

**Original Mount Vernon High School  
Re-utilization Task Force  
Final Report  
December 1, 2015**

**I. Introduction**

The Original Mount Vernon High School (OMVHS) is a historically significant building located at 8333 Richmond Highway, Alexandria VA 22309 in the Mount Vernon Magisterial District of Fairfax County. The school has been leased to the Islamic Saudi Academy (ISA) since 1985. The ISA has indicated that it plans to vacate the building and “return” it to Fairfax County in October 2016. The return of this valuable and historic site to the county provides an excellent opportunity for economic renewal and community building for the Mount Vernon and Lee Magisterial Districts.

The County has received over \$100 million (\$3,399,919.20/per year) in rental revenues over the course of the 30-year lease. The building has an estimated 144,107 square feet of useable space in its current configuration of the main building and annex. It is located on 22.5 acres of land zoned C-8 and R-2. The Fairfax County Board of Supervisors owns the building and land. The Fairfax County Park Authority owns an additional 17.76 acres, zoned R-2. Fairfax County has indicated that the George Washington Recreation Center is currently under-performing and could benefit from a comprehensive approach to developing the total campus. The total acreage of the combined campus (which includes the school, the annex, athletic fields and the recreation center) is 40.26 acres.

In the spring of 2015, Supervisor Gerald (Gerry) Hyland (Mount Vernon District) established a Re-Utilization Task Force to determine appropriate uses of the building. Headed by Karen Corbett Sanders, the Task Force is comprised of business and community representatives from the Mount Vernon and Lee Districts<sup>1</sup>. The group’s efforts commenced with the review of the education section of Supervisor Hyland’s 2010 Mount Vernon District Visioning Task Force, which looked at potential uses for the building if it were to be vacated by the ISA. The Fairfax County History Commission has also participated in the Task Force and is committed to working with the County to preserve the historic structure.

The Task Force’s focus has been on identifying potential uses of the building and lands which would both benefit the community, be consistent with the County’s strategic priorities, and contribute to the economic renewal efforts in the Mount Vernon and Lee magisterial districts. The County’s strategic priorities for development are:

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<sup>1</sup> A list of Task Force members is provided in Appendix 1.

- 1) Diversify the economic base,
- 2) Create places where people want to be,
- 3) Improve efficiencies and effectiveness of the development review process,
- 4) Encourage public private infrastructure projects,
- 5) Improve social equity in public education (early childhood development, work force development, non-traditional education),
- 6) Improve the agility of county government.

Both Supervisors Gerry Hyland and Jeff McKay have indicated that they see the building as an important asset for the Mount Vernon and Lee communities. The Task Force and the local Supervisors are concerned that the building not be left vacant for an extended period of time for public security reasons. It is for this reason that interim and long-term solutions were evaluated and presented in this concept document.

Any future use of the building will require Fairfax County to bring the structure up to all applicable code requirements, including (but not limited to), building code and the Americans with Disabilities Act (ADA) Standards for Accessible Design. The Task Force encourages the Board of Supervisors and the County Executive to move quickly on any necessary modifications to the building required prior to new occupants moving in. Options for the immediate or phased in occupancy (once the ISA vacates) of the ADA and Code compliant sections of the building should be explored.

Interim solutions focus on the in-building use. It is likely that the interim phase could range from 5-8 years given the need to potentially amend the Comprehensive Plan. It will also be important to provide stability for the interim users.

## **II. The Approach Taken**

After touring the facility, the Task Force met for brainstorming sessions to discuss a number of options for the building<sup>2</sup>. Additionally, Fairfax County staff provided the Task Force with background materials, and the Task Force reached out to the non-profit, education and business communities to identify potential tenants for the campus. A preliminary list was developed, and each option was evaluated in the context of the stated goal:

- Provided synergies with other building uses,
- Did not duplicate activities being provided in the close proximity of the building, and

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<sup>2</sup> The different options are included in Appendix 2.

- Could potentially utilize the space in the short term, longer term, or both.

