

NEAR-TERM NEEDS (Listed alphabetically, not a prioritized list of recommendations)							Needs Assessment Summary [2]		Draft Roadmap (added to existing data)			
Existing Asset or Service Gap	Existing Square Feet	Estimated Square Feet Needed	Primary Driver(s)	Description of Drivers	Need Confirmation Based On	Estimated Size Based On	Identified Need	Timing	Existing Use	Site Theme	Additional Opportunity	Notes
Burn Building (Fire)	5,700	5,700	Physical & Functional	Building age beyond projected useful life; Anticipated structural issues	Independent Facility Assessment; AFD Interviews	AFD Interviews	Facility replacement	1. Near Term	Remain	Invest	N/A	The site's existing use does not allow for co-location. Continue to maintain and modernize the asset to align with the need.
City Hall	116,308	116,308	Physical & Functional	Effective building age 37 years; Physical condition rating F; Functionally obsolete;	City Office Space Standards; City Hall Visioning Study; DGS Interviews	Existing Footprint	Modernization or renovation	1. Near Term	Remain	Invest	N/A	The existing use is a historic asset and should remain in use. Modernization is needed to align with the administrative need.
Community Shelter/Substance Abuse Center	27,313	27,313	Physical	Building Age 31 years; Physical condition rating D;	DGS FCI Assessments	DGS Interviews	Modernization or renovation	1. Near Term	Remain or Relocate	Transform	Housing	The site can be transformed to better align with the Eisenhower East Small Area Plan. The shelter and urgently needed affordable housing can be co-located on site. Alternatively, the shelter could be relocated to an available site.
Cora Kelly Elementary School	69,000	107,129	Capacity, Physical, & Functional	Building age 65 years; Physical condition rating D; Spaces do not meet Ed Specs	ACPS 10-year Enrollment Projections; LREFP; ACPS Interviews	ACPS Ed Specs; ACPS Interviews	Facility replacement	1. Near Term	Remain	Optimize	Elementary School Capacity	Cora Kelly Elementary School is co-located with Cora Kelly Recreation Center. The site can be optimized to provide urgently needed elementary school seats. The school should be expanded or rebuilt to meet the Ed Specs. The site lies within a proposed AE Flood Zone. Future redevelopment will comply with all regulations and design will meet the elevation required to minimize the effects of the floodplain. Planning activities should include a site-specific master plan that incorporates all uses.
Douglas MacArthur Elementary School	56,098	120,000	Capacity, Physical, & Functional	Building age 78 years; Physical condition rating F; Spaces do not meet Ed Specs; Operating at ~120% utilization	ACPS 10-year Enrollment Projections; LREFP; ACPS Interviews	ACPS Ed Specs; ACPS Interviews	Facility replacement	1. Near Term	Remain	Optimize	Elementary School Capacity	The site is currently being optimized to provide urgently needed elementary school seats. The school should be expanded or rebuilt to meet the Ed Specs.
Fire Station 201	5,690	5,690	Physical	Building Age 106 years; Physical condition rating D;	DGS FCI Assessments; AFD Interviews	AFD Interviews	Modernization or renovation	1. Near Term	Remain	Invest	N/A	The existing use maximizes the site. Continue to maintain and modernize the asset to align with the need.
Fire Station 205	7,854	45,810	Level of Service, Physical, & Functional	Existing location does not align with incident demand; Physical condition rating C; Modern equipment does not fit into outdated building;	Fire Location Study; DGS FCI Assessments; AFD Interviews	AFD Programmatic Calculations	Facility replacement in new location	1. Near Term	Relocate	Transform	Housing, Open Space, or Other Community Need	The existing fire station site can be transformed into a new use such as administrative space, housing, or green space. The future fire station site should accommodate additional needs, identified in the site matrix.
Fire Station 206	5,248	52,362	Level of Service, Physical, & Functional	Existing location does not align with incident demand; Physical condition rating C; Modern equipment does not fit into outdated building;	Fire Location Study; DGS FCI Assessments; AFD Interviews	AFD Programmatic Calculations	Facility replacement in new location	1. Near Term	Relocate	Transform	Housing, Open Space, or Other Community Need	The existing fire station site can be transformed into a new use such as administrative space, housing, or green space. The future fire station site should accommodate additional needs, identified in the site matrix.
Fire Station 207	8,103	45,810	Level of Service, Physical, & Functional	Existing location does not align with incident demand; Physical condition rating C; Modern equipment does not fit into outdated building;	Fire Location Study; DGS FCI Assessments; AFD Interviews	AFD Programmatic Calculations	Facility replacement in new location	1. Near Term	Relocate	Transform	Housing, Open Space, or Other Community Need	The existing fire station site can be transformed into a new use such as administrative space, housing, or green space. The future fire station site should accommodate additional needs, identified in the site matrix.
Fire Station 208	11,800	64,452	Level of Service, Physical, & Functional	Existing location does not align with incident demand; Physical condition rating C; Modern equipment does not fit into outdated building;	Fire Location Study; DGS FCI Assessments; AFD Interviews	AFD Programmatic Calculations with Parking	Facility replacement in new location	1. Near Term	Relocate	Transform	Fire Warehouse Space, Housing, Open Space, or Other Community Need	The existing station may be needed for storage use to warehouse fire equipment. If not, the site can be transformed into a new use such as administrative space, housing, or green space. The future fire station site should accommodate additional needs, identified in the site matrix. The identified square footage need includes the area needed for parking.

