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12-18-10

Statement to the Alexandria City Council, December 18, 2010 by Gary J. Carr

Mr. Mayor and Members of Council. My name is Gary Carr. I am a advocate of restoring running tracks to the City of Alexandria. As the city turns dark at five o'clock, and the only track in the city has not even the dimmest of lights, we are a city without a running track. If I convey one message today of where you can have an immediate impact, don't let the Witter Field project conclude without a track.

But my appearance here is for the other large, indeed mammoth, project making it's way through the political process, Potomac Yard. I would like to submit for the record my statement to the School Board last week, the schools Capitol Improvement Program (ACPS CIP 2012-2021) presentation, and to ask some rhetorical, and not so rhetorical, questions.

What is the benefit to the children of Alexandria from the Potomac Yard project?

The children will say that the main benefit so far is the movie theater; you might point to a liner park, maybe even a bridge or dog park. Perhaps you will cite the fields being constructed on Monroe Street (which by definition serves just a small segment of the children). But the fields are being constructed on the same site as a projected school. The logic of doing this escapes me, especially in light of the pressure being put on the schools by *four million square feet* of new housing development. A school needs to be constructed at Potomac Yard sooner, rather than later. If a new school was built first, the other schools that are stated for reconstruction- Jefferson Houston, Patrick Henry and Cora Kelly- could be emptied during construction. And we would then be left with the most desirable of all scenarios: over-capacity of classroom space. Instead of children being taught at a construction site.

Is "Block Four" in Potomac Yard the best site for a school.?

Block Four, for the uninitiated, is a site that by any measure is very desirable. It's just not a good site for a school. It will have a great view, but it can't be built-out until Potomac Yard is nearly complete. Meanwhile housing construction will continue unabated. And have any of you ever seen an example for the "urban school" to be built at the site? Where will the children play? Where will they run? What is needed is a comprehensive examination of all plausible outcomes. Have you seen the report on how four million square feet of new residential will effect the public schools? Can you tell me where the "TBD" site in the CIP for a new school is to be found? Do you see a need for the school board headquarters to move out of leased space? (Within 7 million square feet of commercial development at Potomac Yard). How about advancing the 15 million pledged for a new school now, simultaneous to the housing construction, for starters? A report needs to be made to this community that answers the question, **"What is the benefit to the children of Alexandria from the Potomac Yard project?"**

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Statement to the Alexandria City School Board by Gary J. Carr, December 9, 2010

I have become painfully aware in public speaking that if you deviate off whatever it is you are advocating, your central point gets obfuscated, (if not lost entirely). To be clear, the purpose of me appearing before this august body all these many years is to advance the construction of running tracks at the city's schools and community fields whenever the opportunity presents itself. Then, to use these facilities to combat the most insidious malady of our generation, childhood obesity.

Madame Chair, Mr. Superintendent and members of the School Board, my name is Gary Carr, and I rise primarily in the advancement of running tracks, and then using running to combat childhood obesity. And at the risk of doing what I set out not to do, I'm going to talk about something else. What I am presenting is is not so much for advocacy, but for enlightenment, to you and the community.

My topic is Potomac Yard. I have posed this question before, and I will say it here again. What benefit will the massive Potomac Yard development have for the children of Alexandria? I say this in all sincerity, and request that in the appropriate forums, that you pose the same question. I sat through a two-hour meeting of the Potomac Yard Design Advisory Committee, in which children were not even mentioned. When they solicited comments for members of the community, I asked about the massive amount of housing being constructed (over 4 million square feet) and its impact on the public schools. I asked about how all the new homes that are slated to be completed next year would impact our already overcrowded schools. I was told that enrollment projections were not their purview, and that I should take it up with the School Board. I told them not to worry about that, and so here I am.

I must confess as to not being knowledgeable as to the specific projected impact of the Potomac Yard development on the enrollment in the schools. I can say this. Err on the side of too much capacity, or too little, as was so clearly demonstrated at the Samuel Tucker Elementary School. But I have an even larger message. The site that is currently being proposed off of Monroe Street is unacceptable, and should be rejected. The area being contemplated does not not meet the current or future needs of the schools or community.

Why do I say this? Firstly, the location. No parking, no trees, near a high-traffic area, with limited options for entering and egress. Should I go on? O.K., how about the high-voltage power line that runs underneath the site? It severely limits the options for development.

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You need more? How about the 100 foot tall building currently being proposed directly to the east. What would that do to the site? It would bathe the whole area in shade for much of the day (and it is true, children get vitamin D from the sun). It would also substantially increase traffic to the immediate area. What else? Well if you build the school there, the community loses the “temporary” Potomac fields, thereby pitting one interest of the community against the other . It is the wrong site for a school, and should be rejected.

The other supposed school site at Potomac Yard is so-called “block four”. If you are interested in the impact of the Potomac Yard development on the children of Alexandria, you need to ask about “block four”. It is a hi-rise tower that requires of the completion of a lot of other buildings stretching ten years into the future. What kind of school can go there, and where will the children play? You should reject that inadequate triangular parcel known as Landbay K, and the decade in the future pie-in-the sky “urban school” site at so-called “Block 4” (where will the children play and where is a model for this type of school?). If we build a school at Landbay K we lose two fields, pitting one public interest against another. The Block 4 plan is carefully cloaked in the language of “in the event the city elects not to construct a school on the site”. We are going to need a school, but not at Block 4. We should not position ourselves for public resource fratricide. For 7 million square feet of development and nearly 8 thousand new residents, we and our children, deserve better than what is currently being offered at Potomac Yard.

