



DOCKET ITEM #5

Special Use Permit #2012-0070
600 Russell Road – Maury Elementary

Application	General Data	
Consideration of a request for a trailer for classroom use with a parking reduction.	Planning Commission Hearing:	December 4, 2012
	City Council Hearing:	December 15, 2012
Address: 600 Russell Road	Zone:	R-5/Single-Family Residential
Applicant: Alexandria City Public Schools	Small Area Plan:	Northridge/Rosemont

Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

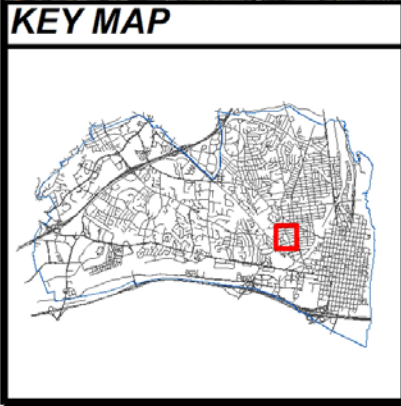
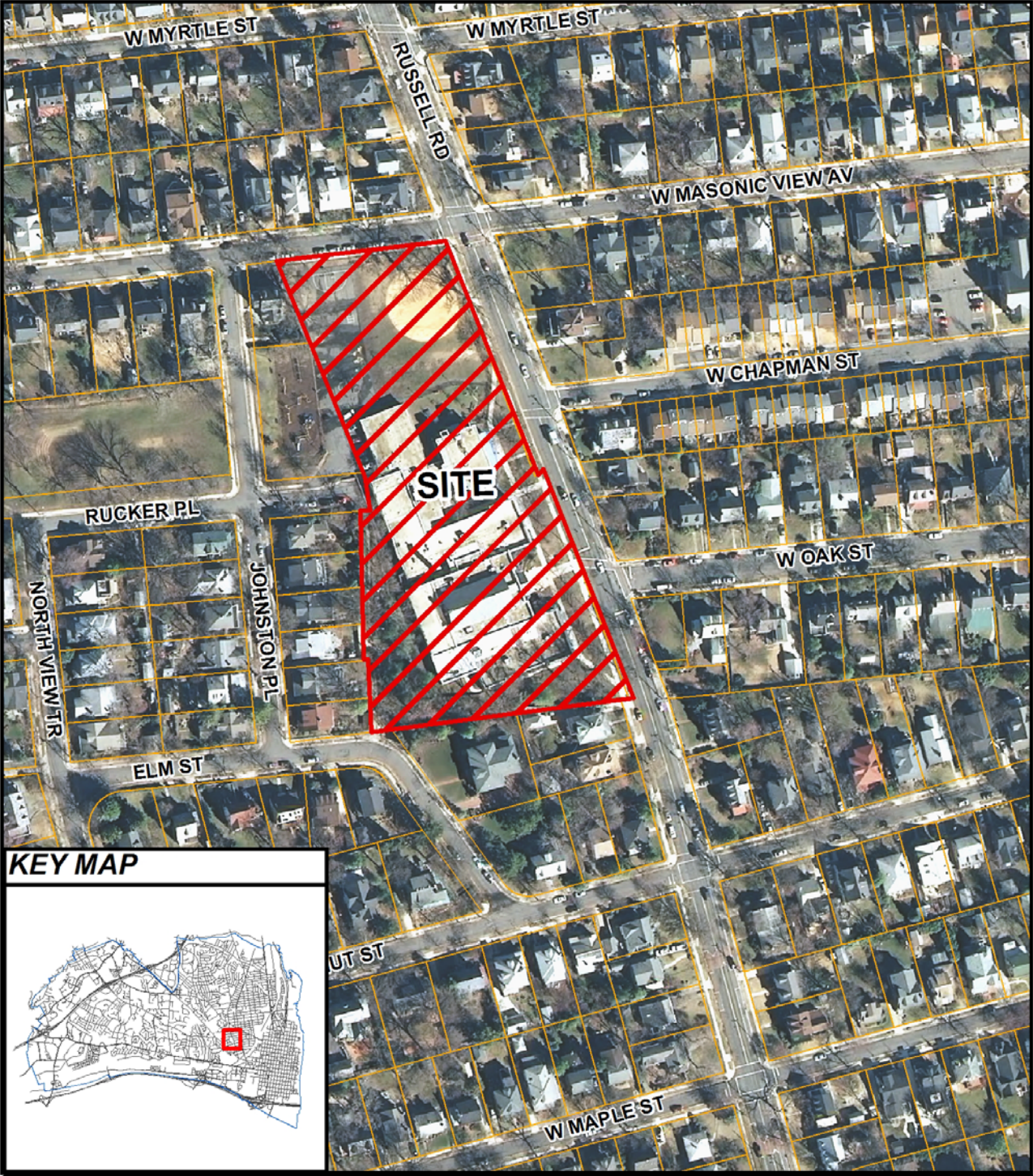
Staff Reviewers: Nathan Randall, nathan.randall@alexandriava.gov

