

# Interpretation Services Available

- Spanish

¿Necesita un intérprete de árabe o español?

Haga clic en el botón «Interpretation» cerca de la parte inferior de la pantalla y elija el idioma que prefiere.

Se le ingresará a una sala de reuniones para ese idioma.

- Arabic

هل أنت بحاجة الى مترجم باللغة العربية أو الأسبانية؟

ترجمة فورية) بالقرب من أسفل الشاشة ومن ثم اختيار اللغة ( "Interpretation" يرجى النقر على زر "المفضلة.

سيتم إدخالك الى غرفة الإجتماع الخاصة بتلك اللغة.

# JUSTICE HIGH SCHOOL ADDITION PROPOSED IMPROVEMENTS AT JUSTICE PARK



MAY 6, 2021 7PM

Community Meeting



**Together**

**FCPA, FCPS, Community**

# Team Introduction



- Fairfax County Public Schools
  - Jessica Gillis – Special Projects Administrator
  - Godson Nwosu – Coordinator III, Capital Projects
  - Holli McKinley – Architectural Engineer II
  - Andrew Peterson – Civil Engineer II



- Fairfax County Park Authority
  - Sara Baldwin – Acting Executive Director
  - Aimee Vosper – Deputy Director
  - Stephanie Leedom – Director of Planning/Development
  - Cynthia McNeal – Project Coordinator/Manager



- Consultant Team
  - Hughes Group Architects – Architect of Record
  - LandDesign – Civil Engineer
  - Ehlert Bryan – Structural Engineer
  - Strickler Associates – MEP Engineer



# Project Need & Funding

- FCPS Strategic Goals
  - Student Success
  - Resource Stewardship
- School is over capacity, classroom space is needed
  - 1,991 Current student capacity
  - 2,500 Projected student capacity
- Need for additional Floor to Area Ratio (FAR)
- Under-parked existing conditions
- Planning and Design funded by 2017 School Bond
- Construction funded by 2019 School Bond

# Community Outreach to Date

- December 9, 2019
  - Parent, Teacher, Student Association (PTSA) Presentation
- October 27, 2020
  - Mason District Land Use Committee Presentation
- December 8, 2020
  - Community Presentation
- January 20, 2021
  - Minor site plan notices for School Additions sent to community
- February 16, 2021
  - Minor site plan notices for School Additions sent to community
- March 01, 2021
  - School design committee meeting
- March 10, 2021
  - PTSA presentation
- March 11, 2021
  - Dr. Ricardy Anderson, Chair – School Board Mason District, Listening Session

# Project Scope

- Cafeteria expansion
- 3-story Addition to an existing school
  - The spaces of the Addition include core classrooms, science labs, modeling and tech lab spaces, and special education spaces
- Proposed Parking at Justice Park
- Other Improvements at Justice Park

# Project Timeline

## SCHOOL IMPROVEMENTS

PERMITTING

Building Submitted (8/2020) – Complete  
Site Submitted (11/2020) – Under Review  
Final Site Plan Desired by 9/2021

BID OPENING

FALL 2021

CONSTRUCTION START

FALL 2021

PROJECT COMPLETION

SUMMER 2023

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## PARK IMPROVEMENTS

PERMITTING

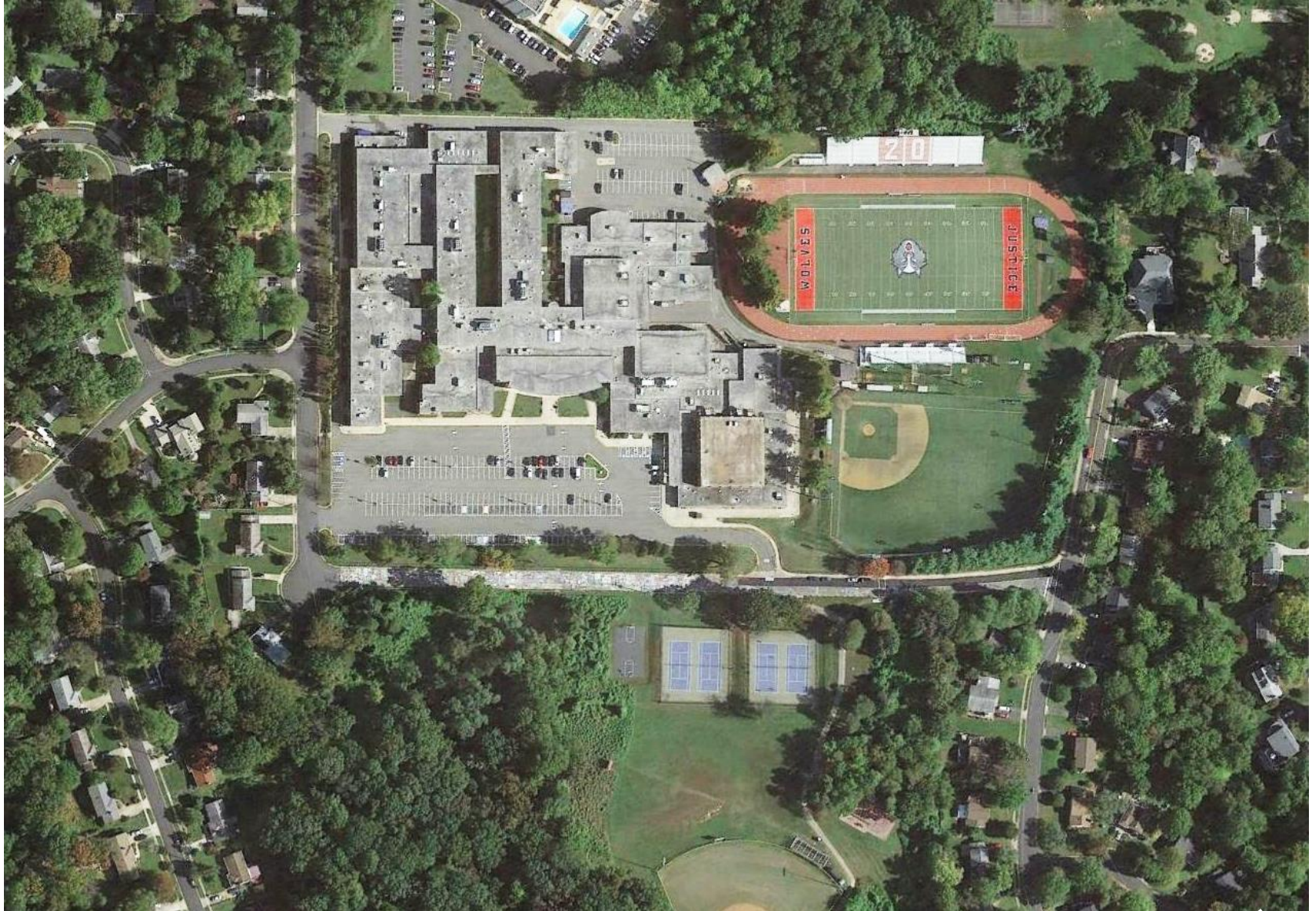
Minor Site Plan Submitted (3/2021) – Under Review.  
Final Site Plan Desired by 9/2021

