

City of Alexandria, Virginia

MEMORANDUM

DATE: MARCH 8, 2001

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: PHILIP SUNDERLAND, CITY MANAGER *PS*

SUBJECT: SCHOOL BOARD'S PROPOSED JOINT RESOLUTION TO DEED LAND AT POTOMAC YARD FOR FUTURE USE AS A SCHOOL SITE

ISSUE: Consideration of the School Board's proposed joint resolution, which provides for the City to deed land at Potomac Yard to the School Board for future use as a school site.

RECOMMENDATION: That City Council consider whether it wishes to adopt the joint resolution (Attachment 1).

BACKGROUND: There have been numerous discussions in recent years regarding the potential need for additional public school facilities in the City. In the mid-1990s, the School Board began studying the possibility of building a new West End elementary school. During this process, the School Board encountered difficulty identifying a parcel of land suitable for a school site, and eventually the City purchased 2.4 acres from the developer of Cameron Station for the new elementary school at a cost of \$2 million.

In light of this experience, and recognizing that the Potomac Yard site was one of the last remaining large parcels of undeveloped land, the School Board, during the City's consideration of the coordinated development district (CDD) concept plan for Potomac Yard, requested that land be designated for a future school.

In June 1999, the Planning Commission approved a CDD concept plan for Potomac Yard that authorizes a total of 1,927 new residential units on the Potomac Yard/Potomac Greens site. The plan was approved by the Commission included the following condition:

- 15A. Possible Future School Site
 - (a) A portion of the component of Potomac Yard Park consisting of Monroe Fields No. 1 and No. 2 – the portion to be identified by the Director of Planning and Zoning and the Superintendent of the Alexandria Public Schools (ACPS), of approximately three acres – shall be reserved and made available for the construction of a new ACPS school if, in the future, it is determined to locate a new school at this site.

Notwithstanding the prior sentence, the area that is identified by the Director and Superintendent shall be improved in accordance with the operative concept plan and paragraphs 15(n) and 15(o) above, and shall thereafter be both maintained as public open space and utilized for active recreation purposes until such time as it is determined to utilize the area for a new ACPS school.

Subsequent to the Planning Commission action on the concept plan for Potomac Yard, on August 26, 1999, the School Board unanimously adopted a resolution (Attachment 2), recommending that the Mayor and City Council identify a five-acre site for a potential school in Potomac Yard and deed this land to the School Board.

In September 1999, City Council approved the Planning Commission's recommendation for the CDD Concept Plan for Potomac Yard, with the condition for reservation of a three acre future school site that is to "be both maintained as public open space and utilized for active recreation purposes until such time as it is determined to utilize the area for a new ACPS school."

In April 2000, School Board Chairman Stephen Kenealy presented a draft joint resolution to the Mayor and members of City Council for consideration. The resolution provides that property for a school site in the Potomac Yard will be deeded to the School Board when plans for the reconfiguration of Route 1 have been completed and a precise definition of the boundary of such a site can be provided, and that the site, following its conveyance to the Board, would continue to be used as "public open space" until the Board decides to construct a new school on the site.

The draft joint resolution was discussed at the April 2000 meeting of the City Council/School Board Subcommittee. At that time, the Subcommittee agreed to continue to discuss the issue. It was agreed that the Subcommittee would revisit the issue in the fall after there had been sufficient time to gauge the experience with joint use of school and public property at Cameron Station and after fall enrollment figures were reported.

At the October 2000 meeting of the Subcommittee, I distributed a draft Memorandum of Understanding (Attachment 3), which provided that a three acre site at Potomac Yard would be designated as a school site on all Land Use Plan maps. The Memorandum of Understanding also stated that these three acres, along with two additional adjacent acres, would be conveyed to the Alexandria School Board, whenever both bodies jointly determine to locate a school on the acres. At the January 2001 meeting of the Subcommittee, School Board Vice Chairman Mark Eaton requested that the City reconsider the joint resolution, which calls for the City to deed land at Potomac Yard to the School Board. He reported that the Memorandum of Understanding had been reviewed by the School Board, and that the Board would rather proceed with the joint resolution.

