

Original Mount Vernon High School Redevelopment Renovation and Adaptive Reuse

Community Meeting
June 1, 2022



Agenda

- Welcome by Supervisor Storck
- Redevelopment Vision and Goals
- Project Background and Information
- Adaptive Reuse Programming
- Project Design
- Timeline
- Questions?



WELCOME

Supervisor Dan Storck
Mount Vernon District Supervisor

Vision & Goals

- Create a “Human Development Center”
- Provide Pathways to Opportunity through education, workforce development, and life skills development programs.
- Create shared, multi-generational community spaces.
- Building community through creation of a vibrant place.
- Delivering services effectively, allowing flexibility to adapt to future needs.
- Consistency with the vision of One Fairfax and the County Strategic Plan.

Historic Structure



- Originally part of George Washington's Mount Vernon Estate
- Built in 1939, with additions 1950's, and renovations 1980's
- Listed in the National Register of Historic Places as of May 2018.



Theater



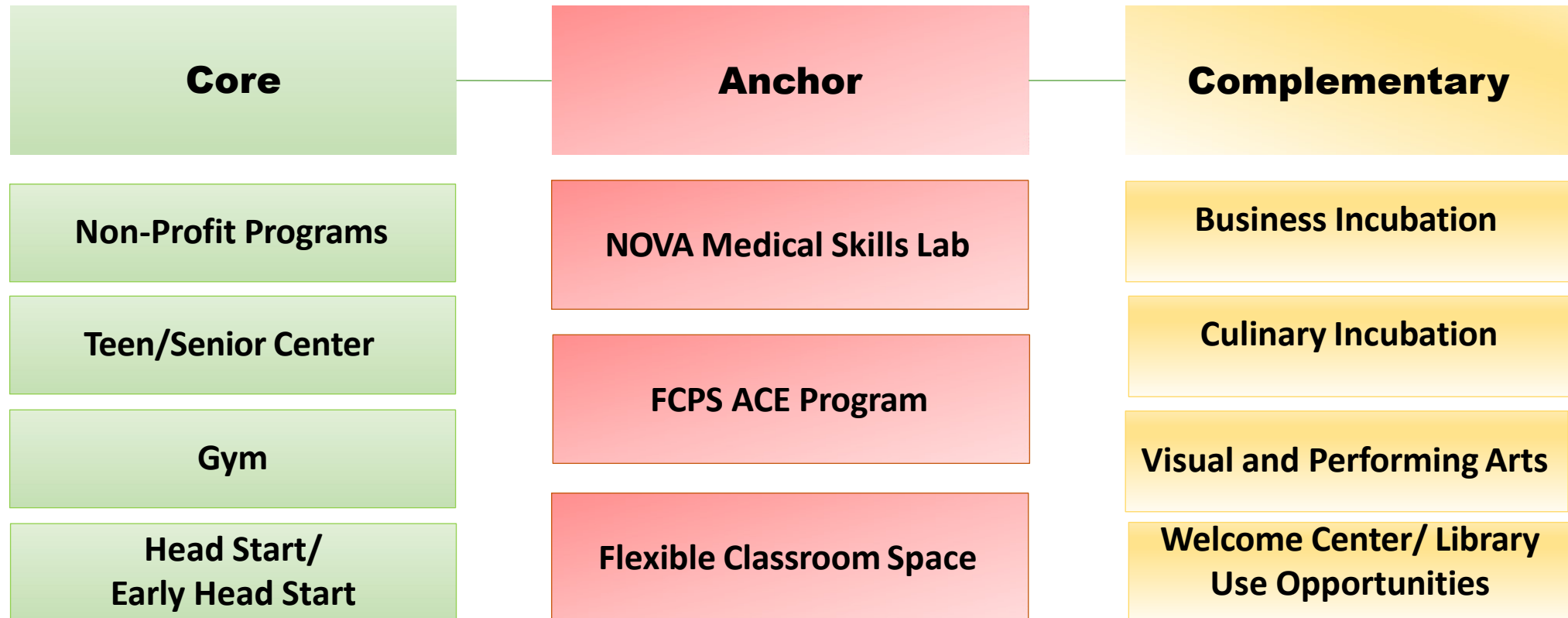
Library

Existing Site and Building - Interim Renovations



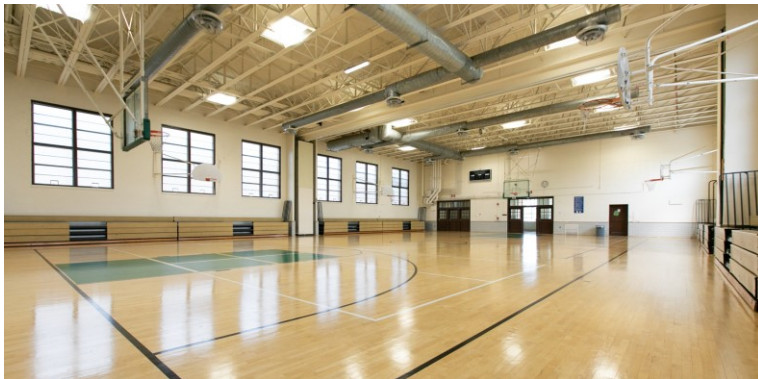
1. Main Historic School Building- *Vacant*
2. Gymnasium- *Renovated & in Use*
3. Teen and Senior Center- *Renovated & program relocated from Gerry Hyland Center*
4. Historic Annex:
 - Fire Marshal
 - Public Schools Assessment and Registration*Relocated to Gerry Hyland Center*
5. Annex:
 - Multi Purpose Room- *Renovated & in Use*
6. Annex: *Vacant*
7. Annex:
 - Brain Injury Services – *In Use*
 - Progreso Hispano – *In Use*

Creating Pathways to Opportunity



Core – Community and Child Care Programming

- Teen and Senior Center
 - Opened Summer 2021
- Early Childhood facility serving 172 children ages birth to five



Non-Profit Program Guidelines

- Alignment of services and program offerings with Core Element themes and county-wide strategies & initiatives
- Create opportunities & help residents reach their full potential using a collective approach
- Work with other partners to create synergy

Education

- Independent living skills
- Mentoring, internships and apprenticeship
