

First Baptist Church of Alexandria

DSP2015-00022

Planning Commission
May 3, 2016



Site Context

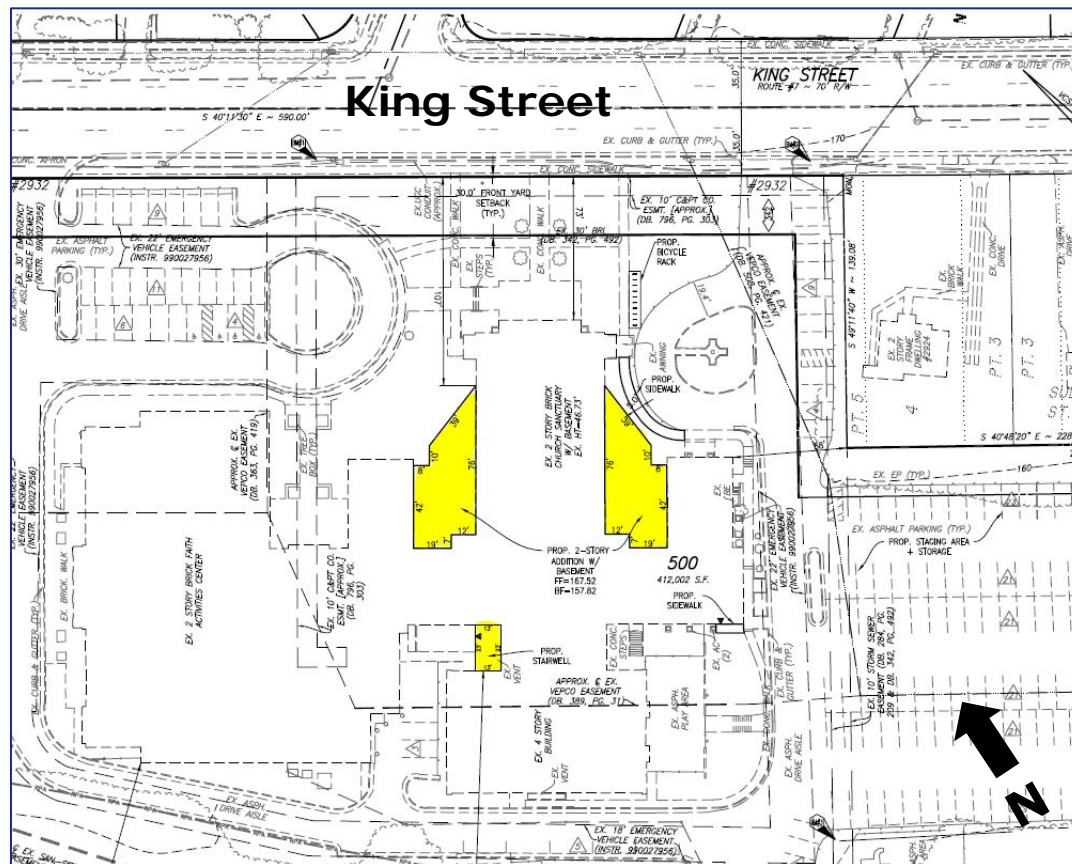
- R-8 Zone
- 9.5 acres



Project Request

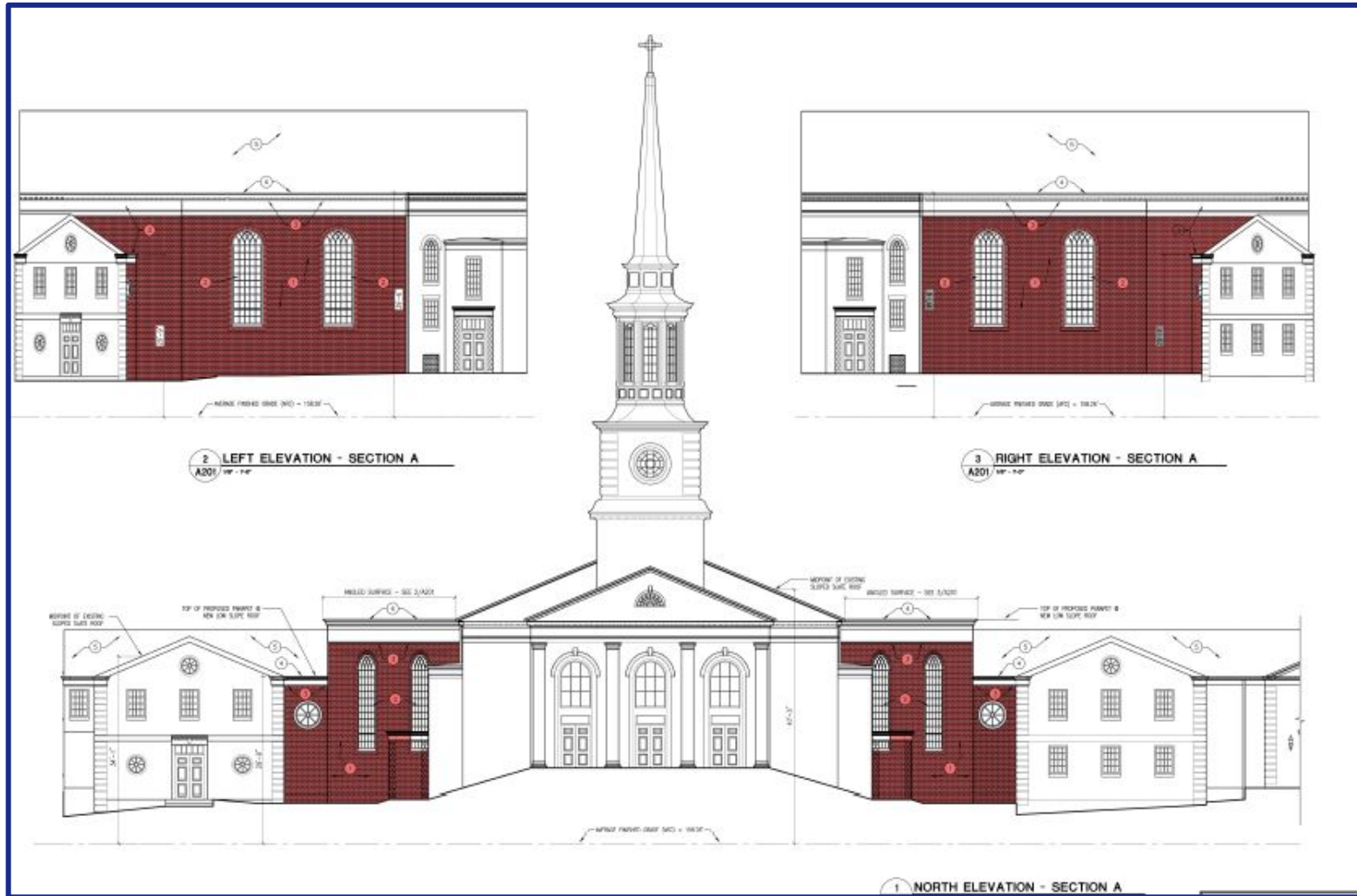
Total Expansion
Area: 9,540 SF

- **Ground Floor:** additional classrooms and assembly spaces
- **1st Floor:** 217 seat sanctuary expansion
- **2nd Floor:** Organ Storage space



= proposed additions

Architectural Elevations



Parking and Traffic Management

- The Zoning Ordinance requires 256 parking spaces for the church and school uses.
 - The church property has 565 parking spaces.
- Additional trips generated: <50 trips
 - Majority of trips generated during off-peak periods
 - Current programs addressed in the church's current Traffic Management Program address these additional trips.

Site Improvements

Landscaping Improvements

- Eight ornamental trees
- A Variety of Evergreen trees

Transit Improvements

- 6' bus stop bench
- ADA compliant passenger loading pad



Existing bus stop configuration at the site

Development Conditions

Green Building Policy

Condition 10:

- Allows flexibility to achievement of green building standards due to site's use and size of additions.

Parking

Condition 14:

- Requires the church to provide 20 bicycle parking spaces per Alexandria's Bicycle Parking Regulations.



Community Outreach

- On March 16th and March 29th, the applicant sent emails to the following civic associations requesting feedback:
 - Taylor Run (no response)
 - North Ridge (no issues)
 - Seminary Hill (no response)
- Federation of Civic Associations – April 21st



Recommendation

- Staff Recommends Approval of DSP#2015-00022, subject to conditions.



Landscape Guidelines

- **Open Space**

- No open space requirements for R-8 Zone
- The site contains a significant amount of open space due to the Taylor Run stream valley running through the site.

- **Crown Coverage**

- Required: 25%; Provided: 32%