DISCUSSION: The joint resolution submitted for consideration by City Council states that the Commonwealth of Virginia requires a minimum of four acres plus one acre per hundred students for an elementary school site. Although the August 29, 1999, resolution requests five acres for a school site, the draft joint resolution does not specify the amount of land that should be reserved and deeded

to the School Board. Our existing elementary school sites range from less than 2 acres (Maury) to nearly 17 acres (William Ramsay). Only 5 of the City's 13 elementary schools currently meet the State's standards for acreage, and waivers were obtained for the other City school sites. The Resolution states that the precise determination of the boundaries for a school site in Potomac Yard be set after the reconfiguration of Route 1 is established in final engineering drawings.

Throughout the discussions with the School Board regarding the potential need for land for a future school site, City Council has expressed its intent to work with the Board to provide resources once the need for a school has been determined. However, recent enrollment growth has been in the West End of the City, and the need for a new school facility in the Potomac Yard area remains uncertain at this time. As evidenced by the School Board's action in the context of the Board's FY 2002 budget adoption to make a slight downward adjustment in the student enrollment forecast for the 2001-2002 school year, it is very difficult to project total enrollment growth with certainty. Both City and Schools staff will be analyzing new Census data and student enrollment data in the months ahead to better understand the demographic trends in the City in an effort to improve our planning processes for public facilities such as schools and recreational and leisure facilities. The student enrollment data that will be available after September 30, 2001 will be a critical indicator of possible changes in our demographics with regard to youth services, including future potential school needs. There certainly is a likelihood of new families moving into Alexandria as Potomac Yard develops; however, the timing of the build-out at Potomac Yard is uncertain and is surely many years away.

As part of our effort to improve planning efforts for all of our public facilities, City Council might consider deferring action on the School Board's proposed resolution until the fall when more detailed information about student enrollment and potential growth in families is available. In addition, deferral until the fall would provide both the City and the Schools with a full year of experience with a joint use of school and public park/recreational property at Cameron Station.

FISCAL IMPACT: The deeding of the property to the School Board has no immediate fiscal impact on the City. The assessed value of one acre of undeveloped land at Potomac Yard is \$727,900. Therefore, the value of deeding a parcel of land at Potomac Yard to the School Board would be \$2,183,700 for three acres.

ATTACHMENTS:

Attachment 1: Letter from School Board Chairman Stephen Kenealy, dated April 24, 2000, with attached draft resolution.

Attachment 2: August 1999 Resolutions of the Alexandria City Public School Board Concerning a School Site in Potomac Yard.

Attachment 3: Draft Memorandum of Understanding between the Alexandria City Council and the Alexandria School Board

STAFF:

Lori Godwin, Assistant City Manager
Kendel Taylor, Budget Analyst

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ATTACHMENT 1

April 24, 2000

The Honorable Mayor, Kerry J. Donley
and Members of City Council

Dear Mr. Mayor:

As you will recall, a number of months ago in a City/School meeting we spoke of the possibility of working on a joint resolution of our respective bodies on a Potomac Yard school site. Since our conversation a number of things have intervened and not the least of which has been the school administration update of our elementary enrollment projections. In January 2000, the Superintendent increased that projection by 300 children so that our new projection now expects a peak 6,900 elementary children in the year 2004.

The Board's Facilities Committee under the leadership of Rodger Digilio and supplemented by last year's Facilities Chairman, Mark Eaton, prepared the attached draft resolutions and presented it at our Board meeting of April 6th. The Board unanimously agreed to have me present this draft to you at our April 24th City/School meeting and to request that you take it to Council for consideration inasmuch as this is a joint resolution of both bodies.

I hope that Council will view this draft in a positive light. During the campaign I have heard a number of candidates for Council speak positively of the need for additional elementary capacity and they and others voice support of a school site at Potomac Yard. While we will not definitively know the need for a new school site or whether Potomac Yard would be the right site until after we have a chance to verify enrollment trends, nevertheless, approval of this joint resolution now will greatly ease the process in the future.

