

Jefferson-Houston School

Master Plan Amendment #2012-0008

Rezoning#2012-0008

DSUP #2012-0011

City Council

December 15, 2012



Requests for Approval

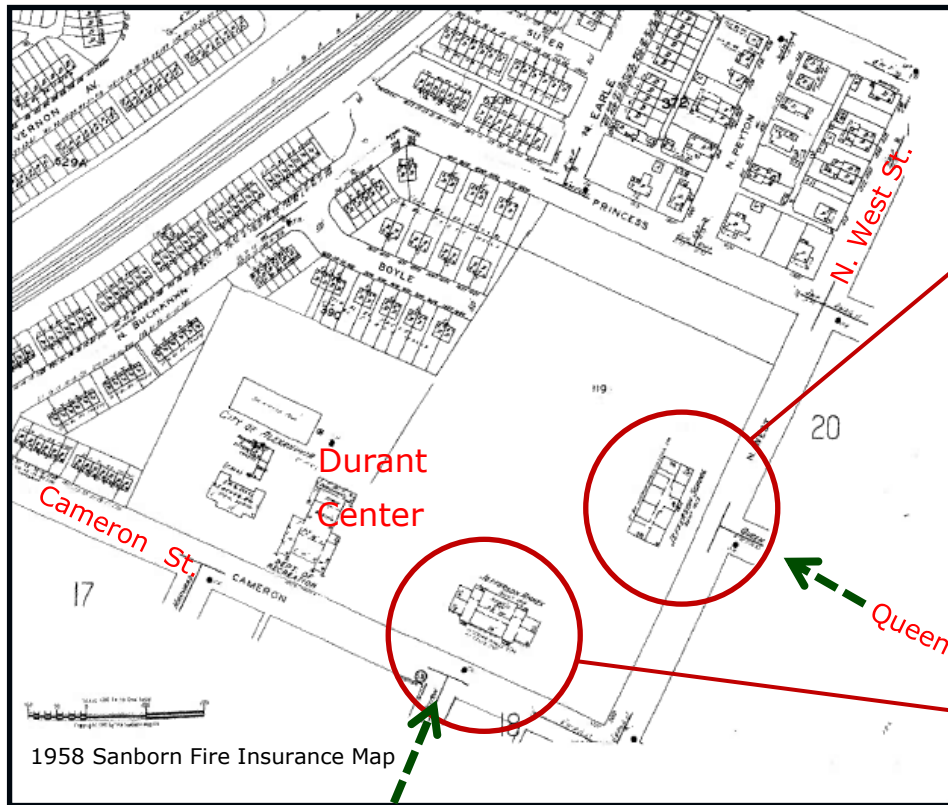
- Rezoning request to adjust the boundaries of the existing POS and RB zones in order to permit a new school;
- Master Plan Amendment to the Braddock Road Metro Station Small Area Plan Maps 10, 11, 13 & 14, and,
- Special Use Permit to increase the maximum permitted height of the school to 60 feet for a portion of the building.



