

The High School Project



Alexandria Federation of Civic Associations Meeting

April 28, 2021

Initial Three Concepts

The three concepts were **evaluated** against the design patterns and criteria in meetings and workshops with ACPS and community stakeholders.



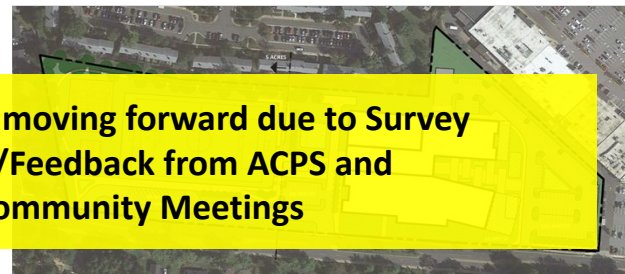
THE HAND CONCEPT



THE CRESCENT CONCEPT



Concept not moving forward due to Survey Results/Feedback from ACPS and Community Meetings



THE PINWHEEL CONCEPT



Feedback on Revised Concepts – March 24 & 25 Meetings

EDT MEETING

Which site option do you like best?

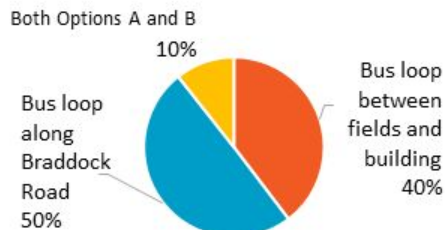


Which building concept do you like best?



COMMUNITY MEETING

Which site option do you like best?



Which building concept do you like best?



ADVISORY GROUP MEETING

Which site option do you like best?



Which building concept do you like best?