PLANNING COMMISSION ACTION, DECEMBER 4, 2012: On a motion by Mr. Wagner, seconded by Ms. Fossum, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations and with the addition of Conditions #9-11. The motion passed on a vote of 6 to 0, with Mr. Robinson absent.

Reason: The Planning Commission agreed with the staff analysis and the inclusion of new condition language to address a resident's concerns regarding fire alarm and public announcement systems, the possible safety hazard of adjacent trees, and the aesthetics of the portable classroom. The Commission also acknowledged the applicant's need for a five-year expiration date consistent with staff's recommendation.

Speakers:

Lawrence Smallman, 20 East Chapman Street, asked for a two-year expiration date instead of the recommended five years and a review of the safety of existing trees at the southern end of the building. He also requested that the color of the portable classroom blend with its surroundings and sought clarification regarding whether fire alarm and public announcement systems would be installed in the classroom.



SUP #2012-0070

12/4/2012



I. DISCUSSION

The applicant, Alexandria City Public Schools, requests Special Use Permit approval for the operation of a portable classroom, with a parking reduction, at Maury Elementary School at 600 Russell Road.

SITE DESCRIPTION

The subject site is two lots of record with an area of 170,755 square feet, or near four acres of land, along Russell Road in the Rosemont neighborhood. The Maury school site includes a one-story, 51,800 square-foot public, elementary school building, and associated playground areas and a small surface parking lot. Direct vehicular access to the property is from Johnson Place. Pedestrians access the site from Russell Road and West Masonic View Avenue.



The property is surrounded primarily by single-family residences, although townhouses are located nearby on West Chapman Street. City-owned Beach Park is located immediately to the west.

BACKGROUND

Maury Elementary School was built in 1929 and has operated as a public elementary school since that time. Additions to the school were constructed in 1949, 1961, 1971 and 2004. In 2000, City Council approved (SUP#2000-0124) a temporary portable classroom that was located in approximately the same location as the one proposed now on the south end of the building. It was used for about four years and later removed. In April 2004, City Council approved DSUP#2003-0006 for construction of 5,000 square-feet of additional space in the central and southern portions of the site. The scope of work also included interior renovations such as adding a sprinkler system and improving handicapped accessibility.

The original 1929 portion of the building is considered to be a contributing structure in the surrounding Rosemont National Register Historic District.

PROPOSAL

ACPS proposes to add an approximately 630 square-foot temporary portable classroom at one of two alternative locations at Maury (see Figure 1 for site locations). The preferred location is at the southern end of the building. Another potential location is on the northern side of the building adjacent to the existing gymnasium and the northern classroom wing. The new classroom, which is expected to measure about 14 feet in height, will not be physically

connected to the rest of the school and students will need to exit the main school building to reach it. The classroom is needed to provide dedicated space for art activities. Because of increased enrollment at the school, what had been the art room has been converted to regular classroom use. Art instruction is currently offered in various classrooms throughout the building and supplies are delivered from room to room on a cart.

