

Original Mount Vernon High School Redevelopment

Phase 1 - Renovation and Adaptive Reuse

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 - *Please ensure you are logged in on only ONE device for both the computer and audio portions*
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— ORIGINAL —
MOUNT VERNON
— HIGH SCHOOL —

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.



Theater



Library

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

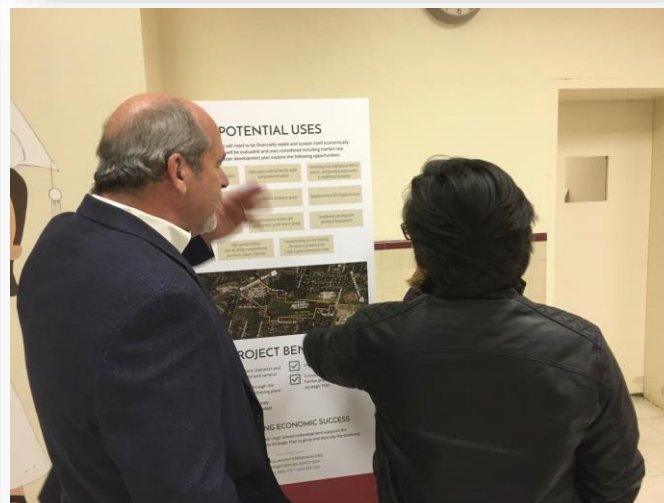
2015	2016	2017	2018	2019	2020
Community Task Force Established	Long Term Lease is vacated	Master Plan Consultants hired	Master Plan Process	Master Plan completed	Renovation Consultants hired
Task Force Report presented to BOS	Master Plan Process initiated	Interim Renovations & Occupancy	Community Engagement	Tax Credits Evaluation	Community Engagement
		Steering Committee established	Phased Development Decision		Design Process