BID /  
CONSTRUCTION /  
COMPLETION

ALIGNED WITH SCHOOL TIMELINE

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# Existing Conditions





# Community Uses at Justice High School

- Gymnasium
- Softball Field
- Baseball Field
- Tennis Courts
- Track
- Library
- Theater
- Cafeteria

July 2019 – March 2020

Non-compulsory usage, 3pm-11pm and 8am-11pm\*

Group	Description	Total Events	Total Participants	Daily Average Participants
<b>School Facility Scheduling</b>	School clubs, sports, public usage, etc.	955	188,577	197
<b>Field Trips</b>	Sports, classroom support trips, etc.	281	10,613	38
<b>NCS/FCPA</b>	County athletic groups, classes	686	171,500	250

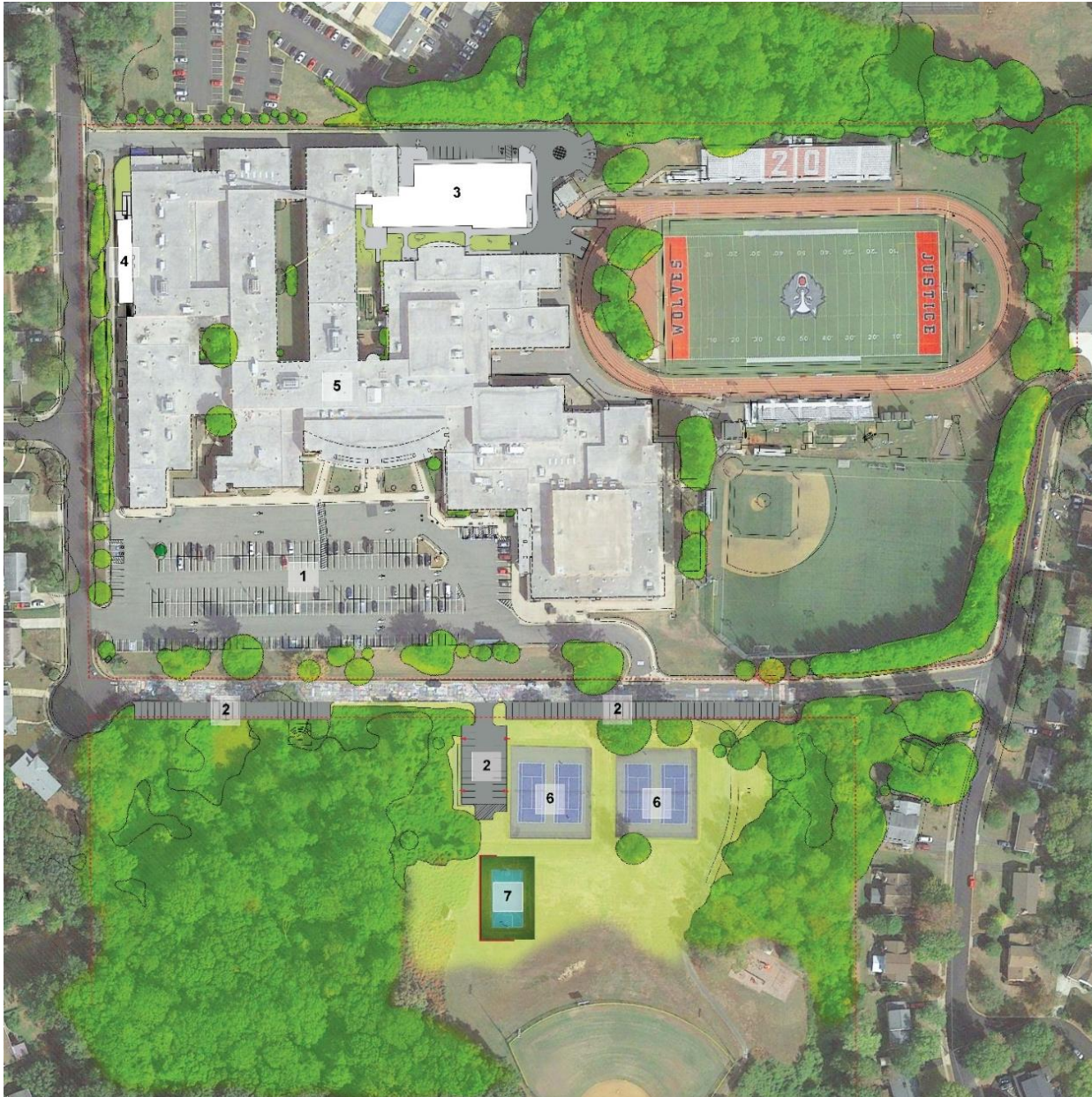
\* Due to COVID-19

# Key Project Drivers and Considerations

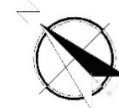
- Student, staff, and community safety
- Constricted site with limited areas for expansion
- Floor to Area Ratio (FAR) - key to project viability
- Cost and Budget
- Parking alternatives:
  - Onsite Surface Parking
    - Maximum parking achieved
  - Peace Valley Lane
    - Parallel parking achieved
    - Perpendicular/Angled head-in parking infeasible due to traffic, speed, and sight lines
  - Structured Parking Garage
    - Safety concerns
    - Cost prohibitive
    - Site impacts
  - Surface Parking – Justice Park
    - Common partnership
    - Shared Use
    - Minimized / offset impacts

# Preliminary Concept Site Plan – Presented to Community 12/08/2020

## JUSTICE HIGH SCHOOL & PARK CONCEPT SITE EXHIBIT



- 1 EXISTING PARKING
- 2 NEW PARKING
- 3 3-STORY CLASSROOM ADDITION
- 4 1-STORY CAFETERIA EXPANSION
- 5 EXISTING BUILDING
- 6 EXISTING TENNIS COURTS
- 7 RELOCATED BASKETBALL COURT