PARKING

According to Section 8-200(A)(11) of the Zoning Ordinance, a public elementary school is required to provide one off-street parking space for every 25 classroom seats. The 425-student elementary school is therefore required to provide 17 off-street parking spaces. The applicant partially satisfies this requirement with the provision of seven off-street parking spaces and an existing seven-space parking reduction granted in 2004 as part of DSUP#2003-0006. It is requesting a three-space parking reduction as part of this request to meet the balance of the parking requirement.

ZONING/MASTER PLAN DESIGNATION

The property is located in the R-5/Single-Family Residential zone, which permits public schools without Special Use Permit approval. Section 7-1101(C) of the Zoning Ordinance allows a temporary classroom trailer only with a Special Use Permit.

The proposed use is consistent with the North Ridge / Rosemont Small Area Plan that designates the property for residential or public educational uses.

II. STAFF ANALYSIS

Staff supports ACPS' request to add a temporary portable classroom at Maury Elementary School. A recent steep increase in the number of school-aged children in the City has resulted in the need for additional space at a number of existing elementary schools. In this instance, the new temporary classroom will provide more space and allow for more efficient art instruction until such time as a more permanent solution is found for additional classroom space.

Staff has had a series of detailed discussions about the siting of the new portable classroom at Maury with ACPS staff. Both Planning and ACPS staff prefer locating the classroom on the southern end of the school in approximately the same location as was approved in 2000. The applicant favors this location because it will allow the northern site to remain as play area used by children at recess. The northern site is also extremely visible to the public. However, depending on the specific length and width of the trailer, the southern site is challenging given that extremely large trees are located there, and it is important that maneuvering and installing the trailer there does not harm those trees. The southern location is also close to nearby residences, although it will be buffered by vegetation. It must also be setback 25 feet from the property line to comply with zoning.

Figure 1



Staff is therefore recommending that both locations be approved so that staff may continue working with ACPS staff in the hopes that a trailer suitable for Maury's classroom needs can be found in a size that will fit the limitations of the southern end of the school. Staff has carefully reviewed the southern site to ensure that both the installation process and the final classroom site does not negatively impact the trees located on this portion of the school property, particularly three large oak trees closest to the southwestern corner of the main school building. It concludes that a trailer that is narrower in width than originally proposed by the applicant can successfully be installed without impacting any trees in the area. As a further measure to protect the trees, staff recommends a series of conditions requiring that the trailer be sited at an appropriate distance from significant trees (Condition #5a & 5b) and that a tree protection plan be created and implemented both during installation and for the duration of the time the trailer remains on the site (Conditions #3-6).

Staff also reviewed the northern portable classroom site and finds that it is a reasonable alternative. Sufficient room exists for a variety of portable classroom sizes and the area is not immediately adjacent to residences. Given that the northern site is more visible from the street compared to the southern site, staff is recommending in Condition #6a that the applicant install additional landscaping on the sides of the trailer that will be visible from the street. In addition, a few small trees planted in recent years would need to be removed at this site, and staff is recommending in Condition #6b that these trees be replanted elsewhere on the school site.

Staff also supports the three-space parking reduction. Although on-street parking in the area is well-used, staff has observed available on-street parking in the area during school hours. Peak school use of the public street parking during the day is complementary to its shared use by residents during the evening. The request is small and represents an increase in capacity in the last few years at this public school. As a practical matter, no additional parking impact is expected as a direct result of this proposal since the art teacher that will occupy the new classroom is already teaching at the school. ACPS has suggested that it undertake an analysis to determine if any new spaces can be added to the rear parking lot either by restriping or reconfiguring the lot.