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

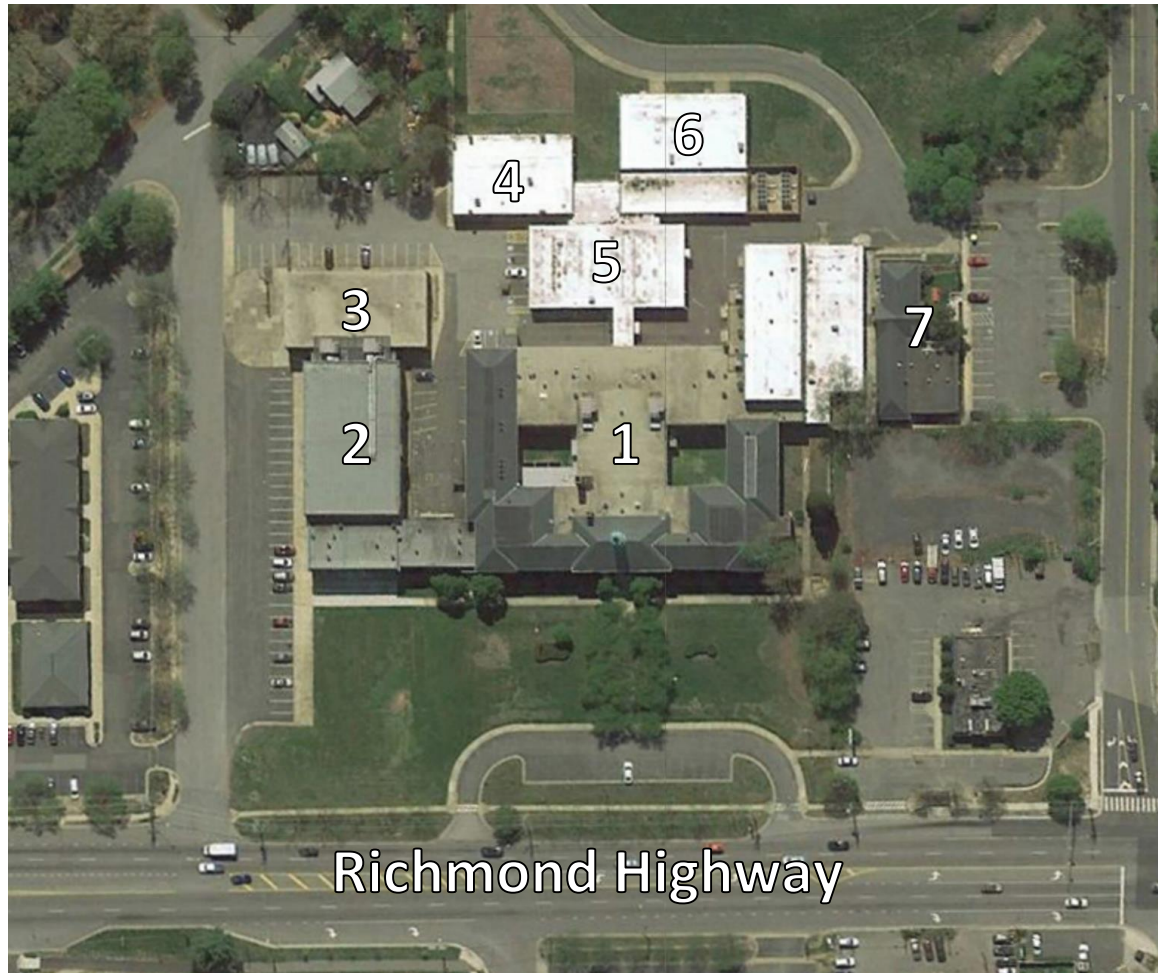


PROJECT BACKGROUND & INFORMATION

Ipek Aktuglu
Fairfax County DPWES

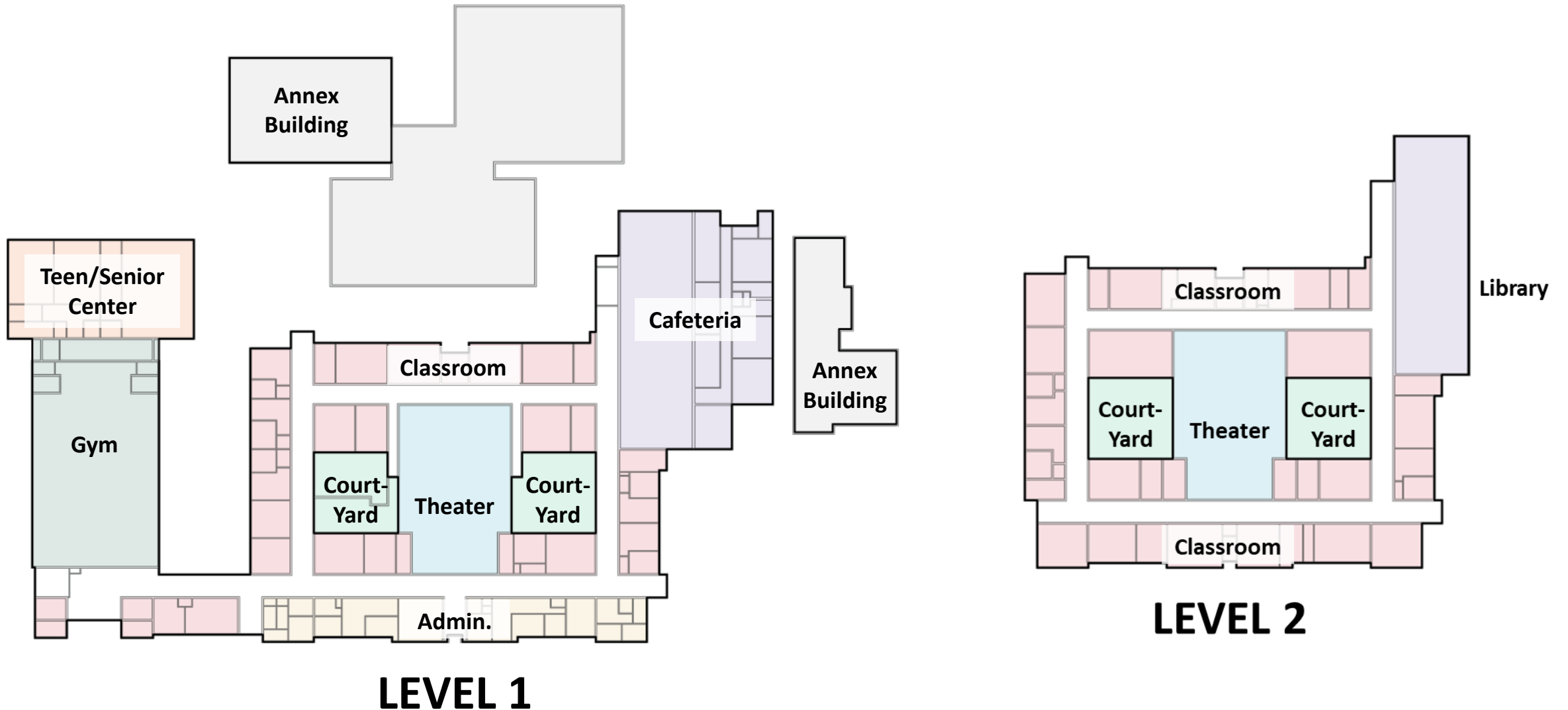
Joe Celentano + Brady Scott
VMDO Architects