Each of the ideas was discussed within the Task Force, assessed as to how each met the County Strategic Plan Criteria, the local supervisor's objectives, and the vision of the Task Force, and determined as to the strategic fit with the vision. In some instances, the Task Force recognized that there was a need for a service but felt that it might be more appropriate for that service to be provided in a different location. Additionally, the potential uses were assessed as to whether they would be able to pay for their use of the building, possibly generate revenues for the building, or result in a transfer of funds currently being paid for by Fairfax County to lease space elsewhere.<sup>3</sup>

### **Fairfax County Staff Activity Supporting the Re-Development of the Building**

Fairfax County Staff have worked closely with the Task Force Chair, participated in the group's meetings, and responded to requests for information. Unfortunately, much of the information required for decision-making is not readily available and requires the County to hire external consultants for evaluation. A timeline for the acquisition of this information is provided in Appendix 3.

This report reflects the research and recommendations of the Task Force. The report is strictly advisory in nature and holds no regulatory authority. No commitments to any of the potential groups mentioned have been made; Fairfax County Government will pursue user agreements at a future date. Additional land use and other regulatory approvals may be required for the proposed uses contained in this report.

### **III. Task Force Recommendation**

Taking into account the priorities of the Supervisors and the County, the Task Force developed three options for the reuse of the Original Mount Vernon High School building and surrounding campus. Although identified as stand alone options, nothing precludes them from being looked at in tandem with each other, or the creation of a hybrid option.

#### **Option 1: the Mount Vernon and Lee Community Center**

Option 1 received the most support from Task Force members. The option that could begin in the interim phase envisions the building to be a multi-purpose

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<sup>3</sup> An assessment of whether a tenant will contribute financially to the building is provided in Appendix 2 as well.

community center as a destination and anchor for the redevelopment of the Route 1 Corridor.

Similar to the McLean Community Center, the Mount Vernon and Lee Community Center will provide the opportunity to:

- Be a destination for community members to participate in educational, entertainment, and recreational activities,
- Provide the area's non-profit organizations to be co-located and realize efficiencies in their service delivery models,
- Provide an opportunity for veterans, retiring service members, and small businesses to develop work force readiness and business management skills, which is one of the goals of the Governor's New Virginia Economy,
- Improve the government service delivery model in the region,
- Preserve this historically relevant building along the Route 1 Corridor,
- Provide synergies with the George Washington Recreation Center for the development of the campus, while potentially subsidizing the project through a public- private partnership on part of the land.

This option is contingent on the commitment of a couple of "anchor clients" that would attract Mount Vernon and Lee community members to visit the building on a regular basis. Additionally, the option is contingent on developing a plan that would expand parking so as to limit disruption to the Mt. Zephyr community.

Envision the Original Mount Vernon High School as the Mount Vernon and Lee Community Center, a destination for local residents to gather and enjoy performances in the auditorium, educational classes, and seminars and possibly catered events in the library or the commercial cafeteria that could be transformed into a coffee house/bakery with guest artists performing in the evenings. Both a local bakery and Union Kitchens have expressed an interest in the space which could be used as a kitchen incubator developing opportunities for work force development and an incubator space for caterers and food service providers.

During the day, the school will continue to buzz with a pre-school operating in the space currently being used by the ISA for pre-school. Courses offered by Northern Virginia Community College (NOVA) either for early college credit, or dual enrollment credit for local high school students and area residents, and Fairfax Adult and Community Education (ACE) courses supporting work force development skills could be available to parents on the second floor. Additional training opportunities and incubator space would be provided through the Virginia Values Veterans team and other veteran support organizations working with the Northern Virginia Technology Council. It may be possible to showcase the work of the incubator companies and other small businesses during the course of the year via community opportunity fairs on the main level, perhaps in partnership with the Mount Vernon Lee Chamber of Commerce.

Additionally, the Center for American Military Musicians Organization (CAMMO) will offer music therapy to its clients in the old band and orchestra building. The group's multiple musical organizations will provide live music on the Richmond Highway corridor to a broader audience not encumbered by security restrictions of a military base. Complementing CAMMO's presence, the Fairfax County Public Access TV channel will locate a satellite facility enabling greater coverage of events, businesses, and the community in the Mount Vernon and Lee Districts. Additionally, the Mount Vernon Children's Community Theater has also expressed interest in having space in the building where they could have performances, administrative offices, and possibly use of a classroom for training. On Sundays, the Auditorium could be used as a place of worship. One local Church (Rising Hope) approached the Task Force about the potential of using the auditorium for its "overflow" because it has outgrown its current location.