- Literacy and ESOL
- STEM
- Culinary Arts

Career and Workforce Skill Development

- Health Care
- Incubator and entrepreneurial
- Career identification
- Youth re-engagement
- Career mobility
- Job seeking skills

Financial Literacy

- Wealth creation and building
- Budgeting
- Money management
- Youth re-engagement
- Consumer protection

Core – Non-Profit Programs

- Current OMVHS Non-profit Services
 - Virginia Career Works
 - Financial Empowerment Center
- Space Back Fill at Gerry Hyland Center
 - Assessing space opportunities for services that are needed in the Region 1 area (courts, land development, tax, etc.)
 - Coordinating space needs for non-profits at OMVHS and Gerry Hyland Center
- Next Steps
 - Align our efforts for economic inclusion that promotes economic mobility

Anchor – Education and Workforce Development

- **NOVA**

- Medical skills lab – 10 Beds. Training for Nurse Aid, Clinical Medical Assistant, and Pharmacy Tech
- Shared classroom for NOVA, potential additional needs based on Community Survey & Market Analysis prior to occupancy



- **FCPS - ACE program**

- Programs to be identified; some possibly programs are:
 - Apprenticeship & Trades (Electricity, HVAC-R, Plumbing, ...)
 - Business & IT (Computer Support Tech, Web Design, ...)
 - Health & Medical (Medical Billing & Coding, Dental Assistant, Pharmacy Tech, ...)
 - Certificate Programs (Childcare provider, Accounting Assistant, ...)



Complementary –Arts Programming

- ArtsFairfax
 - Identifying revenue generating programming
 - Exploring visual, community-based, and cultural art programming
- Performing Arts
 - Theater RFI [Fairfax County \(bonfirehub.com\)](https://bonfirehub.com/fairfax-county)
 - Responses to RFI will be accepted until June 17th
 - A vehicle for various forms of art and opportunity for work readiness
 - Exploring program opportunities distinctive of the community's diversity

Food-Based Accelerator

Accelerator RFI

- RFI was released in March 2022.
- Review committee preferred Frontier Kitchen's response to the RFI.
- Negotiations with Frontier Kitchen have begun.
- Project expected to launch in 2025.