You ask that speakers come not just with problems and complaints, but with solutions. If we don't accept these inferior sites, then where will we put the schools? My answer, before it is too late, is Landbay L. Landbay L for the uninitiated, is the site to the north and east of the G. W. Middle Schools. At one time it was suggested to swap Landbay L for the West Braddock Field site. That was the non-starter, lead-balloon of all time, strongly rejected by the community. If developed it would also include a road “Main Street” that I believe will have a negative impact on the school grounds. Instead, let's try another land swap, the school systems interest in these two disjointed areas in exchange for Landbay L. Forward the 15 million promised for the school so that we can build one now. I don't know how much sense this proposal makes to the Potomac Yard development companies,(They proposed a land swap before), but it makes imminent sense to the children of Alexandria.

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What is a possible solution? A campus incorporating the site of George Washington Middle School, Braddock Field and Landbay L) is the solution to many of the problems that ails us. One- we could began construction of an elementary school there *before* we begin on Jeff-Houston and Pat Henry. This would allow us to successively evacuate the school sites during construction, (instead of, as we have done in the past, have our kids endure a learning environment that is a construction zone). Two- you could build the administration headquarters and board meeting room at the site bring policymakers in close proximity to their charges, and gets you out of these leased space in the middle of nowhere. Three- construct a world class special education training facility, and in collaboration with local universities, a work-study teaching curriculum. (This would stop the hemorrhaging of funds that is our special-ed program). Four- we could do something truly innovative, like offering efficiency apartments to new teachers in difficult to fill specialties. Five- we could build a world class track, field and sport complex the likes of which a public school has never seen. All of this on a site that it sits astride and metro station, with bus, taxi and parking.

Ask “What are the benefits to the children of Alexandria from the Potomac Yard Development?” Then tell them about a concept called the comprehensive campus at George Washington Middle School. And say for me , “if you build it, they will learn”.

SCHOOL BUILDINGS TO SUPPORT IMPROVED STUDENT LEARNING

FY 2012-2021 CAPITAL IMPROVEMENT PROGRAM (CIP)

Alexandria City Public Schools
School Board Meeting
December 9, 2010

High quality physical space is connected to improvements in student learning

- Student scores on achievement tests, adjusted for socioeconomic status, were found to be up to 5 percentile points lower in buildings with lower quality ratings.
- Poorer achievement was associated with specific building condition factors such as substandard science facilities, air conditioning, locker conditions, classroom furniture, more graffiti, and noisy external environments.
- Students in overcrowded schools scored significantly lower on both mathematics and reading exams than did similar students in underutilized schools.
- When asked, students and teachers in overcrowded schools agreed that overcrowding negatively affected both classroom activities and instructional techniques
- For more information see:
<http://www2.ed.gov/offices/OESE/archives/initiatives/construction/impacts.html>

Agenda

- What drives our CIP needs?
- How much are our total CIP requirements for the next ten years?
- How does this year's CIP compare with last years?
- Which projects are the most important to promote student learning?
- What are the next steps?

Agenda Item 3, 4, 5

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CIP Cost Drivers: Increasing enrollment

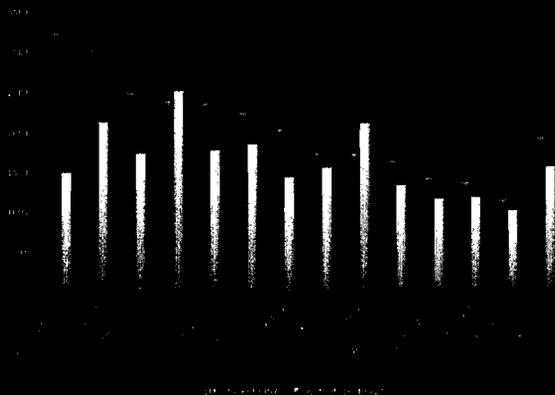
- An increase of almost 1,700 students since SY 2006-07 – the equivalent of four elementary schools or three middle schools
- Extra rooms at the start of SY 2011-12, without additional construction
 - 9.5 elementary
 - 18.5 middle school
 - 5.0 high school
- Number of additional rooms needed over the next five years (by SY 2015-16): 93.0
- Room deficit by SY 2015-16 without additional construction: 60.0 rooms – enough space to house 1,320 students with 22 students to a room.

Agenda Item 3, 4

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Result: Decline in space (square feet) per student

Changes in Square Feet per Student: Elementary Schools



- Division average has dropped from 206 to 177 overall
- Elementary average has declined from 193 to 156
- Middle school average dropped from 222 to 214
- High school average went from 219 to 196

For comparability, the above data includes gym space for schools where gyms are owned by City Recreation Department

Comparisons to our neighbor: Is the grass greener?

Square Feet per Student Current School Year				
	Alexandria		Fairfax	
	Max	Min	Max	Min
Elementary	250	101	230	81
Middle	250	187	220	97
High	199	187	267	130

CIP Cost Drivers: Aging Buildings

- The average age of an ACPS school is 54 years
- We have 2.1 million square feet of space to maintain.
- Our average maintenance costs for the next 20 years is \$3.70 per square foot per year, at a total 20 year cost of \$154.0 million
 - The 1.1 million square feet that is 54 years or older will cost us \$92.3 million to maintain, at an average cost/sq ft per year of \$4.29
 - The 1.0 million square feet that is under the average will cost \$3.07 per square foot per year

