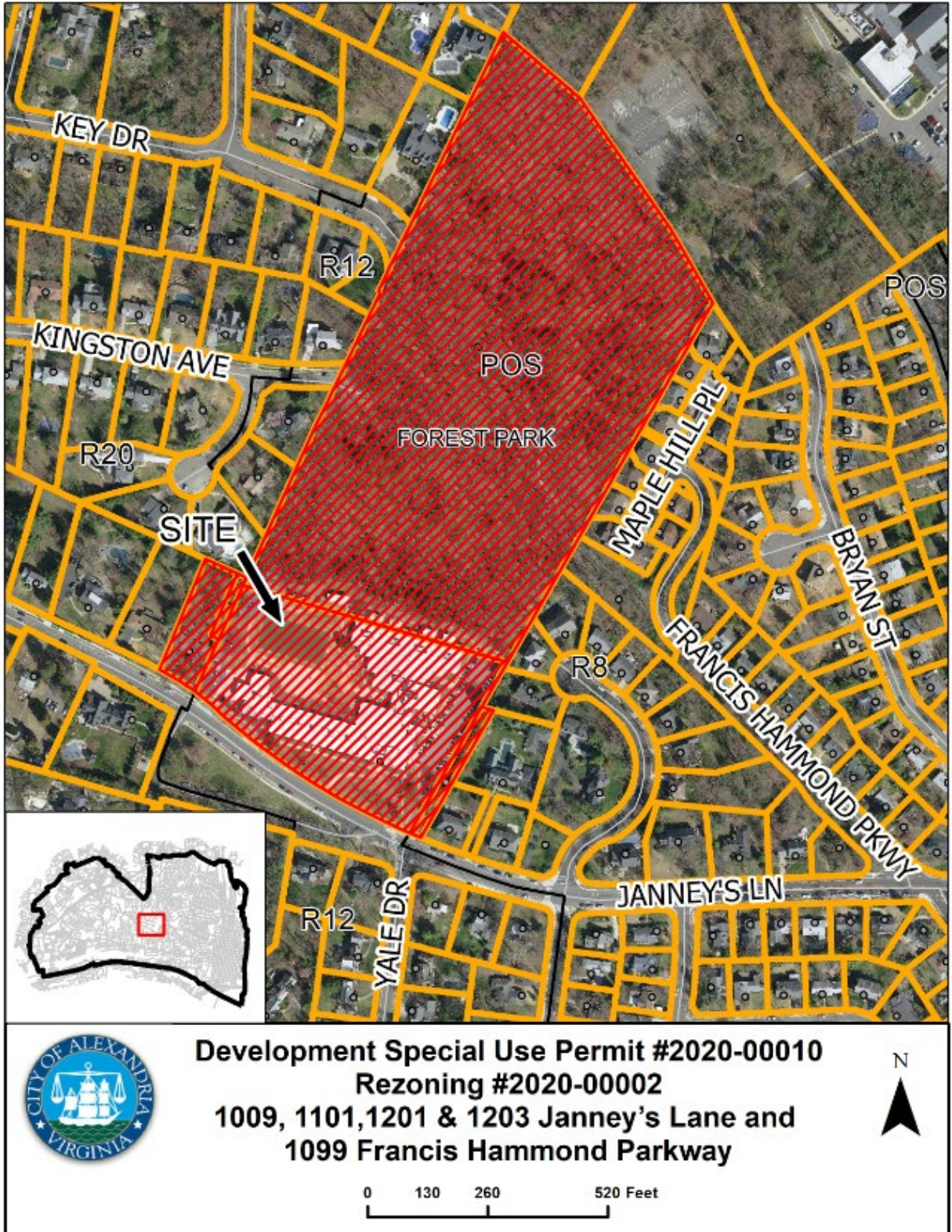


DOCKET ITEM #10
Rezoning #2020-00002
Development Special Use Permit #2020-00010
1101 Janney's Lane – Douglas MacArthur School

Application	General Data	
Project Name: Douglas MacArthur Elementary School	PC Hearing:	September 1, 2020
	CC Hearing:	September 12, 2020
	If approved, DSUP Expiration:	March 12, 2024
	Plan Acreage:	5.29 acres
Location: 1009, 1101, 1201 and 1203 Janney's Lane (school site) 1099 Francis Hammond Parkway (Forest Park)	Current Zones:	R-8, R-20 Single-Family Residential and POS Public Open Space
	Proposed Uses:	Public School and Recreation Facilities
	Gross Floor Area:	163,435 square feet
Applicant: Alexandria City Public Schools (ACPS) and City of Alexandria	Small Area Plan:	Taylor Run / Duke Street
	Historic District:	n/a
	Green Building:	LEED Gold / Net Zero Ready

Purpose of Application
Consideration of a request to replace the existing Douglas MacArthur School with a new school building, below grade parking and recreational amenities.
Amendments, Special Use Permits and Modifications Requested:
<ul style="list-style-type: none"> a. Amendments to the official zoning map to change the all parcels associated with the school site from R-20 and POS to R-8 and rezone a portion of Forest Park from R-8 to POS; b. DSP (Development Site Plan) for Public School Building; c. SUP (Special Use Permit) for Indoor and Outdoor Recreational Facilities and Community Center; d. SUP for an increase in Floor Area Ratio from 0.6 to 0.71 and a height increase from 40 to 46 feet*; e. SUP to exceed the maximum required parking; f. Modifications to the rear yard setback from 45 feet to 0 feet and front setback from 30 feet to 25.6 feet; g. Subdivision for lot consolidation. <p>*Based on Text Amendment TA#2019-00007</p>

Staff Recommendation: APPROVAL WITH CONDITIONS
Staff Reviewers: Robert Kerns AICP, Division Chief, Planning & Zoning, robert.kerns@alexandriava.gov Dirk H. Geratz, Principal Planner, Planning & Zoning, dirk.geratz@alexandriava.gov Abigail Harwell, Urban Planner, Planning & Zoning, abigail.harwell@alexandriava.gov Katherine Carraway, Planning & Zoning, Katherine.carraway@alexandriava.gov Jack Browand, Division Chief, RP&CA, jack.browand@alexandriava.gov



I. SUMMARY

Recommendation

Staff recommends approval of the request for a map amendment (rezoning), a development special use permit with site plan, modifications and associated Special Use Permits, to construct a 163,435 gross square foot Pre-Kindergarten through 5th grade public school and City recreation facilities on the site of the existing Douglas MacArthur Elementary School. The proposal provides a range of public benefits for the City and surrounding community including:

- ✓ A new LEED Gold public school facility with increased student capacity and modern amenities on the site of a smaller, aging school facility;
- ✓ New outdoor recreation amenities for community and school use;
- ✓ improved pedestrian and bicycle facilities;
- ✓ Dedicated community room for public use;
- ✓ New and enhanced streetscape along Janey's Lane to include wider sidewalks and landscaping;
- ✓ Enhanced trail connections to Forest Park; and,
- ✓ New indoor City recreation facilities.

General Project Description & Summary of Requests

Alexandria City Public Schools (ACPS) and the City are proposing to replace the existing 62,360 square foot MacArthur School with a new school building. The existing school serves Pre-Kindergarten through 5th grade and has an approximate capacity of 558 students. The proposed new school will serve grades Pre-K through 5th and have a capacity of approximately 850 students. The new school will include some space to continue the existing recreation programs that currently place within the school building.

Construction of the new school will require the following land use approvals:

- ✓ Rezoning of the property to single residential zone for the school site;
- ✓ Development Special Use Permit with Site Plan for a new school;
- ✓ Special Use Permit for indoor and outdoor recreational facility and a community center in the R-8 zone, per section 3-303(C) of the Zoning Ordinance;
- ✓ Special Use Permit for additional FAR and height for a school building per section 7-2100 of the Zoning Ordinance;
- ✓ Special Use Permit to exceed the number of required parking spaces in R-8 zone, per section 3-303(E);
- ✓ Modification to reduce the required rear setback from 46 feet to 1 foot and front yard setback from 30 feet to 25.6 feet; and
- ✓ A lot consolidation of four lots.

II. BACKGROUND

A. Site Context

The Douglas MacArthur School is located at 1101 Janney's Lane in the Taylor Run/Duke Street Small Area Plan neighborhood. The school site is in a predominantly single-family neighborhood with homes located to the west, east, and south of the site. Abutting the site to the north is the nearly 16-acre Forest Park, a City park managed by the City's Department of Recreation, Parks and Cultural Resources (RP&CA). The site of the new school consists of four separate properties. The current school building sits on the largest site consisting of four parcels, with a 20-foot wide site to the east and a similarly sized side on the west side. The fourth parcel is a residential single-family property located west of the school site and was purchased by the for the school expansion in 2019. The four parcels total 230,461 square feet or 5.29 acres.

The site is currently occupied by a one-story, 61,742 square-foot school building built in 1943. The school was to accommodate the children of Naval Torpedo Plant employees who lived in the nearby Chinquapin Village War Housing development. Several renovations and expansions to the school have occurred since its construction, including a cafeteria addition, creation of a media center, and facility updates to satisfy ADA requirements. The site also includes playground areas, a natural turf field and 59-space surface parking lot. A separate bus pick-up and drop off lane is in front of the school, parallel to Janney's Lane. The rear of the school currently encroaches into Forest Park on the north end of the site. This encroachment will be eliminated with the approval of the new site plan.

The current school was built for a capacity of 558 students and currently is over capacity with about 650 students enrolled from Pre-Kindergarten to 5th grade. The school building also includes facilities jointly used by ACPS and the RP&CA. These facilities are used during after-school hours and include an expanded portion of the gymnasium (from elementary to middle school size), dedicated RP&CA storage (inside & outside), dedicated administrative space and two outdoor restrooms. The total size for these elements is approximately 3,500 square-feet.

B. Procedural Background

Planning for a new school at Douglas MacArthur dates back more than five years. Douglas MacArthur was identified as one of the elementary schools with the most challenges from a capacity, building condition and learning environment perspective in ACPS's Long Range Educational Facilities Plan, adopted by the School Board and supported by City Council in 2015. Douglas MacArthur has been at a 120% utilization rate for multiple years in a row, with 8 classrooms and multiple small instruction spaces without windows. Douglas MacArthur has been prioritized as the first elementary school to be modernized after Patrick Henry since the adoption of the LREFP. Due to lack of funding and interim solution for the school during construction, this project has been deferred in ACPS's ten-year CIP until last year when the School Board engaged the public and voted to maintain the old Patrick Henry school for a limited amount of time to use as swing space for Douglas MacArthur. The full project budget of \$69.6M was requested and approved in the FY 2021 CIP.

Detailed Project Description

ACPS and the City are proposing to construct a new school on the site with additional space for use by the City’s RP&CA. The old school will be demolished and replaced with an entirely new building. MacArthur students will occupy the old Patrick Henry School during the two-year period of construction.

The new school is designed for a capacity of 850 students in grades Pre-K through 5th grade and will be approximately 163,435 gross square feet in size. The school will include a cafeteria, media center, gymnasium and art classrooms. The City’s RP&CA will continue to provide activities at the school with over 3,000 square feet of dedicated space. Most of the parking will be provided in a below grade parking garage for faculty and staff, with a small 5-space surface lot for short-term parking.

Other site improvements include a new synthetic turf field, a hard surface flex court, three new playgrounds, and landscaped natural open space. Several walking paths and sidewalks provide on-site loops for walking as well as two pedestrian walkways that provide public access to Forest Park. These recreational amenities will be available for use by RP&CA and the public outside of school hours.

III. ZONING

Table 1: Zoning Information

Property Addresses:	1009, 1101, 1201 & 1203 Janney’s Lane		
Total Site Area:	230,461 square feet (5.29 acres)		
Current Zones:	R-8 / single-family residential, R-20 / single-family residential, and POS / public open space		
Proposed Zones:	R-8 / single-family residential and POS / public open space for a portion of Forest Park		
Current Use:	Public School and Indoor / Outdoor Recreational Facilities		
Proposed Use:	Public School and Indoor / Outdoor Recreational Facilities		
	Existing	Permitted / Required	Proposed w/SUP
FAR	0.27	0.35	0.71* *with a SUP
Setbacks			
Front	26.5feet	30 feet	25.6 feet*
West Side	172.8 feet	46 feet*	80.2 feet
East Side	81.6 feet	46 feet*	191.1 feet
Rear	0 feet	46 feet*	1 foot*
		*1:1 setback ratio (min 25 feet)	*subject to modification

Parking	59 spaces	School: 34(1 per 25 seats) Nursery: 8 (2 per classroom) <u>Community use: 15 (1 per 200 sf)</u> Total Required: 57 spaces	116 spaces
Loading space(s)	1 loading space	n/a	1 loading space
Open Space	30.4% of site 1.61 acres	n/a	44.22% of site 2.43 acres
Height	17.32 feet	40 feet for public schools	46 feet* *increase via SUP

IV. STAFF ANALYSIS

A. Rezoning (Map Amendment)

The purpose of the rezoning is to consolidate a patchwork of zones into a single zone, on a single lot. The rezoning includes three of the four lots that make up the school site as well as a portion of Forest Park. The largest lot (main school lot) is currently zoned mostly R-8 and partially POS and the sliver lot on the east end is zoned R-8 and is not subject to a rezoning. The recently purchased single-family lot and the adjoining west sliver lot are zoned R-20 and are requesting rezoning to R-8 to be consistent with the school site. The final lot subject to rezoning is a portion of Forest Park which is being rezoned from R-8 back to POS to match the existing zoning of the park.

In March of 2015, ACPS received approval of a rezoning that was the result of a Special Use Permit to place mobile classrooms on the school site to address the need for more space. At the time the school building extended beyond the school property into Forest Park. The mobile classrooms planned to be located adjacent to this part of the school and within Forest Park. The approach taken at that time was to re-subdivide the property so the portion of the school extending into the park and the mobile classroom would become part of the school lot, transferring 20,681 feet from the “park lot” to the “main school lot”, with a rezoning of that transfer area from POS to R-8. The subdivision also transferred an equivalent 20,681 square feet of open play area on the “school lot” to the “park lot,” rezoning that transfer area from R-8 to POS to ensure that there would be no net loss of park land to City residents. The associated SUP for the mobile classroom and the subdivision have both since expired. However, the rezoning was adopted and needs to be corrected as part of the current request. Essentially, the proposed rezoning reverses this transfer and further includes the addition two lots west of the school site (see attached graphics #1 and #2 depicting before and after the rezoning).