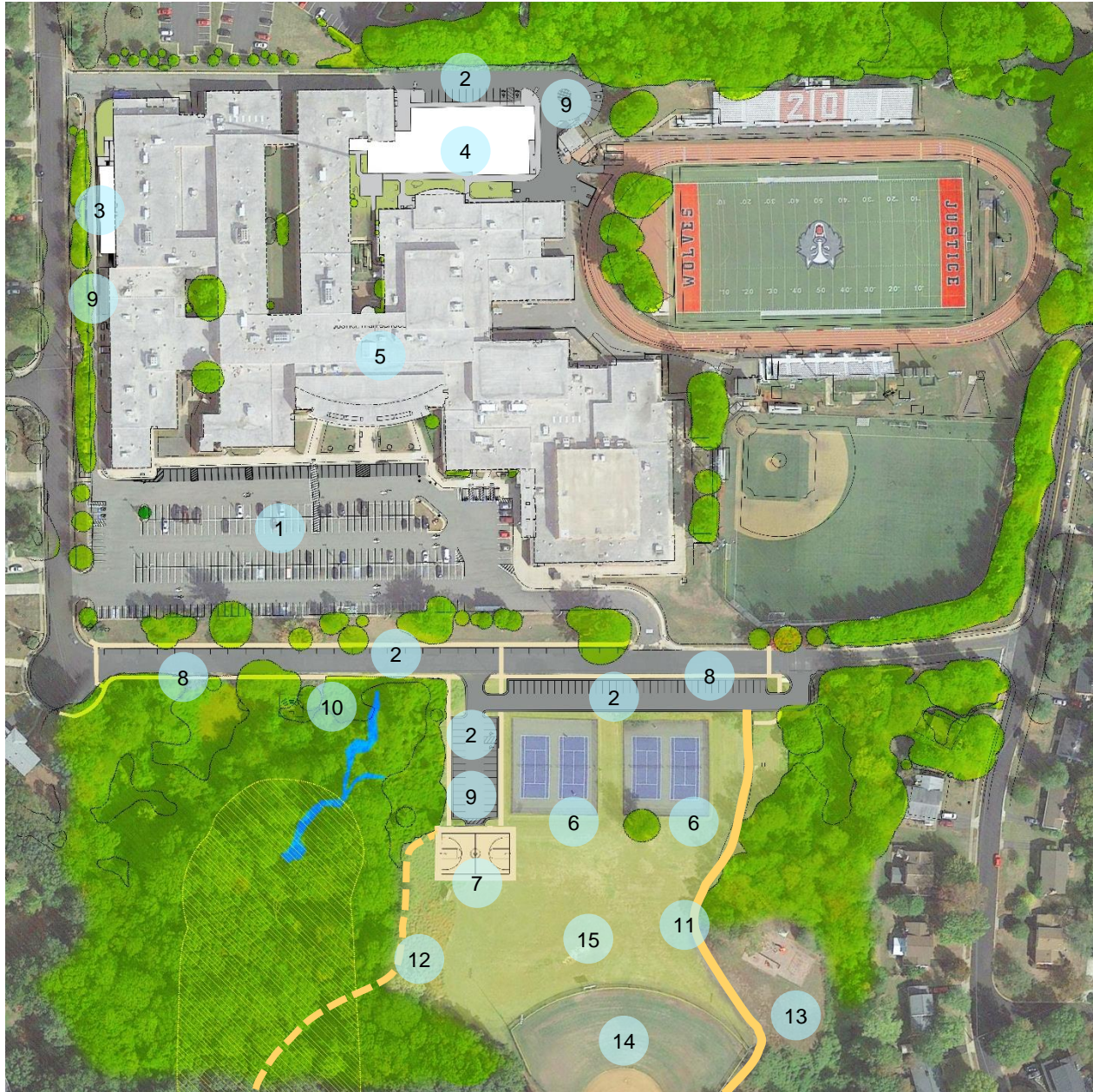
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1" = 50'

### Key Issues:

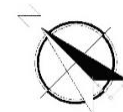
- Unsafe sight lines for head-in or angled parking along Peace Valley at East
- Substantial retaining walls for head-in parking or angled parking along Peace Valley at West
- New sidewalk feasibility along South side of Peace Valley
- Structured parking:
  - Available space
  - Budget
  - Maintaining school bus and emergency vehicle travel on school site
  - Visibility impacts
- Relocated Basketball Court



# Proposed Site Plan



1. EXISTING PARKING
2. PROPOSED PARKING
3. 1-STORY CAFETERIA EXPANSION (1,818 GSF)
4. 3-STORY CLASSROOM ADDITION (43,431 GSF)
5. EXISTING BUILDING (293,401 GSF)
6. EXISTING TENNIS COURTS (109'x 122' ea.)
7. PROPOSED RELOCATION OF EXISTING BASKETBALL COURT (NEW, 50'x84')
8. NEW SIDEWALK
9. UNDERGROUND STORMWATER FACILITY
10. NEW PARK PAVILION
11. EXISTING TRAIL
12. NEW TRAIL - TBD
13. EXISTING TOT LOT
14. EXISTING SOFTBALL FIELD
15. OPEN FIELD SPACE



25 0 50 100  
1" = 50'