Existing Site and Building

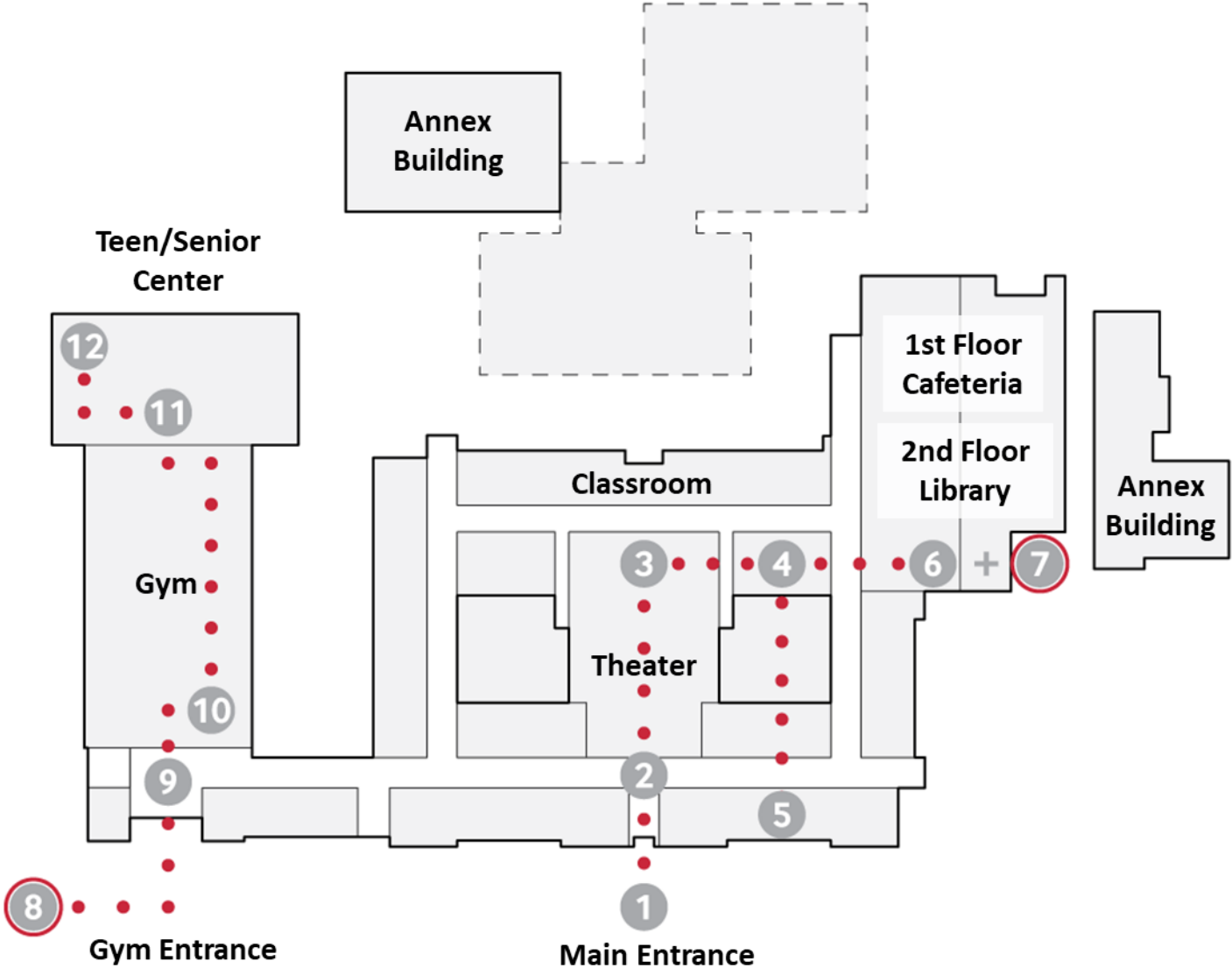


1. Main Historic School Building
2. Gymnasium
3. Teen and Senior Center
- 4-7. Annex Buildings

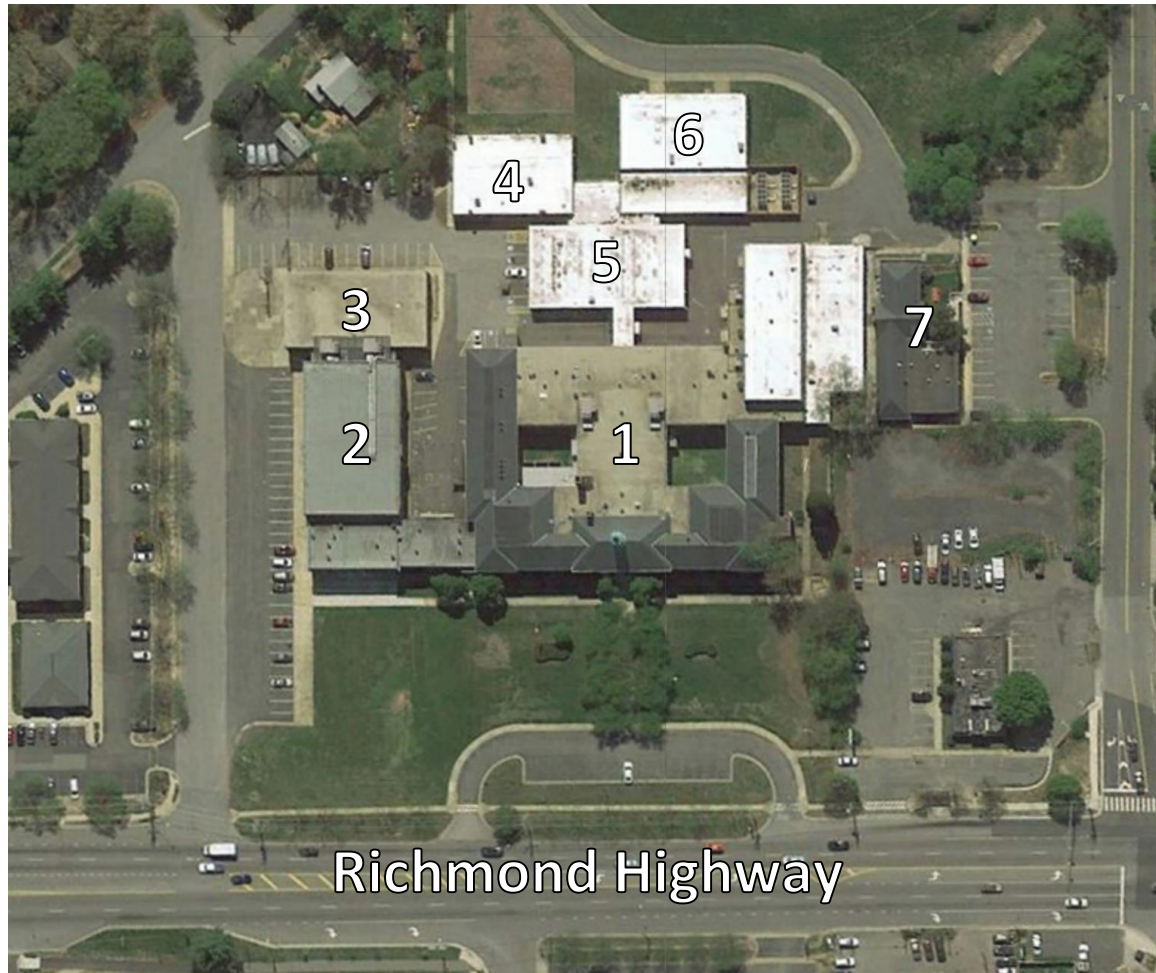
Existing Floor Plan – Main Building



Virtual Tour – Route



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 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