Table 2. Lots (or portions) Proposed for Rezoning

Parcel	Parcel Tax ID #	Square footage rezoned	Rezone change
Main School Lot Portion	051.02-03-16	20,681 sf	From POS to R-8
Single-family Residential Lot	051.02-03-09	21,864 sf	R-20 to R-8
West Sliver Lot	051.02-03-10	3,269 sf	R-20 to R-8
Portion of Forest Park	051.02-03-15	20,681 sf	R-8 to POS
East Sliver Lot	051.02-09-01	7,853 sf	Not subject to rezoning

As the proposed rezoning requests are to revert park land back to POS zoning and combine the size properties to one consistent zoning district, Staff supports the proposed rezoning.

B. Lot Consolidation (Subdivision)

As part of the approval of the DSUP for the new school, a lot consolidation will take place to combine the four lots that make up the school site into a single lot. A preliminary subdivision plat has been included as part of the approval of this DSUP application. The purpose of the plat is to consolidate the four separate lots of record that make up the school site. The property boundaries of the new lot will align with the boundaries of the R-8 zoning boundaries discussed in the section above.

C. Conformity with the Small Area Plan and other City Plans

Taylor Run/Duke Street Small Area Plan (1992):

The subject properties are within the Taylor Run/Duke Street Small Area Plan chapter of the Master Plan. The predominant land uses recommended for this small area plan (SAP) consist of residential, institutional, and “parks, public schools and open space.” The SAP encourages the preservation and protection of the character and scale of the existing residential area. The proposed new facility has been designed with a tapered massing that goes from 1 story facing Janney’s Lane to three stories facing Forest Park. The school is proposed to be centered in the lot to provide buffering from the single-family homes to the west and east of the site. This tapered approach was specifically used to ensure compatibility of mass and scale with the existing residential buildings around the school property.

Long Range Educational Facilities Plan (2015, amended 2018):

The project is consistent with the Long Range Educational Facilities Plan (LREFP), which is not a chapter of the City’s Master Plan. However, it is the result of a citywide planning process and was approved by the School Board and endorsed by City Council. The LREFP recommends “renovating and/or replacing Douglas MacArthur Elementary School to alleviate failing infrastructure and capacity issues, allowing the new building to house up to 850 students as the zoning, site and educational program allows.”

Ad Hoc Joint City-Schools Facility Investment Task Force Recommendations:

In 2017, the City Council established the Ad Hoc Joint City-Schools Facility Investment Task Force. The purpose of the Task Force is to oversee the development of a Joint Facility Capital Improvement Plan and provide recommendations related to further capital project implementation. The Task Force supports the renovation and/or replacement of Douglas MacArthur Elementary School and has recommended the project “occur as soon as possible with respect to a decision and funding on swing space pre-design and design activities.” The Douglas MacArthur project was accelerated by using the old Patrick Henry Elementary School building as a swing space during the modernization.

D. Conformity with City Policies

Green Building Policy:

Consistent with the City’s Eco-City Charter, 2019 Green Building Policy, and the Alexandria City Public Schools’ Environmental Stewardship program, the proposed school is designed to achieve a LEED Gold rating, and attainment of this level is included as a condition of approval for this project. ACPS and the design team have established the goal for making this school Net-Zero ready. This means that the installation of photovoltaic panels on the roof would be the only additional feature required to make the building meet the Net-Zero criteria. Building orientation has been designed to maximize solar efficiency for classroom spaces with most of the classrooms facing north for beneficial, non-glare daylight and view of the forest. Other solar controlling features include overhangs, sunshades and screens to control solar gain. Specific green features proposed for the new facility include:

- Geothermal heating and cooling system
- Bio-retention stormwater facilities
- Energy efficient building envelope and mechanical systems
- Orienting floor plan, especially the classrooms to maximize natural light
- Use of Low-emitting materials
- Heat Island Reduction
- Water and Energy Metering
- Photovoltaic (Solar) panels

Public Art Policy:

Public schools are exempt from the City’s Public Art Policy. The Office of the Arts encourages ACPS to explore opportunities for public art on the site, if feasible, through the Final Site Plan process.

Affordable Housing Policy:

Public schools are currently exempt from the City’s Affordable Housing Policy. The City and ACPS did evaluate this property for affordable housing, but it was determined that the property was too small to accommodate additional development beyond the needs directly associated with the school’s academic and recreational requirements.

E. Special Use Permits

Section 11-500 of the Zoning Ordinance gives authority to the City Council to approve special use permits, several of which are requested with this application. The zoning ordinance requires the following provisions be met for approval of a SUP:

1. Will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use;
2. Will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood; and
3. Will substantially conform to the master plan of the city.

A summary of each SUP requested with this application along with a rationale for approval is provided below:

Increase in Density for a School (Section 7-2100):

ACPS is requesting an increase in the allowable FAR and height pursuant to Section 7-2100 of the Zoning Ordinance. This code section allows public school uses to increase the FAR to 0.6 and building height to 60 feet with approval of a special use permit. Many of the ACPS schools exist in low density residential neighborhoods where the zoning standards are geared toward single family homes with low FAR limits. Text amendment #2019-00007 is being requested in tandem with this case, which is requesting amendment to this section to permit public schools to request an increase of FAR above 0.6 with a special use permit. The additional density is needed to accommodate more students to address overcrowding at the old school and provide enhanced indoor co-located recreational facilities including a larger gymnasium.

In this case, ACPS is seeking a special use permit to increase the height from 40 feet to 46 feet, which is within the 60 feet height that is permitted, and a FAR of .71 as permitted under the amended regulations.

SUP approval criteria:

1. *Will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use:*
The school and recreation facilities are existing uses on the site. The new facility will not pose a health or safety hazard to residents or employees in the neighborhood. Design features such as wider sidewalks, and separating bus and car traffic will improve pedestrian safety in and around the property. The new school will be constructed to meet all current building and safety code standards.
2. *Will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood:*
Part of the design approach with the new school involves minimizing the building footprint to allow for more open space and efficient site utilization. To accomplish this, the proposed building tapers from 3 floors at the rear of the site to 1 floor at the front of the property. This stepping approach allows the building to fit within the scale of the

existing neighborhood, which has 1-2 story single-family homes. The tallest portion of the school is the 3-floor academic wing measuring 46 feet in height, which is only 6 feet more than the by-right height for schools allowed by-right in the R-8 zone.

3. *Will substantially conform to the master plan of the city:*

The proposed school conforms to the Taylor Run Small Area Plan which anticipated continued institutional use at this site. As noted, the tapered height is designed to integrate with the existing residential scale of the neighborhood which is also specified in the SAP for this neighborhood. Redevelopment of the school site will also increase the amount of open space from 1.61 acres to 2.34 acres which is another goal of the City.

Indoor/Outdoor Recreational Facility (Section 3-203C)

The proposed project includes 2,000 square feet of interior space as well as an exterior turf field for use by RP&CA. Unlike the school use, which is permitted by-right, the recreational functions require approval of a special use permit.

SUP approval criteria:

1. *Will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use:*

The recreational functions are an existing use on the site that the current proposal will be maintaining. The new facilities will not pose a health or safety hazard to residents or employees in the neighborhood. The indoor and outdoor recreational facilities are a resource for the community and will provide a wide range of benefits to the school and surrounding neighborhood. Programing offerings will be enhanced which will promote health and wellness for the community.

2. *Will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood:*

The proposed amenities will replace the existing facilities, so this would be a continuation of an existing use. The Zoning Ordinance requires a Special Use Permit for recreation and community centers to be in the R-8 residential zone. A full recreation center is not being proposed with this project and the impacts of the limited shared recreational spaces will be minimal.

3. *Will substantially conform to the master plan of the city:*

The proposed recreational facilities conform to the Taylor Run Small Area Plan, which anticipated continued institutional uses at this site.

Exceeding the Amount of Parking Required (Section 3-203E):

Zoning ordinance Section 3-203(e) requires a specific number of spaces be provided on site, based on the various uses of the school, including a nursery (Pre-K) and community use. With approval of a special use permit, uses may exceed the required amount of parking.

SUP approval criteria:

1. *Will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use:*

Under the current regulations, one parking space is required for every 25 classroom seats in elementary schools, and two parking spaces are required for each nursery classroom. The nursery parking ratio is being applied to the Pre-Kindergarten component of this project. For the recreational spaces, one parking space per 200 gross square feet is required. Based on these parking ratios, the school and recreational spaces are required to provide 57 parking spaces. As proposed, the project will include 125 parking spaces, which exceeds the Zoning Ordinance requirement by 68 parking spaces. Providing additional parking above the Zoning Ordinance requirements for this site will not adversely affect the health or safety of residents or employees in the neighborhood, as most of the parking spaces are located out of sight in the below-grade parking garage. The extra spaces can be used by visitors of both the school and recreation facilities, limiting overflow from occurring on the adjacent public streets.

2. *Will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood:*

As seen and documented through parking studies at other City schools including the recently completed Patrick Henry Elementary, the demand for parking at schools can sometimes exceed the Zoning Ordinance requirements for that use. ACPS conducted a parking needs study as part of Preliminary Site Plan review of the proposed project. The study demonstrated that the proposed amount of parking aligns with the anticipated parking demands of the new school and provides enough excess parking that could be used to effectively manage fluctuations in guest parking. Based on the results of the study, the proposed quantity of parking will not be injurious or detrimental to the public and surrounding properties and will adequately accommodate the parking demands of the new school.

3. *Will substantially conform to the master plan of the city:*

The proposed school and recreation center conforms to the Taylor Run Small Area Plan, which anticipated continued institutional use at this site. The amount of parking proposed on the site will meet the needs of the new facility.

F. Modifications to Yard Setbacks

Pursuant to Section 11-416 of the zoning ordinance, the Planning Commission may grant modifications to yard setbacks when related to a DSP or DSUP. In this case, ACPS is requesting modifications to both the front and rear yard setbacks. The R-8 zone requires a front yard setback of 30 feet and a rear yard of 46 feet, the later based on the height of the new building. The proposed setbacks are 25.6 feet for the front corner of the building and a one-foot setback along the rear. Much of the school building is setback at least 80 feet from the front property line. The current school building encroaches into Forest Park by over 25 feet beyond the rear property and the new school will address this by eliminating the encroaching structure.

The purpose of the requested setback modifications is to address the need for the size of the school to fit on to a relatively small site for this type of use. This site is among one of the five smallest school sites among ACPS's 18 properties Citywide. Furthermore, the adjusted setbacks will allow the school building to be located entirely on one property, with no encroachment into the adjacent park. Impacts to the surrounding community are very limited, as the side yard setbacks abutting residential properties will meet the setback requirements. The rear yard abuts a public park creating no impacts, and the front yard reduction is needed for only a very small portion building, with the bulk of the school building located over 80 feet back from the street.

G. Site & Building Design

Site Design

The proposed site layout is the result of a collaborative design process with input from the Douglas MacArthur community (parents, students, and teachers), the surrounding neighborhoods, the MacArthur School Advisory Group, City and ACPS staff, the School Board, and City Council. Through the DSUP design process, five initial site plan concepts were refined into two options, and ultimately into one proposal that combined the strengths of all options. The proposed design carefully balances a series of site/programmatic requirements and design priorities as identified through the community process. A summary of some of the key factors and how the proposed site design meets these priorities is provided below:

Promoting safe access for biking and walking to school:

Pedestrian, bicycle, and vehicular safety were a high priority throughout the design process. A key result of this priority can be seen in the separation of bus and car traffic on the site. As proposed, employee/visitor parking and parent pickup/drop-off activities will occur from one curb cut Janney's Lane and will be separated from the Bus pickup/drop-off using a separate pair of curb cuts. This design move separates the car and bus traffic which creates a safer and more efficient circulation pattern.

Open Space and Landscaping:

Providing quality outdoor play spaces that are optimally located near the building and landscaping throughout the site were key elements in the design of the site. As with any school or recreation facility, open space is a critical component to the overall success of the design. The community and the design team identified open space as a key priority early in the design process. Specific elements of the site and building design that achieve maximized contiguous open space near the building include the multi-purpose court, three play areas and an athletic field. Approximately 44.2% or 2.34 acres of the site is open space, much of it contiguous.

The site is well landscaped throughout the site consistent with the "Forest" theme of the school. The entire frontage of Janney's Lane is planted with 17 street trees that will provide a significant canopy along the street. An additional 99 trees are being planted sitewide to create canopy coverage of 70,675 square feet or over 25% of the site, in compliance with the City's crown coverage requirement. Approximately 136 shrubs will be planted to provide screening to abutting residential properties, foundation plantings around the school building and plant material design specifically for the three dry swale areas.

Building Architecture

In response to neighborhood input and to take advantage of the adjacent Forest Park, the architects have sited the new Douglas MacArthur Elementary School along the rear property line and named the design the “Forest” option. The three-story academic wing provides most of the classrooms and extended learning areas and all have north-facing windows that will look on to the park. In addition, a “new forest” is being created in the new interior courtyard space which will bring greenery and light into the center of the new building, maximizing light and views from the remainder of the classrooms.

The one-story portion of the building is to the south, adjacent to Janney’s Lane, and contains the public and shared-use spaces in the building. This portion of the building is set near the location of the existing school and is a similar height. This wing is wrapped by a canopy that provides additional cover for students coming from the parent drop-off loop as well as roof area for photovoltaic panels that support the Net-Zero Energy goals of the project. The entire building is slightly offset to the west to allow a visual and physical connections to Forest Park as seen from Janney’s Lane and from the south.

The building materials are neutral tones, meant to harmonize with the Forest. Neutral brick and wood veneer panels comprise most of the façade while the base is wrapped in green glazed brick. This green will add color and playfulness to the building while connecting to the colors of the trees beyond.