# Justice Park Master Plan, Amended 2009



## MASTER PLAN AMENDMENT J.E.B. STUART PARK

FAIRFAX COUNTY, VIRGINIA  
MAP SECTION 61-1 18 ACRES  
APPROVED: JUNE 24, 2009



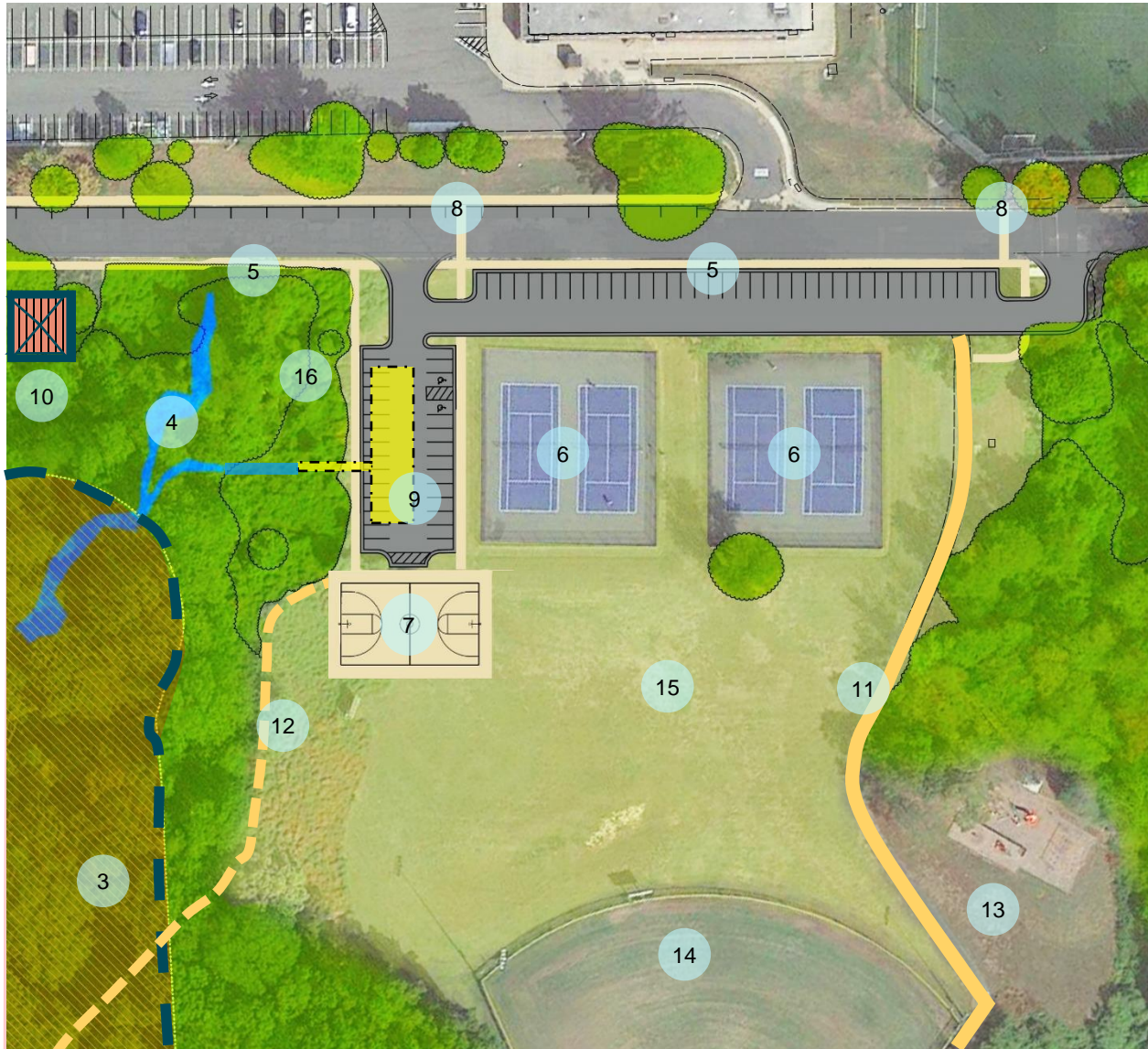
# Justice Park Master Plan Elements

Elements	Planned	Built
Lighted Diamond Field	✓	✓
Open Play Area	✓	✓
Tennis Courts (4)	✓	✓
Multi-Use Court (Basketball)	✓	✓
Tot Lot	✓	✓
Picnic Area	✓	✓
Garden Area and Wooded Area	✓	✓
Picnic Shelter/Gazebo	✓	
Additional Tennis Courts (2)	✓	
Practice Tennis	✓	
Trails	✓	✓ (partial)
Vehicular Drop Off from Peace Valley Lane	✓	
Outdoor Classroom		✓

Proposed Improvements Funded by FCPS as part of addition to Justice HS	FCPA Elements included in 2009 Master Plan
Basketball Court	✓
Parking	
Outdoor Classroom/Picnic Shelter	✓
Invasive Management & Trees	N/A
Trail Improvements, including access to Beachway Drive	✓

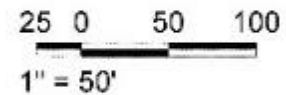
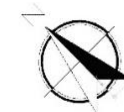
**Additional Improvements:** Design and construction of walkway along Peace Valley Lane, funded by FCPS and FCDOT

# Justice Park Proposed Plan



## JUSTICE PARK INFORMATION

1. TOTAL ACREAGE JUSTICE PARK:  
**+/- 17 ACRES**
2. LAND DISTURBANCE:
  - TOTAL: **+/- 2.1 ACRES**
  - AT PROPOSED PARKING: **+/- 1.1 ACRES**
3. RESOURCE PROTECTION AREA  
IMPACT ON RPA: **NONE**
4. INTERMITTENT STREAM
5. NEW SIDEWALK
6. EXISTING TENNIS COURTS (109'x 122' ea.)
7. PROPOSED NEW OUTDOOR BASKETBALL COURT (50'x84' court)
8. NEW CROSSWALK
9. UNDERGROUND STORMWATER FACILITY
10. PARK PAVILION
11. EXISTING TRAIL
12. NEW TRAIL - TBD
13. EXISTING TOT LOT
14. EXISTING SOFTBALL FIELD
15. OPEN FIELD SPACE:
  - BEFORE BASKETBALL COURT AND TRAIL: **+/- 1.50 ACRES**
  - AFTER BASKETBALL COURT AND TRAIL: **+/- 1.36 ACRES**
16. INVASIVE MANAGEMENT WORK AREAS TBD

