



Docket Item #8

**Development Special Use Permit #2013-0014**

**3300 King Street – TC Williams High School Tennis Courts**

Application	General Data	
<b>Project Name:</b> TC Williams High School Tennis Courts	PC Hearing:	December 3, 2013
	CC Hearing:	December 14, 2013
	If approved, DSUP Expiration:	December 14, 2016
	Plan Acreage:	23.68
<b>Location:</b> 3300 King Street	Zone:	R-20
	Proposed Use:	Public School
	Dwelling Units:	N/A
	Gross Floor Area:	N/A
<b>Applicant:</b> Alexandria City Public Schools	Small Area Plan:	Taylor Run / Duke Street Small Area Plan
	Historic District:	N/A
	Green Building:	N/A

<b>Purpose of Application</b>
To construct lighted tennis courts at an existing public high school
<b>Special Use Permits and Modifications Requested:</b>
1. Amendment to an existing Development Special Use Permit with Site Plan to allow lighted tennis courts at a public high school

<b>Staff Recommendation: APPROVAL WITH CONDITIONS</b>
<b>Staff Reviewers:</b> Gary Wagner, Principal Planner, RLA (P&Z) Jim Roberts, Urban Planner (P&Z)

**PLANNING COMMISSION ACTION, DECEMBER 3, 2013:**

On a motion by Vice Chair Dunn, seconded by Commissioner Lyman, the Planning Commission voted to retain the existing prohibition on lighting for athletic facilities at the School. The Commission voted to change the following conditions:

Condition #85: Staff proposed amending the original condition from the DSUP2002-0044 approval. The amended condition would have allowed lighting specifically for the tennis courts but retained the prohibition of lighting fields for all other areas of the School campus.

The Planning Commission did not support staff’s proposed change and voted to retain the original condition which prohibits lighting for all athletic fields on the School campus, which states:

**CONDITION RETAINED BY PLANNING COMMISSION:** *No permanent stadium lighting*

*shall be installed at the School stadium or on any other athletic fields, including the proposed new practice field. (P&Z)*

Condition #86A: Staff had proposed adding a condition requiring the provision of a lighting plan to verify that the tennis court lighting proposal met City standards. This condition would not be required if lighting remained prohibited and was deleted by the Commission.

The motion carried on a vote of 3-2. Commissioners Dunn, Lyman and Wasowski voted in favor, Commissioners Komoroske and Macek voted against and Commissioner Wagner abstained. Commissioner Hyra was absent.

On a motion made by Vice Chair Dunn, seconded by Commissioner Macek, the Planning Commission voted to approve DSUP2013-0014, subject to the changes to conditions #85 and 86A (see above).

The motion carried on a vote of 6-0 with Commissioner Hyra absent.

Reason:

The Planning Commission supported the proposal to construct tennis courts in order to upgrade the School's tennis provision which would allow for matches and practice to be conducted on the School site.

The Commission did not support the request to allow lighting at this location. In not supporting the lights, the Commission voiced concerns over the necessity of the lights for the School and given the lighted courts available in other areas of the City. The Commission also had concern that the original approval for the School included a prohibition of lighting for athletic facilities and that the prohibition formed part of an agreement with the local community which should be upheld. Commissioner Lyman requested that the record should show that although she was opposed to lighting in this instance, she was not generally opposed to lighting athletic facilities.

Speakers:

Bill Finn, Facilities Director for ACPS representing the applicant spoke in support of the application. The courts would allow for an improvement in facilities; less travelling for the tennis team; and would allow the School to host meets. The lighting would enable more use of the courts and enhance the safety of players. Lighted courts additionally offer benefits to the community.

Carter Fleming, resident of 1403 Bishop Lane and having served of the TCW Community Advisory Committee, spoke in opposition to the lighting aspect, but not to the tennis courts. Ms.

Fleming relayed that the original prohibition on lighting for all athletic facilities at the School was an agreement reached with the local community and that the proposal was in conflict with the agreement.

Isabelle Harris, Captain of the TCW Girls' Tennis Team spoke in support of the proposal, relaying the difficulties faced by the team currently in travelling to play matches. Further, the proposed courts would strengthen the tennis program at the School for current and future students.

Nancy Jennings, resident of 2115 Marlboro Drive and President of the Seminary Hill Association spoke in opposition to the proposal. Ms. Jennings relayed that the Association was opposed to any change to the general prohibition to lighting of athletic fields, consistent with the original condition of approval for the School, and previously agreed with the local community. Further, Ms. Jennings questioned the need for lights at new tennis courts, given the availability of lighted tennis courts at other locations nearby.

Terri Belcher, Coach of the TCW Girls' Tennis Team spoke in support of the proposal. Ms. Belcher spoke of the long-standing need for the courts for the team and of the benefit to the community which the lighting would bring.

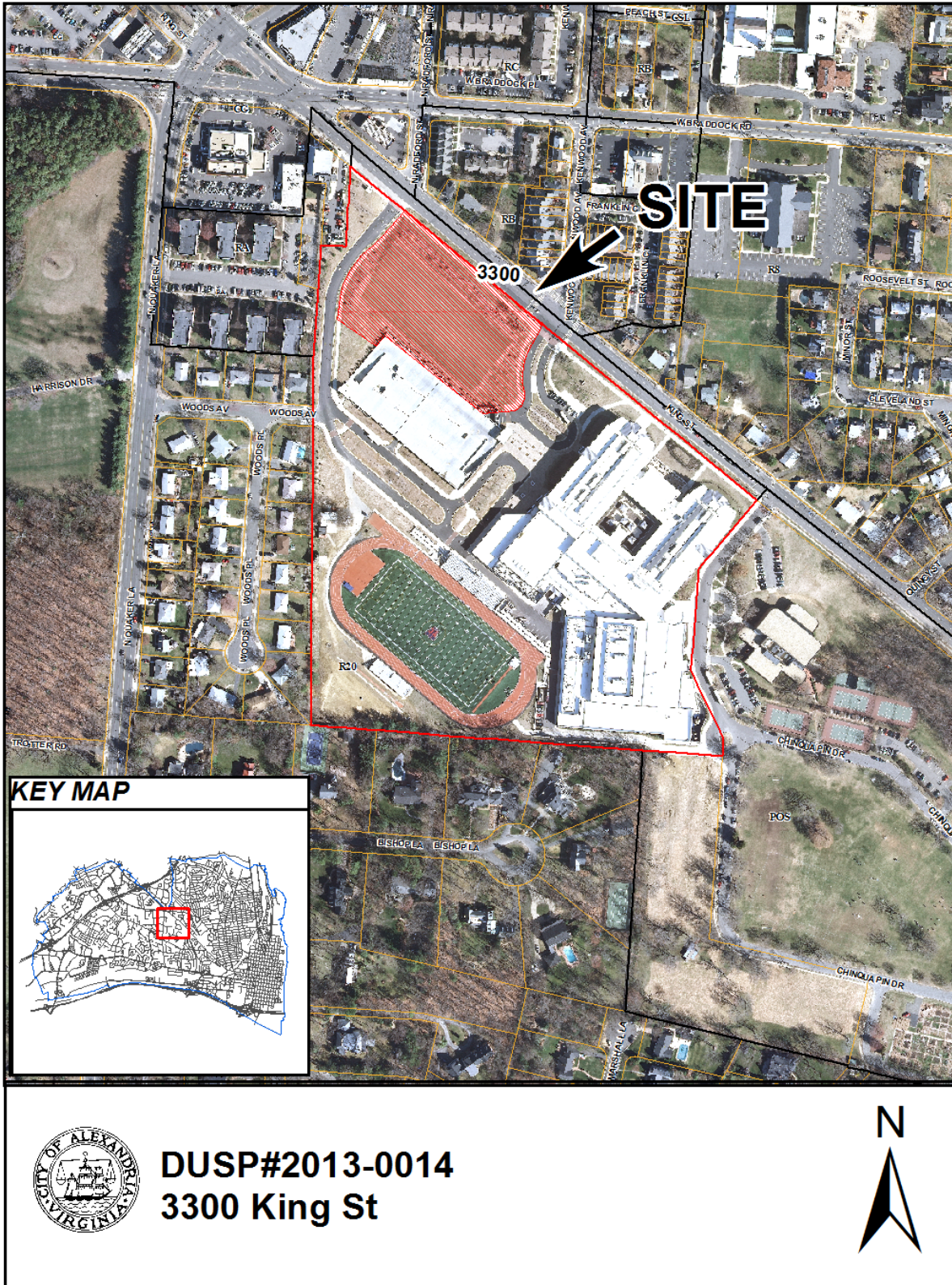
William Goff, resident of 1313 Bishop Lane, spoke in opposition to the proposal, stating that many non-residents and unofficial athletic sessions took place on the school fields, a practice which may be exacerbated by the proposed courts.