As of 12/9/2010

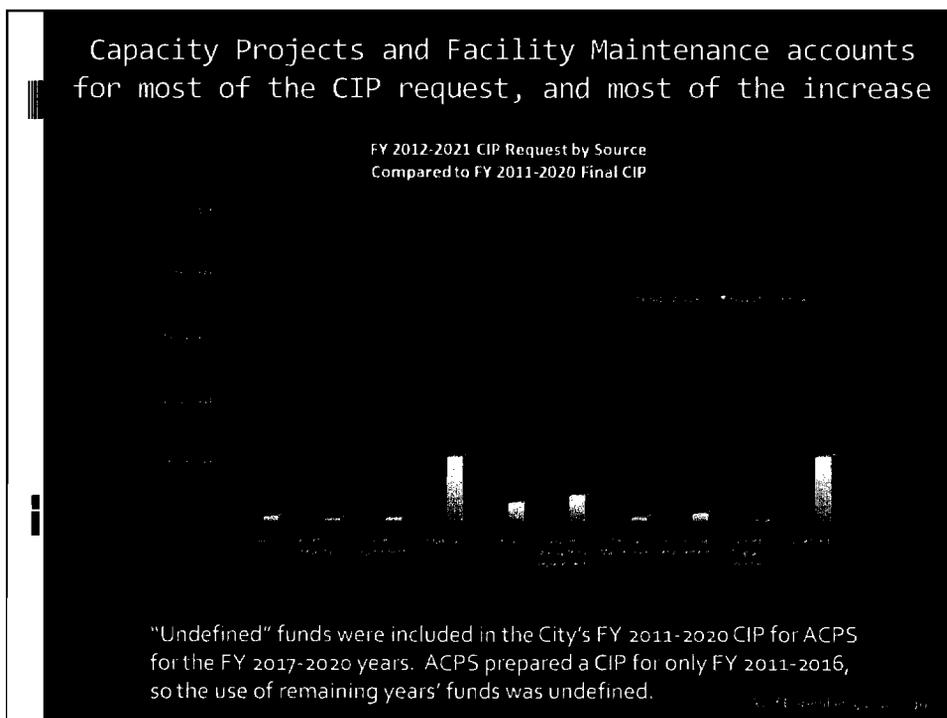
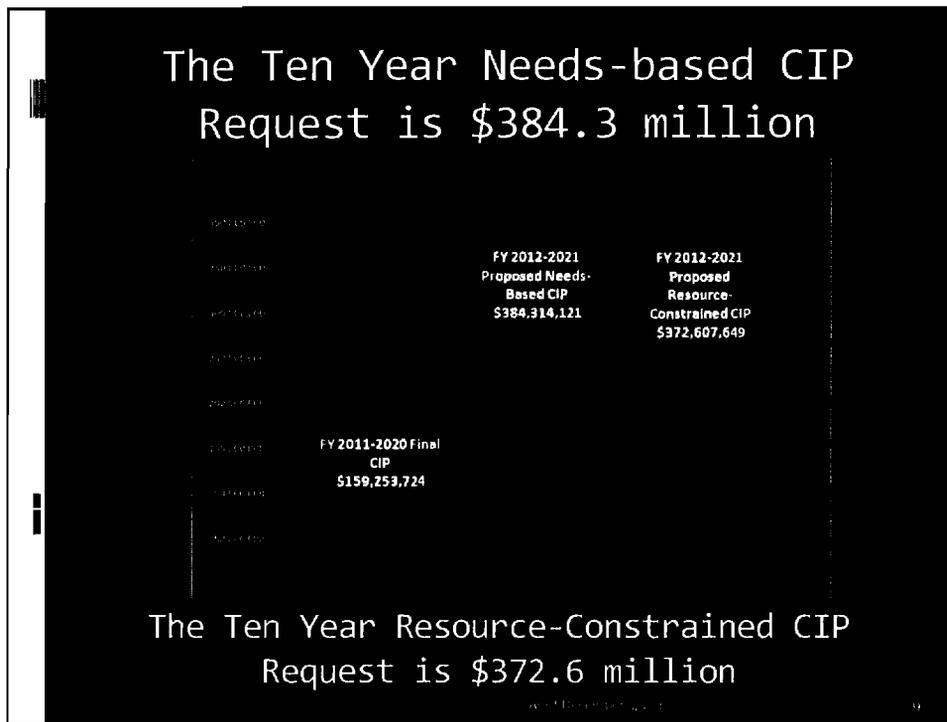
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Cost Drivers: Shared Program Priorities

- Shortage of preschool space in Alexandria
- Quality space for alternative programs
- Shared school space for health clinics; other community needs
- Equipment requirements for schools to serve as emergency shelters
- Playing fields and tennis courts

As of 12/9/2010

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Promoting Student Learning: Providing the Right Amount and the Right Kind of Space for All Students

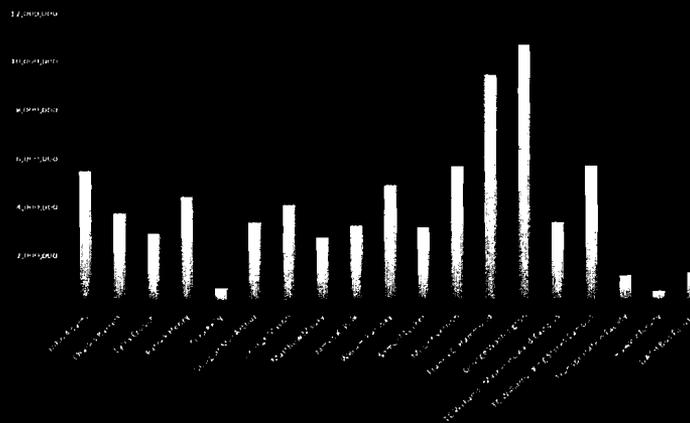
- Capacity Projects
 - Additional modular classrooms
 - Jefferson Houston new K-8 building
 - Patrick Henry new K-8 building, with the existing building remaining open
 - Cora Kelly new K-8 building
 - Fourth new K-8 building, site TBD
 - 56-classroom addition for grades 9-12

ACPS continues its strong support for pre-kindergarten programs, but for budgetary purposes has included them as separate items in the "Shared Program Priorities" group in this CIP request.