A combination of glass and translucent panels will maximize daylight but cut down on glare to support a lowered heat gain in the building. These lighter elements become connectors between the more solid academic wings. The wood wall panels and soffit will introduce an element of biophilia to the more rigid building forms.

Front Canopy Design Options

As part of the proposed site design, the project has been designed with two options for the canopy that covers the entrance to the school at the front of the building. Due to ongoing design discussions with the public and budget considerations, ACPS is requesting that the two designs be approved or a variation in between, with the final design to be decided during Final Site Plan review. The design options consist of:

Option 1: The “base” design that has been shown on all sheets consisting of a canopy that extends from the main entrance to the west towards the parent drop off / pick-up area.

Option 2: This option adds an additional 2,289 square feet to the base option and further extends the canopy along the front of the building to the east.

Staff supports the proposed Options or a range in size between the two options. The canopy creates an important design feature that provides cover and added interest to the front façade.

Interior Layout and Programing

School Building:

The site-specific building design was developed for a Pre-K to 5th grade school program as well as a Self-Contained special education program. In addition, supplementary spaces were included to allow for RP&CA programs to grow along with the increased capacity. The educational program includes 38 classroom spaces, resource spaces, extended learning areas and three special education classrooms. The first floor of the school includes the administrative suite, cafeteria, early-childhood wing, music and art classrooms, gymnasium and multi-purpose room. The last three spaces are shared by the RP&CA program for after school and weekend programming. A dedicated, 900 square-foot room for community use is proposed on the first floor with its own direct access from outside. This space will be managed by ACPS with the details to be determined once the school is operational.

The second floor contains the 1st grade, special education and six upper elementary classrooms. The east end of the building is an open media center which connects via a learning stair down to the multi-purpose room. The third floor holds the balance of upper elementary classrooms, extended learning spaces and a student support suite. Two rooftop spaces are accessible to users for outdoor classroom, PV Lab and overlook of the courtyard. Each level is visually connected to the forest space and courtyard. Views from teaching spaces and circulation spaces allow relief during the day to let the mind relax and connect with nature.

Recreation Facilities:

The Recreation facilities include both interior and exterior uses. The interior uses include an expanded gym to provide after school and evening facilities. These spaces are used during afterhours and include an expanded portion of the gymnasium (from elementary to middle school size), dedicated RP&CA storage (inside & outside), dedicated administrative space and two outdoor restrooms. The total square feet for these elements are approximately 3,500 square feet.

H. Open Space

The amount, location, programing, and overall design of the open space on the school site has been a central focus of the multi-year design effort. Collaborative input from a wide range of stakeholders has cultivated a diverse set of open space offerings to meet the needs of both the school and the wider community. From the beginning, maximizing the amount of open space on the site was a priority, but usability and arrangement were equally important. The proposed design allows for a large contiguous open space area at the east end of the school. front This contiguous open space is uninterrupted by vehicular travel lanes or parking spaces and is directly accessible from the building. It is an auto-free area which promotes a safer environment for children using the space and allows for flexible programing.

The central feature of the open space is a 135 foot by 222-foot or 29,970 square foot multi-use synthetic turf athletic field located adjacent to Forest Park. The field is designed to accommodate a wide range of sports that will be used during the school day by students and by RP&CA during after school hours and weekend. Lighting of this field and the adjacent open space amenities is not proposed. Directly to the south of the field is a rubber surface play area with play equipment

and plenty of space for free play. To the west of the field and abutting the school building is a multi-use court for organized play. A walking path creating a loop surrounds the perimeter of the play area and athletic field.

Two smaller play areas are provided elsewhere on the site including a pre-k and Kindergarten playground and learning area that is located within the central courtyard of the school. Primary use of this area will be the ten classrooms located adjacent to the courtyard. Though other students can use this space as well, it is designed around the two- to five-age group. The second play area is a mulched surface space located at the rear of the school at the edge of Forest Park, providing a more natural open play area.

Table 3: Open space provided on site

	Proposed
Ground-Level Open Space	101,895 sf (44.2%)
Above-Grade Open Space	3,711 sf (0.02%)
Total	105,606 sf (44.22%)

I. Stormwater Management

Staff has worked with the applicant to create a stormwater approach that meets state and City stormwater requirements through green infrastructure practices including three dry swales, three planter boxes or urban bioretention areas, and two permeable practices to provide water quality, along with one detention facility to control stormwater runoff. The athletic field and rubber playing area are designed to be permeable. These various facilities are consistent with the City’s Zoning Ordinance that includes more stringent local requirements that exceed the Chesapeake Bay Act requirements, including a 50-foot buffer is applied to the onsite intermittent stream.

J. Pedestrian, Bicycle and Streetscape Improvements

Pedestrian and bicycle accessibility and safety have been a consistent focus in designing the new School. The proposed site design includes a range of improvements over the existing conditions that reflect these priorities and create a safer more accessible facility for the school children and the broader community.

The sidewalks along the entire frontage of the property will be widened from 4 feet to 8 feet. Associated with these improvements is series of new flush crosswalks that will be located at each driveway crossing. A nearly parallel walkway is proposed adjacent to the front of the new building providing an internal sidewalk that is 10 feet wide connecting the eastern and western ends of the site without crossing any streets or driveways.

Enhancing access to Forest Park was an important goal of this project and was the impetus for the two pedestrian connections proposed between Janney’s Lane and Forest Park. A 6-foot wide path will provide access at the western end of the site and will connect into the park just above

the new school and tie into an existing path in Forest Park. This path will be open to the public during regular park hours. The second path is east of the new school and will traverse the school campus between the new school building and the recreation field. This 12-foot wide path provides access to an existing park trail at the north end of the site. Though this trail will be open to the public as well it will restrict access during the hours that school is in session for security reasons.

Recreational oriented walkway loops have been incorporated into the school site planning. The idea of creating walking loops is based on survey results indicating that Alexandria residents have ranked providing such walking amenities near the top of all recreation type activities. Thus, three walking loops are planned, one that goes around the entire school building, one around the athletic field and a smaller loop around the playground at the front right side of the school. As they all interconnect, residents can walk from one to the next to create one larger loop.

Design details such as flush crosswalks at each of the three curb cuts to the school site will enhance safety and the overall pedestrian experience. Crosswalk improvements across Janney's Lane will be made at the Yale Drive intersection, as well as just west of the most western curb cut that serves the parent drop off. A high-visibility mid-block crossing will also be installed on Janney's Lane just west of the bus loop exit.

Bicycle improvements include a continuous uninterrupted dedicated bike lane on the north side of Janney's Lane. This will complete a missing segment of the existing bike lane. Two areas for bicycle parking are proposed near the main entry facing Janney's Lane and a second area near the side entry facing the athletic field.

Finally, the streetscape will be greatly improved with the relocation of the overhead utility lines and associated utility poles with below grade installation. The removal of the overhead lines will allow the planting of 17 new large shade trees across the entire school's frontage creating a significant future canopy over the street and sidewalk.

K. Traffic and Site Circulation

The applicant conducted a Traffic Impact Study to evaluate the adequacy of the existing multimodal transportation network in conjunction with the proposed expansion of the Douglas MacArthur Elementary School and identify potential mitigation measures to offset associated traffic impacts. The study area and scope were determined with City staff based on a review of key study intersections and roadways that potentially would be affected by the proposed development and the number of trips anticipated to be generated by the site.

The study included an evaluation of the existing conditions, as well as future conditions at the time of full operation and occupancy of the proposed site. Due to the current pandemic, new traffic data was unable to be collected for this project. However, as agreed upon with City staff, this study utilizes historic traffic data within the last three years, when normal traffic conditions were present for the study intersections. In addition, field reconnaissance at the site, prior to school closure due to the pandemic, allowed for an opportunity to observe and confirm traffic

operations, pedestrian movement, and pick-up/drop-off operation. In addition, on-street parking occupancy counts were conducted from 7:00 AM to 10:00 AM, as well as from 2:00 PM to 7:00 PM on a typical weekday on Janney’s Lane and in the existing Douglas MacArthur surface parking lot.

With existing volumes and intersection operation, all intersections’ overall operation within the study area performs with acceptable level of service, which results in less than 80 seconds of delay for each intersection. In addition, when applying regional growth rate per year, the future conditions without the proposed expansion results in acceptable level of service for all intersections as well.

In accordance to the Institute of Transportation Engineers’ Trip Generation Manual, 10th Edition, the proposed expansion would generate 106 new trips during the AM peak Hour, and 58 trips in the PM Peak hour, with approximately 405 new trips daily. However, from field observation, we were able to determine the modes in which students arrive/depart from the existing school. In the AM peak hour and in the PM Peak hour, most notable modes were approximately 20% students walk, 40% were bus passengers, and 35% were family vehicle passengers. The proposed increase in students will result in an increase of offered buses from six to ten.

Table 4: New Vehicle Trips Generated by Site

	AM Peak	PM Peak	Daily
Exiting Total Trips			1,307
Proposed New	106	58	405
Total Trips			1,712

Based on the findings accounting new trips generated with the proposed expansion, all intersections’ overall operation within the study area continues to perform with acceptable level of service, with less than 80 seconds of delay and increasing by a maximum of 4 seconds. Thusly, additional improvements to the existing intersections are not required due to this development. However, to address pedestrian safety improvement, an additional crosswalk would be provided at the site entrance with additional signage.

The proposed site layout allows for separate bus operation and passenger vehicle pick-up and drop-off operation. The site design accommodates the anticipated queuing of vehicles within the site, as well as some on-street spaces fronting the site. In addition, a circulation path is proposed to provide safe and efficient drop-off/pick-up plan. Traffic control personnel will be located at the site driveway and bus loop entrance.

In addition to the analysis, to address some of the community’s concerns and/or request, the study analyzed alternative operation to the proposed site entrance. The study performed a preliminary assessment to determine if a traffic signal at the proposed site entrance would be warranted. Due to the low volume exiting the site, it does not appear to meet the minimum threshold to warrant a signal.

L. Parking

Most of the parking for the school will be provided in a below-grade parking garage with 86 spaces. A smaller surface parking lot is planned for the western side of the site, providing five parking spaces for visitors. Another 25 visitor parking spaces can be accommodated in the bus loop, which are available to visitors outside of the morning and afternoon bus pick-up and drop-off hours, and open to the general public after school hours. A total of six ADA spaces are provided, two in the 5-space visitor lot and the other four in the below grade parking garage. The five-space parking lot and the below grade garage will be served by a single driveway. The bus loop parking as a one-way driveway with a curb cut at each end along Janney’s Lane. As outlined in the table below, a total of 57 parking spaces are required by the Zoning Ordinance for the uses proposed in this building. The proposed parking exceeds the Zoning Ordinance requirement by 68 spaces, necessitating a special use permit which is discussed under Section E of this report.

Table 5: Parking Requirements & Proposed Parking

Use	Ratio	Amount	Parking Required / Proposed
Nursery School Classroom	2 spaces per classroom	4 classrooms	8 spaces / 8 spaces
Elementary School	1 space per 25 classroom seats	850 classroom seats	34 spaces / 63 spaces
Community Use	1 space per 200 sf of recreational use	3000 sf	15 spaces / 15 spaces
Visitor	Not Required	5 spaces in eastern parking lot & 25 in the bus loop.	0 spaces / 30 spaces
TOTAL			57 spaces –required / <i>116 spaces - provided</i>

Parking has been a major concern throughout the planning process for the school and is often noted as an issue at other schools in the City. To ensure that the parking proposed with the new school and recreation center will be enough, the applicant has conducted further analysis of the parking demand based on existing conditions and a survey of staff at the school and recreation facilities. The same proportion of additional parking was included on the recently completed Patrick Henry School.

M. Construction

Demolition of the old Douglas MacArthur school building is anticipated this September, followed by grading work and construction to be underway by late fall of 2020. Final site plan approval and full building construction is anticipated to start by March 2021. Construction is anticipated to be complete by November 2022. ACPS plans to have the new school open in January 2023. The contractor for the project is anticipated to be Skanska, pending a successful

guaranteed maximum price contract negotiation and will serve as the primary contact during the construction along with ACPS designated staff.

Unlike the construction for the new Jefferson-Houston and new Patrick Henry schools, which remained open during construction, the old MacArthur school will be demolished, and the students will be moved to the old Patrick Henry School for a two-year period. This will make building the new school significantly simpler since the site does not need to be divided between an active school and construction site. Vacation will allow the current school site to be secured and sealed off from the public entirely. The old Patrick Henry school has already gone through a renovation process so it will be ready to accept students this Fall, pending the status of the pandemic.

Once complete, the teachers and students will move into the new Douglas MacArthur school. When the old Patrick Henry school is completely vacant, the old school will be demolished, allowing the remaining outdoor amenities, recreational field, and landscaping to be installed in the area of the old school. The final parking lot for the new Patrick Henry school will also be installed at this time.

Details of the final construction phasing will be determined during the final site plan process. In addition to site specific construction strategies, the phasing plan will include standard City requirements including pedestrian and vehicular access to the school during construction, off-street construction worker parking arrangements, and adequate parking for school employees during construction. Construction management is a major concern for the community, and it is a priority for both ACPS and the City to minimize impacts on the neighborhood and maintain a functioning school and recreation center facility throughout the duration of the project.

V. COMMUNITY

Community engagement and outreach have been a priority throughout the DSUP design process though the pace of the project and the impacts the COVID -19 pandemic have caused unprecedented challenges on engagement. Over the past year a series of advisory group and community meetings were held to solicit feedback and design input on the new facility and identify community priorities through workshops, general discussion, and smaller group exercises. Specific recurring priorities from the community related to connection to the forest, creating a front lawn, decreasing traffic on Janney's Lane, and safety in general. In addition to the general community meetings, a series of meetings were held with a representative advisory group of citizens to establish dialogue as the site design progressed through the DSUP phases. Though there is general support for the new school some of the advisory group members expressed concerns about the contemporary design and an earlier canopy design that has since been simplified to address some of these concerns.

