

| NEAR-TERM NEEDS (Listed alphabetically, not a prioritized list of recommendations) | | | | | | | Needs Assessment Summary [2] | | Draft Roadmap (added to existing data) | | | |
|---|----------------------|------------------------------|--|---|--|--|--------------------------------------|--------------|--|------------|--|---|
| Existing Asset or Service Gap | Existing Square Feet | Estimated Square Feet Needed | Primary Driver(s) | Description of Drivers | Need Confirmation Based On | Estimated Size Based On | Identified Need | Timing | Existing Use | Site Theme | Additional Opportunity | Notes |
| Burn Building (Fire) | 5,700 | 5,700 | Physical & Functional | Building age beyond projected useful life; Anticipated structural issues | Independent Facility Assessment; AFD Interviews | AFD Interviews | Facility replacement | 1. Near Term | Remain | Invest | N/A | The site's existing use does not allow for co-location. Continue to maintain and modernize the asset to align with the need. |
| City Hall | 116,308 | 116,308 | Physical & Functional | Effective building age 37 years; Physical condition rating F; Functionally obsolete; | City Office Space Standards; City Hall Visioning Study; DGS Interviews | Existing Footprint | Modernization or renovation | 1. Near Term | Remain | Invest | N/A | The existing use is a historic asset and should remain in use. Modernization is needed to align with the administrative need. |
| Community Shelter/Substance Abuse Center | 27,313 | 27,313 | Physical | Building Age 31 years; Physical condition rating D; | DGS FCI Assessments | DGS Interviews | Modernization or renovation | 1. Near Term | Remain or Relocate | Transform | Housing | The site can be transformed to better align with the Eisenhower East Small Area Plan. The shelter and urgently needed affordable housing can be co-located on site. Alternatively, the shelter could be relocated to an available site. |
| Cora Kelly Elementary School | 69,000 | 107,129 | Capacity, Physical, & Functional | Building age 65 years; Physical condition rating D; Spaces do not meet Ed Specs | ACPS 10-year Enrollment Projections; LREFP; ACPS Interviews | ACPS Ed Specs; ACPS Interviews | Facility replacement | 1. Near Term | Remain | Optimize | Elementary School Capacity | Cora Kelly Elementary School is co-located with Cora Kelly Recreation Center. The site can be optimized to provide urgently needed elementary school seats. The school should be expanded or rebuilt to meet the Ed Specs. The site lies within a proposed AE Flood Zone. Future redevelopment will comply with all regulations and design will meet the elevation required to minimize the effects of the floodplain. Planning activities should include a site-specific master plan that incorporates all uses. |
| Douglas MacArthur Elementary School | 56,098 | 120,000 | Capacity, Physical, & Functional | Building age 78 years; Physical condition rating F; Spaces do not meet Ed Specs; Operating at ~120% utilization | ACPS 10-year Enrollment Projections; LREFP; ACPS Interviews | ACPS Ed Specs; ACPS Interviews | Facility replacement | 1. Near Term | Remain | Optimize | Elementary School Capacity | The site is currently being optimized to provide urgently needed elementary school seats. The school should be expanded or rebuilt to meet the Ed Specs. |
| Fire Station 201 | 5,690 | 5,690 | Physical | Building Age 106 years; Physical condition rating D; | DGS FCI Assessments; AFD Interviews | AFD Interviews | Modernization or renovation | 1. Near Term | Remain | Invest | N/A | The existing use maximizes the site. Continue to maintain and modernize the asset to align with the need. |
| Fire Station 205 | 7,854 | 45,810 | Level of Service, Physical, & Functional | Existing location does not align with incident demand; Physical condition rating C; Modern equipment does not fit into outdated building; | Fire Location Study; DGS FCI Assessments; AFD Interviews | AFD Programmatic Calculations | Facility replacement in new location | 1. Near Term | Relocate | Transform | Housing, Open Space, or Other Community Need | The existing fire station site can be transformed into a new use such as administrative space, housing, or green space. The future fire station site should accommodate additional needs, identified in the site matrix. |
| Fire Station 206 | 5,248 | 52,362 | Level of Service, Physical, & Functional | Existing location does not align with incident demand; Physical condition rating C; Modern equipment does not fit into outdated building; | Fire Location Study; DGS FCI Assessments; AFD Interviews | AFD Programmatic Calculations | Facility replacement in new location | 1. Near Term | Relocate | Transform | Housing, Open Space, or Other Community Need | The existing fire station site can be transformed into a new use such as administrative space, housing, or green space. The future fire station site should accommodate additional needs, identified in the site matrix. |
| Fire Station 207 | 8,103 | 45,810 | Level of Service, Physical, & Functional | Existing location does not align with incident demand; Physical condition rating C; Modern equipment does not fit into outdated building; | Fire Location Study; DGS FCI Assessments; AFD Interviews | AFD Programmatic Calculations | Facility replacement in new location | 1. Near Term | Relocate | Transform | Housing, Open Space, or Other Community Need | The existing fire station site can be transformed into a new use such as administrative space, housing, or green space. The future fire station site should accommodate additional needs, identified in the site matrix. |
| Fire Station 208 | 11,800 | 64,452 | Level of Service, Physical, & Functional | Existing location does not align with incident demand; Physical condition rating C; Modern equipment does not fit into outdated building; | Fire Location Study; DGS FCI Assessments; AFD Interviews | AFD Programmatic Calculations with Parking | Facility replacement in new location | 1. Near Term | Relocate | Transform | Fire Warehouse Space, Housing, Open Space, or Other Community Need | The existing station may be needed for storage use to warehouse fire equipment. If not, the site can be transformed into a new use such as administrative space, housing, or green space. The future fire station site should accommodate additional needs, identified in the site matrix. The identified square footage need includes the area needed for parking. |

