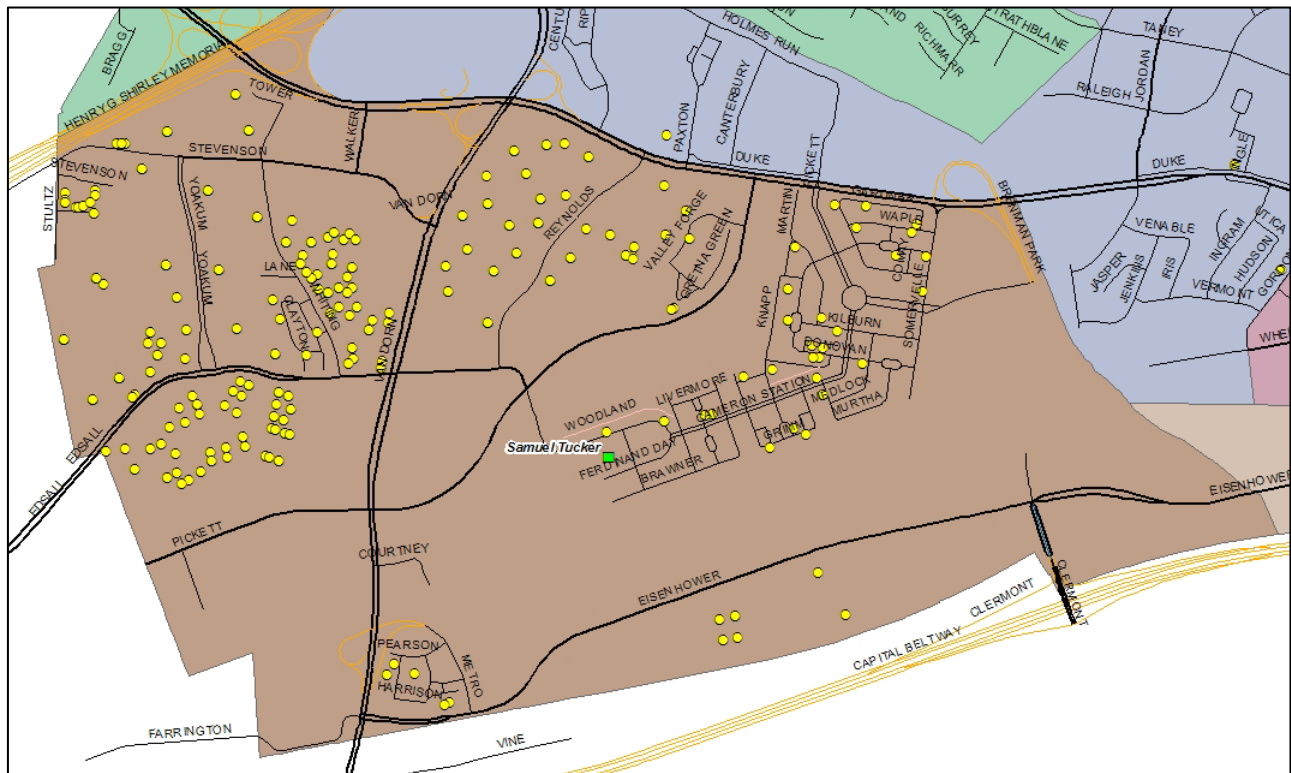


Samuel Tucker Elementary School

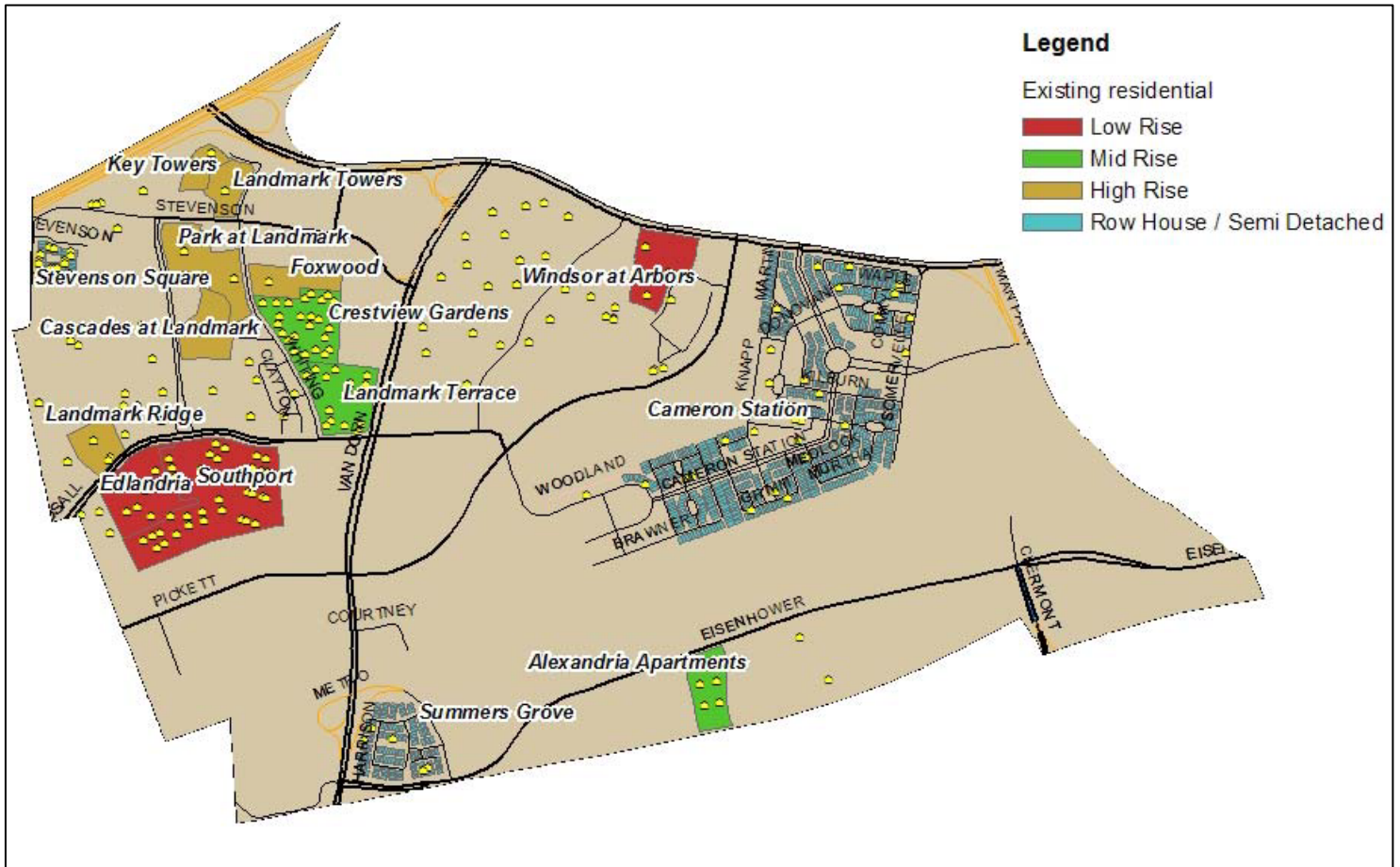
There is specific interest in the development of the Samuel Tucker Elementary School area. This area has and will continue to experience development of apartments and row housing. Samuel Tucker has an enrollment of 591 students. Currently, there are 656 K-5 students living within the Samuel Tucker Elementary attendance boundary. Seventy-six are students attending school elsewhere in ACPS which is illustrated in the table below.

School	Number of students
Charles Barrett	2
Cora Kelly	13
Douglas MacArthur	4
George Mason	1
James K. Polk	10
Jefferson-Houston	8
John Adams	12
Lyles-Crouch	1
Mount Vernon	3
Patrick Henry	13
William Ramsay	9
Total	76

Of the 656 students within the boundary, 580 are Samuel Tucker Elementary students with 11 living outside of the boundary. Below is a map showing the locations of Samuel Tucker Elementary students.



The map below depicts the existing properties and students attending Samuel Tucker Elementary school within the Samuel Tucker Elementary school attendance area.

