

[EXTERNAL] I support the Douglas MacArthur design and zoning text amendments

Bill Pugh <william.e.pugh@gmail.com>

Mon 8/31/2020 4:39 PM

To: PlanComm <PlanComm@alexandriava.gov>

Cc: Molly Williams Pugh <mollywilliams@gmail.com>

Dear Planning Commission members,

I am a parent of two current Douglas MacArthur students and am also a member of the City Environmental Policy Commission. I am submitting a comment on behalf of myself and my family in **support of the Douglas MacArthur Elementary School DSUP and rezoning and the related zoning text amendments** needed to accommodate educational facilities in our dense city (items on Sept. 1 docket: Development Special Use Permit #2020-00010, Rezoning #2020-00002, Zoning Text Amendment #2019-00007).

In particular I want to call out the following as **commendable features** of the MacArthur school design and process:

- **Net-Zero Ready building** and LEED Gold certification goal - with the Climate Emergency declared by the City Council last Fall, building net zero public facilities is exactly what we need to do as a community.
- Very well run and **robust public input process** by ACPS and the architect - I felt like the public meetings and advisory committee allowed many opportunities for input and for us to receive timely and clear information throughout the design process.

However, when solar panels will be installed is unknown by ACPS: With approval of the design and the start of construction, however, the work to create a environmentally sustainable new MacArthur is not done. Note that the building is referred to as "net zero ready" - ACPS has stated that it does not know when the solar panels will go on the building due to project budget uncertainties. I ask the City government to work with ACPS and provide the necessary resources to ensure timely installation of the solar panels, make the school actually net zero, and help meet our commitments under the Environmental Action Plan 2040. Please bring this matter to the attention of the applicant and the Council.

I look forward to my younger child and many other current and future Alexandrians attending the new MacArthur.

Thank you,

Bill Pugh

1200 N Quaker Ln

Alexandria, VA 22302

william.e.pugh@gmail.com

202-821-3226

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[EXTERNAL]Docket Item 10

Dara Surratt <dsurratt4@gmail.com>

Sun 8/30/2020 1:45 PM

To: PlanComm <PlanComm@alexandriava.gov>

Dear Planning Commission Members:

I am writing you today about Docket Item 10, Development Special Use Permit #2020-00010, for the new MacArthur Elementary School. As a member of the Clover College Park Community located across from the school site, I request that the Planning Commission review the traffic plan for the new school building and recommend the installation of a traffic light (either 24/7 or operational only during peak school hours) at the west end parking lot location. While moving the parking lot to the west end of the property reduces conflict with traffic on Yale Drive and increases land available for outdoor student recreation, the current traffic plan fails to adequately address concerns about pedestrian safety and traffic volume. The presence of a traffic light, more than any other feature proposed in the traffic plan, will mitigate those concerns and provide long terms cost savings (when compared to the cost for daily traffic controller and site staff presence on site).

Thank you for your time and consideration of this proposal."

Dara and Derrick Surratt
3011 Dartmouth Road

Sent from my iPhone

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[EXTERNAL]Docket # 10, # SUP 2020-00010

KK Baran <kathryn.baran@gmail.com>

Sun 8/30/2020 9:33 PM

To: PlanComm <PlanComm@alexandriava.gov>

Cc: Jan Baran <JBaran@wiley.law>

Dear Planning Commission Members:

Re: Docket Item 10, Development Special Use Permit #2020-00010, for the new MacArthur Elementary School.

We live at 1608 Walleston Court. The property line of our home abuts Forest Park, very near MacArthur School. We are concerned that we will be significantly and negatively affected by the proposed sport/soccer fields in the new MacArthur School plan. To date, despite the voluminous materials made available throughout the planning process, we are completely in the dark as to exactly how certain aspects of the proposed development at MacArthur School will be manifested. We are confused as to how the proposed sport/soccer fields will be constructed.

What is the site plan as to the elevation of the fields? Has consideration been given to an elevation that would comport with the (lower) current grade of the existing parking lot? Was a lower grade for the fields rejected? If so, why?

Will retaining walls be necessary to build the proposed playing fields? If so, how exactly will the retaining walls be built (height and materials)? Will said retaining walls be visible from our property? What will they look like? How many trees will be removed from the park?

What is the landscaping plan? What is the plan for addressing rain/snow water run-off and other drainage from the proposed playing fields?

Why has this information, along with an architectural rendering of the sight view from the perspective of the parkland and from perspective of the houses on Walleston Court, not been provided or included in the public materials? As is, the scant written information offered with regard to the proposed playing fields appears to be inadequate and insufficient to constitute the "notice" required by law.

When and where will the complete construction and other plans regarding the proposed playing fields be posted?