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| Flora Casey Clinic | 18,452 | 18,452 | Physical | Building Age 31 years; Physical condition rating F | DGS FCI Assessments | DGS Interviews | Facility replacement | 1. Near Term | Remain or Relocate | Transform | TBD | The Flora Casey Clinic is located on the Inova Hospital Site, which is anticipated to relocate to the Landmark Mall site. The existing clinic needs a facility replacement due to the physical building condition. Continue to maintain the asset until decisions are made about the campus' future. Further discussion and exploration will inform where the future clinic is located as well as how to best use the site. There is approximately 40,000 square feet of community space in the AHDC affordable housing project that could be an opportunity to explore. |
| Francis Hammond Middle School | 236,125 | 250,000 | Capacity, Physical, & Functional | Building age 64 years; Physical condition rating D; Spaces do not meet Ed Specs; Operating at ~110% utilization | ACPS 10-year Enrollment Projections; LREFP; ACPS Interviews | ACPS Ed Specs; ACPS Interviews | Facility replacement | 1. Near Term | Remain | Optimize | Middle School Capacity & Other Community Needs | The site can be optimized to provide needed middle school seats. The school should be expanded or rebuilt to meet the Ed Specs. The site has enough remaining area to provide swing space, a new school, administrative, emergency school, or other community use in the future. |
| George Mason Elementary School | 65,291 | 107,129 | Capacity, Physical, & Functional | Building Age 81 years; Physical condition rating D; Spaces do not meet Ed Specs; Operating at ~120% utilization | ACPS 10-year Enrollment Projections; LREFP; ACPS Interviews | ACPS Ed Specs | Modernization or renovation | 1. Near Term | Remain | Optimize | Elementary School Capacity | The site can be optimized to provide additional elementary school seats. The school should be expanded or rebuilt to meet the Ed Specs. |
| George Washington Middle School | 237,332 | 250,000 | Capacity, Physical, & Functional | Building Age 85 years; Physical condition rating D; Spaces do not meet Ed Specs; Operating at ~145% utilization | ACPS 10-year Enrollment Projections; LREFP; ACPS Interviews | ACPS Ed Specs; ACPS Interviews | Modernization or renovation | 1. Near Term | Remain | Optimize | Middle School Capacity & Other Community Needs | The site can be optimized to provide needed middle school seats. The school should be expanded and reconfigured to meet the Ed Specs. The site has enough remaining area to provide swing space, a new school, administrative, emergency school, or other community use in the future. |
| Lyles Crouch Elementary School | 65,645 | 107,129 | Capacity, Physical, & Functional | Building Age 62 years; Physical condition rating D; Spaces do not meet Ed Specs; Operating at ~130% utilization | ACPS 10-year Enrollment Projections; LREFP; ACPS Interviews | ACPS Ed Specs; ACPS Interviews | Modernization or renovation | 1. Near Term | Remain | Invest | N/A | The existing use maximizes the site and the space need exceeds the amount allowed. Continue to maintain and modernize the existing asset to align with the need. |
| Naomi L. Brooks Elementary School | 51,800 | 107,129 | Physical & Functional | Building Age 91 years; Physical condition rating D; Spaces do not meet Ed Specs; | ACPS 10-year Enrollment Projections; LREFP; ACPS Interviews | ACPS Ed Specs; ACPS Interviews | Modernization or renovation | 1. Near Term | Remain | Optimize | Elementary School Capacity | The site does not meet the criteria for site optimization. However, with zoning relief, the site could be optimized to provide urgently needed elementary school seats. The school should be expanded or rebuilt to meet the Ed Specs. |
| Mount Vernon Elementary School | 112,730 | 112,730 | Capacity, Physical, & Functional | Building Age 97 years; Physical condition rating C; Spaces do not meet Ed Specs; Operating at ~120% utilization | ACPS 10-year Enrollment Projections; LREFP; ACPS Interviews | Existing Footprint; ACPS Interviews | Modernization or renovation | 1. Near Term | Remain | Optimize | Elementary School Capacity | The Mount Vernon Campus includes an elementary school, recreation center, library, and arts center. The site can be optimized to provide urgently needed elementary school seats and the school should be renovated with a more efficient design or rebuilt to meet the Ed Specs. Early planning activities should include a site-specific master plan that incorporates all uses. |
| Pistol Range (Police) | 3,000 | 21,600 | Physical & Functional | Existing building / site cannot provide adequate distance or capacity (need 100 yards & 16 lanes) | APD Interviews | APD Interviews | Facility replacement | 1. Near Term | Relocate | Other | Consolidation of Fire and Emergency Medical Service Needs (FEMS) | The Pistol Range is co-located with Fire Station 210. The facility needs replaced, but the existing site cannot accommodate a modern range. There is a sunset clause for the site use set to expire in 2038. A new consolidated FEMS facility is needed and could include the Pistol Range, Tactical Training, Canine Facility, and Fire Training Division. Continue to invest in the existing asset until a new site can be identified or the existing site can be reenvisioned. See the site matrix for potential site options. |
| Alexandria City High School: Minnie Howard | 130,435 | 312,000 | Capacity, Physical, & Functional | Build age 60 years; Physical condition rating F; Spaces do not meet Ed Specs; Operating at 106% utilization | ACPS 10-year Enrollment Projections; LREFP; ACPS Interviews | ACPS Ed Specs; ACPS Interviews | Facility replacement | 1. Near Term | Remain | Optimize | High School Capacity & Other Community Needs | The site can be optimized to provide needed high school seats. The school should be expanded or rebuilt to meet the Ed Specs. The site has enough remaining area to provide swing space, a new school, administrative, emergency school, or other community use in the future if rezoned. |
| Affordable Housing | 4,450 committed affordable housing units | 2,000+ more affordable housing units | Level of Service & Capacity | Economic development and workforce population outpace existing affordable and workforce housing supply; There is limited amount of private land available for affordable housing development; | 2013 – 2025 HMP targets; 2020 City Council Resolution No. 2926 | 2013 – 2025 HMP targets; 2020 City Council Resolution No. 2926 | Net new housing | 1. Near Term | New | Other | TBD | Existing sites with an opportunity to add affordable housing have been identified in the site matrix. Reservations for future affordable housing, senior housing, mixed-income assisted living facilities, and/or colocation with City and School uses have been identified in multiple Small Area Plans. These include North Potomac Yard (Block 23), Eisenhower East, Beauregard (fire station), Landmark Mall (fire station) and Witter Wheeler. |