Finally, staff has included a limitation in Condition #2 regarding the amount of time that the trailer may remain on the school site. Although the applicant has requested the classroom trailer for a period of two years, staff recommends increasing this timeframe to five years. Similar expiration language was included in the SUP approval for the prior portable classroom at the site. The additional time will provide greater flexibility to ACPS as it assesses and prioritizes school space needs throughout the system and creates additional long term capacity.

Finally, staff notes that after flyers were circulated in the immediate neighborhood by Rosemont Citizens Association, and the proposal was discussed in detail at a meeting at Maury School, staff is aware of no opposition to the application.

Subject to the conditions contained in Section III of this report, staff recommends approval of the Special Use Permit request.

III. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. The proposed portable classroom shall be located generally at either the northern or southern sites shown in the application and this staff report, to the satisfaction of the Director of Planning & Zoning. (P&Z)
2. This approval for a portable classroom/trailer shall expire at the end of five years from the date of approval. (P&Z)
3. As part of the submission accompanying its building permit application, the applicant shall submit the following, all for the review and approval of the Director of Planning & Zoning prior to approval of the building permit. (P&Z):
 - a. Final specifications for the portable classroom.
 - b. An updated tree survey for the general area intended for the classroom, pursuant to the City's *Landscape Guidelines*.
 - c. A tree protection program designed for both the installation and duration of the classroom, developed to comply with the City of Alexandria *Landscape Guidelines*, and to include the following measures:
 - i. A plan for the installation and removal of the classroom showing the equipment, route, and any required maneuvering;
 - ii. Root protection measures for the area required to move, install and remove the classrooms. Details and location of the root protection measures shall be approved prior to release of the building permit;
 - iii. All trees adjacent to the classroom location and installation/removal route shall be protected with trunk armoring;
 - iv. Tree protection fencing shall be installed during the periods required to move, install and remove the classrooms;
 - v. Selective root-pruning, where necessary;
 - vi. The full range and location of tree protection measures shall be shown. (P&Z)
4. The applicant shall provide replacement trees of similar caliper and species for damaged trees if the approved tree protection methods have not been followed. The replacement trees shall be installed prior to the issuance of the certificate of occupancy permit. (P&Z)
5. The following requirements pertain only if the southern site is used for the portable classroom:
 - a. The classroom shall be installed no closer than 18' from the oak tree identified as 'x' on Figure 1 of this report. (P&Z)

- b. The classroom shall be installed no closer than 10' from the pine tree identified as 'xx' on Figure 1 of this report. (P&Z)
 - c. Any re-alignment of the drainage swale near the southern property line shall be kept to the minimum required to adequately install the classroom. Tree protection measures and the removal of dead/dying trees required for the realignment shall be approved by the Director of Planning & Zoning. (P&Z)
6. The following requirements pertain only if the northern site is used for the portable classroom:
- a. Landscape screening of approximately 2-3 feet in height shall be provided for a classroom with a stacked pier base. The screening shall be installed on the sides of the classroom visible from the public right of way. (P&Z)
 - b. If the recently planted trees are required to be removed to install the classroom at this location, they shall be replanted on site. (P&Z)
7. If the disturbed area associated with the project exceeds 2,500 square feet at any point during construction, the project will be required to stop until the storm water quantity and quality requirements are met. The disturbed area includes staging and work area around the building and access to/from the site. As submitted the project seems to be well below this threshold. (T&ES)
8. Any downspouts associated with the portable classroom shall be discharged in a manner that does not cause an erosive condition or a nuisance to the adjacent areas. (T&ES)
9. **CONDITION ADDED BY PLANNING COMMISSION:** The applicant shall install fire alarm and public announcement systems in the portable classroom that are connected to the existing systems at the main school building. (PC)
10. **CONDITION ADDED BY PLANNING COMMISSION:** The City Arborist shall inspect the health of the existing trees at the southern end of the building to ensure that they do not present a potential safety hazard to the portable classroom. (PC)
11. **CONDITION ADDED BY PLANNING COMMISSION:** The final aesthetic design of the portable classroom, including its color, shall be reviewed and approved by the Director of Planning & Zoning. (PC)

STAFF: Barbara Ross, Deputy Director, Department of Planning and Zoning;
Nathan Randall, Urban Planner.