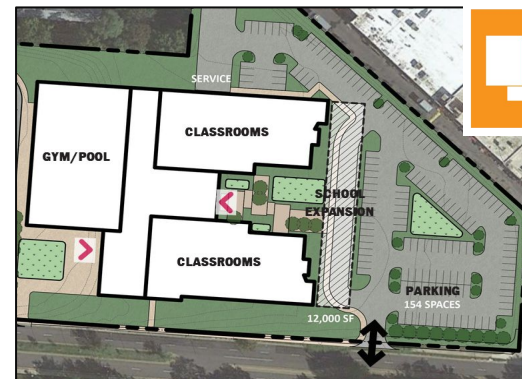
Revised Building Concept Options



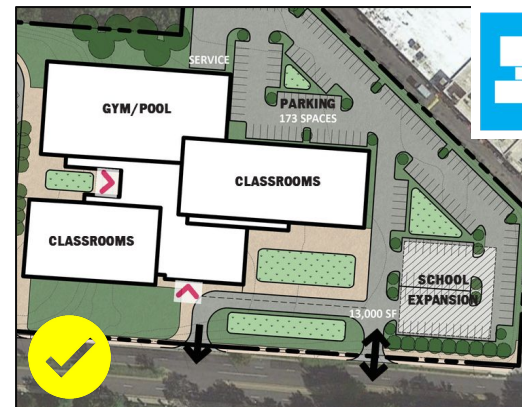
OPTION A



OPTION B

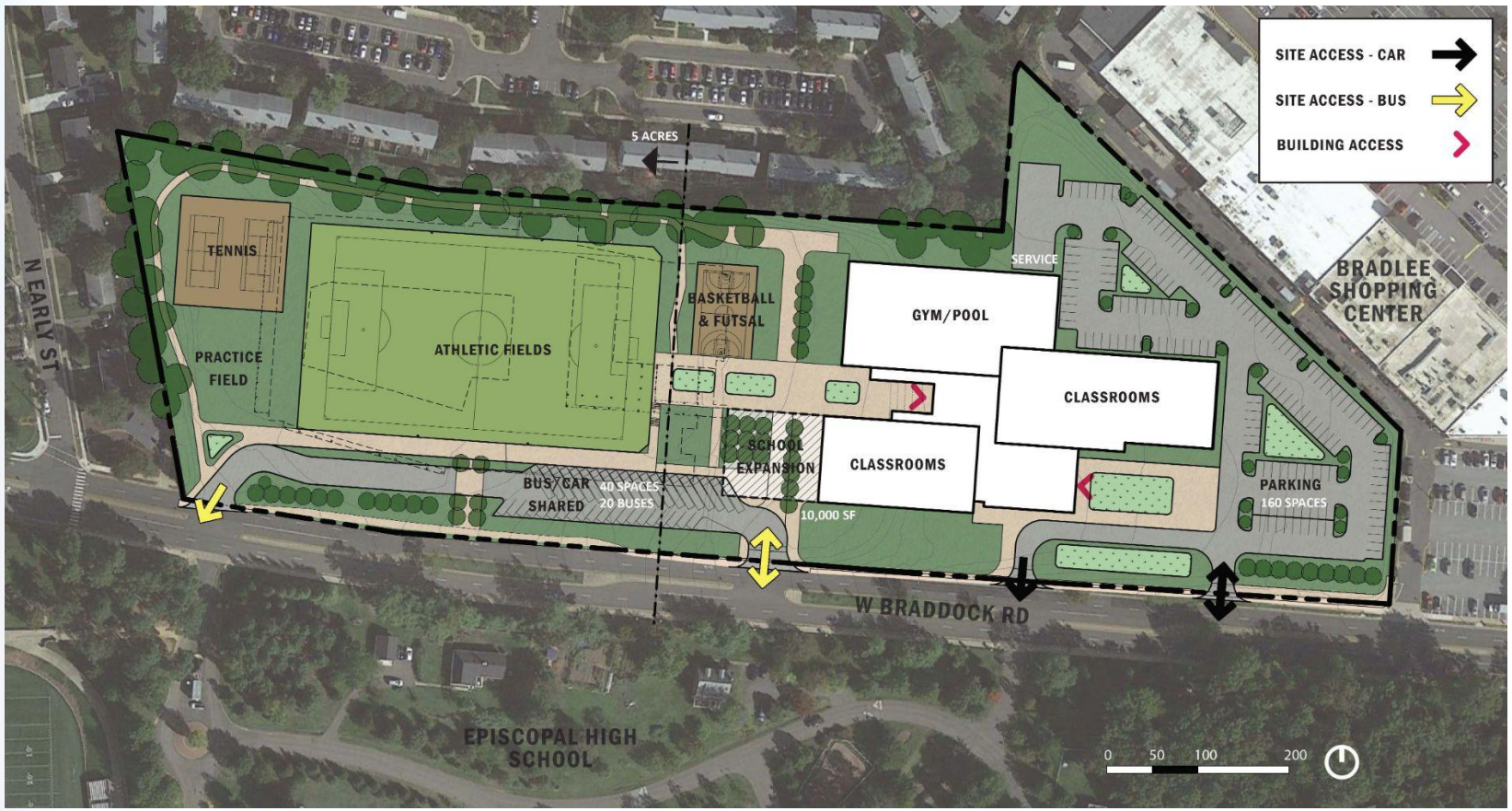


THE HAND CONCEPT

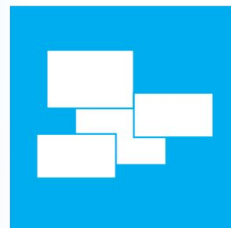


THE PINWHEEL CONCEPT

Selected Concept - Pinwheel and Site Plan Option B

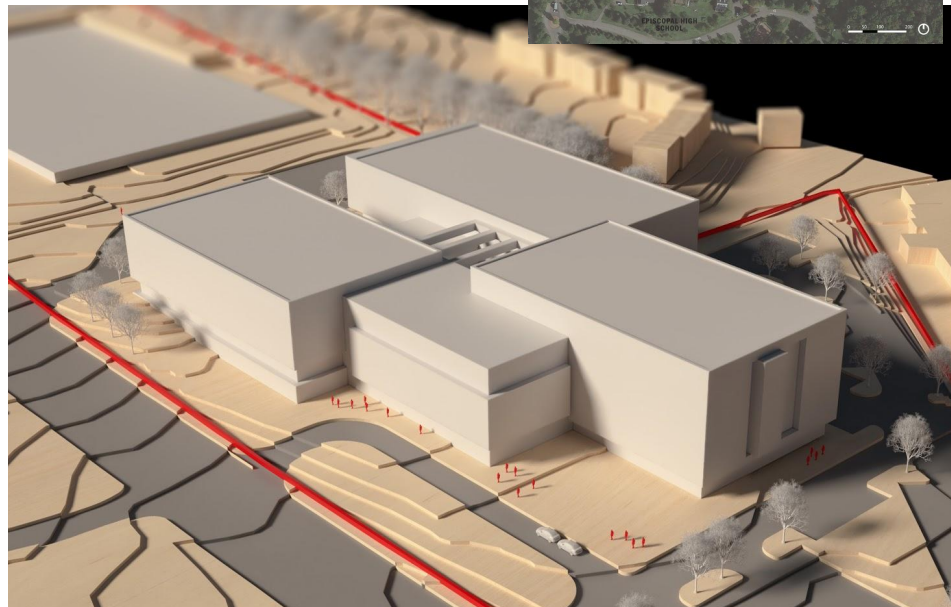


The Pinwheel Concept



The Pinwheel Concept

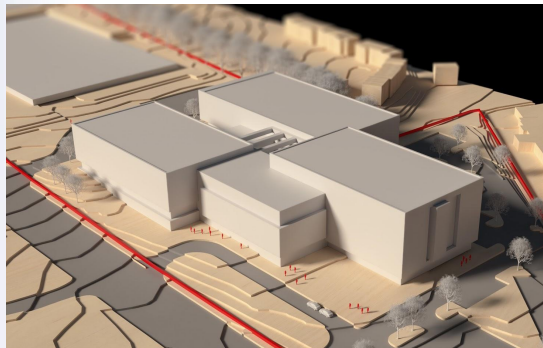
- Organizes the **learning neighborhoods and athletic** facilities in **orbit around the heart of the school.**
- The heart of the school is the **connective link between all the parts.**