The gym and weight rooms provide more opportunities for the Teen Center, which will be relocated from the South County Government Building to the OMOVHS building. The Teen Center and the George Washington Recreation Center patrons could jointly use some of the space. This increases the offerings of the Community Center option. The second floor provides space opportunities for the area's non-profits to be co-located, thus increasing opportunities for collaboration. Space (currently paid for by the County via grants) vacated by the non-profits along the Richmond Highway corridor could be re-purposed for economic development.

Satellite office space could also be made available for Fairfax County Government organizations to facilitate greater community engagement. These include: an office for the School Board Members and the Fire Marshall. An office would facilitate Q&A with builders, community members and potentially provide opportunities for students to interact with the public servants.

The green space surrounding the OMOVHS will extend the Community Center to outdoor space. The existing ball fields provide an excellent opportunity for athletic clubs to practice. Separate playgrounds for children and the elderly provide opportunities for the young and old, with paths connecting the main building of the OMOVHS to the George Washington Recreation Center in the rear of the property. There may even be an opportunity to have community gardens.

By designating a portion of the OMOVHS as a Multi-Tenant Nonprofit Center, the County creates an opportunity to grow the level and value of services provided to members of the community, while at the same time enhancing the working relationships among the non-profits, the County personnel, and the programs they administer. The location of the Original Mount Vernon HS building is ideal because it offers:

- Proximity to the South County Government building.

- Easy access to public transportation.
- Size.
- Potential to create green space open to the community.
- Potential for creation of a substantial economic hub for the Richmond Highway Corridor.
- Development of this location as a Nonprofit Center would,
  - Further enhance the community perception of the County's commitment to social service issues,
  - Further enlighten the community to the contributions that nonprofit agencies make through the programs and services they provide and administer,
  - Facilitate wrap around services provided to the vulnerable and struggling families and individuals including those with pre-school students,
- Provide stable, long-term tenants to minimize the overhead and maximize the services to the community.

Similar to the successful McLean Community Center, it is anticipated that an appointed volunteer board would oversee the management of the building. The board would be responsible for scheduling space, security and maintenance oversight.

Additional alternatives for the building re-use include:

### **Option 2: School Use**

Option 2 envisions returning the facility to FCPS for the purpose of:

- Returning Walt Whitman Middle School to its previous neighborhood location (to eliminate the attendance island of the middle school presently outside the Mt. Vernon Pyramid.) Walt Whitman Middle School was originally located where the present Mount Vernon High School is located on Old Mount Vernon Road. When the two schools exchanged locations, Walt Whitman was located in the Original Mount Vernon HS from 1973 through 1985. All students are presently bused to the former Stephen Foster Intermediate School Site on Parkers Lane adjacent to the Sherwood Hall Regional Library.
- Using the facility for a magnet school (such as the performing arts)
- Lease the facility to a "Charter School." in the form of lease income.

FCPS was offered the building; however they expressed concerns about cost, size, location and impact on the renovation queue for other schools in the County. Senior staff indicated that the cost of renovating the school to meet current education specifications and code would exceed \$30 million, which would be difficult to realize in the current budget climate. Additionally, the project has not been included in the Capital Improvement Plan. Inclusion would shift projects

already in the queue located both inside the Mount Vernon area and elsewhere in the County.

Advocates for the return of Walt Whitman Middle School to its former location within its attendance area cite the importance of re-establishing a neighborhood school. This would enable greater student and family participation in the “neighborhood” school activities. In addition, the closer proximity to Fort Belvoir and the attendance area could significantly decrease bus travel time, maintenance, and operating (gasoline) costs. Advocates believe it may be possible to reach out to Fort Belvoir and the Department of Army and pursue a Fairfax County - FCPS – Department of Army partnership. Others on the Task Force have expressed concerns regarding student safety and the proximity to a widened Richmond Highway.

### **Option 3: Commercialize All or Parts of the Property**

Option 3 monetizes the re-development of the building and land by selling all or a significant portion of the building and contiguous land parcels. It should be noted that there is limited support for the option of selling all or a significant portion of the property. There is support, however, for leveraging the building and the property to facilitate partnership opportunities with public, private and non-profit partners to fulfill the goals of the County, the community, and the Task Force, while maximizing the return on investment and revenues to the public.

These goals are contained in the Board of Supervisor's adopted Strategic Plan to Facilitate the Economic Success of Fairfax County and focus on “further diversifying the economy, creating places where people want to be, investing in infrastructure, and achieving economic success through education and social equity.” In the unlikely event that the County decided to monetize the whole property, the Task Force encourages the county to use proffers resulting from the sale of the land to realize the needs identified by the Task Force to create a community and cultural center and co-location space for the area’s non-profits in the Mount Vernon and Lee communities.