The Douglas MacArthur Advisory Group is made up of:

- Clover College Park Civic Association: Lisa Porter; lkporter78@gmail.com
- Taylor Run Civic Association: Kelly Booz; kbooz@aft.org

- Seminary Hill Civic Association: Bill Pfister; wcpfister@gmail.com
- Duke Street area representative: Jeanette Cisney; jeanette.chuck@gmail.com
- PTA president: Kristina Seppala; kristina@camelbackstrategy.com
- School Board Member: Margaret Lorber; margaret.lorber@acps.k12.va.us
- City Council Member: Amy Jackson; Amy.Jackson@alexandriava.gov
- Planning Commission: Mindy Lyle; mindylyle@comcast.net
- Alexandria Redevelopment Housing Association Representative: Gaynelle Diaz; gdiaz@ARHA.US
- At-large Representative: Elliot Rhodeside; elliotr@rhiplaces.com
- Parks and Rec Commission representative: Dana Robert Colarulli; danacolors@gmail.com

The role of the Advisory Group was to act as a liaison for the neighborhoods and groups they represent to provide input throughout the planning and design process for the new school. The group met regularly throughout the process. Over the past year there have been 23 community engagement opportunities which are listed in the table below.

Table 5: Community Engagement Events

Date	Meeting
10/29/2019	Community Meeting
11/4/2019	Advisory Group Meeting
11/9/2019	Community Meeting
11/18/2019	School Staff Meeting
12/16/2019	Advisory Group Meeting
12/18/2019	Community Meeting
1/13/2020	School Staff Meeting
1/13/2020	Advisory Group Meeting
1/15/2020	Community Meeting
1/23/2020	School Board Meeting
2/3/2020	Community Meeting
2/6/2020	School Board Meeting
2/18/2020	Advisory Group Meeting
2/19/2020	Community Meeting
2/24/2020	School Staff Meeting
3/18/2020	Advisory Group Meeting
5/18/2020	Advisory Group Meeting
5/26/2020	Advisory Group Meeting
May 2020	Community Online Engagement
6/24/2020	Advisory Group Meeting
July 2020	Community Online Engagement
8/17/2020	School Staff Meeting
8/24/2020	Advisory Group Meeting

VI. CONCLUSION

Staff recommends **approval** of the Development Special Use Permit, and all associated applications subject to compliance with City codes, ordinances and staff recommendations below.

Staff: Karl Moritz, Director, Planning and Zoning
Robert Kerns, AICP, Chief, Planning and Zoning
Dirk H. Geratz, Principal Planner, Planning and Zoning
Abigail Harwell, Urban Planner, Planning and Zoning
Katherine Carraway, Urban Planner, Planning and Zoning
Ryan Knight, P.E., Civil Engineer IV, Traffic Engineering, T&ES
Melanie Mason, Principal Planner, Stormwater Management, T&ES

Graphic #3: Aerial View



Graphic #4: Site Plan



Graphic #5 Building Perspectives



VIEW OF ENTRANCE



VIEW LOOKING AT GYM



VIEW OF CLASSROOMS

VIII. STAFF RECOMMENDATIONS:

1. The Final Site Plan shall be in substantial conformance with the preliminary plan dated August 14, 2020 and comply with the following conditions of approval.

A. SITE PLAN

2. Per Section 11-418 of the Zoning Ordinance, the development special use permit shall expire and become null and void, unless substantial construction of the project is commenced within 36 months after initial approval (plus any extensions per the July 7, 2020 City Council Docket Item 15.a. due to the COVID-19 emergency) and such construction is thereafter pursued with due diligence. The applicant shall provide a written status report to staff 18 months after initial approval to update the City Council on the project status if substantial construction has not commenced at such time. The period of validity may be extended upon petition by the applicant and after adequate notice and public hearing. (P&Z)
3. Submit the plat for consolidation prior to the Final Site Plan submission. The plat(s) shall be approved prior to or concurrently with the release of the Final Site Plan. (P&Z) (T&ES) *
4. The plat for consolidation shall be recorded, and a copy of the recorded plat, dedications and deeds shall be submitted with the first request for a building permit. (P&Z) (T&ES) **
5. Coordinate location of site utilities with other site conditions to the satisfaction of the Directors of P&Z and T&ES. These items include:
 - a. Location of site utilities including above grade service openings and required clearances for items such as transformers, telephone, HVAC units and cable boxes.
 - b. Minimize conflicts with plantings, pedestrian areas and major view sheds.
 - c. Do not locate above grade utilities in dedicated open space areas and tree wells.
 - d. If applicable, all utilities shall be screened from the public ROW to the satisfaction of the Director of P&Z. (P&Z) (T&ES)
6. Review and approval of a Code Modification from the Code Department shall be required for modification to the fire separation distance requirements of the 2015 Virginia Construction Code Section 705 Exterior Walls.
 - a. A note shall be clearly placed on the approved Site Plan and the building permit drawings referencing the Modification number and include the statement: “ Any building or structure within 30’ of the adjoining lot line shall not be constructed without the review and approval of the City of Alexandria Building Official.” (CODE)

7. Provide a lighting plan with the Final Site Plan to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of T&ES and/or P&Z in consultation with the Chief of Police and shall include the following:
 - a. Clearly show location of all existing and proposed streetlights and site lights, shading back less relevant information.
 - b. Determine if existing lighting meets minimum standards within the City right-of-way adjacent to the site. If lighting does not meet minimum standards, additional lighting shall be provided to achieve City standards or to the satisfaction of the Director of T&ES.
 - c. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.
 - d. All proposed light fixtures in the City right of way shall be basic, approved Dominion LED light fixtures.
 - e. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s) and security lighting.
 - f. A photometric plan with lighting calculations that include all existing and proposed light fixtures, including any existing streetlights located on the opposite side(s) of all adjacent streets. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties and rights-of-way. Show existing and proposed streetlights and site lights.
 - g. Photometric site lighting plan shall be coordinated with architectural/building mounted lights, site lighting, street trees and streetlights to minimize light spill into adjacent residential areas.
 - h. If site lights are included in the photometric plan to comply with City's lighting standards, then these lights shall be put on photovoltaic switches.
 - i. Provide location of conduit routing between site lighting fixtures to avoid conflicts with street trees.
 - j. Detail information indicating proposed light pole and any footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view or light poles shall be direct bury.
 - k. The lighting for the areas not covered by the City of Alexandria's standards shall be designed to the satisfaction of Directors of T&ES and P&Z.
 - l. Provide numeric summary for various areas (i.e., roadway, walkway/sidewalk, alley, and parking lot, etc.) in the proposed development.
 - m. The walls and ceilings in the garage must be light-colored concrete (painted or dyed) to increase reflectivity and improve lighting levels at night.
 - n. The lighting for the underground/structured parking garage shall be an average of 5.0-foot candle maintained, when occupied. When unoccupied the lighting levels will be reduced to no less than 1.5-foot candles.
 - o. Light fixtures for the underground/structured parking garage shall be recessed into the ceiling for any areas that can be seen from the public ROW.
 - p. Light fixtures for open canopies shall be recessed into the ceiling for any areas that can be seen from the public ROW.

- q. Upon installation of all exterior light fixtures for the site/building, the applicant shall provide photographs of the site demonstrating compliance with this condition.
 - r. Full cut-off lighting shall be used as applicable at the development site to prevent light spill onto adjacent properties.
(P&Z) (T&ES) (Police)(Code)
8. The Emergency Vehicle Easement (EVE) shall not be painted. When an EVE is shared with a pedestrian walkway or consists of grasscrete or a similar surface treatment, the EVE shall be defined in a manner that is compatible with the surrounding ground plane. (P&Z)
9. Provide a georeferenced CAD file in .dwg format of the dimension plan of this project. This information will be used to compile a master CAD reference to ensure all layers are correctly located and will connect. (P&Z) (DPI) *

BUILDING:

10. The building design, including the appearance, color and quality of materials, final detailing, and three-dimensional expression shall be consistent with the elevations dated August 14, 2020, or as presented to the Planning Commission, and the following conditions. (P&Z)
11. Provide the following building refinements to the satisfaction of the Director of P&Z:
- a. Any ventilation shall be integrated with the overall building design, reviewed and approved to the satisfaction of the Director of Planning and Zoning.
 - b. All wall mounted vents shall be flush mounted and architecturally integrated with the building design with regard to both placement and color.
 - c. Building Panels may not use a wrap-around trim for mounting to the substructure; exposed fasteners may be either concealed or exposed but finished to match panels. (P&Z)
12. Provide detailed drawings (enlarged and coordinated plan-section-elevation studies, typically at ¼”=1’-0” scale, in color, with shadows cast at 45 degrees from both left and above to show true depth of recesses and projections) in color to evaluate the building base, entrance canopy, stoops, window and material details including the final detailing, finish and color of these elements during the Final Site Plan review. Separate design drawings shall be submitted for each building typology or different bay type. (P&Z)
13. Building materials, finishes, and relationships shall be subject to review and approval by the Department of Planning and Zoning for substantial conformance to the Preliminary Plan and as set forth in the associated *Guidelines for Preparations of Mock-Up Panels* Memo to Industry, effective May 16, 2013. The following

submissions shall be provided to review the materials, finishes and architectural details, prior to selection of final building materials:

- a. Provide a materials board that includes all proposed materials and finishes at first Final Site Plan. *
 - b. The materials board shall remain with the Department of Planning and Zoning until the final certificate of occupancy, upon which all samples shall be returned to the applicant. ***
 - c. Provide drawings of a mock-up panel that depict all proposed materials, finishes, and relationships as part of the first Final Site Plan. *
 - d. Construct an on-site, mock-up panel of proposed materials, finishes, and relationships for review and approval prior to final selection of building materials. The mock-up panel requires a building permit and shall be constructed and approved prior to vertical (above-grade) construction and prior to ordering final building materials. **
 - e. The mock-up panel shall be located such that it shall remain on-site in the same location through the duration of construction until the first certificate of occupancy. (P&Z) (Code)***
14. Achieve a green building certification level of LEED Gold or equivalent to the satisfaction of the Directors of P&Z and T&ES pursuant to the City's Green Building Policy, and the building shall be designed to be net zero ready. Diligent pursuance and achievement of this certification shall be monitored through the following:
- a. The project shall comply with the requirements defined by the City of Alexandria 2019 Green Building Policy.
 - b. The project shall meet the Energy Use Reduction requirements including Optimize Energy Performance, Renewable Energy Production, Advanced Energy Metering and Enhanced Commissioning (or equivalents) defined by the City of Alexandria Green Building Policy.
 - c. The project shall comply the Water Efficiency requirements including Indoor Water Use Reduction and Outdoor Water Use Reduction (or equivalents) defined by the City of Alexandria Green Building Policy.
 - d. The project shall comply the Indoor Environmental Quality requirements including Low Emitting Materials, Construction Indoor Air Quality Management Plan, Thermal Comfort, Daylight and Indoor Air Quality Assessment (or equivalents) defined by the City of Alexandria Green Building Policy.
 - e. The application shall provide a draft scorecard identifying the project's path to LEED, Green Globes or Earthcraft certification (or equivalent) with the submission of the Preliminary Review documents.
 - f. Provide evidence of the project's registration with LEED, Green Globes or Earthcraft (or equivalent) with the submission of the first Final Site Plan and provide a draft checklist showing how the project plans to achieve the certification and clearly indicate that requirements for Energy Use Reduction, Water Efficiency and Indoor Environmental Quality are being met as defined by the City of Alexandria 2019 Green Building Policy. *

- g. Provide an updated copy of the certification scorecard prior to the release of building permits for above-grade construction. **
 - h. Provide updated energy reports prior to the release of building permits for above-grade construction. **
 - i. Provide a draft commissioning plan that includes items “i” through “v” below, prior to the release of building permits for above-grade construction. **
 - i. A narrative description of the activities that will be accomplished during each phase of commissioning, including the personnel intended to accomplish each of the activities.
 - ii. A listing of the specific equipment, appliances or systems to be tested and a description of the tests to be performed.
 - iii. Functions to be tested including, but not limited to, calibrations and economizer controls.
 - iv. Conditions under which the test will be performed. Testing shall affirm winter and summer design conditions and full outside air conditions.
 - v. Measurable criteria for performance.
 - j. Provide updated water efficiency documentation reflecting any changes from the Final Site Plan prior to the release of building permits for above-grade construction. **
 - k. Provide evidence that design phase credits have been submitted by the first certificate of occupancy. ***
 - l. Provide a commission report including issues log, completed pre-function checklists and any completed functional performance tests by the final certificate of occupancy. ***
 - m. Provide evidence of submission of materials clearly indicating that requirements for Energy Use Reduction, Water Efficiency and Indoor Environmental Quality are being met as defined by the City of Alexandria Green Building Policy for Design Phase credits to the U.S. Green Building Council (USGBC), Green Globes or Earthcraft (or equivalent) prior to issuance of a certificate of occupancy.***
 - n. Provide documentation certification prior to approval of as-built drawings clearly indicating that requirements for Energy Use Reduction, Water Efficiency and Indoor Environmental Quality have been achieved as defined by the City of Alexandria Green Building Policy. ****
15. The applicant shall work with the City for recycling and/or reuse of the existing building materials as part of the demolition process, including leftover, unused, and/or discarded building materials. (T&ES) (P&Z)
16. In order to provide a more sustainable use of natural resources, the applicant shall use EPA-labeled WaterSense or equivalent low flow fixtures. In addition, the applicant is encouraged to explore the possibilities of adopting water reduction strategies (i.e., use of gray water system on-site) and other measures that could

reduce the consumption of potable water on this site. A list of applicable mechanisms can be found at: www.epa.gov/WaterSense. (T&ES)

17. Elevator lobbies and vestibules shall be visible from the parking garage. The design of the elevator lobbies and vestibules in the parking garage shall be as open as code permits. (Police)

OPEN SPACE/LANDSCAPING:

18. Develop, provide, install and maintain an integrated Landscape Plan with the Final Site Plan that is coordinated with other associated site conditions to the satisfaction of the Director of P&Z. Landscape plans shall be submitted in accordance with the City of Alexandria's Landscape Guidelines, available online at: www.alexandriava.gov/uploadedFiles/recreation/ParkPlanning/LandscapeGuidelinesFinalv2Final.pdf
19. Provide percolation tests to ensure sufficient subgrade drainage related to proposed planting locations. Test pits shall be a minimum of 2 feet in diameter and 2 feet deep from the bottom of the planting hole. Percolation test locations and rates shall be to the satisfaction of the Director of RP&CA, but the minimum acceptable rate shall be 2 inches per hour using potable water. Percolation tests shall be certified by a soil scientist / registered geotechnical engineer. (P&Z) (RP&CA)
20. Develop a palette of site furnishings in consultation with staff.
 - a. Provide location, and specifications, and details for site furnishings that depict the installation, scale, massing and character of site furnishings to the satisfaction of the Directors of P&Z and T&ES.
 - b. Site furnishings may include benches, bicycle racks, trash and recycling receptacles, and other associated features. (P&Z) (T&ES)
21. Provide material, finishes, and architectural details for all retaining walls, seat walls, decorative walls, and screen walls. Indicate methods for grade transitions, handrails (if required by code), directional changes, above and below grade conditions. Coordinate with adjacent conditions. Design and construction of all walls shall be to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (T&ES) (Code) *
22. The City of Alexandria Playspace Policy was approved in October 2013 to improve the health and well-being of all youth through design and provision of quality playspaces. Prior to the submission of Final Site Plan #1, the applicant shall work with RP&CA staff representatives of the Playspace Technical Advisory Team (P-TAT) and P&Z staff to develop a playspace design of structured and/or unstructured play.
 - a. The playspace should provide a coordinated array of the play elements, to the satisfaction of the Director of RP&CA.