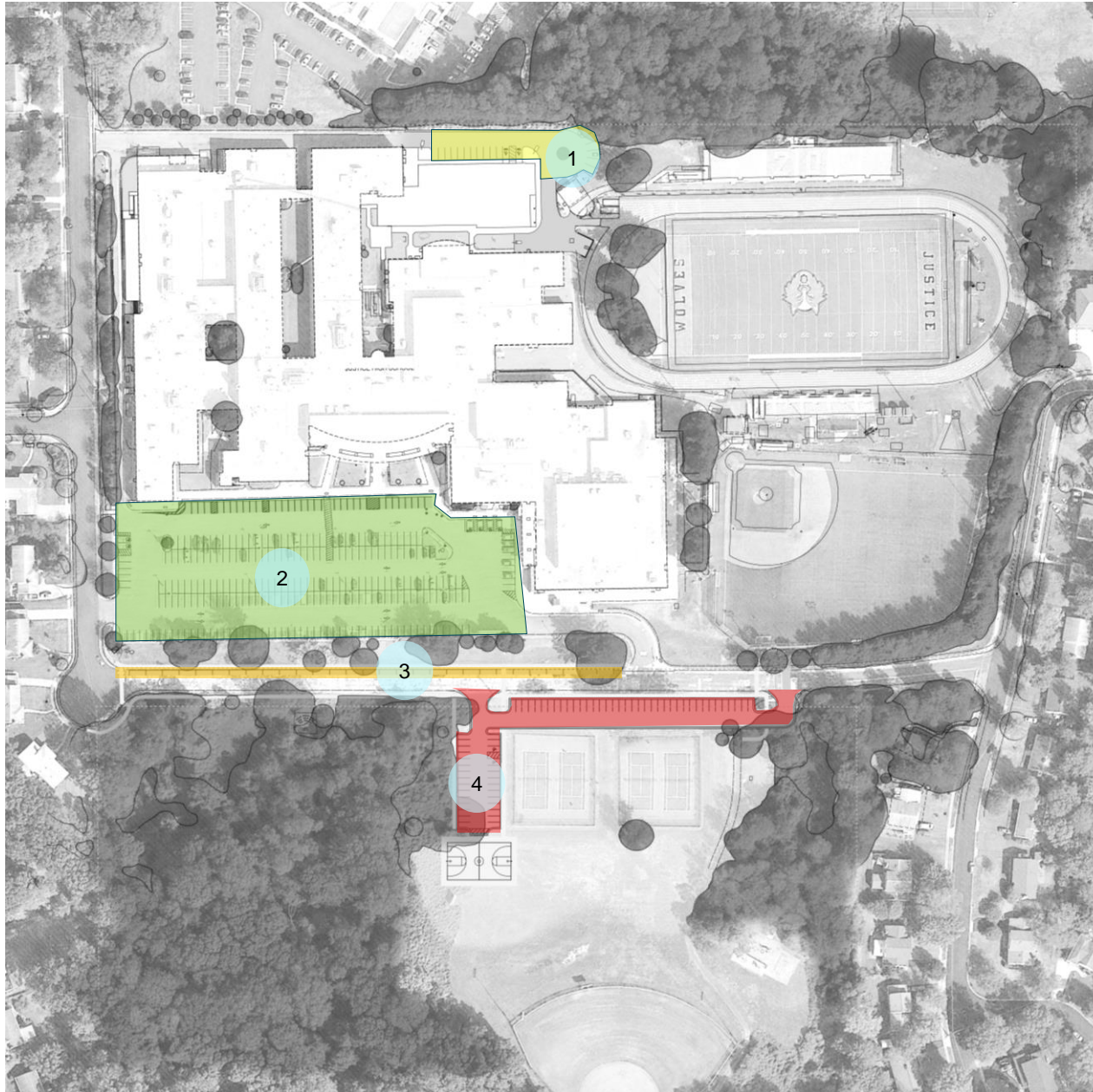


## Benefits to Justice Park

- Basketball Court replacement provides improvement in advance of FCPA funding for improvement
- Trail connections provide safe route to school and park
- Outdoor Classroom/Shelter provides opportunity for school, improvement for park and community
- Invasive Management will improve the quality of woodland forest
- Replacement Trees will be planted
- Parking provides access for park visitors and community members who cannot walk to the park
- Improvements to stormwater management



# Parking Layout



## **PARKING ANALYSIS**

TOTAL **EXISTING** PARKING SPACES: 329

SPACES LOST DUE TO ADDITION: 81

**TOTAL PARKING TO REMAIN: 248**

- 1 CLASSROOM ADDITION PARKING: 18
- 2 SCHOOL'S MAIN PARKING: 281
- 3 PARKING ALONG PEACE VALLEY LN: 28
- 4 PROPOSED JUSTICE PARK PARKING: 67

TOTAL **PROPOSED** PARKING SPACES: 394

**NET GAIN: 65 ADDITIONAL SPACES**

## **PARKING NEEDS**

Current Teachers + Staff: 277

Future Staff post-Addition: TBD

Student Parking Passes: 90

Visitors: 20

**Total School use: 387 + Future Staff**

## **Public Transportation**

26A/28A – Metro Bus Routes at Route 7  
(Rte. 7 and Row Street or Rio Street).

½ mile walk.