Jefferson-Houston School



Historic Schools on the Site



Jefferson School, Constructed c. 1922



Jefferson Annex, former all White Alexandria High School

Alexandria High School (also known as Jefferson Annex) Constructed c. 1915

Collaboration of Groups & Interests

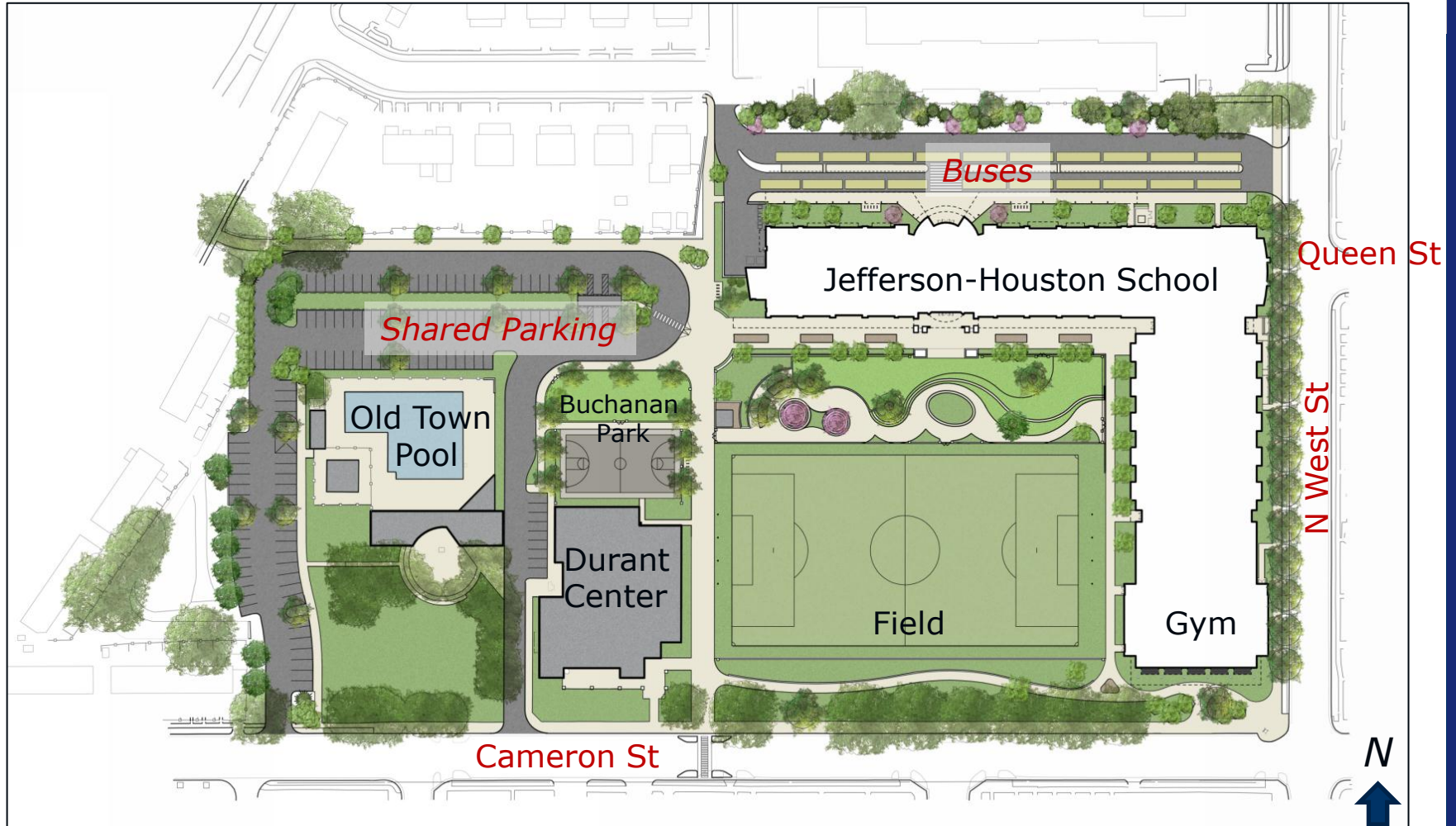
- Community (students, parents, neighbors, teachers)
- ACPS
- Steering Committee (ACPS, City, PTA, Neighbors)
- City Staff
- Park & Recreation Commission
- Youth Sports Advisory Board
- Parker-Gray Board of Architectural Review



