

# Feasibility Studies: Cora Kelly

Cora Kelly PTA Meeting

June 9, 2021

# Essential Questions

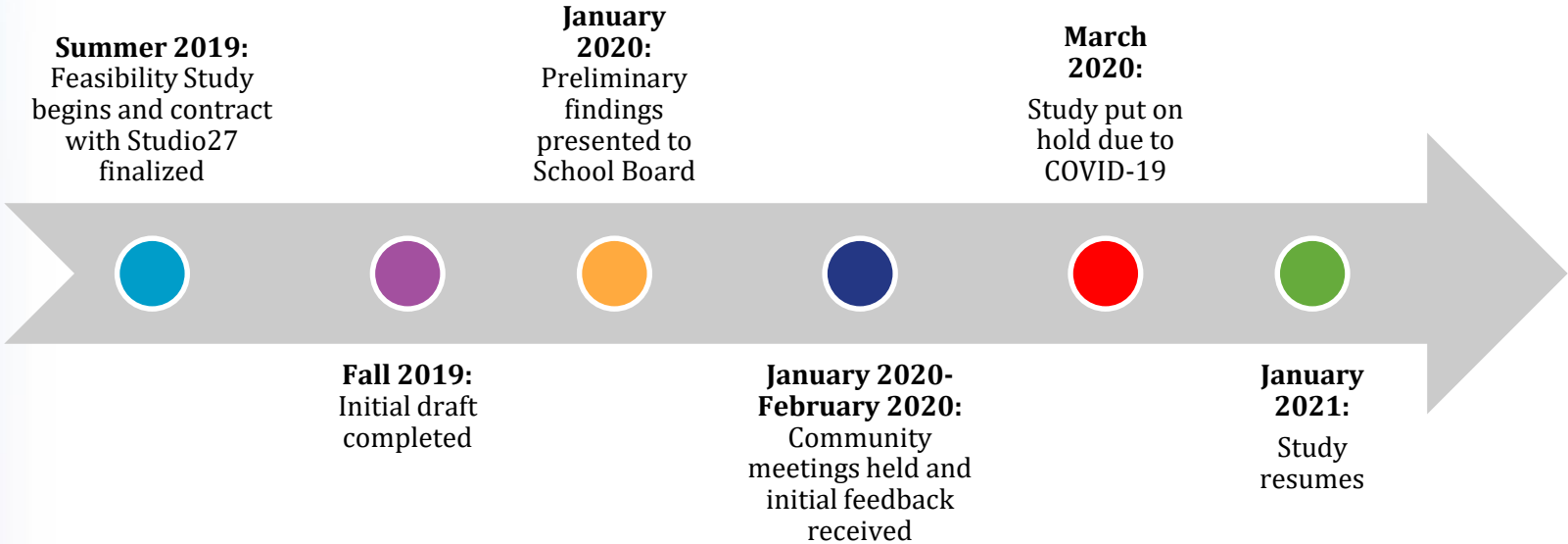
What is the priority of project timing?

Should ACPS pursue new construction or renovations?

What are the implications of potential layouts?

- Swing space on-site or off-site?
- Future considerations

# Feasibility Study Timeline



# What is a Feasibility Study?

## It IS:

- ✓ A way to **identify what's possible** on the site and how it could be configured
- ✓ A way to **identify challenges** with the site
- ✓ A way to more accurately **plan for budget and schedule**

## It IS NOT:

- ✗ The only or **final site layout** that will be pursued
- ✗ The **final program or design** for the building and amenity space