ACPS Board Meeting, 12/9/10 11

Promoting Student Learning: Exemplary Space for Exemplary Learning

Facility Maintenance Costs for ACPS Schools:
2012 to 2021 Resource-Constrained Request



Facility maintenance costs for Cora Kelly are limited due to the projected replacement of the Cora Kelly building.

Jefferson-Houston maintenance funds are eliminated due to the projected replacement of the current building.

ACPS Board Meeting, 12/9/10

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Other Project Areas

- ADA Compliance:
 - Ramsay elevator, to facilitate breakfast for all
 - FC Hammond elevator
- EcoCity Projects
 - Energy conservation
 - Green roofs
 - Rain water harvesting
 - Day lighting and high efficiency interior lighting

www.fishbase.org

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Next Steps

- School Board work sessions on the CIP, December 15, 2010
- Public hearing on the CIP and School Board work session, January 6, 2011
- FY 2012 Combined Funds Budget presentation, January 13, 2011
- Budget Adoption, all funds, February 24, 2011

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Questions?

Anticipated Phasing of Amenities

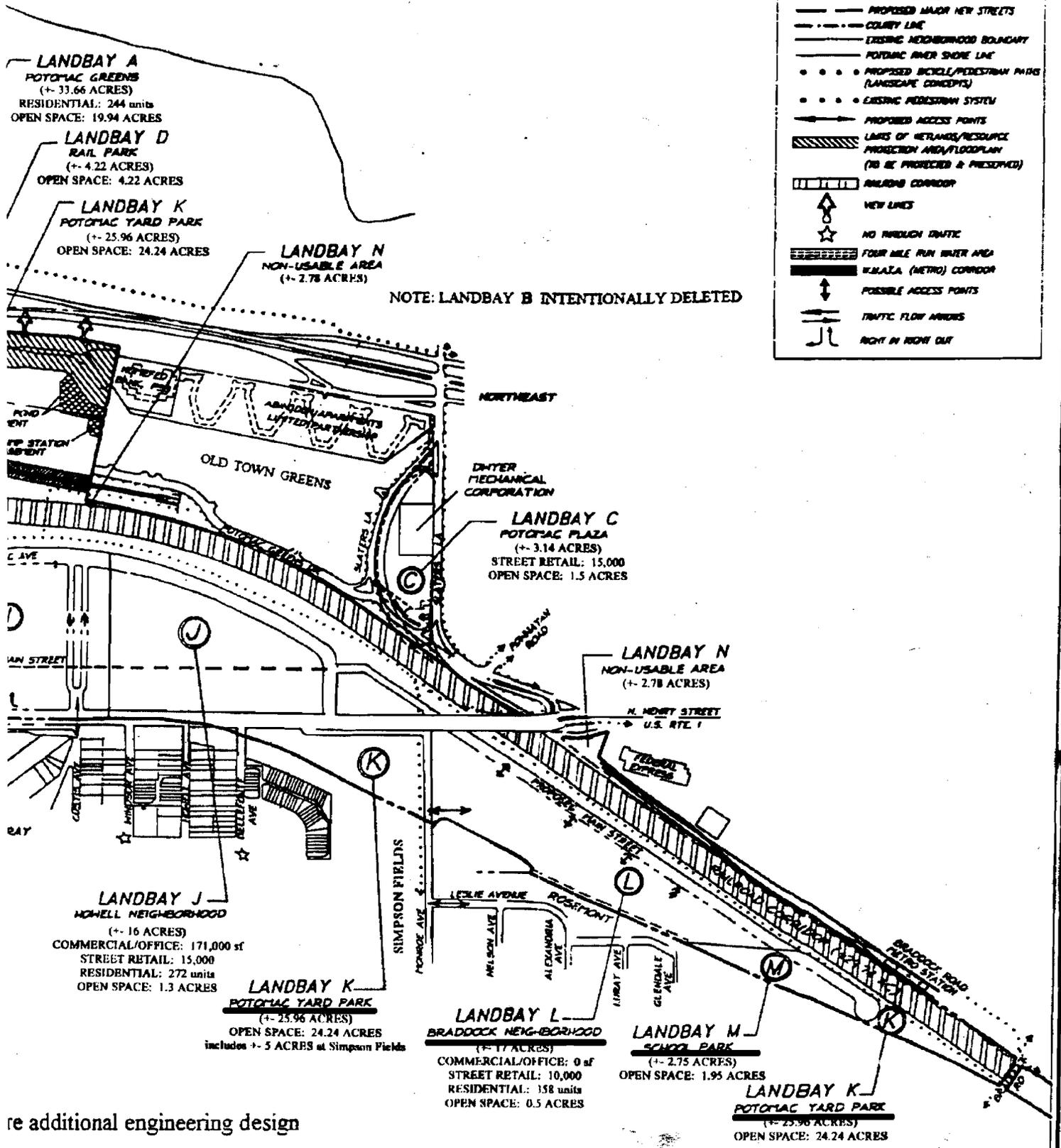
	Phase I (2.0 msf Total)	Phase II (2.0 - 3.7 msf)	Phase III (3.7 - 7.5 msf)
Open Space & Parks	Landbay K (Initial) Market or Metro Park * Synthetic Field NPS Contribution Possible 4MR Contrib *	Landbay K (final) Market or Metro Park * (park not built in Ph I)	Crescent Park (w/ Civic Structure) Four Mile Run Imp 3 Public Courtyards
Community Facilities	<u>School Site Dedication*</u> Affordable Housing Public Art	<u>School Contribution</u> Affordable Housing Public Art Theater / Civic Bldg *	Affordable Housing Public Art Theater / Civic Bldg
Infrastructure	2 Transitway Stops Sewer Contribution Utility/Sewer Infras	As Required by Phasing	Pump Station * Stormwater Pond

