

Proposal to Adjust Planning Blocks (PB) to Increase CBES Live-In Capacity, and Retain GMES Diversity of Walkers

*Submitted to ACPS School Board on January 9, 2017
in response to request for alternate proposals*

GMES/CBES Zoning in Option 9a Fails Approved Criteria

Transportation, Sensible and Fair Boundary Lines, Diversity

- PB72 (63 projected 2018-19 students) *are the ONLY ACPS students converted to bussers.*
- PB8 and PB14 include students under one (1) mile to Charles Barrett Elementary School (CBES) and are closer than PB72.
- Natural boundaries (e.g., Park Fairfax, city neighborhoods) are ignored, decrease walkability, and diminish diversity.
- Removal of PB72 eliminates population integral to the *rich* diversity of George Mason Elementary School (GMES) as it holds the most diversified housing. The only 'middle' for GMES.

Proposed Adjustment – Rezoning Solution

- PB72 remains at GMES as its ONLY walking distance, neighborhood school.
- PB8 streets under one mile move to CBES.
- Parts of PB14, currently bussed into GMES double the rate of PB72, convert to walkers to CBES while keeping the diversity of GMES and CBES intact.
- The number of PB72 students greater than one mile in distance to CBES are offset by students that can walk to CBES from PB8 and PB14, less than one mile to CBES.

Detailed zoning adjustment proposal are included in Appendix.

Proposal Addresses Redistricting Priorities

- Accomplishes increasing capacity at CBES, decreasing capacity at GMES and eliminates costs – less bussing into and out of GMES.
- Increases walkable students within ACPS, Elementary Students by over 100.
- Maintains a *richer* diversity of GMES by keeping PB72 , while retaining the core of PB14, Arlandria.

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Key Considerations

#1: Allowing Natural Boundaries of PB14 to Attend a Closer School will Not Change CBES Status.

- CBES would have to increase their FARM rate by more than double the current amount to be considered a Title 1 school within ACPS.
- This proposal will minimally impact CBES FARM percentage of students while adding a walkable, diversified community. (FARM considerations are not lawfully allowed within any redistricting decision making).

#2: Keeping PB72 in GMES Protects Diversity

- Current GMES population includes students from single-family homes, townhomes and condos in PB72 – a critical middle-ground component of GMES's diversity
- CBES already has a middle with townhomes and condos, including Parkfairfax. PB72 does not contribute to CBES's diversity.
- Majority of PB72 can only walk to GMES. Keeping PB72 at GMES maintains the integrity of the neighborhood, a richness otherwise not available.

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Key Considerations

#3: Keeping PB72 in GMES treats contiguous neighborhoods equally

- Redistricting Review Committee recently moved even side of Valley Dr. (from PB72) back into GMES.
- Parts of this street are less than one (1) mile to CBES whereas almost all of PB72 is greater than one (1) mile to CBES.
- PB72 must be included in walkable GMES neighborhood.

#4: This proposal treats PB72 equal to other ACPS households

- Option 9a means that the only ACPS students changing from walkers to busing are from PB72.
- This proposal gives equal weight to significant citizen concern from PB72, including those raised by other existing GMES PBs.
- Addressees GMES and CBES households similarly.

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Key Considerations

#5: Benefits of this proposal outweigh disadvantages

- Increases CBES live-in capacity by rezoning a larger group of walkers than new bussers (what PB72 would be provide).
- Increases walkable students by 100-200 students.
- Maintains desired GMES live-in numbers.
- Reduces need for 3-5 buses/routes.
- Increases (maintains) GMES school diversity unlike Option 9a.
- Saves Alexandria City tax dollars and ACPS budget.

Appendix:

Detailed Description of the Proposed PB72, PB8 & PB14 Zoning Adjustment Solution

Detailed PB Adjustment Solution

PB72 Changes

Plan:

- *Move PB72 students from CBES to GMES to keep PB72 as walkable neighborhood*
- *Substitute with students that are closer to CBES*

(All of PB72 are less than 1 mile to GMES yet the majority is over 1 mile to CBES.)

Benefit:

- Retain or Increase # of walkers: Enable more students to attend neighborhood schools
- Maintain/Boost GMES rich diversity: Continue to provide a middle ground PB72, as the integral glue to the single family households and bused-in PB14 population (as proposed by Option 9a).
- Minimize transportation impact and costs: Reduces new bussers, logistical planning costs and/or bus routes.
- Respond to citizen concern: Significant concern from Alexandria City residents about walkability, increased busing and chopping up contiguous neighborhood.

Detailed PB Adjustment Solution

PB8 Changes – Part I

Plan:

Change Beverley Drive (all less than 1 mile to CBES) to “live-in”, walkable CBES

- 1000s-1100s block (~27 Households)
 - Keeps Parkfairfax together
 - Closer to CBES than all PB72
- 700s-900s block (~36 Households)
 - Less than 1 mile to CBES
 - Closer to CBES than most of PB72
- 300s-600s block (~35 Households)
 - Less than 1 mile to CBES
 - Keeps street zoned together (Currently, 1 side of street zoned for CBES and other side zoned for GMES).

Benefit:

- Satisfy criteria to “consider proximity to the school”: Rezones streets closer to CBES than PB72 to increase CBES live-in #.
- Comply with criteria to “look for natural points to define boundaries”: Rezones small pocket of Parkfairfax to CBES.
- Boost transportation criteria: Avoids creation of new bus routes to crowd PB72 streets by leveraging existing Beverley bus routes to CBES (*if considered eligible for busing*).