Theresa Rhodes, parent of a TCW student, spoke in favor of the proposal. Ms. Rhodes relayed the difficulties faced by the team currently in travelling to play matches and the extended time required by students playing in distant locations rather than on-campus courts.

Kurt Johnson, resident of 1300 Bishop Lane spoke in favor of the courts but in opposition to the lighting. Mr. Johnson stated that most TCW matches finished before dark; would not require lighting; and that the other lighted courts nearby are under-utilized. Further, Mr. Johnson believed the expense for the lights was unjustified.

Frances Terrell, resident of 1005 N. Quaker Lane and President of the Seminary Civic Association spoke in opposition to the proposed lighting, stating that the proposal was in direct conflict with the agreement with the community reached in the original DSUP which prohibits lighting of athletic fields. Ms. Terrell voiced a concern that allowing lights for the courts would set a precedent for lighting of the stadium in the future.

DSUP #2013-0014  
3300 King Street  
TC Williams High School Tennis Courts



## **I. SUMMARY**

### ***A. Recommendation & Summary of Issues***

Staff recommends approval of the installation of lighted tennis courts as proposed.

Key issues associated with the proposal and discussed in more detail in this report include:

- An amendment to the DSUP allowing installation of lighting for athletic facilities. This would directly change one of the original conditions of approval for the School, which specifically prohibited lighting for athletic facilities, including at the location where the courts are proposed. The change to the condition which is proposed does not, however, lift the prohibition on lighting for the School stadium at the rear of the site. This prohibition is an important issue for many local residents. A full discussion of the proposed changes to the lighting condition is included in this report.
- The upgrading of athletic facilities as a benefit for both the School and for the City's residents

### ***B. General Project Description***

This project seeks to add six tennis courts with lighting to the existing TC Williams campus in order to upgrade the School's tennis provision. The courts are to be constructed at a location between King Street and the existing parking structure which is currently used as a practice field for athletics on the school campus. In terms potential impact from the project, the closest residences are approximately 140 feet to the west of the proposed site (properties on Quaker Lane), and approximately 190 feet away to the north-east (properties across King Street). The courts and lights are set back from King Street by 109 feet.

The project is at the request of the Alexandria City Public Schools (ACPS) in an effort to upgrade TC Williams' tennis provision.

## **II. BACKGROUND**

### ***A. Procedural Background***

TC Williams High School is a relatively new campus which had a Development Special Use Permit and Site Plan (DSUP2002-0044), approved in January 2004.

The submission under consideration seeks to amend the existing DSUP to allow for lighted tennis courts on the campus. City staff considers that the location of the courts (along the site's King Street frontage), the scale of development and the provision of lighting necessitate that the

amendment be heard by Planning Commission and City Council for approval rather than handled administratively. In particular, two elements guide staff in that determination:

1. The existing conditions of approval for the School include a prohibition on lighting for athletic fields, including at the location of the practice fields which are being replaced with the tennis courts under this submission
2. The level of public interest in the School's construction and the ongoing interest from neighbors in the School's use.

### ***B. Site Context***

The School is located at 3300 King Street. The surrounding area consists of a variety of residential, commercial and institutional uses, and public open space.

The site for the proposed tennis courts is towards the north-west corner of the campus. It lies in front of the existing two-story parking garage and faces King Street. The site is currently an area of open grass which is used as an athletic practice field.

On the opposite side of King Street from the proposed site lies a residential neighborhood comprising single family and townhouse dwellings. To its north-west lies an area consisting of the Oakland Baptist church, a service station and car dealership. To the west and south-west of the site lies a residential neighborhood with both multi-family and single family dwellings. To the south and south-east of the proposed site is the remainder of the School campus and the adjacent Chinquapin Park.

### ***C. Project Evolution***

#### **Background and site selection**

The School's tennis program currently has to rotate practice sessions at several different locations: the existing courts in Chinquapin Park; at facilities at other schools, and at locations in and around the City. The existing courts at Chinquapin are located close to the School and comprise four full-size courts and a practice court, all of which are lighted. They are at an almost east-west orientation, which is not considered preferable for tennis. Under the proposed Chinquapin Aquatics Center Plan (currently, in development and not part of this proposal), the existing Chinquapin courts may be displaced.

In order to be able to accommodate practice and competitions on-site, ACPS intends to provide six new courts under this proposal. Having six courts in one location will allow TC Williams to not only have all team practices in one location, but also allow the School to host tournaments. The six courts will also allow for multiple games to be played simultaneously and shorten the overall length of tennis matches.

The School performed a feasibility study to determine the best location for new courts. The two main study locations included the location proposed under this submission and an existing field adjacent to the school and to Chinquapin Park, near to the end of Bishop Lane. The proposed site was chosen because it provides close proximity to ample parking; lies further away from nearby residents, and provided the best site to more closely align the courts in the tennis high school regulation north-south orientation, which will qualify the location for meets.

In order to be able to allow for practice sessions during seasons with short daylight hours, and to accommodate full-length competitions and tournaments on site, the School decided to design the courts with lights. The lights will also allow Alexandria residents evening use of the courts when ACPS does not have them scheduled.

### **Design Evolution**

During the course of the design for the courts several issues have been resolved which staff consider to be improvements:

- The mounting height for the lighting has been minimized to the shortest height considered practical (30 feet). The lighting fixtures have been selected to control light spill.
- The courts have been located closer to the existing parking garage which serves to concentrate development on the school site and to provide for a greater setback from King Street (109 feet).
- The amount of tree planting to the north and west of the courts has been increased to minimize potential light and noise impacts from King Street and the nearest neighboring buildings.
- The amount of impervious area associated with the court design has been minimized for a lower environmental impact

### ***D. Detailed Project Description***

The six proposed courts will comprise of an all-weather playing surface, perimeter fencing typical of this type of facility and associated site improvements such as pedestrian access to the courts. The project encompasses the installation of lighting for the tennis courts.

Various stormwater treatment facilities to meet the site's environmental requirements and a planted screen along the King Street frontage are also proposed under this submission.

The courts will replace an area of open grass playing area which currently serves as a practice field for the School.

The use of the tennis courts will be open to the public outside of the hours of use by the school. The public program will be administered by the Department of Recreation and Cultural

Activities (RP&CA) booking system, similar to other publicly-accessible recreation facilities in the City, including the existing courts at Chinquapin Park.

### III. ZONING

Property Address: 3300 King Steet Total Site Area: 23.68 ac (1,031,366 sf) Zone: R-20 Current Use: Public School Proposed Use: Public School		
	Permitted/Required	Proposed
FAR	N/A	N/A (unchanged)
<u>Setbacks</u>		
Front	70 feet	109 feet
Side	30 feet	135 feet
Rear	N/A	N/A
Height (light poles)	40 feet (School use)	30 feet
Parking		
Total:	280	444
Loading spaces:	0	2

### IV. STAFF ANALYSIS

#### *A. Provision of Athletic facilities for the School and City Residents*

The proposed tennis courts will better accommodate the tennis program at TC Williams, offering an upgrade in facilities (more courts, up-to-date surface and equipment) and the ability to extend practice and competition duration through the proposed lighting.

By allowing public access to the tennis courts outside of School usage hours, the facility is also considered to provide a benefit to the City’s residents in terms of facilities. This is particularly pertinent as the proposed Chinquapin Aquatics Center and Chinquapin Park Plan (currently under development) considers repurposing the existing Chinquapin Park tennis courts.

As an athletic facility associated with a public school, and in the vicinity of both the School’s other athletic facilities and to Chinquapin Recreation Center, the provision of tennis courts at this location is considered by staff to be a suitable use.



## ***B. Lighting***

The lighting of athletic facilities at TC Williams is an important issue, and one much discussed at the planning, design and community outreach stages of the project.

The existing campus does not have lighting for athletic facilities. These include the School stadium to the rear of the property and the practice field site (the location for the new tennis courts). Lighting for the campus includes general site lighting such as light poles and building mounted fixtures. It also includes the parking garage which has an open upper-level illuminated by pole mounted lights. The garage is located directly adjacent to the site of the proposed tennis courts.

The lighting proposed for the tennis courts is comprised of sixteen poles with fixtures mounted at 30 feet in height. This mounting height is slightly lower than that of the lights on the adjacent parking garage which are 25 foot poles set on the upper deck which is elevated above the grade of the tennis court site (see the attached section for an illustration of the mounting height). The proposed tennis court lights are highly directional and utilize the most technologically advanced luminaires in terms of controlling light spill. The lighting would be operated on a timer which limits the hours of use in the evening to a 10pm cut-off.

During the planning phase for the School's construction, lighting at the site was considered a key issue. Several of the conditions of approval for the School's original DSUP relate directly to lighting, and one condition explicitly prohibits lighting for athletic facilities, and specifically at the practice field location being considered for the tennis courts. Condition #85 states:

“No permanent stadium lighting shall be installed at the School stadium or on any other athletic fields, including the proposed new practice field.”