- b. Playspace plans shall depict location, scale, massing and character of the playspace, grade conditions, surfacing, site furnishings, vegetation, and other site features.
- c. Playspaces and site equipment shall comply with the most recent guidelines, specifications and recommendations of the Consumer Product Safety Commission (CPSC) Handbook for Public Playground Safety, ASTM Specification for Playground Equipment for Public Use (ASTM F1487) and ASTM Specification for Impact Attenuation of Surface Systems Under and Around Playground Equipment (ASTM F1292). Applicant shall provide certification that the play areas have been designed, reviewed and approved by a certified playground safety inspector (CPSI professional) with current certification. Play area and equipment shall comply with Americans with Disabilities Act 2010ADA Standards for Accessible Design.
- d. Playspaces shall be regularly inspected and appropriately maintained according to CPSC, ASTM, and manufacturer recommendations. Natural play spaces and/or elements shall be maintained and cared for according to landscape standards provided by landscape architect, planner, and/or to relevant CPSC and ASTM standards.
- e. Play areas shall be open to the public and located in areas accessible to the public.
- f. Playspaces shall have appropriate signage posted with hours of operation and other operational information. (RP&CA) (P&Z)

TREE PROTECTION AND PRESERVATION:

- 23. Provide, implement and follow a Tree and Vegetation Protection Plan per the City of Alexandria Landscape Guidelines. (P&Z) (RP&CA)

ARCHAEOLOGY:

- 24. Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology)
- 25. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology)

PEDESTRIAN/STREETScape:

26. Provide the following pedestrian improvements to the satisfaction of the Directors of P&Z and T&ES:
 - a. Complete all pedestrian improvements prior to the issuance of a certificate of occupancy permit.
 - b. Install ADA accessible pedestrian crossings serving the site.
 - c. Construct all concrete sidewalks to City standards. The minimum unobstructed width of newly constructed sidewalks along site frontage shall be 8 feet and 6 feet within the site.
 - d. Sidewalks shall be flush across all driveway crossings to the satisfaction of the Director of T&ES.
 - e. All newly constructed curb ramps in Alexandria shall be concrete with detectable warning and shall conform to current VDOT standards.
 - f. Provide separate curb ramps for each direction of crossing (i.e., two ramps per corner). Curb ramps shall be perpendicular to the street to minimize crossing distances. Any changes must be approved by the Director of T&ES.
 - g. Provide thermoplastic pedestrian crosswalks at all crossings at the proposed development, which must be designed to the satisfaction of the Director of T&ES.
 - h. All crosswalks shall be standard, high-visibility crosswalks [white, thermoplastic ladder crosswalks as shown in the Manual on Uniform Traffic Control Devices (MUTCD)]. All other crosswalk treatments must be approved by the Director of T&ES.
 - i. All below grade utilities placed within a City sidewalk shall be designed in such a manner as to integrate the overall design of the structure with the adjacent paving materials to minimize any potential visible impacts.
 - j. Curb-extensions shall be provided on the southeast, northeast, and northwest corners of the intersection of Janney's Lane and the school pick-up/drop-off driveway as shown on the Preliminary Plans. A painted curb-extension and/or flex-posts shall be provided on the southwest corner to the satisfaction of the Director of T&ES. *** (P&Z) (T&ES)

PARKING:

27. Parking shall be consistent with the requirements of the Zoning Ordinance in effect at the time of approval by City Council and/or Planning Commission. (P&Z) (T&ES)
28. Provide wheel stops for all 90-degree and angled vehicle parking spaces adjacent to a sidewalk if the back of the sidewalk is less than seven (7) feet from the curb. (T&ES).
29. Provide a Parking Management Plan with the Final Site Plan submission. The Parking Management Plan shall be approved by the Departments of P&Z and

T&ES prior to the release of the Final Site Plan and comply with the requirements of the Parking Management Plan Template provided in Memo to Industry 01-19. (P&Z) (T&ES)

30. All on-street parking controls and restrictions within the project area shall be determined by the City. Any such controls and restrictions which the applicant desires shall be shown on the Final Site Plan. (P&Z) (T&ES)
31. Provide 16 short-term visitor (Class 3) and 10 long-term (Class 1 or 2) bicycle parking spaces. Bicycle parking standards, acceptable rack types for short- and long-term parking and details for allowable locations are available at: www.alexandriava.gov/bicycleparking. Details on location and type of bicycle parking shall be provided on the Final Site Plan. Bicycle parking must be installed and operational prior to first CO. (T&ES) ***

B. TRANSPORTATION

STREETS/TRAFFIC:

32. If the City's existing public infrastructure is damaged during construction, or patch work required for utility installation then the applicant shall be responsible for construction/ installation or repair of the same as per the City of Alexandria standards and specifications and to the satisfaction of Director, Transportation and Environmental Services. (T&ES)
33. A pre-construction walk/survey of the site shall occur with Transportation and Environmental Services Construction & Inspection staff and Code Administration staff to document existing conditions prior to any land disturbing activities. (T&ES) (Code)
34. Show turning movements of standard vehicles in the parking structure and/or parking lots. Show turning movements of the largest delivery vehicle projected to use the loading dock. Turning movements shall meet AASHTO vehicular guidelines and shall be to the satisfaction of the Director of T&ES. (T&ES)
35. The maximum desirable slope on parking ramps to garage entrance/exit shall not exceed 15 percent. For slopes 10 percent and greater, provide trench drains connected to a storm sewer to eliminate or diminish the possibility of ice forming. The slope on a ramp with parking or used for egress shall not exceed 6.5 percent. For non-parking ramps with slopes of 12 percent and greater, 15 feet transition slopes at the top and bottom of the ramp shall be required, and the transition slope shall be half of the ramp slope percentage. (T&ES)
36. Wall mounted obstructions at the wall end of a parking space shall extend no more than 24 inches from the wall and shall be at least 48 inches from the garage floor.

Spaces with obstructions that exceed this requirement will not be counted as usable parking spaces. (T&ES)

37. Asphalt patches larger than 20% of the total asphalt surface, measured along the length of the road adjacent to the property frontage and/or extending to the centerline of the street, will require full curb to curb restoration. (T&ES)
38. Provide and install updated and modified traffic equipment at the Janney's Lane and Yale Drive intersection. The updated plan should include a removal of the signal heads for the existing parking lot access, modified curb and ramp design, crosswalk modification, and curb ramp installation. The updated traffic equipment and technology shall be shown on the Final Site Plan to the satisfaction of the Director of T&ES. (T&ES) *
39. A revised Traffic Impact Study must be submitted with the Final Site Plan in which to address all outstanding issues and comments. The Final Draft of the Traffic Impact Study must be approved and to the satisfaction of the Director of T&ES. (T&ES)
40. A Circulation Plan for student drop-off and pick-up shall be included with the Final Site Plan. This Plan should include the route and designated drop-off/pick-up areas, as well as any queuing area. In addition, the plan shall include staffing and/or personnel's locations that would offer assistance during these times. If conditions of Janney's Lane prove interfere with acceptable drop-off and pick-up operation, staff should adjust plans as appropriate in an effort to improve operation. (T&ES)
41. Provide bicycle facilities on the site frontage and through the site per the City's Transportation Master Plan, Pedestrian and Bicycle Mobility Plan and applicable Small Area Plans and Design Guidelines.
 - a. Provide routing signs on on-street bicycle facilities consistent with guidance from AASHTO and MUTCD. For shared-use paths, signs should be consistent with the City's Wayfinding Program.
 - b. Install sharrows consistent with AASHTO guidelines. (T&ES)

BUS STOPS AND BUS SHELTERS:

42. Show all existing and proposed bus stop in the vicinity of the site on the Final Site Plan. (T&ES) (Code)
43. The relocated bus stop along the school frontage on Janney's Lane shall meet ADA requirements and City Standards per the following:
 - a. Install an unobstructed 10-foot wide, parallel to the roadway, by 8-foot wide, perpendicular to the curb, illuminated bus stop passenger loading pad. The unobstructed loading area should be at the front of the boarding zone and accessible from the adjacent sidewalk. The loading pad's cross slope shall be less than 2 percent. The exiting width of the sidewalk may be

counted towards the 8-foot wide perpendicular to the curb area. Passenger loading pads shall never be placed on storm drain inlets, catch basins, and other obstacles that would make the bus stop and bus stop loading pad inaccessible.

44. Street trees in proximity to bus stop approaches or directly adjacent to travel lanes shall be planted and maintained pursuant to the Landscape Guidelines:
 - a. Located to avoid conflict with vehicles, specifically:
 - i. Trees shall be excluded from a 40-foot zone which represents the length of the bus as it is serving the stop.
 - ii. Trees within both the 10-foot departure zone and the 20-foot approach zone (on either side of the 40-foot zone) shall be selectively located to minimize conflict with vehicles and to allow direct line of sight for approaching buses.

C. PUBLIC WORKS

WASTEWATER/SANITARY SEWERS:

45. If a commercial kitchen is constructed, then the kitchen facility shall be provided with an oil & grease separator and the discharge from the separator shall be connected to a sanitary sewer. Submit two originals of the Oil and Grease separator Maintenance Agreement with the City prior to the release of the final site plan. The agreement must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to site plan release. (T&ES) *

UTILITIES:

46. Locate all private utilities without a franchise agreement outside of the public right-of-way and public utility easements. (T&ES)
47. All overhead power and communication lines fronting the development all around shall be undergrounded. (T&ES)
48. No transformer and switch gears shall be located in the public right of way. (T&ES)

SOLID WASTE:

49. If the property is a required user, the development must meet all the minimum street standards for the City to provide solid waste collection service. See Alexandria Virginia Code of Ordinances Title 5 Chapter 1 Solid Waste Control. Collection vehicles must be able to pick up solid waste from private streets without backing up. The containers must be stored inside the units or within an enclosure that completely screens them from view. Where the City of Alexandria provides the solid waste collection services; all refuse/recycling shall be placed at the City

Right-of-Way for collection. The official setout location of the containers shall be approved by the Director of T&ES. (T&ES)

50. Where the City of Alexandria provides the solid waste collection services; all refuse/recycling shall be placed at the City Right-of-Way. The official setout location of the containers shall be approved by the Director of T&ES. (T&ES)
51. Provide and install one (1) Victor Stanley Ironsites Series model SD-42 black receptacle with Dome Lid per block face dedicated to trash collection. The receptacle(s) shall be placed in the public right of way to serve open space and park sites. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. Installation required prior to Temporary CO. (T&ES) (RP&CA) *
52. Provide and install one (1) Victor Stanley Ironsites Series Model SD-42 blue receptacle with Dome Lid, approved dome decals, and approved band per block face dedicated to recycling collection. The receptacle(s) shall be placed in the public right of way to serve open space and park sites. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. Installation required prior to Temporary CO. (T&ES)

D. ENVIRONMENTAL

STORMWATER MANAGEMENT:

53. The City of Alexandria's stormwater management regulations regarding water quality are two-fold: 1) state phosphorus removal requirement and 2) Alexandria Water Quality Volume Default. Compliance with the state phosphorus reduction requirement does not relieve the applicant from the Alexandria Water Quality Default requirement. The Alexandria Water Quality Volume Default, as determined by the site's post-development impervious area shall be treated in a Best Management Practice (BMP) facility. (T&ES)
54. Provide BMP narrative and complete pre and post development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMPs and a completed Virginia Runoff Reduction Method (VRMM) worksheet showing project compliance. The project must use hydrologic soil group "D" in the spreadsheet unless a soils report from a soil scientist or geotechnical engineer delineates onsite soils otherwise. (T&ES)
55. All stormwater Best Management Practices (BMPs) must be designed to comply with the most recent standards and specifications published in the Virginia

Stormwater BMP Clearinghouse. Provide complete design details for all BMPs. This includes site specific plan views, cross sections, planting plans, and complete design calculations for each BMP. (T&ES)