Staff Note: In accordance with Section 11-506(c) of the Zoning Ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a Special Use Permit by City Council or the special use permit shall become void.

IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

F-1 The use of splash blocks is encouraged to help mitigate downspout discharge. (T&ES)

F-2 Transportation supports the proposed parking reduction for the following reasons:

- a. Transportation staff has reviewed the parking occupancy on the streets in proximity the school, and has determined that during school hours there is adequate on street parking, with on-street parking spaces available during both the morning and afternoon hours on the surrounding streets. While some pockets of high occupancy were noted, overall on-street parking occupancy does not approach capacity on the surrounding streets.
- b. School parking demand tends to complement, rather than compete with, residential parking demand. Prior to school hours, many residents leave for work, making on-street parking spaces available for school uses. School typically is released before residents return from work, meaning the on-street spaces are available for residents' use when they return from work. This contrasts with retail or especially restaurant uses near residential areas, where typically there is competition in the evenings for on-street parking spaces between the retail/restaurant patrons and residents.
- c. There is limited space on site to add additional parking spaces. While it may be possible to add some limited additional parking, this additional parking would negatively impact either playground areas or open space on the school site. (T&ES)

R-1 If the disturbed area associated with the project exceeds 2,500 square feet at any point during construction, the project will be required to stop until the storm water quantity and quality requirements are met. The disturbed area includes staging and work area around the building and access to/from the site. As submitted the project seems to be well below this threshold. (T&ES)

R-2 Any downspouts associated with the learning cottage shall be discharged in a manner as to not cause an erosive condition or a nuisance to the adjacent areas. (T&ES)

Code Enforcement:

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. If there are any questions, the applicant may contact Ken Granata, Plan Review Services Division Chief at ken.granata@alexandriava.gov or 703.746.4193.

- C-1 A building permit is required for this project. Five sets of *construction documents* that fully detail the layout shall be submitted. Detailed dimensional drawings including means of egress shall accompany the construction (building) permit application. If a Virginia licensed design professional prepares drawings for the project, the plans shall bear the seal of the design professional in accordance with the Code of Virginia Section 54.1-410B.
- C-2 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof for a child daycare, in accordance with 2009 VCC §116.1.

Health:

F-1 No comments

Parks and Recreation:

F-1 No comments received

Police Department:

F-1 No comments received



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2012-0070

PROPERTY LOCATION: 600 RUSSELL ROAD ALEXANDRIA VA 22301

TAX MAP REFERENCE: 53.03-02-2 **ZONE:** R-5

APPLICANT:

Name: ALEXANDRIA CITY PUBLIC SCHOOLS

Address: 2000 N. BEAUREGARD STREET ALEXANDRIA, VA 22311

PROPOSED USE: PORTABLE CLASSROOM BUILDING

THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 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 staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

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 IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

MONIKA SZCZEPANIEC
Print Name of Applicant or Agent

Sczepaniec 09.25.12
Signature Date

4701 SEMINARY RD
Mailing/Street Address

703.461.4168 _____
Telephone # Fax #

ALEXANDRIA VA 22304
City and State Zip Code

MONIKA.SZCZEPANIEC@ACPS.K12.VA.US
Email address

ACTION-PLANNING COMMISSION: _____	DATE: _____
ACTION-CITY COUNCIL: _____	DATE: _____

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 600 RUSSELL RD, I hereby
 (Property Address)
 grant the applicant authorization to apply for the PORTABLE CLASSROOM use as
 (use)
 described in this application.