By proposing the tennis courts with lighting at the location of the practice field, the applicant is requesting and staff is supportive of a change to condition #85 which would retain the general prohibition of lighting at the School stadium, but would allow for the lighting specifically of the tennis courts.

In terms the potential impact from the lighting, the closest residences are approximately 140 feet to the west of the proposed court site, and approximately 190 feet away to the north-east (across King Street).

Staff considers the proposed lighting suitable at this location for several reasons.

- Firstly, the courts would be directly adjacent to the parking deck. The tennis lighting pole heights are at a slightly lower elevation (approximately two feet) to the lights on top of the garage.
- Secondly, the types of luminaires are a highly directional light source with very limited light spill. The applicant has provided a plan which indicates that the light levels for the

tennis courts are strongly directed internally to the courts, and the light levels a short distance from the courts are at levels typical of a street or sidewalk (0.5 to 1 footcandles). At the property boundary for the school, the light levels from the courts are no greater than existing levels today.

- In addition to the level of lighting and pole heights proposed, staff considers that the use of a timed cut-off system is appropriate to the adjacent residential neighborhood. Effectively, the lighting for the courts is only switched on if activated by push-button (meaning that if no one is playing tennis, the lights will not be on), and that the lights are turned off for the night automatically at 10pm. This is in accordance with lighting at other City recreational facilities.
- ACPS proposes to substantially increase the tree planting between the proposed courts and King Street (to the north-east), and the bus loop (to the west). This step should reduce the visibility of the courts from residences across King Street and those located on Quaker Lane.

### ***C. Noise***

Noise associated with typical recreation facilities is anticipated during the courts' hours of use. The existing berm along the King Street frontage and parking garage to the rear of the courts are considered by staff to partially mitigate for the noise generated. The proposed planting to the north and west of the courts is also anticipated to prevent to some degree the noise impacts from recreational use.

### ***D. Conformance to the Small Area Plan***

The site lies within the Taylor Run / Duke Street Small Area Plan and is in close proximity to other Small Area Plans. The following have been reviewed in relation to the proposal:

- Taylor Run / Duke Street Small Area Plan,
- North Ridge / Rosemont Small Area Plan, and the
- Fairlington / Bradlee Small Area Plan.

There is no section or language which addresses the proposed use of tennis courts and/or active recreation. The only aspect of the Taylor Run / Duke Street Small Area Plan which affects the area of the proposed use is a clarification change of the T.C. Williams' property from a mix of zones to the Institutional zone. No further language is provided to limit uses within the newly designated zone. Based on these findings, the land use proposed within the submission appears consistent with the Taylor Run / Duke Street Small Area Plan and adjacent Small Area Plans.

### ***E. Sustainable Design***

The project incorporates low impact design techniques to meet stormwater requirements via the use of two underground sand filters. These facilities provide good storm water pollutant removal efficiency while maintaining the grass areas that surround the project. This minimizes the amount of impervious area installed and ensures that all of the impervious area created receives treatment from the new sand filters.

### ***F. Open Space***

The change of use from an open practice field for athletic activities to tennis courts does not change the open space use for the site. The School campus as a whole provides a total of 607, 867sf in open space. The R-20 zone does not require a minimum amount of open space.

### ***G. Parking & Traffic***

The proposal does not change the level of parking accommodated on site. Presently the School is required to provide 280 spaces and actually provides 444 spaces. The applicant has indicated organized tennis matches would not typically take place during School hours, meaning ample on-site parking will be available during tennis matches for both participants and spectators. Buses or vans transporting the opposing tennis team(s) will utilize the existing bus loop for drop-off and for parking for the duration of the tennis matches. Spectators for the tennis matches will have use of the School parking garage on site. The addition of the tennis courts is not expected to impact parking on nearby residential streets since all tennis related parking can be accommodated on-site and parking in the School garage is more convenient to the proposed tennis courts than nearby street parking.

### ***H. Pedestrian and Streetscape Improvements***

All work associated with the project will take place on-site with no changes proposed in the public right of way.

The provision of significant on-site planting between the proposed tennis courts and King Street is considered by staff to be beneficial both in terms of its partial screening effect from neighboring residences towards the tennis courts and parking garage, and in terms of contributing towards the City's urban forestry goals. In total, approximately 100 specimen-sized trees and nearly 400 seedling trees are proposed to be planted under this proposal.

## **V. COMMUNITY**

ACPS has conducted two community meetings at TC Williams specifically to discuss the proposed tennis courts, in June and September 2013. At those meetings, there was support for

the provision of upgraded tennis facilities from both members of the School community and from some members of the public. There were also concerns raised about the lighting and noise related to the court from neighbors. The use of the courts was also discussed, particularly in terms of how use would be divided between the School and the public, and regarding the hours of operation. ACPS reported that priority use would be given to School programs, with the public able to use the courts outside of those hours, and with similar operational hours to other recreational facilities administered by the City's Department of RP&CA.

In addition to the general community meetings for the project, ACPS presented the project to the Seminary Hills Association in April and September 2013. At the latter of these meetings, the issue of lighting was again discussed, particularly that the lighting proposed under this submission related only to tennis courts and not to other areas of the campus such as the stadium.

Invitations for project presentations were also sent to the Taylor Run and North Ridge civic associations, and these bodies were invited to the general community meetings.

The project was presented to the City's Parks and Recreation Commission in May and October 2013. The commission was supportive of the project, including the lighting for the facility.

## **VI. CONCLUSION**

Based on the compatibility of the use to the local area; and the anticipated benefits to the School and the City's residents, staff recommends **approval** of the amendment to the development special use permit with site plan to construct lighted tennis courts subject to compliance with all applicable codes and the following recommended conditions.

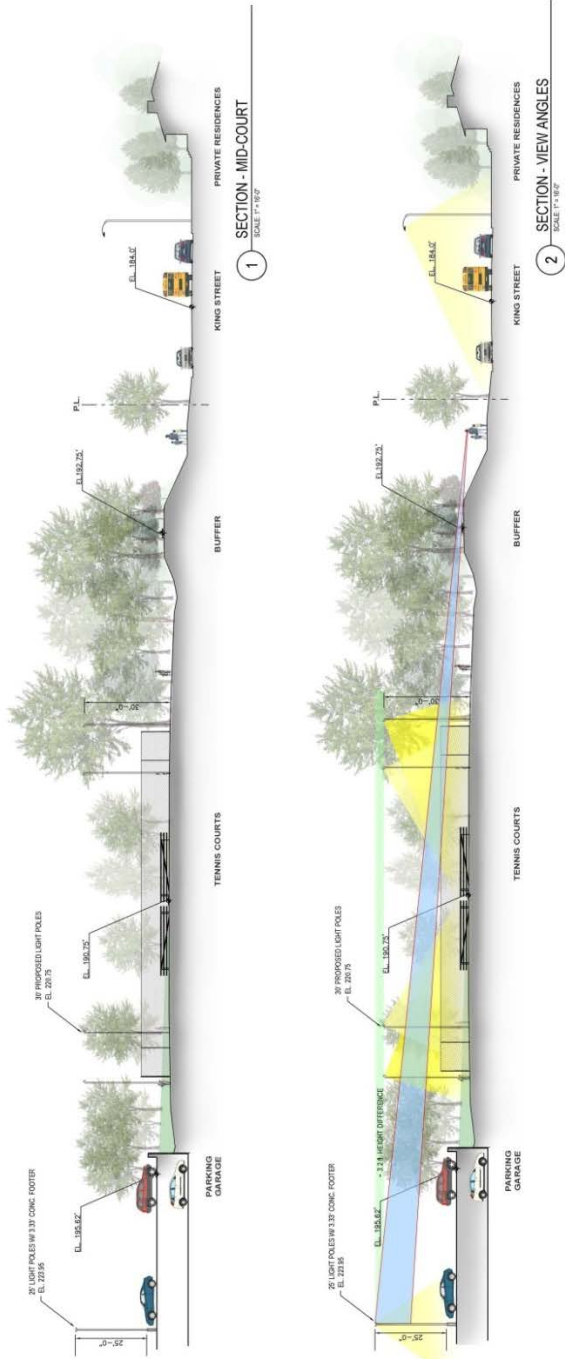
Staff: Faroll Hamer, Director of Planning and Zoning;  
Robert Kerns, Division Chief, Development;  
Gary Wagner, Principal Planner; and  
Jim Roberts, Urban Planner.

