John Adams Elementary School

5651 Rayburn Avenue, Alexandria, VA 22311

At a Glance…			
Year Built **1966**	*Tax Map* **019.01-01-48**	*Current Square Feet* **143,290**	*Educational Adequacy Assessment* **Satisfactory (77)**
Zoning **R-12**	*Lot Size* **346,141**	*Floor Area Ratio* **0.30**	*Allowed Square Feet* **103,842**
School Site **Excellent (100)**	*Building Assessment* **Satisfactory (72)**	*Instructional & Support Spaces* **Satisfactory (74)**	*Utilization* **Very Inadequate (63)**

Background

John Adams was built in 1967 to serve the community as a middle school. However, it eventually became an elementary school in 1980. The school's mission is to create a community of high achieving students through their involvement in arts-integrated learning environments.

In 2014, John Adams had an enrollment of 944 students with a measured capacity of 858 students. By 2020, enrollment is expected to increase to 1,180 students lacking space for approximately 322 students. Both the current and projected enrollment exceed the recommended size for an elementary school.

The academic curriculum at John Adams includes reading, language arts, mathematics, social studies, and science.

The school also offers:

• Vocal and Instrumental music instruction once a week • Art instruction once a week • Band and Orchestra beginning in 4th grade • Two physical education classes a week • Family life instruction at age-appropriate levels • English as a second language classes • Special education programs • TAG pull out program • Talented and Gifted program for grades K-5.

DASHBOARD

Current Enrollment (2014-2015)	**944**
School Capacity	**858**
Projected Enrollment (2020)	**1,180**
Projected Primary Instructional Classroom Deficit	**2020** -2
Projected Total Additional Square Feet	**2020** -18,643
Electric Usage in kilowatt-hour (7-1-2013 - 6-30-2014)	**1,097,932**
Number of Maintenance Calls (7-1-2013 – 6-30-2015)	**245**

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Key Findings

Summary

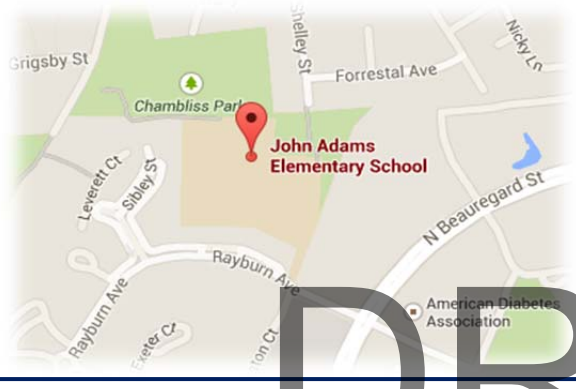
Based on the data collected through this assessment, John Adams meets 77 percent of the educational adequacy benchmarks for an ideal 21st century elementary school.

High Priority Items

- Utilization of core classrooms received a very low score for specialty classrooms for a combination of factors including exceeding size requirement, surpassing required quantity, or not existing.
- Technology and supporting infrastructure were rated inadequate as the school is lacking the basic technological framework

School Site

Site Data	
Environmental Considerations	*Steep slope changes around the edges of the school*
Number of Playgrounds	*4*
Recreation Features	*Playgrounds, asphalt play area. Adjacent Chambliss Park includes baseball field, tennis courts and open field.*
Resource Protection Areas	*Dense forest north of school*
Number of Parking Spaces	*124*
Storm Water Management	*Severe ponding around site. No known SWM facilities.*



John Adams earned an excellent rating on their school site assessment. The school meets all requirements for site circulation and play areas. The school successfully separates the vehicular traffic, school buses, and drop-off area. Additionally, John Adams provides multiple pedestrian pathways to access the school.

While it met the minimum requirements of separated circulation, the one vehicular access off of Rayburn Avenue causes traffic problems during arrival and dismissal. Additionally, there is not enough staff and visitor parking so currently overflow parking is located adjacent to Chambliss Park (zoned POS). A parking lot expansion is underway and expected to be completed prior to the 2014-2015 school year. The portion of the park currently used for parking will be restored as open space once the school lost is expanded.

The existing square feet of the school exceeds the allowed square feet per the zoning.

Instructional and Support Spaces

The instructional and support spaces at this school earned a satisfactory rating because they meet most of the educational requirements. The highest priority item at John Adams is the measured size of core classrooms. Collectively, only five out of 52 core classrooms, or ten percent, meet the educational adequacy size requirements. The average size for a pre-kindergarten or kindergarten class is 749 square feet instead of the desired 1,175 square feet. The average size for grades one through five is 705 instead of the desired 900 square feet.

