



Douglas MacArthur Temporary Swing Space

Development Special Use Permit #2019-0022

City Council
November 16, 2019

DSUP Request

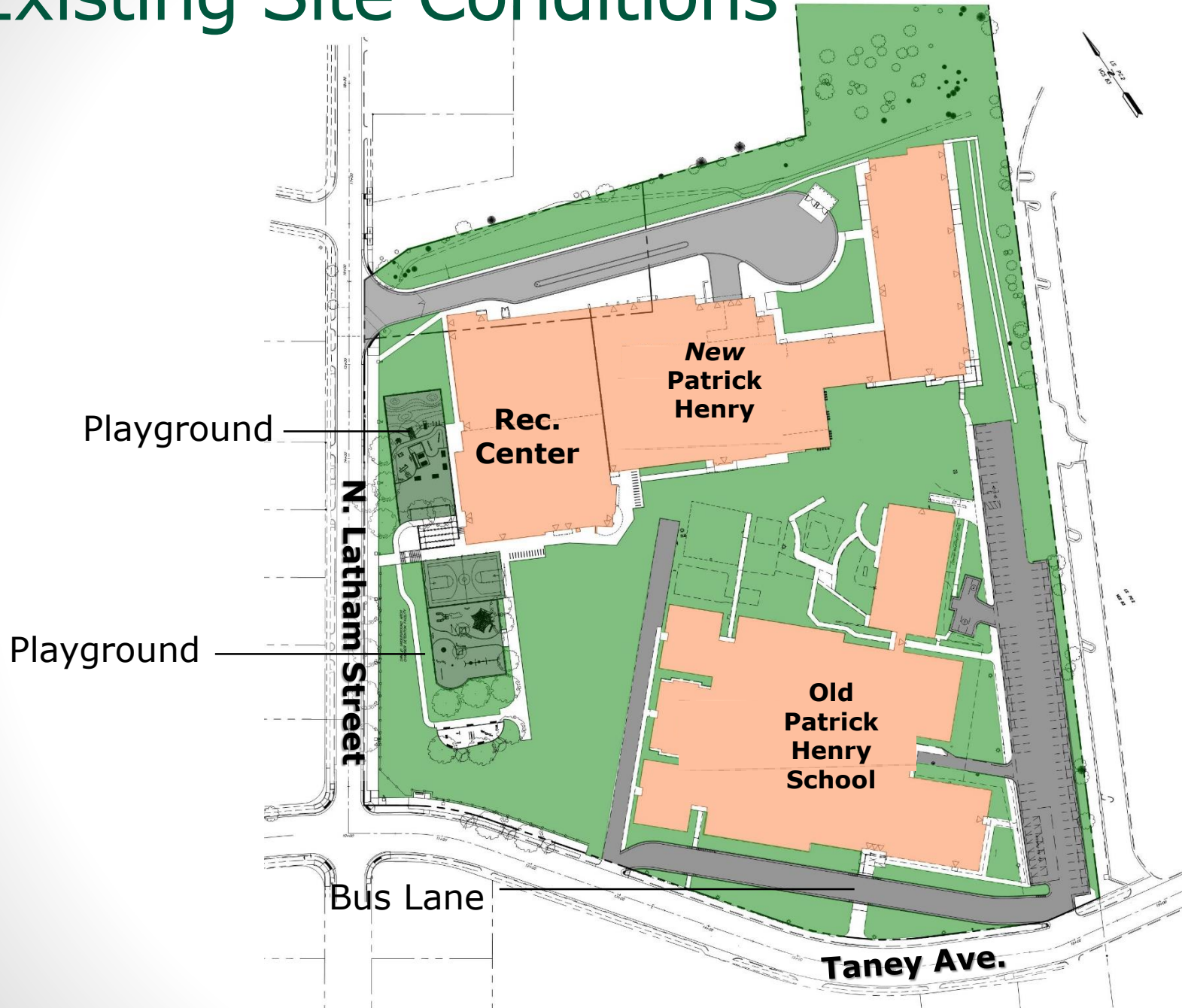
To Extend The Original Site Plan Approval Until 2024