The Board looks forward to hearing from you as to the next steps in development of this joint resolution.

Sincerely,


Stephen J. Kenealy
Chairman

Enclosure: Draft Joint Resolution

cc: The Honorable Members of City Council
The Honorable Members of the School Board

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Alexandria, Virginia 22311

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Superintendent of Schools
Robert M. Berg, Ed.D.

Board
Chairman
Stephen J. Kenealy

Chairman
M. Eberwein

Members
Ann Baynard

Members
Sidney Brooks

Members
M. Danforth

Members
Rodger Digilio

Members
R. Eaton

Members
D. Goldhaber

Members
J. Johnson

JOINT RESOLUTIONS
OF THE
CITY COUNCIL AND SCHOOL BOARD
OF THE
CITY OF ALEXANDRIA, VIRGINIA

WHEREAS, the elementary school student enrollment in the Alexandria City Public Schools rose from about 4,900 students in September, 1993, to about 5,900 students in September, 1998, and is projected to rise to about 6,900 students in September, 2004;

WHEREAS, education was identified as the top public priority in the City of Alexandria (the "City") at the 1998 Economic Summit sponsored by the City Council;

WHEREAS, Potomac Yard constitutes the last major undeveloped site remaining in Alexandria, a densely settled urban city, and locating a site for a new school in the City is difficult;

WHEREAS, the Commonwealth of Virginia requires a minimum of four acres plus one acre per hundred students for an elementary school site;

WHEREAS, on June 15, 1999, the Alexandria City Planning Commission approved the medium-density development plan for Potomac Yard submitted by Commonwealth Atlantic Properties and thereby adopted Condition 15A reserving a site of approximately three acres for the construction of a new school as part of the approved development plan;

WHEREAS, after extensive comment by the community the City Council approved the development plan for Potomac Yard;

WHEREAS, the City Council and the School Board deem the provision of adequate school capacity to be critically important to the education of the children of the City, notwithstanding the fact that any decision to fund and construct a school in Potomac Yard will be made by a future Council and Board;

WHEREAS, that in connection with the development of Potomac Yard certain potential transportation improvements have been funded by the Commonwealth of Virginia and involve the reconfiguration of Route 1 to more of a north-south axis;

NOW, THEREFORE, BE IT JOINTLY RESOLVED BY THE CITY COUNCIL OF ALEXANDRIA, VIRGINIA AND THE ALEXANDRIA CITY SCHOOL BOARD;

RESOLVED, that the City Council and the School Board consider that the reservation of a school site in Potomac Yard for a potential elementary school is a matter of great importance to the City's public school children and a subject which demands careful and cooperative planning by the City Council and the School Board;

RESOLVED, that until such time, if ever, as it may be necessary to construct a school in Potomac Yard, the City Council and the School Board intend that any potential school site should remain public open space administered by the Department of Recreation, Parks and Cultural Activities or such other department of the City as may be appropriate.

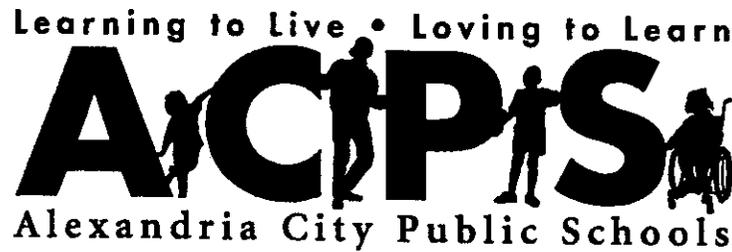
RESOLVED, that the current early stage of the development of Potomac Yard and uncertainties caused by potential transportation improvements including, but not limited to, the reconfiguration of Route 1 and the relocation of the Monroe Avenue bridge make it currently unfeasible to designate a school site in Potomac Yard with precision;

RESOLVED, that the City Council and the School Board hereby resolve that at such time as the reconfiguration of Route 1 is established in final engineering drawings thereby permitting the precise determination of the boundaries for a school site that the property for such a school site shall be deeded to the School Board with the express covenant and condition that the school site shall be used continuously as public open space until such time as a future School Board deems it necessary to construct, and a future City Council deems it appropriate to fund, a new school on that site.