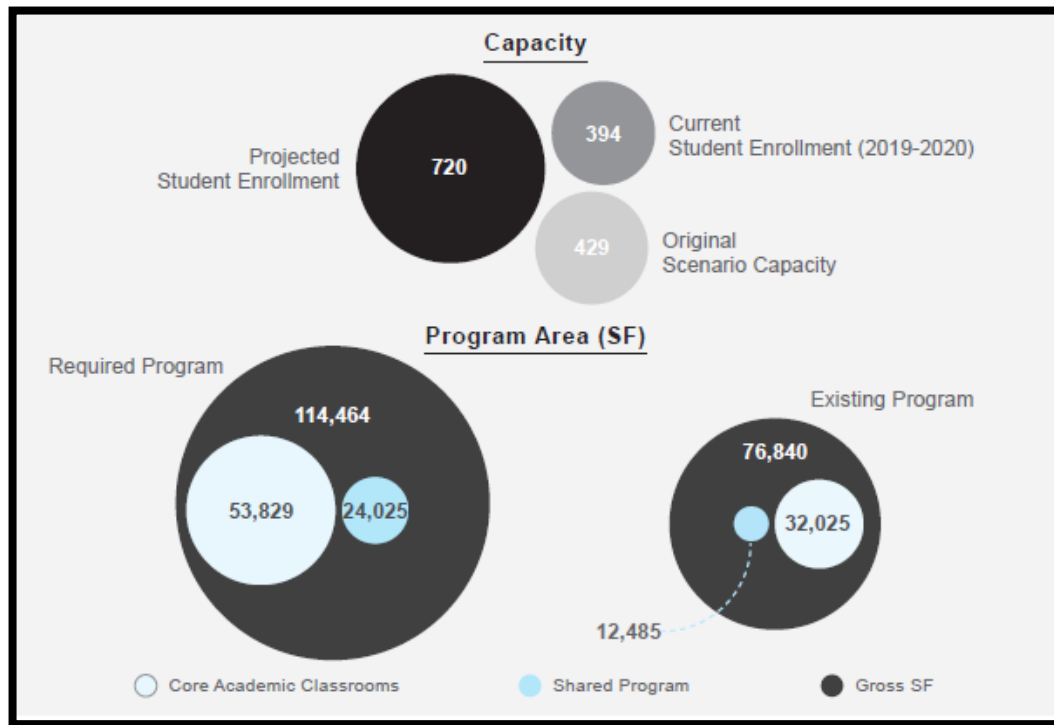
# Cora Kelly

- Built in 1955 on an undersized 4.5 acre lot.
- Current school building encroaches on the Public Open Space (POS) lot to the north and is close to the Resource Protection Area (RPA).
- Capacity of the shared gymnasium with the Recreation Center is nearing over-utilization.



# Cora Kelly: Overview

- Project Scenarios explore options to address capacity and educational adjacencies
- Renovation and Addition versus Replacement of the school
- Will swing space be needed?