SUPs Requested:

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



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*

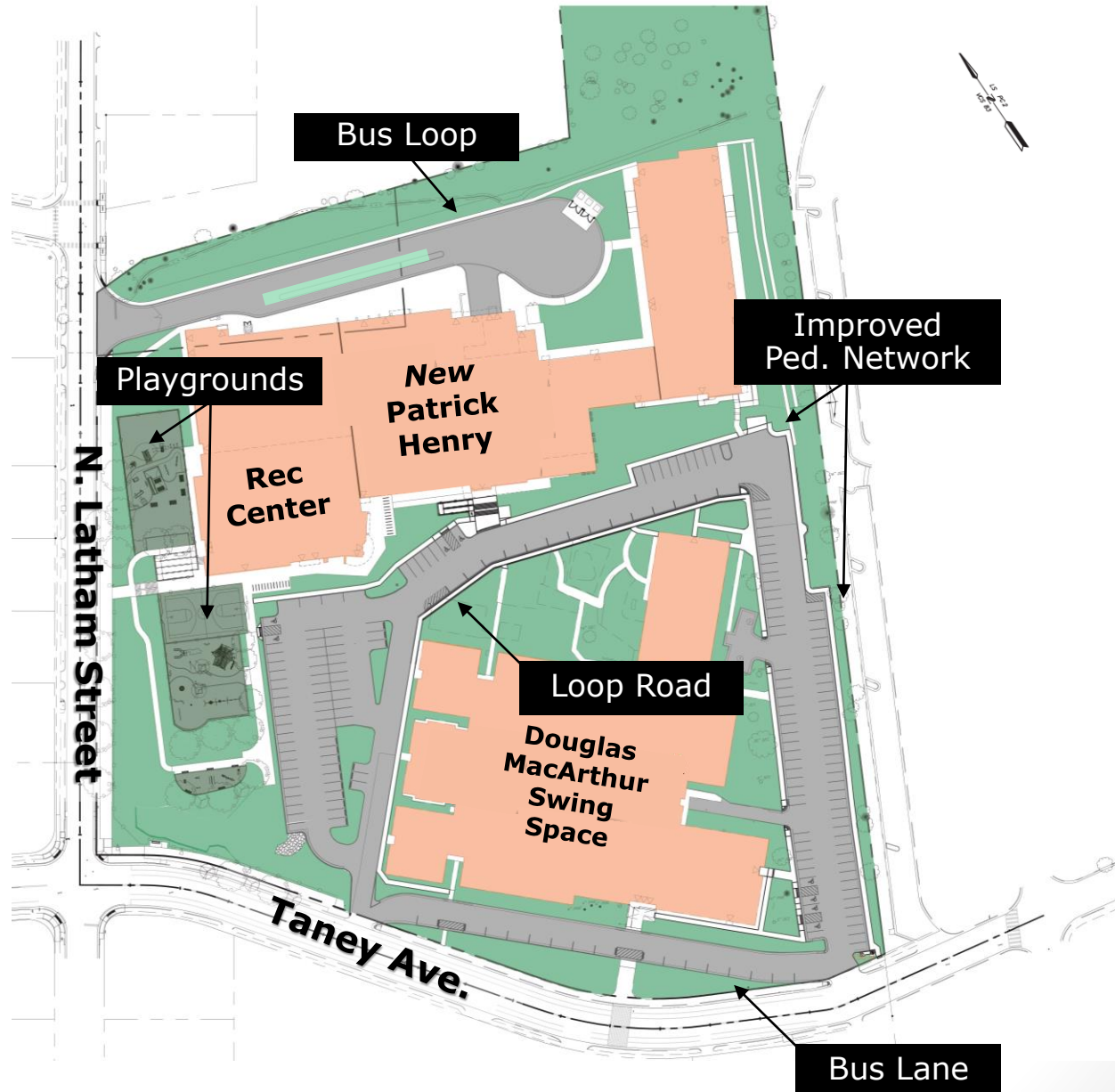
SF New School