Thank you,

Kathryn and Jan Baran
1608 Walleston Court

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[EXTERNAL]Docket Item 10, Development Special Use Permit #2020-00010 - Add Traffic Light West End Parking Lot

Lance Spencer <lance.spencer@att.net>

Sun 8/30/2020 1:05 PM

To: PlanComm <PlanComm@alexandriava.gov>

Dear Planning Commission Members:

I am writing you today about Docket Item 10, Development Special Use Permit #2020-00010, for the new MacArthur Elementary School. As a member of the Clover College Park Community located across from the school site, I request that the Planning Commission review the traffic plan for the new school building and recommend the installation of a traffic light (either 24/7 or operational only during peak school hours) at the west end parking lot location. While moving the parking lot to the west end of the property reduces conflict with traffic on Yale Drive and increases land available for outdoor student recreation, the current traffic plan fails to adequately address concerns about pedestrian safety and traffic volume. The presence of a traffic light, more than any other feature proposed in the traffic plan, will mitigate those concerns and provide long terms cost savings (when compared to the cost for daily traffic controller and site staff presence on site).

Thank you for your time and consideration of this proposal.

Lance Spencer
1108 Vassar Rd
571-214-2316

Sent from my iPhone

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[EXTERNAL]Docket Item 10, Development Special Use Permit #2020-00010, MacArthur Elementary School.

Laura Plaze <plaze@comcast.net>

Sun 8/30/2020 1:22 PM

To: PlanComm <PlanComm@alexandriava.gov>

Dear Planning Commission Members:

I am writing to you in advance of your Tuesday meeting to ask that you give particular attention to the traffic issues inherent in the new site design for MacArthur Elementary School, Docket Item 10, Development Special Use Permit #2020-00010. As a resident of Cambridge Road, located a block away from MacArthur, I fully support installation of a traffic light at the site's proposed west end parking lot. Our community is primarily concerned that the current traffic plan does not sufficiently address pedestrian safety or other issues associated with the traffic volume. The suggestion that ACPS can use crossing guards or ACPs staff to deal with these issues seems weak given that ACPS is already stressed for resources and considering that we have the opportunity at the outset to get it right, by engineering a permanent and efficient solution to the problem. The presence of a traffic light, more than any other feature proposed in the traffic plan, will mitigate community concerns.

Thank you for your consideration –

Laura Plaze
402 Cambridge Road
Alexandria, VA 22314

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[EXTERNAL]MacArthur Elementary School - traffic light - not just a form letter

Marnie Repetti <marnierepetti@gmail.com>

Sun 8/30/2020 3:34 PM

To: PlanComm <PlanComm@alexandriava.gov>

Dear Planning Commission Members:

I am writing you today about Docket Item 10, Development Special Use Permit #2020-00010, for the new MacArthur Elementary School. As a member of the Clover College Park Community and TAXPAYER WHO LIVES ACROSS THE STREET FROM MACARTHUR AND WHO WILL BE **DIRECTLY** IMPACTED BY THE NEW TRAFFIC PATTERN, I request that the Planning Commission review the traffic plan for the new school building and recommend the installation of a traffic light (either 24/7 or operational only during peak school hours) at the west end parking lot location. While moving the parking lot to the west end of the property reduces conflict with traffic on Yale Drive and increases land available for outdoor student recreation, the current traffic plan fails to adequately address concerns about pedestrian safety and traffic volume. The presence of a traffic light, more than any other feature proposed in the traffic plan, will mitigate those concerns and provide long term cost savings (when compared to the cost for daily traffic controller and site staff presence on site). TOO MANY TIMES I HAVE WITNESSED PARENTS OF STUDENTS MAKING ILLEGAL U-TURNS ON JANNEYS LANE AT EXACTLY THIS POINT WHERE THE NEW ENTRANCE IS TO BE LOCATED. TOO MANY TIMES HAVE I ALSO WITNESSED PARENTS AND STUDENTS RUNNING ACROSS JANNEYS LANE TO GET TO AND FROM THE SCHOOL BECAUSE WALKING TO THE LIGHT WAS INCONVENIENT. THESE PROBLEMS NEED TO BE ADDRESSED AND I THINK IT BEGINS WITH A TRAFFIC LIGHT (AS WELL AS SIGNS REMINDING PEOPLE TO REFRAIN FROM BLOCKING DRIVEWAYS AND THAT DRIVEWAYS ARE NOT TO BE USED AS A TURNAROUND WHEN PARENTS WANT TO CHANGE THEIR DIRECTION OF DRIVING).

Thank you for your time and consideration of this proposal. I apologize for the use of all caps but I want to draw attention to a few things that the standard letter doesn't address.

Sincerely,
Marnie Repetti
1200 Janneys Lane

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[EXTERNAL]September 1, 2020 Meeting, Docket 10, Development Special Use Permit #2020-00010, MacArthur Elementary School.