* Depends on Order of Phasing

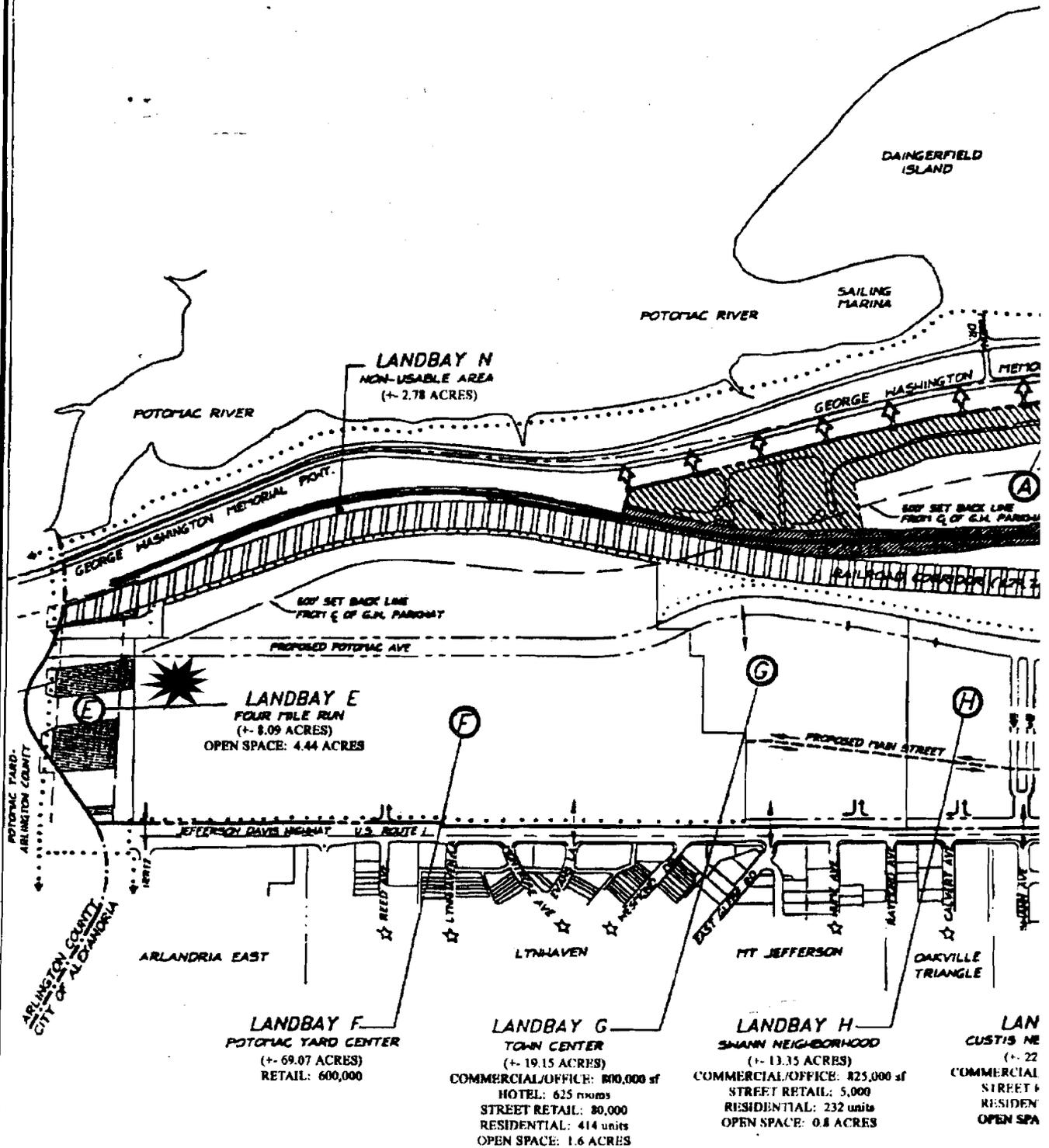


LEGEND

	POTOMAC TARIFF
	POTOMAC GREENS SITE BOUNDARY
	LANDBAY BORDER
	PROPOSED MAJOR NEW STREETS
	COUNTY LINE
	EXISTING NEIGHBORHOOD BOUNDARY
	POTOMAC RIVER SHORE LINE
	PROPOSED BICYCLE/PEDESTRIAN PATHS (LANDSCAPE CONCEPTS)
	EXISTING PEDESTRIAN SYSTEM
	PROPOSED ACCESS POINTS
	LIMITS OF WETLANDS/RESOURCE PROTECTION AREA/FLOODPLAIN (TO BE PROTECTED & PRESERVED)
	AVENUE CORRIDOR
	NEW LINES
	NO THROUGH TRAFFIC
	FOUR MILE RUN WATER AND METRO CORRIDOR
	POSSIBLE ACCESS POINTS
	TRAFFIC FLOW ARROWS
	RIGHT IN RIGHT OUT



CDD # 10 - Potomac Yard / Potomac



CDD Concept Design Plan

NOTE: Sizes of landbays J, K and L are staff est to determine the exact sizes

buildings, with heights up to 250 feet. The tallest building, proposed on Block 2, is 250 feet in height and is designed to screen the electrical substation and provide a visual terminus for Main Line Boulevard. Heights proposed in the Market Neighborhood range in height from 20 feet at the street level to 250 feet in the center of the neighborhood, while heights within the Metro Square Neighborhood are approximately 90 to 110 feet due to Federal Aviation Administration height restrictions.