Flora Casey Clinic	18,452	18,452	Physical	Building Age 31 years; Physical condition rating F	DGS FCI Assessments	DGS Interviews	Facility replacement	1. Near Term	Remain or Relocate	Transform	TBD	The Flora Casey Clinic is located on the Inova Hospital Site, which is anticipated to relocate to the Landmark Mall site. The existing clinic needs a facility replacement due to the physical building condition. Continue to maintain the asset until decisions are made about the campus' future. Further discussion and exploration will inform where the future clinic is located as well as how to best use the site. There is approximately 40,000 square feet of community space in the AHDC affordable housing project that could be an opportunity to explore.
Francis Hammond Middle School	236,125	250,000	Capacity, Physical, & Functional	Building age 64 years; Physical condition rating D; Spaces do not meet Ed Specs; Operating at ~110% utilization	ACPS 10-year Enrollment Projections; LREFP; ACPS Interviews	ACPS Ed Specs; ACPS Interviews	Facility replacement	1. Near Term	Remain	Optimize	Middle School Capacity & Other Community Needs	The site can be optimized to provide needed middle school seats. The school should be expanded or rebuilt to meet the Ed Specs. The site has enough remaining area to provide swing space, a new school, administrative, emergency school, or other community use in the future.
George Mason Elementary School	65,291	107,129	Capacity, Physical, & Functional	Building Age 81 years; Physical condition rating D; Spaces do not meet Ed Specs; Operating at ~120% utilization	ACPS 10-year Enrollment Projections; LREFP; ACPS Interviews	ACPS Ed Specs	Modernization or renovation	1. Near Term	Remain	Optimize	Elementary School Capacity	The site can be optimized to provide additional elementary school seats. The school should be expanded or rebuilt to meet the Ed Specs.
George Washington Middle School	237,332	250,000	Capacity, Physical, & Functional	Building Age 85 years; Physical condition rating D; Spaces do not meet Ed Specs; Operating at ~145% utilization	ACPS 10-year Enrollment Projections; LREFP; ACPS Interviews	ACPS Ed Specs; ACPS Interviews	Modernization or renovation	1. Near Term	Remain	Optimize	Middle School Capacity & Other Community Needs	The site can be optimized to provide needed middle school seats. The school should be expanded and reconfigured to meet the Ed Specs. The site has enough remaining area to provide swing space, a new school, administrative, emergency school, or other community use in the future.
Lyles Crouch Elementary School	65,645	107,129	Capacity, Physical, & Functional	Building Age 62 years; Physical condition rating D; Spaces do not meet Ed Specs; Operating at ~130% utilization	ACPS 10-year Enrollment Projections; LREFP; ACPS Interviews	ACPS Ed Specs; ACPS Interviews	Modernization or renovation	1. Near Term	Remain	Invest	N/A	The existing use maximizes the site and the space need exceeds the amount allowed. Continue to maintain and modernize the existing asset to align with the need.
Naomi L. Brooks Elementary School	51,800	107,129	Physical & Functional	Building Age 91 years; Physical condition rating D; Spaces do not meet Ed Specs;	ACPS 10-year Enrollment Projections; LREFP; ACPS Interviews	ACPS Ed Specs; ACPS Interviews	Modernization or renovation	1. Near Term	Remain	Optimize	Elementary School Capacity	The site does not meet the criteria for site optimization. However, with zoning relief, the site could be optimized to provide urgently needed elementary school seats. The school should be expanded or rebuilt to meet the Ed Specs.
Mount Vernon Elementary School	112,730	112,730	Capacity, Physical, & Functional	Building Age 97 years; Physical condition rating C; Spaces do not meet Ed Specs; Operating at ~120% utilization	ACPS 10-year Enrollment Projections; LREFP; ACPS Interviews	Existing Footprint; ACPS Interviews	Modernization or renovation	1. Near Term	Remain	Optimize	Elementary School Capacity	The Mount Vernon Campus includes an elementary school, recreation center, library, and arts center. The site can be optimized to provide urgently needed elementary school seats and the school should be renovated with a more efficient design or rebuilt to meet the Ed Specs. Early planning activities should include a site-specific master plan that incorporates all uses.
Pistol Range (Police)	3,000	21,600	Physical & Functional	Existing building / site cannot provide adequate distance or capacity (need 100 yards & 16 lanes)	APD Interviews	APD Interviews	Facility replacement	1. Near Term	Relocate	Other	Consolidation of Fire and Emergency Medical Service Needs (FEMS)	The Pistol Range is co-located with Fire Station 210. The facility needs replaced, but the existing site cannot accommodate a modern range. There is a sunset clause for the site use set to expire in 2038. A new consolidated FEMS facility is needed and could include the Pistol Range, Tactical Training, Canine Facility, and Fire Training Division. Continue to invest in the existing asset until a new site can be identified or the existing site can be reenvisioned. See the site matrix for potential site options.
Alexandria City High School: Minnie Howard	130,435	312,000	Capacity, Physical, & Functional	Build age 60 years; Physical condition rating F; Spaces do not meet Ed Specs; Operating at 106% utilization	ACPS 10-year Enrollment Projections; LREFP; ACPS Interviews	ACPS Ed Specs; ACPS Interviews	Facility replacement	1. Near Term	Remain	Optimize	High School Capacity & Other Community Needs	The site can be optimized to provide needed high school seats. The school should be expanded or rebuilt to meet the Ed Specs. The site has enough remaining area to provide swing space, a new school, administrative, emergency school, or other community use in the future if rezoned.
Affordable Housing	4,450 committed affordable housing units	2,000+ more affordable housing units	Level of Service & Capacity	Economic development and workforce population outpace existing affordable and workforce housing supply; There is limited amount of private land available for affordable housing development;	2013 – 2025 HMP targets; 2020 City Council Resolution No. 2926	2013 – 2025 HMP targets; 2020 City Council Resolution No. 2926	Net new housing	1. Near Term	New	Other	TBD	Existing sites with an opportunity to add affordable housing have been identified in the site matrix. Reservations for future affordable housing, senior housing, mixed-income assisted living facilities, and/or colocation with City and School uses have been identified in multiple Small Area Plans. These include North Potomac Yard (Block 23), Eisenhower East, Beauregard (fire station), Landmark Mall (fire station) and Witter Wheeler.

