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


**RUNNING TRACK  
SUITABILITY STUDY  
MARCH 3, 2008**

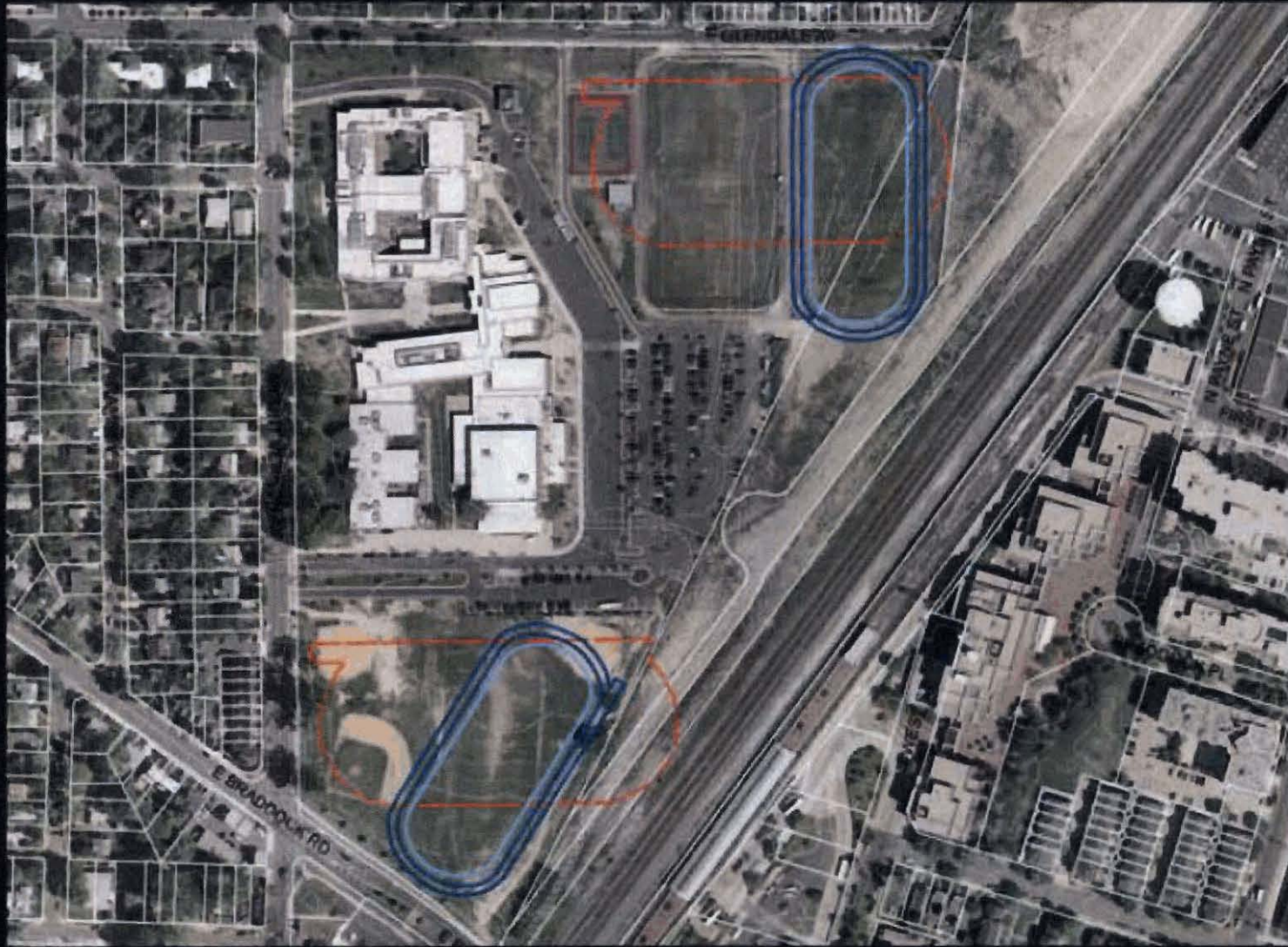
## RUNNING TRACK SUITABILITY STUDY

- Using available GIS data to determine which sites could best fit a running track facility.
- Standard running track is 400M (meters) in length (National Federation of State High School Associations (NFHS) and the International Amateur Athletic Foundation)
- Standard 400M running track is approx. 530 ft. x 280 ft.
- The only standard 400M track on City owned property is at **TC Williams High School.**