Name: _____ Phone _____
 Please Print
 Address: _____ Email: _____
 Signature: _____ Date: _____

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

Required floor plan and plot/site plan attached.

Requesting a waiver. See attached written request.

2. The applicant is the (check one):

- 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 or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than ten 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.

NARRATIVE DESCRIPTION

3. 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. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

THE ALEXANDRIA CITY PUBLIC SCHOOLS SCHOOL BOARD PROPOSES
TO INSTALL A PORTABLE CLASSROOM STRUCTURE AT MATTHEW MAURY
ELEMENTARY SCHOOL TO RELIEVE OVERCROWDING AT THIS FACILITY.

EDUCATIONAL FACILITIES OFFICE IS RECOMMENDING LEASING ONE PORTABLE
CLASSROOM SPACE FOR AN APPROXIMATE DURATION OF TWO YEARS.

THE EXACT LOCATION OF THE PORTABLE CLASSROOM WILL BE DETERMINED
IN COLLABORATION WITH THE SCHOOL STAFF, PTA AND THE NEIGHBORHOOD.
CURRENTLY TWO ^{POSSIBLE} SITES HAVE BEEN IDENTIFIED: NORTH-WEST AND SOUTH-WEST
PORTION OF THE SITE.

USE CHARACTERISTICS

4. The proposed special use permit request is for (check one):
[] a new use requiring a special use permit,
[] an expansion or change to an existing use without a special use permit,
[] an expansion or change to an existing use with a special use permit,
 other. Please describe: PORTABLE CLASSROOM BUILDING 24'x36'

5. Please describe the capacity of the proposed use:
A. How many patrons, clients, pupils and other such users do you expect?
Specify time period (i.e., day, hour, or shift).

22 STUDENTS ON AVERAGE
5 DAYS PER WEEK

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

1 STAFF MEMBER
5 DAYS PER WEEK

6. Please describe the proposed hours and days of operation of the proposed use:

Day: MONDAY-FRIDAY Hours: 8:00 AM - 3:00 PM

7. Please describe any potential noise emanating from the proposed use.

A. Describe the noise levels anticipated from all mechanical equipment and patrons.
MINIMAL NOISE FROM HVAC EQUIPMENT

B. How will the noise be controlled?
THE NOISE WILL BE MINIMAL

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

NONE

9. Please provide information regarding trash and litter generated by the use.

A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

PAPER TRASH

B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

AVERAGE FOR CLASSROOM USE

C. How often will trash be collected?

DAILY BY SCHOOL'S CUSTODIAL STAFF

D. How will you prevent littering on the property, streets and nearby properties?

STUDENTS ARE SUPERVISED BY TEACHERS AT ALL TIMES.

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

[] Yes. [X] No.

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

11. 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:

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

STUDENTS ARE SUPERVISED BY TEACHERS DURING SCHOOL HOURS
AFTER SCHOOL HOURS CUSTODIAL STAFF AND SCHOOL SECURITY
WILL PATROL THE AREA.

ALCOHOL SALES

13.

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

[] Yes No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

PARKING AND ACCESS REQUIREMENTS

14. A. How many parking spaces of each type are provided for the proposed use:

- 5 Standard spaces
- _____ Compact spaces
- 2 Handicapped accessible spaces.
- _____ Other.

Planning and Zoning Staff Only

Required number of spaces for use per Zoning Ordinance Section 8-200A _____

Does the application meet the requirement?
 Yes No

B. 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?

PLEASE NOTE: 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.

C. 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.

Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

A. How many loading spaces are available for the use? ONE

Planning and Zoning Staff Only

Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____

Does the application meet the requirement?
 Yes No

B. Where are off-street loading facilities located? _____

C. During what hours of the day do you expect loading/unloading operations to occur?

A.M. HOURS

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

ONCE PER DAY

16. 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?