Before



Before



After



After

Interim Renovations - Teen / Senior Center



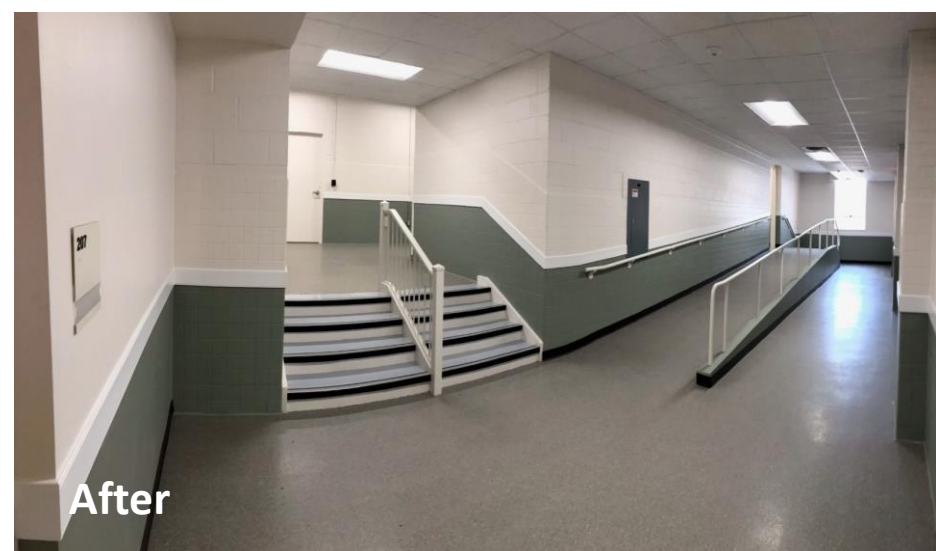
Before



Before



After

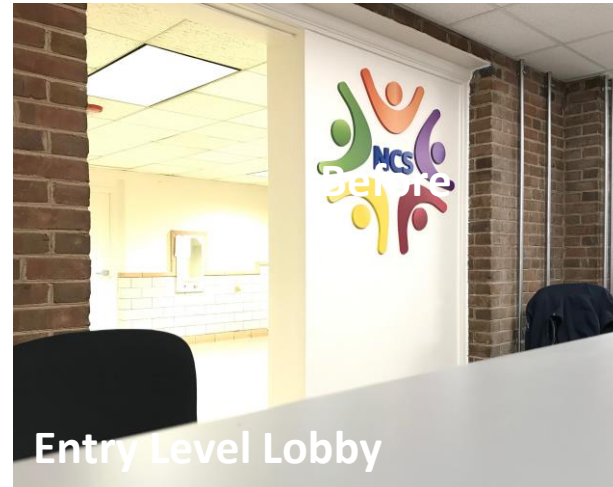


After

Interim Renovations - Teen / Senior Center



Entry Level Lobby