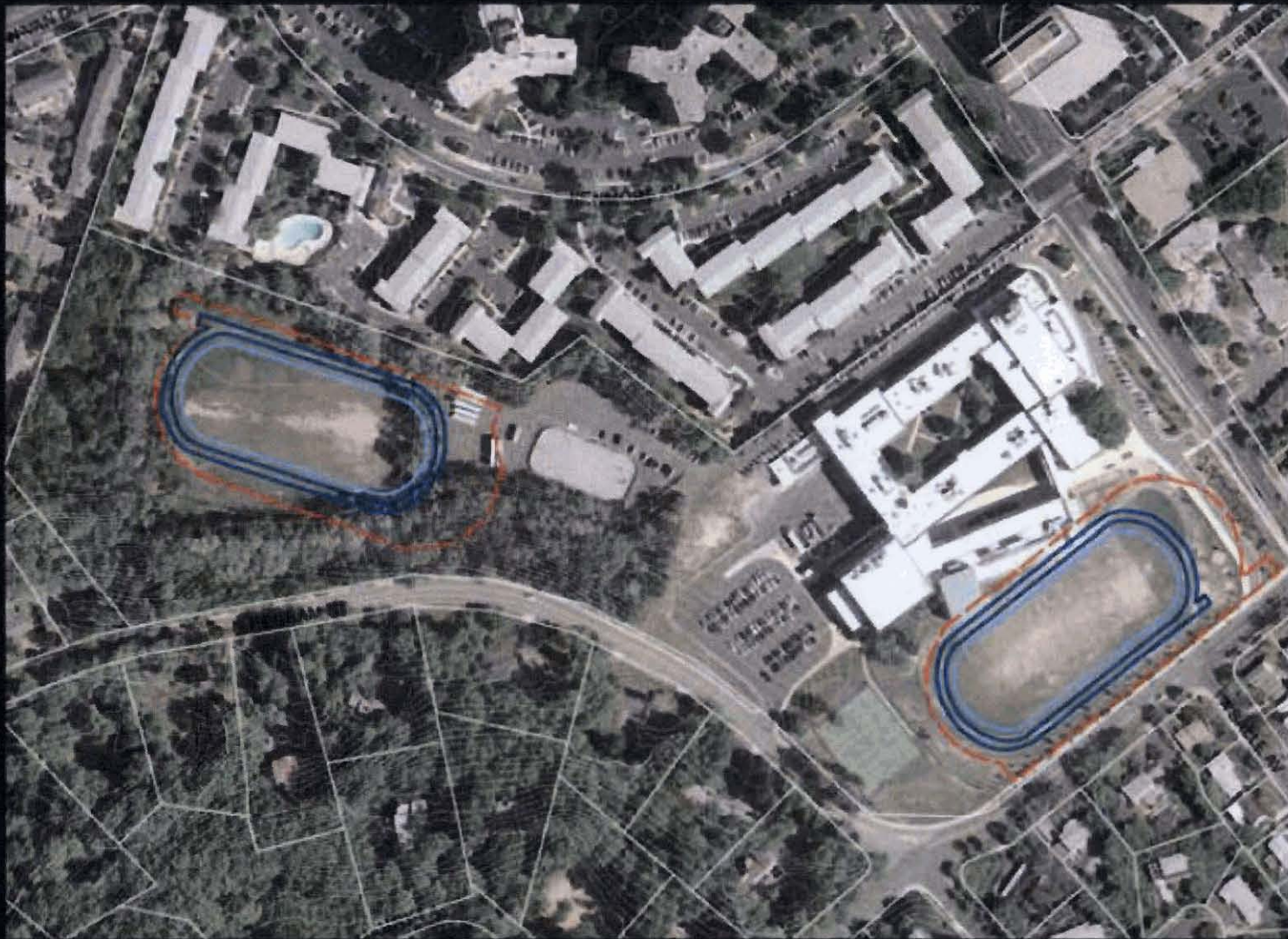
**TC WILLIAMS HIGH SCHOOL**

-  400M TRACK/120 YD X 66 YD FIELD (TC WILLIAMS EXISTING)
-  350M TRACK/ 120 YD X 58 YD FIELD (APPROX. 4.5 LAPS = 1 MI.)
-  320M TRACK/ 100 YD X 53 YD FIELD (APPROX. 5.5 LAPS = 1 MI.)