ACCESS IS ADEQUATE

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? Yes No

Do you propose to construct an addition to the building? Yes No

How large will the addition be? 864 square feet.

18. What will the total area occupied by the proposed use be?

51,800 sq. ft. (existing) + 864 sq. ft. (addition if any) = 52,664 sq. ft. (total)

19. The proposed use is located in: (check one)

a stand alone building

a house located in a residential zone

a warehouse

a shopping center. Please provide name of the center: _____

an office building. Please provide name of the building: _____

other. Please describe: PORTABLE CLASSROOM

End of Application



APPLICATION - SUPPLEMENTAL

PARKING REDUCTION

Supplemental information to be completed by applicants requesting special use permit approval of a reduction in the required parking pursuant to section 8-100(A)(4) or (5).

1. Describe the requested parking reduction. (e.g. number of spaces, stacked parking, size, off-site location)

THIS IS A SUPPLEMENTAL REQUEST TO A SPECIAL USE PERMIT FOR A PORTABLE CLASSROOM ADDITION AT MATTHEW MAURY ELEMENTARY. ONE (1) ^{ADDITIONAL} PARKING SPACE IS REQUIRED.

2. Provide a statement of justification for the proposed parking reduction.

THERE IS NO INCREASE IN STAFFING NUMBERS AND THEREFORE NO ADDITIONAL PARKING IS NEEDED.

3. Why is it not feasible to provide the required parking?

THE EXISTING SITE DOES NOT PROVIDE OPPORTUNITY FOR ADDITIONAL PARKING EXPANSION

4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces?

Yes. No.

5. If the requested reduction is for more than five parking spaces, the applicant must submit a **Parking Management Plan** which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative affects of the parking reduction.

6. The applicant must also demonstrate that the reduction in parking will not have a negative impact on the surrounding neighborhood.

Learning Cottage pictures- outside



ILLUSTRATIVE PURPOSES ONLY

Learning Cottage pictures- outside



ILLUSTRATIVE PURPOSES ONLY

SUP 2012-0070

Learning Cottage pictures- inside



SUP2012-0070

ILLUSTRATIVE PURPOSES ONLY

Learning Cottage pictures- inside

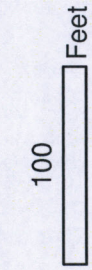


ILLUSTRATIVE PURPOSES ONLY

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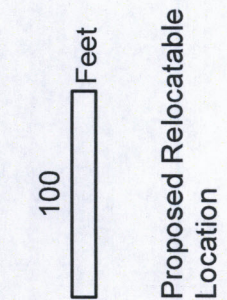


Matthew Maury
 Proposed Relocatable Location
 City of Alexandria, Virginia



Proposed Relocatable Location





Proposed Relocatable
Location

Matthew Maury Proposed Relocatable Locations City of Alexandria, Virginia



27

SUP2012-0070



28

SUP2012-0070



29

Sup 2012-0070

Julie Fuerth

Subject: FW: Maury School Portable Classroom

-----Original Message-----

From: Nancy Carson [<mailto:nancycarson1010@gmail.com>]

Sent: Friday, November 30, 2012 1:27 PM

To: Nathan Randall

Subject: Maury School Portable Classroom

To Alexandria Planning Commission

As a neighbor and supporter of Maury School, I write to advise the Commission of my endorsement of the planned portable classroom. I live half a block from the school and know many families whose children are enrolled. I have volunteered at Maury and currently help with the children's garden.

Maury has become a much stronger school and is drawing families to our neighborhood. It is vitally important that families can depend on their children going to "their" school. Increased enrollment has caused the outstanding art program to operate from a cart rather than a room. I hope the Commission approves the request. It will help keep the Maury offerings attractive to everyone and will strengthen the school, along with the excellent principal and teachers.

Nancy Carson, 301 West Masonic View, Alexandria 22301

Nancy Carson

nancycarson1010@gmail.com

Keep the herd moving roughly west