56. Provide a BMP table with a separate listing for each individual BMP that includes the name of the practice, total area treated (acres), pervious area treated (acres), impervious area treated (acres), phosphorous removal efficiency (percentage), phosphorous removal efficiency (percentage), phosphorous removed by the practice (lbs.), and latitude and longitude in decimal degrees (NAD83). (T&ES)
57. Construction inspection checklists and associated photographic documentation must be completed for each stormwater best management practice (BMP) and detention facility during construction. Prior to approval of as-built drawings, the applicant must submit all documents required by *The City of Alexandria As-Built Stormwater Requirements* to the City including as built plans, CAD data, BMP certifications and completed construction inspection checklists. (T&ES)
58. The stormwater Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design professional or his designated representative. Prior to approval of as-built drawings, the design professional shall submit a written certification to the Director of T&ES that the BMPs are:
 - a. Constructed and installed as designed and in accordance with the released Final Site Plan.
 - b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. (T&ES) ****
59. Submit two (2) originals of the stormwater quality BMP and Stormwater Detention Facilities Maintenance Agreement to include the BMP Schedule and Guidelines Addendum with the City to be reviewed as part of the Final #2 Plan. The agreement must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the Final Site Plan. (T&ES) *
60. The Applicant/Owner shall be responsible for installing and maintaining stormwater Best Management Practices (BMPs). The Applicant/Owner shall execute a maintenance service contract with a qualified private contractor for a minimum of three (3) years and develop an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to approval of as-built drawings, a copy of the maintenance contract shall be submitted to the City. (T&ES) ****

61. Submit a copy of the Operation and Maintenance Manual to the T&ES Stormwater Management Division on digital media prior to approval of as-built drawings. (T&ES) ****
62. Prior to approval of as-built drawings, the Applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that any existing stormwater management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations. If maintenance of the facility or systems were required in order to make this certification, provide a description of the maintenance measures performed. (T&ES) ****

WATERSHED, WETLANDS, & RPAs:

63. The stormwater collection system is located within the Taylor Run and Cameron Run watersheds. All on-site stormwater curb inlets and public curb inlets within 50 feet of the property line shall be duly marked using standard City markers, or to the satisfaction of the Director of T&ES. (T&ES)
64. Provide Environmental Site Assessment Notes that clearly delineate the individual components of the RPA (where applicable) as well as the total geographic extent of the RPA, to include the appropriate buffer, in a method approved by the Director of Transportation and Environmental Services. The Environmental Site Assessment shall also clearly describe, map or explain intermittent streams and associated buffer; highly erodible and highly permeable soils; steep slopes greater than 15 percent in grade; known areas of contamination; springs, seeps or related features; and a listing of all wetlands permits required by law. (T&ES)

CONTAMINATED LAND:

65. Indicate whether there is any known soil and groundwater contamination present on the plan. The applicant must submit supporting reports for associated environmental investigations or assessments performed to substantiate this determination. (T&ES)
66. If environmental site assessments or investigations discover the presence of contamination on site, the final [site plan/demo plan/grading plan] shall not be released, and no construction activity shall take place until the following has been submitted and approved by the Director of T&ES:
 - a. Submit a Site Characterization Report/Extent of Contamination Study detailing the location, applicable contaminants, and the estimated quantity of any contaminated soils and/or groundwater at or in the immediate vicinity of the site.
 - b. Submit a Risk Assessment indicating any risks associated with the contamination.

- c. Submit a Remediation Plan detailing how any contaminated soils and/or groundwater will be dealt with, including plans to remediate utility corridors. Utility corridors in contaminated soil shall be over excavated by 2 feet and backfilled with “clean” soil. Include description of environmentally sound methods of off-site transport and disposal of contaminated soils and debris (including, but not limited to types of vehicles appropriate for handling specific materials and ensuring vehicle loads are covered).
 - d. Submit a Health and Safety Plan indicating measures to be taken during remediation and/or construction activities to minimize the potential risks to workers, the neighborhood, and the environment. Initial Air Monitoring may be required during site activities to demonstrate acceptable levels of volatiles and/or airborne particles. The determination whether air monitoring is needed must be adequately addressed in the Health and Safety Plan submitted for review.
 - e. The applicant shall screen for PCBs as part of the site characterization if any of the past uses are within the identified high risk category sites for potential sources of residual PCBs, which includes the following SICs: 26&27 (Paper and Allied Products), 30 (Rubber and Misc. Plastics), 33 (Primary Metal Industries), 34 (Fabricated Metal Products), 37 (Transportation Equipment), 49 (Electrical, Gas, and Sanitary Services), 5093 (Scrap Metal Recycling), and 1221&1222 (Bituminous Coal).
 - f. Applicant shall submit three (3) electronic and two (2) hard copies of the above. The remediation plan must be included in the Final Site Plan. (T&ES) *
67. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site during construction, the Applicant must immediately notify the City of Alexandria Department of Transportation and Environmental Services, Office of Environmental Quality. Should unanticipated conditions warrant, construction within the impacted area shall be stopped until the appropriate environmental reports identified in a. through f. above are submitted and approved at the discretion of the Director of Transportation and Environmental Services. This shall be included as a note on the Final Site Plan. (T&ES) (Code)
68. If warranted by a Site Characterization report, design and install a vapor barrier and ventilation system for buildings and parking areas in order to prevent the migration or accumulation of methane or other gases, or conduct a study and provide a report signed by a professional engineer showing that such measures are not required to the satisfaction of Directors of T&ES and Code Administration. The installed vapor barrier and ventilation system must include a passive ventilation system that can be converted to an active ventilation system if warranted. (T&ES)

SOILS:

69. Provide a geotechnical report, including recommendations from a geotechnical professional for proposed cut slopes and embankments. (T&ES)

NOISE:

70. All exterior building-mounted loudspeakers shall be prohibited, and no amplified sound shall be audible at the property line. (T&ES)
71. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
72. No vehicles associated with the project shall be permitted to idle for more than ten minutes when parked. This includes a prohibition on idling for longer

POLLUTION:

73. Control odors and any other air pollution sources resulting from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of Transportation and Environmental Services. (T&ES)

E. CONSTRUCTION MANAGEMENT

74. Submit a construction phasing plan to the satisfaction of the Director of T&ES, for review, approval and partial release of Erosion and Sediment Control for the Final Site Plan. All the requirements of Article XIII Environmental Management Ordinance for quality improvement, quantity control, and the development of Storm Water Pollution Prevention Plan (SWPPP) must be complied with prior to the partial release of the site plan. (T&ES) *
75. Submit a separate construction management plan to the Directors of P&Z, T&ES and Code Administration prior to Final Site Plan release. The plan shall:
- a. No streetlights shall be removed without authorization from the City of Alexandria.
 - b. If streetlights are to be removed from the public right of way, then temporary lights shall be provided until the installation and commissioning of new lights.
 - c. Include an analysis as to whether temporary street or site lighting is needed for safety during the construction on the site and how it is to be installed.
 - d. Provide a detailed sequence of demolition and construction of improvements in the public right of way along with an overall proposed schedule for demolition and construction;
 - e. Include an overall proposed schedule for construction;

- f. Include a plan for temporary pedestrian circulation;
 - g. Include the location and size of proposed construction trailers, if any;
 - h. Include a preliminary Maintenance of Traffic Plan (MOT) as part of the construction management plan for informational purposes only, to include proposed controls for traffic movement, lane closures, construction entrances and storage of materials.
 - i. Copies of the plan shall be posted in the construction trailer and given to each subcontractor before they commence work. (P&Z) (T&ES)
76. Provide off-street parking for all construction workers without charge to the construction workers. The applicant shall be responsible for ensuring that all contractors use the off-street parking provided. For the construction workers who use Metro, DASH, or another form of mass transit to the site, the applicant shall subsidize a minimum of 50% of the fees for mass transit. Compliance with this condition shall be a component of the construction management plan, which shall be submitted to the Department of P&Z and T&ES prior to Final Site Plan release. This plan shall:
- a. Establish the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit.
 - b. Provide for the location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes.
 - c. If the off-street construction workers parking plan is found to be violated during construction, a correction notice will be issued to the developer. If the violation is not corrected within five (5) days, a "stop work order" will be issued, with construction halted until the violation has been corrected. (P&Z) (T&ES) *
77. Sidewalks adjacent to the site shall remain open during construction. If sidewalks must be closed, pedestrian access shall be maintained adjacent to the site per Memo to Industry #04-18 throughout the construction of the project. The plan for maintenance of pedestrian access shall be included in the Construction Management Plan for approval by T&ES. (T&ES)
78. Bicycle facilities adjacent to the site shall remain open during construction. If a bicycle facility must be closed, Bicycle access shall be maintained adjacent to the site per Memo to Industry #04-18 throughout the construction of the project. The plan for maintenance of bicycle access shall be included in the Construction Management Plan for approval by T&ES. (T&ES)
79. No major construction staging shall be allowed within the public right-of-way. The applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. (T&ES) **

80. Transit stops adjacent to the site shall remain open if feasible for the duration of construction. If construction forces the closure of the stop along the school frontage on Janney's Lane, a temporary ADA accessible transit stop shall be installed. The exact temporary location shall be coordinated with the T&ES Mobility Services office at 703-746-4034 as well as with DASH. Signs noting the bus stop closure and location of the temporary bus stop must be installed at all bus stops taken out of service due to construction. (T&ES)
81. A "Certified Land Disturber" (CLD) shall be named in a letter to the Division Chief of Infrastructure Right of Way prior to any land disturbing activities. If the CLD changes during the project, that change must be noted in a letter to the Division Chief. A note to this effect shall be placed on the Phase I Erosion and Sediment Control sheets on the site plan. (T&ES)
82. Prior to commencing clearing and grading of the site, the applicant shall hold a meeting with notice to all adjoining property owners and civic associations to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. The Departments of P&Z and T&ES shall be notified a minimum of 14 calendar days prior to the meeting date, and the meeting must be held before any permits are issued. (P&Z) (T&ES)
83. Identify a person who will serve as a liaison to the community throughout the duration of construction. The name and telephone number, including an emergency contact number, of this individual shall be provided in writing to residents, property managers and business owners whose property abuts the site and shall be placed on the project sign, to the satisfaction of the Directors of P&Z, and/or and T&ES. (P&Z) (T&ES)
84. Install a temporary informational sign on the site prior to approval of the Final Site Plan for the project. The sign shall notify the public of the nature of the project and shall include the name and telephone number of the community liaison, including an emergency contact number for public questions regarding the project. The sign shall be displayed until construction is complete. (P&Z) (T&ES)
85. Implement a waste and refuse control program during the construction phase of this development. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and all sanitary waste at the construction site and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment to the satisfaction of Directors of T&ES and Code Administration. All wastes shall be properly disposed offsite in accordance with all applicable federal, state and local laws. Provide information on the program in construction management plan. If program is implemented in coordination with green building certification, include

documentation as appropriate per the City's Green Building Policy and conditions herein. (T&ES)

86. Temporary construction and/or on-site sales trailer(s) shall be permitted and be subject to the approval of the Director of P&Z. The trailer(s) shall be removed prior to the issuance of a final certificate of occupancy permit. (P&Z) (Code) ***
87. Submit a wall check prior to the commencement of construction of the first floor above grade framing for the building(s). The wall check shall include the building footprint, as depicted in the released Final Site Plan, the top-of-slab elevation and the first-floor elevation. The wall check shall be prepared and sealed by a registered engineer or surveyor and submitted to Planning & Zoning. Approval of the wall check by Planning & Zoning is required prior to commencement of framing. (P&Z)
88. Submit an as-built development site plan survey, pursuant to the requirements outlined in the initial as-built submission for occupancy portion of the as-built development site plan survey checklist to the Department of Transportation and Environmental Services Site Plan Coordinator prior to requesting a certificate of occupancy permit. The as-built development site plan survey shall be prepared and sealed by a registered architect, engineer, or surveyor. Include a note which states that the height was calculated based on all applicable provisions of the Zoning Ordinance. (P&Z) (T&ES) ***
89. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)

F. USES AND SIGNS

90. Prior to release of Final Site Plan, the applicant shall develop and ratify a Memorandum of Agreement with the City that identifies operating and capital maintenance responsibilities of the parking lot, walkways, rectangular field, play areas, multi-use court, and other outdoor public use spaces. Identify conditions during project phases and post-construction.
91. Prior to release of Final Site Plan, the applicant shall develop and ratify a Memorandum of Agreement with the City that identifies programming, access, and use of the rectangular field, play areas, multi-use court, gymnasium, multi-purpose room(s), RP&CA dedicated storage, RP&CA dedicated office space, designated use of four (4) parking spaces for short-term use by RP&CA staff on school-days and other public use spaces. Identify conditions during project phases and post-construction. City access use and programming shall be in perpetuity.

SIGNAGE:

92. Design building signs to relate in material, color and scale to the building on which the sign is displayed to the satisfaction of the Director of P&Z.
 - a. Signs shall be designed of high-quality materials and installation of building mounted signage shall not damage the building.
 - b. A sign permit application is required for new or replacement signs and signage shall comply with all applicable codes and ordinances. (P&Z)

93. Design and develop a sign plan for wayfinding and directional signage. The plan shall be included as part of the Final Site Plan and shall coordinate the location, scale, massing and character of all proposed signage to the satisfaction of the Director of T&ES. Installation of building mounted signage shall not damage the building and signage shall comply with all applicable codes and ordinances * (T&ES)
 - a. Provide the hours of public access to Forest Park and to Janney's Lane through the school site on all wayfinding signage.

CITY DEPARTMENT CODE COMMENTS

Legend: C - Code Requirement R - Recommendation S - Suggestion F – Finding

Planning and Zoning (P&Z)

- C - 1 As-built documents for all landscape and irrigation installations are required to be submitted with the as-built drawings. Refer to City of Alexandria Landscape Guidelines, Section III A & B. (P&Z) (T&ES) ****

- C - 2 Verify that all lot square footages, FAR, setbacks and all application requests are consistent with the final building design of the plans and update cover sheet. (P&Z) *

Recreation, Parks and Cultural Resources (RP&CA)

- F-1. Relocate both outdoor accessible restrooms from a northern orientation to eastern orientation to face the multipurpose athletic field. In its current position, the entrances are hidden from sight and cannot be easily monitored from the multi-use court, athletic field, and play area and provide a location for the outdoor water fountain and bottle filler.

- F-2. Ensure school and recreation areas are Crime Prevention Through Environmental Design (CPTED) compliant.

- F-3. Combine the two RPCA offices into one large office by removing the wall separating the two offices. Add a viewing window in the south side RPCA administration office for security.

