



Community Facilities

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COMMUNITY FACILITIES



The Plan recognizes that a successful urban community is one that strives to provide amenities and services for all its residents. New community facilities should be designed and constructed to meet the needs of the population today and tomorrow. Uses such as a school, child care center, recreation/community center, flexible exhibition and theatre/performance space, or library are potential community facilities.

A. Projected Demographics

Demographics give a snapshot of the size and character of the anticipated North Potomac Yard population. The projected number of residents will generate a demand for community and/or civic facilities, including public schools. It is expected young workers, and singles will comprise a substantial portion of North Potomac Yard's future population. Given the proposed affordable housing recommendations, persons with a range of incomes will be part of the community. Between 110 and 160 school-aged children are projected to reside in North Potomac Yard, weighted more heavily in favor of younger children of elementary school age.





The Station at Potomac Yard residential units amenity area above the Fire Station below.



*Potomac Yard Fire Station
2800 Main Line Boulevard*



*The Alexandria Police Headquarters
3600 Wheeler Ave*

B. Collocation, Flexibility, and Incentives

Community facilities should be collocated to ensure cost and operational efficiency, and for the added convenience for users. The term collocation refers to the vertical integration of multiple uses within the same building. The future community facilities should expand on the principle of the Potomac Yard Fire Station which combines a fire station and affordable housing. In order to ensure that the needs of Potomac Yard residents, workers, and visitors can be accommodated throughout the day, and into the future, the Plan recommends that community facilities be designed as flexible multi-purpose spaces and possibly as part of residential and/or office buildings. Multi-purpose spaces are differentiated from collocated uses in that multiple uses can use the same space. In order to encourage provision of these facilities, whether public or private, the Plan recommends that the floor area for community facilities not count against the maximum amount of permitted development. While the community facilities will not be deducted from the maximum permitted development, the Plan recommends that each use require the approval of a development special use permit (DSUP), excluding childcare facilities within existing buildings.

C. Community Facilities

Emergency Services

No additional fire or police services will be needed to serve the proposed development. The new police facility on Wheeler Avenue will adequately serve the proposed development. No new fire facility is needed as the area is located only a few blocks from The Potomac Yard Fire Station and the mutual aid fire service provided throughout the City.

Schools

The proposed development will potentially generate the need for additional school capacity. Based on 2017 student generation rates, between 60 and 90 elementary, 20 and 30 middle, and 25 and 40 high school students will be generated by the projected residential uses for North Potomac Yard. The remainder of Potomac Yard (including Landbays G, H, I, J, and L and Potomac Green) has generated a total of 84 students enrolled in ACPs during the 2016-2017 academic year. Of those students, 3 were enrolled in pre-k, 37 elementary, 22 middle, and 22 in high school.

If elementary school student generation rates continue to increase, the City will need additional capacity to support elementary school students. 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 (Figure 5.1). Since 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 such as open space and/or a comparable community facility/public building with potential co-located uses above. The remainder of the community facilities will be determined as part of the development review process.

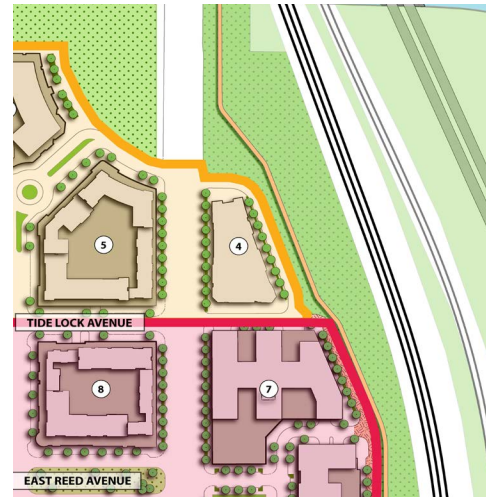


Figure 5.1: Block 4 - School Reservation Site



Block 4 - Urban School Co-location Yield Study



Urban School Precedent: Tenderloin Community School, Children's Center & Community Services Facility

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.



Other Potential Community Facilities

In addition to a potential school and childcare facilities, there are numerous other facilities that may be needed or desired as part of the development of North Potomac Yard. Some of the potential uses are listed below.

- **Community Arts, Exhibition and/or Performance Space.** This space could contain an art gallery and could be utilized for community gatherings as well as destination events such as festivals, concerts, and other arts performances, and would be particularly appropriate in the Metro Square Neighborhood.
- **Education Center.** A privately funded education center or learning facility could be provided, possibly with a focus on sustainability or green infrastructure. Sustainability is not only a key component of the Plan, but it could also serve, as other models such as the Living Classroom have shown, as another feature supporting Potomac Yard's multi-faceted program of community building.
- **Neighborhood Reading Room/Library.** A neighborhood reading room or library could be provided, and should be centrally located.





- Community Center. A space that can serve as a community function space. The facility could be linked to the school, which has often historically been the case for such facilities in urban communities.
- Recycling Center/Program. An important and significant component of the Sustainability Plan will be requirements and incentives for, and facilities to accommodate, a complete recycling program.
- Youth Center. Appropriate locations could be collocated with or near the school, parks or other educational settings and with easy access for all residents. Uses in this space could include after school, educational and social activities for young residents.

It is certain that not all these community facilities should be placed within North Potomac Yard, or even Potomac Yard. However, potential sites and buildings for locating these community facilities will need to be identified and where the facilities could be developed as part of the proposed residential and/or office buildings. If any, or a combination of all these uses were developed in the Plan area, they could assist in being a catalyst for redevelopment. The development of childcare and possibly a school in this area would also serve commercial office development, especially for employees with children. To integrate the facilities as part of the planning and development process, the Plan recommends the submission of a Comprehensive Community Facilities proposal, that is updated with each development.

Community Facilities Recommendations

School

- 5.1** Adequate provision shall be made to accommodate an urban school, collocated with a childcare facility and/or comparable uses. Block 4 shall be reserved for a possible urban school. If Block 4 is not needed for a school, the City may use the block for open space and/or a comparable community facility/public building with potential co-located units above or as approved by City Council.

Daycare/Childcare

- 5.2** Require the provision of daycare/childcare facilities as part of the community facilities, mixed-use, and/or office buildings. Daycare/childcare facilities shall be permitted through an administrative approval within existing buildings.

Collocation, Flexibility and Development Incentive

- 5.3** To the greatest extent feasible, community facilities shall be collocated, and be designed to provide for flexible use of interior spaces.

Zoning

- 5.4** Community facilities and/or public buildings may be included on or in any block and/or building and shall not be deducted from the maximum permitted development. These uses shall be defined as part of the rezoning for the Plan area.

Implementation

- 5.5** Provide a comprehensive Community Facilities proposal depicting the general size and locations of community facilities and/or public buildings proposed within North Potomac Yard, including but not limited to the school and daycare/childcare facilities recommended herein. This Proposal shall be submitted as part of the first DSUP and amended as necessary to accommodate future uses and programming.