INTERMEDIATE NEEDS <i>(Listed in order of estimated square feet need, not a prioritized list of recommendations)</i>							Needs Assessment Summary [2]		Draft Roadmap (added to existing data)			
Existing Asset or Service Gap	Existing Square Feet	Estimated Square Feet Needed	Primary Driver(s)	Description of Drivers	Need Confirmation Based On	Estimated Size Based On	Identified Need	Timing	Existing Use	Site Theme	Additional Opportunity	Notes
Adult Daycare @ Lee Center	6,300	6,300	Physical	Building Age 25 years; Physical condition rating C	DGS FCI Assessments	DGS Interviews	Modernization or renovation	2. Intermediate	Remain	Transform	See Lee Center	See Lee Center. Currently part of the Lee Center Campus which includes the Lee Center administrative space, Nannie J. Lee Recreation Center, Fire Training, Adult Daycare, and Canine facility.
Barrett Library	25,000	25,000	Physical	Effective building age 25 years; Physical condition rating C	DGS FCI Assessments; APL Interviews	DGS / APL Interviews	Modernization or renovation	2. Intermediate	Remain	Invest	N/A	The existing use maximizes the site. Continue to maintain and modernize the asset to align with the need.
Buddie Ford Nature Center	5,700	5,700	Physical	Building Age 15 years; Physical condition rating C	DGS FCI Assessments; RPCA Interviews	RPCA Interviews	Systems Renewal	2. Intermediate	Remain	Optimize	Elementary Capacity or Other Community Need	Buddie Ford Nature Center is co-located with William Ramsay Elementary School and Ramsay Recreation Center. The site can be optimized to provide additional needs and the school needs expanded to meet the Ed Specs. Enrollment projections will continue to inform this need. Planning activities should include a site-specific master plan that incorporates all uses.
Colasanto Arts Center	2,326	2,326	Physical	Effective building age 15 years; Physical condition rating C;	DGS FCI Assessments; RPCA Interviews	RPCA Interviews	Modernization or renovation	2. Intermediate	Remain	Optimize	Elementary School Capacity	The Arts Center is part of the Mount Vernon Campus that includes an elementary school, library, and recreation center. The site can be optimized in the early plan years to provide urgently needed elementary school seats. Early planning activities should include a site-specific master plan that incorporates all uses.
Charles Barrett Elementary School	62,760	107,129	Capacity, Physical, & Functional	Building Age 71 years; Physical condition rating C; Spaces do not meet Ed Specs; Operating at ~115% utilization	ACPS 10-year Enrollment Projections; LREFP; ACPS Interviews	ACPS Ed Specs; ACPS Interviews	Modernization or renovation	2. Intermediate	Remain	Optimize	Elementary Capacity, Recreation, Open Space, or Other Community Need	Charles Barrett Elementary School is co-located with Charles Barrett Recreation Center. The site can be optimized and the school should be expanded or rebuilt to meet the Ed Specs. Enrollment projections will continue to inform this need. Planning activities should include a site-specific master plan that incorporates all uses.
Charles Barrett Recreation Center	10,560	10,560	Physical	Building Age 26 years; Physical condition rating C	DGS FCI Assessments; RPCA Interviews	RPCA Interviews	Modernization or renovation	2. Intermediate	Remain	Optimize	Elementary Capacity or Other Community Need	Charles Barrett Recreation Center is co-located with Charles Barrett Elementary School. The site can be optimized to provide additional needs and the school needs expanded to meet the Ed Specs. Enrollment projections will continue to inform this need. Planning activities should include a site-specific master plan that incorporates all uses.
Chinquapin Recreation Center	35,363	35,363	Physical	Effective building age 6 years; Physical condition rating C; Community identified need for aquatics	DGS FCI Assessments; RCPA Needs Survey; RPCA Interviews	RPCA Interviews	Modernization or renovation	2. Intermediate	Remain	Invest	N/A	A recreational use must remain on the site in accordance with a U.S. Land and Water Conversation grant. Continue to maintain and modernize the asset or consider rebuilding the asset to align with the community need.
Fire Station 202	7,247	7,247	Physical	Building Age 15 years; Physical condition rating C	DGS FCI Assessments; AFD Interviews	AFD Interviews	Modernization or renovation	2. Intermediate	Remain	Invest	N/A	The existing use maximizes the site. Continue to maintain and modernize the asset to align with the need.
Fire Station 204	20,838	20,838	Physical	Building Age 19 years; Physical condition rating C	DGS FCI Assessments; AFD Interviews	AFD Interviews	Modernization or renovation	2. Intermediate	Remain	Optimize	For future consideration	The site can be optimized through density or rezoning to provide additional needs, but none have been identified. Continue to maintain and modernize the asset to align with the need.