This __ day of _____, 2000.

Kerry J. Donley
Mayor, City of Alexandria

Stephen J. Kenealy
Chairman, Alexandria City School Board



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RESOLUTIONS
OF THE
ALEXANDRIA CITY SCHOOL BOARD
CONCERNING A
SCHOOL SITE IN
POTOMAC YARD

WHEREAS, the population of elementary students in the Alexandria City Public Schools rose from approximately 4,900 students in September, 1993, to approximately 5,900 students in September, 1998;

Superintendent of Schools
Herbert M. Berg, Ed.D.

WHEREAS, Potomac Yard constitutes the last major undeveloped and unplanned site remaining in the City of Alexandria;

School Board
Chairman

WHEREAS, locating a site for a new school in the City of Alexandria is difficult because of the city's densely settled urban environment and the shortage of publicly-owned land;

Stephen J. Kenealy

Vice Chairman

Claire M. Eberwein

Members

Sally Ann Baynard

Henry Sidney Brooks

Mary M. Danforth

V. Rodger Digilio

Mark R. Eaton

Dan D. Goldhaber

Susan I. Johnson

WHEREAS, on June 15, 1999, the Alexandria City Planning Commission approved the medium-density development plan for Potomac Yard submitted by Commonwealth Atlantic Properties and, in so doing, adopted Condition 15A as part of the approved development plan which reserves a site of approximately three acres for the construction of a new school in Potomac Yard Park if, in the future, it is determined to locate a new school at this site;

WHEREAS, the Alexandria City School Board (the "Board") deems the provision of adequate school capacity, which should include sufficient space for a school building, dedicated play space, and maintenance and service areas, to be critically important to the education of the children of the City of Alexandria;

NOW, THEREFORE, BE IT RESOLVED BY THE ALEXANDRIA CITY SCHOOL BOARD;

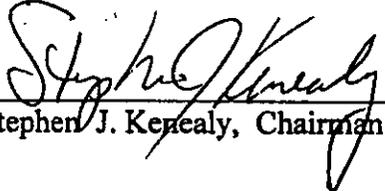
RESOLVED, that the Board considers that a permanent record of the reservation of the site in Potomac Yard Park for a potential elementary school in Potomac Yard is a matter of great significance for the future of the Alexandria City Public Schools;

RESOLVED, that until such time, if ever, as it is necessary to construct a school in Potomac Yard Park the potential school site should remain public open space administered by the Department of Recreation, Parks and Cultural Activities or such other department of the City of Alexandria as may be appropriate;

RESOLVED, that the Board recommends to the Mayor and City Council that a five-acre site identified for a potential school in Potomac Yard should be deeded to the School Board, subject to the condition that the school site be used continuously as public open space until such time as it may be necessary to construct a new school.

This 26th day of August, 1999.

ALEXANDRIA CITY SCHOOL BOARD

By: 
Stephen J. Kenealy, Chairman

DRAFTMEMORANDUM OF UNDERSTANDING BETWEEN THE
ALEXANDRIA CITY COUNCIL AND THE ALEXANDRIA
SCHOOL BOARD

WHEREAS, the approved CDD Concept Plan for Potomac Yard/Potomac Greens contains ___ acres of open space, and

WHEREAS, there is no specific designation of land within the approved plan for a new school, and

WHEREAS, the Alexandria School Board reasonably believes that it may require a school site in the eastern part of the City in the future, and

WHEREAS, the Alexandria City Council wishes to meet the reasonable site needs of the Alexandria School Board for new schools, given the conflicting demands on public resources, and

WHEREAS, condition No. 15A of the approved CDD Concept Plan for Potomac Yard/Potomac Greens provides:

