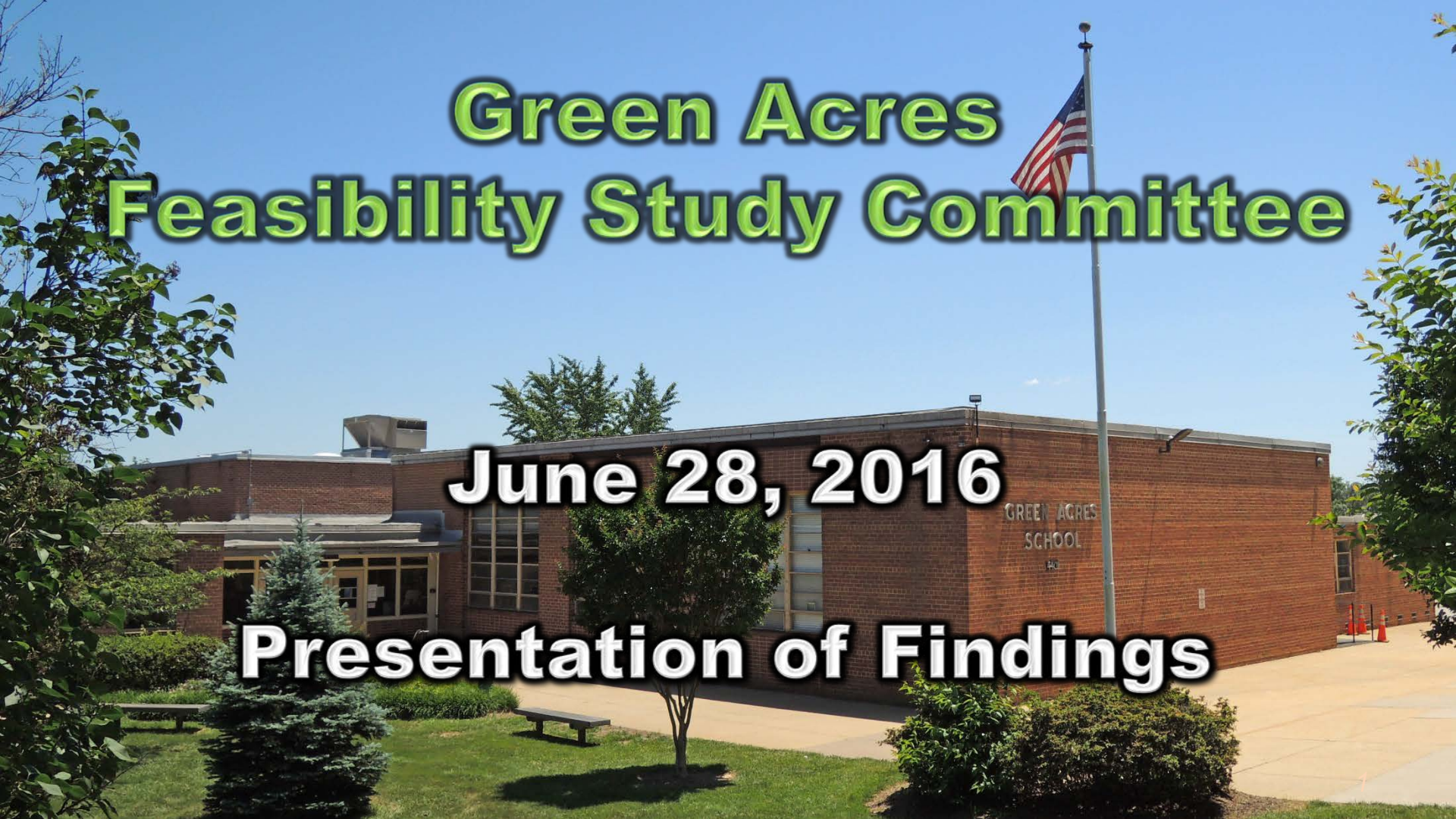


# **Green Acres Feasibility Study Committee**



**June 28, 2016**

**Presentation of Findings**

# About the Committee

<b>City Council</b>	<b>Michael DeMarco</b>
	<b>Janice Miller</b>

<b>Planning Commission</b>	<b>Tom Armstrong</b>
	<b>Ross Landis</b>

<b>School Board</b>	<b>Toby Sorensen</b>
	<b>Carolyn Pitches <i>(alt)</i></b>

<b>PRAB</b>	<b>Jon Stehle</b>
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<b>Citizen Representatives</b>	<b>Deb Mullan</b>
	<b>Dan Phillips</b>
	<b>Sarah Ross</b>