Roy Byrd <rrbyrd@comcast.net>

Mon 8/31/2020 1:45 PM

To: PlanComm <PlanComm@alexandriava.gov>

Dear Members of the Alexandria Planning Commission:

As you consider Docket Item 10, Development Special Use Permit #2020-00010, for the MacArthur Elementary School new build, please review the proposed traffic plan. The current new build traffic scheme fails to adequately address pedestrian safety and traffic volume. Specifically, it moves the entrance for teachers, as well as, student pickup and drop-off from its current location on the east end of the property, adjacent to the intersection of Janneys and Yale, to the west end of the school. Approval of the DSUP should be predicated on inclusion of a traffic light near the west end parking lot location to ensure optimal student, faculty, pedestrian and vehicular safety.

Thank you for your consideration,

Roy Byrd
3008 Dartmouth Road
Alexandria VA 22314

Member, President
Clover College Park Civic Association

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[EXTERNAL]MacArthur DSUP (Docket Item 10)

Susan Christoff <susanpiascik@gmail.com>

Sun 8/30/2020 4:23 PM

To: PlanComm <PlanComm@alexandriava.gov>

Dear Planning Commission Members:

I am writing you today about Docket Item 10, Development Special Use Permit #2020-00010, for the new MacArthur Elementary School. As a member of the Clover College Park Community located across from the school site, I request that the Planning Commission review the traffic plan for the new school building and recommend the installation of a traffic light (either 24/7 or operational only during peak school hours) at the west end parking lot location. While moving the parking lot to the west end of the property reduces conflict with traffic on Yale Drive and increases land available for outdoor student recreation, the current traffic plan fails to adequately address concerns about pedestrian safety and traffic volume. The presence of a traffic light, more than any other feature proposed in the traffic plan, will mitigate those concerns and provide long term cost savings (when compared to the cost for daily traffic controller and site staff presence on site).

Thank you for your time and favorable consideration of this proposal is requested.

Best regards,
Susan Christoff
1000 Vassar Road
MacArthur Parent

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[EXTERNAL]MacArthur school plan

Paul Kaplowitz <pkaplowi@gmail.com>

Tue 9/1/2020 9:28 AM

To: PlanComm <PlanComm@alexandriava.gov>

Cc: Bill Pugh <chiromancy@hotmail.com>; Carolyn Lyle <lylecni@gmail.com>

I am writing as a concerned citizen of Alexandria and neighbor of MacArthur school to support the letter written by my friend Bill Pugh About the need for solar panels to be installed at the time the school is built. It is critical that our city reduce its greenhouse gas emissions by 2035 and having a net zero or a near net zero school building will help achieve that goal. Please try to figure out a way to get the extra funds to do this sooner rather than wait for years to install them.

Paul Kaplowitz

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Paul Kaplowitz

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[EXTERNAL]Traffic Concerns - MacArthur

Hilary Wanke <hbwanke@gmail.com>

Tue 9/1/2020 11:51 AM

To: PlanComm <PlanComm@alexandriava.gov>

Dear Planning Commission Members:

I am writing you today about Docket Item 10, Development Special Use Permit #[2020-00010](#), for the new MacArthur Elementary School. As a member of the Clover College Park Community located across from the school site, and Mom of a rising Kindergartener, I request that the Planning Commission review the traffic plan for the new school building and recommend the installation of a traffic light (either 24/7 or operational only during peak school hours) at the west end parking lot location.

While moving the parking lot to the west end of the property reduces conflict with traffic on Yale Drive and increases land available for outdoor student recreation, the current traffic plan fails to adequately address concerns about pedestrian safety and traffic volume. This is of paramount concern as I have 3 small children that will be students of MacArthur and all will be on foot.

The presence of a traffic light, more than any other feature proposed in the traffic plan, will mitigate those concerns and provide long terms cost savings (when compared to the cost for daily traffic controller and site staff presence on site). I find this a far superior and reliable mitigation that other alternatives on this street.

Thank you for your time and consideration of this proposal.

Best,
Hilary Wanke

Sent from my iPhone

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[EXTERNAL]MacArthur Modernization Project DSUP**Brossy, Katie** <kbrossy@akingump.com>

Tue 9/1/2020 11:52 AM

To: PlanComm <PlanComm@alexandriava.gov>

Dear Planning Commission Members:

I am writing you today about Docket Item 10, Development Special Use Permit #2020-00010, for the new MacArthur Elementary School. As a member of the Clover College Park Community located across from the school site, I request that the Planning Commission review the traffic plan for the new school building and recommend the installation of a traffic light (either 24/7 or operational only during peak school hours) at the west end parking lot location. While moving the parking lot to the west end of the property reduces conflict with traffic on Yale Drive and increases land available for outdoor student recreation, the current traffic plan fails to adequately address concerns about pedestrian safety and traffic volume. The presence of a traffic light, more than any other feature proposed in the traffic plan, will mitigate those concerns and provide long terms cost savings (when compared to the cost for daily traffic controller and site staff presence on site).

Thank you for your time and consideration of this proposal.