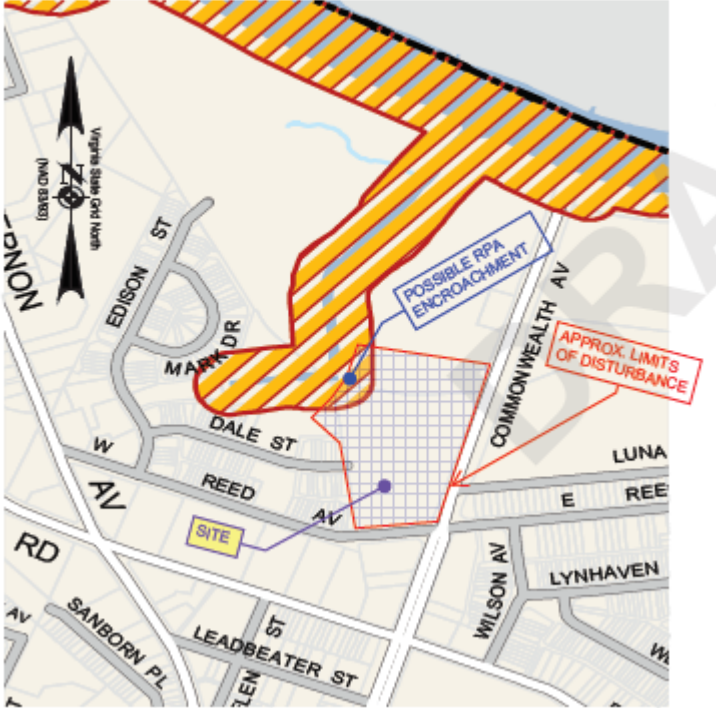


# RPA and Floodplain

- New development or redevelopment will not encroach on the RPA, per City of Alexandria regulations.
- In 2022, new FEMA Floodplain maps will be adopted. Cora Kelly will be within Flood Zone AE and will have to meet all Floodplain requirements.

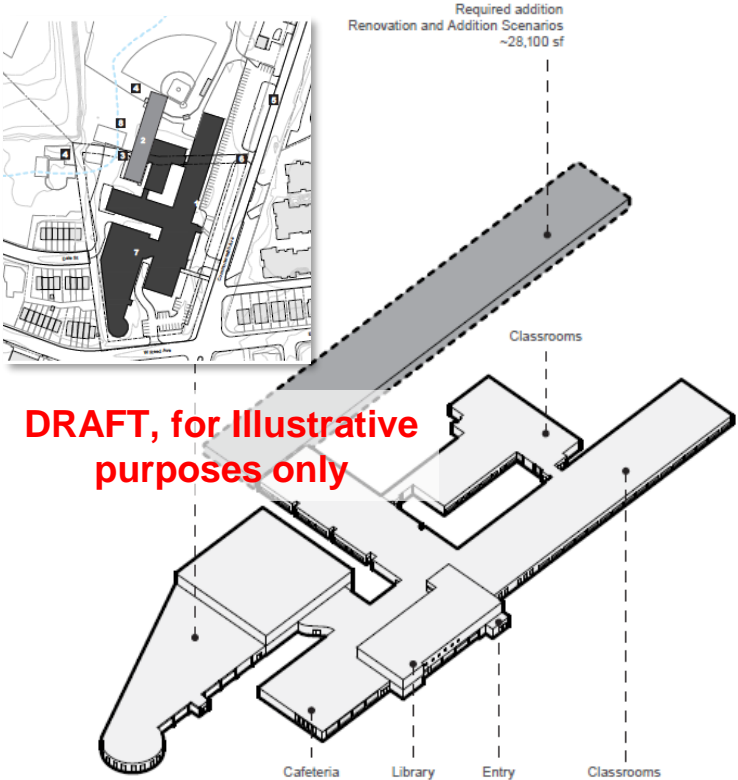
Exhibit 6

(FROM THE CITY RPA MAP)  
NOT TO SCALE



# Scenario 1: Renovation and Addition

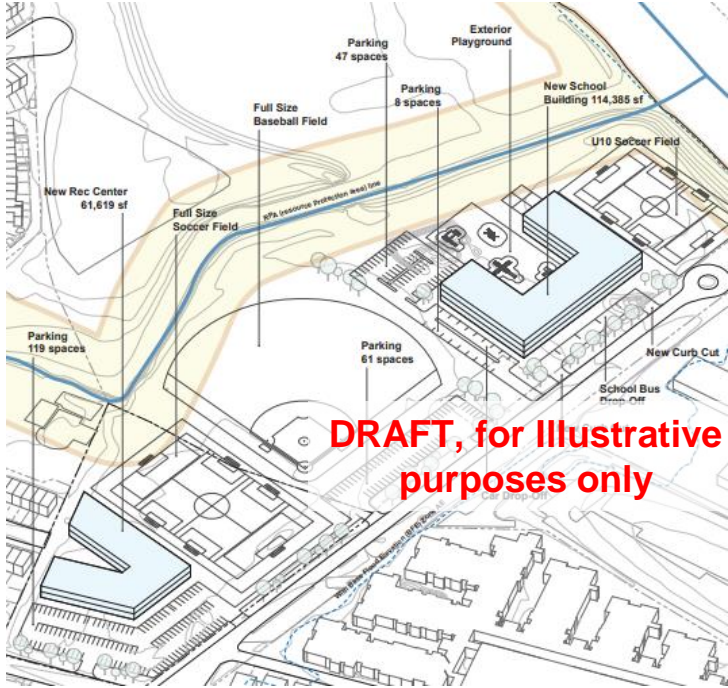
- New 28,000 SF addition and complete renovation of MEP to meet system and energy code
- Swing Space would be required
- Addition and renovation would not address the fragmented educational adjacencies or over-utilization of shared gym