Entry Level Lobby



Warming Kitchen

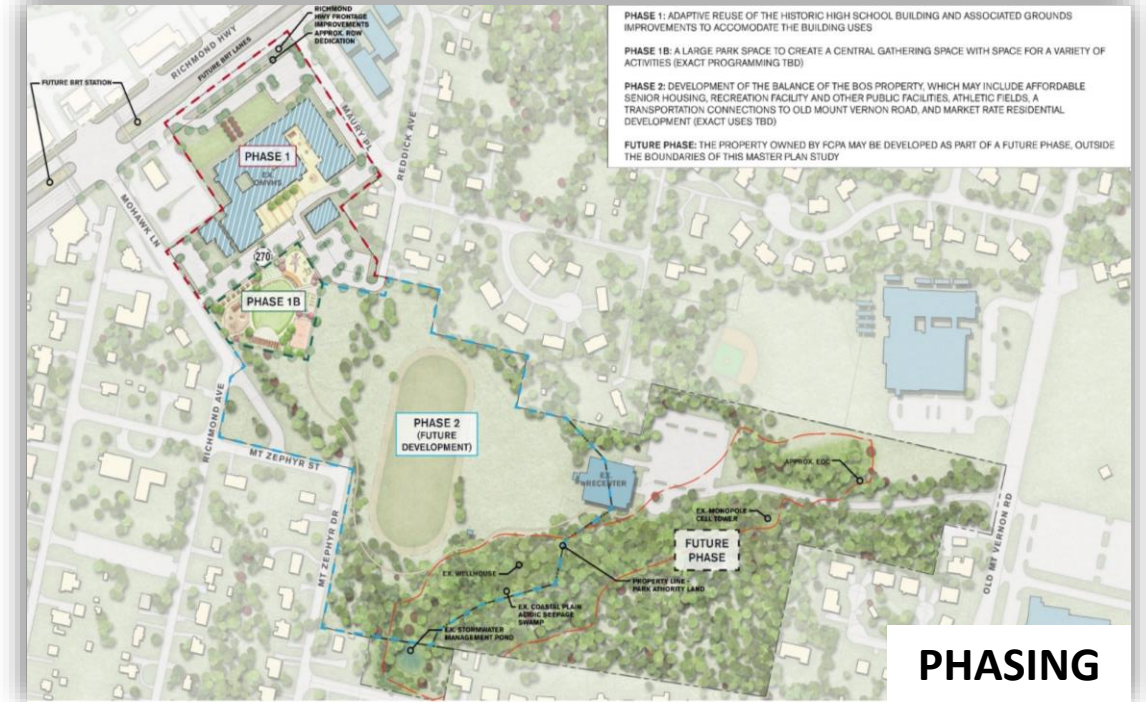
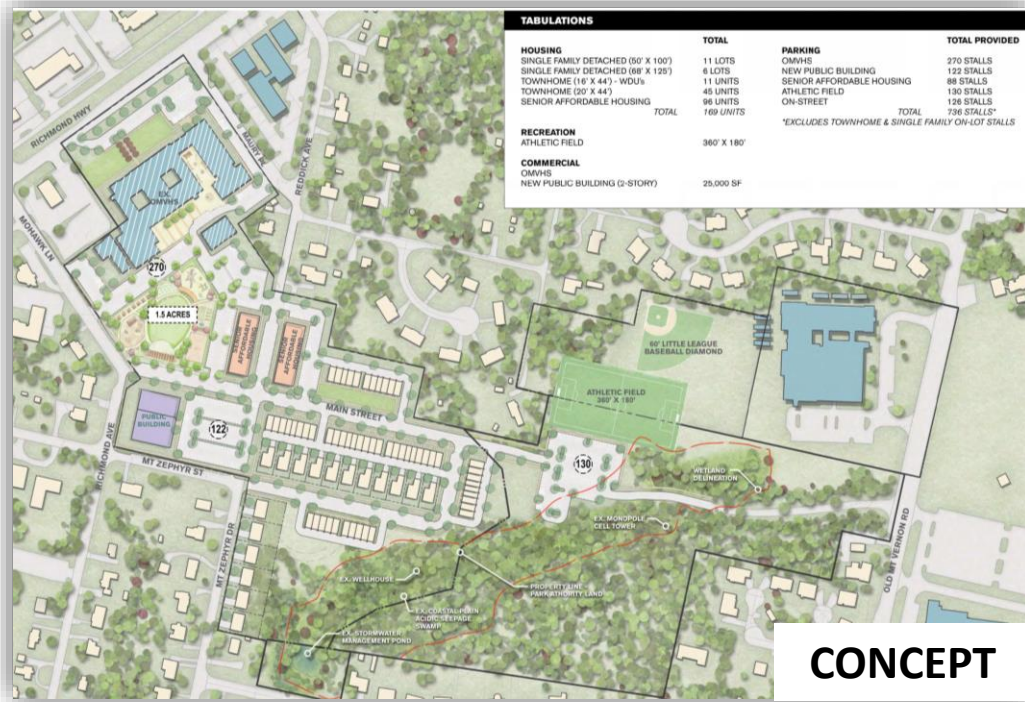


Typical Toilet Room

Interim Renovations - Gymnasium



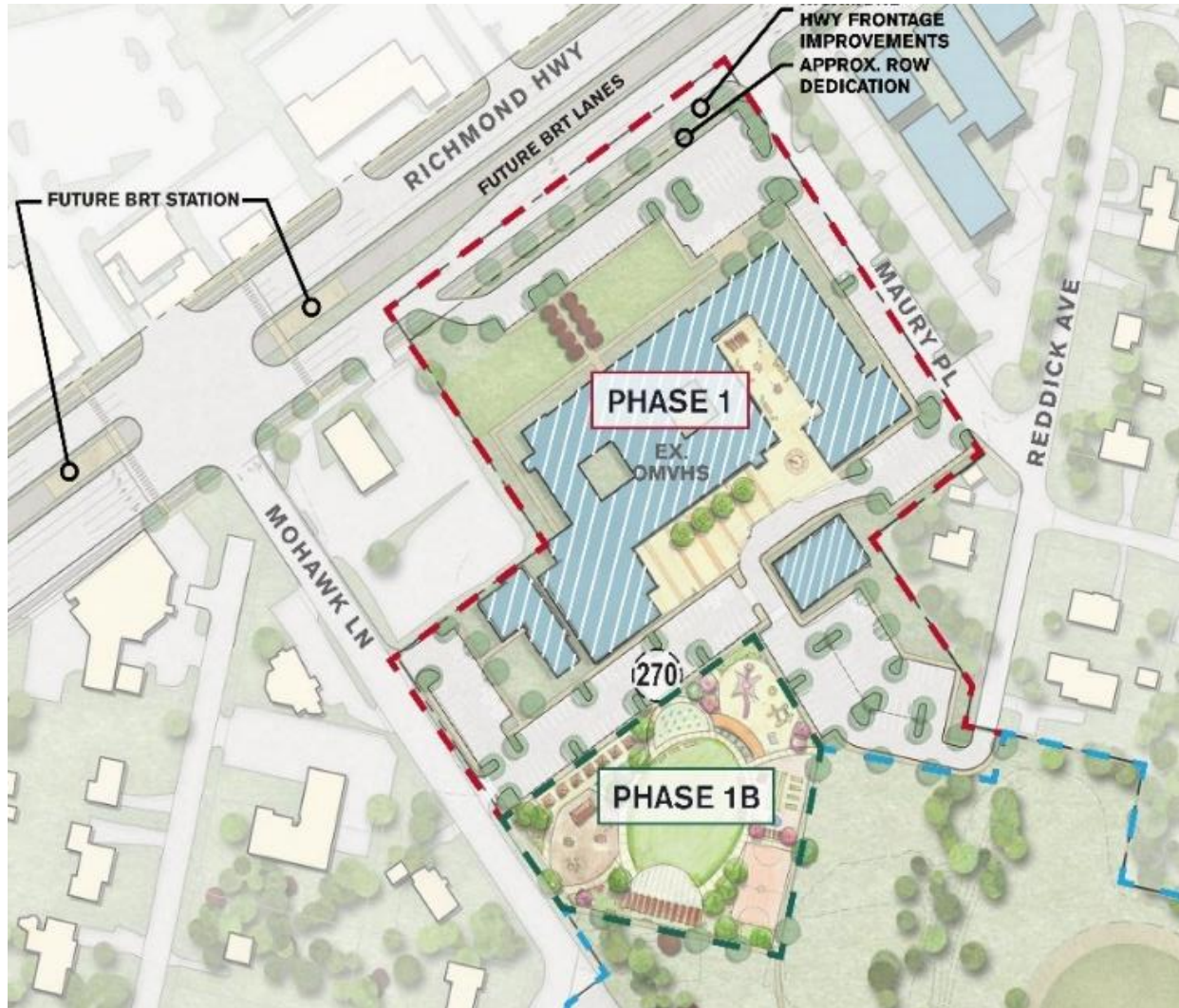
Master Development Plan (2018-2019)