- F-4. The square footage given for the closet storage next to the tech storage is 257 and 400 square feet. Clarify the tech storage square footage totals.
- F-5. ACPS and RPCA will coordinate a keyed partition or door in hallway outside of gym space to provide opportunity for a secure space for RPCA afterschool program area from school space. Maintain current partition to allow for secured access to parking garage when needed.
- F-6. Per the MacArthur Design Principles document dated December 4, 2019, please address the following:
 - a. Outdoor storage is to be provided for RPCA use. Demonstrate the location of outdoor storage. If additional storage cannot be provided outside, place an exterior door on the 100 square foot storage room identified on the plan set.
 - b. Dedicated RPCA administrative office space shall be 360 square feet. Ensure that the square footage for the RPCA administrative space is being met.
 - c. Ensure that 300 square feet of dedicated storage is being provided.
- F-7. Provide cubbies or open small lockers location as requested in the MacArthur Design Standards. The location and design of the cubbies or open small lockers will be in the gym or directly outside the gym (see Patrick Henry Recreation Center flex court as an example) and is to be to the satisfaction of the Director of Recreation, Parks and Cultural Activities.
- F-8. Ensure that there is appropriate site lighting throughout the exterior of the building to allow for extended outdoor programming of multi-use court (not sport lighting).
- F-9. The height of the overhang does not allow for full-sized basketball hoops. Replace the basketball hoop on the north side of the court with an accessible basketball hoop.
- F-10. Relocate RPCA access door from the multi-use court building side to the east side and align with the sidewalk.
- F-11. Provide a square footage tabulation of all RPCA space.
- F-12. Identify playspaces that will be shared with RPCA and available for community use during non-school hours.
- F-13. Playspaces fronting Janney's Lane should be fenced.
- F-14. The Multipurpose court should be designed for inclusive play, including children in mobility devices. Ballhoops/fixtures that are lower in height should be considered. Fencing should be considered on the south side of the court.

Code Administration (Building Code)

- F - 1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. A preconstruction conference is recommended for large projects. If there are any questions, the applicant may contact the Code Administration Office, Plan Review Supervisor at 703-746-4200.
- C - 3 New construction or alterations to existing structures must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C - 4 The developer shall provide a building code analysis with the following building code data on the plan: a) use group; b) number of stories; c) type of construction; d) total floor area per floor; e) height of structure f) non-separated or separated mixed use g) fire protection system requirements.
- C - 5 A soils report must be submitted with the building permit application for all new and existing building structures.
- C - 6 The most restrictive type of construction shall apply to the structure for height and area limitations for non-separated uses.
- C - 7 Where required per the current edition Virginia Uniform Statewide Building Code exits, parking, and facilities shall be accessible for persons with disabilities.
- C - 8 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to the Department of Code Administration that will outline the steps that will be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C - 9 Sheeting and shoring shall not extend beyond the property line; except when the developer has obtained a written release from adjacent property owners which has been recorded in the land records; or through an approved encroachment process.
- C - 10 A wall location plat prepared by a land surveyor is required to be submitted to the Department of Code Administration prior to any building framing inspection.

Archaeology

- F - 1 Historical maps indicate that a house was present on this property in 1894. The occupant of the house is not named. By the latter 1920s the house was no longer standing, and the entire property was under cultivation. Several structures appear to the east on Civil War period maps, but do not appear to have encroached on the school property boundaries. The project area has the potential to contain archaeological information about the latter nineteenth-century rural development of Alexandria.

- C -1. All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

Transportation and Environmental Services (T&ES)

- F - 1 Since the record drawings, maps, and other documents of the City of Alexandria, State, and Federal agencies show the true north pointing upwards, therefore, the Site Plan shall show the true north arrow pointing upward as is customary; however, for the sake of putting the plan together and/or ease of understanding, the project north arrow pointing upward, preferably east, or west may be shown provided it is consistently shown in the same direction on all the sheets with no exception at all. The north arrow shall show the source of meridian. The project north arrow pointing downward will not be acceptable even if, it is shown consistently on all the sheets. (T&ES)
- F - 2 The Final Site Plan must be prepared per the requirements of Memorandum to Industry 02-09 dated December 3, 2009, Design Guidelines for Site Plan Preparation, which is available at the City's website:
<http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf>
- F - 3 The plan shall show sanitary and storm sewer, and water line in plan and profile in the first final submission and cross reference the sheets on which the plan and profile is shown, if plan and profile is not shown on the same sheet. Clearly label the sanitary and storm sewer, or water line plans and profiles. Provide existing and proposed grade elevations along with the rim and invert elevations of all the existing and proposed sanitary and storm sewer at manholes, and water line piping at gate wells on the respective profiles. Use distinctive stationing for various sanitary and storm sewers (if applicable or required by the plan), and water line in plan and use the corresponding stationing in respective profiles. (T&ES)
- F - 4 The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)
- F - 5 Include all symbols, abbreviations, and line types in the legend. (T&ES)
- F - 6 All storm sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter for storm sewers shall be 18" in the public Right of Way (ROW) and the minimum size storm sewer catch basin lead is 15". The acceptable pipe materials will be Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. Alternatively, AWWA C-151 (ANSI A21.51) Class 52 may be used if approved by the Director of T&ES. For roof drainage system, Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26 and ASTM 1785-76 Schedule 40 pipes will be acceptable. The acceptable minimum and maximum velocities will be 2.0 fps and 15 fps, respectively. The storm sewers immediately upstream of the first manhole in the public Right of Way shall be owned and maintained privately (i.e., all storm drains not shown within an easement or in a public Right of Way shall be owned and maintained privately). (T&ES)

- F - 7 All sanitary sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter of sanitary sewers shall be 10 inches in the public Right of Way and sanitary lateral 6 inches for all commercial and institutional developments; however, a 4-inch sanitary lateral will be acceptable for single family residences. The acceptable pipe materials will be Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26, ASTM 1785-76 Schedule 40, Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52, or reinforced concrete pipe ASTM C-76 Class IV (For 12 inch or larger diameters); Class III may be acceptable on private properties. The acceptable minimum and maximum velocities will be 2.5 fps and 10 fps, respectively. Laterals shall be connected to the sanitary sewer through a manufactured “Y” or “T” or approved sewer saddle. Where the laterals are being connected to existing Terracotta pipes, replace the section of main and provide manufactured “Y” or “T”, or else install a manhole. (T&ES)
- F - 8 Lateral Separation of Sewers and Water Mains: A horizontal separation of 10 feet (edge to edge) shall be provided between a storm or sanitary sewer and a water line; however, if this horizontal separation cannot be achieved then the sewer and water main shall be installed in separate trenches and the bottom of the water main shall be at least 18 inches above of the top of the sewer. If both the horizontal and vertical separations cannot be achieved, then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 and pressure tested in place without leakage prior to installation. (T&ES)
- F - 9 Crossing Water Main Over and Under a Sanitary or Storm Sewer: When a water main over crosses or under crosses a sanitary / storm sewer then the vertical separation between the bottom of one (i.e., sanitary / storm sewer or water main) to the top of the other (water main or sanitary / storm sewer) shall be at least 18 inches for sanitary sewer and 12 inches for storm sewer; however, if this cannot be achieved then both the water main and the sanitary / storm sewer shall be constructed of Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 with joints that are equivalent to water main standards for a distance of 10 feet on each side of the point of crossing. A section of water main pipe shall be centered at the point of crossing and the pipes shall be pressure tested in place without leakage prior to installation. Sewers crossing over the water main shall have adequate structural support (concrete pier support and/or concrete encasement) to prevent damage to the water main. Sanitary sewers under creeks and storm sewer pipe crossings with less than 6-inch clearance shall be encased in concrete. (T&ES)
- F - 10 No water main pipe shall pass through or come in contact with any part of sanitary / storm sewer manhole. Manholes shall be placed at least 10 feet horizontally from the water main whenever possible. When local conditions prohibit this horizontal separation, the manhole shall be of watertight construction and tested in place. (T&ES)
- F - 11 Crossing Existing or Proposed Utilities: Underground telephone, cable T.V., gas, and electrical duct banks shall be crossed maintaining a minimum of 12 inches of separation or clearance with water main, sanitary, or storm sewers. If this separation cannot be achieved, then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 for a distance of 10 feet on each side of the point of crossing and pressure

- tested in place without leakage prior to installation. Sanitary / storm sewers and water main crossing over the utilities shall have adequate structural support (pier support and/or concrete encasement) to prevent damage to the utilities. (T&ES)
- F - 12 Any rip rap shall be designed as per the requirements of Virginia Erosion and Sediment Control Handbook, Latest Edition. (T&ES)
- F - 13 Dimensions of parking spaces, aisle widths, etc. within the parking garage shall be provided on the plan. Note that dimensions shall not include column widths. (T&ES)
- F - 14 Show the drainage divide areas on the grading plan or on a sheet showing reasonable information on topography along with the structures where each sub-area drains. (T&ES)
- F - 15 Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
- F - 16 All the existing and proposed public and private utilities and easements shall be shown on the plan and a descriptive narration of various utilities shall be provided. (T&ES)
- F - 17 A Maintenance of Traffic Plan shall be provided within the Construction Management Plan and shall replicate the existing vehicular and pedestrian routes as nearly as practical. Pedestrian and bike access shall be maintained adjacent to the site per Memo to Industry #04-18. These sheets are to be provided as “Information Only.” (T&ES)
- F - 18 The following notes shall be included on all Maintenance of Traffic Plan Sheets: (T&ES)
- a. The prepared drawings shall include a statement “FOR INFORMATION ONLY” on all MOT Sheets.
 - b. Sidewalk closures will not be permitted for the duration of the project. Temporary sidewalk closures are subject to separate approval from Transportation and Environmental Services (T&ES) at the time of permit application.
 - c. Contractor shall apply for all necessary permits for uses of the City Right of Way and shall submit MOT Plans with the T&ES Application for final approval at that time. *
- F - 19 Add complete streets tabulation to the cover sheet with the Final 1 submission. (T&ES)
- C - 1 Per the requirements of the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site. If the existing storm system is determined to be inadequate, then the applicant shall design and build on-site or off-site improvements to discharge to an adequate outfall; even if the post development stormwater flow from the site is reduced from the pre-development flow. The Plan shall demonstrate to the satisfaction of the Director of T&ES that a non-erosive stormwater outfall is present. (T&ES)
- C - 2 Per the requirements of the City of Alexandria Zoning Ordinance (AZO) Article XIII, Environmental Management Ordinance, the applicant shall comply with the stormwater

- quality and quantity requirements and provide channel protection and flood protection in accordance with these requirements. If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of the Zoning Ordinance shall be met. If the project site lies within the Braddock-West watershed or known flooding area, then the applicant shall provide an additional 10 percent storage of the pre-development flows in this watershed to meet detention requirements. (T&ES)
- C - 3 Per the requirements of Article 13-114 (f) of the AZO, all stormwater designs that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and stormwater flow conveyance systems shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. The design of storm sewer shall include the adequate outfall, inlet, and hydraulic grade line (HGL) analyses that shall be completed to the satisfaction of the Director of T&ES. Provide appropriate reference and/or source used to complete these analyses. (T&ES)
- C - 4 The proposed development shall conform to all requirements and restrictions set forth in Section 6-300 (Flood plain District) of Article VI (Special and Overlay Zones) of the City of Alexandria Zoning Ordinance. (T&ES)
- C - 5 If it is determined that the site is not in compliance with Section 13-1-3 of the City Code, then the applicant shall make additional improvements to adjust lighting levels to the satisfaction of the Director of T&ES to comply with the Code. (T&ES)
- C - 6 Location of customer utility services and installation of transmission, distribution and main lines in the public rights of way by any public service company shall be governed by franchise agreement with the City in accordance with Title 5, Chapter 3, Section 5-3-2 and Section 5-3-3, respectively. The transformers, switch gears, and boxes shall be located outside of the public right of way. (T&ES)
- C - 7 (a) Per the requirements of Section 5-3-2, Article A, Chapter 3 of the City of Alexandria Code, all new customer utility services, extensions of existing customer utility services and existing overhead customer utility services supplied by any existing overhead facilities which are relocated underground shall, after October 15, 1971 be installed below the surface of the ground except otherwise exempted by the City Code and to the satisfaction of the Director, Department of Transportation and Environmental Services. (b) Per the requirements of Section 5-3-3, Article A, Chapter 3 of the City of Alexandria Code, all new installation or relocation of poles, towers, wires, lines, cables, conduits, pipes, mains, and appurtenances used or intended to be used to transmit or distribute any service such as electric current, telephone, telegraph, cable television, traffic control, fire alarm, police communication, gas, water, steam or petroleum, whether or not on the streets, alleys, or other public places of the City shall, after October 15, 1971, be installed below the surface of the ground or below the surface in the case of bridges and elevated highways except otherwise exempted by the City Code and to the satisfaction of Director, Department of Transportation and Environmental Services. (T&ES)