**BRADDOCK FIELD AND GW SCHOOL**

- 400M TRACK/120 YD X 66 YD FIELD (TC WILLIAMS EXISTING)
- 350M TRACK/ 120 YD X 58 YD FIELD (APPROX. 4.5 LAPS = 1 MI.)
- 320M TRACK/ 100 YD X 53 YD FIELD (APPROX. 5.5 LAPS = 1 MI.)






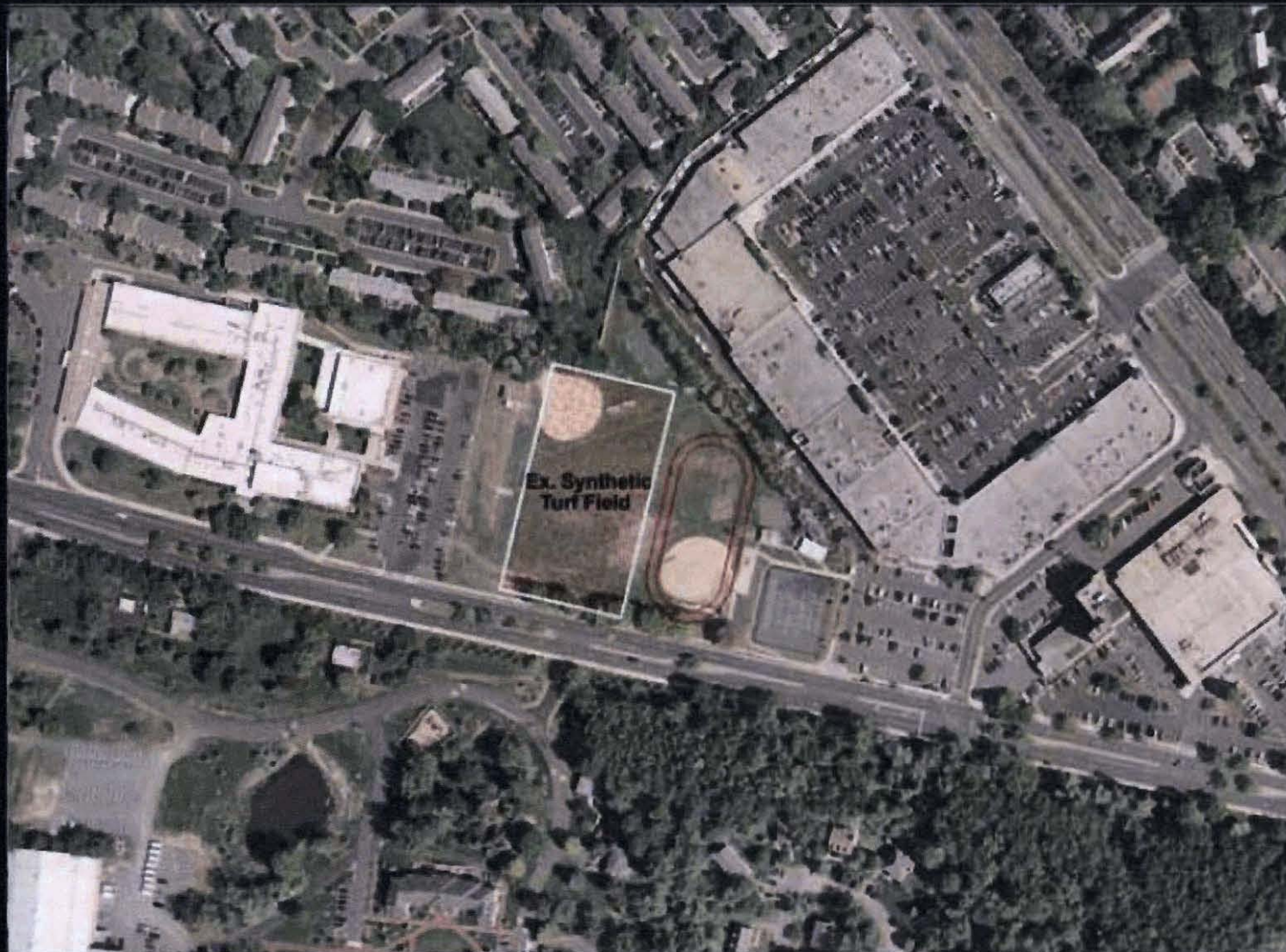
**FRANCIS HAMMOND SCHOOL**

-  400M TRACK/120 YD X 66 YD FIELD (TC WILLIAMS EXISTING)
-  350M TRACK/ 120 YD X 58 YD FIELD (APPROX. 4.5 LAPS = 1 MI.)
-  320M TRACK/ 100 YD X 53 YD FIELD (APPROX. 5.5 LAPS = 1 MI.)