## VII. GRAPHICS



Site Plan

Site Sections



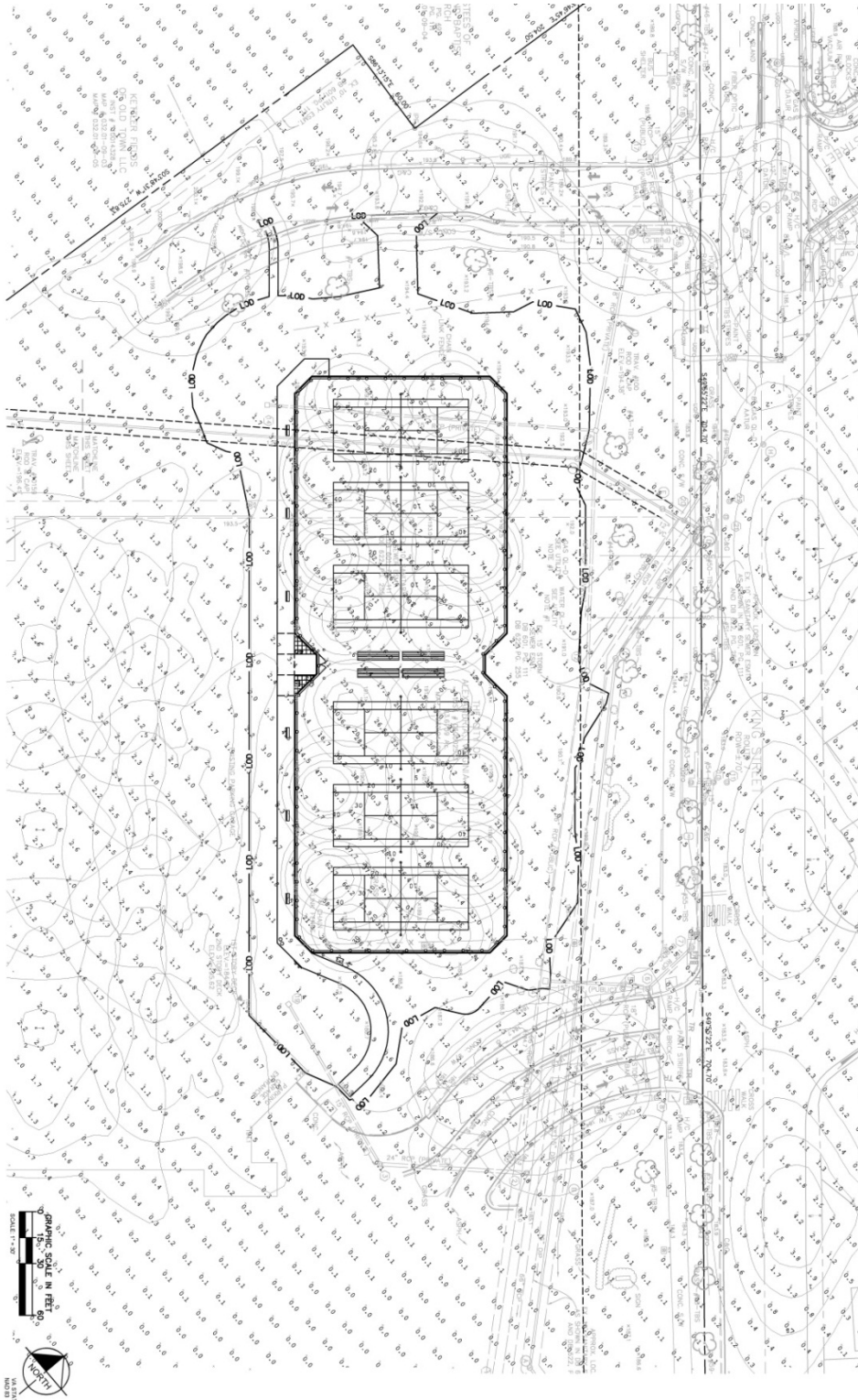
TC WILLIAMS HIGH SCHOOL

TENNIS COURTS  
 SITE SECTIONS  
 NOVEMBER 2013  
 Scale: 1"=10'





**Comparable examples of sports' facility lighting luminaires:** Ben Brenman Park – note the lights are mounted on 70 ft. poles.



Photometric Plan



## VIII. STAFF RECOMMENDATIONS

Staff recommends **approval** of the development special use permit, subject to compliance with all applicable codes and ordinances and the following conditions.

The following conditions include those from the school's original DSUP approval (DSUP2002-0044) which shall remain in effect unless amended or deleted accordingly. All new or amended conditions relating to the tennis courts application (DSUP2013-0014) are listed below with **BOLD TYPE**, underline and ~~striketrough~~ identifiers. Each condition also includes a suffix (DSUP2002-0044 or DSUP2013-0014) further identifying their source DSUP.

### I. Site Planning:

1. **CONDITION AMENDED BY STAFF:** The Final Site shall be in substantial conformance with the preliminary plan dated 10/01/13 (with updates 10/24/13 and 11/01/13) and comply with the following conditions of approval. All previous conditions from DSUP2002-0044 are listed below and shall remain in effect. ~~The preliminary site plan shall be redesigned to include at a minimum the following revisions prior to submission of the first final site plan,~~ to the satisfaction of the Director of P&Z: (DSUP2002-0044 & DSUP2013-0014)
  - a. The emergency vehicle easement area on the southeast portion of the site between the gymnasium and the property line shall be designed to provide decorative paving, landscaping (shrubs and trees), and pedestrian scale lighting to provide a pedestrian connection from the fields and Chinquapin Park as generally depicted in *Figure No.1*. The retaining wall for this area shall be masonry (brick, stone or precast concrete) and shall be the minimum height necessary.
  - b. **CONDITION AMENDED BY STAFF** The area between King Street and the new ~~practice field~~ tennis courts shall include a continuous natural feature, such as a berm with increased vegetation and ~~/or a depressed field with proposed landscaping~~ adjusted as necessary, to prevent balls and athletic equipment from leaving the field area.
  - c. The sidewalk adjacent to the right turn lane on King Street shall be relocated to provide a 10 ft. landscape strip between the curb and the sidewalk to provide additional area for the proposed street trees. Refinements to the sidewalk dimension may be permitted in order to save existing trees by the entrance.
  - d. The southern portion of the bus loop area shall be revised to enhance the proposed pedestrian-student crosswalk to the sports field and parking structure by reducing the length of the crossing, widening the sidewalk and increasing the amount of open space and landscaping as generally depicted in *Figure 2*.
  - e. The eastern building frontage and sidewalk along Chinquapin Drive shall be revised to provide enhanced pedestrian circulation and access points that should at a minimum include the following:

- i. At-grade access directly to the curb from the fire stair exit leading to stairs across landscaped area.
  - ii. Revised design of the entry to the daycare area including paved areas, areas of landscape, stairs, retaining walls, etc.
- f. Refine the drive aisle widths and sidewalks to reduce the paved areas to the extent possible including at a minimum the following:
- i. Reduce 34' width of bus/service entry road, drive aisle and bus loop to 24 ft. and 30 ft. for the western drive aisle where on-street parking may be provided.
  - ii. The setback area in front of the school building shall be planted with natural materials, except to the extent that the area is required for emergency vehicle easement, in which case it shall be planted with a structured turf product suitable to the area to the satisfaction of the Director of P&Z and Code. The sidewalk on King Street shall be 10 ft. wide and where shared with an emergency vehicle easement, the remaining 12 feet shall be reinforced turf. The proposed north-south emergency vehicle easement adjacent to the administration wing shall be an 8 ft. wide sidewalk north of the drop-off area, and the remaining 14 ft. of the EVE in that area shall be reinforced turf. All remaining emergency vehicle areas in this location shall be reinforced turf.
  - iii. Revise handicap ramps to provide City standard access ramps to reduce the amount of paving where possible to the satisfaction of T&ES and P&Z.
  - iv. Reduce the sidewalk width along the south side of the parking structure garage to 8 ft. wide if feasible, and if consistent with other sidewalk widths.
  - v. Increase the depth of the landscaped area adjacent to the west face of the school between the visitor and student entries to 30 feet.
  - vi. Reduce the width of the lay-by on Chinquapin Drive from 15 ft. to 10-12 ft. wide.
  - vii. All curb returns shall be a minimum of 25 ft. radius unless otherwise necessary for vehicles, emergency vehicles or bus turning movements to the satisfaction of the Directors of T&ES, Code and P&Z. (P&Z)
- g. **CONDITION ADDED BY STAFF: Provide an actuated timer for the court lights which does not allow the lights to operate beyond 10pm. (RPCA) (DSUP2013-0014)**
- h. **CONDITION ADDED BY STAFF: Provide details related to court wind screen fabric. (RPCA) (DSUP2013-0014)**
- i. **CONDITION ADDED BY STAFF: Provide adequate spacing at main court**

entrance to enable double gates to fully open outward. Eliminate conflicts with site furnishings. Provide magnetic locks for court gates. (RPCA) (DSUP2013-0014)

## **II. Landscaping/Open Space:**

2. **CONDITION AMENDED BY STAFF:** ~~A revised landscape plan shall be provided with the final site plan to the satisfaction of the Directors RP&CA and P&Z. The final landscape plan shall be prepared and signed by a licensed landscape architect. At a minimum the plan shall provide the level and quality of landscaping depicted on the preliminary landscape plan and the plan shall also provide:~~