136,000 SF

SF Rec. Center
18,000 SF

SF Swing Space
86,000 SF

Open Space
36%

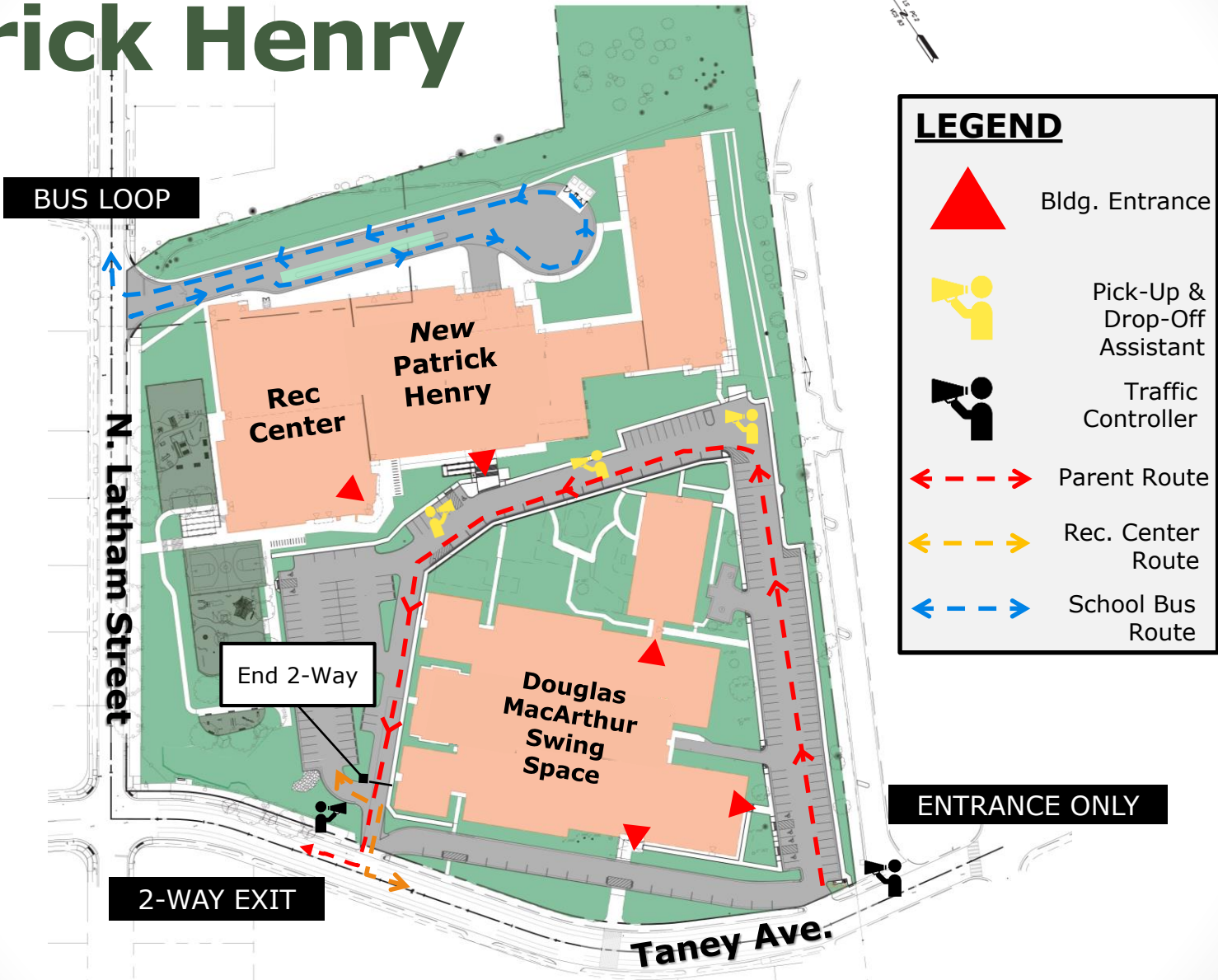
Sidewalks
4,100 New LF



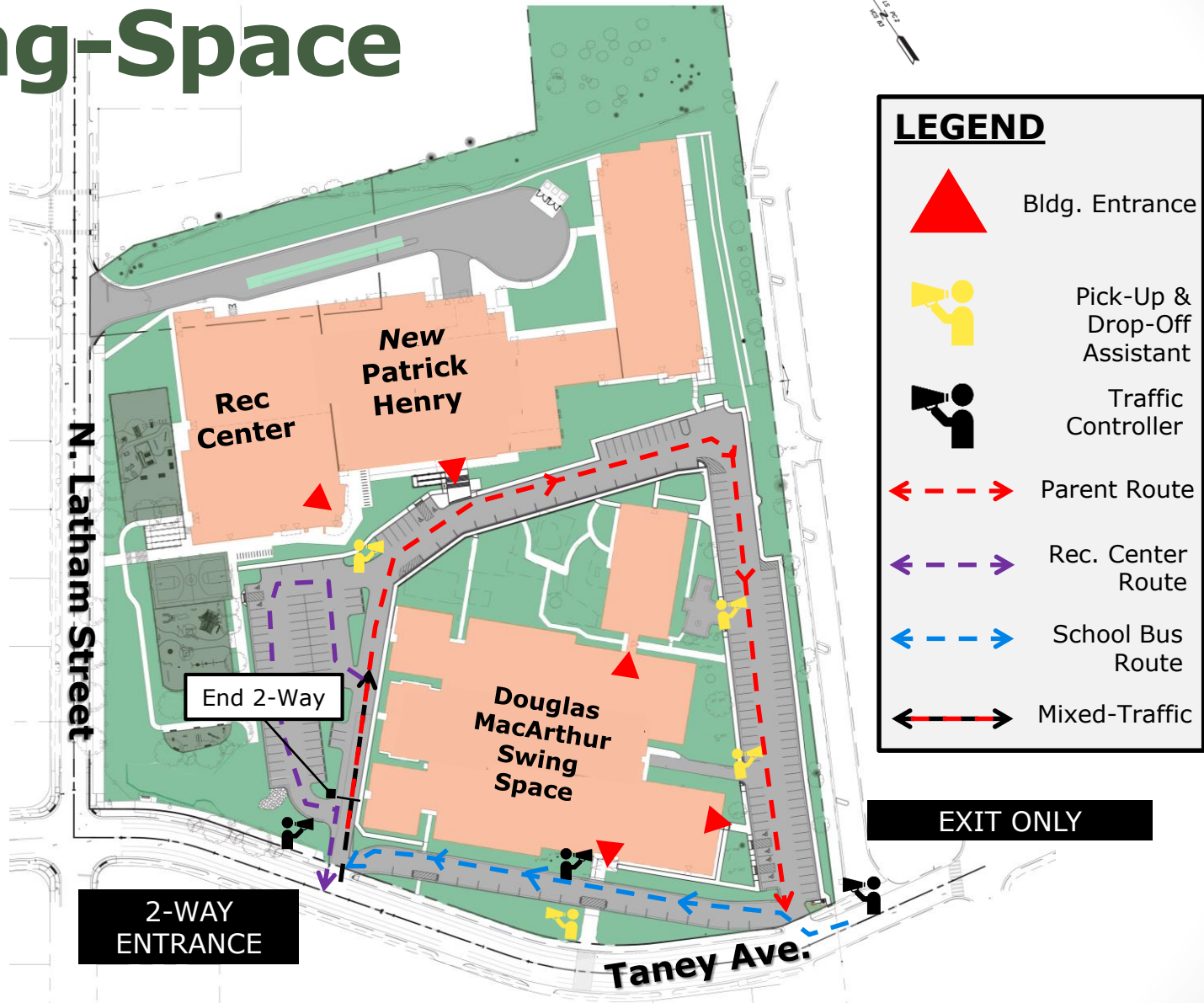
