

Annotated Document

Attachment A: **DRAFT** Minimum Requirements for Elementary Swing Space

Sites that do not meet the minimum requirements for Elementary Swing Space will not be evaluated further.

Requirements	Rationale and/or definition
1. Property is located within Arlington	On advice from Counsel: The School Board can only purchase/lease real property outside Arlington County if the target parcel shares a contiguous boundary with Arlington Public Schools. If the APS Board wishes to go beyond those contiguous parcels, the Board must ask the County Board to do so under 22.1-126.1, and once acquired, to turn over control of that parcel to the School Board.
2. Property is available, not under development for another use	
3. County owned properties must be identified on the County Manager's Nov. 2019 Letter to the Interim Superintendent	<p>The County Manager identified county owned properties that APS can consider for long term solutions for school needs.</p> <p>Is there an update to the list, since it's from 2019. The county would rather know what we need. They actually may have more. Come Back to it</p> <p>Came back to it, left it in</p>
4. Suggested site is available in a search of properties	<p>Sites identified by the County Real Estate Bureau (REB) in January 2023, using CoStar to identify commercial properties available for lease.</p> <p>Should be 2023</p>
5. Previous APS study did not identify barriers for school use	<p>A prior APS site study identified issues that made evaluated the site as unsuitable</p> <p>Evaluated site as unusable</p> <p>What previous study ? Barcroft Flood study ? South Arlington working group , we need a link to the study</p>
6. Capacity for 500 to 600 students	<p>71,000 to 85,000 square foot interior, size is based on the square foot interior of existing elementary schools with capacity for 500-600 students.</p> <p>Larger elementary may not fit, but this is a good average.</p>
7. Access to sufficient recreational space see item below	<p>2.5 acres is based on the acreage of site serving schools with similar capacity</p> <p>Guideline from state is 6 acres Is it necessary to put a limit on acres Especially if we are looking at an office space.</p> <p>Possibly take this out because of vertical space But we do want green space....</p>

	Capacity is more important
8. Onsite parking or available parking nearby	On street or in parking garage – cost associated
9. Keeps the school community together	<p>Kindergarten through Grade 5 students would relocate together into the swing space, the school would not be split across multiple sites</p> <p>Shouldn't be a requirementwe are landlocked the chance of finding a space is slim to none . We shouldn't box ourselves in to have to spend lots of money</p> <p>take off</p>
10. Adjacent or available recreation space adequate for 120 students	<p>Potential spaces include:</p> <ul style="list-style-type: none"> • On-site green space • A garage rooftop • An adjacent park <p>Play surfaces vs Grass? Or turf Can we word this differently Available recreation space Enough space for 120 students</p>
11. Follows the APS Calendar and Schedule	<p>Concerns were raised about operating a school on a different calendar or daily schedule. The Fall 2020 Barcroft Calendar Alignment Study identified a number of operational issues and costs when one school related to a modified calendar</p> <p>This is an operational thing. We should take this off. Remove add to evaluations</p>
12. Solution must address a clear path to create elementary capacity e.g., two smaller sites to accommodate 600?	<p>We are offloading so we can build a new school, which has nothing to do with capacity.</p> <p>This can be a recommendation. Remove</p>
13. Property not a military base	
14. Emergency vehicles must be able to safely enter and exit the property.	

Attachment B – DRAFT Suggested Sites that do not meet the Minimum Requirements

The following sites do not meet the minimum requirements, will not be evaluated further.

Rationale for Removal	Actions Removed from Future Consideration
1. Property is located outside of Arlington	Landmark Mall development
2. Property not available, or being developed for another use	3400 13th St. N. (YMCA) Under development
	601 South Carlin Springs Property Arlington County and VHC signed letter of intent to allow VHC to repurchase the property for an advanced rehabilitation and behavioral health wellness facility.
	River House in Virginia Highlands Pentagon City Planning Study approved more density for housing on the site. Page 149 #17 states the Virginia Highlands Park (VHP) park master plan should also occur in conjunction with a school siting process. Since a new elementary school is most likely to be sited on the current Aurora Hills Library and Community Center site, the school siting process must presume that both uses will need to be incorporated into the final mixed-use development as independent facilities from the new elementary school. Take this off and put on the evaluated list
	Washington Golf and Country Club Privately owned, not for sale, would require eminent domain
	Army Navy Country Club Privately owned, not for sale, would require eminent domain
	Convert office space for secondary use County Real Estate Bureau (REB) subscribes to CoStar, an online inventory of available commercial properties to lease. In a search for properties with adequate space for elementary swing space, no listings included space/fields to accommodate middle school recreational needs. Look at list to narrow focus Keep for elementary use Move to evaluation list
	Crystal City Underground (didn't appear on list of available property)
Partner with area colleges/universities Possible to explore for secondary students. GMU MARYMOUNT VTECH	
3. County owned, but not included in the sites identified in the County Manager's Nov. 2019 letter	Long Bridge Park
	Rent a closed private school facility