The second highest priority item, in this section, is the fixed equipment and infrastructure in the specialty classrooms. All of these rooms lack sound enhancement systems and half of them are not equipped with wall mounted interactive devices. These classrooms are not equipped with the required infrastructure to function as a 21st century learning space.

Additional issues with the instructional spaces are the lack of storage, plumbing fixtures, and fixed equipment. The classrooms lack adequate student and teacher built-in storage and shelving. Over 90 percent of the classrooms have an interactive electronic device as needed, but they are still missing a secondary teaching wall. On the topic of plumbing fixtures, the educational standards require an internal or adjoining bathroom for all core classrooms, but these are absent from over 50 percent of John Adams' classrooms. In addition, 70 percent of classrooms are not equipped with sinks and bubblers. In spite of John Adams satisfactory rating, the items discussed should be addressed to ensure this school continues to be an excellent teaching and learning environment for its students.

Building Assessment

The building assessment of John Adams is rated satisfactory. The only category that does not meet the educational adequacy standards is technology and supporting infrastructure. The inadequate rating for this section is due to electrical receptacles not being present in multiple locations along classroom and corridor walls. Additionally, the clocks and PA system throughout the building are not integrated, nor are the clocks digital, as

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desired. Finally, there is limited wireless connectivity in the hallways and corridors and the school does not provide wireless bandwidth at a one-to-one student-to-device ratio.

The other two categories: building organization and accessibility; both meet the standards. The only item related to building organization that John Adams is lacking is extended learning areas.

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Recommendations

The student enrollment currently exceeds the optimal school size for an elementary school. To serve the projected enrollment, an addition is required. This should only be considered in conjunction with major circulation/transportation improvements.

Group 1 – Required Planning

- **Evaluation** of the site analysis information will accurately determine whether the drop-off location for the school can be relocated/reconfigured (based on property boundaries, setbacks, etc.). It will also help inform opportunities for additional parking and SWM issues.
- **Explore** a new west end elementary school to alleviate the over enrollment.

Group 2 – First Priority

- **Reconfiguration** of the school to achieve size and layout requirements in the instructional classrooms, per the educational specifications.
- **Reconfigure** school, if possible, to provide extended learning areas between academic classroom clusters.

Group 3 – Second Priority

- **Additional** electrical receptacles added to the classrooms and corridors.
- **Consider** additional storage for teachers and students as well as an upgrade to the furniture, fixtures and equipment. Many classrooms do not have the required millwork necessary for the teaching environment.
- **Equip** all classrooms with two teaching walls.
- **Upgrade** the building technology to meet the educational adequacy standards.

Group 4 – Long-Range Recommendations

- Implementation of the future intended Beauregard Small Area Plan may provide opportunities for alternate and cohesive site strategies including relocating playgrounds to build a parking lot adjacent to the new parallel road which includes a pull-off for student kiss-and-ride.
- In conjunction with the implementation of the Beauregard Small Area Plan, an addition could be considered to accommodate an increase in enrollment but this should only be considered in conjunction with major circulation/transportation improvements and would exceed the FAR under the current zoning.

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Appraisal Summary for :	John Adams			
Summary	**Unweighted Points**	**Tier**	**Priority**	**Rating Category**
1.0 School Site	100			Excellent
2.0 Building Assessment	72			Satisfactory
3.0 Instructional and Support Spaces	74			Satisfactory
4.0: Utilization	63			Very Inadequate
Average	**77**			Satisfactory

Key	
1	Excellent
2	Satisfactory
3	Borderline
4	Inadequate
5	Very Inadequate

1.0 School Site

Section 1	Unweighted Points	Tier	Priority	Rating Category
A Site Circulation.	100	4	24	Excellent
B Play areas / fields	100	3	23	Excellent
Average : School Site	**100**			Excellent

2.0 Building Assessment

Section 2	Unweighted Points	Tier	Priority	Rating Category
A Building Organization	80	4	19	Satisfactory
B Technology and Supporting Infrastructure	35	4	9	Inadequate
C Accessibility	100	4	24	Excellent
Average : Building Assessment	**72**			Satisfactory

3.0 Instructional and Support Spaces

Section 3	Unweighted Points	Tier	Priority	Rating Category
Core Classrooms				
Meets Size Requirements	28	2	2	Very Inadequate
Internal Organization and Ancillary Spaces	66	4	14	Borderline
Loose Furnishings	74	4	19	Satisfactory
Fixed Equipment and Infrastructure	67	4	14	Borderline
Lighting Quality	81	3	18	Satisfactory
Natural Lighting	95	3	23	Excellent
Acoustics	95	3	23	Excellent
Air Quality and Temperature	91	3	23	Excellent
Shared Spaces				
Meets Size Requirements	81	2	17	Satisfactory
Internal Organization and Ancillary Spaces	80	4	19	Satisfactory
Loose Furnishings	78	4	19	Satisfactory
Fixed Equipment and Infrastructure	51	4	14	Borderline
Lighting Quality	95	3	23	Excellent
Natural Lighting	100	3	23	Excellent
Acoustics	97	3	23	Excellent
Air Quality and Temperature	85	3	18	Satisfactory
Average: Instructional and Support Spaces	**74**			Satisfactory

