Original Mount Vernon High School Redevelopment

Phase 1 - Renovation and Adaptive Reuse

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Community Update Meeting
June 29, 2020
WELCOME

Supervisor Dan Storck
Mount Vernon District Supervisor
Agenda

- Redevelopment Vision and Goals
- Virtual Tour of the Existing Building
- Redevelopment Background
- Project Background and Information
- Adaptive Reuse Programming
- Redevelopment Partnerships
- Historic Transformations
- Timeline and Budget
- Questions?
Historic Structure

• Originally part of George Washington’s Mount Vernon Estate
• Built in 1939, with additions 1950’s, and renovations 1980’s
• Constructed under the Public Works Administration as part of the “New Deal” program
• Listed in the National Register of Historic Places as of May 2018.
Redevelopment Vision & Goals

VISION

• Reflect the unique tapestry of the Fairfax County community.

• Create shared, multi-generational community spaces.

• Provide Pathways to Opportunity thru education, workforce development, and life skills development programs.

• Serve as an incubator for non-profit organizations and businesses alike.

GOALS

• Preserving the historic character and integrity of the buildings and aspects of the property that have historic significance.

• 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.

• Creating value for the County and community.
# Redevelopment Timeline

<table>
<thead>
<tr>
<th>Year</th>
<th>Event</th>
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<tbody>
<tr>
<td><strong>2015</strong></td>
<td>Community Task Force Established</td>
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<tr>
<td><strong>2016</strong></td>
<td>Long Term Lease is vacated</td>
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<tr>
<td><strong>2017</strong></td>
<td>Master Plan Process initiated</td>
</tr>
<tr>
<td><strong>2018</strong></td>
<td>Master Plan Process</td>
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<tr>
<td></td>
<td>Community Engagement</td>
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<tr>
<td></td>
<td>Phased Development Decision</td>
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<tr>
<td><strong>2019</strong></td>
<td>Master Plan completed</td>
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<tr>
<td></td>
<td>Tax Credits Evaluation</td>
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<tr>
<td><strong>2020</strong></td>
<td>Renovation Consultants hired</td>
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<tr>
<td></td>
<td>Community Engagement</td>
</tr>
<tr>
<td></td>
<td>Design Process</td>
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Community Outreach Feedback

IDEAS/Feedback
- Senior Housing
- Multigenerational Use
- Education
- Non-profit Programs
- Playground
- Environmental sustainability

CONCERNS
- Asbestos
- No High Density Use
- No Homeless Shelter
- No Charter School
- Road Connection
- Environment
Key Phase I Redevelopment Information

• County maintains site and building and provides security

• Portions of the facility are renovated and currently in use

• Redevelopment of property will be in phases with Phase 1 as the building renovation and adaptive reuse, budgeted at $81 million

• Phase 1 design is underway, construction will be completed in fall 2024

• Redevelopment for the balance of the property at a future phase

• Ongoing community engagement and outreach
PROJECT BACKGROUND & INFORMATION

Ipek Aktuglu
Fairfax County DPWES

Joe Celentano + Brady Scott
VMDO Architects
Existing Site and Building

1. Main Historic School Building
2. Gymnasium
3. Teen and Senior Center
4-7. Annex Buildings
Virtual Tour – Route
1. Main Historic School Building- **Vacant**
2. Gymnasium- **Renovated & in Use**
3. Teen and Senior Center- **Renovated & program relocated from South County Center**
4. Historic Annex:
   - Fire Marshal- **Renovated & in Use**
   - Public Schools Assessment and Registration- **Renovated & in Use**
5. Annex:
   - Multi Purpose Room- **Renovated & in Use**
6. Annex: **Vacant**
7. Annex:
   - Brain Injury Services – **In Use**
   - Progreso Hispano – **In Use**
Interim Renovations - Teen / Senior Center
Interim Renovations - Teen / Senior Center