<p>4. Suggested site was not identified in a search of available properties</p>	<p>No private school with capacity for 500-600 students was found in a real estate search.</p> <p>Retail space Suggestion was made to work with developers to identify space as part of community benefits. Community benefits would be identified by Arlington County, not APS. Amazon’s Pen Place includes a community benefit and new home for Arl. Comm. H.S., with about 24,000 sf. of space.</p> <p>Find a code stating that we cannot use retail space</p>
<p>5. Previous APS Study did identify barriers for school use</p>	<p>Barcroft Sports Complex The 2016 South Arlington Elementary Working Group evaluated the site (page 24) and did not recommend developing the site for an elementary school.</p> <p>Reevaluate</p>
<p>6. Does not have capacity for 500 to 600 students.</p>	<p>Co-locate elementary students in a Middle School No Middle School has excess capacity for 500-600 elementary students.</p> <p>Close a Middle School to use for swing space No alternative for the current middle school</p> <p>Presbyterian Church 601 N Vermont St. 22203 Grounds too small to supplement with 8-plex of relocatable classrooms.</p> <p>ECDC Building (near ACC) Building floor area is 59,449 square feet</p> <p>Ballston Mall No vacancies in the building meet space requirements</p>
<p>7. Does not have a minimum of 2.5 acres (not enough room for relocatable village)</p>	<p>Build a temporary relocatable village on private property Arlington Co. Real Estate Bureau searched CoStar and MLS and no available land meeting our acreage requirement was found.</p> <p>Current Children’s School 4470 Langston Blvd; lot size 19,382SF with <3 stories, no access to recreational gym or field space</p>
<p>8. Parking is not available onsite or nearby</p>	
<p>9. Does not keep the school community together</p>	<p>Redistribute students by grade cohorts across nearby schools</p> <p>Divide school into two facilities, upper and lower elementary</p>
<p>10. Leased properties did not include adjacent or available green space</p>	<p>Leased Office Space A January 2023 County Real Estate Bureau (REB) online inventory search identified 31 commercial buildings with adequate square footage, 28 properties were removed from the list.</p>
<p>11. Follows the APS Calendar and Schedule Remove</p>	<p>4-Quarter Capacity Generating Year-Round School</p> <p>Two-shift school days in single facility add to Att D</p>
<p>12. Solution does not address a clear path to create elementary capacity</p>	
<p>13. No specific site named to evaluate</p>	<p>Partner with area colleges/universities Possible to explore for secondary students.</p> <p>GMU MARYMOUNT VTECH</p>

14. Property not on military base	Ft. Myer
-----------------------------------	----------

Attachment C: **DRAFT** Criteria to Evaluate Elementary Swing Space

I have moved Criteria to Evaluate to an excel spreadsheet for actual evaluations for comparison: [SS Site Evaluations](#)

Once this criterion is agreed upon, P&E will gather these data points on for the sites listed on Attachment D.

Criteria to Evaluate	Rationale and/or definition
Each site must meet all of the requirements identified in Attachment A Staff will then report the following information for each site.	
Timeline	
Will the space be ready for occupancy by July 2026?	<p>Jun 23, 2022 SB FY 2023-32 CIP Motion prioritized the renovations of existing APS school facilities, identifying and developing swing space, if needed, to support the renovation projects, and if feasible, beginning construction on the first renovation project by Fall 2026.</p> <p>Ideally, swing space would be available in summer 2026 and school renovations could begin in the fall.</p> <p>Swing space needs to start renovations dec 2024</p>
Costs	
Identify potential capital or one-time costs.	Purchase price Renovation costs Linking to Connect Arlington required for APS Moving cost Furnishings
Identify potential annual operating costs. <i>Exclude the school's operating costs funded through planning factors.</i>	<ul style="list-style-type: none"> - Leasing the space per square foot - Parking - Utilities - Surcharge for keeping a building open after-hours evenings or weekends for school activities - Monthly common area charges - Percentage of real estate tax
If the site doesn't have a building? What work will be needed to provide swing space?	Renovations Relocatables added
Add Construct a building can be a pre k center after	

Will the property require relocatable classrooms? If yes, how many?	
Does the site have an existing playground or space to create a playground? (Access to Recreation space instead of the above wording)	
How many parking spaces are available on-site, or nearby?	85 to 100 spaces recommended, Parking could be onsite or onsite and on-street combined
Does the space address the Ed Specs? Swing Space List ed specs.xlsx	
Location and Transportation	
Where is the facility located?	Central location preferred
Does the property have space for buses to safely pick up and drop off students?	
Will families be able to access public transportation to travel to and from the school? Remove	
Are there traffic and road safety issues to consider?	
Will emergency vehicles be able to safely enter and exit the property? requirement	Moved to Requirements
Outdoor and Indoor PE space Remove	May already include playground or space for one.
Complexity of Using the Site	
What facility improvements will be required?	
How will the community be engaged?	
Follow APS schedule and calendar	
Who owns the site? Remove	
Keeping PreK with the school while in swing space?	
Security	
Is the building shared with another school, offices or businesses? Can the school share a building with non-school activity e.g., office?	
Full-day availability (incl before and after-school extended day) Environmental Quality - Air Environmental Quality - Natural Light Suitability - Flood Plain, storm water, delicate wetlands or e.g., magnolia bog Opportunity Cost (please explain)	