Building Business, Serving Community

- Potential for intrabuilding vending
- Destination & activation
- Launching ventures along the corridor
- Potential workforce/ apprenticeship opportunities
- Entrepreneurial ecosystem



Renovation and Adaptive Reuse of the Facility

- Selective Interior Demolition and HazMat remediation will start early this summer
- Replacement/Upgrades of building systems including, mechanical, electrical, plumbing system, fire protection, and security
- ADA accessibility - building and site
- Virginia Historic Tax Credits – review by the **Virginia Department of Historic Resources**
- LEED Gold to meet County Sustainability Policy



Project Scope



Special Exception Amendment

- Current building use needed to be changed
- Special Exception Amendment Application filed
- Allow for different type of building uses
- Planning Commissioning Public Hearing is scheduled on June 29
- Board of Supervisor's Public Hearing is scheduled on July 19

Special Exception
Amendment



PROJECT DESIGN

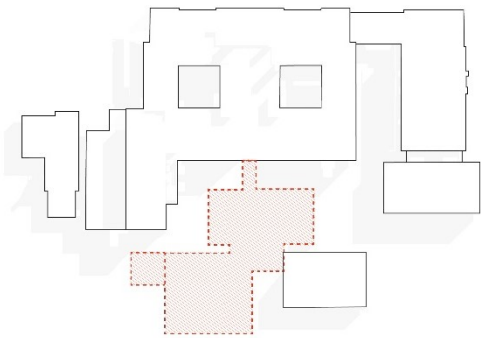
Joe Celentano
VMDO Architects



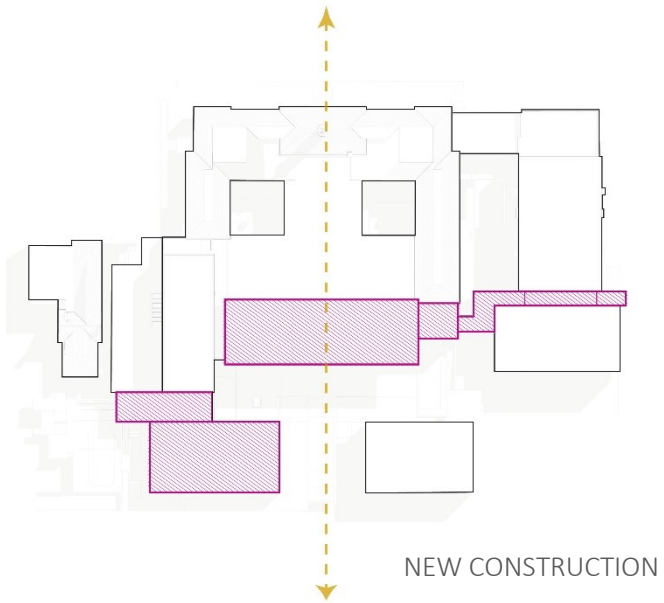
Human Development Center



EXISTING



DEMO

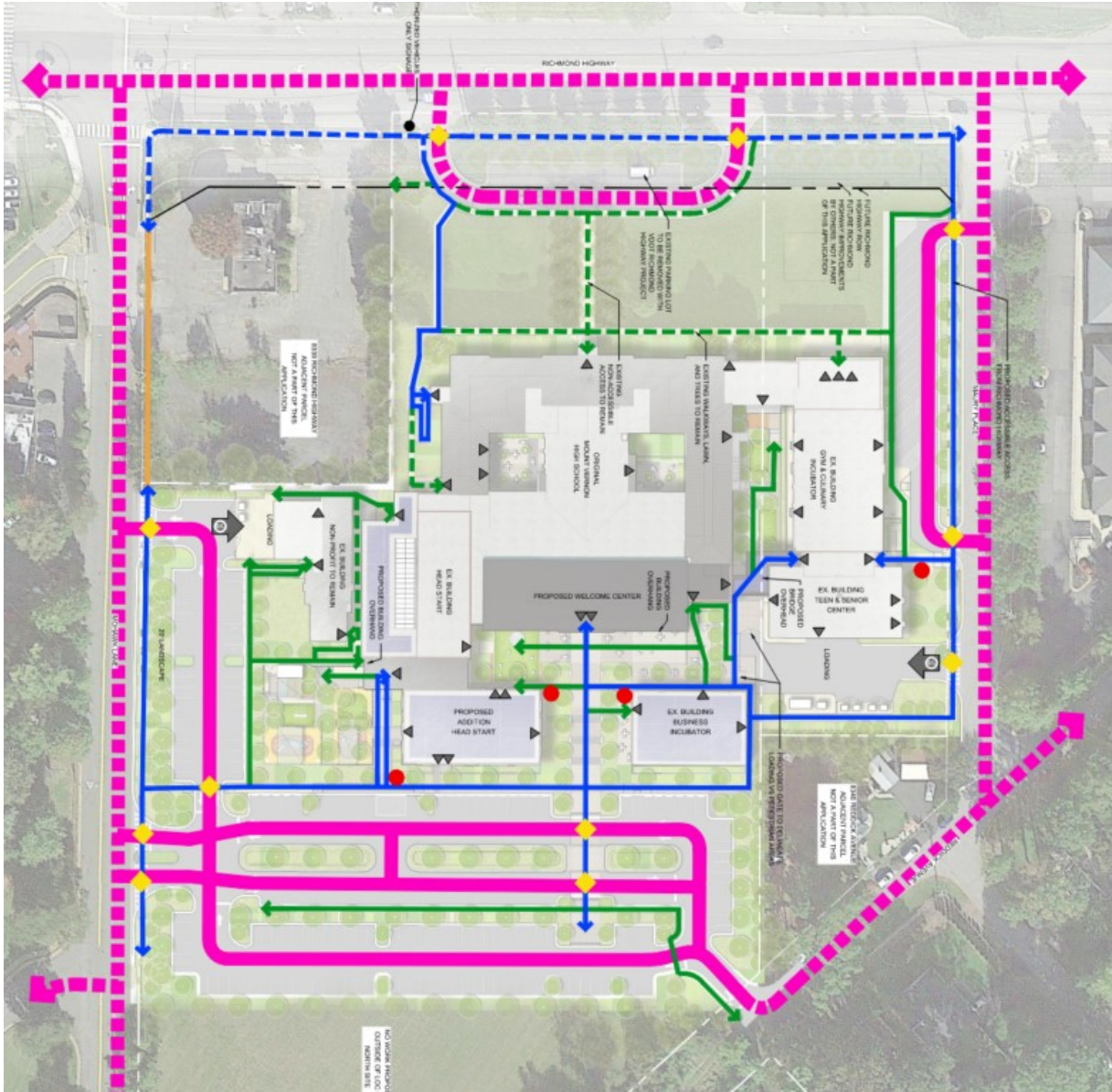


NEW CONSTRUCTION















Plan Diagrams

Circulation Plan



CIRCULATION LEGEND

<u>SYMBOL</u>	<u>ITEM</u>
	PROPOSED PRIMARY PEDESTRIAN CIRCULATION
	EXISTING PRIMARY PEDESTRIAN CIRCULATION
	PROPOSED SECONDARY PEDESTRIAN CIRCULATION
	EXISTING SECONDARY PEDESTRIAN CIRCULATION
	OFF-SITE PEDESTRIAN CONNECTION BY OTHERS
	PROPOSED VEHICULAR CIRCULATION
	EXISTING VEHICULAR CIRCULATION
	CROSSWALK ALL CROSSWALKS TO BE ADA ACCESSIBLE AND MARKED
	POTENTIAL BIKE RACK LOCATION MINIMUM 9 BIKE RACKS (18 SPOTS) TO BE PROVIDED
	PROPERTY LINE
	PEDESTRIAN ENTRANCE
	VEHICULAR ENTRANCE - SERVICE / LOADING



