

### Elnoubi

1. How many additional feet into the park will each design extend beyond the current building? The presenter only mentioned that number for one concept; please provide for all three.
  - a. Provided in the presentation for 10/10 and on pages 31, 39, and 47. Option T is 64', Option A is 50', Option U is 83'.

2. When we include the turf field behind each concept, how many total additional feet will the whole thing (building + turf) extend beyond the current building?
  - a. Option T's multi-purpose field's width is 124', Option U's is 136', and Option A's is 210'.

Total Building + Turf Option T: 188', Option A: 260', Option U: 166'

The multipurpose field will be fully designed and oriented in schematic design, with input from the school on play and recreation needs and from RPCA on how the fields are programmed outside of school hours. The 2021 Feasibility Study largely informed the development of the concepts, in which retaining the open space and the historic frontage were the primary factors ACPS should consider.

3. How many additional trees will be cut down just to accommodate the turf field, and where are those trees located generally (e.g., on the side of the park, adjacent to the current building)?
  - a. Please see pg 24 of the concept book. ACPS will meet requirements set forth by the City of Alexandria Zoning & Development Code
4. Can you provide overlay diagrams that include the turf field? The current overlays on slides 15, 21, and 27 do not.
  - a. Overlays are shown on the general concept site plans. See pages 30, 38, and 46
5. My question: Per my understanding, all the designs provided cut the green space and natural grass by half. Is it possible to get a design option where the natural grass and green space is preserved? What is the thought process behind not providing an option where the green space is preserved.
  - a. The multi-purpose field is considered an active open space. Its location is on top of an older baseball field. ACPS is replacing the field with a multi-purpose play area that can be used for additional recreational activities while maintaining one of the baseball fields on the school site. In the coming days, we can provide an analysis of the old active and passive



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open space and the proposed active and passive open space. The footprint for the new buildings in each concept is no larger than 5,000 sq ft and provides more opportunities for age-appropriate play.

6. How bad do we need a turf field now that the city is converting several others and we gained MacArthur.
  - a. The need for usable athletic fields is a need for the City of Alexandria. Turf can be more cost-effective to maintain, which is why it is being used throughout the city.
7. How many trees will cut down in all those designs presented and is there a plan to replant them somewhere else, the City has a goal of growing our tree canopy by planting 1000 trees a year, how does this impact that goal?
  - a. ACPS will comply with or exceed tree canopy requirements for any of the concepts presented. This will be examined as part of the DSUP (Site Plan) process. ACPS's wish is to preserve as many trees as possible and replant what needs to be removed to progress the process.
8. Also, has a design option with a 3-story building been considered to reduce the horizontal footprint of the building?
  - a. Two stories is the most desirable option for all the goals ACPS has for this project in terms of sustainability, safety, and meeting the educational needs of students. Three stories would require additional time in design. With a goal of meeting a June 2025 construction date, the concept will need to be finalized in early October.
9. Finally, (this may be for Michelle), when the School Board votes on the concept on the 10th, does that vote include the addition of the turf field or just the building concept T, H, or A design? In other words, can we split the vote into two portions, one for the building concept and one for the addition or not of the turf field and does the field decision have to be made with the building concept choosing or can it be made later?
  - a. The School Board will vote on one concept, holistic of the general layout of outdoor space.

### Greene

1. What is the estimated cost to have a 4th design drawn up by our architects?
  - a. A 4th design would need to be negotiated through the architects and would need additional review by staff and procurement.



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2. How long would it take to draw up the additional design?
  - a. In addition to the time to review and estimated cost, a 4th design would require at least two weeks of internal review of a 4th option plus additional time for community input. A 4th design would delay when ACPS could submit for Concept I/II to begin the DSUP process with the city, which would delay the start of abatement and demolition for the George Mason school.
3. Were there additional designs drawn up preserving more green space that were not selected to bring to the board in the budgeted 3 designs?
  - a. As this is the concept phase, exact square footages were not provided in the initial designs. Only the general massing, height, safety and educational function of the buildings was considered. All building designs were generally the same square footage. The 2021 Feasibility Study largely informed the development of the concepts, in which retaining the open space and the historic frontage were the primary factors ACPS should consider.