Fire Training Division @ Lee Center	8,640	8,640	Physical	Building Age 25 years; Physical condition rating C	DGS FCI Assessments; AFD Interviews	AFD Interviews	Modernization or renovation	2. Intermediate	Relocate	Transform	See Lee Center	A new consolidated FEMS facility is needed and could include the Pistol Range, Tactical Training, Canine Facility, and Fire Training Division. Continue to invest in the existing asset until a new site can be identified or the existing site can be reenvisioned. Currently part of the Lee Center Campus which includes the Lee Center administrative space, Nannie J. Lee Recreation Center, Fire Training, Adult Daycare, and Canine facility.
James K. Polk Elementary School	83,230	107,129	Capacity, Physical, & Functional	Building Age 55 years; Physical condition rating C; Spaces do not meet Ed Specs; Projected utilization ~115%	ACPS 10-year Enrollment Projections; LREFP; ACPS Interviews	ACPS Ed Specs; ACPS Interviews	Modernization or renovation	2. Intermediate	Remain	Optimize	Elementary Capacity, Recreation, Open Space, or Other Community Need	The site can be optimized through density or rezoning to provide additional needs, but none have been identified. Future enrollment projections will continue to inform this need. The school should be expanded or rebuilt to meet the Ed Specs.
John Adams Elementary School / Early Childhood Center	143,290	143,290	Physical & Functional	Building Age 53 years; Physical condition rating C	ACPS 10-year Enrollment Projections; LREFP; ACPS Interviews	ACPS Ed Specs; ACPS Interviews	Modernization or renovation	2. Intermediate	Remain	Optimize	Elementary Capacity, Recreation, Open Space, or Other Community Need	The site can be optimized through density or rezoning to provide additional needs, but none have been identified. Continue to maintain and modernize the existing asset to align with the need. Enrollment projections will continue to inform this need.
Leonard "Chick" Armstrong Recreation Center	25,840	25,840	Physical	Building Age 29 years; Physical condition rating C	DGS FCI Assessments; RPCA Interviews	RPCA Interviews	Systems Renewal	2. Intermediate	Remain	Optimize	Elementary School Capacity	Leonard "Chick" Armstrong Recreation Center is co-located with Cora Kelly Elementary School. Site can be optimized in the first phase of this plan to provide urgently needed elementary school seats. Planning activities should include a site-specific master plan that incorporates all uses.
New Elementary School	-	107,129	Capacity	Major deficit of seats at the elementary level (800 seats) and middle school level (1,200 seats)	ACPS 10-year Enrollment Projections; ACPS Interviews	ACPS Ed Specs; ACPS Interviews	Net new facility	2. Intermediate	New	Other	Elementary Capacity, Recreation, Open Space, or Other Community Need	Enrollment projections will continue to inform this need. Elementary school projects in the urgent category will provide additional capacity so that constructing an additional school can be delayed. If a school is needed, explore use of existing ACPS sites identified in the site matrix.
Old Town Pool	5,336	5,336	Physical & Functional	Effective facility age 16 years; Community identified need for aquatics	DGS FCI Assessments; RPCA Needs Survey; RPCA Interviews	RPCA Interviews	Modernization or renovation	2. Intermediate	Remain	Optimize	Elementary Capacity or Other Community Need	The Old Town Pool is co-located with Jefferson Houston Elementary School and the Durant Center. The site can be optimized to provide additional needs, but none have been identified. Continue to maintain and modernize the existing asset. Planning activities should include a site-specific master plan that incorporates all uses.
Off Site Storage (Shared)	-	20,000	Functional	Need for storage across all departments	City Strategic Facilities Plan	City Strategic Facilities Plan	Net new facility or space	2. Intermediate	New	Other	TBD	This need can pair with many others. The site matrix identifies potential sites that should be further explored.
Police Tactical Training Facility	-	20,000	Functional	Need for high-quality training facility that does not exist; Anticipate existing leased space in Landmark Mall becoming unavailable due to redevelopment	APD Interviews	APD Interviews	Net new facility	2. Intermediate	New	Other	TBD	This net new need is specialized should be part of the consolidated FEMS facility, which would also include the Pistol Range, Canine Facility, and Fire Training Division. The site matrix identifies potential sites that should be further explored.
Vola Lawson Animal Shelter	15,280	15,280	Physical	Building Age 18 years; Physical condition rating C	DGS FCI Assessments	DGS Interviews	Modernization or renovation	2. Intermediate	Remain or Relocate	Transform	TBD	This large site provides a unique opportunity for a specialized need and could provide additional capabilities with underground parking or rezoning without compromising existing open space. Existing use can be co-located with other uses. Alternatively, the use could be relocated to an available site. Portions of the site are part of a Resource Protection Area and the 100 Year Flood Plain. Future redevelopment will comply with all regulations. Further discussion and exploration can inform how best to use the site.

