

RESOLUTION NO. 482

WHEREAS, the Alexandria School Board has proposed and requested that the Alexandria City Council authorize and approve a consolidated 9th and 10th grade school on the Chinquapin Park site;

WHEREAS, operating budget considerations for this proposal are well demonstrated in the School Board's recommendations;

WHEREAS, Park and Recreation Commission has recommended that community recreational facilities be included as part of and constructed in conjunction with said consolidated school;

WHEREAS, the use of public parkland for the combined school and recreation facility should be undertaken only if there is no prudent and feasible alternative and that all possible steps are taken to minimize adverse effects upon park and open space land, and adjacent residential neighborhoods;

WHEREAS, the construction of the combined school-recreation facility at Chinquapin Park requires that the City Council adopt orderly and comprehensive plans for the future use of the existing facilities at Hammond and George Washington High Schools; and

WHEREAS, it is imperative and of overriding concern to the Alexandria City Council that such orderly and comprehensive planning include some active means of revenue production for as much of the existing sites as are not needed for continued recreational needs;

NOW, THEREFORE, BE IT RESOLVED that the Alexandria City Council approve in principle and indicate its intent to provide the funds, as recommended in the proposed FY 1977 budget, for the proposed Consolidated School and associated recreational facilities at Chinquapin Park, subject to all of the following resolves:

1. The City should not attempt to reuse the Hammond or G.W. buildings for City purposes.
2. Approval of the Chinquapin project is expressly contingent upon maintaining and staffing community-oriented recreational facilities on the George Washington playing fields and at Tulloch Memorial Gymnasium and shop building.
3. The remaining area at the George Washington site shall be used for:
 - a. Non-Alexandria public use or
 - b. Semi-public revenue producing use or
 - c. Private market sale single-family home development, in order to create a continuing source of revenue for the City.
4. Approval of the Chinquapin project is further expressly contingent upon the availability of playing fields, and tennis courts for the use of the citizens of the community at Hammond High School. The gymnasium at Hammond High School should be analyzed for possible reuse.

5. The remaining area at Hammond must be used for either:
 - a. A revenue-producing sale or lease program to a non-Alexandria public agency or
 - b. Low intensity development consistent with character of the surrounding neighborhood.
6. In consideration of the fact that existing recreational facilities will be maintained at George Washington and Hammond, and adhering to the economic considerations of the Chinquapin Center project, the City Council will later consider recommendations from the City Manager, in light of budgetary constraints, regarding the staffing level feasible for the Community Center. The maximum use of fee classes and other revenue producing activities should be considered as a means to reduce the costs of recreation programs at the Center.
7. It is the sense of the City Council that any recreation facilities, as planned and used for "community center" purposes be undertaken in recognition that some of these facilities would be substantially income-producing and possibly self-supporting.
8. With respect to the site and construction of the Chinquapin Center, it is the sense of the City Council, and it strongly so urges, that the proposed facility be sited in proximity to T. C. Williams High School so as to minimize disruption to the existing park and surrounding neighborhoods.
9. Parking facilities, as presented, are inadequate and must be augmented and, to this end, the City Council believes that a less active and intensive outdoor recreational program at the Chinquapin School site, with continual or increased usage of the park, as a park, will be required. The City should seek to reduce automobile impact by minimizing the amount of parking necessary on the Chinquapin site and continue to negotiate with the First Baptist Church for the use of their parking lot.
10. The City should take steps to avoid parking in residential neighborhoods that are contiguous to the site by students or persons using the recreation facilities.
11. The peripheral area of the park must be treated so as to allow for 35-50 feet of a non-active buffer between the school and the adjacent residential property.
12. The City should maintain as much of the stream valley and nature trail as possible.
13. The City should save as many specimen trees as possible.
14. An agreement between the City and the School Board as to joint usage and responsibilities should be drafted as soon as possible for the building and grounds.
15. Park and Recreation Commission should conduct a study of recreational needs for the City as a whole including the most efficient deployment of staff to meet those needs.
16. Concurrently the City staff should re-evaluate park and recreation maintenance procedures and staffing to attain the maximum efficiency.
17. The School Staff and the City Staff are requested to develop cooperatively a transportation plan that will take into account the scheduling and routing of buses for classes as well as for extra-curricular activities and for the parking for faculty, students and guests on-site as well as the parking impact off-site.