15A. Possible Future School Site

- (a) *A portion of the component of Potomac Yard Park consisting of Monroe Fields No. 1 and No. 2 — the portion to be identified by the Director of P&Z and the Superintendent of the Alexandria Public Schools ("ACPS"), and not to exceed three acres — shall be reserved and made available for the construction of a new ACPS school if, in the future, it is jointly determined by the city council and the school board to locate a new school at this site. If such a determination is made, and it is further determined by the council and board that more than the reserved land is needed for construction of the new school, then up to an additional two acres of adjacent land will be made available for the new school. Notwithstanding the prior provisions of this paragraph, the area that is identified by the Director and Superintendent shall be improved in accordance with the operative concept plan and paragraphs 15(n) and 15(o) above, and shall thereafter be both maintained as public open space and utilized for active recreation purposes until such time as it is determined to utilize the area for a new ACPS school, and*

WHEREAS, the specific site to be reserved pursuant to Condition No. 15A cannot be identified until such time as City Council decides to implement the Potomac Yard/Potomac Greens Concept Plan, which preserves the existing alignment of the Monroe Avenue Bridge, or to implement the

Potomac Yard/Potomac Greens Alternative Concept Plan, which provides for the straightening and realignment of the Monroe Avenue Bridge, and

WHEREAS, the Potomac Yard/Potomac Greens Concept Plan provides that such decision is to be made not later than February 2, 2002, and

WHEREAS, in the interim, the Alexandria City Council and the Alexandria School Board wish to reaffirm the provisions of Condition No. 15A,

NOW, THEREFORE, The Alexandria City Council and the Alexandria School Board agree as follows:

1. Within _____ days after the Alexandria City Council determines whether to implement the Potomac Yard/Potomac Greens Concept Plan or to implement the Potomac Yard/Potomac Greens Alternative Concept Plan, City Council will by Resolution approve the designation of the three acre site, made by the Director of Planning and Zoning and Superintendent of the Alexandria City Public Schools, to be reserved and made available for conversion from recreational uses to use as a new school, as provided in Condition No. 15A, and will direct the Director of Planning and Zoning to reflect such designation on the Land Use Plan Maps and all other pertinent records of the Department of Planning and Zoning.
2. In the event the Alexandria City Council were to consider removing the reserved three acre site from recreational use, prior to the joint decision by the Alexandria City Council and Alexandria School Board to locate a new school at the reserved site as stated in paragraph 3 below, the Alexandria City Council will give the Alexandria City School Board the right of first refusal to acquire the reserved three acre site prior to any such decision to remove the reserved site from recreational use.
3. In the event the Alexandria City Council and the Alexandria School Board jointly determine to locate a new school at such reserved site, the Alexandria City Council shall, subject to the provisions of paragraph 5 below, convey the reserved site to the Alexandria School Board.
4. In the event the Alexandria City Council and the Alexandria School Board jointly determine that additional land adjacent to the reserved site, up to an additional two acres, is needed for the new school, the Alexandria City Council shall, subject to the provisions of paragraph 5 below, convey such additional land to the Alexandria School Board.
5. In the event the Alexandria City Council determines that removing the reserved site, or such additional land, from recreational use would not be in the public interest, the Alexandria City Council shall, in lieu of the conveyances called for under paragraphs 3 and 4 above, provide sufficient funds to the Alexandria School Board for the acquisition of an alternative site for the new school that is jointly selected by the Alexandria City Council and Alexandria School Board.

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Alexandria City Public Schools

26
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March 8, 2001

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Honorable Mayor, Members of Council
And City Manager

Dear Mr. Mayor, Council Members and Mr. Manager:

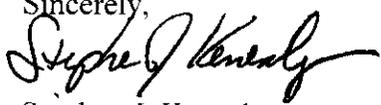
Superintendent of Schools
Herbert M. Berg, Ed.D.

Attached to this letter is Board testimony concerning your March 13th docketed item on the Potomac Yard school site issue. We have taken this rather unusual step of sending you our testimony ahead of time in order to fully inform you of the Board's unanimous position on the issue and to provide some background for you.