Commercial Space Considerations for Conversion	
Change to building use may require building updates to current life safety codes	Ferdinand T Day chose to convert only the first four floors of office space to avoid cost prohibited changes to building skin to meet current life safety codes
Egress changes in building needed to meet occupant load requirements for elementary school	<ul style="list-style-type: none"> Expanded stairwell needed for egress (e.g., Ferdinand T Day expanded stairwell for first four floors) More occupant loads in elementary school per floor than typical office building
First floor commercial space reserved for Retail	<ul style="list-style-type: none"> VDOE has guidelines that have preK and K on ground floor (best practice) Operationally, more challenging to have preK and K students use stairwell to access common areas on different floors
Life Safety Requirements different for different space use (e.g., office or school)	
<p>Parking</p> <p>On most D&C Capital Projects, some of the parking demand is met with on-street parking.</p>	<ul style="list-style-type: none"> Cardinal – School demand: 119 spaces for 732 students; 89 onsite parking provided and 30 off site (street parking) Existing MPSA – School demand approx.: 80 spaces (73 MPSA staff and 7 visitors) for 463 students

Attachment D: DRAFT Sites to Evaluate for Elementary Swing Space

I have moved this list into a table to evaluate against Att C: [SS Site Evaluations](#)

The table below list sites that APS will continue to evaluate, gathering the data identified in Attachment C.

Sites
Repurpose an APS facility
1. Existing elementary school in an area with excess capacity
2. Washington-Liberty Annex, reducing W-L high school enrollment back to 2,208
3. Syphax Education Center Identify central office positions that could work remotely some portion of each week and share workstations.
4. Use the existing Arlington Career Center building for swing space once the new facility opens. New facility scheduled to open in Dec. 2025.
5. Repurpose the existing Arlington Career Center building for Thomas Jefferson Middle School, use TJMS for swing space once the renovated ACC facility opens New facility scheduled to open for MPSA in Fall 2028.
Add capacity on APS Property
6. Build a new Elementary School on a site next to an existing Elementary School Use older facility as swing space and ultimately tear down.
7. Develop a school from relocatable classrooms next to an existing school
8. Double capacity in a building with two-shift school days and/or 4-quarter year-round school calendar Added by team on 2/24
9. Redistribute students by grade cohorts across nearby schools Added by team on 2/24
Properties on the County Manager's List Once confirmed, P&E will prepare a letter from Supt. to County Manager to ask about specific properties and estimated timelines for availability.
10. Lee Center
11. Barcroft Sports Complex The 2016 South Arlington Elementary Working Group evaluated the site (page 24) and did not recommend developing the site for an elementary school. Added by team on 2/24
12. Quincy Property (<i>formerly Buck Property</i>) May 2022, the County Board approved the temporary ART Bus parking use permit on the North Quincy site until the new ART Operations and Maintenance Facility opens in 2025.
13. Build a temporary relocatable village on a county owned site.
14. Repurpose a community center - Fairlington
15. Repurpose a community center - Madison
16. Aurora Highlands park/community center
Private properties Includes sites identified by the County Real Estate Bureau (REB) in January, 2022, using CoStar to identify commercial properties available for lease.
17. Divide school into two facilities, upper and lower elementary Added by team on 2/24 Private or Public property
18. 4420 Fairfax Drive Arlington Community High School will move into the top two floors of this building in summer 2023 and out by Fall 2026 to the Amazon location.??

19. 3601 Wilson Blvd
20. 3901 N Fairfax Dr.
21. 101 12 th Street South
22. River House in Virginia Highlands 1400 S. Joyce St. Site plans are on hold per County Website: https://www.arlingtonva.us/Government/Projects/Project-Types/Site-Plan/1400-S-Joyce-St-Pentagon-City-Planning-Study approved more density for housing on the site. Page 149 #17 states the Virginia Highlands Park (VHP) park master plan should also occur in conjunction with a school siting process. Since a new elementary school is most likely to be sited on the current Aurora Hills Library and Community Center site, the school siting process must presume that both uses will need to be incorporated into the final mixed-use development as independent facilities from the new elementary school. Added by team on 2/24
23. Convert office space for secondary use County Real Estate Bureau (REB) subscribes to CoStar, an online inventory of available commercial properties to lease. No property was found in a search with adequate space/fields to accommodate 1,000 students, the approximate average size of APS middle school. Added by team on 2/24 need new ed specs and space requirements to pursue.
24. Partner with area colleges/universities Added by team on 2/24 need new ed specs and space requirements to pursue. Possible to explore for secondary students.
GMU MARYMOUNT VTECH
Discuss with Team on March 3rd
25. Are there other federal properties?

For reference, the CoSTAR search included 31 properties on 1/25/23