- 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*:

Creation of Value and Financial Sustainability

LIVE PATHWAY

Range of residential options
Recreation and wellness facilities
Access to quality and affordable childcare

WORK PATHWAY

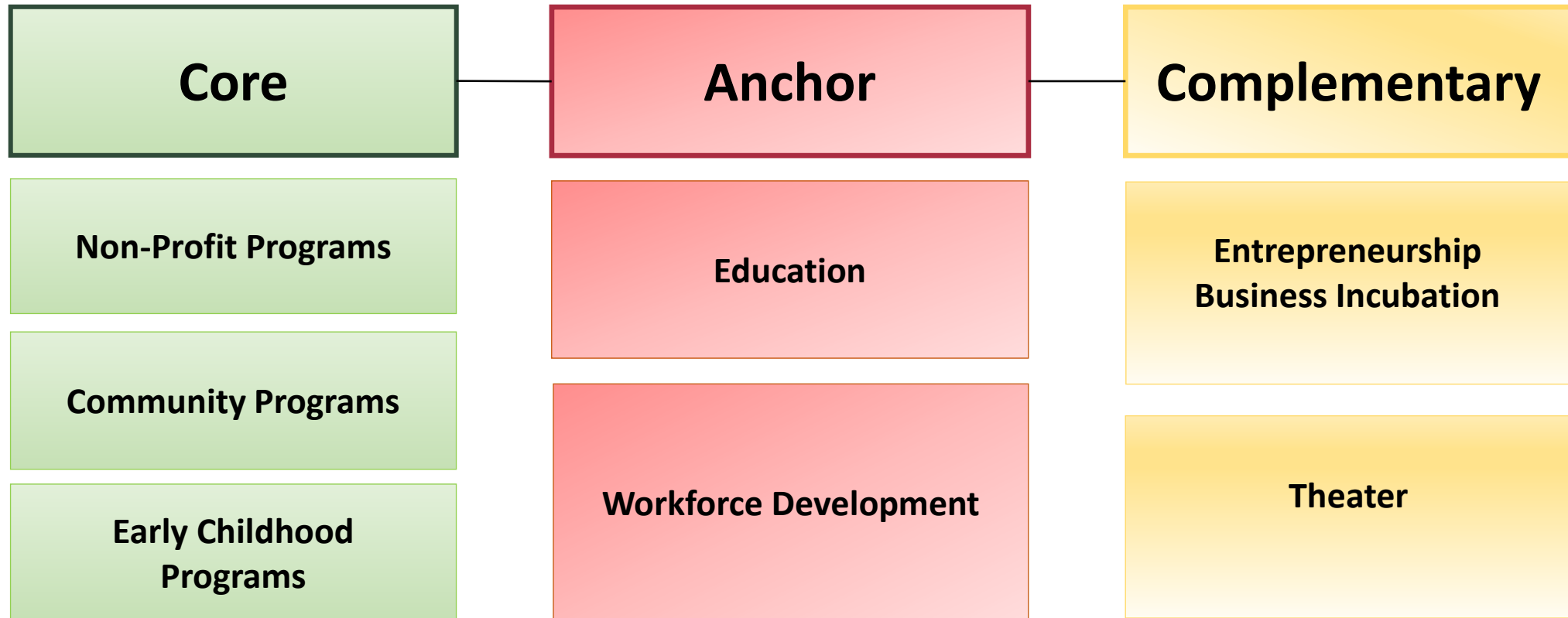
Business and nonprofit incubation spaces
Education spaces for children, youth and adults
Career and workforce skill development

CONNECT PATHWAY

Accessible neighborhood amenities
Community gathering spaces
Spaces for community programming