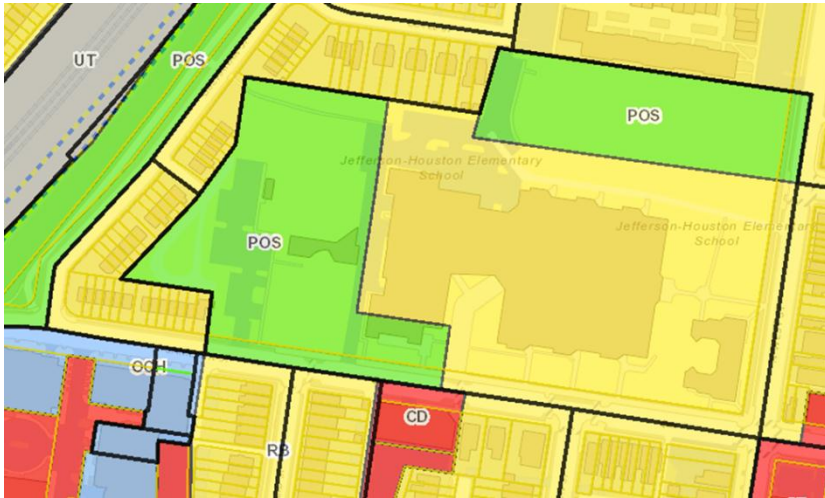
Project Description



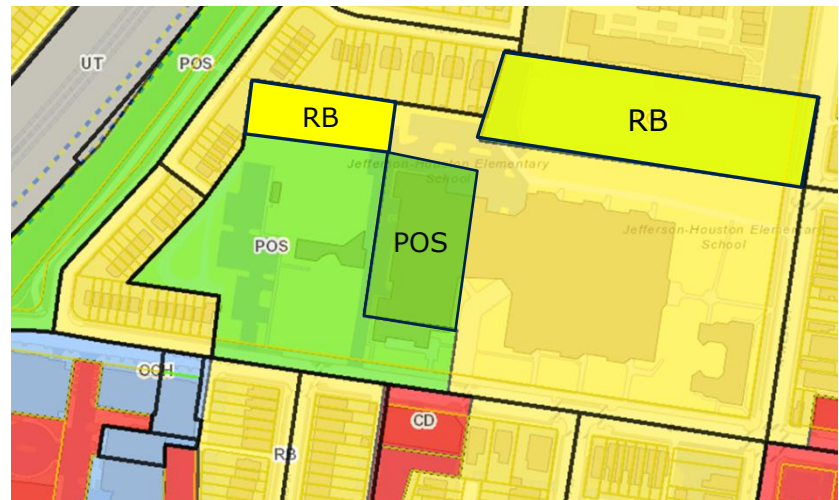
Proposed Site Plan



Rezoning Request



Current Zoning

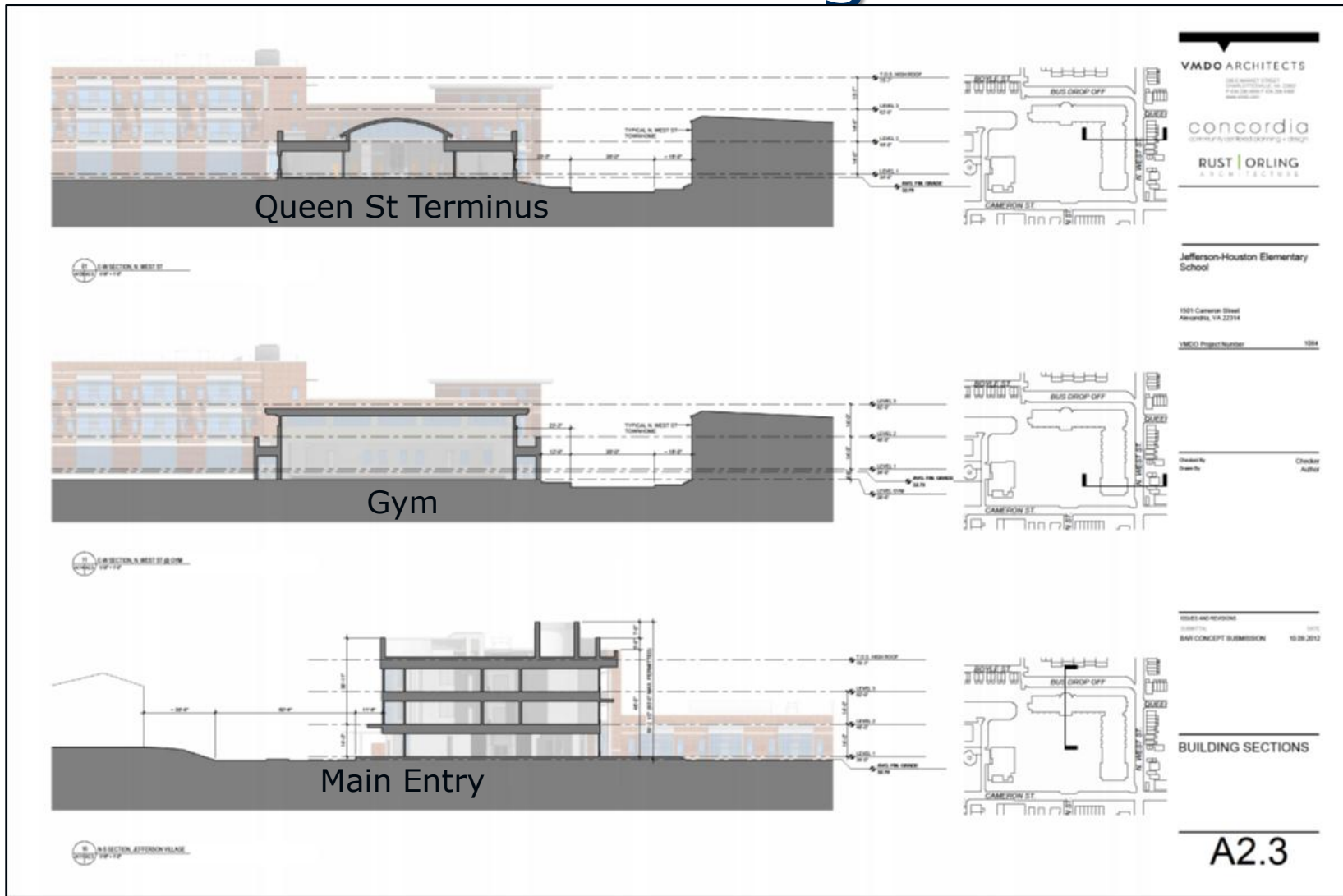


Updated Zoning