Warwick Pool	4,736	4,736	Physical & Functional	Effective facility age 2 years; Community identified need for aquatics	DGS FCI Assessments; RCPA Needs Survey; RPCA Interviews	RPCA Interviews	Modernization or renovation	2. Intermediate	Remain	Invest	N/A	The existing site is not City-owned and the use should remain. Continue to maintain and modernize the asset to align with the need.
West End Recreation Center	-	20,000	Level of Service	Equitable service access needed in West End	RPCA Needs Survey; RPCA Interviews	Placeholder - average size of existing facilities	Net new facility	2. Intermediate	New	Other	TBD	This preliminary need should be further defined. It can pair with many other site uses. The site matrix identifies potential sites that should be further explored.
William Ramsay Elementary School	87,650	107,129	Physical & Functional	Building Age 62 years; Physical condition rating C; Spaces do not meet Ed Specs;	ACPS 10-year Enrollment Projections; LREFP; ACPS Interviews	ACPS Ed Specs; ACPS Interviews	Modernization or renovation	2. Intermediate	Remain	Optimize	Elementary Capacity, Recreation, Open Space, or Other Community Need	William Ramsay Elementary School is co-located with Ramsay Recreation Center and Buddie Ford Nature Center. The site can be optimized and the school should be expanded or rebuilt to meet the Ed Specs. Enrollment projections will continue to inform this need. Planning activities should include a site-specific master plan that incorporates all uses.
William Ramsay Recreation Center	18,150	18,150	Physical	Building age 20 years; Physical condition rating C;	DGS FCI Assessments; RPCA Interviews	RPCA Interviews	Modernization or renovation	2. Intermediate	Remain	Optimize	Elementary Capacity or Other Community Need	Ramsay Recreation Center is co-located with William Ramsay Elementary School and Buddie Ford Nature Center. The site can be optimized to provide additional needs and the school needs expanded to meet the Ed Specs. Enrollment projections will continue to inform this need. Planning activities should include a site-specific master plan that incorporates all uses.