Best,
Katie**Katie Brossy****AKIN GUMP STRAUSS HAUER & FELD LLP**2001 K Street N.W. | Washington, DC 20006 | USA | Direct: [+1 202.887.4005](tel:+1202.887.4005) | Internal: [24005](tel:24005)Fax: +1 202.887.4288 | kbrossy@akingump.com | akingump.com | [Bio](#)

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[EXTERNAL]Install Traffic Light on West End of MacArthur Property

mannparham@comcast.net <mannparham@comcast.net>

Tue 9/1/2020 12:22 PM

To: PlanComm <PlanComm@alexandriava.gov>

Dear Planning Commission Members:

I am writing you today about Docket Item 10, Development Special Use Permit #2020-00010, for the new MacArthur Elementary School. As a member of the Clover College Park Community located across from the school site, I request that the Planning Commission review the traffic plan for the new school building and recommend the installation of a traffic light (either 24/7 or operational only during peak school hours) at the west end parking lot location. While moving the parking lot to the west end of the property reduces conflict with traffic on Yale Drive and increases land available for outdoor student recreation, the current traffic plan fails to adequately address concerns about pedestrian safety and traffic volume. The presence of a traffic light, more than any other feature proposed in the traffic plan, will mitigate those concerns and provide long terms cost savings (when compared to the cost for daily traffic controller and site staff presence on site).

Thank you for your time and consideration of this proposal.

Sincerely,
Ann Parham
407 Cambridge Rd.

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[EXTERNAL]MacArthur Elementary School

Sexton, Mary M <Mary.Sexton@morganstanley.com>

Tue 9/1/2020 12:31 PM

To: PlanComm <PlanComm@alexandriava.gov>

Dear Planning Commission Members:

I am writing you today about Docket Item 10, Development Special Use Permit #2020-00010, for the new MacArthur Elementary School. As a member of the Clover College Park Community located across from the school site, I request that the Planning Commission review the traffic plan for the new school building and recommend the installation of a traffic light (either 24/7 or operational only during peak school hours) at the west end parking lot location. While moving the parking lot to the west end of the property reduces conflict with traffic on Yale Drive and increases land available for outdoor student recreation, the current traffic plan fails to adequately address concerns about pedestrian safety and traffic volume. The presence of a traffic light, more than any other feature proposed in the traffic plan, will mitigate those concerns and provide long terms cost savings (when compared to the cost for daily traffic controller and site staff presence on site).

Thank you for your time and consideration of this proposal.

Best,
Mary**Mary Sexton, CFP®**
Senior Vice President, Family Wealth Advisor**The Sexton Group**

1747 Penn Ave, Suite 900, Washington DC 20006

202-292-5333

NMLS # [1285143](#)***[Morgan Stanley Wealth Management](#)***

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[EXTERNAL]Douglas MacArthur new school

Suzanne Duddy <sduddy@hotmail.com>

Tue 9/1/2020 12:44 PM

To: PlanComm <PlanComm@alexandriava.gov>

Dear Planning Commission Members:

I am writing you today about Docket Item 10, Development Special Use Permit #2020-00010, for the new MacArthur Elementary School. As a member of the Clover College Park Community located across from the school site, I request that the Planning Commission review the traffic plan for the new school building and recommend the installation of a traffic light (either 24/7 or operational only during peak school hours) at the west end parking lot location. While moving the parking lot to the west end of the property reduces conflict with traffic on Yale Drive and increases land available for outdoor student recreation, the current traffic plan fails to adequately address concerns about pedestrian safety and traffic volume. The presence of a traffic light, more than any other feature proposed in the traffic plan, will mitigate those concerns and provide long terms cost savings (when compared to the cost for daily traffic controller and site staff presence on site).

Traffic is already very congested in our neighborhood due to cut through traffic - with the expansion of the new building to 825 students - traffic will increase exponentially. Please, please put a light in. Janneys Lane is a nightmare during rush hour - please don't set up families and kids for a congestion headache by failing to put a necessary traffic light.

Thank you for your time and consideration of this proposal.

Sent from my iPhone

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[EXTERNAL]Douglas MacArthur Modernization Project

Carolyn Lyle <lylecni@gmail.com>

Tue 9/1/2020 1:37 PM

To: PlanComm <PlanComm@alexandriava.gov>**Cc:** Bill Pugh <william.e.pugh@gmail.com>; Paul Kaplowitz <pkaplowi@gmail.com>; Sash <aimpastato54@gmail.com>; MikeOlex <MikeOlex@aol.com>; Brian Hires <bhires0@gmail.com>; Steve Banashek <sbinfo14@yahoo.com>

Dear Planning Commission Members,

As the Coordinator of the Alexandrians for the Environmental Action Plan(EAP), I am voicing my support for the letter written to you b Bill Pugh regarding the critical aspects of this project, specifically ensuring that solar panels are installed at the time of construction.

As you know the City Council declared a climate emergency in October 2019 and in July, 2019 they approved the Environmental Action Plan which commits the city to reduce green house gas emissions by 50% v/v2005 levels. by FY 2030 and 80-100 percent by FY2050.