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 Directors of P&Z and RP&CA. At a minimum the Landscape Plan shall include: (DSUP2002-0044 & DSUP2013-0014)

- a. enlarging the size of the tree wells to 8 ft. x 8 ft., or the closest smaller standard size, between the school and the parking garage within the internal courtyard. The tree wells shall include decorative tree grates.
- b. Provide three (3) Willow Oak street trees on the western portion of the site adjacent to the church.
- c. The triangular green area at the western portion of the site along King Street and adjacent to the Oakland Baptist Church should include landscaping, to include 10-15 additional deciduous, evergreen and flowering trees, evergreen hedges to screen the parking lot, and additional shrubbery to provide a useable open space area with amenities such as benches, trash receptacles, etc. to encourage use of this area.
- d. additional evergreen and deciduous trees at the north west portion of the parking structure to provide additional screening of the parking structure.
- e. additional landscaping at the west edge and southwest corner of the parking garage with a reduction of the sidewalk at that location.
- f. Continuous row of evergreen shrubs within the median at Kenwood Avenue, which shall be a minimum 6' width for planting.
- g. Additional 10-15 evergreen trees on the eastern portion of the north face of the parking garage near the vehicular entrance.
- h. A continuous row of dense evergreen and flowering foundation shrubs between the proposed building and Chinquapin Drive.
- i. A landscaping bed at the new proposed sign location.
- j. Provide a sculpture, focal element or public art within the central entry plaza, with budget approval.
- k. Revise the plantings in the area of the southeastern portion of the building to be a landscaped buffer of mixed evergreens and flowering trees on the sloped area between the rear EVE area and the residential property to the south. The species for

- this area shall be of a size and type well suited to the soil conditions, and light level of this area. Additional landscaping, in the areas shown on Figure 1 shall be added.
- ~~l. a continued pattern of curved hedges shown in front of the school building to extend to the area between the Kenwood Avenue entrance and the west property line to create a consistent treatment along the entire King Street frontage.~~
  - m. Relocate storm sewer on northern portion of the parking structure to minimize impact on the proposed landscape screening for the parking structure.
  - n. Landscaping shall not conflict with existing or proposed utilities. Depict all utility structures, including transformers, on the final development plan. All utility structures (except fire hydrants) shall be clustered where possible and located so as not to be visible from a public right-of-way or property. When such a location is not feasible, such structures shall be located behind the front building line and screened with landscaping. (P&Z)
  - o. Provide an enhanced level of detail for plantings throughout the site (in addition to street trees). Plantings shall include a simple mixture of seasonally variable, evergreen and deciduous shrubs, ornamental and shade trees, groundcovers and perennials that are horticulturally acclimatized to the Mid-Atlantic and Washington, DC National Capital Region.
  - p. Ensure positive drainage in all planted areas.
  - q. Provide planting details for all proposed conditions including street trees, multi-trunk trees, shrubs, perennials, and groundcovers.
  - r. Provide the following modifications to the landscape plan and supporting drawings:
    - i. Provide 25% of the number of proposed sapling plantings as 2 – 2.5” caliper specimen trees, and generally in conformance with the planting plan provided 11/1/13 to P&Z. (P&Z)
    - ii. Provide additional trees at 2 – 2.5” caliper on site to the satisfaction of the Directors of P&Z and RP&CA in order to meet the City’s crown coverage requirement. (P&Z & RP&CA)
    - iii. Consistent with City of Alexandria Landscape Guidelines, grass area slopes shall not exceed 4:1 slope. (RP&CA)
    - iv. Remove and replace two existing shade trees west of the main school entrance drive and one existing shade tree east of the main school entrance drive. The trees are terminally damaged. Modify the landscape plans for adjacent plantings accordingly. (RP&CA)
    - v. Replace missing and/or terminally damaged street trees on south frontage of King Street. Modify landscape plan accordingly. (RP&CA)
    - vi. All landscape irrigation systems impacted by construction shall be relocated/replaced in a manner that accommodates the proposed work-including coverage, precipitation rates, installation and materials-shall be approved by to satisfaction of the Director of RPCA. (RP&CA)

- vii. Work with City Arts staff to develop a public art program related to installation of the plant saplings. A program and implementation plan shall be approved by the RPCA Office of the Arts prior to release of Final Site Plan Mylars. (RP&CA)
3. **CONDITION AMENDED BY STAFF:** ~~All plant specifications shall be in accordance with the current and most up to date edition of the American Standard For Nursery Stock (ANSIZ60.1) as produced by the American Association for Nurserymen; Washington D.C. All work shall be performed in accordance with Landscape Specifications Guidelines 4<sup>th</sup> Edition as produced by the Landscape Contractors Association (LCA) of Maryland, District of Columbia and Virginia; Gaithersberg, Maryland. (P&Z, RP&CA)~~The landscape plan shall meet the requirements in the City's *Landscape Guidelines*. (P&Z & RP&CA) (DSUP2013-0014)
- 3A **CONDITION ADDED BY STAFF:** Prior to release of Final Site Plan Mylars, amend the City/ACPS Facilities Use Agreement to include access to the courts for recreation programs and public use in coordination with ACPS-similar to other facilities in the City. Coordinate programs currently using the site and displaced by the proposed to other location(s) in the City. Future comments will include request for accommodation and/or remuneration for loss of previously agreed upon programmable space/time. Requirements will include days/times, scheduling procedures, program-use and priority of use. (RPCA) (DSUP2013-0014)
- 3B **CONDITION ADDED BY STAFF:** Program support storage units, or other similar uses will be limited only to those facilities identified in the Preliminary Plan. No storage units, sea containers or other temporary facilities are permitted on site. (RPCA) (DSUP2013-0014)
- 3C **CONDITION ADDED BY STAFF:** Prior to release of Final Site Plan Mylars, meet with RPCA Park Operations and agree upon amendments to the City/ACPS maintenance agreement to satisfaction of RPCA. All future operational and maintenance costs for the work shall be borne by ACPS-including regular or unscheduled maintenance such as court cleaning, winterization, acrylic surface coatings, practice backboards, windscreens, fences, BMPs, court surfaces, nets, fences, signs, lights, etc., unless any such operational and/or maintenance costs are allocated differently in future maintenance agreements between the City and the ACPS. Replacement of equipment, nets, fences, lights, etc. and operations costs shall be the responsibility of ACPS. (RPCA) (DSUP2013-0014)
- 3D **CONDITION ADDED BY STAFF:** Prior to commencing use of the tennis courts, provide updated as-built drawings for the TC Williams campus. All punch list items shall be addressed to the satisfaction of the directors of T&ES, RP&CA and P&Z within one year

of commencing use if the tennis courts. Demonstrate that the proposed plantings are consistent with City of Alexandria Landscape Guidelines in relationship to the project proposal as an amendment to the DSUP of the entirety of TC Williams site. (RPCA/TES/PZ) (DSUP2013-0014)

**3E CONDITION ADDED BY STAFF:** As-built documents for all landscape and irrigation installations proposed under this submission are required to be submitted with the Site as-built prior to use of the tennis courts. Refer to City of Alexandria Landscape Guidelines, Section III A & B. \*\*\*\* (P&Z) (T&ES) (DSUP2013-0014)

**3F CONDITION ADDED BY STAFF:** The landscape elements of this proposal shall be subject to inspections for compliance by City staff. Further inspections for landscape compliance are also required one and three years after project completion. \*\*\*\* (P&Z) (T&ES) (DSUP2013-0014)

4. All landscaping shall be maintained in good condition and replaced as needed. (P&Z, RP&CA) (DSUP2002-0044)
5. The applicant shall design and install irrigation for all areas between King Street and the proposed parking structure and proposed school building and for areas with reinforced turf areas, all with non-potable water to the extent possible. (P&Z) (RP&CA)
6. **CONDITION AMENDED BY STAFF:** Tree protection shall be installed, and approved by the City Arborist prior to beginning any demolition, clearing, or construction. As many of the existing mature trees on the site as possible shall be saved and must be protected, including but not limited to the following to the satisfaction of the Director of P&Z and RP&CA. (DSUP2002-0044 & DSUP2013-0014)
  - viii. Show the Sycamore at the end of Woods Avenue to be saved and relocate the landscaping accordingly.
  - ix. Relocate the landscaping from the existing trees to remain at the edge of the neighboring houses and track, including next to Lots 1, 2, 3, 15A and the Oakland Baptist Church.
  - x. All proposed tree protection details shall be depicted on the final site plan and be provided throughout the construction process to the satisfaction of the City Arborist and Director of P&Z.
  - xi. Show tree protection for existing trees to be saved at the main entrance.
  - xii. The additional tree protection for both existing trees and the proposed sapling planting areas shall be per the Preliminary Plan sheets submitted to the City 11/01/13. (RP&CA) (P&Z)