J. Public Benefits and Community Facilities

The major increase in density recommended in the North Potomac Yard Small Area Plan and proposed by the applicant significantly increases the value of the North Potomac Yard property. In addition to the increased density, the value of the property is amplified further with the construction of a Metrorail station. Due to the substantial increase in property value, staff believes that it is necessary for the applicant to provide and contribute to community facilities and services in North Potomac Yard.

Typical of most development projects, the applicant has agreed to construct the infrastructure necessary to serve the proposed development including the streets, streetscape, and related improvements; bus shelters; open space and associated amenities; utilities; and below-grade parking. The applicant has also agreed to provide high-quality architecture and comply with the City's Green Building Policy and to voluntarily follow the Affordable Housing Policy guidelines in place at the time of development special use permit approval.

In addition to this basic infrastructure, staff has requested and the applicant has agreed to contribute funding for the future Metrorail station and the high-capacity transitway, as well as provide improvements to existing intersections, install traffic calming in adjacent neighborhoods, and construct two transitway stations. Furthermore, staff has requested and the applicant has agreed to provide the following:

- Secondary sanitary sewer conveyance, as required by the Department of Transportation and Environmental Services;
- Upgrades to stormwater facilities and provision of pervious paving for parallel parking spaces and sidewalks;
- Improvements to Four Mile Run, including bridge improvements, slope stabilization, landscaping, and construction of amenities as recommended in the Four Mile Run Master Plan and Design Guidelines;
- Access to amenity space on the top floor of a building constructed on Block 2 to the City as well as community and non-profit organizations several times each year to ensure public enjoyment of the viewshed.
- A live performing arts theater within the Metro Square Neighborhood;
- * ▪ Land for the construction of an urban elementary school; and
- Additional cultural and civic use space, such as a day care facility, a recreation and community center, or similar civic uses.

The staff recommendations require the applicant to reserve Block 4, located on the western side of the site near Crescent Park, for the construction of a new Alexandria City Public School or

comparable school facility. The applicant has agreed to contribute \$15 million toward the construction of this new school facility. The school facility is envisioned as an urban school, with either residential units or office located on the upper floors. While the school facility is required to comply with the *North Potomac Yard Urban Design Standards*, the school and any accessory uses required are not deducted from the maximum square footage permitted within the Coordinated Development District (CDD). In the event the City elects not to construct a school on the site, a community facility, public building or comparable use may be located on Block 4.

K. Affordable Housing

With the level of increased density proposed in the CDD, it is possible that approximately 4,500 new residential units will be produced in North Potomac Yard to complement planned commercial, retail, office and other uses as the 70-acre tract is built out to realize the City's vision of a mixed use, transit-oriented urban community. To ensure the long term sustainability of North Potomac Yard's redevelopment, it is critical that a range of housing choices be available for households of diverse age, size, composition and income. To this end, and given the anticipated scale of overall residential development, the City's goal is to secure a substantial number and variety of affordable housing options, including public housing and both affordable and workforce rental and sales housing throughout the CDD area.

While urban design and high-rise construction present first-cost challenges in achieving the level of efficiency required to produce affordable housing, incorporating green features and resource-efficient appliances, systems and infrastructure will yield long term savings which benefit for residents of public, affordable and workforce housing. Locating housing that is affordable to potential employees of the commercial, retail, office and other uses within North Potomac Yard will not only lessen traffic congestion in the immediate area, but will provide a consumer base within walking distance for neighborhood serving retail and service businesses.

To achieve affordability across a diverse mix of housing types, the City will work closely with developers and with the community as specific development plans are brought forward and reviewed through the development special use permit process to ensure significant components of public, affordable and/or workforce housing are provided in new developments throughout North Potomac Yard.

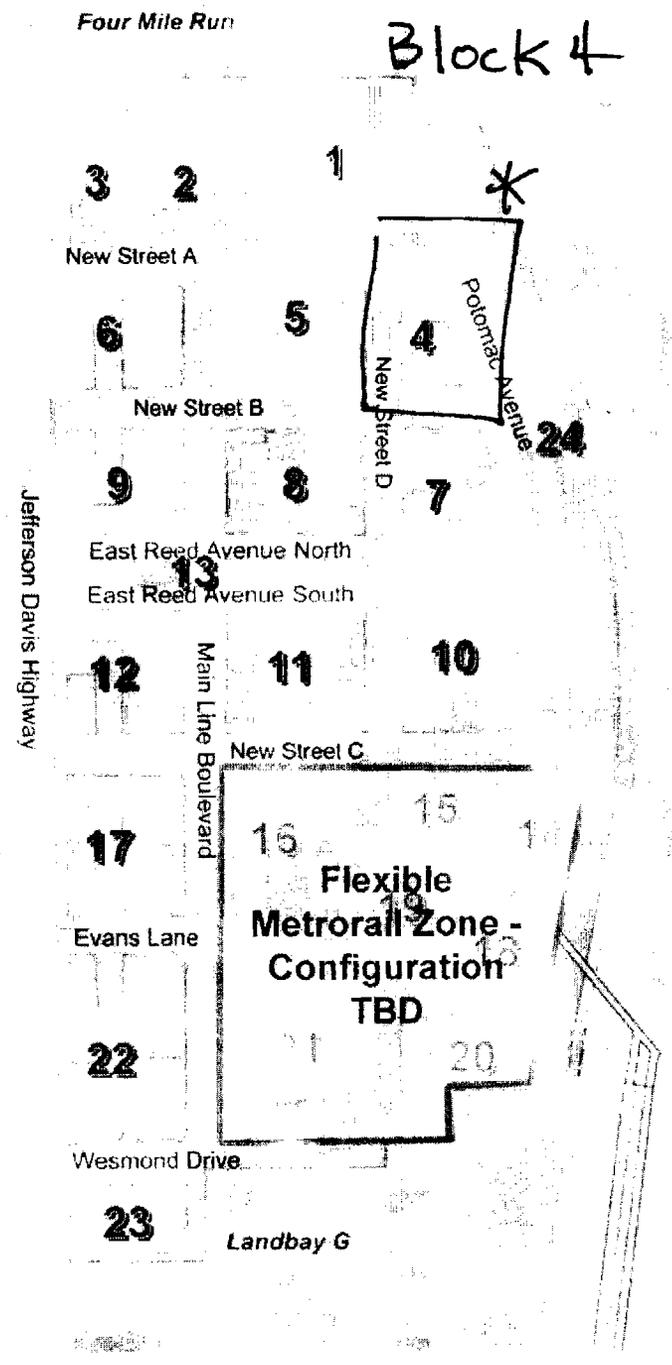
In addition to mixed income developments, which incorporate affordable set aside sales or rental units along with market rate units (in the case of rental units, the affordability is typically committed for a specified term, such as 30 years) when feasible, public-private collaborations may offer a mechanism to efficiently leverage land and both City and non-City resources to underwrite costs associated with producing affordable housing, to increase the potential yield of subsidized units.