Under the Green Building Policy, the EAP states that a new green building standard will consider net zero and that this standard will be also applied to new schools.

In order to achieve the GHG reductions, it is vitally important that new construction use the maximum amount of renewable energy sources, which are available today and used in many buildings in our area.

Thank you for ensuring that the City meet the targets for reducing GHG emissions as stated in the EAP.

Sincerely,

Carolyn Lyle
Coordinator, Alex4EAP
Alexandrian Resident

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RE: Green Building Condition Amendment

Dirk Geratz <Dirk.Geratz@alexandriava.gov>

Tue 9/1/2020 3:24 PM

To: Patrick Silva <Patrick.Silva@alexandriava.gov>

Planning Commissioners:

This is a follow up to the questions and concerns raised during the recent briefings about the Green Building policy as it relates to the MacArthur School site plan (DSUP#2020-00010). As you may know, the new policy took effect this past March and this school is the first one to fall under the new regulations. The new policy requires that public buildings achieve LEED Gold or an equivalent rating under another program, Net Zero energy and additional stormwater management. MacArthur is designed to comply with the LEED Gold rating and ACPS has it as a goal to achieve Net Zero energy as well. Net Zero is planned to be achieved through the installation of photovoltaic (solar) panels on the roof. Initial cost estimates suggest that the solar installation is significant. ACPS is still awaiting a value assessment of the total construction building costs, including the solar panels. ACPS has committed constructing the school to be Net Zero “ready”. This means the infrastructure to power the school by sun energy will be in place so that the last piece to meet Net Zero energy will be the installation of the solar panels. City and ACPS staff believe that with more time we will be able to find a way to make this happen. Staff is looking at additional funding sources as well as exploring the Federal Energy Management Program run by the US Department of Energy. This program uses “energy service companies” to act as the developer for a wide range of energy conservation measures. These companies take on the risks associated with the technical and performance risks associated with these types of project.

Staff is recommending an amendment to Green Building condition #14 that clarifies compliance with the Green Building Policy and provides the time needed to get it done. The edits to the condition are shown below:

14. Achieve a ~~compliance with the City’s Green Building Policy~~ ~~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~~ **compliance** 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 project shall strive to obtain net zero energy consumption within five (5) years of the release of the certificate of occupancy by completing the installation of photovoltaic cells on the building's roof; if satisfying this condition is beyond the project's budget, the cost will be subject to a future CIP funding request by the School Board as well as subject to an appropriation by City Council.**
 - f. 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.
 - g. 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. *
 - h. Provide an updated copy of the certification scorecard prior to the release of building permits for above-grade construction. **
 - i. Provide updated energy reports prior to the release of building permits for above-grade construction. **
 - j. 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.

- k. Provide updated water efficiency documentation reflecting any changes from the Final Site Plan prior to the release of building permits for above-grade construction. **
- l. Provide evidence that design phase credits have been submitted by the first certificate of occupancy. ***
- m. Provide a commission report including issues log, completed pre-function checklists and any completed functional performance tests by the final certificate of occupancy. ***
- n. 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.***
- o. 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. ****

From: Patrick Silva <Patrick.Silva@alexandriava.gov>

Sent: Tuesday, September 1, 2020 3:19 PM

To: Dirk Geratz <Dirk.Geratz@alexandriava.gov>

Cc: Karl Moritz <Karl.Moritz@alexandriava.gov>; Robert Kerns <robert.kerns@alexandriava.gov>; Katherine Carraway <katherine.carraway@alexandriava.gov>; Abigail Harwell <Abigail.Harwell@alexandriava.gov>

Subject: Re: Green Building Condition Amendment

Dirk,

I can do this. Can you resend me an email with just the text meant for the PC (i.e. without the intro meant for me)?

Warmly,

Patrick Silva

Senior Planning Technician

City of Alexandria

Department of Planning and Zoning, Room 2100

301 King Street

Alexandria, VA 22314

Patrick.Silva@alexandriava.gov

(703) 746-3806

From: Dirk Geratz <Dirk.Geratz@alexandriava.gov>

Sent: Tuesday, September 1, 2020 3:03 PM

To: Patrick Silva <Patrick.Silva@alexandriava.gov>

Cc: Karl Moritz <Karl.Moritz@alexandriava.gov>; Robert Kerns <robert.kerns@alexandriava.gov>; Katherine

Carraway <katherine.carraway@alexandriava.gov>; Dirk Geratz <Dirk.Geratz@alexandriava.gov>; Abigail Harwell <Abigail.Harwell@alexandriava.gov>

Subject: FW: Green Building Condition Amendment

Patrick,

Rob has asked me to have this email forward to the Planning Commission. Is this something that you can add to any other items you may be sending their way? Otherwise, I am happy to do it as well. We just wanted to limit the number of mailings to them.