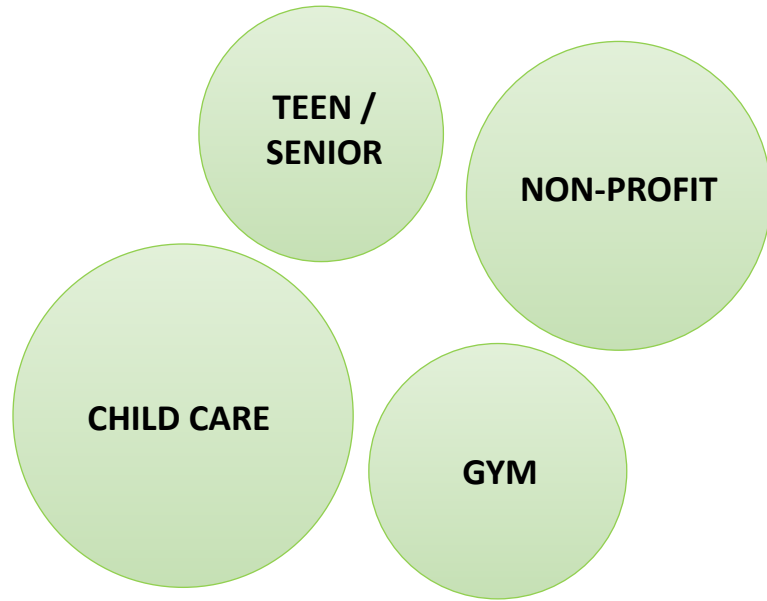
Creating Pathways to Opportunity

Adaptive Reuse Programming Elements

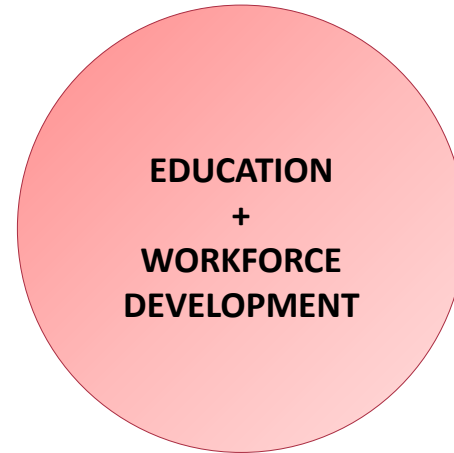


Creating Pathways to Opportunity

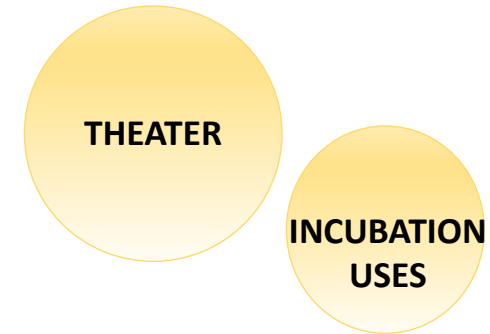
Current Proposed Space Allocations



Core

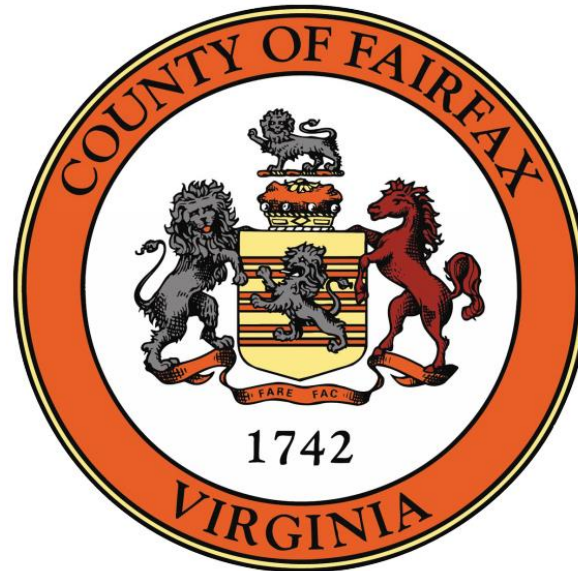


Anchor



Complementary

Creating Pathways to Opportunity



(OTHER PARTNERSHIPS)

