 150 Arlington Tech (at Career Center)	2,208 Washington-Lee 0 in Education Center buildings	2,208 Washington Lee 0 in Education Center buildings	0 in Education Center buildings	600 seats • 150 Career Center • 150 Arlington Tech (at Career Center) • 300 ACHS (Fenwick)
Operating costs A large part of the schools' budgets are calculated according to formula 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	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	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.	Planning factors provide a level of personnel, equipment and supplies for 1,300 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.)	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.)	Planning factors provide a level of personnel, equipment and supplies for 600 students. PLUS Additional base costs depends 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.	Planning factors provide a level of personnel, equipment and supplies for 700 students. PLUS • 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. • Some of the \$12 million CIP funds for improvements to the Career Center would be used to renovate Fenwick
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	Estimate today \$20-25 million Better estimate due this month	
Funding Available for completion 2024 (Available starting Spring 2021)	\$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	Washington-Lee, Planetarium, and Education Center remain	Expands Arlington Career Center. Henry ES and Fenwick Building remain

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Number of Seats	8					
<p>When will seats be full? Responses address how many years it will take to fill the school 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.</p>		<p>Partially meets expectations Estimate four years to fill school, based on</p> <ul style="list-style-type: none"> • moving 1/4 students in annually, beginning with grade 9 students. • Concern of opening a school with a single grade <p>Assumes:</p> <ul style="list-style-type: none"> • Establish a neighborhood boundary • Students already in high school would not move 	<p>Partially meets expectations Estimate four years to fill school, based on</p> <ul style="list-style-type: none"> • moving 1/4 students in annually, beginning with grade 9 students. <p>Assumes:</p> <ul style="list-style-type: none"> • Establish a neighborhood boundary • Students already in high school would not move • Benefits from existing high school programs on site 	<p>Partially meets expectations Estimate three years to fill school, based on</p> <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) <p>Assumes:</p> <ul style="list-style-type: none"> • Identify other program moves (World Languages, etc.) • May need to adjust boundaries • Benefits from existing high school programs on site 	<p>Meets expectations for 600 seats Estimate two years to fill school based on</p> <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 <p>Assumes:</p> <ul style="list-style-type: none"> • potential for other program moves 	<p>Meets expectations for 600 seats Estimate two years to fill school based on program design</p> <p>Assumes:</p> <ul style="list-style-type: none"> • Identify other program moves
<p>Estimated number of students across all school levels on property in fall 2022 and 2025</p> <p><i>Details on estimates provided in Appendix</i></p>		<p>Kenmore option includes</p> <ul style="list-style-type: none"> • Carlin Springs Elementary School • Kenmore Middle School and • New High School <p>Estimate</p> <ul style="list-style-type: none"> • 1,949 students in Fall 2022 • 2,954 students in Fall 2025 	<p>Career Center option includes</p> <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 <p>Estimate</p> <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 2025 <p>**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.</p>	<p>Education Center option includes:</p> <ul style="list-style-type: none"> • Washington-Lee • New/expanded High School <p>Estimate</p> <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 	<p>Education Center option includes:</p> <ul style="list-style-type: none"> • Washington-Lee • New/expanded High School <p><i>Estimate - Coming soon</i></p>	<p>Education Center option includes:</p> <ul style="list-style-type: none"> • Washington-Lee • New/expanded High School <p><i>Estimate - Coming soon</i></p>

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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 & 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"> • Complies with 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 Ed. Center. • Community siting process, BLCP/PFRC 	Meets expectations <ul style="list-style-type: none"> • Less complex than other sites • Historic designation applies outside • Community process, but smaller scale than siting process 	Meets expectations <ul style="list-style-type: none"> • Less complex than other sites • Historic designation applies outside • Community process, but smaller scale than siting process
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 Could open earlier than 2022, and help with capacity in 2021-22	Meets expectations Could open earlier than 2022, and help with capacity in 2021-22
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/meets expectations Depends on historic designation; unforeseen issues	Meets expectations Less significant cost than new building	Meets expectations Less significant cost than new building
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) <i>Details on community feedback provided in Appendix</i>		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"> • Expands access to IB • 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 & 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"> • Expands access to IB
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. <i>Details on VHSL provided in Appendix</i>		Partially meets expectations 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 <ul style="list-style-type: none"> • Potential to expand field space • May be more competitive for participation on sports team Note: The uses of the site will determine if there is an attendance zone or program matriculation to a neighborhood high school	Partially meets expectations Similar to H-B Woodlawn, students return to neighborhood school for sports teams. 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 Renovation allows for more space
Pool Does the site have room for OR access to a pool?		Meets expectations Room for pool.	Partially meets expectations Possibility for a pool	Meets expectations Use Washington-Lee pool	Meets expectations Use Washington-Lee pool	Meets expectations Use Washington-Lee pool

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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"> Community siting process, BLPC/PFRC Use permit County Board approval Added land use process to comply with Columbia Pike Form Based Code 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 Use permit County Board approval Possible program moves/boundary adjustments 	Meets expectations <ul style="list-style-type: none"> Uses existing building Smaller scale community process Use permit County Board approval Possible program moves/boundary adjustments
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 	Partially meets expectations <ul style="list-style-type: none"> Buck use unknown (JFAC) Metro and bus access 	Partially meets expectations <ul style="list-style-type: none"> Buck use unknown (JFAC) Metro and bus access
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 • Good walkability • Sidewalks/metro
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 Infrastructure already in place
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	Potentially 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.	Potentially 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.	Potentially 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.
Traffic Are there traffic concerns at the site that need to be considered with the proposed option?		Does not meet expectations • Extremely high, 25,000 vehicles traffic 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 expectations. • High vehicle traffic • Good for walk/bus • Could be bad with extra drop-off/pick-up
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	Meets expectations • Custis trail nearby • Good sidewalks
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 Good access to buses and metro

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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, 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 Building could be added to or replaced.
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 Build in flexibility for change	Meets expectations Build in flexibility for change
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 	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
Maximum Use of Site	9					
Maximum Use of Site Does the proposed use make maximum use of the site?		Meets expectations Maximum use of any site is assumed	Meets expectations Maximum use of any site is assumed	Meets expectations Maximum use of any site is assumed	Does not meet expectations Retaining existing building does not maximize use of site	Does not meet expectations Retaining existing building does not maximize 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	Meets expectations Structured parking exists, and it should accommodate the change in use
Joint ACG/APS Use What are the potential 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.	Does not meet expectations No opportunity	Does not meet expectations No opportunity