- Three-sided courtyard along the western side **providing outdoor connection to the fields**
- **Drop off loop & plaza** adjacent to Braddock.
- **Combines indoor & outdoor spaces.**
- **On grade parking**



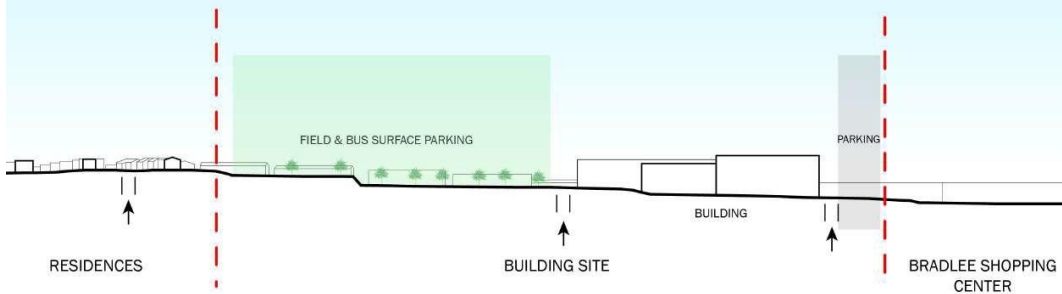
Massing Precedents & Site Section

Precedents

1. Concordia International School, Shanghai (Perkins Eastman)
2. Banneker High School, DC (Perkins Eastman)
3. UMass Design Building, MA (Leers Weinzapfel Associates)
4. Manhattan High School, KS (Gould Evans)
5. Traditional Industries Innovation Center, Taiwan (MAYU Architects)
6. Dunbar High School, DC (Perkins Eastman)