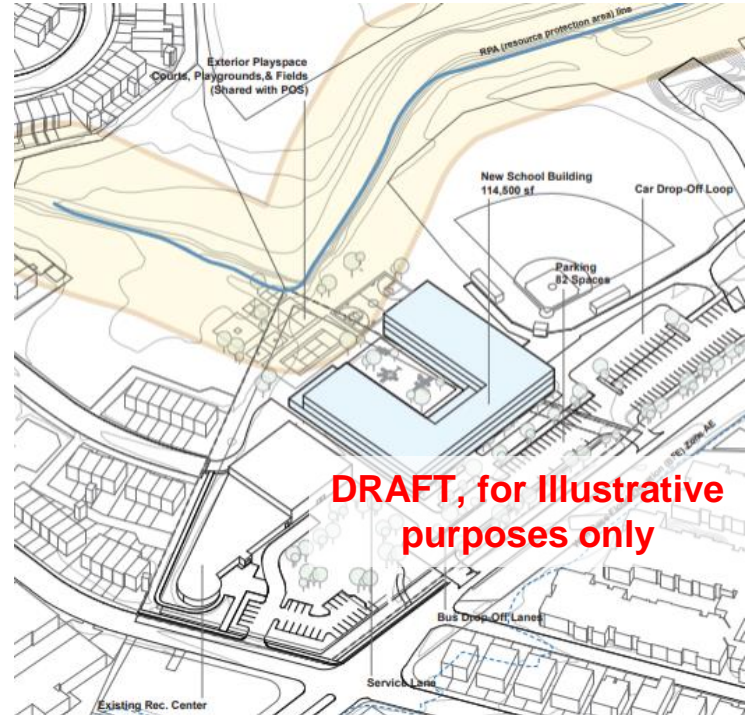
# Scenario 2: Replacement School and Rec Center

- Replacement of the school building and the recreation center
- Swing Space is not required
- Relocation of the school to the northern portion of the site would require rezoning of the POS
- Coordinate with the existing AlexRenew facility.



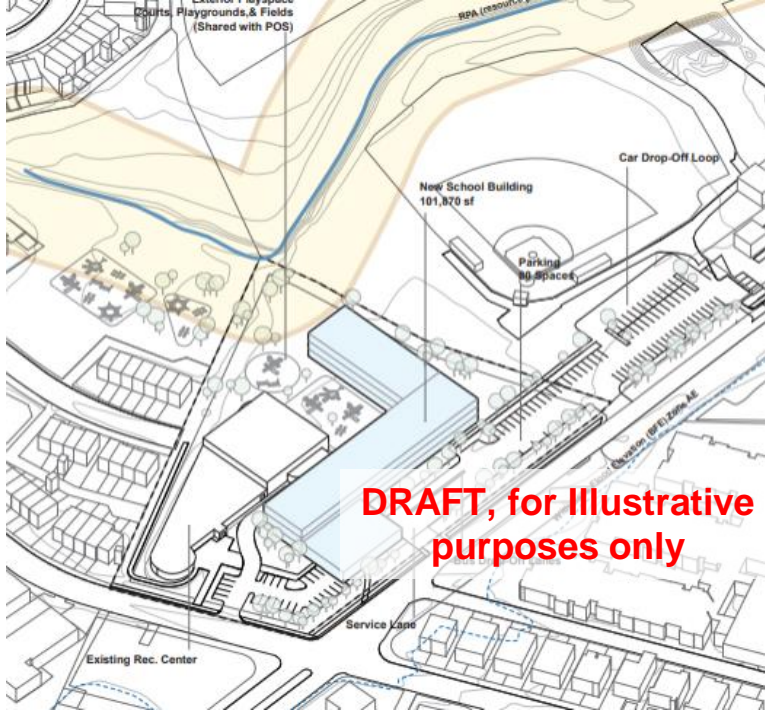
## Scenario 3: Replacement School (in-place)