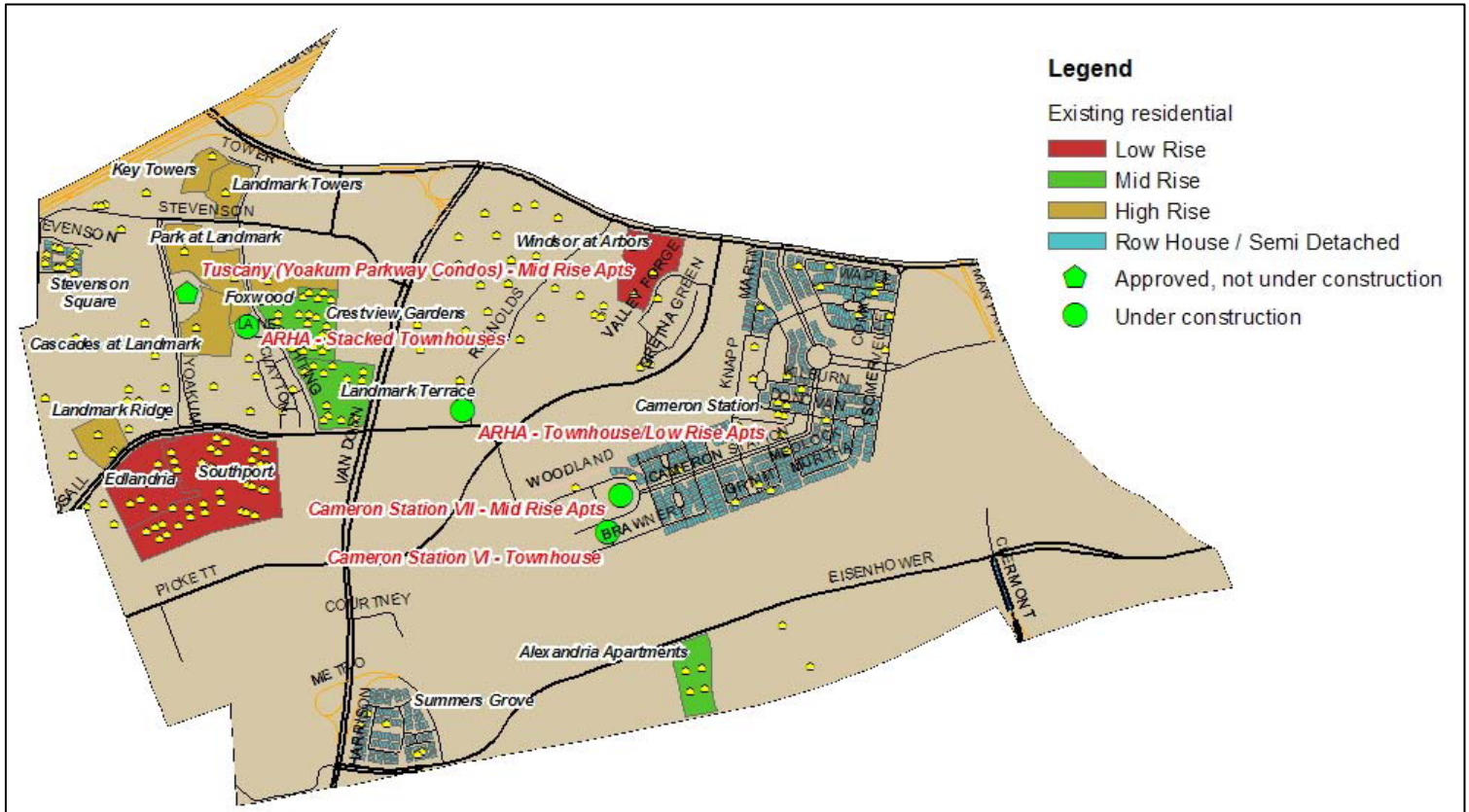




Currently, there are 4,303 units of low- to high-rise apartments and row housing. The table below lists the existing properties and their student yields by name. Typically, different housing types yield different numbers of students. As the table shows, each property and housing type have dissimilar yields.

Property Name	Property Type	Total Units	Number of K5 students	Yield	Property Type Average Yield
Alexandria Apartments	mid rise	226	9	0.0398	0.1539
Cameron Station	Row House	878	23	0.0262	0.1206
Cascades @ Landmark	high rise	277	7	0.0253	0.0447
Crestview Gardens	mid rise	290	90	0.3103	0.1539
Edlandria	low rise	233	9	0.0386	0.0748
Foxwood	high rise	228	1	0.0044	0.0447
Key Towers	high rise	140	4	0.0286	0.0447
Landmark Ridge	high rise	207	19	0.0918	0.1575
Landmark Terrace	mid rise	224	25	0.1116	0.1539
Landmark Towers	high rise	154	8	0.0519	0.0447
Park @ Landmark	high rise	394	26	0.0660	0.0447
Southport	low rise	421	73	0.1734	0.0748
Stevenson Square	Row House	40	18	0.4500	0.1692
Summers Grove	Row House	191	6	0.0314	0.1692
Windsor @ Arbors	low rise	400	5	0.0125	0.0748
Total		4303	323		

Student yields were averaged by each housing type. These averages were then applied to known future residential projects. Below is a map of existing and future locations of residential properties within Samuel Tucker Elementary attendance area. Future residential locations are labeled in red.