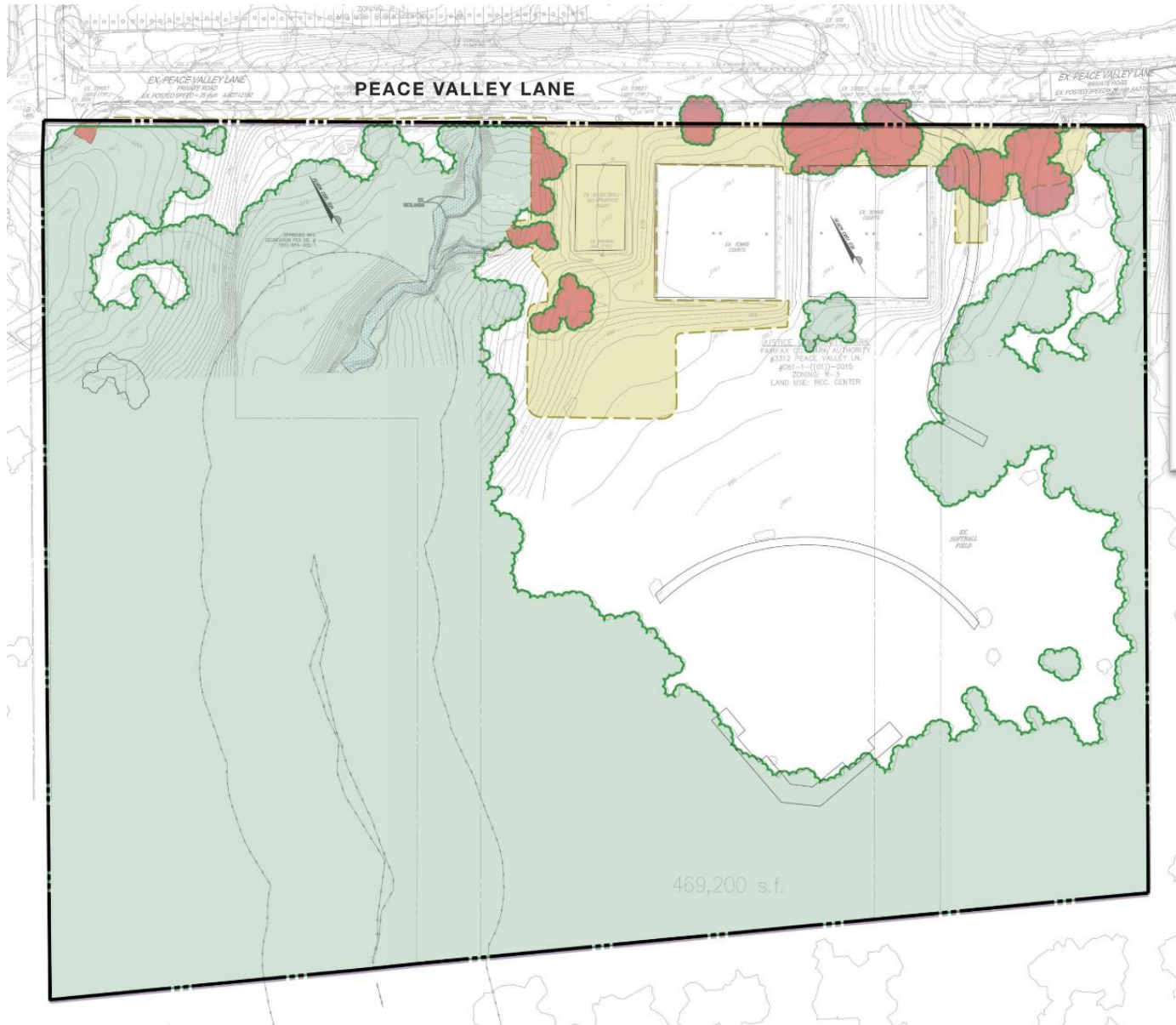
**JHS BUS PASS/FFX CONNECTOR/PLANNED**






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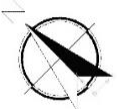


# Existing Tree Cover Impact Exhibit - Justice Park

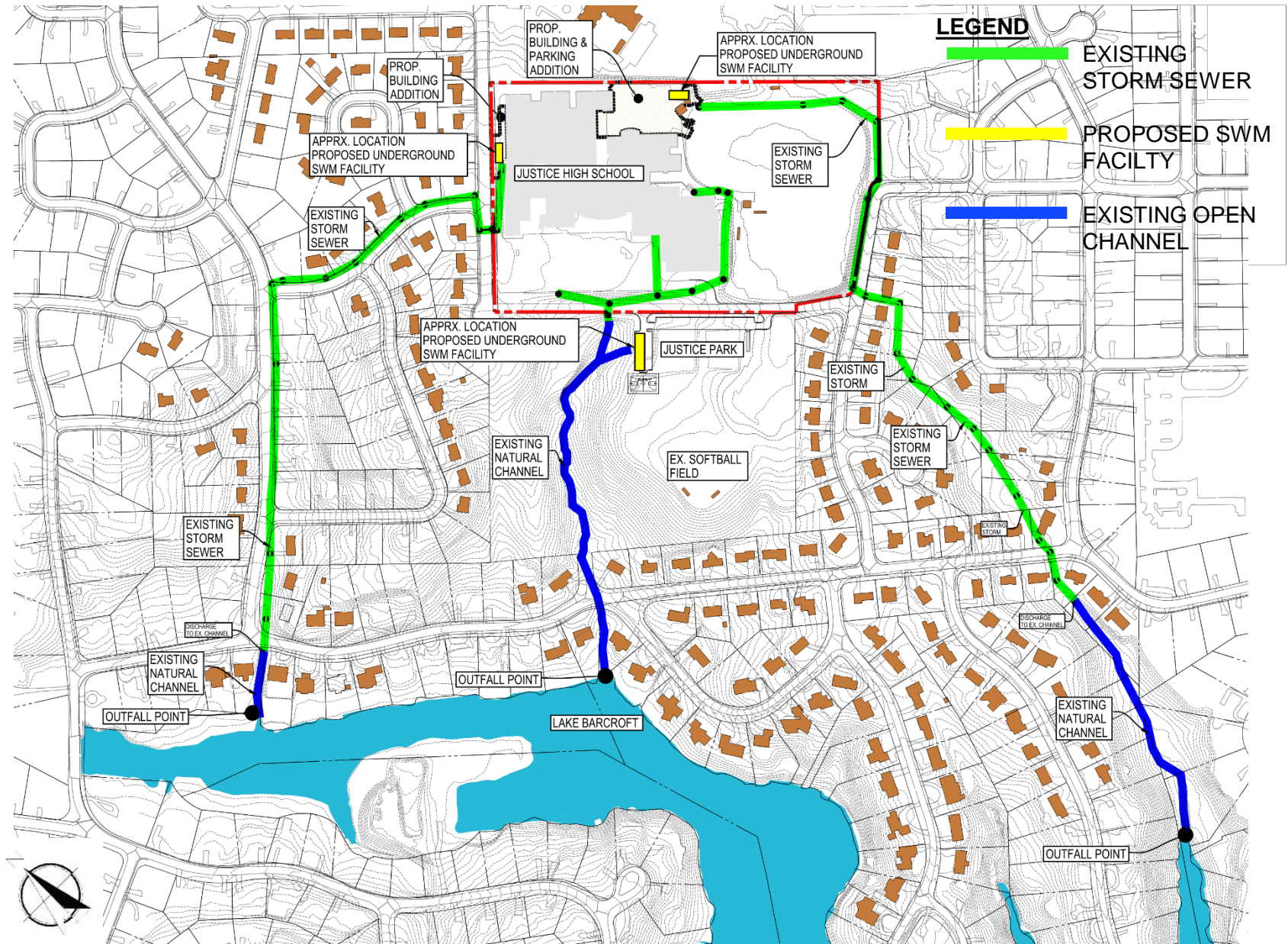


## LEGEND

-  COUNTY MAPPED EXISTING TREECOVER  
486,713 S.F. (62% OF SITE AREA)
-  AREA IMPACTED BY CONSTRUCTION  
54,144 S.F. (7% OF SITE AREA)
-  AREA OF EXISTING TREECOVER IMPACTED BY CONSTRUCTION  
18,776 S.F. (2.3% OF SITE AREA)  
(3.8% OF EXISTING TREECOVER)