| INTERMEDIATE NEEDS <i>(Listed in order of estimated square feet need, not a prioritized list of recommendations)</i> | | | | | | | Needs Assessment Summary [2] | | Draft Roadmap (added to existing data) | | | |
|---|----------------------|------------------------------|----------------------------------|--|--|-----------------------------------|------------------------------|-----------------|--|------------|--|--|
| Existing Asset or Service Gap | Existing Square Feet | Estimated Square Feet Needed | Primary Driver(s) | Description of Drivers | Need Confirmation Based On | Estimated Size Based On | Identified Need | Timing | Existing Use | Site Theme | Additional Opportunity | Notes |
| Adult Daycare @ Lee Center | 6,300 | 6,300 | Physical | Building Age 25 years; Physical condition rating C | DGS FCI Assessments | DGS Interviews | Modernization or renovation | 2. Intermediate | Remain | Transform | See Lee Center | See Lee Center. Currently part of the Lee Center Campus which includes the Lee Center administrative space, Nannie J. Lee Recreation Center, Fire Training, Adult Daycare, and Canine facility. |
| Barrett Library | 25,000 | 25,000 | Physical | Effective building age 25 years; Physical condition rating C | DGS FCI Assessments; APL Interviews | DGS / APL Interviews | Modernization or renovation | 2. Intermediate | Remain | Invest | N/A | The existing use maximizes the site. Continue to maintain and modernize the asset to align with the need. |
| Buddie Ford Nature Center | 5,700 | 5,700 | Physical | Building Age 15 years; Physical condition rating C | DGS FCI Assessments; RPCA Interviews | RPCA Interviews | Systems Renewal | 2. Intermediate | Remain | Optimize | Elementary Capacity or Other Community Need | Buddie Ford Nature Center is co-located with William Ramsay Elementary School and Ramsay Recreation Center. The site can be optimized to provide additional needs and the school needs expanded to meet the Ed Specs. Enrollment projections will continue to inform this need. Planning activities should include a site-specific master plan that incorporates all uses. |
| Colasanto Arts Center | 2,326 | 2,326 | Physical | Effective building age 15 years; Physical condition rating C; | DGS FCI Assessments; RPCA Interviews | RPCA Interviews | Modernization or renovation | 2. Intermediate | Remain | Optimize | Elementary School Capacity | The Arts Center is part of the Mount Vernon Campus that includes an elementary school, library, and recreation center. The site can be optimized in the early plan years to provide urgently needed elementary school seats. Early planning activities should include a site-specific master plan that incorporates all uses. |
| Charles Barrett Elementary School | 62,760 | 107,129 | Capacity, Physical, & Functional | Building Age 71 years; Physical condition rating C; Spaces do not meet Ed Specs; Operating at ~115% utilization | ACPS 10-year Enrollment Projections; LREFP; ACPS Interviews | ACPS Ed Specs; ACPS Interviews | Modernization or renovation | 2. Intermediate | Remain | Optimize | Elementary Capacity, Recreation, Open Space, or Other Community Need | Charles Barrett Elementary School is co-located with Charles Barrett Recreation Center. The site can be optimized and the school should be expanded or rebuilt to meet the Ed Specs. Enrollment projections will continue to inform this need. Planning activities should include a site-specific master plan that incorporates all uses. |
| Charles Barrett Recreation Center | 10,560 | 10,560 | Physical | Building Age 26 years; Physical condition rating C | DGS FCI Assessments; RPCA Interviews | RPCA Interviews | Modernization or renovation | 2. Intermediate | Remain | Optimize | Elementary Capacity or Other Community Need | Charles Barrett Recreation Center is co-located with Charles Barrett Elementary School. The site can be optimized to provide additional needs and the school needs expanded to meet the Ed Specs. Enrollment projections will continue to inform this need. Planning activities should include a site-specific master plan that incorporates all uses. |
| Chinquapin Recreation Center | 35,363 | 35,363 | Physical | Effective building age 6 years; Physical condition rating C; Community identified need for aquatics | DGS FCI Assessments; RCPA Needs Survey; RPCA Interviews | RPCA Interviews | Modernization or renovation | 2. Intermediate | Remain | Invest | N/A | A recreational use must remain on the site in accordance with a U.S. Land and Water Conversation grant. Continue to maintain and modernize the asset or consider rebuilding the asset to align with the community need. |
| Fire Station 202 | 7,247 | 7,247 | Physical | Building Age 15 years; Physical condition rating C | DGS FCI Assessments; AFD Interviews | AFD Interviews | Modernization or renovation | 2. Intermediate | Remain | Invest | N/A | The existing use maximizes the site. Continue to maintain and modernize the asset to align with the need. |
| Fire Station 204 | 20,838 | 20,838 | Physical | Building Age 19 years; Physical condition rating C | DGS FCI Assessments; AFD Interviews | AFD Interviews | Modernization or renovation | 2. Intermediate | Remain | Optimize | For future consideration | The site can be optimized through density or rezoning to provide additional needs, but none have been identified. Continue to maintain and modernize the asset to align with the need. |