Historic Front
Entrance



Welcome Center



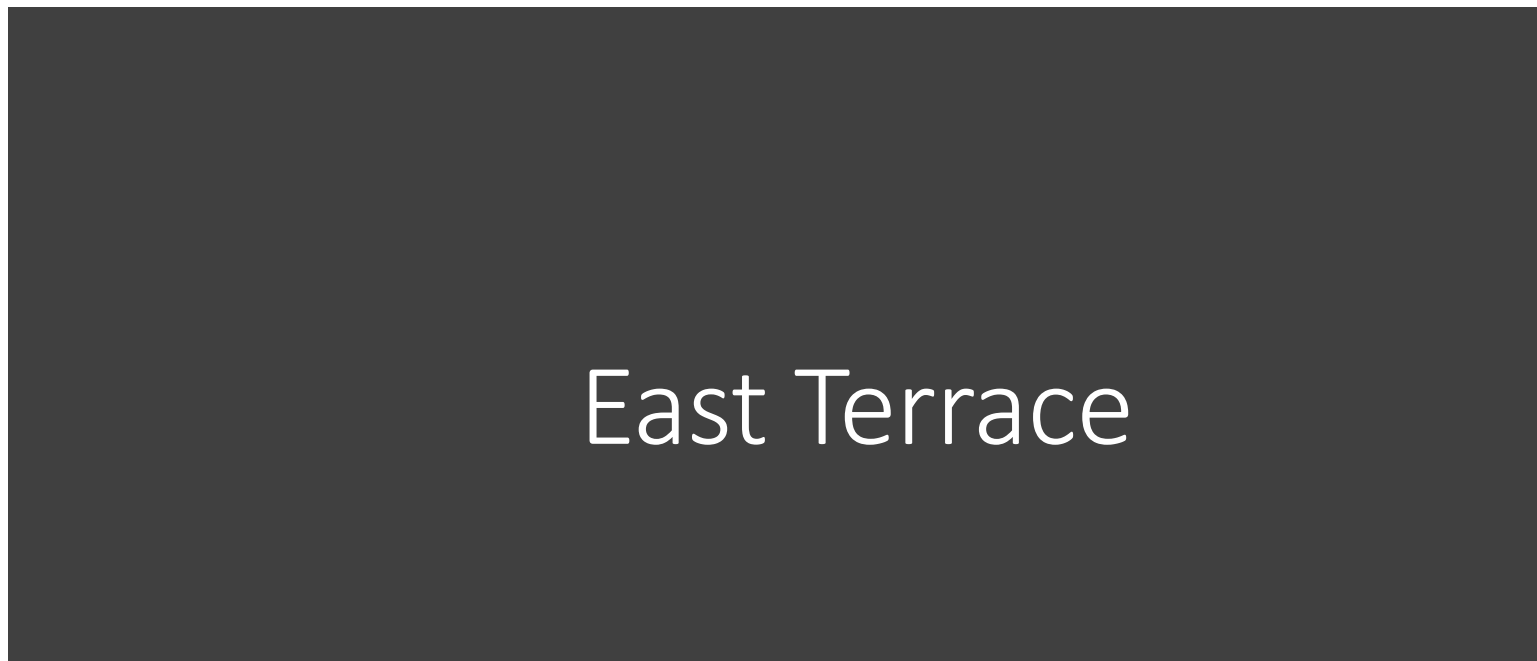
Welcome Center



Interior of
Welcome Center



Interior Courtyards





Teen/Senior Center Entrance



Childcare



Redevelopment Timelines

Schedule

- Design Completed Early 2023
- Construction Spring 2023 – Spring 2025
- Occupancy Summer 2025



CONTACT INFORMATION

<https://www.fairfaxcounty.gov/publicworks/capital-projects/original-mount-vernon-high-school>

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Project Team

Project Management

Department of Public Works and Environmental Services

Fairfax County

Architect /Engineer Consultant Team

VMDO

Alpha Corporation

LandDesign

CMTA

Sadler & Whitehead



QUESTIONS?