At its discretion the City may choose to apply future developer contributions to produce and/or acquire units within the CDD area. The applicant has indicated its willingness to provide public, affordable and/or workforce housing on site within the residential development of North Potomac Yard. As noted in the staff recommendations, the City retains the discretion to select the proportion of the monetary contribution and the proportion of dedicated on-site units,

Zoning Proposal

Rezoned site with:

- 7,525,000 sf Mixed-Use
- Metro Station & Transitway
- 10+ ac. Open Space (ground-level)
- Enhanced Bike / Ped Network
- On-Site Affordable Housing
- Urban Design Standards
- Incentives for Community Facilities
- Environmentally Sustainable Site Design & Construction
- Contribution & Site for School / Public Building



- g. Any streets, alleys, walkways, common areas, and open spaces, not defined herein, shall be maintained by the BID.
- h. Valet parking: coordination of any valet management plan between the owners in CDD#19. (P&Z) (T&ES) (RC&PA)

Q. COMMUNITY FACILITIES

- 88. For purposes of these CDD conditions, "Community Facilities" is defined to include day care facilities, schools, community/youth/senior centers, performing arts theatre, education centers, neighborhood reading rooms, libraries, community spaces and any similar use that contributes a significant benefit to the community, as determined by the Director of P&Z. (P&Z)
- 89. Space for which floor area has been allocated and approved as a community facility, public building or day care facility, using an exclusion from the development floor area maximums established in the development summary table, shall remain devoted to uses that qualify as day care facilities, community facilities or public buildings at all times, subject to the satisfaction of the Director of P&Z. Additionally, any accessory uses approved using the development exclusion shall retain the originally approved use, unless amended with a special use permit by Planning Commission and City Council. (P&Z)

* 90. School: The Applicant shall dedicate Block 4 as depicted in the North Potomac Yard Small Area Plan to the City for a possible school, community facility and/or a public building.

- a. The site shall be reserved and made available for the construction of a new Alexandria City Public Schools (ACPS) and/or comparable school facility if, in the future, it is jointly determined by the City Council and School Board to locate a school at this site. Alternately if determined by the City, the site may be utilized for open space, community facilities, public building and/or comparable use.
- b. The reservation shall also permit collocated uses which may include but is not limited to office and/or residential uses above the school.
- c. The school, community facility, public building, and associated uses shall be subject to all applicable provisions of the North Potomac Yard Small Area Plan, North Potomac Yard Urban Design Standards and other applicable requirements and be subject to a DSUP. The school, community facility, public building, and accessory uses shall not be deducted from or counted against the maximum permitted square footage of development within CDD#19.
- d. Block 4 shall have an approximate block size of 30,000 sq.ft., excluding the public right-of-way.
- e. Prior to dedication of the land to the City, the Applicant shall be responsible for construction of all necessary streets and infrastructure adjacent to the site.
- f. Subsequent to the dedication to the City and until the commencement of construction for a school and/or comparable building for the site, the site may be used as an interim open space to the joint satisfaction of the Superintendent of ACPS and the Director of RP&CA.