7. Proposed trees should be moved: relocate trees farther from the proposed 72" pipe on Chinquapin Drive; shift tree locations at the corner of the playing field where tree is located over yard inlet (sheet C-25). (RP&CA) (DSUP2002-0044)
8. Landscaping shall be provided of sufficient depth and character, to include evergreen plantings, to buffer neighboring residential property from the visual impact of the school buildings, athletic fields and activities without infringing on the existing athletic fields. (P&Z) (DSUP2002-0044)
9. Artificial turf shall be provided on the stadium field, as requested by RP&CA, with budget approval. (RP&CA) (DSUP2002-0044)

### **III. Building Design**

10. The massing, articulation and general design of the office building shall be generally consistent with the drawings and renderings submitted with this application dated November 7, 2003. The final design of the building shall be revised to incorporate the following to the satisfaction of the Director of P&Z. (DSUP2002-0044)
  - a. entirely masonry (brick, precast, or stone) materials for the facade with painted metal accents limited to those elements as depicted, except for screening of the mechanical equipment;
  - b. The angled elevation of the performing arts wing facing the entry court shall be treated with recesses, piers, and/or horizontal accents to add relief to the 35-foot expanse of blank wall.
  - c. Rooftop mechanical equipment shall be screened from view. If rooftop equipment will be visible from King Street within a reasonable distance, as indicated by sightlines calculated by ACPS, screening may require providing a masonry parapet at the perimeter of the building. Details on the screening methods shall be indicated on the final site plan.
  - d. Enclosures providing rooftop access from the stairs flanking the library shall be designed to harmonize with the adjacent roof forms and minimize their visual impact.
    - a. Precast masonry trim shall be used as depicted, including tops of masonry piers and bases under the windows shall be provided as shown.
    - b. Spandrel glass shall be provided under the 2<sup>nd</sup> floor windows on the north side of the west pavilion facing King Street to match the east pavilion. The vertical divisions of these windows shall match those in the same position on the east pavilion
    - c. Detail at the tops and bases of the metal columns at the library exterior shall be similar to the typical metal columns on the perimeter of the building and at the athletic wing entrance.
    - d. The wall adjacent to the student commons courtyard shall be limited to a maximum height of 2'. The walls shall be a combination of brick and precast masonry. (P&Z)

11. Architectural elevations (front, side and rear) and floor plans of ground levels shall be submitted with the submission of the final site plan. Elevations shall indicate material treatment and color which will be accompanied by materials sample board for review. Each elevation shall indicate the average finished grade line. All refinements to the design and materials shall be revised prior to the release of a building permit for any above grade construction. A material board shall be constructed on-site prior for the review and approval of all exterior materials in consultation with the Department of P&Z, to occur timely, prior to the final selection of materials for the building. (P&Z) (DSUP2002-0044)
12. Provide detailed drawings showing all proposed fences and walls, including structural details, identifying all materials and dimensions to the satisfaction of the Director of Planning and Zoning and Transportation and Environmental Services. All faces of retaining walls shall be entirely brick, stone or other similarly high-quality material to the satisfaction of the Director of P&Z. (P&Z) (T&ES) (DSUP2002-0044)
13. Provide decorative metal picket fencing on the top of retaining walls adjacent to the retaining walls along Chinquapin Drive overlooking the daycare play area and pedestrian egress areas. (DSUP2002-0044)
14. For firefighting reasons all stairs should extend through the roof. Two stairs noted on sheet A2.17, which shall contain roof doorways; the remaining rated stair enclosures shall include mechanisms for easy access to the roof, with such mechanisms to be to the satisfaction of the Directors Code Enforcement and Planning and Zoning. (Code) (DSUP2002-0044)
15. A maximum of one freestanding monument sign is permitted. The proposed freestanding sign for the King Street frontage shall be designed to be compatible with the building design, but should be reduced in height to 6 ft. and shall not be internally illuminated. (P&Z) (DSUP2002-0044)
16. The applicant shall prepare design plans for all signage, including pedestrian and traffic signage, on the high school site for approval by P&Z and T&ES. (P&Z, T&ES) (DSUP2002-0044)
17. The building shall be designed to minimize sound from mechanical equipment (i.e., cooling towers, condensers, refrigeration equipment, exhaust fans, and generators) being projected into the adjoining neighborhoods. (P&Z) (DSUP2002-0044)
18. The athletic wing and gymnasium, exits, exterior walkways, windows, HVAC equipment, exhaust fans, etc. shall be designed and constructed (including sufficient



screening and sound attenuation) in a manner to minimize the sound levels that will be generated by such a large facility, its mechanical systems, and its patrons. (P&Z) (DSUP2002-0044)

19. The school building shall be designed to allow a possible future pedestrian bridge connection between the athletic wing of the high school and Chinquapin Center in the future to promote the joint use of both facilities. The design shall take into consideration that at least 14 feet of clearance is required from the lowest point of the future structure for fire apparatus to pass under the pedestrian bridge on Chinquapin Drive. (RP&CA) (Code) (DSUP2002-0044)
20. The applicant shall revise the materials and design of the freestanding parking structure to the satisfaction of the Director of P&Z. The revisions shall at a minimum include the following: (DSUP2002-0044)
  - a. The use of freestanding light poles on the top level shall be minimized and the height shall be the minimum necessary. The use of bollard lighting or similar light sources other than freestanding poles shall be encouraged.
  - b. The entire exterior of the parking structure shall be brick and precast concrete as generally depicted on the preliminary elevations.
  - c. The window openings for the stair towers of the parking structure shall be as generally represented on the preliminary architectural elevations.
  - d. The height of the parking structure shall not be increased above what is generally represented on the preliminary plans. (P&Z)

#### **IV. Pedestrian Circulation and Access**

21. The concrete sidewalks shall continue over all three curb cuts on King Street to provide an uninterrupted sidewalk. Provide stamped and colored bomanite paver crosswalks at these locations. All sidewalks within the site shall be connected to the public sidewalks to the satisfaction of the Directors of P&Z and T&ES. (P&Z)(T&ES) (DSUP2002-0044)
22. Provide a hardscape and courtyard plan to the satisfaction of the Director of P&Z that at a minimum includes the following: (DSUP2002-0044)
  - a. Extension of the center median at the Kenwood Avenue to create a pedestrian refuge area.
  - b. Improved pedestrian access from the main student entrance and from the garage to the stadium/fields with functional pedestrian access and wheelchair access between the parking garage and the main school building, track, playing fields and stadium, generally consistent with *Figure 2*.

- c. Provide an additional pedestrian entrance/exit at the southeast corner of the garage.
  - d. Revised design for the stairs from the athletic wing to the stadium to maximize the open area around the track.
    - i. Special pavement materials and accents shall be used to distinguish and emphasize pedestrian areas.
    - ii. Stamped pavement or contrasting pavers on all pedestrian crossings of internal vehicular ways.
    - iii. A 10'-wide stair from the rear EVE area to the stadium field located so as to be centered on the EVE for pedestrian convenience.
    - iv. The material for the student drop-offs, main entrance area, student commons and the western end of the new playing field shall include decorative pavers, seating areas, landscaping and other amenities to encourage its use to the satisfaction of the Director of P&Z. (P&Z)
- 22A. **CONDITION ADDED BY STAFF:** Provide the following pedestrian improvements to allow for the lighted tennis courts proposed under the DSUP2013-0014 submission to the satisfaction of the Directors of P&Z, RP&CA and T&ES: (DSUP2013-0014)
- a. Complete all pedestrian improvements prior to the issuance of a certificate of occupancy permit.
  - b. Construct all concrete sidewalks to City standards.