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| Fire Training Division @ Lee Center | 8,640 | 8,640 | Physical | Building Age 25 years; Physical condition rating C | DGS FCI Assessments; AFD Interviews | AFD Interviews | Modernization or renovation | 2. Intermediate | Relocate | Transform | See Lee Center | A new consolidated FEMS facility is needed and could include the Pistol Range, Tactical Training, Canine Facility, and Fire Training Division. Continue to invest in the existing asset until a new site can be identified or the existing site can be reenvisioned. Currently part of the Lee Center Campus which includes the Lee Center administrative space, Nannie J. Lee Recreation Center, Fire Training, Adult Daycare, and Canine facility. |
| James K. Polk Elementary School | 83,230 | 107,129 | Capacity, Physical, & Functional | Building Age 55 years; Physical condition rating C; Spaces do not meet Ed Specs; Projected utilization ~115% | ACPS 10-year Enrollment Projections; LREFP; ACPS Interviews | ACPS Ed Specs; ACPS Interviews | Modernization or renovation | 2. Intermediate | Remain | Optimize | Elementary Capacity, Recreation, Open Space, or Other Community Need | The site can be optimized through density or rezoning to provide additional needs, but none have been identified. Future enrollment projections will continue to inform this need. The school should be expanded or rebuilt to meet the Ed Specs. |
| John Adams Elementary School / Early Childhood Center | 143,290 | 143,290 | Physical & Functional | Building Age 53 years; Physical condition rating C | ACPS 10-year Enrollment Projections; LREFP; ACPS Interviews | ACPS Ed Specs; ACPS Interviews | Modernization or renovation | 2. Intermediate | Remain | Optimize | Elementary Capacity, Recreation, Open Space, or Other Community Need | The site can be optimized through density or rezoning to provide additional needs, but none have been identified. Continue to maintain and modernize the existing asset to align with the need. Enrollment projections will continue to inform this need. |
| Leonard "Chick" Armstrong Recreation Center | 25,840 | 25,840 | Physical | Building Age 29 years; Physical condition rating C | DGS FCI Assessments; RPCA Interviews | RPCA Interviews | Systems Renewal | 2. Intermediate | Remain | Optimize | Elementary School Capacity | Leonard "Chick" Armstrong Recreation Center is co-located with Cora Kelly Elementary School. Site can be optimized in the first phase of this plan to provide urgently needed elementary school seats. Planning activities should include a site-specific master plan that incorporates all uses. |
| New Elementary School | - | 107,129 | Capacity | Major deficit of seats at the elementary level (800 seats) and middle school level (1,200 seats) | ACPS 10-year Enrollment Projections; ACPS Interviews | ACPS Ed Specs; ACPS Interviews | Net new facility | 2. Intermediate | New | Other | Elementary Capacity, Recreation, Open Space, or Other Community Need | Enrollment projections will continue to inform this need. Elementary school projects in the urgent category will provide additional capacity so that constructing an additional school can be delayed. If a school is needed, explore use of existing ACPS sites identified in the site matrix. |
| Old Town Pool | 5,336 | 5,336 | Physical & Functional | Effective facility age 16 years; Community identified need for aquatics | DGS FCI Assessments; RPCA Needs Survey; RPCA Interviews | RPCA Interviews | Modernization or renovation | 2. Intermediate | Remain | Optimize | Elementary Capacity or Other Community Need | The Old Town Pool is co-located with Jefferson Houston Elementary School and the Durant Center. The site can be optimized to provide additional needs, but none have been identified. Continue to maintain and modernize the existing asset. Planning activities should include a site-specific master plan that incorporates all uses. |
| Off Site Storage (Shared) | - | 20,000 | Functional | Need for storage across all departments | City Strategic Facilities Plan | City Strategic Facilities Plan | Net new facility or space | 2. Intermediate | New | Other | TBD | This need can pair with many others. The site matrix identifies potential sites that should be further explored. |
| Police Tactical Training Facility | - | 20,000 | Functional | Need for high-quality training facility that does not exist; Anticipate existing leased space in Landmark Mall becoming unavailable due to redevelopment | APD Interviews | APD Interviews | Net new facility | 2. Intermediate | New | Other | TBD | This net new need is specialized should be part of the consolidated FEMS facility, which would also include the Pistol Range, Canine Facility, and Fire Training Division. The site matrix identifies potential sites that should be further explored. |
| Voia Lawson Animal Shelter | 15,280 | 15,280 | Physical | Building Age 18 years; Physical condition rating C | DGS FCI Assessments | DGS Interviews | Modernization or renovation | 2. Intermediate | Remain or Relocate | Transform | TBD | This large site provides a unique opportunity for a specialized need and could provide additional capabilities with underground parking or rezoning without compromising existing open space. Existing use can be co-located with other uses. Alternatively, the use could be relocated to an available site. Portions of the site are part of a Resource Protection Area and the 100 Year Flood Plain. Future redevelopment will comply with all regulations. Further discussion and exploration can inform how best to use the site. |