Planning Commissioners:

This is a follow up to the questions and concerns raised during the recent briefings about the Green Building policy as it relates to the MacArthur School site plan (DSUP#2020-00010). As you may know, the new policy took effect this past March and this school is the first one to fall under the new regulations. The new policy requires that public buildings achieve LEED Gold or an equivalent rating under another program, Net Zero energy and additional stormwater management. MacArthur is designed to comply with the LEED Gold rating and ACPS has it as a goal to achieve Net Zero energy as well. Net Zero is planned to be achieved through the installation of photovoltaic (solar) panels on the roof. Initial cost estimates suggest that the solar installation is significant. ACPS is still awaiting a value assessment of the total construction building costs, including the solar panels. ACPS has committed constructing the school to be Net Zero "ready". This means the infrastructure to power the school by sun energy will be in place so that the last piece to meet Net Zero energy will be the installation of the solar panels. City and ACPS staff believe that with more time we will be able to find a way to make this happen. Staff is looking at additional funding sources as well as exploring the Federal Energy Management Program run by the US Department of Energy. This program uses "energy service companies" to act as the developer for a wide range of energy conservation measures. These companies take on the risks associated with the technical and performance risks associated with these types of project.

Staff is recommending an amendment to Green Building condition #14 that clarifies compliance with the Green Building Policy and provides the time needed to get it done. The edits to the condition are shown below:

1. Achieve a ~~compliance with the City's Green Building Policy~~ **compliance** ~~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 **compliance** 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 project shall strive to obtain net zero energy consumption within five (5) years of the release of the certificate of occupancy by completing the installation of photovoltaic cells on the building's roof; if satisfying this condition is beyond the project's budget, the cost will be subject to a future CIP funding request by the School Board as well as subject to an appropriation by City Council.**
- f. 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.
- g. 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. *
- h. Provide an updated copy of the certification scorecard prior to the release of building permits for above-grade construction. **
- i. Provide updated energy reports prior to the release of building permits for above-grade construction. **
- j. 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.
- k. Provide updated water efficiency documentation reflecting any changes from the Final Site Plan prior to the release of building permits for above-grade construction. **
- l. Provide evidence that design phase credits have been submitted by the first certificate of occupancy. ***
- m. Provide a commission report including issues log, completed pre-function checklists and any completed functional performance tests by the final certificate of occupancy. ***
- n. 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.***
- o. 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. ****

Dirk H. Geratz, AICP
Principal Planner
Development Division | Public Facilities
Department of Planning & Zoning
City of Alexandria
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[EXTERNAL]Docket #10, SUP 2020-00010

arthur smith <arthur.a.smith@gmail.com>

Tue 9/1/2020 6:36 PM

To: Patrick Silva <Patrick.Silva@alexandriava.gov>

Dear Mr. Silva,

I live at 1606 Walleston Ct. and I am writing regarding SUP 2020-00010 with respect to the new Douglas MacArthur Elementary School. My property shares the property line near the proposed location of the soccer field and I am concerned about noise, privacy, and drainage. As of this date, there does not appear to be sufficient notice provided regarding the elevation of the field, drainage for the field, and landscaping to abate noise and provide privacy for the neighboring homeowners. Please consider these issues before a final decision is made regarding the field and provide proper notice to the neighboring homeowners.

Best regards,
Arthur Smith

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[EXTERNAL]Fwd: [EXTERNAL]MacArthur FYIStewart Bartley <sbartley@y12investments.com>

Tue 9/1/2020 10:46 PM

To: Patrick Silva <Patrick.Silva@alexandriava.gov>**Cc:** Dirk Geratz <Dirk.Geratz@alexandriava.gov>; Ken W. Wire <kwire@wiregill.com>

FYI

Stewart Bartley

Y-12 Investments LLC

201 N. Union St., Ste. 300

Alexandria, VA 22314

office 703-717-6418

cell - 703-623-4565

sbartley@y12investments.com

Begin forwarded message:

From: Stewart Bartley <sbartley@y12investments.com>**Subject: Re: [EXTERNAL]MacArthur****Date:** September 1, 2020 at 10:42:43 PM EDT**To:** "Ken W. Wire" <kwire@wiregill.com>**Cc:** "Dirk H. Geratz" <Dirk.Geratz@alexandriava.gov>

Hi Dirk and Ken,

I've just logged in and realized that this is the most cumbersome format to have a discussion. Dirk, we are generally very supportive of the plans to redevelop MacArthur. Both of our children went there and we think it is a great next door neighbor. In general we love your plan. But I would be remiss if I didn't complain that there was no direct outreach by anyone in the City to any of the immediate neighbors. I made several inquiries that were not reciprocated. I know that you would chastise me greatly if I did that as a private developer. I would respectfully request that we have a meeting to discuss the details of the border fencing and other immediate neighbor elements.

Christina and I look forward to a successful redevelopment of the school, and would expect that we will provide a strong letter of support to City Council. But we need to talk first.