## **V. Possible Funding Sources – A combination of land re-use and leases**

A possible means of financing the development of the Community Center project would include swapping parcels of the Park Authority land near the George Washington Recreation Center for parcels owned by the Board of Supervisors (BOS) fields closer to the OMVHS building. This would preserve the green space around the building for the Park Authority and contribute to the economic development closer to the current Mount Vernon High School. The Task Force believes this should be done to rectify the current situation in which the George Washington Recreation Center is partially located on non-Park Authority land.

Some members of the Task Force believe that land that is now controlled by the BOS and the Park Authority, and possibly with consolidation of other adjacent property, would have its best use as a similar residential development as what was done on Radford Avenue. Re-developing a subset (possibly 10 acres) of the original Park Authority land in the rear of the property near the George Washington Recreation Center could provide the County with much needed funds and result in economic development of the this area.

Redevelopment of the land could require a change in the current zoning to allow for building attractive single-family homes similar to those built by Ryland Homes in 2005 on Radford Avenue. There is precedent for this approach. Currently the land around the George Washington Recreation Center and fronting on Old Mount Vernon Road is zoned R-2. The surrounding residential areas are zoned R-2 and R-3. The school -property is zoned C-8 and R-2.

A number of years ago, a developer had approached several landowners in the area in an attempt to consolidate property for a higher density, single-family development. The vision was to build single-family houses on smaller lots similar to what Ryland Homes built in 2005 on Radford Ave. The Radford Avenue site redeveloped an abandoned C-8/R-2 site into a narrow lot, single-family development that sold quickly and enhanced the value of the surrounding property. The Task Force believes that any redevelopment of the land should be done in consultation with the neighboring communities.

The density of 6 to 10 units per acre would be necessary to attain a low enough finished lot cost to sustain a sales price of \$ 650,000 to \$ 850,000. \$ 850,000 at the high end under current market conditions would probably not be marketable, but the expectation is that in the near future, a growing economy, and the demand for housing will allow these prices to be marketable.

It is somewhat difficult to determine the market value of the land since the density increase is not assured. A developer may not want to or be able to develop all of the available land so the revenue projection may vary. Raw land might be worth \$ 500,000 per acre, more or less based on lot yield. The out sale price of a house will determine the finished lot value. With high-end housing, the sale revenue could possibly be \$ 5,000,000 to \$ 10,000,000. Additionally, once sold, the homes would generate property tax revenue.

Additionally, if UCM were to move its operations into the Community Center building, then its current location, the old post office site on Fordson Road in the Lee District, could also be re-developed (possibly by consolidating it with land nearby). The proceeds could contribute to the development of the OMVHS site.

#### Leases and Operating Costs



In looking at the viability of the Community Center, we presume that transferring leases to the building would pay for a portion of the annual operating costs. The non-profit tenant leases would be paid for by the existing grants held by the Mount Vernon non-profits utilizing the space, the Center for American Military Musicians Organization (CAMMO) (through grants), the veterans organizations (via DoD and Virginia state funding), Northern Virginia Community College for class room and administrative space, and fees paid by class attendees, rent paid by the commercial bakery, leasing of venue space, and a portion of the ticket sales for events. Additional revenue could be generated by the leasing of excess building space for commercial use.

The current utility costs for the building are estimated to be:

Dominion Power:	\$175,000
Fairfax Water:	14,000
Water Filtration	2,500
Washington Gas	<u>43,000</u>
Total	\$235,000/year

Additionally, any operating budget would have to include:

- Building Manager: responsible for operations, client interface, and common space scheduling;
- Building Maintenance: responsible for day to day maintenance of the building;
- Cleaning staff;
- Grounds Maintenance

Obviously, the operating costs would be recovered in the manner described above.

## **V. Historic Architecture and Condition**

The school building is historically significant because of its construction by the Public Works Administration Project (PWA). Designed in the Colonial Revival Expression, it was the County's second high school constructed after Fairfax High School and was followed by Clifton (subsequently torn down), Floris (torn down), Herndon (middle school sits on the site today), and Oakton (property sold).