### Simpson-Baird

1. What is the square footage of just the footprint of the current building (just the first floor)? What is the square footage of just the footprint of each of the three proposed models?
  - a. The building footprints are on page 54 of the Concept Book with the comparison table. Building footprints are on the row "Overall Building Footprint".
2. What are the setbacks of Cameron Mills?
  - a. The front yard setback is "contextual block face" or 30' (3-306, A of the zoning code).
3. If the historic frontage were not maintained, could the new structure be built closer to Cameron Mills? If so, how much closer/how much additional space would be regained in the back of the building?
  - a. If contextual block face needs to be maintained per the development code, this would mean we could go no further to Cameron Mills than the adjacent church. We would likely only gain the area where the historic frontage building is located. The 2021 Feasibility Study largely informed the development of the concepts, in which retaining the open space and the historic frontage were the primary factors ACPS should consider.



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Additionally, we would likely lose more of the significant trees along the frontage due to the construction and/or building placement.

4. What are the building height restrictions for GM?
  - a. We have a 60' zoning height limit per exceptions for schools in Alexandria's zoning code. The 60' height could accommodate a third floor.
5. Was a three-story design considered? And if so, why was it eliminated?
  - a. Per the architect, two stories is the most desirable option for all the goals ACPS has for this project in terms of sustainability, safety, and meeting the educational needs of students.

VMDO has recently provided options for three stories and this will need to be considered soon, due to the timeline to construction.

6. Were design elements considered that preserved more of the green space? And if so, why were they eliminated?
  - a. The design team considered several options outside of the three presented at the community meeting and most included the same size building footprint but were not far enough along in design to include everything required from the ACPS Elementary Educational Specifications, which includes required outdoor space for the school such as playgrounds and a multipurpose field.

In one design, the academic wings were pulled in front of the historic building, and the staff felt like they were framed out and overtook the historic frontage, overwhelming the frontage along Cameron Mills Road. Another design removed the historic frontage entirely, but that did not align with ACPS and the community's goals. ACPS then decided to move forward with three designs to be more fully studied by the architect.

In the three designs, there is a multi-purpose field that is part of the ACPS Elementary Educational specifications, which aim to provide various play opportunities for children during the school day. The multi-purpose field is located on the three options in the location of one of the two baseball/softball fields. ACPS believes that the designs presented are in



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line with the aim of minimizing the loss of open space and, at the same time, providing a high-quality play field outside of school hours.

### Rief

1. For the GM modernization presentation, slide 6 lists one of the goals of the project is to "realize potential of Cameron Mills Road frontage." I'm interested in understanding if the current 1939 front building will be maintained as configured, or gutted and the inside remodeled, or torn down and rebuilt to look like the existing structure? Is that something that has been determined already, or is that a decision that will be made later in the process?
  - a. The 1939 front building will be gutted and remodeled to fit the modern ed spec. We are looking at how to preserve some elements (fireplaces, aspects of the second floor as a flexible use or art space), but also it needs to meet our current needs while maintaining the facade. It is not going to be torn down and rebuilt. That goal is also centered around how the frontage and significant trees can be maintained while also serving as a primary entrance for the school building.
2. The below constituent email says all 3 options would destroy 50% of the open space behind the school. Is this accurate?
  - a. [See answer to question 5 submitted by Mr. Elnoubi.](#)
3. How will the GM school modernization impact the existing baseball fields and has this been discussed with RPCA?
  - a. Yes, RPCA is a part of the core project team. ACPS is in continuous conversation with RPCA on the use of the fields. All playgrounds and outdoor amenities to the school will be available to the community after school hours, as detailed in the Facilities Use MOU. Currently, it is our understanding that Alexandria Little League can not practice or play on these fields. Alexandria Little League Softball does use the fields for practice. RPCA has used the fields for T-Ball games and practices. All other uses are informal.
4. Will the multi-purpose play area be a turf field?
  - a. Yes, it is more cost-effective and easier to maintain.
5. Can you elaborate on why a 2-story building was determined to be the best size?
  - a. [See the answer to question 8 submitted by Mr. Elnoubi.](#)