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| Warwick Pool | 4,736 | 4,736 | Physical & Functional | Effective facility age 2 years; Community identified need for aquatics | DGS FCI Assessments; RPCA Needs Survey; RPCA Interviews | RPCA Interviews | Modernization or renovation | 2. Intermediate | Remain | Invest | N/A | The existing site is not City-owned and the use should remain. Continue to maintain and modernize the asset to align with the need. |
| West End Recreation Center | - | 20,000 | Level of Service | Equitable service access needed in West End | RPCA Needs Survey; RPCA Interviews | Placeholder - average size of existing facilities | Net new facility | 2. Intermediate | New | Other | TBD | This preliminary need should be further defined. It can pair with many other site uses. The site matrix identifies potential sites that should be further explored. |
| William Ramsay Elementary School | 87,650 | 107,129 | Physical & Functional | Building Age 62 years; Physical condition rating C; Spaces do not meet Ed Specs; | ACPS 10-year Enrollment Projections; LREFP; ACPS Interviews | ACPS Ed Specs; ACPS Interviews | Modernization or renovation | 2. Intermediate | Remain | Optimize | Elementary Capacity, Recreation, Open Space, or Other Community Need | William Ramsay Elementary School is co-located with Ramsay Recreation Center and Buddie Ford Nature Center. The site can be optimized and the school should be expanded or rebuilt to meet the Ed Specs. Enrollment projections will continue to inform this need. Planning activities should include a site-specific master plan that incorporates all uses. |
| William Ramsay Recreation Center | 18,150 | 18,150 | Physical | Building age 20 years; Physical condition rating C; | DGS FCI Assessments; RPCA Interviews | RPCA Interviews | Modernization or renovation | 2. Intermediate | Remain | Optimize | Elementary Capacity or Other Community Need | Ramsay Recreation Center is co-located with William Ramsay Elementary School and Buddie Ford Nature Center. The site can be optimized to provide additional needs and the school needs expanded to meet the Ed Specs. Enrollment projections will continue to inform this need. Planning activities should include a site-specific master plan that incorporates all uses. |

