

Douglas MacArthur Temporary Swing Space

Development Special Use Permit #2019-0022

City Council
November 16, 2019



DSUP Request

To Extend The Original Site Plan Approval Until 2024

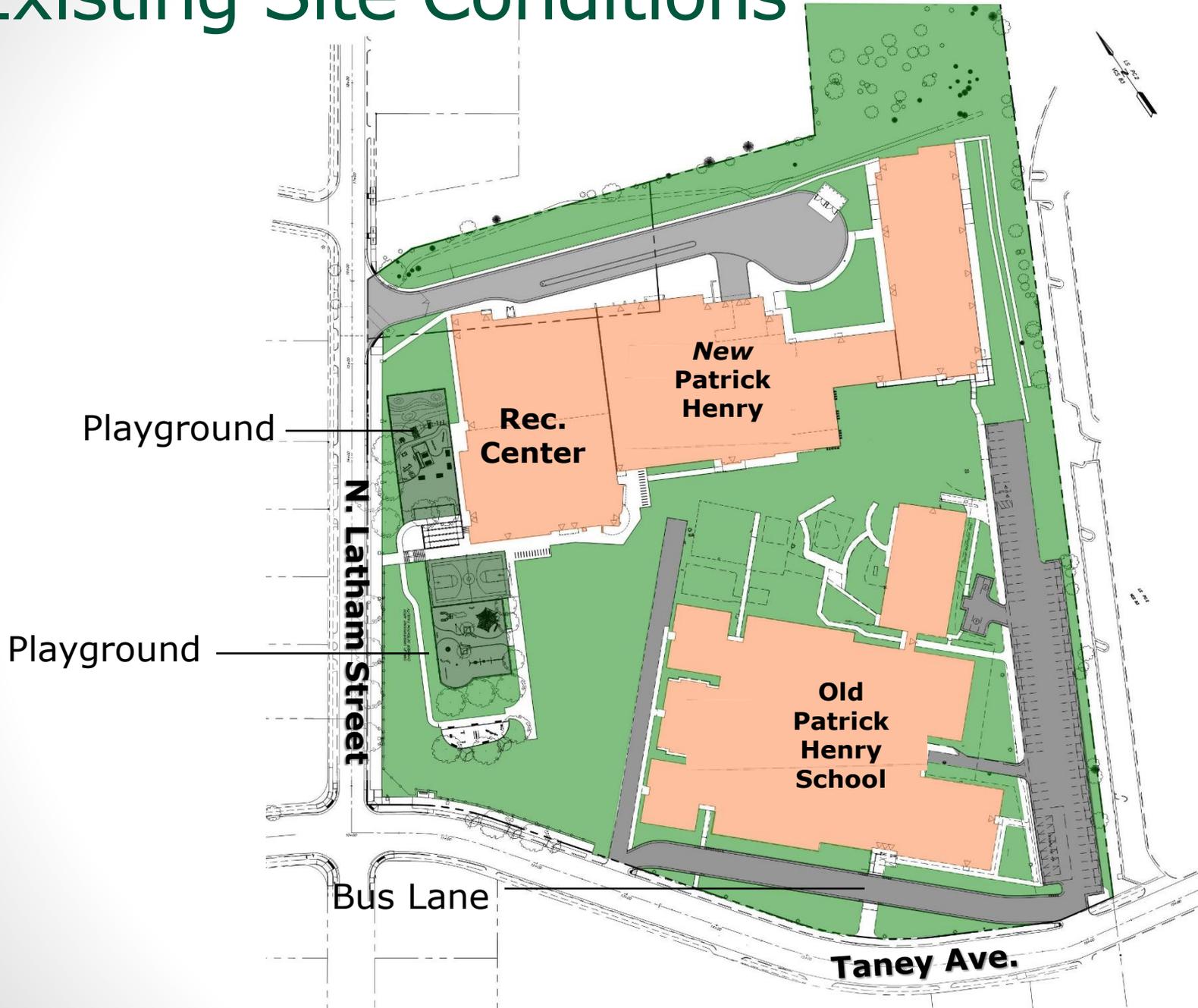
SUPs Requested:

- To Exceed the Max. Allowable FAR of 0.3
- To Exceed the Max. Allowable Off-Street Parking Spaces



Future Swing-Space

Existing Site Conditions



Background

- **Phase #1:** Construct New Patrick Henry School

- **Phase #2:** Vacate and Demolish Old School and Complete Athletic Field and Parking Lot