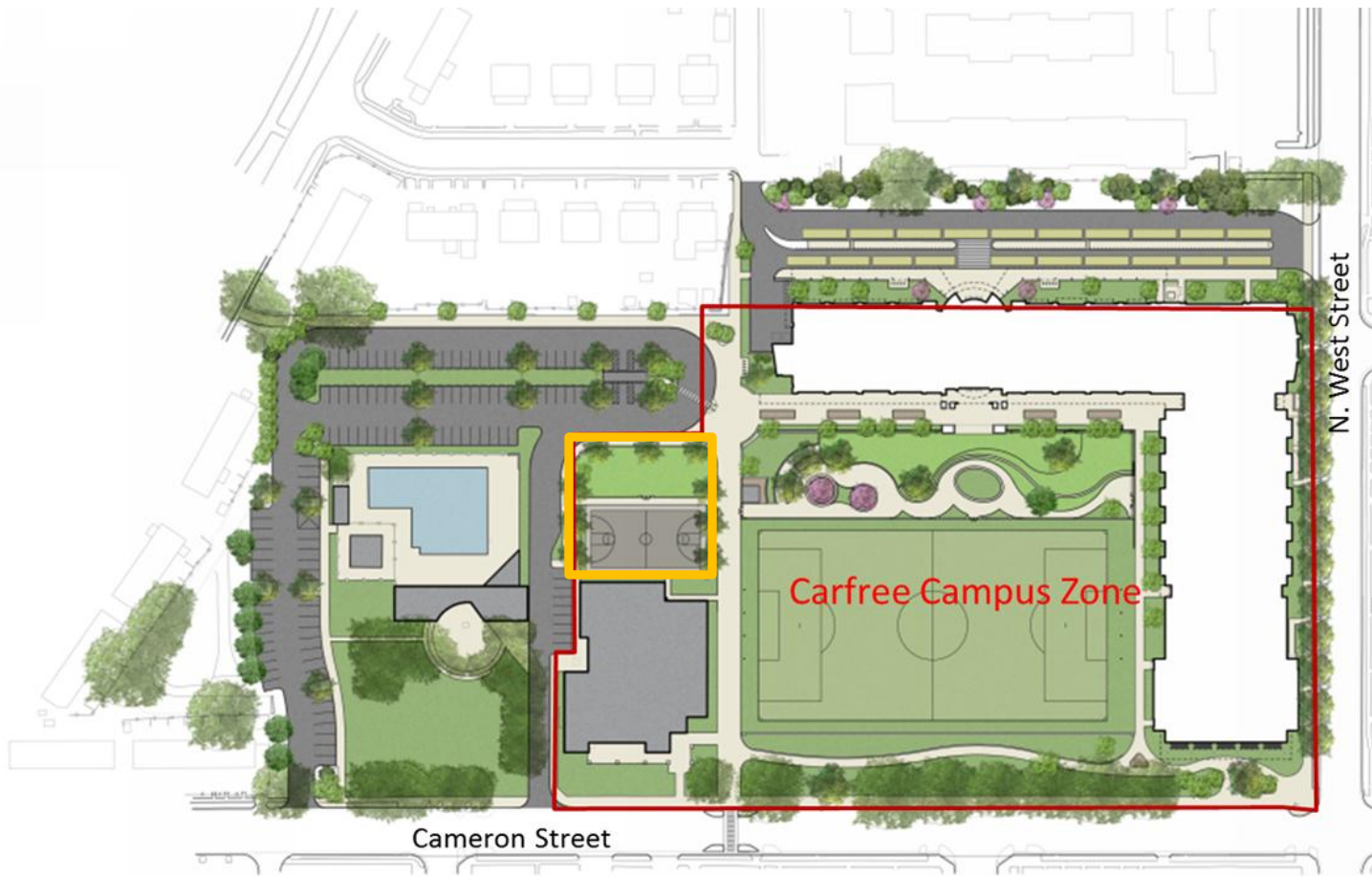
Building Design, Height & Context



West Street Building Sections



Pedestrian & Streetscape Improvements



Building & Site Security

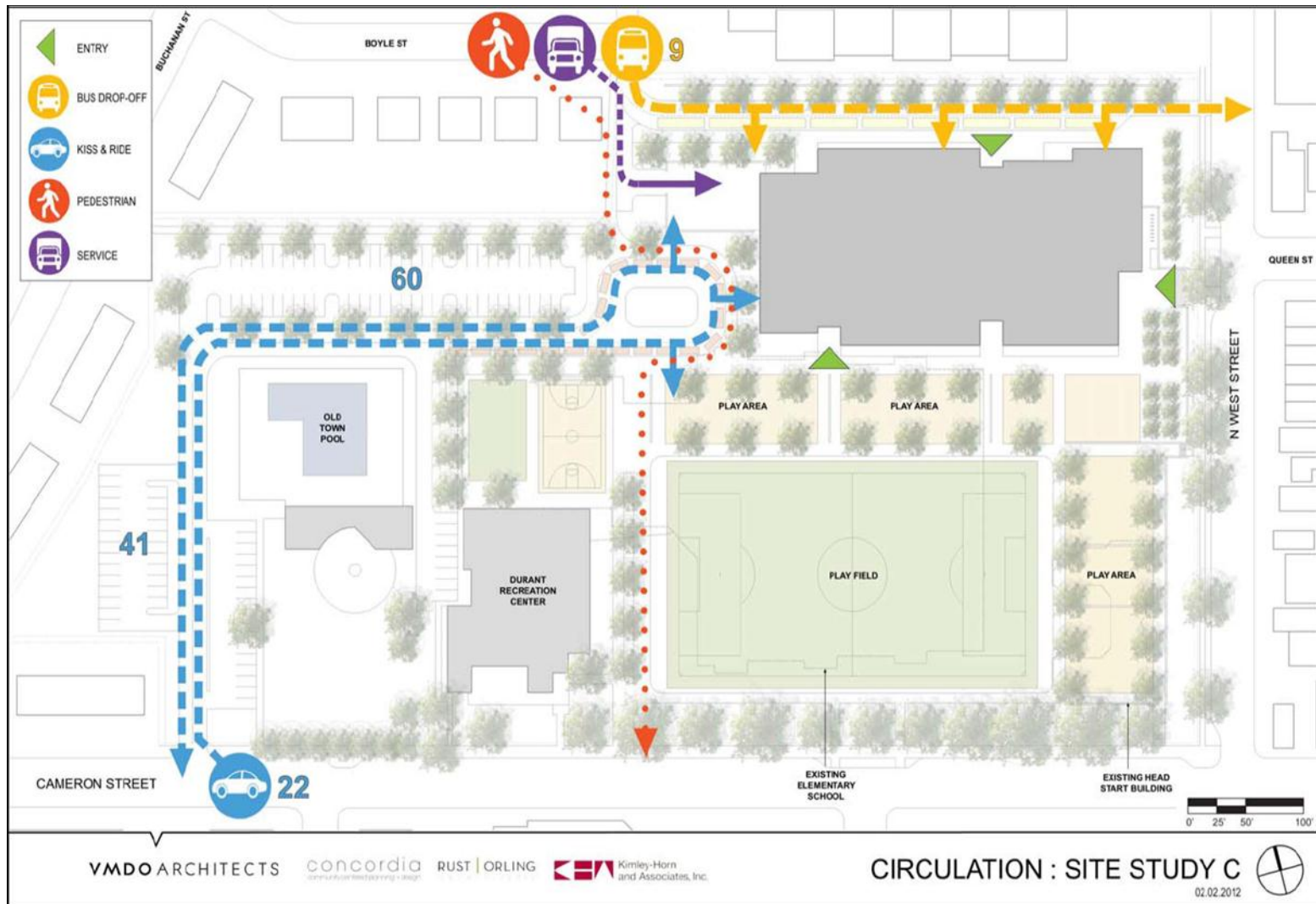
- Increased level of site security through new and expanded security monitoring equipment
- Alexandria Police have been consulted throughout the design process
- Community concerns about relocation of the Buchanan Park have been reviewed with Alexandria Police