| LONGER-TERM NEEDS <i>(Listed in order of estimated square feet need, not a prioritized list of recommendations)</i> | | | | | | | Needs Assessment Summary [2] | | Draft Roadmap (added to existing data) | | | |
|--|----------------------|------------------------------|-----------------------|--|---|--|------------------------------|----------------|--|------------|--|--|
| Existing Asset or Service Gap | Existing Square Feet | Estimated Square Feet Needed | Primary Driver(s) | Description of Drivers | Need Confirmation Based On | Estimated Size Based On | Identified Need | Timing | Existing Use | Site Theme | Additional Opportunity | Notes |
| Beatley Library | 62,400 | 62,400 | Physical | Building Age 20 years; Physical condition rating B | DGS FCI Assessments; APL Interviews | DGS / APL interviews | Modernization or renovation | 3. Longer Term | Remain | Optimize | For future consideration | This large site provides a unique opportunity for a public campus and could provide additional capabilities with underground parking or rezoning. The existing use can be co-located with other uses. Further discussion and exploration can inform how best to use the site. |
| Burke Library | 20,234 | 20,234 | Physical | Effective building age 18 years; Physical condition rating B | DGS FCI Assessments; APL Interviews | DGS / APL interviews | Modernization or renovation | 3. Longer Term | Remain | Transform | Fire Station, Housing, or Other Community Need | The site's existing use must remain in accordance with the deed, but the site could be transformed through density and rezoning to provide additional needs. Further discussion and exploration can inform how best to use the site. Continue to maintain and modernize the asset to align with the need. |
| Canine Facility (Police) | 1,380 | 1,380 | Physical & Functional | Building Age 70 years; Physical condition rating A; Need for additional space; | DGS FCI Assessments; APD Interviews | APD Interviews | Modernization or renovation | 3. Longer Term | Remain or Relocate | Transform | See Lee Center & Pistol Range | A new consolidated FEMS facility is needed and could include the Pistol Range, Tactical Training, Canine Facility, and Fire Training Division. See Lee Center and Pistol Range. Currently part of the Lee Center Campus, which includes the Lee Center administrative space, Nannie J. Lee Recreation Center, Fire Training, Adult Daycare, Canine facility and the City's only ADA accessible Athletic Field. |
| Charles Houston Recreation Center | 35,799 | 35,799 | Physical | Building age 12 years; Physical condition rating A | DGS FCI Assessments; RPCA Interviews | RPCA Interviews | Systems Renewal | 3. Longer Term | Remain | Optimize | For future consideration | The existing asset received recent investment. Continue to maintain and modernize the asset to align with the need. When this building reaches the end of its useful life and requires major intervention, consider optimizing site efficiency to accommodate additional uses. |
| Conservatory Center @ Four Mile Run | 5,002 | 5,002 | Physical | Building age 33 years; Physical condition rating B | DGS FCI Assessments | RPCA Interviews | Systems Renewal | 3. Longer Term | Remain | Invest | N/A | The existing use maximizes the site. Continue to maintain and modernize the asset to align with the need. |
| Duncan Library | 13,130 | 13,130 | Physical | Effective building age 15 years; Physical condition rating B | DGS FCI Assessments; APL Interviews | DGS / APL interviews | Modernization or renovation | 3. Longer Term | Remain | Optimize | Elementary School Capacity | The Library is part of the Mount Vernon Campus that includes an elementary school, recreation center, and arts center. The site can be optimized in the early plan years to provide urgently needed elementary school seats. Early planning activities should include a site-specific master plan that incorporates all uses. |
| Durant Recreation Center | 15,358 | 15,358 | Physical | Effective building age 16 years; Physical condition rating B | DGS FCI Assessments; RPCA Interviews | RPCA Interviews | Modernization or renovation | 3. Longer Term | Remain | Optimize | Elementary School Capacity or other community need | The Durant Recreation Center is co-located with Jefferson Houston Elementary School and the Old Town Pool. The site can be optimized to provide additional needs, but none have been identified. Continue to maintain and modernize the existing asset. Enrollment projections will continue to inform this need. Planning activities should include a site-specific master plan that incorporates all uses. |
| Ferdinand T. Day Elementary School | 125,856 | 125,856 | Physical | Building Age 21 years; Physical condition rating B; | LREFP; ACPS Interviews | Existing Footprint; ACPS Interviews | Modernization or renovation | 3. Longer Term | Remain | Invest | N/A | The existing use maximizes the site. Continue to maintain and modernize the asset to align with the need. |
| Fire Station 203 | 3,588 | 3,588 | Physical | Building age 1 year; Building condition rating A | DGS FCI | DGS Interviews | Systems Renewal | 3. Longer Term | Remain | Invest | N/A | The existing use maximizes the site. Continue to maintain and modernize the asset to align with the need. |
| Fire Station 209 | 21,541 | 21,541 | Physical | Building age 12 years; Physical condition rating A | DGS FCI Assessments; AFD Interviews | AFD interviews | Systems Renewal | 3. Longer Term | Remain | Invest | N/A | The existing use maximizes the site. Continue to maintain and modernize the asset to align with the need. |
| Fire Station 210 | 38,917 | 38,917 | Physical | Building age 6 years; Physical condition rating A | DGS FCI Assessments; AFD Interviews | AFD interviews | Systems Renewal | 3. Longer Term | Remain | Optimize | For future consideration | The existing asset received recent investment. Continue to maintain and modernize the asset to align with the need. When this building reaches the end of its useful life and requires major intervention, consider optimizing site efficiency to accommodate additional uses. |