Background

- **Phase #1:** Construct New Patrick Henry School
- ***Interim Phase:*** Temporary Reuse of Old School for Douglas MacArthur Students (Approx. 3 Years)
- **Phase #2:** Vacate and Demolish Old School and Complete Athletic Field and Parking Lot



Taney Avenue and Bus Lane

Background



2016

Patrick Henry DSUP#2016-0009 Approved by PC & CC

2018

Construction of *New Patrick Henry* Completed

2019

New School Opens to Students

Jan 2019

ACPS
Accelerates
Discussion of
Modernization
Schedule

March 2019

Public
Engagement for
Swing-Space
Begins

April 2019

School Board
Votes to
Approve Swing-
Space*

***Approx. \$60M+ in Taxpayer Savings**

The Interim Phase

2021

- Construction of New Douglas MacArthur Begins; And
- Douglas MacArthur Students Occupy *Old* Patrick Henry

2023

- Completion of the *New* Douglas MacArthur
- *Old* Patrick Henry is Vacated and Demolished

2024

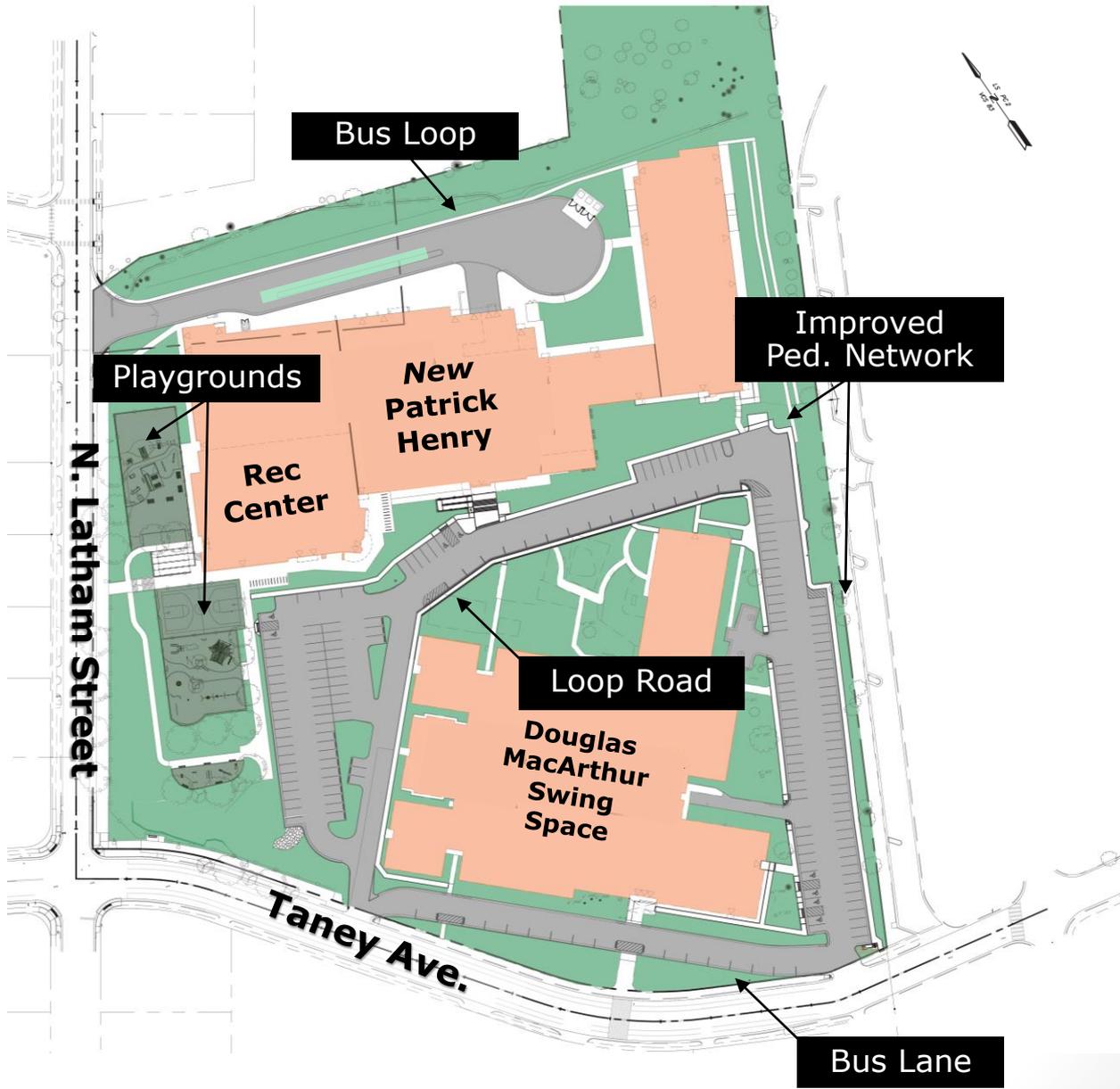
- Athletic Field & Parking Lot Completed | End INT Phase