**PATRICK HENRY SCHOOL**

-  400M TRACK/120 YD X 66 YD FIELD (TC WILLIAMS EXISTING)
-  350M TRACK/ 120 YD X 58 YD FIELD (APPROX. 4.5 LAPS = 1 MI.)
-  320M TRACK/ 100 YD X 53 YD FIELD (APPROX. 5.5 LAPS = 1 MI.)



MINNIE HOWARD SCHOOL

200M TRACK/ 100 YD X 45 YD FIELD  
(APPROX. 7-8 LAPS = 1 MI.)



**JOHN ADAMS SCHOOL**

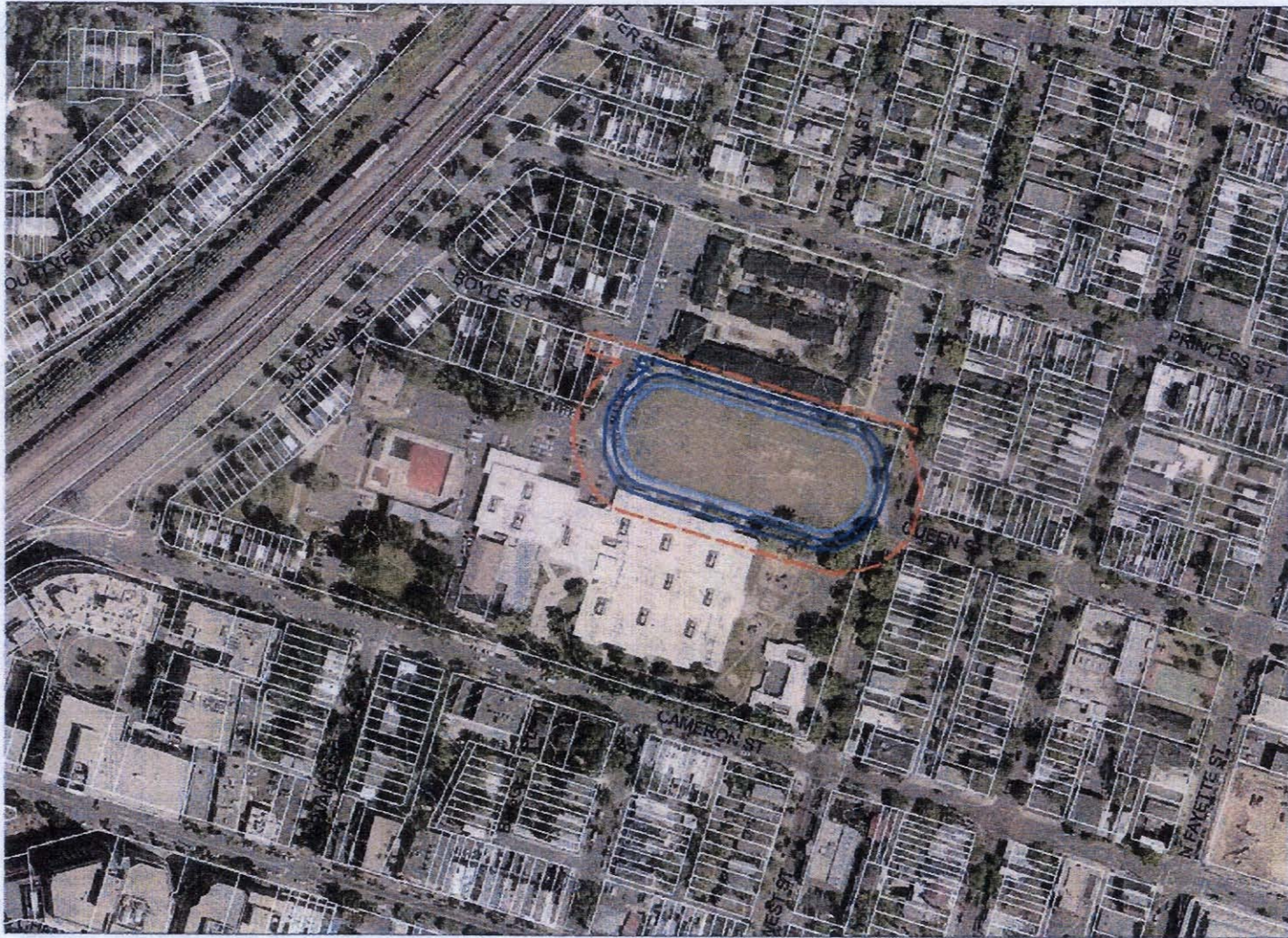
- 6 LANE TRACK & HS FOOTBALL FIELD (TC WILLIAMS EXISTING)
- 4 LANE TRACK & 190' X 360' FIELD (B. IRETON EXISTING)
- 4 LANE TRACK & 160' X 300' FIELD (MAXIMUM)