# Stormwater Outfall - Justice High School



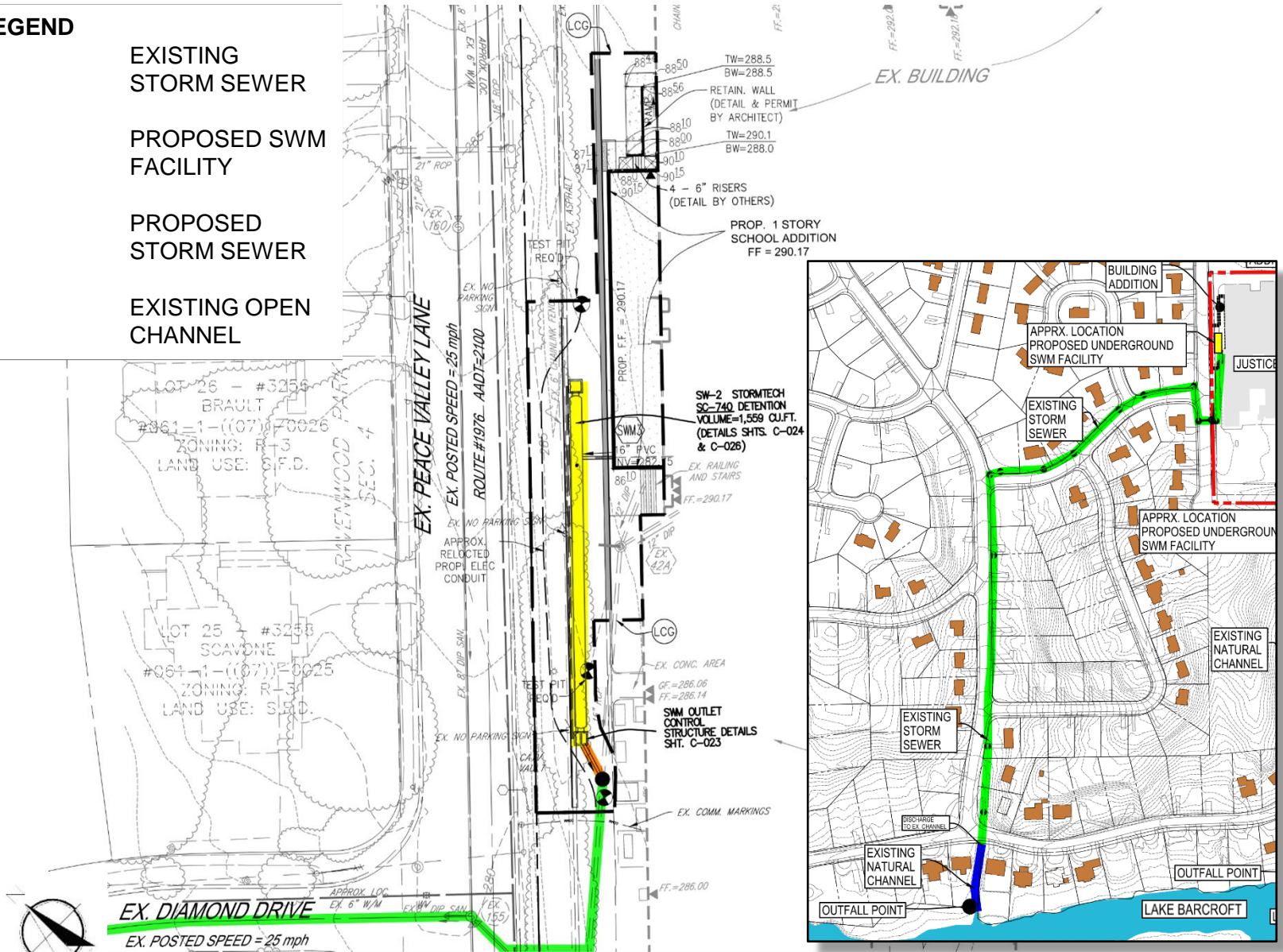




# Proposed Stormwater Management (SWM) – Cafeteria Addition

## LEGEND

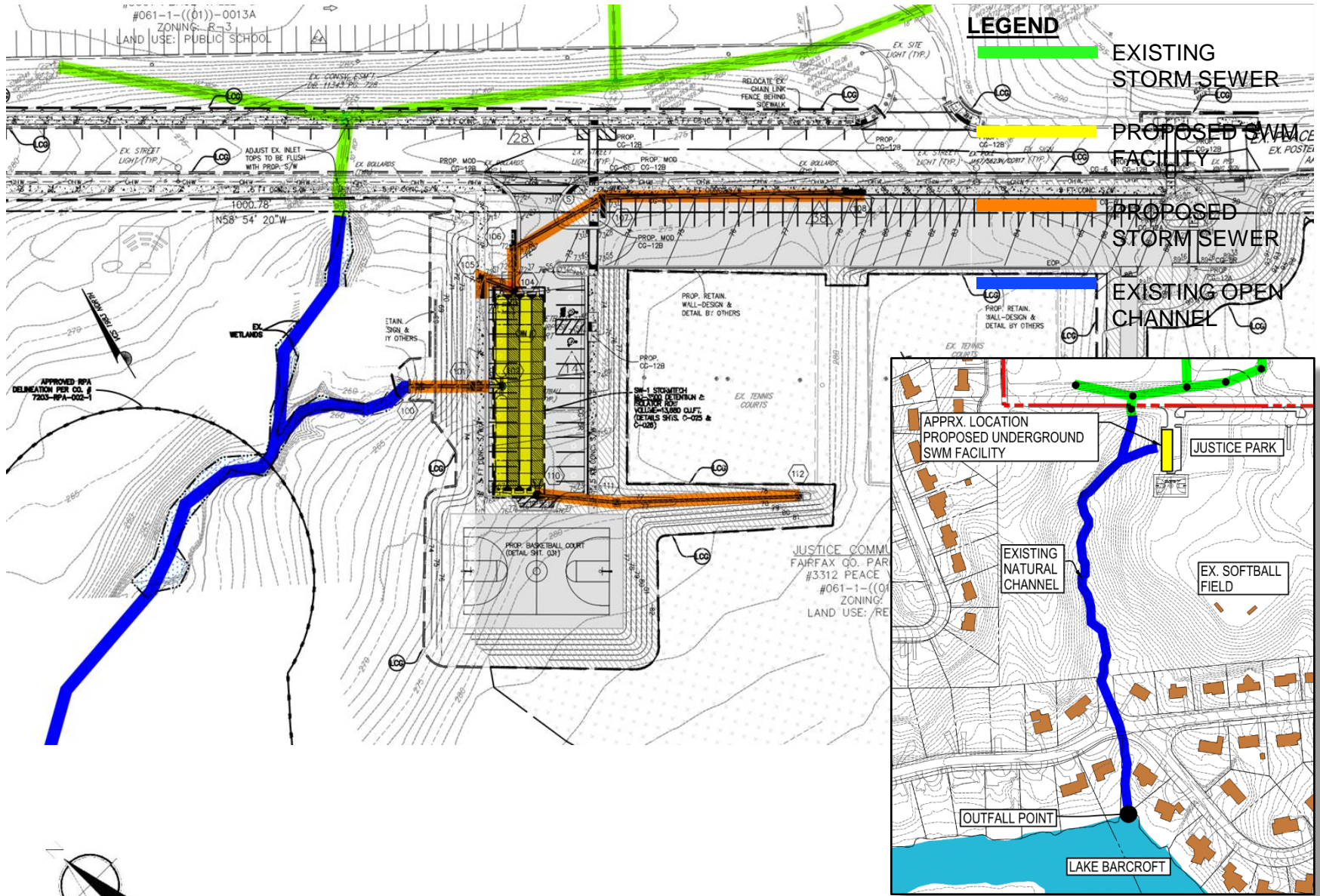
- EXISTING STORM SEWER
- PROPOSED SWM FACILITY
- PROPOSED STORM SEWER
- EXISTING OPEN CHANNEL