BE IT FURTHER RESOLVED that the foregoing principles shall govern all future consideration by the City Council, and all Departments of the City of Alexandria, and that the assistance and cooperation of the Alexandria School Board is most earnestly desired and requested;

AND BE IT FURTHER RESOLVED that this plan and supporting documentation incorporating the foregoing principles shall be submitted to the School Board, Planning Commission, Park and Recreation Commission, and all appropriate parties. These agencies should provide the necessary reviews as soon as possible, and return their reviews and the process review portion of the document attached as Appendage No. 1 to the City Council for its consideration. The City Council recognizes the perogatives and obligations of other City agencies with legal responsibilities to review this plan. City Council considers this its policy decision on the matter recognizing the right of future Councils to amend this resolution.

Adopted April 13, 1976.

/s/ Charles E. Beatley, Jr.
CHARLES E. BEATLEY, JR., MAYOR
On behalf of the City Council of
Alexandria, Virginia

ATTEST:

Helen Holleman Clerk

City of Alexandria, Virginia

BEVERLY BEIDLER
Member of Council



All-America City

April 13, 1976

The following must be done before any more money is approved for the Chinquapin Community School:

1. Long range school plan

- * The School Board, in consultation with parents, classroom teachers and students, must devise a 5 to 10 year plan for the use of school facilities.

2. Impact assessment

- * Hire independent experts to assess potential impacts, including
 - . number of students, faculty
 - . traffic and parking on and off the site
 - . noise
 - . water run-off
 - . changes in grade
 - . vegetation
 - . screening
 - . social effects
 - . shape and location of pond
 - . use of center site
 - . stream valley
 - . erosion
- * Identify impacts and recommend measures to avoid or minimize unwanted effects

3. Planning for 9/10 grade education

- * Appoint City-School-Recreation-Community Committee to:
 - . adopt process for planning facility
 - . identify guidelines to be followed
 - . determine size of facility
 - . recommend architect selection procedure
 - . recommend policies and procedures for construction and operation of facility
- * The Committee must represent, at a minimum:
 - . City Council
 - . City Staff
 - . School Board
 - . School administration
 - . Park and Recreation Commission
 - . Police-community relations staff
 - . Recreation Department
 - . Classroom teachers
 - . Students
 - . Parents
 - . Youth services staff



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-2-

4. The following problems must be solved before any more money is approved:

- * what are 5 and 10 year student population projections?
- * what are the full capital, operating and transportation costs over the life of the bonds?
- * can any economies in construction be achieved to reduce proposed cost without lowering quality?
- * can any economies in operation be achieved through use of solar energy or other alternatives?
- * how can the design of the school provide the most flexibility for changing uses as the population and educational programs change?
- * how can busing, biking and walking to school be maximized?
- * how can student and parent driving to school be minimized?
- * how can the surrounding neighborhood be protected from school/recreation parking?
- * how can the site be used to maximize park and open space, provide maximum residential buffers and minimize disturbance to the natural environment?
- * how can "small school" atmosphere and organization be maintained?
- * what provisions will be made for school security and discipline?
- * how will separation of 9/10 student body from 11/12 be maintained?
- * what will be done to provide full-range of extra-curricular and athletic activities for 9/10 students in so large a school?

5. Planning for recreation

- * Park and Recreation Commission should project recreation budgets for the next 5-10 years, with alternatives for degrees of decentralization
- * Commission should hold public hearings on proposal
- * Commission should recommend long range recreation plan based on its findings

6. School-Recreation cooperation

- * The School Board and Park and Recreation Commission should establish a joint task force to work out a long-range plan for joint use of school-recreation facilities

7. Site disposition

- * Council should adopt a process along the lines recommended by the City Manager to determine how to use sites not required for 9/10 grades.
- * A citizen committee should be involved in the planning at an early stage