**JAMES POLK SCHOOL**

- 6 LANE TRACK & HS FOOTBALL FIELD (TC WILLIAMS EXISTING)
- 4 LANE TRACK & 190' X 360' FIELD (B. IRETON EXISTING)
- 4 LANE TRACK & 160' X 300' FIELD (MAXIMUM)



**JEFFERSON HOUSTON SCHOOL**

- 6 LANE TRACK & HS FOOTBALL FIELD (TC WILLIAMS EXISTING)
- 4 LANE TRACK & 190' X 360' FIELD (B. IRETON EXISTING)
- 4 LANE TRACK & 160' X 300' FIELD (MAXIMUM)



**GEORGE MASON SCHOOL**

- 6 LANE TRACK & HS FOOTBALL FIELD (TC WILLIAMS EXISTING)
- 4 LANE TRACK & 190' X 360' FIELD (B. IRETON EXISTING)
- 4 LANE TRACK & 160' X 300' FIELD (MAXIMUM)



**FOUR MILE RUN PARK**

- 6 LANE TRACK & HS FOOTBALL FIELD (TC WILLIAMS EXISTING)
- 4 LANE TRACK & 190' X 360' FIELD (B. IRETON EXISTING)
- 4 LANE TRACK & 160' X 300' FIELD (MAXIMUM)



**FOUR MILE RUN PARK**

**ALTERNATIVE RUNNING AREA  
SURROUNDING BASEBALL FIELD**



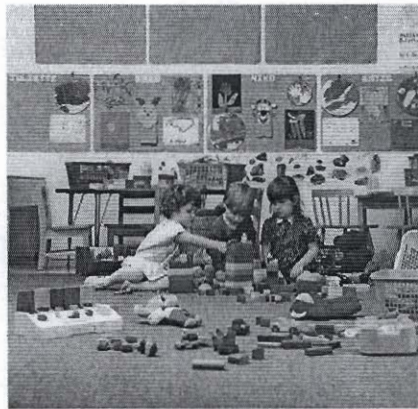
## \* Schools

The proposed development will potentially generate the need for additional school capacity. Based on 2008-2009 student generation rates, between 211 and 258 elementary, 70 and 117 middle, and 70 and 117 high school students will be generated by the projected residential uses. The remainder of Potomac Yard (including Landbays G, H, I, J, and L) is expected to generate between 123 and 140 elementary, 67 and 93 middle, and 53 and 70 high school students.