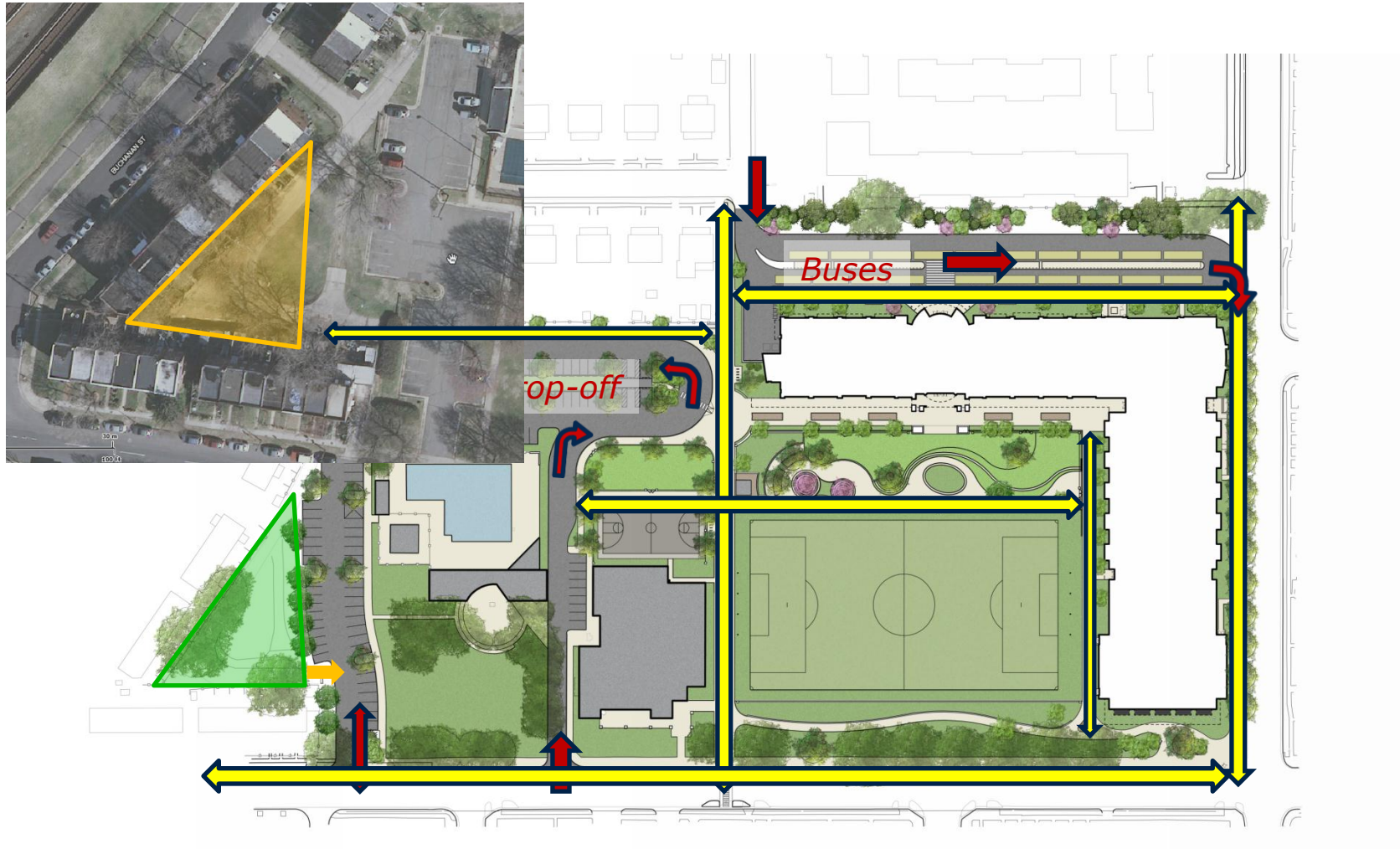
Buchanan Park Security



Preliminary Circulation Patterns



Parking & Site Circulation



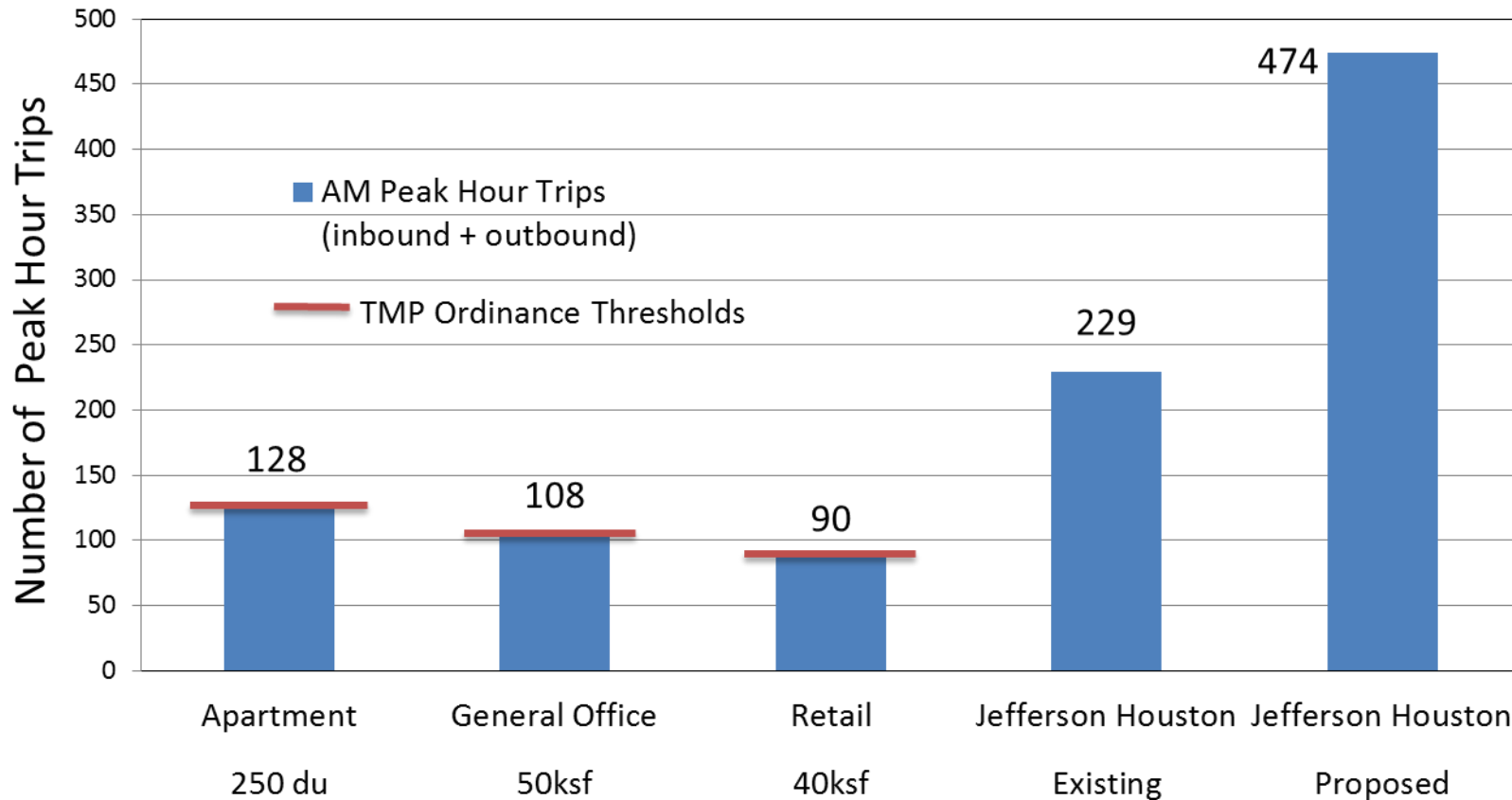
Parking

- Parking Study conducted in Spring 2012 to determine existing parking demand
 - The existing parking demand was used as the basis for projecting future demand
- 128 Existing Parking Spaces
- 130 Proposed Parking Spaces
- Parking Study projected parking demand of 134 spaces without a TMP
 - Projected demand of 129 spaces with a TMP



Why a TMP?