LONGER-TERM NEEDS <i>(Listed in order of estimated square feet need, not a prioritized list of recommendations)</i>							Needs Assessment Summary [2]		Draft Roadmap (added to existing data)			
Existing Asset or Service Gap	Existing Square Feet	Estimated Square Feet Needed	Primary Driver(s)	Description of Drivers	Need Confirmation Based On	Estimated Size Based On	Identified Need	Timing	Existing Use	Site Theme	Additional Opportunity	Notes
Beatley Library	62,400	62,400	Physical	Building Age 20 years; Physical condition rating B	DGS FCI Assessments; APL Interviews	DGS / APL interviews	Modernization or renovation	3. Longer Term	Remain	Optimize	For future consideration	This large site provides a unique opportunity for a public campus and could provide additional capabilities with underground parking or rezoning. The existing use can be co-located with other uses. Further discussion and exploration can inform how best to use the site.
Burke Library	20,234	20,234	Physical	Effective building age 18 years; Physical condition rating B	DGS FCI Assessments; APL Interviews	DGS / APL interviews	Modernization or renovation	3. Longer Term	Remain	Transform	Fire Station, Housing, or Other Community Need	The site's existing use must remain in accordance with the deed, but the site could be transformed through density and rezoning to provide additional needs. Further discussion and exploration can inform how best to use the site. Continue to maintain and modernize the asset to align with the need.
Canine Facility (Police)	1,380	1,380	Physical & Functional	Building Age 70 years; Physical condition rating A; Need for additional space;	DGS FCI Assessments; APD Interviews	APD Interviews	Modernization or renovation	3. Longer Term	Remain or Relocate	Transform	See Lee Center & Pistol Range	A new consolidated FEMS facility is needed and could include the Pistol Range, Tactical Training, Canine Facility, and Fire Training Division. See Lee Center and Pistol Range. Currently part of the Lee Center Campus, which includes the Lee Center administrative space, Nannie J. Lee Recreation Center, Fire Training, Adult Daycare, Canine facility and the City's only ADA accessible Athletic Field.
Charles Houston Recreation Center	35,799	35,799	Physical	Building age 12 years; Physical condition rating A	DGS FCI Assessments; RPCA Interviews	RPCA Interviews	Systems Renewal	3. Longer Term	Remain	Optimize	For future consideration	The existing asset received recent investment. Continue to maintain and modernize the asset to align with the need. When this building reaches the end of its useful life and requires major intervention, consider optimizing site efficiency to accommodate additional uses.
Conservatory Center @ Four Mile Run	5,002	5,002	Physical	Building age 33 years; Physical condition rating B	DGS FCI Assessments	RPCA Interviews	Systems Renewal	3. Longer Term	Remain	Invest	N/A	The existing use maximizes the site. Continue to maintain and modernize the asset to align with the need.
Duncan Library	13,130	13,130	Physical	Effective building age 15 years; Physical condition rating B	DGS FCI Assessments; APL Interviews	DGS / APL interviews	Modernization or renovation	3. Longer Term	Remain	Optimize	Elementary School Capacity	The Library is part of the Mount Vernon Campus that includes an elementary school, recreation center, and arts center. The site can be optimized in the early plan years to provide urgently needed elementary school seats. Early planning activities should include a site-specific master plan that incorporates all uses.
Durant Recreation Center	15,358	15,358	Physical	Effective building age 16 years; Physical condition rating B	DGS FCI Assessments; RPCA Interviews	RPCA Interviews	Modernization or renovation	3. Longer Term	Remain	Optimize	Elementary School Capacity or other community need	The Durant Recreation Center is co-located with Jefferson Houston Elementary School and the Old Town Pool. The site can be optimized to provide additional needs, but none have been identified. Continue to maintain and modernize the existing asset. Enrollment projections will continue to inform this need. Planning activities should include a site-specific master plan that incorporates all uses.
Ferdinand T. Day Elementary School	125,856	125,856	Physical	Building Age 21 years; Physical condition rating B;	LREFP; ACPS Interviews	Existing Footprint; ACPS Interviews	Modernization or renovation	3. Longer Term	Remain	Invest	N/A	The existing use maximizes the site. Continue to maintain and modernize the asset to align with the need.
Fire Station 203	3,588	3,588	Physical	Building age 1 year; Building condition rating A	DGS FCI	DGS Interviews	Systems Renewal	3. Longer Term	Remain	Invest	N/A	The existing use maximizes the site. Continue to maintain and modernize the asset to align with the need.
Fire Station 209	21,541	21,541	Physical	Building age 12 years; Physical condition rating A	DGS FCI Assessments; AFD Interviews	AFD interviews	Systems Renewal	3. Longer Term	Remain	Invest	N/A	The existing use maximizes the site. Continue to maintain and modernize the asset to align with the need.
Fire Station 210	38,917	38,917	Physical	Building age 6 years; Physical condition rating A	DGS FCI Assessments; AFD Interviews	AFD interviews	Systems Renewal	3. Longer Term	Remain	Optimize	For future consideration	The existing asset received recent investment. Continue to maintain and modernize the asset to align with the need. When this building reaches the end of its useful life and requires major intervention, consider optimizing site efficiency to accommodate additional uses.