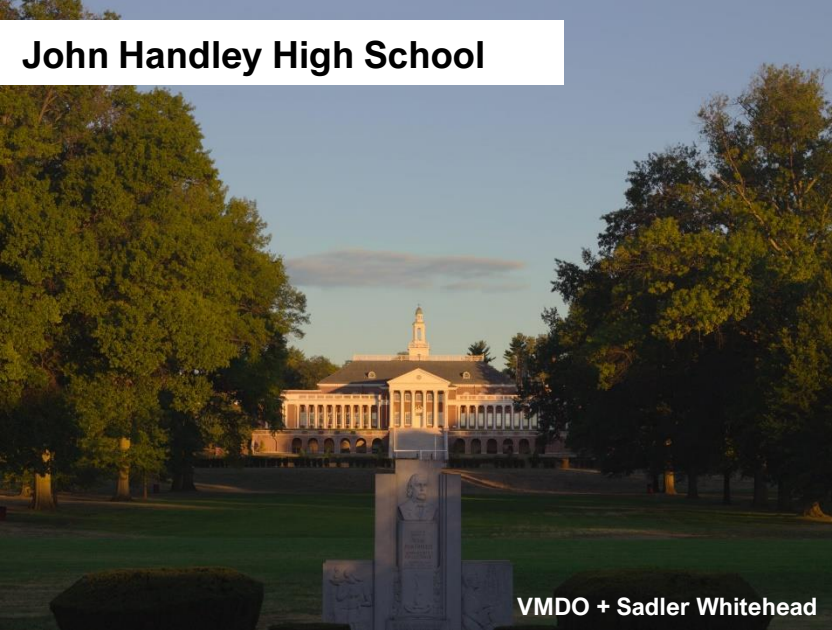
Creating Pathways to Opportunity





HISTORIC TRANSFORMATIONS

Randy Livermon
VMDO Architects

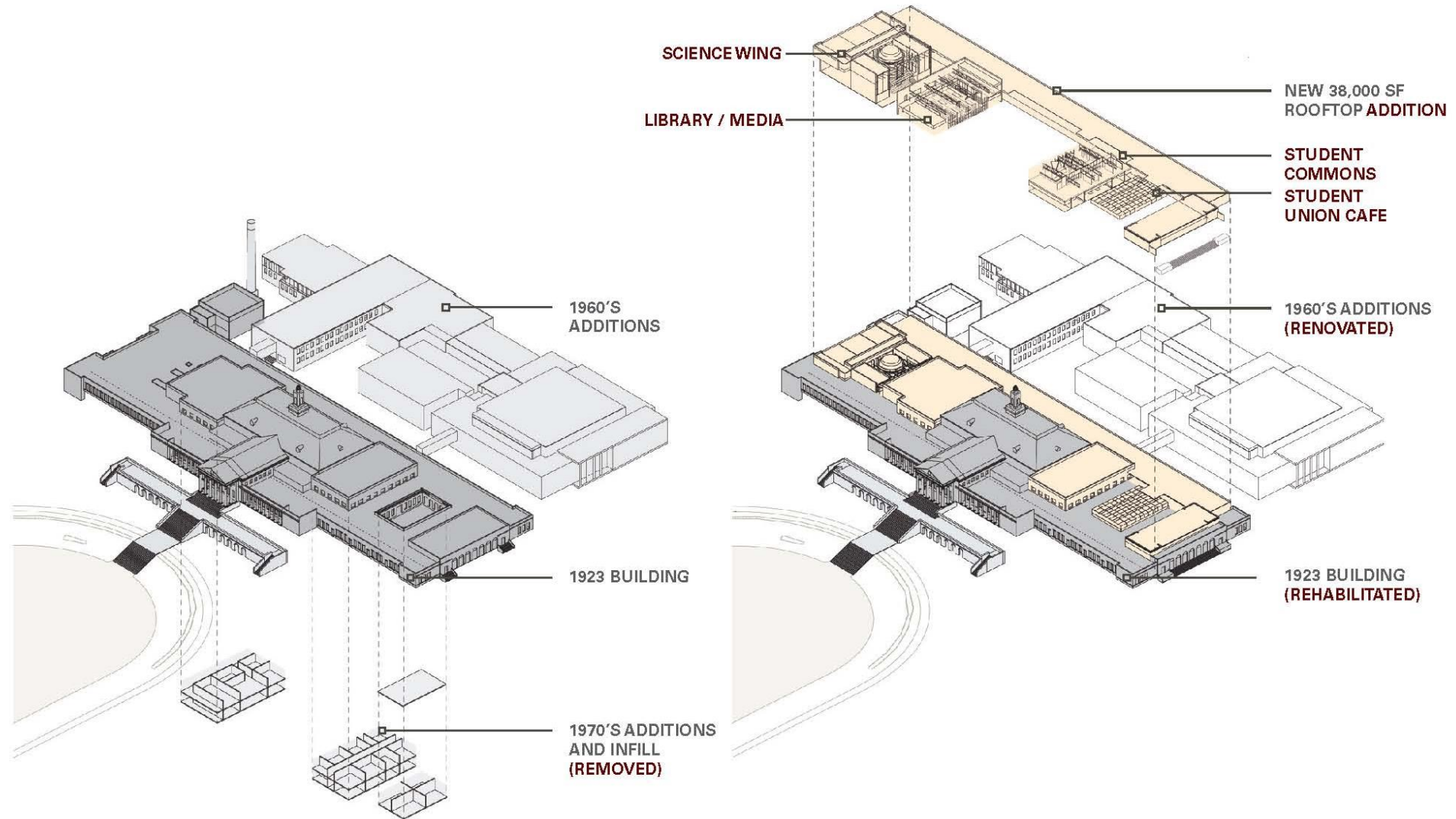


HISTORIC PRESERVATION

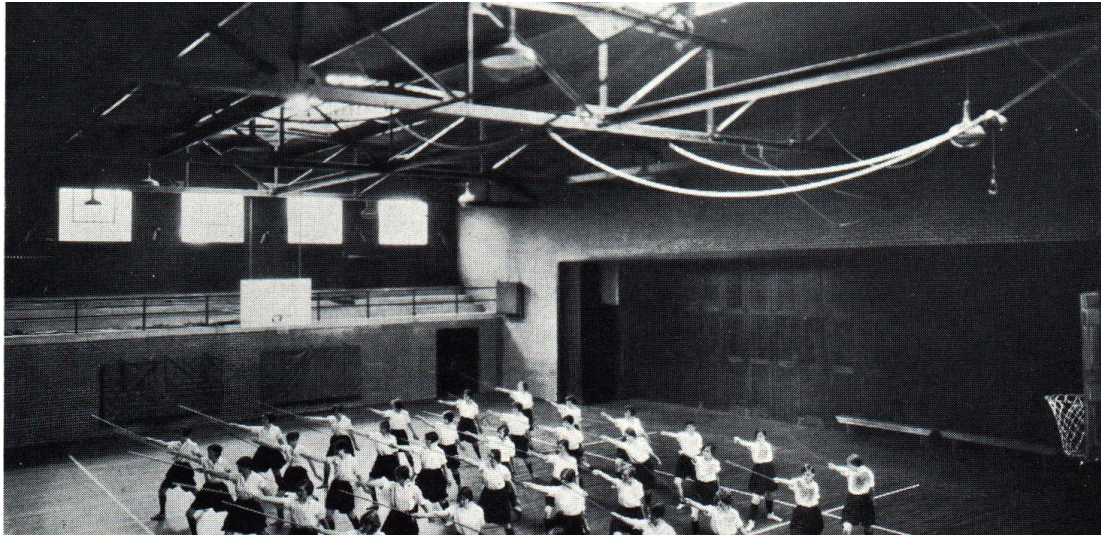
John Handley High School Renovation + Addition



John Handley High School - Concept



John Handley High School – Library / Media Center



BEFORE



AFTER

John Handley High School - Corridors



John Handley High School - Courtyard



GW Thurston Hall - Courtyard



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>

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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



QUESTIONS AND ANSWERS

Submit questions using the chat feature.