*SUP Requested For the Interim Use

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

SF New School

136,000

Parking Spaces

155*

FAR

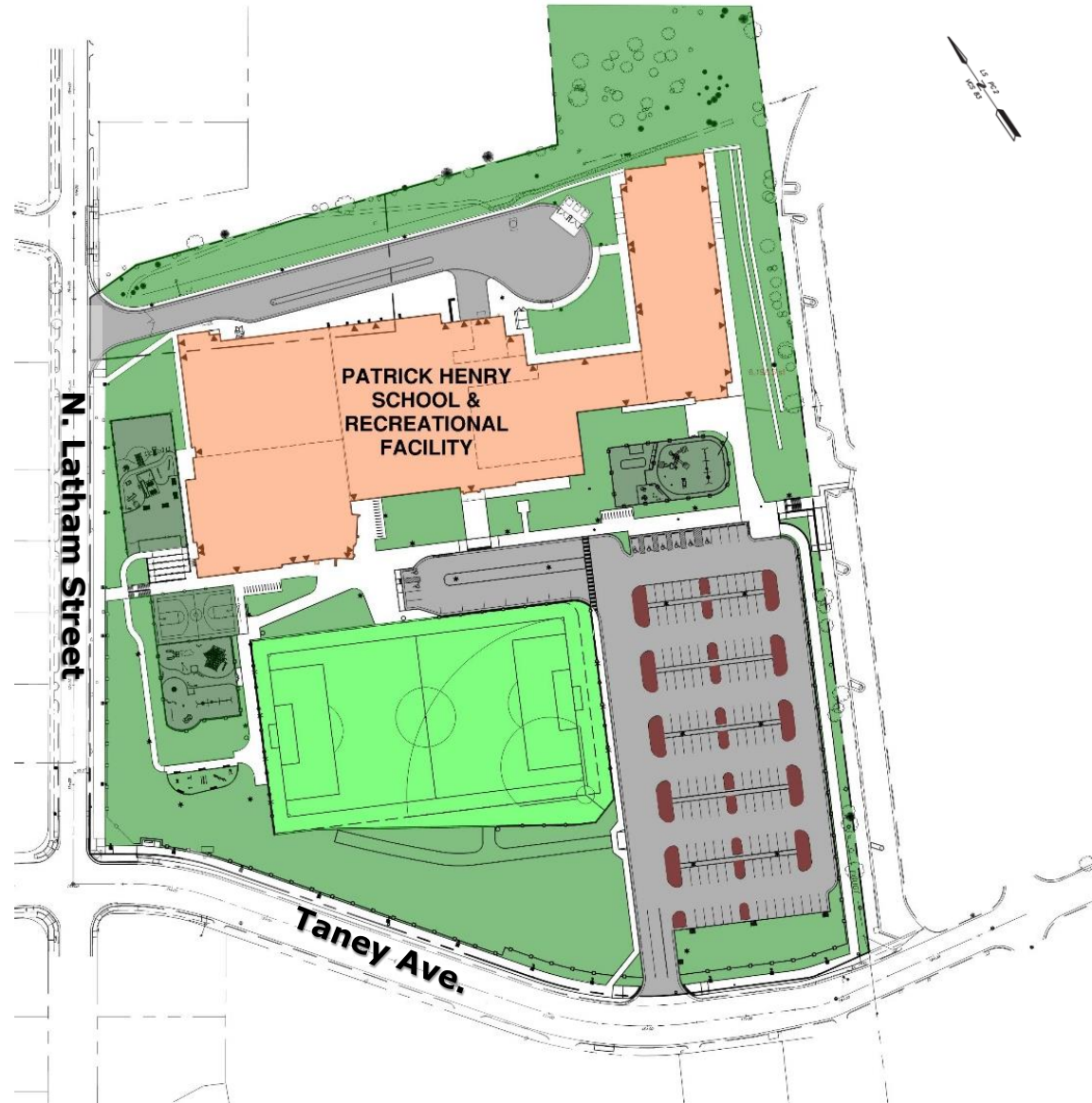
0.27

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



Final Condition of the School Site





Taney Avenue

Old Patrick Henry School

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