**V. Traffic and Transportation Management**

- 23. Provide a detailed operating plan for the main entrance at Kenwood Avenue to ensure safe access for vehicles and pedestrians, to avoid traffic conflicts, and to prevent queuing back ups onto King Street. Provide enhancements as necessary for the drop-off/pick up loop and parking garage entrance, including signage details, lane marking, a traffic channelization island, and on site personnel to direct traffic at peak times. (P&Z) (T&ES) (DSUP2002-0044)
- 24. Extend the median at the main entrance at Kenwood Avenue rearward (south) to prohibit cars leaving the garage from making a left turn and crossing traffic to exit the area. The extended median is to include a mountable curb for emergency vehicles and landscaping to the satisfaction of P&Z and RP&CA. (P&Z) (DSUP2002-0044)
- 25. Maintain the alignment of the school's main entrance/exit lining up with Kenwood Avenue at King Street to the satisfaction of the Director of T&ES. (T&ES) (DSUP2002-0044)

26. Provide a detailed operating plan for the pick up/drop off entrance on Chinquapin Drive to ensure safe access for vehicles and pedestrians, to maintain access to Chinquapin Center and Chinquapin Park, to minimize traffic conflicts, and to prevent queuing back ups onto King Street. Provide enhancements as necessary, including signage, parking restrictions, location of the drop off layby, and on site personnel to direct traffic at peak times. (P&Z) (T&ES) (DSUP2002-0044)
27. The bus entrance at Radford Street will not be signalized. Provide a detailed operating plan for the bus egress during morning and afternoon exits. If operational plan includes use of personnel to control or assist traffic movement, provide assurance that personnel can safely perform this function. (T&ES) (DSUP2002-0044)
28. The bus shelter to be provided at the existing bus stop on King Street at the western service drive shall provide seating and shelter integrated into a structure with a design that complements the design of the new school building to the satisfaction of the Directors of P&Z, TES. (P&Z) (T&ES) (DSUP2002-0044)
29. Prior to the start of construction of any traffic equipment or structures, the applicant shall submit shop drawings to T&ES for approval for the following equipment: traffic signal poles/masts, LED traffic signals, pedestrian signals, backlit street signs, and traffic and pedestrian signage/poles. (T&ES) (DSUP2002-0044)
30. All Traffic Control Device design plans, Work Zone Traffic Control plans, and Traffic Studies shall be sealed by a professional engineer, registered in the Commonwealth of Virginia. (T&ES) (DSUP2002-0044)
31. All traffic signal poles and mast arms shall be black matte finish. (P&Z) (DSUP2002-0044)
32. The applicant shall provide a traffic signal plan with final site plan detailing the proposed signal modifications at the Kenwood Avenue/ King Street intersection. Provide pedestrian countdown heads at the intersection of King Street and Kenwood Ave. (T&ES) (DSUP2002-0044)
33. All driveway entrances and sidewalks in public ROW or abutting public ROW shall meet City standards. (T&ES) (DSUP2002-0044)
34. A decorative metal gate with locked entrance shall be installed at the Woods Avenue entrance to the school site to preclude vehicular traffic, except for emergency and police vehicles. (P&Z) (DSUP2002-0044)

35. Replace existing curb and gutter, sidewalks, and handicap ramps that are in disrepair or broken along King Street frontage. (T&ES) (DSUP2002-0044)
36. Street trees and landscaping to be trimmed and maintained as necessary to avoid blocking visibility of traffic control devices in public right of way. (T&ES) (DSUP2002-0044)
- 36A. **CONDITION ADDED BY STAFF:** 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) (DSUP2013-0014)
- 36B. **CONDITION ADDED BY STAFF:** A pre-construction walk/survey of the site shall occur with Transportation and Environmental Services Construction Management & Inspection staff to document existing conditions prior to any land disturbing activities. (T&ES) (DSUP2013-0014)
- 36C. **CONDITION ADDED BY STAFF:** Submit a Traffic Control Plan as part of the final site plan, for construction detailing proposed controls to traffic movement, lane closures, construction entrances, haul routes, and storage and staging shall be provided for informational purposes. In addition, the Traffic Control Plan shall be amended as necessary and submitted to the Director of T&ES along with the Building and other Permit Applications as required. The Final Site Plan shall include a statement "FOR INFORMATION ONLY" on the Traffic Control Plan Sheets. (T&ES) (DSUP2013-0014)

**VI. Parking:**

37. The applicant shall follow the Parking Management Plan submitted which includes methods to minimize the number of vehicles parking on the high school/Chinquapin site, including: (DSUP2002-0044)
  - a. creating a student parking permit system to limit the number of students who park on site;
  - b. relocating and scheduling adult education classes so that parking can be accommodated on site;
  - c. scheduling special events to the extent possible so as not to conflict with other on site parking demands;
  - d. providing overflow parking at neighboring lots;
  - e. continuing to collaborate with the RP&CA to create opportunities for programs on both sites to share parking facilities as needed; and
  - f. providing incentives to encourage employees to use public transportation such as

DASH passes and Metro Check which allows employees to purchase Metro and DASH fare cards. (P&Z)

38. The applicant shall ensure that the parking spaces in the garage and on the site are built to standard dimensions. The conflicts among the various site plan and architectural drawings with varying numbers of parking spaces shall be revised and made consistent. Compact, handicapped and visitor parking spaces shall be labeled on the drawings and signed. (P&Z). (DSUP2002-0044)
39. **CONDITION AMENDED BY STAFF:** The applicant shall provide 20 bicycle parking spaces to the satisfaction of the Director of T&ES for construction of the high school. For the proposed tennis courts, provide 4 bicycle parking space(s) per Alexandria's current Bicycle Parking Standards. Bicycle parking standards, acceptable rack types for short- and long-term parking and details for allowable locations are available at: [www.alexandriava.gov/bicycleparking](http://www.alexandriava.gov/bicycleparking). (T&ES) (DSUP2002-0044 & DSUP2013-0014)
40. Provide wheel stops at the visitor parking lot. (P&Z) (DSUP2002-0044)

**VII. Environmental:**

41. The applicant is advised that all stormwater designs that require analysis of pressure hydraulic systems and/or inclusion and design of flow control structures must be sealed by a professional engineer, registered in the Commonwealth of Virginia. If applicable, the Director of T&ES may require resubmission of all plans that do not meet this standard. (T&ES) (DSUP2002-0044)
42. Plan must demonstrate to the satisfaction of the Director of T&ES that adequate stormwater outfall is available to the site or else developer is to design and build any on or off site improvements to discharge to an adequate outfall. (T&ES) (DSUP2002-0044)
43. Provide proposed elevations (contours and spot elevations) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES) (DSUP2002-0044)
44. Indicate the pipe sizes and add flow arrows for storm and sanitary sewer lines. (T&ES) (DSUP2002-0044)
45. Provide pre and post storm water runoff computations for the two- and ten-year storms. (T&ES) (DSUP2002-0044)

46. The stormwater collection system is part of the Taylor Run/Cameron Run watershed. All on-site stormwater curb inlets and public curb inlets within 50 feet of the property line shall be duly marked to the satisfaction of the Director of T&ES. (T&ES) (DSUP2002-0044)
47. The stormwater Best Management Practices (BMPs) required for this project and the cistern shall be constructed and installed under the direct supervision of the design professional or his designated representative. Prior to issuance of the certificate of occupancy, the design professional shall submit a written certification to the Director of T&ES that the BMPs and cistern are:
  - a. Constructed and installed as designed and in accordance with the approved Final Site Plan.
  - b. Clean and free of debris, soil and litter by either having been installed or brought into service after site was stabilized. (T&ES) (DSUP2002-0044)
48. The surface appurtenances associated with the on-site structural stormwater Best Management Practices (BMPs) shall be marked to the satisfaction of the Director of T&ES to identify them as part of a structural BMP system. (T&ES) (DSUP2002-0044)
49. For any surface-installed stormwater Best Management Practice (BMP), i.e. Bio-Retention Filters, Vegetated Swales, etc. that are employed for this site, descriptive signage for the BMPs is required to be installed to the satisfaction of the Director of T&ES. (T&ES) (DSUP2002-0044)
50. **CONDITION AMENDED BY STAFF:** Prior to the release of the final site plan, the applicant shall execute and submit two originals of a revised maintenance agreement with the City for the stormwater quality Best Management Practices (BMPs) and stormwater quantity (detention) facilities being added as part of DSP2013-00014. The applicant shall be responsible for maintenance of all BMP's and detention facilities associated with the parcel, including those located within the public right-of-way. For BMPs that are located off of the school property and within City right-of-way, the maintenance agreements shall address the additional levels of maintenance to adjacent appurtenances that are affected by the BMPs (ie. sidewalks, landscaping, streets, storm sewers, storm sewer inlets). It must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the final site plan. (T&ES) (DSUP2002-0044 & DSUP2013-0014)
51. The applicant shall execute a maintenance service contract with a private contractor for a minimum of three years. A copy of the contract shall be placed in the BMP Operation and Maintenance Manual. Prior to issuance of the certificate of occupancy, a copy of the contract shall be submitted to the City. (T&ES) (DSUP2002-0044)

52. The applicant shall prepare an Owner's Operation and Maintenance Manual for all the Best Management Practices (BMPs) used on site. 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; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City. Prior to issuance of the certificate of occupancy, a copy of the Operation and Maintenance Manual shall be submitted to the City on a digital media. (T&ES) (DSUP2002-0044)
53. Stormwater quality and quantity management must be addressed for temporary impervious areas that are proposed to be in place and functioning (i.e. temporary parking lots) for a significant period of time. Proposed temporary BMPs if required by T&ES must be included on the final site plans. (T&ES) (DSUP2002-0044)
54. Proposed synthetic surfaces (i.e. playing field) require stormwater management treatment in an appropriate fashion, including, if necessary, with a BMP. (T&ES) (DSUP2002-0044)
55. Solid waste services are provided by the City. The development must meet all the minimum street standards, including all standards for turnaround movements. (T&ES) (DSUP2002-0044)
- 55A. **CONDITION ADDED BY STAFF: The City of Alexandria's storm water management regulations regarding water quality are two-fold: first, phosphorus removal requirement and second, water quality volume default. Compliance with the phosphorus requirement does not relieve the applicant from the water quality default requirement. The water quality volume determined by the site's proposed impervious area shall be treated in a Best Management Practice (BMP) facility.** (T&ES) (DSUP2013-0014)
- 55B. **CONDITION ADDED BY STAFF: Provide a 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 BMP's and a completed Worksheet A or B and Worksheet C, as applicable.** (T&ES) (DSUP2013-0014)
- 55C. **CONDITION ADDED BY STAFF: Prior to commencing use of the tennis courts, the Applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that any existing storm water 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) (DSUP2013-0014)