If elementary school student generation rates continue to increase, the City will not have additional capacity to support elementary school students generated by the new development in North Potomac Yard. Furthermore, if middle and high school generation rates continue to increase, in the long-run, the City will face additional capacity challenges in the middle and high schools. The most critical need is the provision of additional system capacity at the elementary school level. The Plan addresses three possible options to accommodate the needs of a possible school:

- 1) Block 4 has been reserved for a possible school site. In light of the fact that North Potomac Yard will be urban in nature, a school, if constructed in this location, must be in an urban form, such as the Tenderloin Community School in San Francisco, California, which is a multi-level elementary school but includes elements such as a family resource center, health center, counseling rooms, an adult education center, and a preschool child development center. The building will also require underground garage parking and possible rooftop recreation and community gardens;
- 2) Construct a new school at an off-site location; or
- 3) Expand or reconstruct an existing school, for example, Cora Kelly STEM School, to accommodate additional students.



If the school reservation (Block 4) is not used for a school site, the City would reserve the right to use the block for other purposes. The remainder of the community facilities will be determined as part of the development review process.

## Childcare Facilities

Because of the proposed amount of residential and office uses, there will be a considerable need for childcare facilities that can serve residents and employees. Childcare may be located within an office and/or residential building and could be included as part of the school or adjacent to the proposed school. Considering the school will not likely be built in the early phases of the development, childcare facilities will need to be provided in the early phases and integrated within larger office or residential buildings. To encourage these uses, the Plan is recommending that childcare uses be permitted with administrative approval within existing buildings.

Memo 2, 1, 2012 T&ES

space. Construction is completed and the building is fully occupied.

#### *LANDBAY K – POTOMAC YARD PARK*

Landbay K/Potomac Yard Park is part of the Potomac Yard development and was approved in 2008 by Planning Commission and City Council. The park is being constructed by Potomac Yard Development, LLC (PYD). The future public park is approximately 24 acres and includes a multi-use trail, regional playground, stage area, active recreation courts, replacement athletic fields, passive recreation lawn areas, two stormwater ponds, historical signage and interpretive features.

Two replacement multi-purpose athletic fields were constructed west of Route 1 and adjacent to Simpson Park in 2010 and 2011.

Construction on the main body of the park east of Potomac Avenue began in June 2011 and is anticipated to be complete in 2013. As part of the project, PYD will demolish the existing restroom and maintenance building in Simpson Park and replace it with a modern facility on the same footprint.

#### *LANDBAYS I AND J EAST*

Landbays I and J East were approved in 2009 to construct 227 residential units on approximately 19 acres. The project area is bounded by Potomac Avenue and Main Line Boulevard to the east and west, and Howell Avenue and Bluemont Avenue to the south and north. A centrally located neighborhood park of approximately 0.61 acres of passive open space is included. Two linear, passive parks of approximately 1.2 acres total will be dedicated to the City. The project is currently under construction.

#### *LANDBAY G*

Landbay G, or the Town Center, was approved in 2009 to construct nine buildings with a mixture of uses. Office, residential, retail, a hotel, and open space are included in the development program for this landbay. Originally envisioned to be the primary destination and heart of the Yard, Landbay G was approved with the most density. Due to the recently approved North Potomac Yard development program, specifically the amount of retail envisioned for that landbay, the Town Center was amended in 2010 to reduce its retail square footages. Buildings on the block east of the existing fire station are currently under review and the infrastructure plans for the internal street network have been approved and released.

#### *LANDBAYS I AND J WEST AND L*

Landbays I and J West and L were approved in 2011. The proposal includes the construction of approximately 344 residential units and approximately four acres of open space. Construction drawings are currently under review. The first blocks anticipated for construction are those along Route 1 in Landbays I and J West. It should be noted, that as part of the development approval, Landbay M will be dedicated to the City as open space after construction is completed for Landbay L.

#### *LANDBAY L – MULTI-FAMILY*

The Landbay L Multifamily Building was approved in 2012. This project is located on the northern most portion of Landbay L along Monroe Avenue and South Main Line Boulevard. The building will contain 276 dwelling units, and approximately 3,500 sf of retail space. The project will have an internal courtyard and two glass entryways that will visually connect the open space across Monroe Avenue with the open space behind the building in Landbay L.

