

- If the project is approved in December 2011, an additional 6 to 9 months will be required for Final Site Plan and Building Permit document preparation by ACPS architects and engineers and review by City staff. This would mean that building permits would not be realistically released until September 2012.
- ACPS procurement procedures would need to occur concurrently with the Final Site Plan process and building permit reviews in order to begin actual construction in the fall of 2012.

Staff believes that the Jefferson Houston site – if it is to be the first new school constructed – has a number of particularly challenging features that could lengthen the review time. It is a complicated, constrained site in a dense urban neighborhood, with existing public facilities (Durant Center, pool, sports field) and a populated in-use school that will need to be taken into account, as well as an active community who will want to be involved in the planning process.

Understanding that there is a shared goal to produce an educational facility of the highest quality, to have community support of any new project, and to maximize the benefits of a major expenditure of public dollars, staff would caution that the facility planning review and implementation process should not be short-changed.

ATTACHMENT: Accelerated Schedule for New ACPS School DSUP – Spring/Fall 2011

CC: Dr. Mort Sherman, Superintendent, Alexandria City Public Schools

Accelerated Schedule for New ACPS School DSUP – Spring/Fall 2011

May 13	Concept 1 Plan Submitted
May 19	Concept 1 Plan Presented to Interdepartmental Review Group (IDR)
June 2	Concept 1 Plan Comments Released to Applicant
July 8	Concept 2 Plan Submitted
July 14	Concept 2 Plan Presented to IDR
July 28	Concept 2 Plan Comments Released to Applicant
August 26	Preliminary Plan for Completeness Review Submitted
September 16	Completeness Review Comments to Applicant
September 30	Preliminary Plan for Verification of Completeness Submitted
October 11	Verification of Completeness Determined
November 3	IDR Conditions Review w/Applicant
November 10	IDR Conditions Review w/Applicant – (Optional Second date)
November 23	Staff Report Due
November 28	Staff Report Released
December 6	Planning Commission Public Hearing
December 18	City Council Public Hearing
December – September	Review of Final Site Plan and Building Permits