<b>George Mason</b>	<b>Cathy Wolfe-Pinskey</b>
	<b>Tom Calhoun <i>(alt)</i></b>

<b>Senior Center</b>	<b>Jane Woods</b>
	<b>Jane Albro <i>(alt)</i></b>

<b>City Staff</b>	<b>Brooke Hardin <i>(Planning)</i></b>
	<b>Peter Noonan <i>(Schools)</i></b>
	<b>Cathy Salgado <i>(Parks &amp; Rec.)</i></b>
	<b>Eric Forman <i>(Planning)</i></b>

<b>FPYC</b>	<b>Mike Cosgrove</b>
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# About the Committee

**Created to recommend near-term and long-term action regarding the future of the Green Acres property.**

## Take into Account:

- Education
- Recreation
- City Services

## Examine Options for Site:

- Renovating
- Rebuilding
- Relocating
- Combining these options

***... to achieve the best result for City residents.***



# About Green Acres

**40,000 sf building**

**10-acre parcel**

**1961-2001: Elementary School**

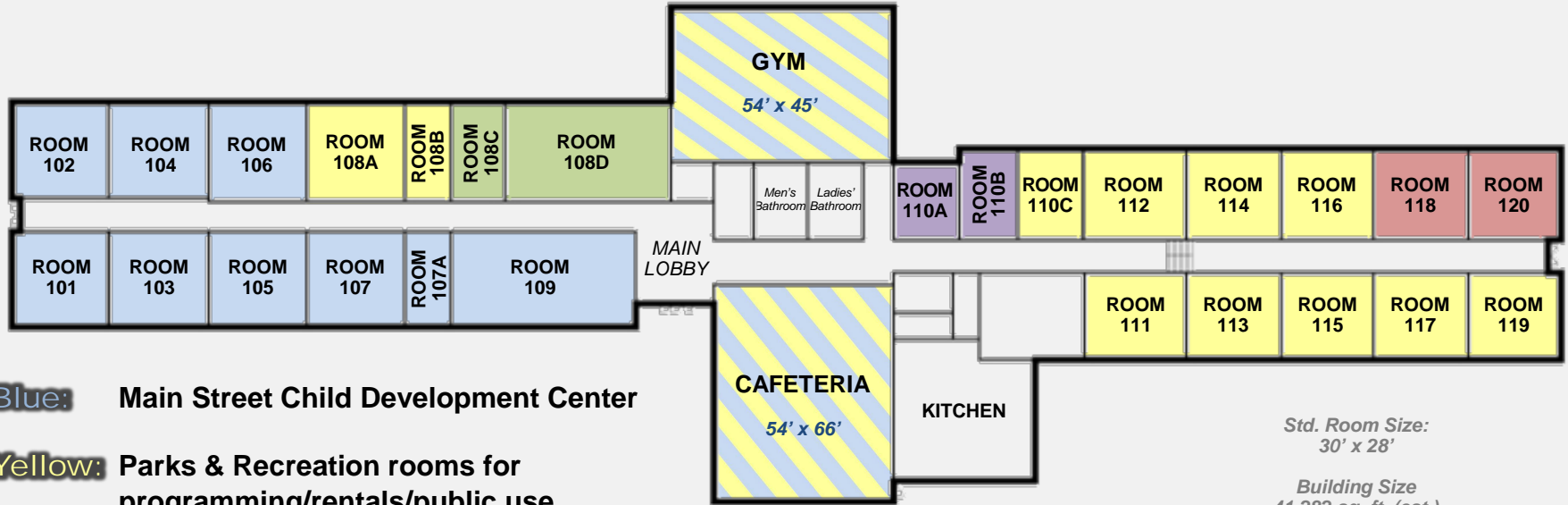
**2002-present:**

**Building: Community center, other civic functions & child care ctr.**

**Land: Athletic fields & recreation**



# Current Uses at Green Acres



**Blue:** Main Street Child Development Center

**Yellow:** Parks & Recreation rooms for programming/rentals/public use

**Green:** Senior Center

**Purple:** Parks & Recreation Offices

**Red:** Parks & Recreation Storage

*Std. Room Size:  
30' x 28'*

*Building Size  
41,282 sq. ft. (est.)*

*Lot Size:  
10.06 acres*

# School Board Covenant



**School Board can obtain title to Green Acres parcel to use for a new school, if needed:**

- Most likely for 3rd Elementary School

## **Why This Matters:**

- Deed of Covenant limits options for future use of Green Acres site;
- Options for renovation, new construction, or property transfer are limited.