Jefferson Houston Elementary School	124,000	124,000	Physical	Building Age 6 years; Physical condition rating B;	LREFP; ACPS Interviews	Existing Footprint; ACPS Interviews	Modernization or renovation	3. Longer Term	Remain	Optimize	For future consideration	Jefferson Houston Elementary School is co-located with the Durant Center and Old Town Pool. The site can be optimized to provide additional needs, but none have been identified. Continue to maintain and modernize the existing asset. Enrollment projections will continue to inform this need. Planning activities should include a site-specific master plan that incorporates all uses.
Lee Center	64,030	64,030	Physical	Building Age 25 years; Physical condition rating B; Functional condition rating Fair	DGS FCI Assessments; RPCA Interviews	RPCA Interviews	Systems Renewal	3. Longer Term	Remain	Transform	Recreation, Housing, Swing Space, School Site, or Other Community Need	This large site provides one of the best opportunities to provide additional capabilities through density and rezoning. Most of the existing uses should remain, but can be co-located with other uses. This site is a candidate for advancing into an earlier timeframe after further discussion and exploration to inform how best to use the site. Early planning activities should include a site-specific master plan that incorporates remaining uses in addition to other city needs. The Lee Center Campus includes the Lee Center administrative space, Nannie J. Lee Recreation Center, Fire Training, Adult Daycare, Canine facility and the City's only ADA accessible Athletic Field.
Mount Vernon Recreation Center	18,000	18,000	Physical	Building age 23 years; Physical condition rating B;	DGS FCI Assessments; RPCA Interviews	RPCA Interviews	Modernization or renovation	3. Longer Term	Remain	Optimize	Elementary School Capacity or other community need	The Recreation Center is part of the Mount Vernon Campus that includes an elementary school, library, and arts center. Site can be optimized in the early plan years to provide urgently needed elementary school seats. Early planning activities should include a site-specific master plan that incorporates all uses.
Nannie J. Lee Recreation Center	12,945	12,945	Physical	Effective building age 25 years; Physical condition rating B	DGS FCI Assessments; RPCA Interviews	RPCA Interviews	Modernization or renovation	3. Longer Term	Remain	Transform	Housing, Swing Space, School Site, or Other Community Need	This large site provides one of the best opportunities to provide additional capabilities through density and rezoning. Most of the existing uses should remain, but can be co-located with other uses. This site is a candidate for advancing into an earlier timeframe after further discussion and exploration to inform how best to use the site. Early planning activities should include a site-specific master plan that incorporates remaining uses in addition to other city needs. The Lee Center Campus includes the Lee Center administrative space, Nannie J. Lee Recreation Center, Fire Training, Adult Daycare, Canine facility and the City's only ADA accessible Athletic Field.
Patrick Henry K-8 School	138,500	138,500	Physical	Building age 2 years; Physical condition rating A	LREFP; ACPS Interviews	Existing Footprint; ACPS Interviews	Systems Renewal	3. Longer Term	Remain	Optimize	For future consideration	Patrick Henry is co-located with Patrick Henry Recreation Center. The existing asset received recent investment. Continue to maintain and modernize the asset to align with the need. When this building reaches the end of its useful life and requires major intervention, consider optimizing site efficiency to accommodate additional uses. Planning activities should include a site-specific master plan that incorporates all uses.