## SCENE AROUND TOWN

# 'If you build it, they will run'



PHOTO/AUSTIN DANFORTH

Gary Carr stands on the makeshift track at Francis Hammond middle school on Wednesday. In the not-too-distant future, the ground on which he's standing will be a new running track due in part to his years of persistent civic advocacy.

**The  
embodiment  
of civic  
engagement,  
Gary Carr  
wouldn't quit  
until the kids  
had a place to**

**BY DAVID SACHS**

If attending a City Council or School Board meeting, there's a good chance you'll see the goateed face of Gary Carr and there's an even better chance that he's asking for something. If he is speaking eloquently and expertly on the subject, it's because he's been there before. Many times before.

For several years Carr has been looking out his office window at Francis Hammond middle school, where

he had public meetings, hoping to get a new track, but was met with little action.

"The lack of action I got from going to meetings kind of made me want to do it more, but at the same time I thought, 'You can't fight City Hall,'" Carr says. "Then I'd look out my work window on a rainy day and I'd go back and get fired up again."

Time passed and Carr saw the city spend money on a gleaming new turf field at Minnie Howard school, but with no track. T.C. Williams

go. Every time it rained, kids were left without an exercise outlet.

For several years the only tracks in the city existed at private schools. A generation of kids went without a public, sufficient place to exercise in a city and country with a staggering obesity rate — 24 percent of Alexandria's 6-to-10-year-olds. This was unacceptable to Carr.

But why? What's in it for him?

He is not a fanatical runner. His daughter will never



# A Marathon Campaign

Gary Carr talks about his years of crusading for an improved track at Hammond Middle School.

BY MICHAEL LEE POPE  
GAZETTE PACKET

*A native of Cincinnati, Ohio, Gary Carr has lived in Alex since 1986. He's an electroneuro diagnostic technologist at the Alexandria Professional Building, where his ninth-floor office looks down at Hammond Middle School. Since 2002, Carr has advocated for improving the track facilities at meetings of the City Council, School Board, Planning Commission and Park and Recreation Commission.*



**Gary Carr**

## **What happened to the track at Hammond when the school system renovated the building in '02?**

The original track at Hammond was from when the school had been a high school, so it had a six-lane 400 meter track. Of course, it had eroded over time, but it was still a good facility. But when the renovation happened, the track was used as a staging area. To my bewilderment, when the renovation was finished they put an elementary school playground there. Essentially the track was replaced by a meandering path. And what I've been able to observe from my vantage point at the Alexandria Professional Building is that the entire field floods every time it rains. The field turns into a muddy mess. So I started to speak out about it, and I thought it was going to be kind of an easy thing — that I would talk about it a few times and they would fix it and that would be that.

## **What happened?**

Since I've been speaking out about this issue, the city has fixed the field at Fort Ward and they've fixed the field at Minnie Howard — all to the neglect of the field at Hammond. That's when I came to the realization that nobody was really speaking out about this issue, and I felt this was a really important issue from the children's standpoint. Because I work in the medical field, my argument became interwoven with the childhood obesity epidemic. There's no doubt about the need for this track at Hammond. So my crusade became restoring the track at Hammond in an effort to battle childhood obesity and the sedentary lifestyle.

## **Why is this needed?**

There's an immediate need at Hammond because of the condition of the field. Every time it rains, the field floods and it's unusable to a thousand kids. The need at Hammond is really significant, and I don't understand why nobody seems to care about it. So that's what really got me riled up because I've seen other projects advance but nobody is really advocating for the kids at Hammond.

## **You've been speaking out about this for years and yet nothing has happened. Why do you think that's the case?**

I really don't know to be honest, but I find it curious that nothing has happened because this affects so many children. But the PTA Council is not talking about it. I honestly don't get it why nobody seems to care about this because the need is so apparent. It's one of those things that's invisible in plain sight. I've tried every argument I can think of.

## **When do you think this will be resolved?**

Based on the current economic conditions, I'm not optimistic to tell you the truth. I think this issue is moving forward, but it's not moving very fast. It's possible this will get fixed when the economy gets better. But when will that be?