# School Board Covenant



**Looks similar, but can it be used as a school again?**

**Building: NO → Too small and not up to modern standards**

**Property: YES → 10 acres acceptable for elementary school**



# School Board Covenant

## School Board re-examined Deed of Covenant

- 3rd elementary school unlikely within 15 years:
  - *Possible need after 15 yrs. due to enrollment growth and current capacity constraints.*
- Will maintain its covenant at Green Acres.
- Would consider transferring covenant to Providence Park if City uses Green Acres site for another use:
  - *Providence Park: Best alternative school site in City.*



# Committee Analysis

## Findings from Community Outreach:

### Positives



Programs



Activities

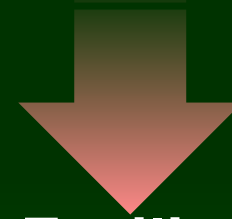


Variety

### Location



### Negatives



Facility



Condition



Usability



Community Center an important City amenity!

# Committee Analysis



Full-Size Gym



Indoor Track



Fitness Studio

## *Community Outreach Examined Potential Community Center Features*



Multipurpose Rooms



Senior Center



Fitness Center

# Committee Analysis

## Recommended features in a new community center:

- Senior Center
- Fitness Facility
- Full-Size Gym
- Kitchen
- Sufficient Parking
- Useful Multipurpose Room(s)
- Lobby / Social Area
- Storage
- Administrative Space

Estimated Size:

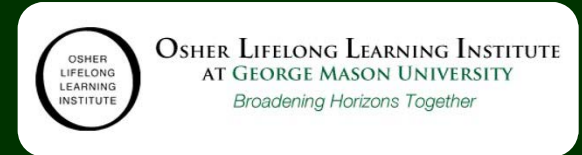
**40,000 sq. ft.**



not incl.  
Collaborating  
Partners

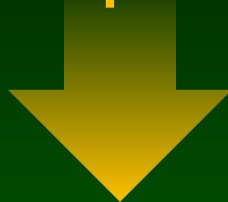
# Potential Collaborating Partners

Organizations that would fit well w/ new community center



... or others

These organizations would complement a new community center



...but they must make significant financial contribution towards construction, operations & maintenance for the necessary space