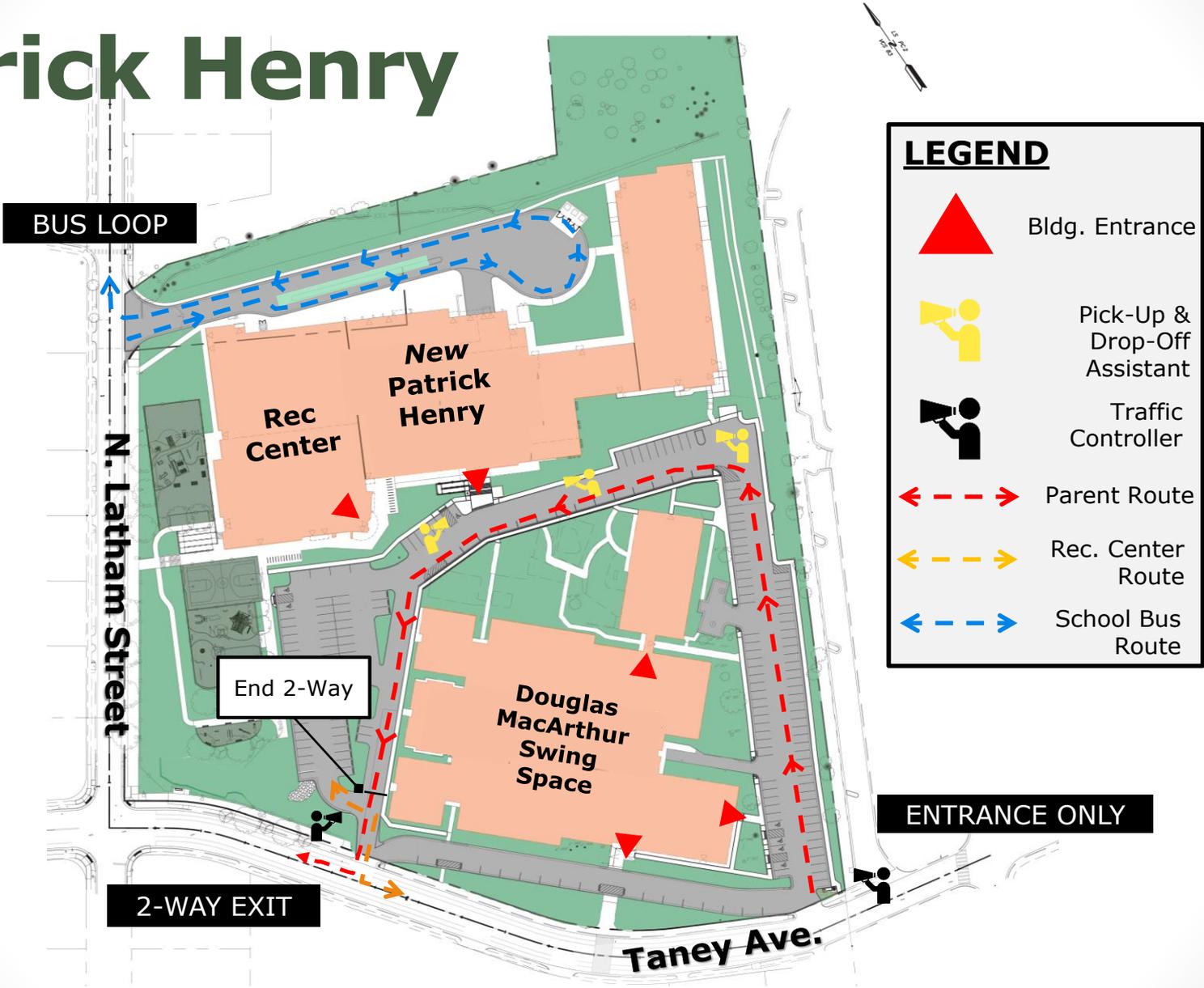
Interim Site Conditions

- FAR**
0.39*
- Parking Spaces**
196*
- SF New School**
136,000 SF
- SF Rec. Center**
18,000 SF
- SF Swing Space**
86,000 SF
- Open Space**
36%
- Sidewalks**
4,100 New LF