Best regards,
Stewart

Stewart Bartley

Y-12 Investments LLC

201 N. Union St., Ste. 300

Alexandria, VA 22314

office 703-717-6418

cell - 703-623-4565

sbartley@y12investments.com

On Sep 1, 2020, at 6:22 PM, Ken Wire <kwire@wiregill.com> wrote:

Dirk,

Thanks for the follow up. I am copying Stewart Bartley who lives next door. Due to scheduling neither of us can participate in tonight's PC hearing but would like the approval to include the option of extending the fence along the enter length of the field as the retaining wall ends about half way down the field.

Let me know if staff and ACPS would support this optionality and that way if could be added if ACPS and the Bartley's think it's a good idea to add it.

Thanks,

Ken

From: Dirk Geratz <Dirk.Geratz@alexandriava.gov>

Sent: Tuesday, September 1, 2020 11:01 AM

To: Ken Wire <kwire@wiregill.com>

Subject: FW: [EXTERNAL]MacArthur

FYI – this should answer your questions.

From: Bollinger, Kyle <kyle.bollinger@kimley-horn.com>

Sent: Tuesday, September 1, 2020 8:53 AM

To: Dirk Geratz <Dirk.Geratz@alexandriava.gov>

Cc: erika.gulick@acps.k12.va.us; Abigail Harwell <Abigail.Harwell@alexandriava.gov>

Subject: RE: [EXTERNAL]MacArthur

Dirk,

Attached is the Existing Vegetation Map (showing which trees are to be removed) and Landscape Plan (for proposed plantings) for reference. The trees along the eastern property line are planned to be protected, and we don't propose any removal of trees along this property line.

Regarding the fencing of the eastern property line, we are showing the existing fence to remain as shown in the site plan C2.0. There will be a new fence planned at the top of the retaining wall around the athletic field due to the wall height and safety for the users.

All proposed utilities are planned to be underground, per City's Conditions of Approval, the existing overhead utility lines along Janneys Lane will be undergrounded along the frontage of the school property, pending final location and coordination with Dominion and other utility providers.

The email below is a little vague regarding the fire hydrant in question, but I am assuming they are referencing the hydrant in the existing school parking lot. If so, that hydrant will be removed and new hydrants will be installed around the school property

to meet the fire access and coverage needed of the proposed building. The new hydrants are located at the SW corner of the building, NE corner of the building, and in the bus loop.

Let me know if there are any other questions.

Thanks,
Kyle

Kyle Bollinger, P.E.

Kimley-Horn | 11400 Commerce Park Drive, Suite 400, Reston, VA 20191

Direct: 703 674 1372 | Mobile: 571 247 2278

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From: Dirk Geratz <Dirk.Geratz@alexandriava.gov>
Sent: Monday, August 31, 2020 4:27 PM
To: Bollinger, Kyle <kyle.bollinger@kimley-horn.com>
Cc: erika.gulick@acps.k12.va.us; Abigail Harwell <Abigail.Harwell@alexandriava.gov>
Subject: FW: [EXTERNAL]MacArthur

Kyle,

I received the below email from an attorney representing a neighbor of MacArthur. Could you provide me with an answer about the fence? Am I correct in stating that the evergreen trees will be preserved?

Thanks for your assistance!

Dirk

From: Ken Wire <kwire@wiregill.com>
Sent: Monday, August 31, 2020 3:06 PM
To: Dirk Geratz <Dirk.Geratz@alexandriava.gov>
Cc: Abigail Harwell <Abigail.Harwell@alexandriava.gov>
Subject: RE: [EXTERNAL]MacArthur

Dirk,

Do you have a few minutes for a call this afternoon on this project? Clients on the east would like to know if a solid fence is proposed between the school and their home and if the existing evergreens long the property line will stay. They also would like to know if the utilities are going to be undergrounded and if the fire hydrant will be relocated.

They are willing to also submit a letter of support, but want clarification on these issues as the notes on the plan were hard to read.

Thanks,

Ken

From: Dirk Geratz <Dirk.Geratz@alexandriava.gov>
Sent: Monday, July 27, 2020 5:15 PM
To: Ken Wire <kwire@wiregill.com>

Cc: Abigail Harwell <Abigail.Harwell@alexandriava.gov>

Subject: Re: [EXTERNAL]MacArthur

Ken,

I know that on the west side of the school a screening hedge is being added and on the East most of the existing trees are to remain except towards the northern end.

Dirk

Sent from my iPhone

On Jul 27, 2020, at 5:12 PM, Ken Wire <kwire@wiregill.com> wrote:

Thanks Dirk, I am in town this week and then out the next two. I will get back to Abigail later this week on the landscaping screening questions that the client has.

Enjoy your time off!

Ken

From: Dirk Geratz <Dirk.Geratz@alexandriava.gov>

Sent: Monday, July 27, 2020 4:49 PM

To: Ken Wire <kwire@wiregill.com>

Cc: Abigail Harwell <Abigail.Harwell@alexandriava.gov>

Subject: RE: [EXTERNAL]MacArthur

Ken,

I begin my vacation tomorrow but will be back next Monday. The plans are available online under the advance docket for September. The case number is DSUP2020-0010. Should you have trouble finding the plans, you can reach out to Abigail Harwell who is working with me on this project.