AM Peak Hour Trips



Transportation Management Plan

- \$20,000 one-time deposit
- More staff attention, less spending money
 - Dedicated on-site TMP Coordinator
 - Organize “walking school buses,” “biking trains” and carpools
 - Educate parents and students
 - Promote incentives and transit benefit program
- Reporting and surveying requirements



Construction and Phasing

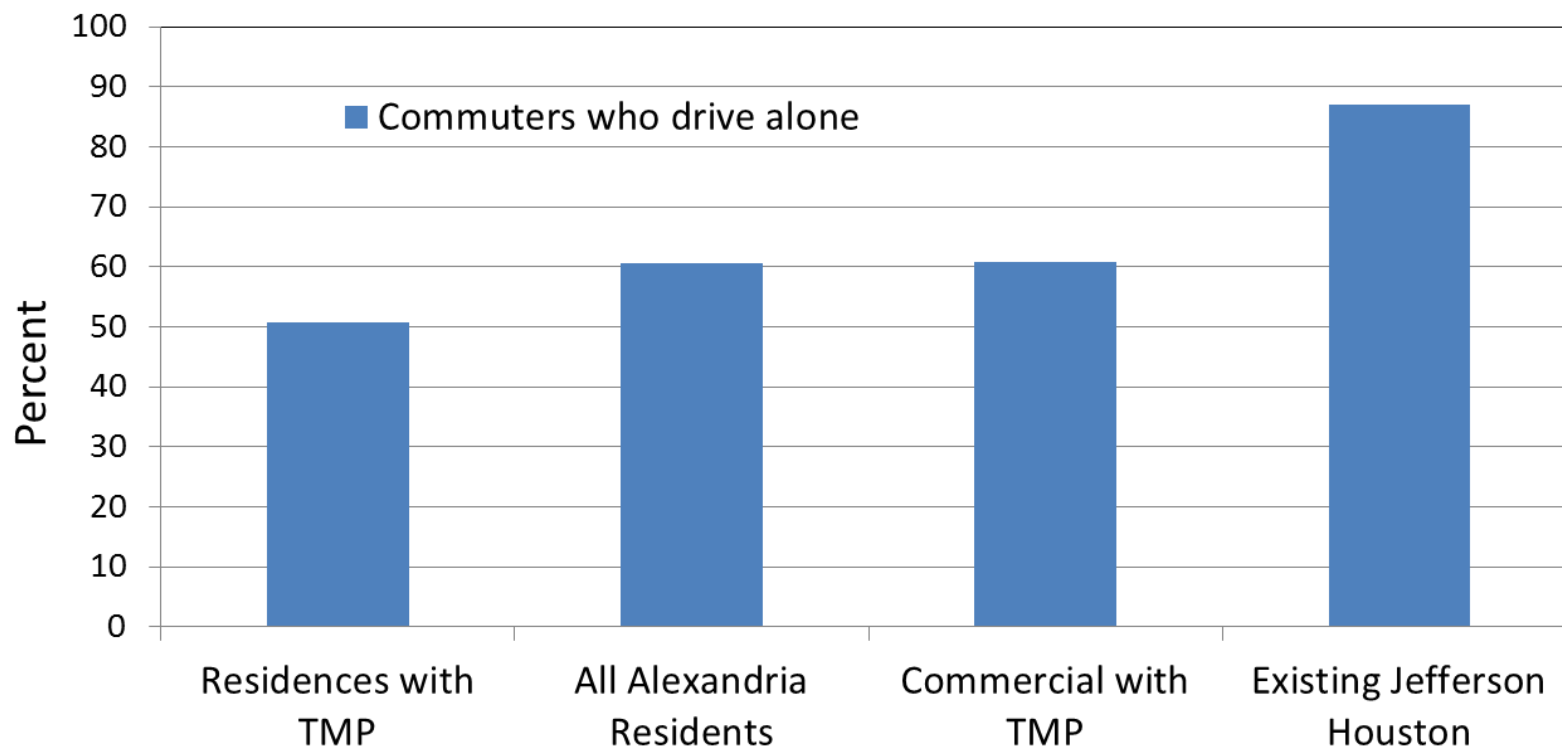
- Goal to open for the 2014-15 academic year
- Construction anticipated in two phases:
 - 1) New school, bus loop and associated pedestrian improvements required to provide access to the new building
 - 2) Demolition of the existing school, construction of the turf playing field and final landscaping and site restoration
- Ongoing coordination with the neighborhood and school community