School Board
Chairman
Stephen J. Kenealy
Vice Chairman
Mark R. Eaton

We hope you will take the time over the next several days to speak with your Board liaison or myself about this issue if you have questions. The School Board feels very strongly that this joint resolution is the right course of action and I urge you to support it on March 13th. We look forward to working with you on this and other issues of mutual concern.

Members
Sally Ann Baynard
Linda D. Cheatham
Mary M. Danforth
V. Rodger Digilio
Dan D. Goldhaber
Susan J. Johnson
Mark O. Wilkoff

Sincerely,

Stephen J. Kenealy
Chairman



TESTIMONY OF THE
ALEXANDRIA CITY SCHOOL BOARD (THE "BOARD")
IN SUPPORT OF A JOINT RESOLUTION
WITH THE
ALEXANDRIA CITY COUNCIL (THE "COUNCIL")
CONCERNING A SCHOOL SITE AT POTOMAC YARD

Introduction

On April 24, 2000, after several months of discussion, the Board transmitted a proposed Joint Resolution (copy attached as Exhibit A) in which the Council and the Board collectively resolve that, after the Route 1 transportation improvements are finalized, a school site in Potomac Yard would be deeded to the Board on the condition that the school site shall be used continuously as public open space until such time, if ever, as a new school is necessary. Since April 2000, the Joint Resolution, or potential alternatives to it, have been discussed in meetings of the City/Schools Subcommittee. These discussions culminated in the docketing of the Joint Resolution for the Council's meeting of March 13, 2001.

The Board, for the reasons described below, believes now, more than ever, that the Joint Resolution and the course of action it describes represents an important opportunity for collaborative planning between the Council and the Board on a topic critical to the welfare of the City.

The Origins of the Joint Resolution

The Joint Resolution originated in the lessons of recent experience. That experience includes substantial and difficult endeavor of identifying and acquiring a site for what is now Samuel W. Tucker elementary school. Ultimately, the City spent \$2,025,000 to acquire the property on which Tucker elementary school now stands. Tucker, originally conceived as a means of ending the cross-town bussing of West End children to Jefferson-Houston elementary school, turned out to be a critically important addition to the school system's elementary school capacity given the rapid growth in our student population.

The Board proposes the Joint Resolution as a prudent response to two prevailing trends: the school system's steady increases in enrollment and the increasing awareness that in Alexandria's dense urban environment every property in actual public use quickly acquires a constituency no matter what the long range plans for that property may be. While enrollment projections are subject to interpretation and adjustments to the assumptions on which the projections are based, historical enrollment results in a consistent trend show whether our student population is expanding or contracting. While no trend lasts forever, the historical enrollments for the past 10 years show consistent growth from 9,508 students in the Fall of 1991 to 11,167 students in the Fall of 2000 or an average increase of approximately 1.65% per year. (See Exhibit B). The Board and the Council owe the public foresighted measures such as the Joint Resolution. Adding school capacity should not be a choice between an ad hoc and difficult search for a site for a new school or the installation of yet more trailers. (There are currently 18 trailers in use in the Alexandria schools.)

Second, notwithstanding the City's Master Plan and the language in condition No. 15A of the approved CDD Concept Plan for Potomac Yard/Potomac Green (the "Concept Plan") concerning a school site it is becoming ever more true that in Alexandria's built-up environment an actual use of public property becomes an expected amenity for the community of users. A Council member illustrated this point precisely in the recent discussion concerning the multi-generational recreational facility proposed for Cameron Station, saying of the open space in Ben Brenman Park, "I think it's about 2.5 acres or so. I remember that they wanted us to let them use the land for soccer fields and we said no because we were concerned that we would never get the land back." (Alexandria Gazette Packet, February 15, 2001, p. 15.) This phenomenon—that an actual public use becomes an amenity on which users rely—will become more prevalent in the future as demands on Alexandria's public open space inevitably increase.