The OMVHS is one of the most significant buildings on Richmond Highway south of the Capital Beltway and north of the Occoquan River. However, it is not designated as protected by the County's Historic Overlay Districts and the Fairfax County Architectural Review Board (ARB). The property was listed in the Fairfax County Inventory of Historic Sites in the early 1990s. The Virginia Department of Historic Resources determined the property eligible for listing in the National

Register of Historic Places in 1987, but a new Preliminary Information Form (PIF) is now required to confirm that the property remains eligible for the National Register. Fairfax County will undertake submission of a new PIF in mid-late 2016. This work will inform future efforts towards formally listing the property in the National Register and the potential for use of historic tax credits for redevelopment opportunities.

An initial review by Mr. Richard Bierce, AIA, and Historical Architect, suggests that it might be possible to preserve the integrity of the main education building but have more flexibility with the separate buildings. He believes that from an historical perspective, the front drive and walk are historically significant. The Cupola, the library and auditorium spaces are also important from a hierarchy of preservation and uses.<sup>4</sup> Mr. Bierce will be developing a fuller analysis of the historical preservation piece.

Mr. Earl Flanagan, Mt. Vernon District Planning Commissioner was able to obtain valuable information about asbestos and building upgrades from the architect hired by the ISA when they originally leased the building. According to the architect, all asbestos has been removed or contained in interior duct work within the walls and by covering up floor tiling. This is an acceptable measure for remediation. However, any major renovations could require additional remediation or asbestos removal. The county has also hired contractors to perform an ADA assessment, a structural assessment, and a hazardous materials assessment of the building. The results of this study will be used in determining what upgrades must be made to the building before new occupants can move in to all or parts of the building.

## **VI. Public Response to the Task Force Recommendations**

On October 21, 2015 a public meeting was held at which all the options were presented, and additional input solicited. Subsequent to the meeting, the public was encouraged to submit feedback via an on-line portal. An overwhelming majority of the comments were supportive of the establishment of a Mount Vernon and Lee Community Center. There was mixed support (both for and against) for the redevelopment of the land for housing. Similar reactions were provided re: the use of the building as a stand-alone school. However, the majority supported the use of the building and grounds for the provision of educational programming. Appendix 4 summarizes the comments provided by the meeting participants and contains all comments received via email.

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<sup>4</sup> Mr. Bierce's initial assessment of the building and a floor plan are found in Appendix 4.

## **VII. Next Steps**

The Task Force is providing its recommendations to the Board of Supervisors on December 8. A meeting with the new Member of the Board of Supervisors representing Mount Vernon will be scheduled in advance of the meeting. Once the contractor's reports are presented to the County re: ADA, structural and hazardous materials, the associated costs and timeline will be amended in the report.

The Task Force recommends that the County initiate a formalized process for soliciting bids from interested parties for inclusion in the Mount Vernon and Lee Community and Cultural Center. A follow up community meeting should be held to update the community on the interim and long term plans for the building subsequent to the Board of Supervisor's meeting, and all of the external contractor reports are received and an analysis of the comprehensive plan and zoning options is conducted. Additionally, we recommend that an interest meeting be held during the first quarter of 2016 for potential interim tenants. We also recommend that the County establish an advisory panel to shepherd the redevelopment process for the campus.

### Appendix 1: List of Task Force Members

<b>Prefix</b>	<b>First Name</b>	<b>Middle Name</b>	<b>Last Name</b>	<b>Title</b>
Ms.	Carrie	Ann	Alford	Mt. Vernon History Commissioner
Mr.	William	P.	Bock	Community Member Rep
Miss	Sara	M.	Brandt-Vorel	Community Member Rep
Ms.	Martha		Coleman	MVHS PTSA Rep
Mrs.	Karen		Corbett Sanders	Chair and WPHS PTSA Rep
Mr.	Earl	Layton	Flanagan	Ex Officio Rep
Mr.	Mike		Frank	Mount Zephyr CA Rep
Mr.	Arthur	R.	Genuario	Athletic Rep
Mr.	Linwood		Gorham	FCPA Board Rep. Mount Vernon
Ms.	Judy		Harbeck	MVCCA Rep
Mr.	John	C.	Harris	Community Member Rep
Mrs.	Edythe	Frankel	Kelleher	SFDC Rep
Mr.	Brett	W.	Kenney	Ex Officio Rep
Mr.	Richard	J.	Knapp	Lee District Rep
Mr.	David		Levine	Good Shepherd Housing Rep
Ms.	Victoria		McLeod	Lee District Rep
Ms.	Nichelle		Mitchem	UCM Rep
Ms.	Lois	M.	Passman	Ex-Officio Rep
Ms.	Yvette		Prosser	SCHS PTSA Rep