- g. In the event that the City elects not to construct a school on the site, the City may utilize the site for a community facility and/or public building and accessory uses as defined herein or for use as a public park-open space.
 - h. If the City does not use Block 4 for a school site, public park-open space or other community facility, the property shall be offered to the Applicant for purchase at its then appraised value less 15% prior to offering the site to any third party for purchase.
 - i. As part of the redevelopment of Blocks 5, 7 and/or 8, the City reserves the right for potential shared parking to accommodate possible school and/or community facilities located on Block 4. Adequate parking shall be determined as part of the DSUP process for Blocks 5, 7 and/or 8.
 - j. The Applicant shall provide a monetary contribution of \$15,000,000 adjusted annually by the CPI-U for each year beyond 2010, to contribute to the construction of a school in Potomac Yard or a location that serves Potomac Yard students. The contribution shall be made payable to the City prior to the Certificate of Occupancy permit for the first project exceeding 2,000 or more units within CDD#19. In the event the school, community facility and / or public building(s) is constructed by the City or ACPS prior to payment by the Applicant of the amount due, the monetary amount required herein shall be to reimburse the City or ACPS. (P&Z) (ACPS) (RP&CA) (PC)
91. Applicant shall provide at no charge, an amenity space on the top floor of Block 2, overlooking the Potomac River and Washington D.C., to community and non-profit organizations located in adjacent Alexandria neighborhoods in addition to Alexandria City government agencies at least 24 times per year during the hours of 8:00 a.m. to 10:00 p.m. on weekdays and 8:00 a.m. to 6:00 p.m. on Saturdays on a space-available basis, upon request by the City. (P&Z)
92. The Applicant shall construct or contribute to a live performance arts theater, cultural/civic use space and/or comparable amenities as determined by City Council an amount not to exceed \$10,000,000 adjusted annually by the CPI-U for each year beyond 2010, or an equivalent area within a building as part of the DSUP process. The location of the theater shall be depicted an approved as part of the phasing condition required herein. The theater shall be constructed or the monetary contribution shall be made payable to the City prior to the first Certificate of Occupancy permit for the block in which the theater is located. If applicable, the Applicant shall participate in the rental management of the space(s) to the satisfaction of the Director of P&Z. (P&Z)
93. **Recycling Center:** To recycle the Municipal Solid Waste (MSW) products, the Applicant shall provide an area of 500 sq.ft. for the construction of a community recycling center, entirely enclosed within a building, architecturally screened to be integrated with the remainder of the building and accessed from a C Street as defined by the North Potomac Yard Urban Design Standards, within CDD#19. The facility must be accessible by standard City vehicles that will collect the recycling. The location of which shall be mutually agreeable to the City and the Applicant. The Applicant shall also develop a solid waste management plan per the City's "Solid Waste and Recyclable

G. Community Facilities

Considerable land value will be created as part of the rezoning, and some of the added value should be used to create public amenities. Public amenities should be consistent with the vision of the Plan, and include community facilities such as a school, child care, and live performance theatre.

Community facilities are a critical component of a package of amenities to provide needed services, and to create a sense of place. The Plan encourages that a number of community facilities be considered as the area develops, including the reservation of a site for a possible urban school. Based on current projections, it was determined that the proposed residential density in the plan area will generate several hundred potential students. The provision for a school is required to include child care facilities, and child care facilities are also encouraged in all office buildings and/or mixed-use buildings. The Plan recommends the reservation of an approximately .80-acre site for a possible school. City Council and Alexandria City Public Schools (ACPS) will decide as part of a future action whether a future school is warranted or desirable at this location.

Entertainment uses will be important to locate in the area around the Metrorail station where there is a higher concentration of office uses. Entertainment uses extend the duration of activity on the street, contribute to improved safety and walkability, and maximize use of parking spaces. The Plan encourages entertainment uses in the Metro Square Neighborhood generally, and specifically recommends the provision of a performing arts theatre in the Metro Square Neighborhood.

The Plan recognizes the current and future need for uses such as day care, live performance theatre and other community facilities, and encourages these uses by recommending that their floor area not be deducted from the maximum allowable floor area. Public amenities, including community facilities, will be determined as part of subsequent DSUP processes.

H. Wastewater Management

Staff has analyzed the capacity of the existing sanitary sewer infrastructure that serves the North Potomac Yard area. Much of this infrastructure was recently constructed as part of the Potomac Yard/Potomac Greens CDD. The analysis included projected flows from the Potomac Yard CDD, projected redevelopment along the west side of Route 1, redirected wet weather flows from the Four Mile Run pump station and future separation of combined sewer flows. With these projected flows, the existing infrastructure is predicted to require additional capacity required in some locations. The applicant has analyzed these capacity needs and a condition of future rezoning will be to contribute funding, proportional to the contribution of flows, toward the necessary conveyance improvements.

year period that North Potomac Yard will generate \$537 million in net new taxes. Note that the development square feet below for office and residential assumes the balance in occupancy as discussed earlier in the report.



Table IV: Development and Potential Jobs/Residents

	Development Sq. Ft.	Jobs/Residents (Occupancy)
Retail	930,000	1,860 jobs*
Office	2.2 million	7,600 jobs
Residential	4.2 million	(7,600 new residents)
Hotel	170,000	204 jobs

*Includes existing jobs.

As a regional destination, the Plan will create opportunities for new residents, shoppers, workers and tourists. The Plan also recognizes the need for fiscal responsibility for such a significant investment as a Metrorail station, and the benefit of a financing strategy that provides for shared risk with developer contributions.

F. Affordable Housing

The Plan recognizes that a successful urban community is one that creates housing opportunities for people of a variety of ages and incomes. The Plan broadly addresses the City's goal to secure a variety of types of affordable housing units and options (including public housing, affordable housing and workforce rental and sales units) as redevelopment occurs. Many of the Plan recommendations contribute to the creation of a diverse community, including the variety of uses, building types, open spaces, and multiple transportation modes.

The attributes that make the site desirable for affordable housing such as mix of use, proximity to a Metrorail station, community facilities, and adjoining parkland, also make it desirable for market-rate housing. In addition, because of the density of the blocks, the buildings and parking will be more expensive to build. While the provision of affordable, workforce and/or public housing present cost challenges, the Plan is recommending that a continuum of housing, to include all of these types, be provided on-site to enable the neighborhoods to be diverse, which is one of the seven principles of the Plan. Community comments regarding the specific provision for affordable housing will be addressed subsequent DSUPs (see attached community comments). The Plan recommends that the site be subject to the affordable housing policy at the time of development approval.

Conclusion

Benefits of Development

- Walkable Mixed-Use Community
- Enhanced Metro and Transitway
- Potential School
- Four Mile Run Improvements
- Parks & Trails
- Live Theater / Community Facilities
- Public Art
- Affordable Housing
- LEED Buildings and Neighborhoods
- Create a City Gateway

