

# First Baptist Church of Alexandria

DSP2015-00022

Planning Commission  
May 3, 2016



# Site Context

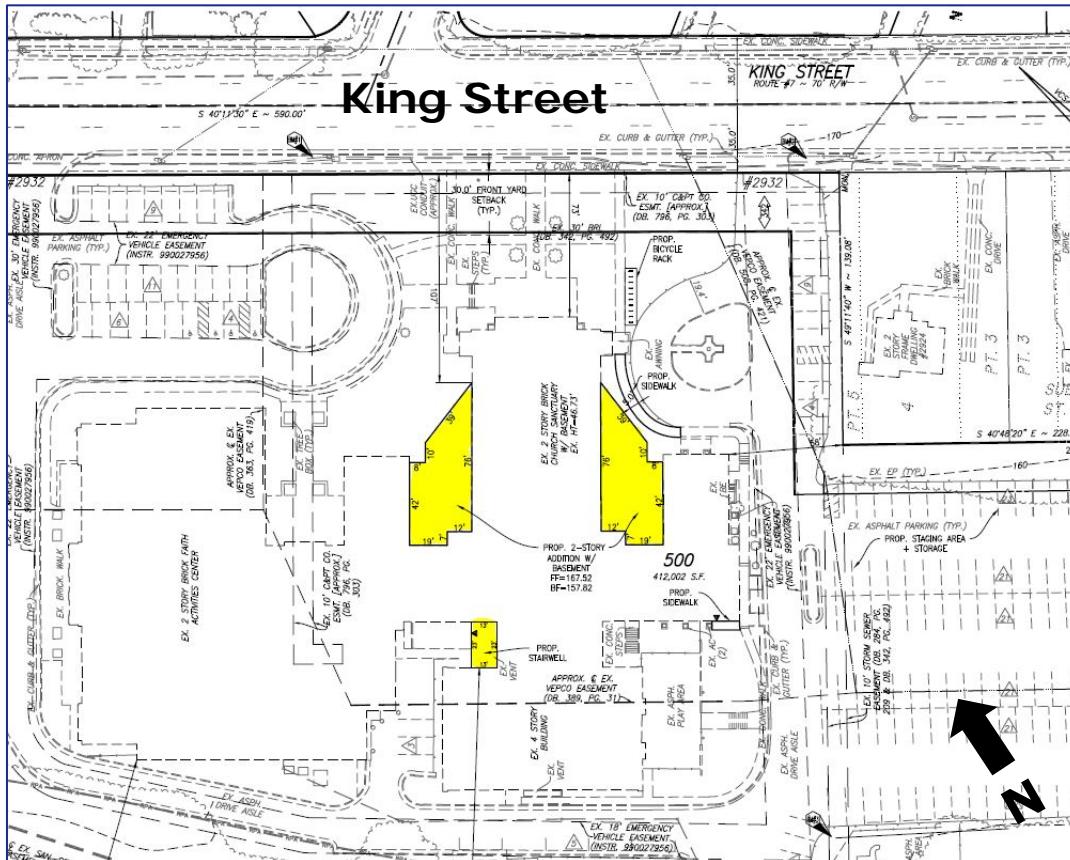
- R-8 Zone
- 9.5 acres



# Project Request

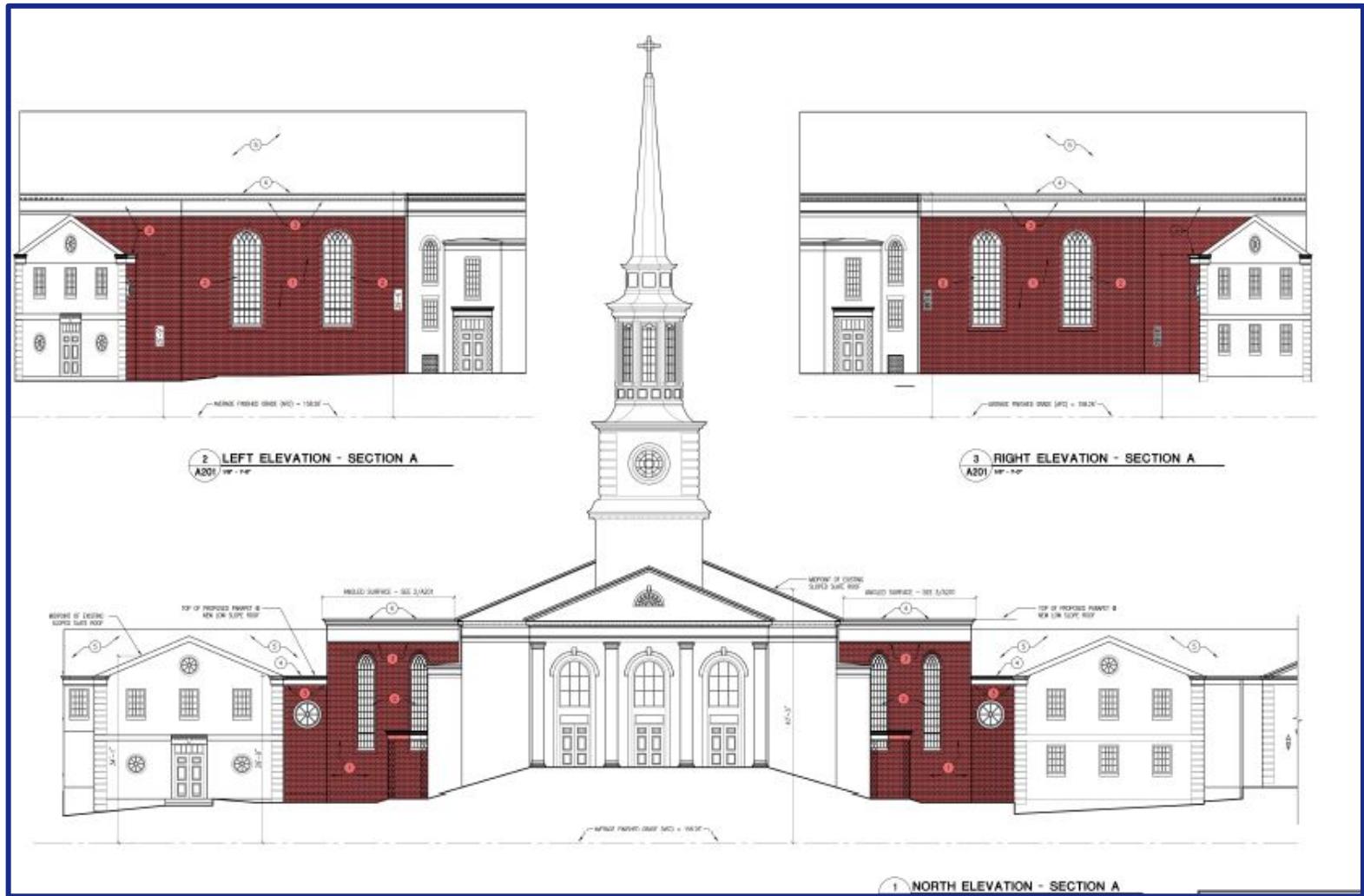
Total Expansion  
Area: 9,540 SF

- **Ground Floor:** additional classrooms and assembly spaces
- **1<sup>st</sup> Floor:** 217 seat sanctuary expansion
- **2<sup>nd</sup> 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 16<sup>th</sup> and March 29<sup>th</sup>, 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 21<sup>st</sup>



# 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%