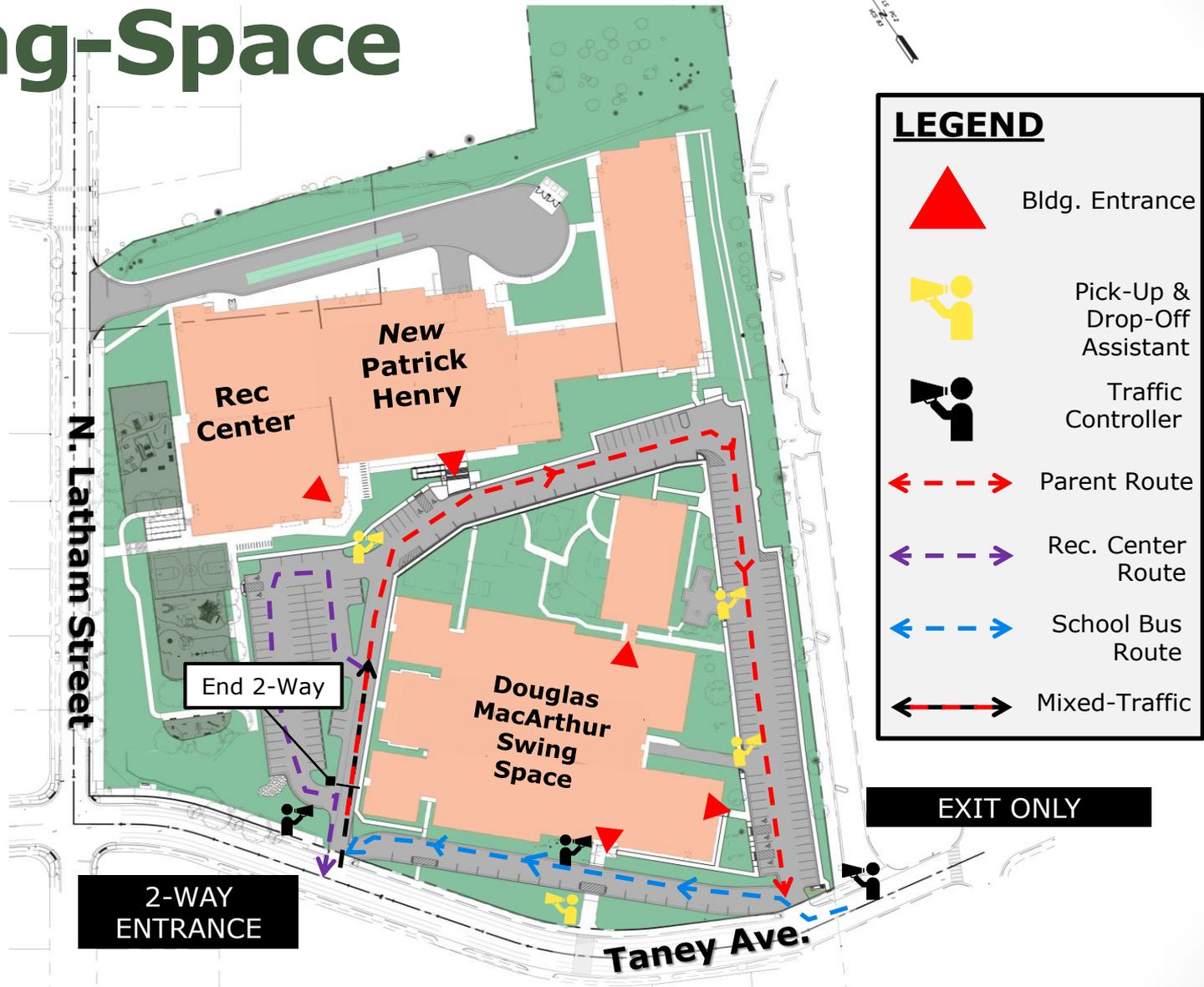
*SUP Requested For the Interim Use

Interim Phase Traffic Plan Patrick Henry





Interim Phase Traffic Plan Swing-Space



SUPs

- Applicable ONLY to the Interim Use
- 0.6 FAR Permitted with SUP
- 20 Additional Parking Spaces Provided as Result of Neighborhood Concerns