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|--|---------|---------|----------|--|---|--|--------------------------------|----------------|--------|-----------|--|---|
| Jefferson Houston Elementary School | 124,000 | 124,000 | Physical | Building Age 6 years; Physical condition rating B; | LREFP; ACPS Interviews | Existing Footprint; ACPS Interviews | Modernization or renovation | 3. Longer Term | Remain | Optimize | For future consideration | <p>Jefferson Houston Elementary School is co-located with the Durant Center and Old Town Pool.</p> <p>The site can be optimized to provide additional needs, but none have been identified. Continue to maintain and modernize the existing asset. Enrollment projections will continue to inform this need.</p> <p>Planning activities should include a site-specific master plan that incorporates all uses.</p> |
| Lee Center | 64,030 | 64,030 | Physical | Building Age 25 years; Physical condition rating B; Functional condition rating Fair | DGS FCI Assessments; RPCA Interviews | RPCA Interviews | Systems Renewal | 3. Longer Term | Remain | Transform | Recreation, Housing, Swing Space, School Site, or Other Community Need | <p>This large site provides one of the best opportunities to provide additional capabilities through density and rezoning. Most of the existing uses should remain, but can be co-located with other uses.</p> <p>This site is a candidate for advancing into an earlier timeframe after further discussion and exploration to inform how best to use the site. Early planning activities should include a site-specific master plan that incorporates remaining uses in addition to other city needs.</p> <p>The Lee Center Campus includes the Lee Center administrative space, Nannie J. Lee Recreation Center, Fire Training, Adult Daycare, Canine facility and the City's only ADA accessible Athletic Field.</p> |
| Mount Vernon Recreation Center | 18,000 | 18,000 | Physical | Building age 23 years; Physical condition rating B; | DGS FCI Assessments; RPCA Interviews | RPCA Interviews | Modernization or renovation | 3. Longer Term | Remain | Optimize | Elementary School Capacity or other community need | <p>The Recreation Center is part of the Mount Vernon Campus that includes an elementary school, library, and arts center.</p> <p>Site can be optimized in the early plan years to provide urgently needed elementary school seats. Early planning activities should include a site-specific master plan that incorporates all uses.</p> |
| Nannie J. Lee Recreation Center | 12,945 | 12,945 | Physical | Effective building age 25 years; Physical condition rating B | DGS FCI Assessments; RPCA Interviews | RPCA Interviews | Modernization or renovation | 3. Longer Term | Remain | Transform | Housing, Swing Space, School Site, or Other Community Need | <p>This large site provides one of the best opportunities to provide additional capabilities through density and rezoning. Most of the existing uses should remain, but can be co-located with other uses.</p> <p>This site is a candidate for advancing into an earlier timeframe after further discussion and exploration to inform how best to use the site. Early planning activities should include a site-specific master plan that incorporates remaining uses in addition to other city needs.</p> <p>The Lee Center Campus includes the Lee Center administrative space, Nannie J. Lee Recreation Center, Fire Training, Adult Daycare, Canine facility and the City's only ADA accessible Athletic Field.</p> |
| Patrick Henry K-8 School | 138,500 | 138,500 | Physical | Building age 2 years; Physical condition rating A | LREFP; ACPS Interviews | Existing Footprint; ACPS Interviews | Systems Renewal | 3. Longer Term | Remain | Optimize | For future consideration | <p>Patrick Henry is co-located with Patrick Henry Recreation Center.</p> <p>The existing asset received recent investment. Continue to maintain and modernize the asset to align with the need.</p> <p>When this building reaches the end of its useful life and requires major intervention, consider optimizing site efficiency to accommodate additional uses.</p> <p>Planning activities should include a site-specific master plan that incorporates all uses.</p> |