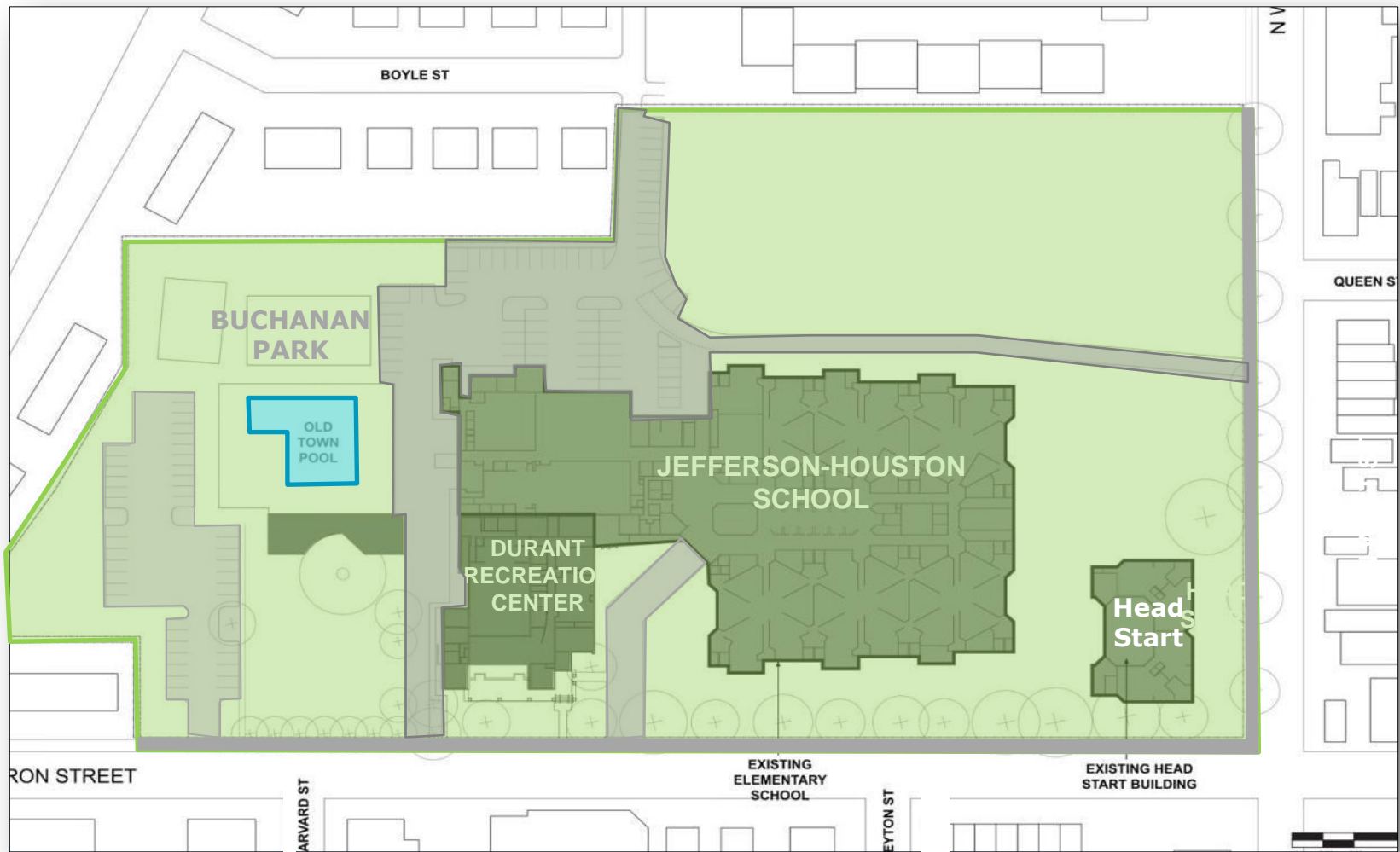
Jefferson-Houston School



Commuting Characteristics



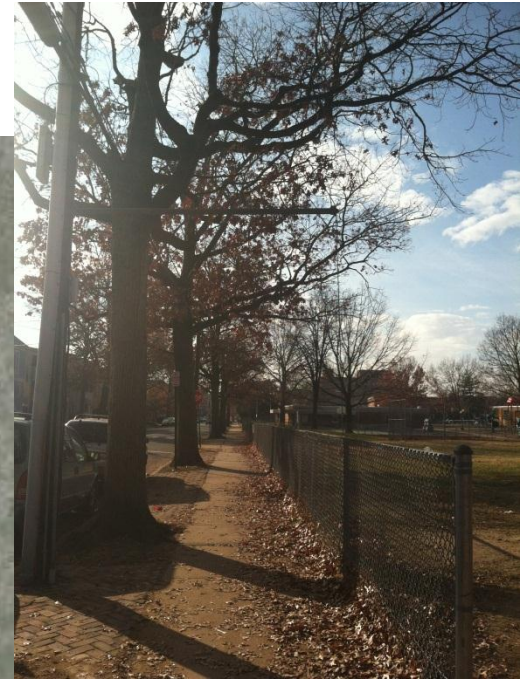
Existing Site Plan



Architectural Vista Points



N. West St Streetscape



Undergrounding power lines