The Effects of the Joint Resolution

The Joint Resolution puts the Board and the Council "on record" that when a school site is identifiable in Potomac Yard (that is, after the Route 1 engineering work is complete which, according to the Concept Plan is to be not later than February, 2002) then a school site in Potomac Yard shall be deeded to the Board on the condition that the land remain public open space until such time, if ever, as a new school may be necessary. In other significant respects the Joint Resolution changes nothing.

First, the Joint Resolution does not change how the public open space at Potomac Yard will be used until, if ever, a school is built. Condition 15A of the Concept Plan states that the school site would be in a portion of Monroe Fields Nos. 1 and 2. These fields will be fields until such time, if ever, as a school is built.

Second, the Joint Resolution does not create a real estate transaction opportunity for the Board. The Joint Resolution requires a deed containing an express condition—that the property will be used as public open space until a school is required—which means that the school site, when deeded to the Board, will not be a property which the Board can sell, trade, or develop. There is no argument that an owner acquiring real property subject to a lawful condition or restriction in the property deed is bound by the condition. Almost every property in the City is subject to restrictions or conditions which “run with the land” such as, for example, setback requirements, utility easements, or height restrictions.

Third, the Joint Resolution will not change “who decides” ultimate questions on capital projects. The question of whether a new school will be built in Alexandria, and what kind of school, and where, remains a matter for the Board to propose and the Council, through its funding authority and responsibility, to dispose. The existing process for deciding whether, and where, to construct a school (or for that matter, to add a trailer at a school) remains unchanged by the Joint Resolution and the subsequent deed. If there is no need for a school in Potomac Yard, nothing will happen. If there is a need the Joint Resolution and the deed will make it easier for a future Council and Board to move forward together

Conclusion

In summary, the Joint Resolution, and the eventual execution of the deed subject to the condition called for in the Joint Resolution, are important and unprecedented collaborative steps for the Council and the Board. The Joint Resolution will permit the decision on whether to construct a new school in Potomac Yard or elsewhere to be made in the best interests of the children of the City.

Exhibit A—Letter of April 24, 2000 and Joint Resolution

Exhibit B—Alexandria City Public Schools 10-Year Fall Enrollment History



April 24, 2000

The Honorable Mayor, Kerry J. Donley
and Members of City Council

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Dear Mr. Mayor:

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Superintendent of Schools
Herbert M. Berg, Ed.D.

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School Board

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Vice Chairman

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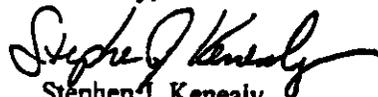
Mark R. Eaton

Dan D. Goldhaber

Susan J. Johnson

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Sincerely,


Stephen J. Kenealy
Chairman

Enclosure: Draft Joint Resolution

cc: The Honorable Members of City Council
The Honorable Members of the School Board

JOINT RESOLUTIONS
OF THE
CITY COUNCIL AND SCHOOL BOARD
OF THE
CITY OF ALEXANDRIA, VIRGINIA

WHEREAS, the elementary school student enrollment in the Alexandria City Public Schools rose from about 4,900 students in September, 1993, to about 5,900 students in September, 1998, and is projected to rise to about 6,900 students in September, 2004;

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WHEREAS, Potomac Yard constitutes the last major undeveloped site remaining in Alexandria, a densely settled urban city, and locating a site for a new school in the City is difficult;

WHEREAS, the Commonwealth of Virginia requires a minimum of four acres plus one acre per hundred students for an elementary school site;

WHEREAS, on June 15, 1999, the Alexandria City Planning Commission approved the medium-density development plan for Potomac Yard submitted by Commonwealth Atlantic Properties and thereby adopted Condition 15A reserving a site of approximately three acres for the construction of a new school as part of the approved development plan;

WHEREAS, after extensive comment by the community the City Council approved the development plan for Potomac Yard;

WHEREAS, the City Council and the School Board deem the provision of adequate school capacity to be critically important to the education of the children of the City, notwithstanding the fact that any decision to fund and construct a school in Potomac Yard will be made by a future Council and Board;