Entry Level Lobby

Warming Kitchen

Typical Toilet Room
Interim Renovations - Gymnasium
Master Development Plan (2018-2019)

- 42-Acres owned by County and Park Authority
- Concepts developed by Elm Street & Alexander, Master Plan Consultants (2018)
- Focused on Land Use & Adaptive Reuse
- Decision to phase the redevelopment (2019)

- Phase 1 - Renovation & Adaptive Reuse of historic structures
- Phase 2- Balance of BOS Property – Future Phase, Scope and Schedule to be determined
- Future Phase – Development of Park Authority property
Project Implementation - Phase I Scope

- Renovation and adaptive reuse of the historic structures
- Site work and infrastructure improvements
- Demolition of the two non-historic annex buildings
- Evaluation of Phase 1 B for outdoor programming space
ADAPTIVE REUSE PROGRAMMING

Karla Bruce
Fairfax County Chief Equity Officer
**Redevelopment Theme**

Through the strategic alignment of partners and space uses, OMVHS re-use builds three *Pathways to Opportunity*:

<table>
<thead>
<tr>
<th>Creation of Value and Financial Sustainability</th>
<th>LIVE PATHWAY</th>
<th>WORK PATHWAY</th>
<th>CONNECT PATHWAY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Range of residential options</td>
<td>Recreation and wellness facilities</td>
<td>Business and nonprofit incubation spaces</td>
<td>Accessible neighborhood amenities</td>
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<tr>
<td>Access to quality and affordable childcare</td>
<td></td>
<td>Education spaces for children, youth and adults</td>
<td>Community gathering spaces</td>
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<td></td>
<td>Career and workforce skill development</td>
<td>Spaces for community programming</td>
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Creating Pathways to Opportunity

Adaptive Reuse Programming Elements

Core
- Non-Profit Programs
- Community Programs
- Early Childhood Programs

Anchor
- Education
- Workforce Development

Complementary
- Entrepreneurship Business Incubation
- Theater

Creating Pathways to Opportunity
Creating Pathways to Opportunity

Current Proposed Space Allocations

Core
- Child Care
- Gym
- Teen/Senior
- Non-Profit

Anchor
- Education + Workforce Development

Complementary
- Theater
- Incubation Uses
Creating Pathways to Opportunity

(OTHER PARTNERSHIPS)
Creating Pathways to Opportunity

NOVA Northern Virginia Community College
HISTORIC PRESERVATION

John Handley High School Renovation + Addition
John Handley High School - Concept

- SCIENCE WING
- LIBRARY / MEDIA
- NEW 28,000 SF ROOF TOP ADDITION
- STUDENT COMMONS
- STUDENT UNION CAFE
- 1960'S ADDITIONS (RENOVATED)
- 1970'S ADDITIONS AND INFILL (REMOVED)
- 1923 BUILDING (REHABILITATED)
John Handley High School – Library / Media Center

BEFORE

AFTER
John Handley High School - Corridors

BEFORE

AFTER
John Handley High School - Courtyard
GW Thurston Hall - Courtyard

BEFORE

AFTER
Buckingham County Primary School - Classrooms

BEFORE

AFTER
Phase I Timelines and Budget

**Schedule**

- Design Process: Spring 2020 – Fall 2022
- Construction Phase: Fall 2022 – Fall 2024
- Occupancy: Late Fall 2024

**Budget**

- Budget: $81 million
- County is pursuing innovative ways to fund the project
CONTACT INFORMATION

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

Email: DPWESCAPOMVHighSchool@fairfaxcounty.gov

Contact: Ipek Aktuglu, Project Coordinator & Kim Callahan, Project Manager

Phone #: 703-324-5800, TTY 711
Project Team

Project Management
Department of Public Works and Environmental Services
Fairfax County

Architect /Engineer Consultant Team
VMDO
Alpha Corporation
LandDesign
CMTA
Sadler & Whitehead

6/29/2020
QUESTIONS AND ANSWERS
Submit questions using the chat feature.