Ms.	Jeannine	D.	Purdy	Lee District Rep
Mr.	Tim		Rizer	Chamber of Commerce Rep
Mr.	Dale	S.	Rumberger	Community Member Rep
Mrs.	Barbara	H.	Sullivan	Mount Vernon At Home Rep
Ms.	Rebecca		Todd	Chamber of Commerce Rep

## Appendix 2: Options Reviewed by Task Force

Potential Building Uses					
Fairfax Public Access	Remote Access for Juvenile and Domestic Relations Court	Space for serving people with disabilities	Walt Whitman Middle School	Visitor's Center	Mount Vernon at Home
Center for American Military Music Opportunities (CAMMO)	Magisterial District Offices (excluding Supervisor)	Transitional Adult High School	College/University Satellite (NVCC)	Non Profits Sr Volunteer or Volunteer Fairfax satellite office	Good Hope Rising satellite church
Virginia Values Veterans	Vocational Training Center	Class Credit Recovery Center for students	Theater Group	New Hope Housing	Playgrounds w/ outdoor exercise equipment for seniors and children
Wounded Warriors Project (Va. Veterans and Family Services)	Teen Center	Adult & Community Education and Work Force Readiness	Training Kitchen	Good Shepherd Housing	Senior affordable housing
DoD Veterans Skills Bridge	Satellite Office for FCPS and SACC registration for peak period	Charter School	Coffee shop w/ entertainment space	United Community Ministries	High density housing
Small Business Incubator(s), Food Incubator	Head Start / pre-school space	Magnet or Governor's School for the Humanities	Regional Memory Care Center	NoVA Satellite Location for courses	Community Gardens

These concepts were reviewed by the Task Force and determined to meet several criteria.

These concepts were reviewed by the Task Force and determined to fit better at another location.

### Appendix 3: County Timeline

Former Mount Vernon High School  
November 16, 2015

**DRAFT**

<b><i>ITEM</i></b>	<b><i>DATE</i></b>
County Compiling Data/Information	
-Corridor/Area Leases	completed July 2015
-Land Use Matrix, Building and property	completed July 2015
-Building Surveys Cost: \$300,000	
-M.E.P., Hazardous Materials, ADA	end December 2015
-Historic Structures Report	Spring 2016
-Countywide Needs	end December 2015
-Preliminary Information Report (PIF)	mid-late 2016-VDHR
County analysis of Building Surveys	begin January 2016
ISA work to return building to County	June 2016–Oct. 2016
Site and Building Security needed, building unoccupied	begin October 2016
Refinement of uses based on Countywide needs and Task Force report	begin Summer 2015
Use Determinations/explore land use approvals needed	begin October 2015
Concept master plan 2015	begin December
File any necessary land use approvals/concurrent processing	Spring 2016
*Authorize Plan Amendment, if needed (8 month process)	
County renovations	March 2017
-Need to know user groups in order to complete	
Earliest date of Building Occupation	March 2017

## Appendix 4: Community Input

In reviewing all of the comments obtained at the October 21, 2015 community meeting and subsequent correspondence, general support was indicated for the following initiatives, as aligned with the Fairfax County Board of Supervisors' Strategic Plan to Facilitate the Economic Success of Fairfax County goals:

### **Goal 1: Further diversify our economy**

- ✓ Small business incubator
- ✓ Coffee shop with entertainment space

### **Goal 2: Create places where people want to be**

- ✓ Support for community/teen/senior center, where indoor programming could take place

- Multicultural center
- Reservable space for community use
- Community center
- Recreation center
- Athletic services for youth
- Senior center
- Interfaith use
- Community engagement space

- ✓ Support for component that allows for access to services

- Services for people with disabilities
- Immigrant services
- Hypothermia site
- Access for the blind and disabled
- Mental health services
- Homeless services

- ✓ Support for arts and culture component

- NVCC dance and arts performances
- Performing arts (revenue generating)
- Dinner theatre
- Amphitheatre