Detailed PB Adjustment Solution

PB8 Changes – Part II

Plan:

Change part of Valley Drive to walkable “live-in” CBES

- 3100s block of Valley Dr (between Beverley Dr and Allison St) (~12 Households – 6 Household increase for CBES)
 - Remains walkable (less than 1 mile to CBES)
 - Keeps street zoned together (currently odd street numbers zoned to attend GMES and even street numbers zoned to attend CBES).

Benefit:

- Satisfy criteria to “consider proximity to the school”: Rezones streets closer to CBES than PB72 to increase CBES live-in #
- Comply with criteria to “look for natural points to define boundaries”: Rezones contiguous pockets of Parkfairfax to CBES
- Increase # of CBES walkers

Detailed PB Adjustment Solution

PB8 Changes – Part III

Plan:

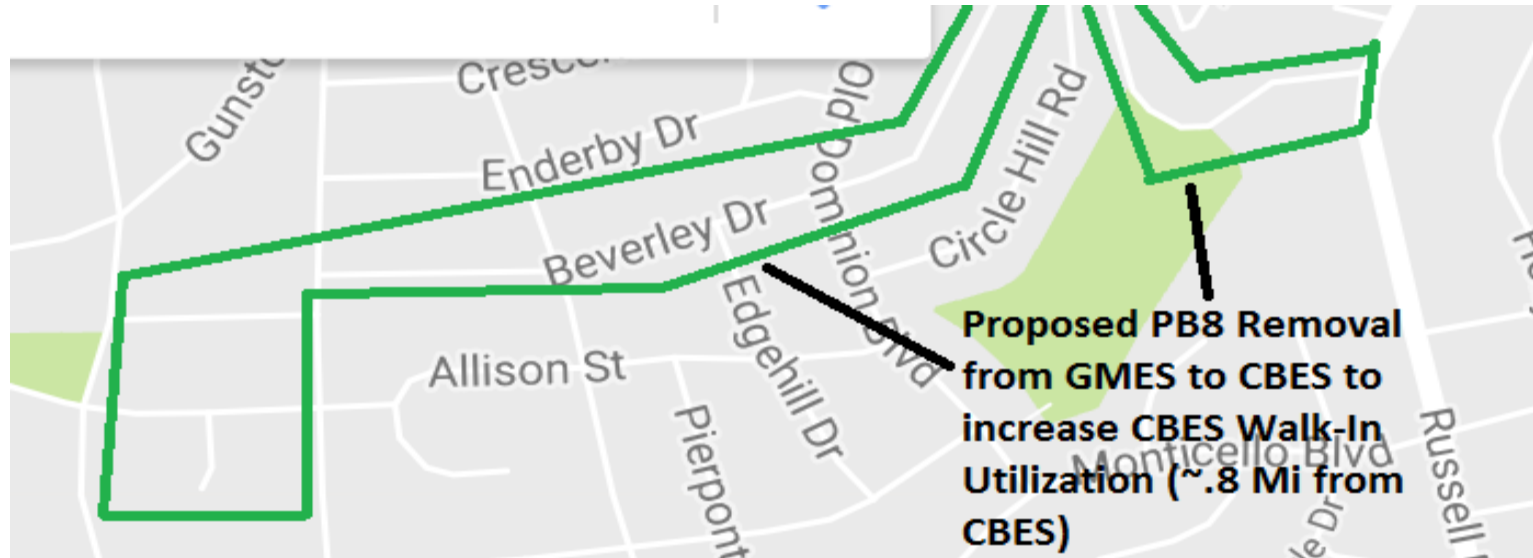
Change part of Allison St to “live-in” CBES

- 900s-1100s block (~26 Households)
 - Less than 1 mile to CBES
 - Keeps neighborhood together at CBES

Benefit:

- Satisfy criteria to “consider proximity to the school”:
Rezoned streets closer to CBES than PB72 to increase CBES live-in #.
- Potentially increase # of walkers.

Conceptual Map of Proposed PB8 Changes



Detailed PB Adjustment Solution

PB14 Changes

Plan:

1. *Preserve “Crescent” bussed to GMES*
2. *Move “sun chip” of townhomes east of Old Dominion Blvd to CBES (~18 Townhomes – about 20 students)*
 - Grouping of townhomes and apartments (3911, 3913, 3915, 3917, 3919, 3921, 3923, 3925, 3927, 3937, 3939, 3941, 3943, 3945, 3947, 3949, 3951, 3961 Old Dominion Blvd) incorporated into walkable CBES neighborhood at less than 1 mile to CBES.
3. *Move individual houses on Four Mile Rd and Notabene Dr to CBES (~10 Households)*
 - 628, 630, 632, 634, 363, 638 Four Mile Rd. & 626, 624, 622, 620 Notabene Dr.
 - Keeps homes together with neighboring homes on Four Mile Rd in CBES
 - Less than 1 mile to CBES (up to .7 miles)

Benefit:

- Satisfy criteria to “consider proximity to the school”: Allow more students to attend neighborhood schools and increase # of walkers
- Increase CBES “live-in” capacity while maintaining GMES diversity: Still maintains core group of PB14
- Promotes “sensible and fair boundary lines”: Identifying these townhomes and individual houses is consistent with previous approach to creating new PBs in this neighborhood.

Conceptual Map of Proposed PB14 Changes – Preserves “crescent” bused to GMES