- Replacement of the school in-place with a dedicated gym
- Off-site swing space is required
- Likely that the new school building would still encroach on the POS lot, due to the school co-location with the existing Rec Center



# Scenario 4: Replacement School (in-place)

- Replacement of the school in-place, sharing the Rec Center gym
- Off-site swing space is required
- Likely that the new school building would still encroach on the POS lot, due to the school co-location with the existing Rec Center



# Budget

<b>Scenario 1:</b> Renovation and Addition	<b>\$48 Million</b>
<b>Scenario 2:</b> Replacement and Relocation New Rec Center	<b>\$68 Million</b> <b>\$33 Million</b>
<b>Scenario 3:</b> Replacement, In-Place	<b>\$68 Million</b>
<b>Scenario 4:</b> Replacement, In-Place, Shared Gym	<b>\$68 Million</b>

*Conceptual Budget does not include costs associated with Swing Space, if needed in the Scenario.*

# Future Considerations

Educational specifications will need to be finalized

Grade-level configurations, such as a K-8 school, can be evaluated and will need to be finalized in the future

Site-specific challenges such as stormwater and floodplain will need to be addressed during design phase

The co-location of uses like parks, recreation and community services would need to be determined

# Summary

Given all factors, the school modernization projects **are in the correct order**  
(George Mason then Cora Kelly)



Both schools should be **complete replacements**



Neither school replacement **requires swing space IF:**

Re-zoning is permitted at public open space near Cora Kelly.

Safety, construction logistics, and community involvement are effectively coordinated.



Swing space **may be preferable** to maintain George Mason Park and  
limit rezoning of the Open Space at Cora Kelly



# Path to Occupancy

George Mason

Now - 2023	2024	2025	2026	2027	2028	2029	2030	2031
<b>Planning</b>	<b>Design</b>		<b>Construction</b>		<b>Occupy</b>			
<b>Now - FY23</b>	<b>FY24 – FY25</b>		<b>FY26 – FY27</b>		<b>FY28</b>			
<ul style="list-style-type: none"> <li>Finalize programs</li> <li>Explore alternatives</li> </ul>	<ul style="list-style-type: none"> <li>Bring on design team</li> <li>Go through DSUP process</li> </ul>				<ul style="list-style-type: none"> <li>Move in</li> <li>Start School</li> </ul>			

Cora Kelly

<b>Planning</b>		<b>Design</b>	<b>Construction</b>	<b>Occupy</b>
<b>Now - FY26</b>		<b>FY27 - FY28</b>	<b>FY29 – FY30</b>	<b>FY31</b>
<ul style="list-style-type: none"> <li>Finalize programs</li> <li>Explore alternatives</li> </ul>		<ul style="list-style-type: none"> <li>Bring on design team</li> <li>Go through DSUP process</li> </ul>		<ul style="list-style-type: none"> <li>Move in</li> <li>Start School</li> </ul>

\*\*\* This is a conceptual timeline. Timelines are subject to change\*\*\*

# Questions?

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## Web Pages:

George Mason: <https://www.acps.k12.va.us/Page/2363>

Cora Kelly: <https://www.acps.k12.va.us/Page/2364>

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