### **Goal 4: Invest in natural and physical infrastructure**

- ✓ Support for outdoor recreation component

- Water play facility
- Skate park
- Playground



## **Goal 5: Achieve economic success through education and social equity**

### ✓ Support for an educational program component

- Early childhood education
- Childcare
- ESOL/SAT classes
- Tutoring
- College preparatory classes
- Technology/computer lab
- Arts education
- Head start
- STEM
- College classes/university satellite
- Credit recovery classes
- Adult and continuing education

### ✓ Support for workforce development component

- Veteran's skill bridge program
- Workforce readiness classes
- Vocational classes

### ✓ Support for co-location of non-profit and other community-serving organizations

- Co-located non-profit center
- Multicultural center
- Immigrant services
- Faith-based use
- Veterans organizations
- Relocate United Community Ministries
- CAMMO/VA Values Veterans

## **Note:**

There was mixed support for:

### ± Housing – some individuals expressed support for affordable and senior housing, while others were opposed to housing being developed on-site

- High density affordable housing
- Artist affordable housing
- Revenue generating housing
- Residential Alzheimer's care center
- 55+ community

### ± School – some individuals expressed support for a school on the site (middle school/magnet school), while others were opposed to a physical school structure on-site (although educational programming was supported)

## Appendix 5: Preservation Report by Mr. Bierce

### **C. Richard Bierce, AIA**

Consultant

Historical Architect and Preservation

7932 Bolling Drive  
703-447-9432

Alexandria, VA 22308  
[crbierce@aol.com](mailto:crbierce@aol.com)

#### MEMORANDUM

June 15, 2015  
(amended 8-25-15)

TO: Chair Karen C. Sanders

Old Mt. Vernon High School, Future Use Task Force

RE: Recommended Preservation Priorities

Working from memory and some photographs taken during the tour on 6-03, I have listed some initial suggestions about recommended preservation priorities for the school. These may change or be refined upon further reflection and once plans become available for more detailed scrutiny.

#### **A. Preservation Priorities: Building Exteriors:**

- Retain the following features:
  - The fundamental massing and profile of the main building that faces Rte.1;
  - The fenestration pattern of windows and doors in the main building;
  - The fundamental massing and detailing of the Home Ec. Building;
  - The details of the double hung windows, in terms of the visual appearance of being operable, with true divided light sash, that will have profiles to match the original; (this assumes that these windows will be replaced for structural reasons as well as for energy performance- it is possible to restore the original sash and to incorporate discreet storm panels in the openings.)
  - The massing and detailing of the gymnasium;
  - The main entry motif; (likely that the original doors have been replaced- but not now certain)
  - The cupola;
  - The basic block-shape and character of the later service buildings behind the main block;

#### **B. Preservation Priorities: Exterior Spaces:**

- Retain the following:
  - The raised terrace that extends the full length of the main building (principal façade) with a designed landscape; (existing landscaping should be removed and re-configured in large measure as mature trees are impinging upon the building itself)
  - The 'courtyard' spaces enclosed by the wings of the main building;
  - The forecourt lawn area of the gymnasium;
  - Parking areas that flank the site on the right and left side should be retained to address future needs, and should be screened more completely. The parking area in front may be lost in highway expansion but retained if possible.

### **C. Preservation Priorities: Building Interiors:**

- Retain the fundamental relationship of corridors and classrooms in the main building;
  - Partitions between classrooms may be altered, and doorways as well, when altered compatibly.
- Retain materials, features, systems and textures from the original period of the main building;
  - This includes the wood casework at doors and windows, the original doors and hardware that meet new uses and codes, the ceramic tile wainscot in the corridors, the surviving original light fixtures, the stair features, (all of which should be catalogued more thoroughly as adaptive re-use plans are generated)
- Retain the spatial form and character of principal large gathering areas such as the auditorium and the library, including all associated decorative details as noted above.

### **D. Next Steps:**

- With access for study of as-built plans, a more precise, complete and detailed list of recommended preservation priorities will be prepared.
- With access to floor plans, an initial space planning and area zoning study will be undertaken in response to estimated square footage requirements submitted by all potential tenants and agencies which may be considered for occupancy in the school building.
- Although neither required by statute or referenced to this point in committee discussions, should it prove useful, the Fairfax County Architectural Review Board would be pleased to examine and evaluate plans and ideas that emerge in the next stages of the re-use process. The Board has several members with strong historic, architectural, archaeological and landscape experience and design skills that may be employed in reviewing and advising on projects as directed from time to time by the Board of Supervisors in other circumstances.