Patrick Henry Recreation Center	19,000	19,000	Physical	Building age 2 years; Physical condition rating A	DGS FCI Assessments; RPCA Interviews	RPCA Interviews	Systems Renewal	3. Longer Term	Remain	Optimize	For future consideration	Patrick Henry Recreation Center is co-located with Patrick Henry K-8 School. Existing asset was recently invested in and is serving its purpose effectively. Continue to maintain and modernize the asset to align with the need. When this building reaches the end of its useful life and requires major intervention, consider optimizing site efficiency to accommodate additional uses. Planning activities should include a site-specific master plan that incorporates all uses.
Samuel Tucker Elementary School	80,800	107,129	Physical	Building Age 20 years; Physical condition rating B	LREFP; ACPS Interviews	ACPS Ed Specs; ACPS Interviews	Systems Renewal	3. Longer Term	Remain	Invest	N/A	The existing use maximizes the site. Continue to maintain and modernize the asset to align with the need.
Alexandria City High School: King Street	461,147	461,147	Physical	Building Age 13 years; Physical condition rating B;	LREFP; ACPS Interviews	ACPS Ed Specs; ACPS Interviews	Modernization or renovation	3. Longer Term	Remain	Optimize	For future consideration	The site can be optimized through density or rezoning to provide additional needs, but none have been identified. Continue to maintain and modernize the existing asset to align with the need. Enrollment projections will continue to inform this need. When this building reaches the end of its useful life and requires major intervention, consider optimizing site efficiency. Future master planning efforts should explore site opportunities.

Notes

- [1] The **Needs Assessment Summary** is based on the most up-to-date information about Alexandria's public services and facilities needs.
- [2] The **Baseline Assumption** includes the identified project need and associated timing. It is not a final project recommendation.
- [3] The **Identified Need** is determined by a gap in service, an existing asset's physical condition, and the likely investment needed to deliver the need. The appropriate solution will be determined during feasibility and based on the asset's future condition.
- [4] The **building age** is calculated based on the original construction date. **Effective building age** is calculated based on the most recent date of significant renovation.
- [5] The following public facilities were not included due to ongoing planning processes or require specialized planning.
- a) All assets included in the Witter Wheeler Master Plan

c) Public Safety Center (Alexandria Jail)

b) Alexandria Courthouse

- [6] Acronyms and associated descriptions:
DGS: Department of General Services
APD: Alexandria Police Department
APL: Alexandria Public Library
RPCA: Recreation, Parks, and Cultural Activities
ACPS: Alexandria City Public Schools
LREFP: Long-Range Educational Facility Plan
FCI: Facility Condition Index (a measure of a building's current physical condition)
- [7] **Existing Use** indicates if the current use should remain on its existing site, relocate to a new site, or other as noted.
- [8] **Site theme** indicates if the site provides an opportunity to optimize or transform the site based on the existing utilization.
- [9] **Additional Opportunity** indicates what other needs could be solved if this site were optimized.

- [10] The following Small Area Plans or Developments have expressed a commitment to housing a public facility/need, but a need has not yet been identified for each. Potential site uses for these sites are identified in the site matrix. They include:
- A) North Potomac Yard Block 23

B) Eisenhower East Small Area Plan

C) Eisenhower West Small Area Plan

D) Landmark Van Dorn Small Area Plan