Dirk

From: Ken Wire <kwire@wiregill.com>

Sent: Monday, July 27, 2020 3:22 PM

To: Dirk Geratz <Dirk.Geratz@alexandriava.gov>

Subject: RE: [EXTERNAL]MacArthur

Dirk,

Do you have time to discuss the project this week? I represent one of the immediate neighbors who supports the project. They, however, are unclear as to the specifics of the landscaping along their property line and would like me to review the plan.

Happy to have a call to discuss. Let me know if the plans are online or if I need to formally request the couple of sheets we would like to see.

Thanks,

Ken

From: Dirk Geratz <Dirk.Geratz@alexandriava.gov>
Sent: Monday, July 27, 2020 1:40 PM
To: Ken Wire <kwire@wiregill.com>
Subject: RE: [EXTERNAL]MacArthur

Yes.

From: Ken Wire <kwire@wiregill.com>
Sent: Monday, July 27, 2020 1:27 PM
To: Dirk Geratz <Dirk.Geratz@alexandriava.gov>
Subject: [EXTERNAL]MacArthur

Dirk,

Are you working on the MacArthur school renovation project? A client has a couple of questions on the project.

Thanks,

Ken Wire

Wire Gill LLP
Office: 703-677-3129
Cell: 202-431-3624
kwire@wiregill.com

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Good evening Chairman Macek and Members of the Planning Commission:

I am Carter Flemming and I serve as the President of the Seminary Hill Association. The Seminary Hill Association and 9 other civic associations sent you a letter strongly urging you to vote against this proposed text amendment.

While the staff report states that the text amendment seeks to “clean up” non-conforming school sites, in reality this amendment would have enormous negative impact on the ability of residents, and even this body, to voice concerns about future school buildings located in our neighborhoods. We know who benefits from this “streamlining,” and it is not residents and neighbors. In short, this text amendment and these “modernization” efforts will greatly reduce the voices of the people.

In addition to greatly reducing the voices of the people, this text amendment is yet another example of our city government’s lack of transparency, all of which further undermines the public trust. This text amendment was initiated in 2019, but was not brought forward at that time. Then suddenly, two weeks ago at the end of August when residents are dealing with the pandemic, and civic associations traditionally do not meet, it appeared on your docket. Let’s be clear there has been no public outreach regarding this text amendment prior to this meeting. We had to discover it for ourselves. Our discovery of it and the timing of this effort have raised large red flags among residents. Further, its placement on the docket immediately before the MacArthur School project is, of course, not an accident, since the MacArthur project was designed to exceed all current FAR regulations. Clearly, the City and ACPS have a plan of action to push this text amendment through and have it approved by Council on September 12th.

As the 10 civic associations indicated in our joint letter, all of us definitely want to see the MacArthur School project proceed on schedule for our students. If the City and ACPS were merely seeking

permission to allow MacArthur to exceed all FAR requirements, that would be another discussion. But that is not the discussion we are having tonight. If passed, this is a text amendment that will affect ALL future school building projects. The City and ACPS knew full well that time pressure for MacArthur would force approval of this sweeping amendment, and would allow a new standard for all future school site redevelopments. Let's be honest and call this what it is, an abuse of power on the part of City and ACPS leadership who have put you, City Council, and all of us under this incredible pressure to adopt this major change in city-wide school zoning procedures without any public scrutiny or media attention.

Supporters of this amendment state that all schools have had, and likely will have, an SUP in the future, so this is not a big deal. But in fact, the big deal is that density and mass will not be permitted as grounds for review if this amendment is adopted. Simply put, increasing the .60 FAR to by-right closes off the entire question for you, and for us, of whether a building actually fits into its location.

On top of removing the SUP process for school buildings with a FAR of .60 or less, this amendment seeks to grant unlimited FAR to ACPS if they apply for an SUP. That appears to be necessary for the MacArthur FAR of .71, and will likely be used again for all other school buildings going forward. Is unlimited FAR an option provided to any other developers under our zoning code?

We question why ACPS should be granted this special status to exceed current zoning standards that exist to ensure that all new buildings fit into the neighborhoods in which they are located. All other applicants are subject to an SUP to gain approval for their projects that exceed FAR standards. ACPS, like all major developers, certainly has sufficient staff and legal help to allow them to navigate the SUP process. They are not a small business, and it is not an undue burden to ask ACPS to follow existing rules and go through the SUP process for their projects. ACPS should not be exempted from the same scrutiny given to other land use applicants.

In closing, we urge the Planning Commission to find a way to allow the MacArthur project to go forward as a special circumstance, without enacting sweeping changes to the zoning code that restrict resident input into future ACPS buildings in our neighborhoods. Please vote against the text amendment as currently written.