# Locations

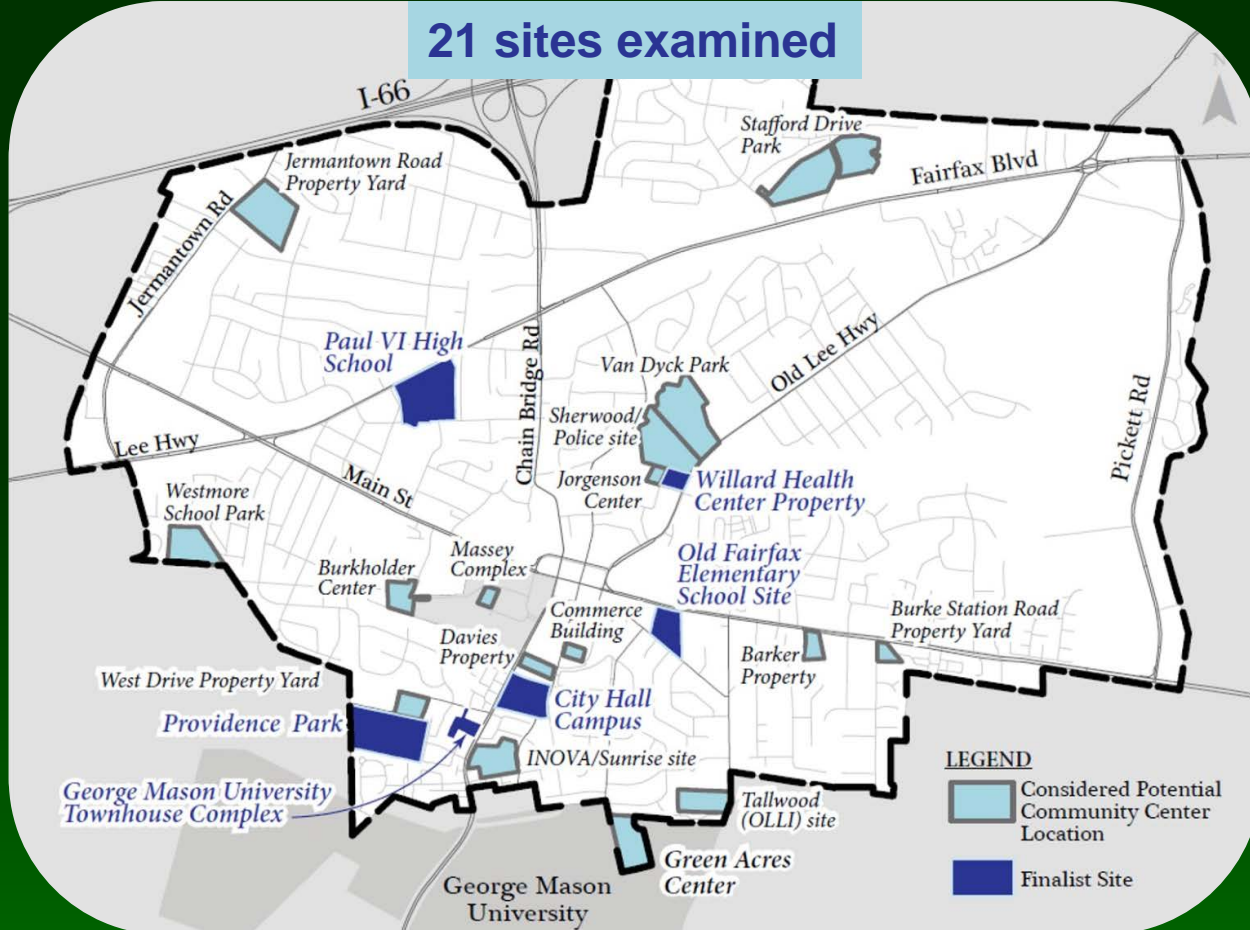
**Committee recommends a new location for Community Center:**

- **Locational issues considered very important:**
  - *Centrally located*
  - *Not in residential neighborhood*
  - *Near complementary uses*