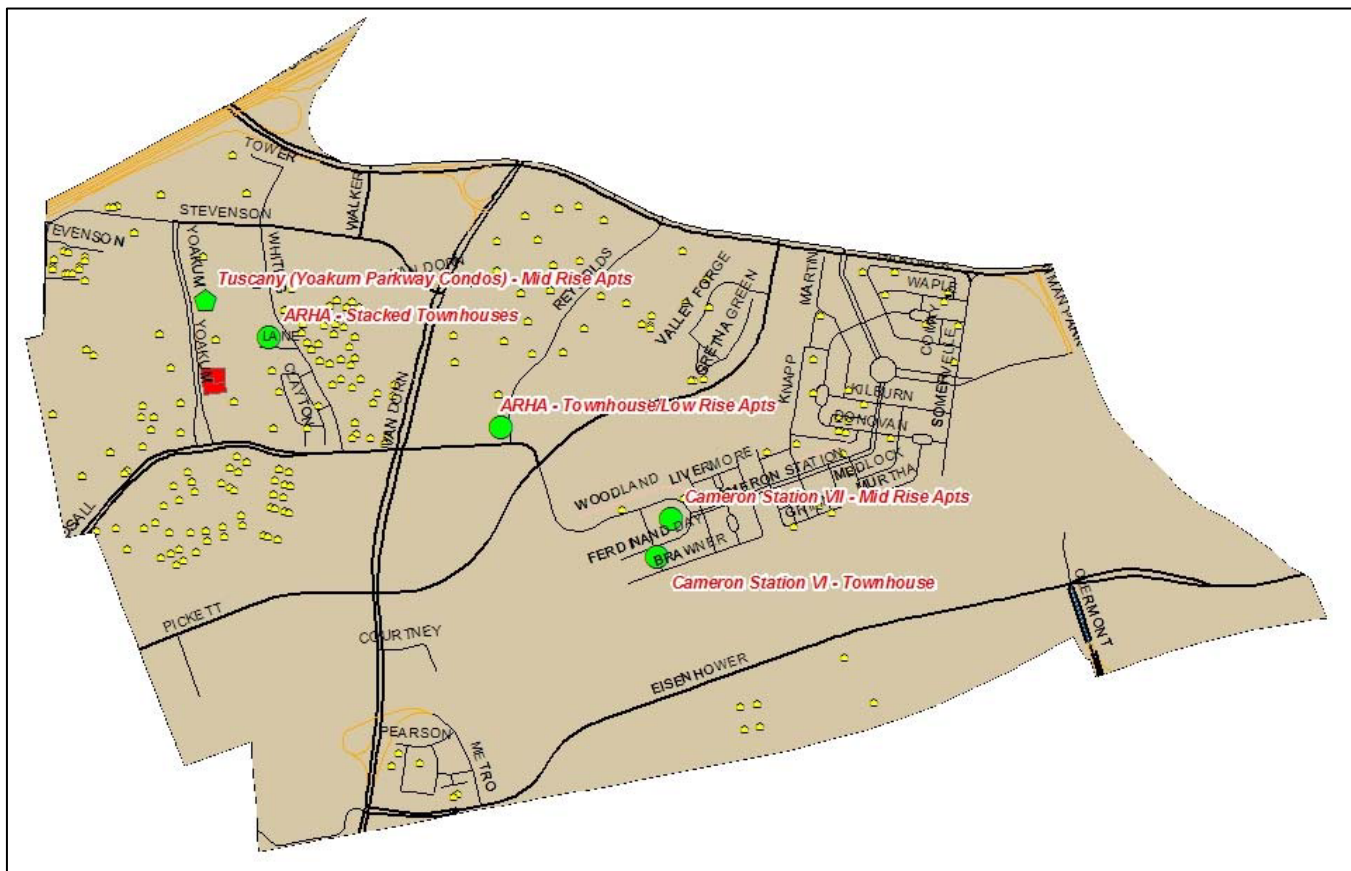


The table below shows the potential student yield from future residential development in the Samuel Tucker Elementary school area. For ARHA properties, a district-wide yield factor was used.

Property Name	Date of Completion	Property Type	Total Units	Yield	Potential # of K5 students
Cameron Station VI	2006	Row House	97	0.1206	12
Cameron Station VII	2007	mid rise	148	0.1539	23
Tuscany	2007	mid rise	104	0.1539	16
ARHA 325 S. Whiting St	2006	Stacked townhouse	24	0.9660	23
ARHA	2005	low rise	18	0.9660	17
Total			391		91

As the table on the previous page shows, a total of 91 students can be expected from future residential development. These numbers are based on known projects in the area. Should development patterns change, these figures would need to be revisited.

In a build-out analysis, vacant land is usually a factor in student potential. However, vacant land in the Samuel Tucker Elementary attendance area is not abundant. Vacant land in this area totals around 1 acre with no current plans for development. Therefore, available land will not be a factor in determining student potential at Samuel Tucker Elementary. Below is a map of the Samuel Tucker attendance area with vacant land shown in red.



Currently, there are 656 K-5 students living within the Samuel Tucker Elementary attendance boundary. Residential development in this area has a potential to yield an additional 91 students. Once these developments are completed and become inhabited, there is a potential for 747 K-5 students in the Samuel Tucker Elementary area.