SWM Outfall



# Proposed Stormwater Management (SWM) - Justice Park

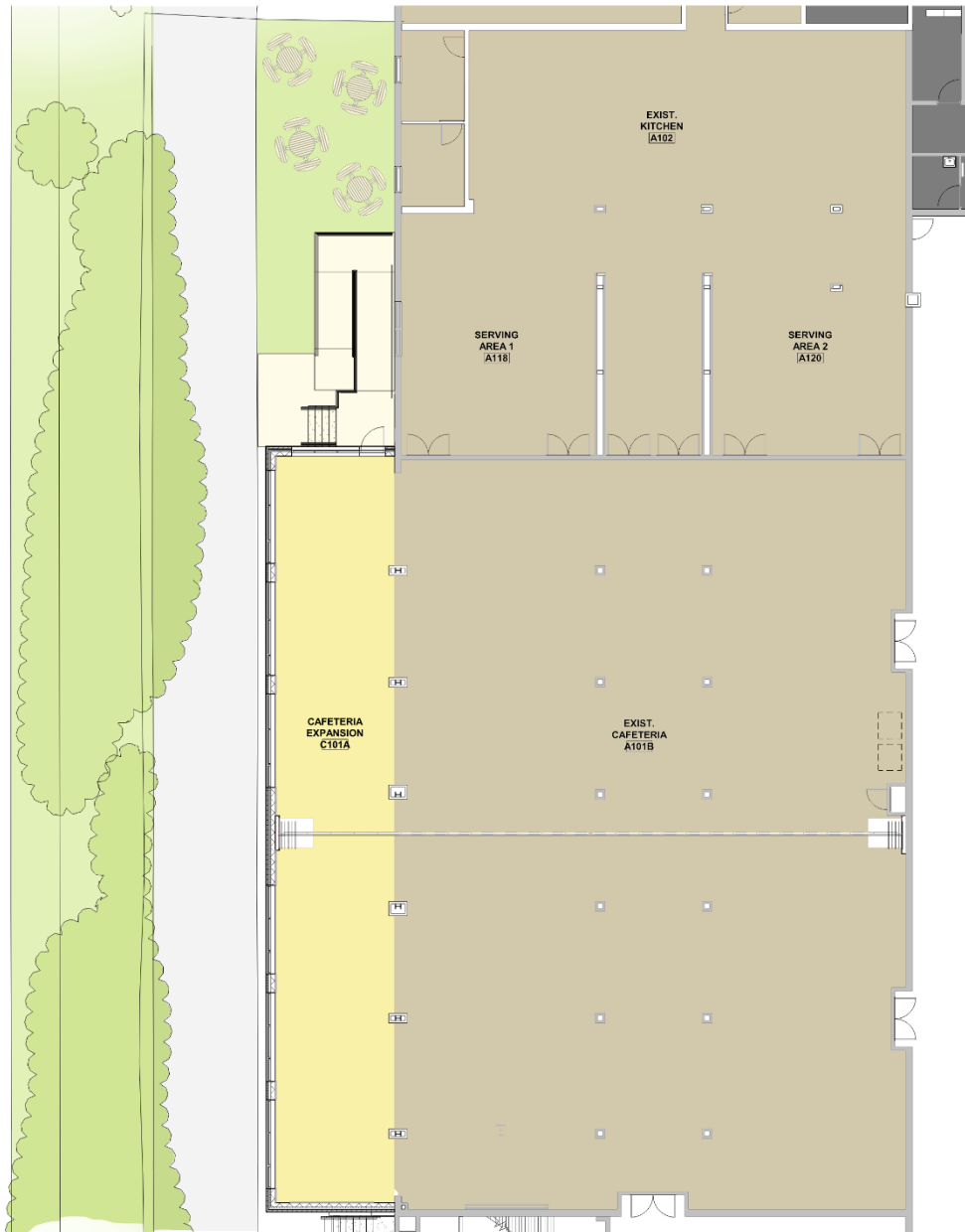
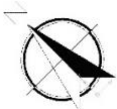


SWM Outfall



# Cafeteria Addition

EXISTING CAFETERIA	7,703 GSF
CAFETERIA EXPANSION	1,818 GSF
<b>TOTAL CAFETERIA</b>	<b>9,521 GSF</b>



# Cafeteria Addition - Elevation



West Elevation

# Classroom Addition - First Floor Plan



Department Legend

- BUILDING SUPPORT
- MATH
- BUSINESS
- PE
- CIRCULATION
- SPEC ED
- ENGLISH
- TECH & ENGINEERING
- ESOL





# Classroom Addition - Second Floor Plan



## Department Legend

- BUILDING SUPPORT
- CIRCULATION
- ENGLISH
- SCIENCE
- SOCIAL STUDIES
- SPEC ED
- WORLD LANGUAGE



# Classroom Addition - Third Floor Plan



## Department Legend

- BUILDING SUPPORT
- MATH
- SCIENCE
- WORLD LANGUAGE



# Classroom Addition - Elevations

## Materials

- Brick
- Metal Panels
- Glass



East Elevation



North Elevation



# Classroom Addition - Rendering



# NEXT STEPS

1. FCPS hosting Community Meeting on 5/6/21
2. FCPA and FCPS will continue negotiations on mitigations
3. Develop an agreement between FCPS/FCPA on improvements for mitigation to parking
4. After FCPA/FCPS agree to mitigations, a follow up community meeting will be proposed to present the final design
5. FCPA will follow process for final design



Contact Information:

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Contact Information:

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[gjnwsu@fcps.edu](mailto:gjnwsu@fcps.edu)

For updates please see the project website:

<https://www.fcps.edu/node/43388>

**Thank you!**