

# Memorandum

**To:** Arlington County Board **Date:** May 13, 2014

**From:** Barbara M. Donnellan, County Manager  
Patrick K. Murphy, Superintendent of Arlington County Schools

**Subject:** Public Land For Schools

As Arlington County's school-aged population continues to grow, the County and Arlington Public Schools (APS) are actively seeking opportunities to expand and build new public schools. County and APS staff have collaborated on a process of identifying publicly-owned sites that could be suitable for new schools. County staff have developed a newly created Geographic Information System (GIS) database of land owned by the Arlington County Board or APS, which has facilitated the identification of potential sites based on the following APS evaluation criteria.

## Evaluation Criteria

- Land area greater than 3.5 acres
- An existing school site adjacent to more than one (1) acre of County Board-owned property
- Within one (1) mile of a Metro station or within 1/4 mile of the Primary Transit Network (defined as a network of transit lines that operate every 15 minutes or better for at least 18 hours every day)
- Located centrally within the County (i.e., not near the County boundary line)

Starting with a dataset of 678 publicly-owned properties, County staff performed a GIS analysis to identify sites that best meet the above criteria, as a first step in determining site feasibility. This high-level analysis resulted in the identification of several sites that could be considered for further study.

## Recommended Sites

At this time we are recommending three sites for further consideration for new public schools. These sites are shown in the top tier of the table below. The table also shows County property adjacent to the School sites where applicable.

Site/School Name	Adjacent County Property (if applicable)
<i>Recommended Sites</i>	
Wilson School	Fire Station #10/Rosslyn Highlands Park
Thomas Jefferson Middle School	Thomas Jefferson Park
Career Center/Fenwick	

<i>Other County and School Sites:</i>
Tuckahoe Elementary/Tuckahoe Park
H-B Woodlawn Secondary/ Stratford Park
Edison Complex
Campbell Elementary/ Long Branch Park
Randolph Elementary/ Doctors Run Park
Gunston Middle/Oakridge Elementary/ Gunston Park

In addition to these sites, Barrett Elementary (adjacent to Lubber Run), also met the evaluation criteria. However, Schools has decided not to pursue this site for this CIP.

We also want to note that each of the potential school sites identified in this preliminary list would need additional levels of analysis and would require substantial community engagement prior to proceeding further. Additional analysis could include the following:

- Determination of whether easements, covenants or other legal restraints exist that would preclude development
- Community-based planning and zoning process
- Detailed design studies to determine feasibility
- Analysis of transportation impacts
- Assessment of potential County needs for public facilities

**Descriptions of Recommended Sites**

Wilson School: This site, located at 1601 Wilson Boulevard, is approximately 2.6 acres in land area and is adjacent to Fire Station #10 and Rosslyn Highlands Park. These publicly owned properties are part of the Western Rosslyn Area Planning Study (WRAPS) that is currently in process. APS is exploring options to construct a 1,300 seat secondary school on this site. The Wilson School property is located approximately 1/2 mile from the Rosslyn Metro station.

Thomas Jefferson Middle School: This site, combined with the adjacent County-owned surface parking lot and recreational facilities, is approximately 27 acres. It is located at 125 S. Old Glebe Road and is along a Primary Transit Network route on Arlington Boulevard.

Arlington Career Center: This 7.8 acre site is located at 813 Walter Reed Drive. APS is considering adding 1,300 permanent high school seats at this site while maintaining the

existing Career Center programs. It is located within 1/4 mile of the Primary Transit Network route along Columbia Pike. The County expects to vacate the Fenwick site in the coming years.

**Next Steps**

A detailed timeline for a special planning study and/or a special exception process involving the community will be developed for each of the priority sites.