WHEREAS, that in connection with the development of Potomac Yard certain potential transportation improvements have been funded by the Commonwealth of Virginia and involve the reconfiguration of Route 1 to more of a north-south axis;

NOW, THEREFORE, BE IT JOINTLY RESOLVED BY THE CITY COUNCIL OF ALEXANDRIA, VIRGINIA AND THE ALEXANDRIA CITY SCHOOL BOARD;

RESOLVED, that the City Council and the School Board consider that the reservation of a school site in Potomac Yard for a potential elementary school is a matter of great importance to the City's public school children and a subject which demands careful and cooperative planning by the City Council and the School Board;

RESOLVED, that until such time, if ever, as it may be necessary to construct a school in Potomac Yard, the City Council and the School Board intend that any potential school site should remain public open space administered by the Department of Recreation, Parks and Cultural Activities or such other department of the City as may be appropriate.

RESOLVED, that the current early stage of the development of Potomac Yard and uncertainties caused by potential transportation improvements including, but not limited to, the reconfiguration of Route 1 and the relocation of the Monroe Avenue bridge make it currently unfeasible to designate a school site in Potomac Yard with precision;

RESOLVED, that the City Council and the School Board hereby resolve that at such time as the reconfiguration of Route 1 is established in final engineering drawings thereby permitting the precise determination of the boundaries for a school site that the property for such a school site shall be deeded to the School Board with the express covenant and condition that the school site shall be used continuously as public open space until such time as a future School Board deems it necessary to construct, and a future City Council deems it appropriate to fund, a new school on that site.

This __ day of _____, 2000.

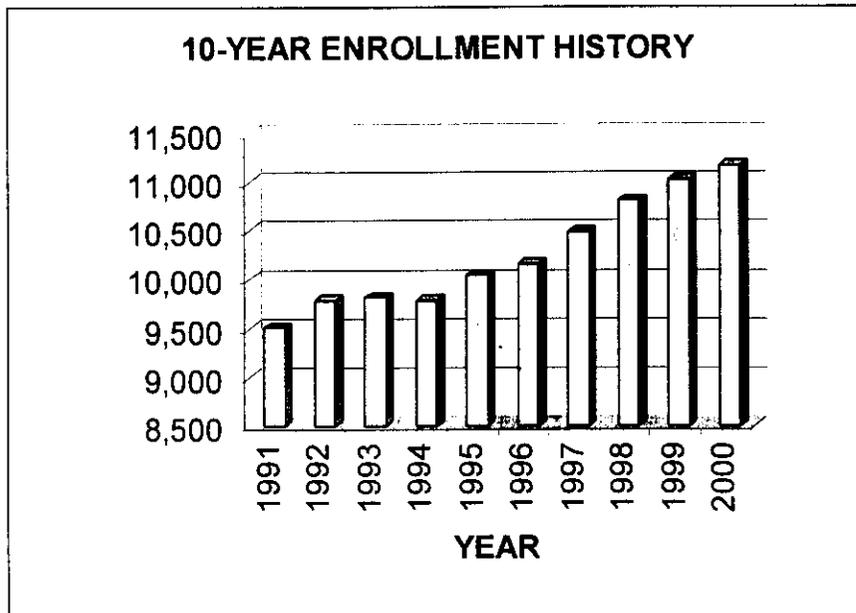
Kerry J. Donley
Mayor, City of Alexandria

Stephen J. Kenealy
Chairman, Alexandria City School Board

EXHIBIT B

ALEXANDRIA CITY PUBLIC SCHOOLS 10-YEAR ENROLLMENT HISTORY

<u>Fall of:</u>	<u>System-Wide Enrollment</u>	<u>Percentage Increase</u>
1991	9,508	0.21%
1992	9,785	2.91%
1993	9,815	0.31%
1994	9,777	-0.39%
1995	10,043	2.72%
1996	10,156	1.13%
1997	10,488	3.27%
1998	10,803	3.00%
1999	11,017	1.98%
2000	11,167	1.36%



Average percentage increase: 1.65%