**Committee examined 21 potential sites in City.**

# Locations

21 sites examined



# Locations

6 Finalist Sites

**City Hall Campus**

**Geo. Mason Univ. Townhouses**

**Old Fairfax Elem. School site**

**Providence Park**

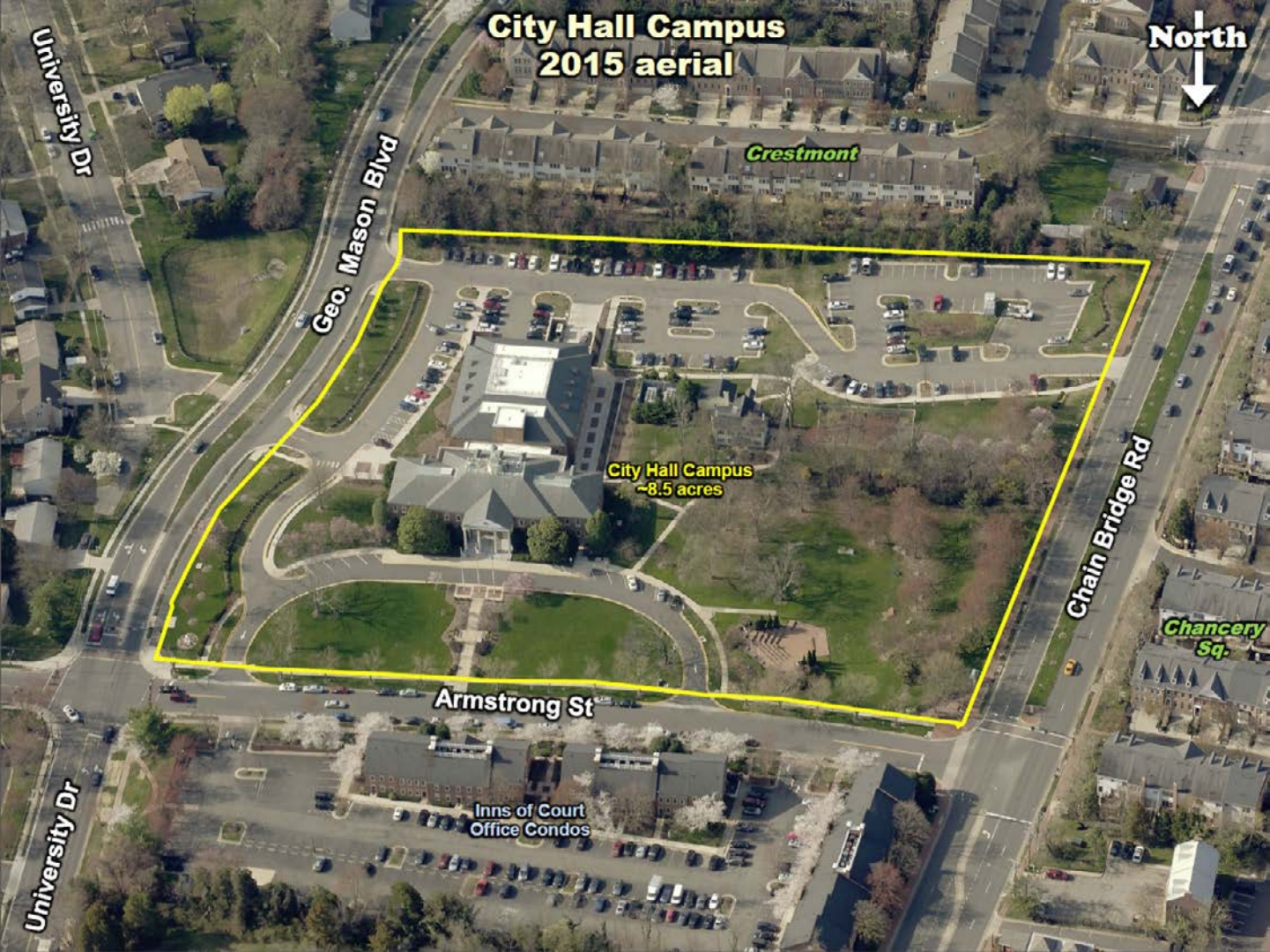
**Paul VI site**

**Willard Health Center**



**3**

**Recommended  
Sites**



**City Hall Campus  
2015 aerial**



*Greystmont*

**City Hall Campus  
~8.5 acres**

*Chancery Sq.*

**University Dr**

**Geo. Mason Blvd**

**Chain Bridge Rd**

**Armstrong St**

**University Dr**

**Inns of Court  
Office Condos**



**George Mason Univ. Chain Bridge Rd. Property  
2015 aerial**



**Canfield St**

**Canfield Vlg.**

Eaves  
Apartments

One God  
Ministry

**Total Site  
3.1 acres**

2.30 acres

0.75 acres

**Chain Bridge Rd**

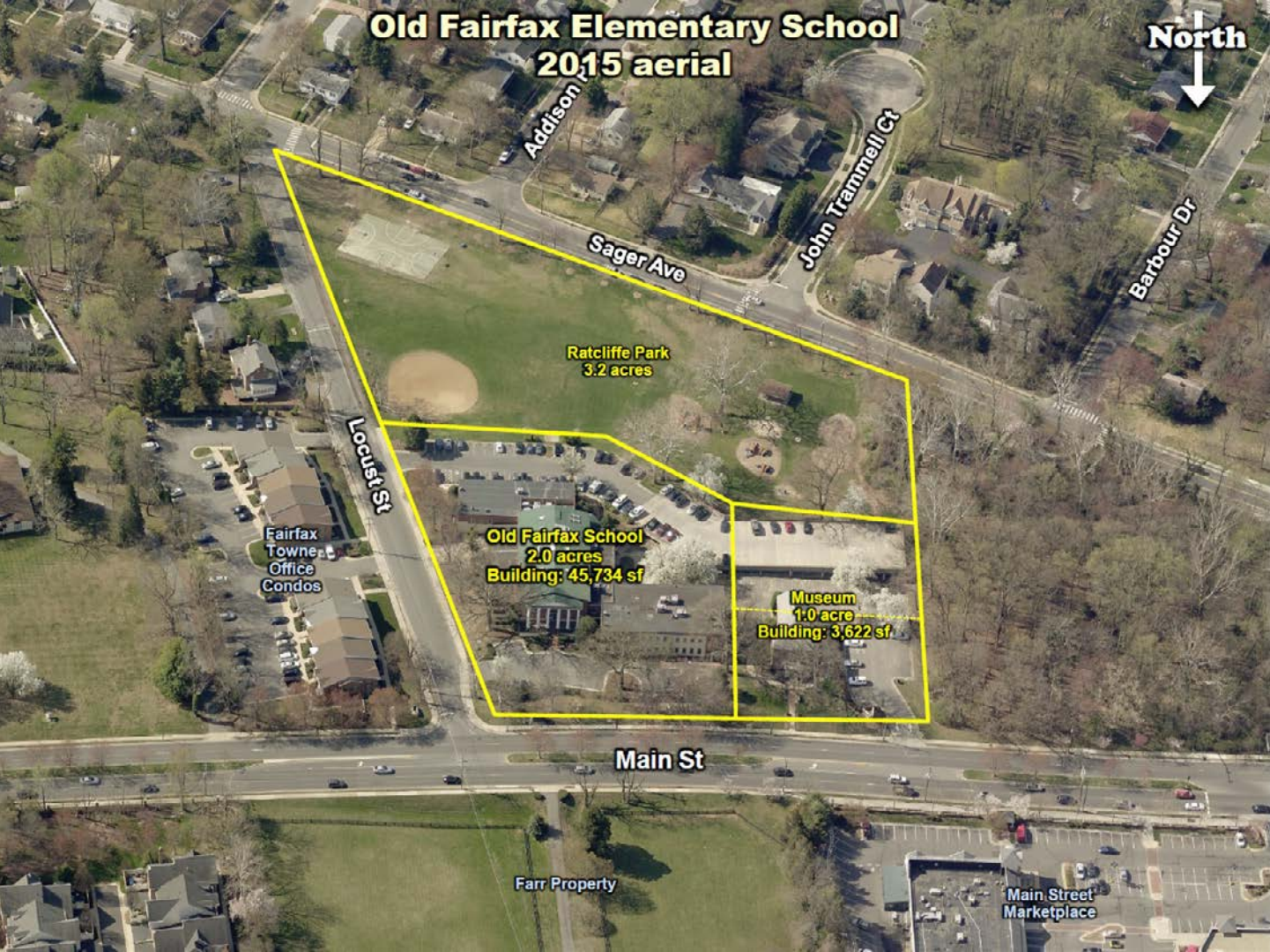
**West Dr**

**Chancery  
Sq.**

**Crestmont**



# Old Fairfax Elementary School 2015 aerial



Fairfax  
Towne  
Office  
Condos

Ratcliffe Park  
3.2 acres

Old Fairfax School  
2.0 acres  
Building: 45,734 sf

Museum  
1.0 acre  
Building: 3,622 sf

Farr Property

Main Street  
Marketplace

# Green Acres Site Decisions

## 3 Options for Future of Green Acres Site

### Retain as City-Owned:

#### Advantages:

- Covenant can remain
- Open space
- Athletic fields
- Can use building
- Greater options

#### Disadvantages:

- No income from sale

### Sell Entire Site:

#### Advantages:

- Income gain
- Could pursue preferred development goals

#### Disadvantages:

- Loss of open space & field capacity
- Loss of control
- Covenant must move

### Sell *Portion* of Site:

#### Advantages:

- Some income gain
- Could pursue preferred development goals
- Can use building

#### Disadvantages:

- Loss of some open space & field capacity
- Some loss of control
- School covenant

# Next Steps

- Determine precise uses to include in new community center
- Discuss potential collaborations
- Determine a final, preferred location
- Conduct detailed cost analysis for space needed
- Assess future options for Green Acres site
  - Engage the public