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| Patrick Henry Recreation Center | 19,000 | 19,000 | Physical | Building age 2 years; Physical condition rating A | DGS FCI Assessments; RPCA Interviews | RPCA Interviews | Systems Renewal | 3. Longer Term | Remain | Optimize | For future consideration | Patrick Henry Recreation Center is co-located with Patrick Henry K-8 School. Existing asset was recently invested in and is serving its purpose effectively. Continue to maintain and modernize the asset to align with the need. When this building reaches the end of its useful life and requires major intervention, consider optimizing site efficiency to accommodate additional uses. Planning activities should include a site-specific master plan that incorporates all uses. |
| Samuel Tucker Elementary School | 80,800 | 107,129 | Physical | Building Age 20 years; Physical condition rating B | LREFP; ACPS Interviews | ACPS Ed Specs; ACPS Interviews | Systems Renewal | 3. Longer Term | Remain | Invest | N/A | The existing use maximizes the site. Continue to maintain and modernize the asset to align with the need. |
| Alexandria City High School: King Street | 461,147 | 461,147 | Physical | Building Age 13 years; Physical condition rating B; | LREFP; ACPS Interviews | ACPS Ed Specs; ACPS Interviews | Modernization or renovation | 3. Longer Term | Remain | Optimize | For future consideration | The site can be optimized through density or rezoning to provide additional needs, but none have been identified. Continue to maintain and modernize the existing asset to align with the need. Enrollment projections will continue to inform this need. When this building reaches the end of its useful life and requires major intervention, consider optimizing site efficiency. Future master planning efforts should explore site opportunities. |

Notes

[1] The **Needs Assessment Summary** is based on the most up-to-date information about Alexandria's public services and facilities needs.

[2] The **Baseline Assumption** includes the identified project need and associated timing. It is not a final project recommendation.

[3] The **Identified Need** is determined by a gap in service, an existing asset's physical condition, and the likely investment needed to deliver the need. The appropriate solution will be determined during feasibility and based on the asset's future condition.

[4] The **building age** is calculated based on the original construction date. **Effective building age** is calculated based on the most recent date of significant renovation.

[5] The following public facilities were not included due to ongoing planning processes or require specialized planning.

- a) All assets included in the Witter Wheeler Master Plan
- b) Alexandria Courthouse
- c) Public Safety Center (Alexandria Jail)

[6] Acronyms and associated descriptions:

- DGS: Department of General Services
- APD: Alexandria Police Department
- APL: Alexandria Public Library
- RCPA: Recreation, Parks, and Cultural Activities
- ACPS: Alexandria City Public Schools
- LREFP: Long-Range Educational Facility Plan
- FCI: Facility Condition Index (a measure of a building's current physical condition)

[7] **Existing Use** indicates if the current use should remain on its existing site, relocate to a new site, or other as noted.

[8] **Site theme** indicates if the site provides an opportunity to optimize or transform the site based on the existing utilization.

[9] **Additional Opportunity** indicates what other needs could be solved if this site were optimized.

[10] The following Small Area Plans or Developments have expressed a commitment to housing a public facility/need, but a need has not yet been identified for each. Potential site uses for these sites are identified in the site matrix. They include:

- A) North Potomac Yard Block 23
- B) Eisenhower East Small Area Plan
- C) Eisenhower West Small Area Plan
- D) Landmark Van Dorn Small Area Plan