- C - 8 Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer per the requirements of Memorandum to Industry 05-14 that is available on the City of Alexandria's web site. The downspouts and sump pump discharges shall be piped to the storm sewer outfall, where applicable after treating for water quality as per the requirements of Article XIII of Alexandria Zoning Ordinance (AZO). (T&ES)
- C - 9 In compliance with Title 5: Transportation and Environmental Services, Section 5-1-2(12b) of the City Charter and Code, the City of Alexandria shall provide solid waste collection services to the condominium townhomes portion of the development. All refuse / recycling receptacles shall be placed at the City Right-of-Way. (T&ES)
- C - 10 Per the requirements of Title 4, Chapter 2, Article B, Section 4-2-21, Appendix A, Section A 106(6), Figure A 106.1 Minimum Standards for Emergency Vehicle Access: provide a total turning radius of 25 feet to the satisfaction of Directors of T&ES and Office of Building and Fire Code Administration and show turning movements of standard vehicles in the parking lot as per the latest AASHTO vehicular guidelines. (T&ES)
- C - 11 The applicant shall provide required storage space for both trash and recycling materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines", or to the satisfaction of the Director of Transportation & Environmental Services. The plan shall show the turning movements of the collection trucks and the trucks shall not back up to collect trash or recycling. The City's storage space guidelines are available online at: www.alexandriava.gov/solidwaste or by contacting the City's Solid Waste Division at 703-746-4410, or via email at commercialrecycling@alexandriava.gov. (T&ES)
- C - 12 The applicant shall be responsible to deliver all solid waste, as defined by the City Charter and Code of the City of Alexandria, to the Covanta Energy Waste Facility located at 5301 Eisenhower Avenue. A note to that effect shall be included on the plan. The developer further agrees to stipulate in any future lease or property sales agreement that all tenants and/or property owners shall also comply with this requirement. (T&ES)
- C - 13 The applicants shall submit a Recycling Implementation Plan (RIP) form to the Solid Waste Division, as outlined in Article H of Title 5 (Ordinance Number 4438), which requires all commercial properties to recycle. Instructions for how to obtain a RIP form can be found at: www.alexandriava.gov/solidwaste or by calling the Solid Waste Division at 703.746.4410 or by e-mailing CommercialRecycling@alexandriava.gov. (T&ES)
- C - 14 All private streets and alleys shall comply with the City's Minimum Standards for Private Streets and Alleys. (T&ES)
- C - 15 Plans and profiles of utilities and roads in public easements and/or public Right of Way must be approved prior to release of the plan. (T&ES) *
- C - 16 Provide a phased erosion and sediment control plan consistent with grading and construction plan. (T&ES)

- C - 17 Per the Memorandum to Industry, dated July 20, 2005, the applicant is advised regarding a requirement that applicants provide as-built sewer data as part of the final as-built process. Upon consultation with engineering firms, it has been determined that initial site survey work and plans will need to be prepared using Virginia State Plane (North Zone) coordinates based on NAD 83 and NAVD 88. Control points/Benchmarks which were used to establish these coordinates should be referenced on the plans. To ensure that this requirement is achieved, the applicant is requested to prepare plans in this format including initial site survey work if necessary. (T&ES)
- C - 18 The thickness of sub-base, base, and wearing course shall be designed using “California Method” as set forth on page 3-76 of the second edition of a book entitled, “Data Book for Civil Engineers, Volume One, Design” written by Elwyn E. Seelye. Values of California Bearing Ratios used in the design shall be determined by field and/or laboratory tests. An alternate pavement section for Emergency Vehicle Easements (EVE) to support H-20 loading designed using California Bearing Ratio (CBR) determined through geotechnical investigation and using Virginia Department of Transportation (VDOT) method (Vaswani Method) and standard material specifications designed to the satisfaction of the Director of Transportation and Environmental Services (T&ES) will be acceptable. (T&ES)
- C - 19 All pedestrian, traffic, and way finding signage shall be provided in accordance with the Manual of Uniform Traffic Control Devices (MUTCD), latest edition to the satisfaction of the Director of T&ES. (T&ES)
- C - 20 No overhangs (decks, bays, columns, post or other obstructions) shall protrude into public Right of Ways, public easements, and pedestrian or vehicular travelways unless otherwise permitted by the City Code. (T&ES)
- C - 21 All driveway entrances, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)
- C - 22 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- C - 23 The applicant shall comply with the City of Alexandria’s Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C - 24 All construction activities must comply with the Alexandria Noise Control Code Title 11, Chapter 5, Section 11-5-4(b)(15), which permits construction activities to occur between the following hours:
- a. Monday Through Friday from 7 AM To 6 PM and
 - b. Saturdays from 9 AM to 6 PM.
 - c. No construction activities are permitted on Sundays and holidays.
- Section 11-5-4(b)(19) further restricts the Pile Driving to the following hours:
- d. Monday Through Friday from 9 AM To 6 PM and

- e. Saturdays from 10 AM To 4 PM
 - f. No pile driving is permitted on Sundays and holidays.
Section 11-5-109 restricts work in the right of way for excavation to the following:
 - g. Monday through Saturday 7 AM to 5 pm
 - h. No excavation in the right of way is permitted on Sundays. (T&ES)
- C - 25 The applicant shall comply with the Article XIII of the City of Alexandria Zoning Ordinance, which includes requirements for stormwater pollutant load reduction, treatment of the Alexandria Water Quality Volume Default and stormwater quantity management. (T&ES)
- C - 26 The applicant shall comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. (T&ES)
- C - 27 All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, and/or Virginia Marine Resources shall be in place for all project construction and mitigation work prior to release of the Final Site Plan. This includes the state requirement for a state General VPDES Permit for Discharges of Stormwater from Construction Activities (general permit) and associated Stormwater Pollution Prevention Plan (SWPPP)_for land disturbing activities equal to or greater than one acre. See memo to industry 08-14 which can be found on-line here: <http://alexandriava.gov/tes/info/default.aspx?id=3522>. (T&ES) *
- C - 28 The applicant must provide a Stormwater Pollution Prevention Plan (SWPPP) Book with the Final 1 submission. The project's stormwater management (SWM) plan and the erosion and sediment control (E&SC) plan must be approved prior to the SWPPP being deemed approved and processed to receive coverage under the VPDES Construction General Permit. Upon approval, an electronic copy of the approved SWPPP Book must be provided with the Mylar submission and the coverage letter must be copied onto the plan sheet containing the stormwater management calculations. An electronic copy and a hardcopy of the SWPPP Binder Book must be included in the released site plans, and the approved hardcopy SWPPP Binder Book must accompany the construction drawings onsite. Separate parcel owners will be required to seek separate VPDES Construction General Permit Coverage unless a blanket entity incorporated in Virginia has control of the entire project. (T&ES-Storm)

Fire Department

- R - 1. In the event an existing building will be razed, the Alexandria Fire Department would like the opportunity to explore utilizing the structure before demolition for training exercises. If such an agreement can be reached, conditions of use between the parties and a hold harmless agreement will be provided to the owner or their representative.

Police Department

Parking Garage Recommendations:

- R - 1 It is recommended that the doors in the garage (garage level only) leading into the stairwell have controlled electronic access.
- R - 2 The controlled electronic access should not interfere with the emergency push-bar release located on the inside of the stairwell door that allows for emergency exit of the building.

Miscellaneous:

- R - 3 It is recommended that the buildings have an address number which is contrasting in color to the background, at least 3 inches high, reflective, and visible from the street placed on the front and back of each home. It is strongly suggested that no brass or gold colored numbers are used. This aids in a timely response from emergency personnel should they be needed.
- R - 4 It is recommended that all the ground floor level windows be equipped with a device or hardware that allows windows to be secured in a partially open position. This is to negate a “breaking and entering” when the windows are open for air.

Asterisks denote the following:

- * Condition must be fulfilled prior to release of the Final Site Plan
- ** Condition must be fulfilled prior to release of the building permit
- *** Condition must be fulfilled prior to release of the certificate of occupancy
- **** Condition must be fulfilled prior to approval of as-built drawings.



APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSUP # _____ Project Name: Douglas MacArthur Elementary School

PROPERTY LOCATION: 1101 Janneys Lane, Alexandria, VA 22302
TAX MAP REFERENCE: 051.02-C3-16 ZONE: R12

APPLICANT:

Name: Alexandria City Public Schools
Address: 1340 Braddock Place, Alexandria, VA 22311

PROPERTY OWNER:

Name: City of Alexandria
Address: 301 King Street, Alexandria, VA 22314

SUMMARY OF PROPOSAL Approval of a DSUP with which to construct a new elementary school, play field, playground, and associated infrastructure

MODIFICATIONS REQUESTED Rear yard setback from 46 feet to 0 feet

SUP'S REQUESTED Public school building, indoor and outdoor recreational facilities and community center, increase in FAR from 0.60 to 0.65, exceed maximum number of required parking, and subdivision for lot consolidation

THE UNDERSIGNED hereby applies for Development Site Plan with Special Use Permit approval in accordance with the provisions of Section 11-400 of the Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his/her knowledge and belief.

Alexandria City Public Schools; Mignon Anthony
Print Name of Applicant or Agent
1340 Braddock Place
Mailing/Street Address
Alexandria, VA 22314
City and State Zip Code

Mignon Anthony
Signature
703-619-8298
Telephone # Fax #
mignon.anthony@acps.k12.va.us
Email address
May 1, 2020
Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____
Fee Paid and Date: _____

Received Plans for Completeness: _____
Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

Development SUP # _____

ALL APPLICANTS MUST COMPLETE THIS FORM.

Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is: (check one)

The Owner Contract Purchaser Lessee or Other: _____ of
the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than three percent.

If property owner or applicant is being represented by an authorized agent, such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

Yes. Provide proof of current City business license.

No. The agent shall obtain a business license prior to filing application, if required by the City Code.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1.		
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1101 Janney's Lane (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1.		
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.		
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

May 1, 2020
Date

Mignon Anthony
Printed Name

Signature

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Alexandria City Public Sch	1340 Braddock Place, Alexandria, VA 22314	Non-ownership entity
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. City of Alexandria	301 King Street	Non-ownership entity
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. N/A		
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant of the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

5/1/20
Date

Mignon Anthony
Printed Name

Mignon Anthony
Signature

Development SUP # _____

2. Narrative description. The applicant shall describe below the nature of the request in detail so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. If not appropriate to the request, delete pages 6-9. (Attach additional sheets if necessary.)

3. How many patrons, clients, pupils and other such users do you expect?
Specify time period (i.e., day, hour, or shift).

4. How many employees, staff and other personnel do you expect?
Specify time period (i.e. day, hour, or shift).

5. Describe the proposed hours and days of operation of the proposed use:

Day	Hours	Day	Hours
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

6. Describe any potential noise emanating from the proposed use:

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

B. How will the noise from patrons be controlled?

7. Describe any potential odors emanating from the proposed use and plans to control them:

8. Provide information regarding trash and litter generated by the use:
- A. What type of trash and garbage will be generated by the use?
 - B. How much trash and garbage will be generated by the use?
 - C. How often will trash be collected?
 - D. How will you prevent littering on the property, streets and nearby properties?
9. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

Yes. No.

If yes, provide the name, monthly quantity, and specific disposal method below:

10. Will any organic compounds (for example: paint, ink, lacquer thinner, or cleaning or degreasing solvent) be handled, stored, or generated on the property?

Yes. No.

If yes, provide the name, monthly quantity, and specific disposal method below:

11. What methods are proposed to ensure the safety of residents, employees and patrons?

ALCOHOL SALES

12. Will the proposed use include the sale of beer, wine or mixed drinks?

Yes. No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

PARKING AND ACCESS REQUIREMENTS

13. Provide information regarding the availability of off-street parking:

- A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

Required = 57 spaces; Provided = 125 spaces

- B. How many parking spaces of each type are provided for the proposed use:

_____ Standard spaces
_____ Compact spaces
_____ Handicapped accessible spaces
_____ Other

- C. Where is required parking located? (check one) on-site off-site

If the required parking will be located off-site, where will it be located?

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the Parking Reduction Supplemental Application.

14. Provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance?
- B. How many loading spaces are available for the use?
- C. Where are off-street loading facilities located?
- D. During what hours of the day do you expect loading/unloading operations to occur?
- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

15. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?



APPLICATION

Master Plan Amendment MPA# _____
Zoning Map Amendment REZ# _____

PROPERTY LOCATION: _____

APPLICANT

Name: _____

Address: _____

PROPERTY OWNER:

Name: _____

Address: _____

Interest in property:

- Owner Contract Purchaser
Developer Lessee Other _____

If property owner or applicant is being represented by an authorized agent such as an attorney, a realtor, or other person for which there is some form of compensation, does this agent or the business in which they are employed have a business license to operate in Alexandria, VA:

- Yes: If yes, provide proof of current City business license.
No: If no, said agent shall obtain a business license prior to filing application.

THE UNDERSIGNED certifies that the information supplied for this application is complete and accurate, and, pursuant to Section 11-301B of the Zoning Ordinance, hereby grants permission to the City of Alexandria, Virginia, to post placard notice on the property which is the subject of this application.

Print Name of Applicant or Agent

Signature

Mailing/Street Address

Telephone # Fax #

City and State Zip Code

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY
Application Received: _____ Fee Paid: \$ _____
Legal advertisement: _____
ACTION - PLANNING COMMISSION _____ ACTION - CITY COUNCIL: _____

MPA # _____
REZ # _____

SUBJECT PROPERTY

Provide the following information for each property for which an amendment is being requested. (Attach separate sheets if needed.)

Address Tax Map - Block - Lot	Land Use Existing - Proposed	Master Plan Designation Existing - Proposed	Zoning Designation Existing - Proposed	Frontage (ft.) Land Area (acres)
1 _____ _____	_____	_____	_____	_____
2 _____ _____	_____	_____	_____	_____
3 _____ _____	_____	_____	_____	_____
4 _____ _____	_____	_____	_____	_____

PROPERTY OWNERSHIP

Individual Owner Corporation or Partnership Owner

Identify each person or individual with ownership interest. If corporation or partnership owner, identify each person with more than 3% interest in such corporation or partnership.

1. Name: _____ Extent of Interest: _____
Address: _____
2. Name: _____ Extent of Interest: _____
Address: _____
3. Name: _____ Extent of Interest: _____
Address: _____
4. Name: _____ Extent of Interest: _____
Address: _____

MPA # _____

REZ # _____

JUSTIFICATION FOR AMENDMENT

(attach separate sheets if needed)

- 1.** Explain how and why any proposed amendment(s) to the Master Plan are desirable, beneficial to surrounding properties, in character with the applicable Small Area Plan and consistent with City policies:

- 2.** Explain how and why the proposed amendment to the Zoning Map(s) is consistent with the proposed amendment to the Master Plan, or, if no amendment to the Master Plan is being requested, how the proposed zoning map amendment is consistent with the existing Master Plan:

- 3.** Explain how the property proposed for reclassification will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire, drainage structures, refuse disposal, water and sewers, and schools.

- 4.** If this application is for conditional zoning approval pursuant to Section 11-804 of the Zoning Ordinance, identify all proffered conditions that are to be considered part of this application (see Zoning Ordinance Section 11-804 for restrictions on conditional zoning):