Final Site Condition



DSUP #2019-0022 | Douglas MacArthur Temporary Swing Space

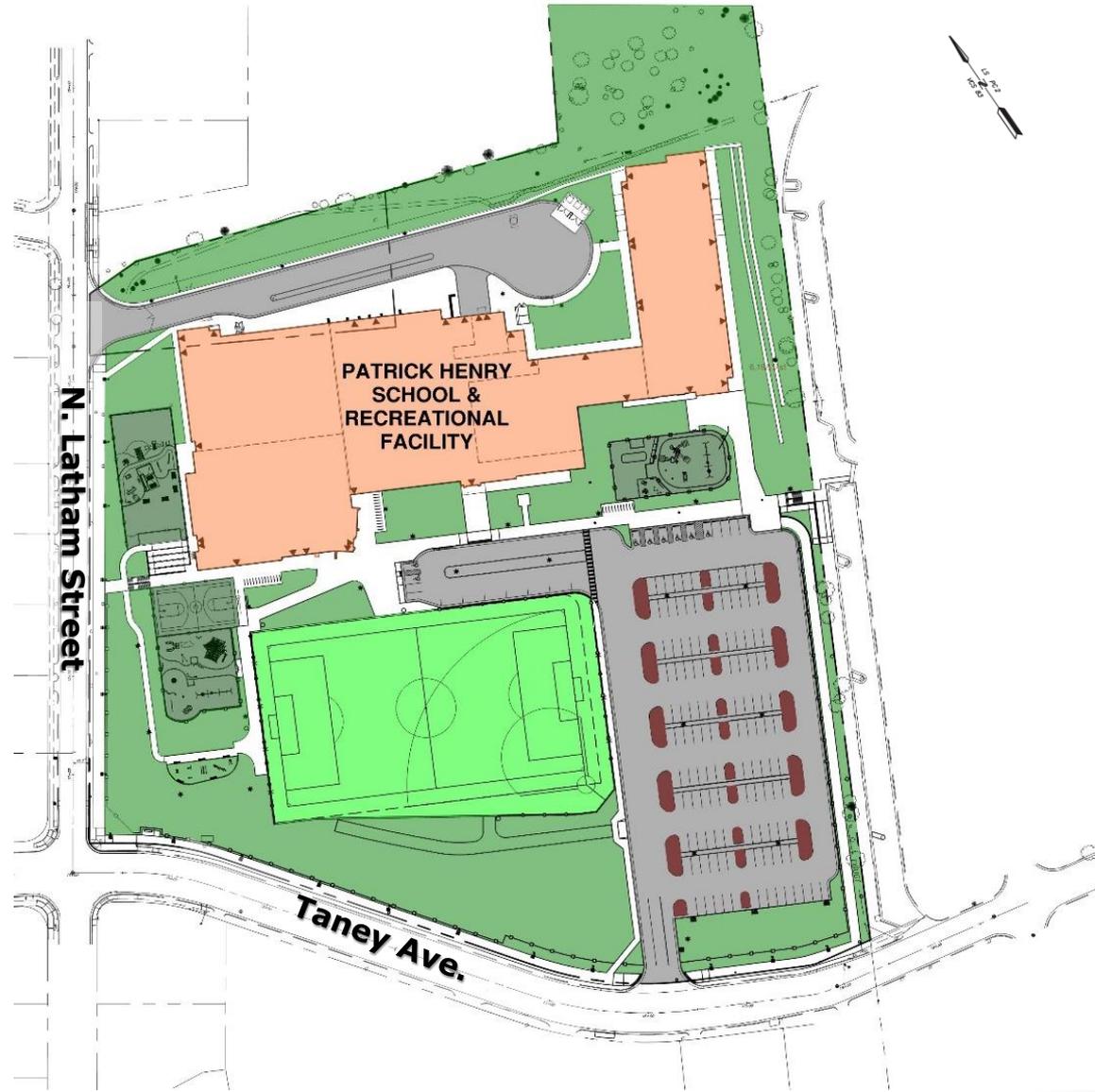
SF New School
136,000

Parking Spaces
155*

FAR
0.27

SF Rec. Center
18,000

Open Space
64%



*SUP Granted with 2016 DSUP

Staff & Planning Commission Recommendation Approval

- \$60M+ Saved by Reusing Existing Facility
- Advances ACPS Modernization Schedule





Old Patrick Henry School

Taney Avenue

Northern Edge of Existing Parking Lot

New Patrick Henry

Old Patrick Henry School

Existing Playground

Expanse In-Between Old and New School



Playgrounds

New Patrick Henry School



Pedestrian Access to Playgrounds From North Latham