## **Are you going to keep speaking out about this?**

I've decided to stop on four different occasions, and I even publicly announced that I was going to stop speaking about this. But I've become committed to seeing this through. I have made this my public service. I believe this is something I can make a strong case for, and it's something that will have a very positive effect. The discipline that's required to run is exactly what kids need today.

# CRIME

## Commuter sexually assaulted

An unidentified man who sexually assaulted a home-bound commuter December 8 may be connected to a similar attack on a female jogger in November, city police say.

The victim in the latest incident was walking home near the intersection of Little Street and East Maple Avenue in Rosemont about 9:10 p.m. when a man approached her from behind and pushed her to the ground. He then "inappropriately touched her," said Jody Donaldson, department spokesman.

The woman screamed and the suspect fled on foot, heading toward Walnut Street, authorities said. He is described as 25 to 30 years old, clean shaven, and wearing a dark

jacket and red-striped knit cap.

The victim did not suffer any injuries.

It's too early to say if the assault is related to a similar attack on a jogger running along the 200 block of E. Del Ray Ave. on November 21, but the suspects used matching tactics, Donaldson said.

That attack marked the city's first random sexual assault of the year, according to authorities. The suspect in the incident is described only as wearing dark pants, a black skullcap and a puffy, thigh-length coat.

Police are giving commuters largely the same advice they gave joggers after the November attack: travel in well-lit areas, keep a cellular phone handy for emergencies, let others know their route and stay aware of their surroundings.

## POLICE BEAT

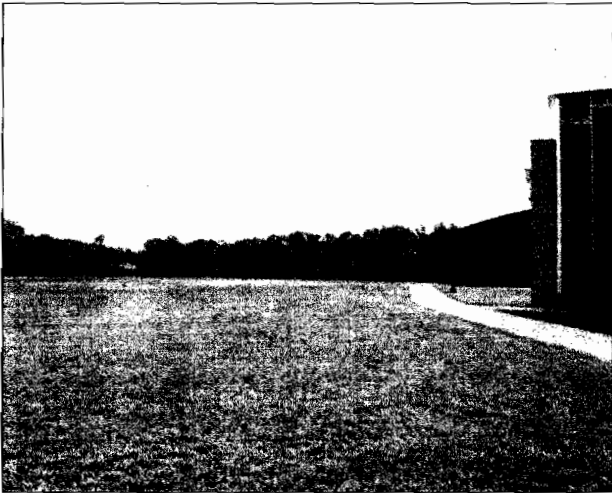
*The following is a selection of incidents reported by the Alexandria Police Department. For a full list...*

Assault occurred between two or more people who had a prior relationship or were known to each other.

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## THE WEEKLY BRIEFING

### Light fight between Hammond Middle School, neighbors ends quietly



FILE PHOTO

School officials nixed a proposal to put lights on this Francis Hammond Middle School field earlier this month.

A bitter dispute between Seminary Hill Association and city officials ended quietly earlier this month with a school board decision to upgrade Francis Hammond Middle School's field without lights.

The project initially called for a new artificial turf field, re-configured track, a storm water management system and 60-foot lights, but the prospect of late-night games and over-illumination irked neighbors. They claimed the proposal would lower property values and diminish quality of life around the West End school.

Led by SHA, neighbors ap-

pealed a split planning commission vote narrowly approving the project in June. Though the board of zoning appeals ultimately tossed out most of the neighbor's objections, residents took the disagreement to court in the fall.

But school officials effectively quelled the issue by voting to move ahead with the project — already more expensive than the anticipated \$1.6-million price tag — and leave the lights by the wayside. Upgrading the field, which was scheduled for completion by the start of this school year, took priority, said Margaret Byess, deputy superintendent.

Frank Putzu, a neighbor and SHA member, welcomed the compromise.

"From our perspective, it's a good thing," he said. "There is going to be a new field and track, and we're actually quite pleased about that. It ended up working out for us and the students at Hammond. That's what they need. I think it was a good solution."

Work on the field could begin as early as next month, Byess said. The project will cost about \$1.9 million and should be finished by summer, she said.

- Derrick Perkins