4.0: Utilization

Section 4 : Utilization	Unweighted Points	Tier	Priority	Rating Category
A Core Classrooms (Capacity Drivers)	33	2	2	Very Inadequate
B Specialty Classrooms (Core A)	59	3	3	Very Inadequate
C Shared Spaces (Core B)	98	3	18	Satisfactory
Average : Utilization	**63**			Very Inadequate

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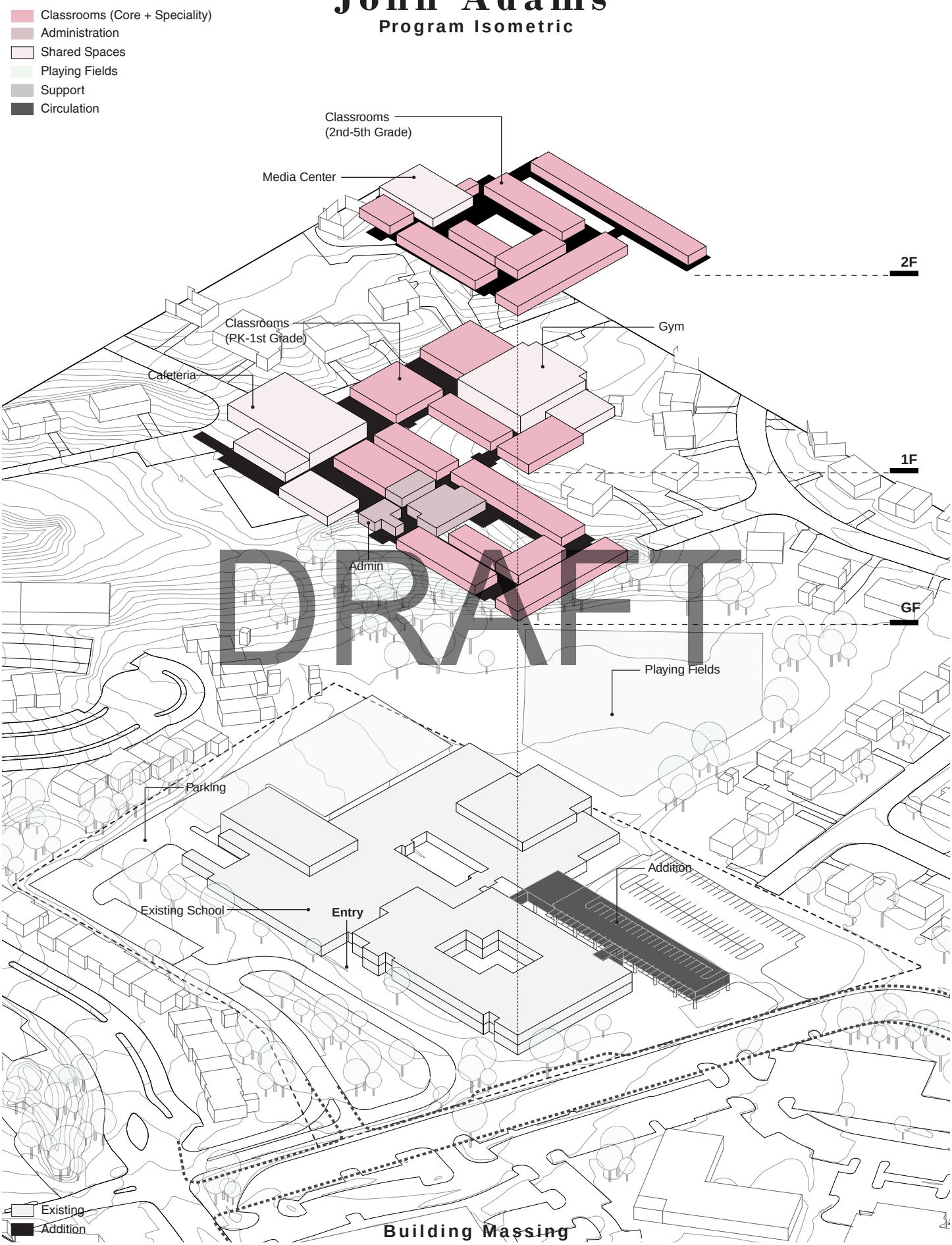
John Adams

Program Isometric



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Building Massing