AERIAL OVER BRADDOCK RD



Best Features - Building Concept

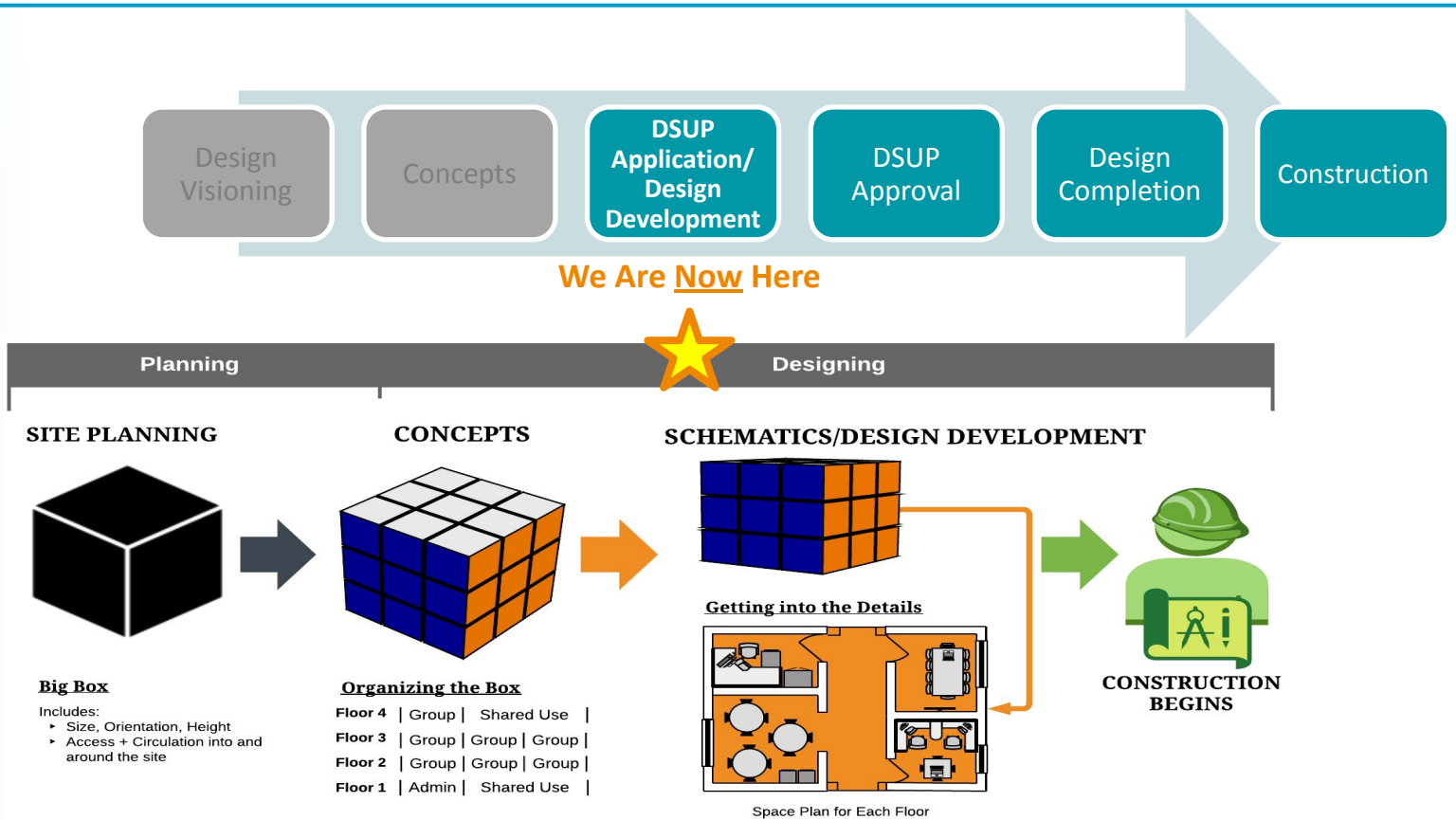
PINWHEEL

- Offers most open space
- Most parking
- Best relationship of learning spaces with heart of the school
- Most compact school building with the least footprint
- Offers the most flexibility for future expansion
- Main entrance and prominent civic presence from Braddock Road

Pinwheel Concept

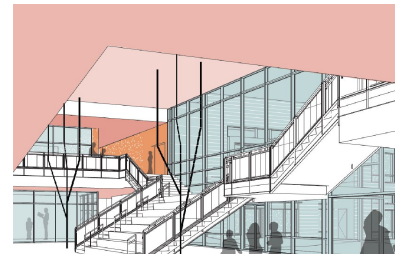
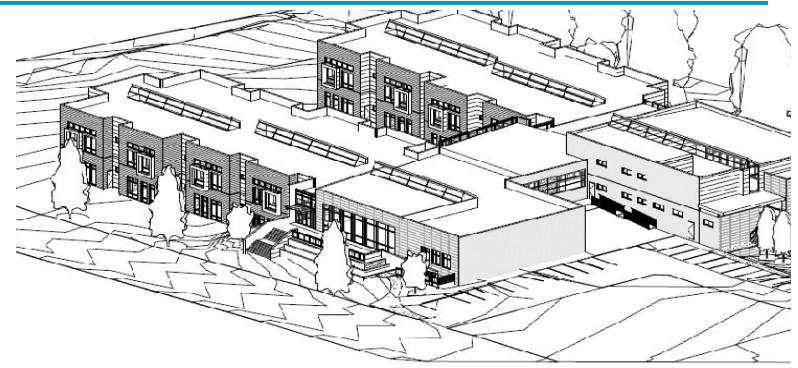
CATEGORY	PINWHEEL
Building GSF	297,300
Open Space GSF	346,300
Total Parking Spaces	200
Dedicated Spaces	160
Shared Spaces	40

Where We Are Now



Schematic Design Phase

- Site plan concept becomes further developed
- Building plan/layout becomes more refined
- Drawings show initial ideas for window and door locations
- Options for building elevations/facades begin to be explored
- Building color schemes and materials begin to be explored



Cost Matrix

School Board Costs (Construction Budget \$150M):

ACPS PROGRAM	PINWHEEL
Total Construction Hard and Soft	\$149.5M

OPTIONAL PROGRAM	COST ESTIMATE
Aquatic Facility	\$15.2M
Co-located Alexandria Health Department (Teen Wellness Center), Department of Community and Human Services (DCHS) Spaces and Early Childhood Program	\$7.2M

NOTE: These are approximate costs based on preliminary concept designs

Questions & Feedback

Next Community Meeting: May 3, 2021 from 6:00 - 7:00 p.m.

Webinar link:

<https://zoom.us/j/96700091588?pwd=VTVGRTI0TkI3U2RGVXhIR2FkZXA5UT09>

Contact us:

□ **Email:** hsproject@acps.k12.va.us

Updates:

□ **Online:** www.acps.k12.va.us/hsproject



Thank you



Superintendent
Dr. Gregory C. Hutchings, Jr.

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