- 55D. **CONDITION ADDED BY STAFF:** Indicate whether or not there is any known soil and groundwater contamination present as required with all preliminary submissions. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site, the Applicant must immediately notify the City of Alexandria Department of Transportation and Environmental Services, Division of Environmental Quality. (T&ES) (DSUP2013-0014)
- 55E. **CONDITION ADDED BY STAFF:** As part of DSP2013-00014, exterior building mounted loudspeakers are prohibited and no amplified sound should be audible at the property line. (T&ES) (DSUP2013-0014)

**VIII. Construction and Utilities:**

56. The City Attorney has determined that the City lacks the authority to approve the gravity fed sanitary sewer systems which serve over 400 persons. Accordingly, the overall sanitary sewer system for the proposed development must be submitted for approval by the Virginia Department of Health (VDH). Both City and VDH approval are required, though City approval may be given conditioned upon the subsequent issuance of VDH approval. Should state agencies require changes in the sewer design, these must be accomplished by the developer prior to the release of a certificate of occupancy for the units served by this system. Prior to the acceptance of dedications of the sewers by the city or release of any construction bonds, the developer must demonstrate that all necessary state agency permits have been obtained and as-built drawings submitted to the City that reflect all changes required by the state. (T&ES) (DSUP2002-0044)
57. The site is located on marine clay areas as delineated on City map of marine clay areas. Provide geotechnical report including recommendations from a geotechnical professional for proposed cut slopes and embankments. (T&ES) (DSUP2002-0044)
58. Provide a demolition plan that indicates which existing utilities are to be removed and which are to remain. (T&ES) (DSUP2002-0044)
59. During the construction phase of this development, the site developer, its contractor, certified land disturber, or owner's other agents shall implement a waste and refuse control program. 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 sanitary waste at the construction site and prevent its off site migration that may cause adverse impacts to the neighboring properties or the environment to the satisfaction of Directors of T&ES and Code Enforcement. All wastes shall be disposed off site properly in accordance with all applicable federal, state and local laws. (T&ES) (DSUP2002-0044)

- 59A. **CONDITION ADDED BY STAFF:** A “Certified Land Disturber” (CLD) shall be named in a letter to the Division Chief of Construction Management & Inspection (CM&I) 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) (DSUP2013-0014)
- 59B. **CONDITION ADDED BY STAFF:** The sidewalks shall remain open during construction or pedestrian access shall be maintained to the satisfaction of the Director of T&ES throughout the construction of the project. (T&ES) (DSUP2013-0014)
- 59C. **CONDITION ADDED BY STAFF:** No major construction staging shall be allowed within the public right-of-way on King Street. The applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. \*\* (T&ES) (DSUP2013-0014)
- 59D. **CONDITION ADDED BY STAFF:** 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 of the date of the meeting before the permit is issued. (P&Z)(T&ES) (DSUP2013-0014)
- 59E. **CONDITION ADDED BY STAFF:** 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) (DSUP2013-0014)
- 59F. **CONDITION ADDED BY STAFF:** Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES) (DSUP2013-0014)

59G. **CONDITION ADDED BY STAFF:** Locate all private utilities without a franchise agreement outside of the public right-of-way and public utility easements. (T&ES) (DSUP2013-0014)

**IX. General Site Plan Requirements:**

60. Any inconsistencies among the various drawings submitted by the applicant shall be reconciled to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (DSUP2002-0044)
61. The applicant shall be allowed to make minor adjustments to the building if the changes do not result in a loss of parking or open space, impact on the Emergency Vehicle Easement, or an increase in building height or floor area ratio. (P&Z) (DSUP2002-0044)
62. The limits of disturbance on the proposed site plan shall be revised to include all land area within the phasing plan, to include for example the temporary parking area, the construction staging area and the area for classroom trailers. The limits of disturbance shall be adjusted so as not to include tree save areas on the western perimeter near Woods Avenue. (P&Z) (DSUP2002-0044)
63. Clarify the location of the cistern. The cover sheet states that it is under the parking structure, sheet 7 indicates that is under the practice field, and sheet 22 indicates that it is under the parking structure. (T&ES) (DSUP2002-0044)
64. Applicant shall provide three (3) City standard trash receptacles, Iron Site Bethesda Series Model #SD-42, with spun steel dome and side door access, manufactured by Victor Stanley, Inc. of Dunkirk, MD, or provide \$850 each to the Director of T&ES for the purchase and installation of three (3) City standard street cans, two along King Street at both the existing and proposed bus stops and one on Chinquapin Drive at the layby area. (T&ES) (DSUP2002-0044)
65. Show all existing and proposed easements, both public and private. (T&ES) (DSUP2002-0044)
66. Provide City standard pavement details or alternative pavement details on the plan for emergency vehicle easements, sealed by a professional engineer registered in the Commonwealth of Virginia, designed to the satisfaction of the Director of T&ES. (T&ES) (DSUP2002-0044)
67. **CONDITION AMENDED BY STAFF:** Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Administration ~~Enforcement~~ 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. (Code) (DSUP2002-0044 & DSUP2013-0014)

- 67A. **CONDITION ADDED BY STAFF:** Submit the plat with all applicable easements or vacations prior to the final site plan submission. The plat(s) shall be approved and recorded prior to the release of the final site plan.\* (P&Z)(T&ES) (DSUP2013-0014)

**X. Neighborhood Committees:**

68. To provide a forum for the discussion and resolution of neighborhood issues that arise during the construction of the new school, ACPS shall create and coordinate a Community Advisory Committee, to include ACPS officials; T.C. Williams officials; Department of Recreation, Parks and Cultural Activities officials; representatives of the adjoining neighborhoods; and representatives of the entities involved in the construction project, such as the general contractor. The Advisory Committee shall meet periodically as conditions dictate throughout the period of construction. (P&Z) (DSUP2002-0044)
69. To provide a permanent forum for the discussion and resolution of neighborhood issues that arise as a result of the ongoing operation of the new high school, ACPS shall create and coordinate a Community Advisory Committee to include representatives of ACPS, TC Williams High School, the Department of Recreation, Parks and Cultural Activities, and the adjoining neighborhoods. The Advisory Committee shall determine its meeting schedule, which may be either on a regular basis or as conditions require. Use of the stadium speaker system by RPCA shall not be increased beyond historical levels (last two years) without agreement by this Committee or by the Planning Commission and City Council. (P&Z) (PC) (DSUP2002-0044)

**XI. Security:**

70. The applicant is to consult with the Crime Prevention Unit of the Alexandria Police Department regarding the layout of the building as well as security hardware, and alarms for the building. The number for the Crime Prevention Unit is 703-838-4520. (DSUP2002-0044)
71. A security survey for any on site construction trailer(s) shall be completed as soon as the trailers are located on the site. (Police) (DSUP2002-0044)
72. The proposed shrubbery is to have a maximum height of 36 inches when it matures, unless required for screening and not located within six feet of walkways. (Police) (DSUP2002-0044)

73. All trees, except evergreens for screening, are to be limbed up a minimum of six feet as they mature to allow for natural surveillance. (Police) (DSUP2002-0044)
74. Trees are not to be planted under or near light poles. (Police) (DSUP2002-0044)
75. The parking garage shall include security systems, including an alarm system if appropriate and cameras placed throughout the garages and monitored by the staff at the main school alarm headquarters, all to the satisfaction of the Chief of Police. (Police) (DSUP2002-0044)
76. The interior walls, ceilings, and pillars in the garage are to be painted white. (Police) (DSUP2002-0044)
77. Gates installed to restrict vehicular access at the rear and side of the building and at Woods Avenue shall be accessible to both emergency vehicles and the Police, and shall be equipped with the following measures to the satisfaction of the director of Code Enforcement: (DSUP2002-0044)
  - i. A siren activation system which will unlock and open the security gates upon initiation of a yelp signal from the fire apparatus siren.
  - ii. A key override system keyed to the Knox Box system for the City of Alexandria which will unlock and open the security gates upon insertion of a Knox Box Key approved by the City of Alexandria.
  - iii. Gates shall open upon activation of the school's fire alarm system. (P&Z) (Police) (Code)

**XII. Emergency Access:**

78. All structures shall be required to have an approved automatic fire detection and suppression system in accordance with the Uniform Statewide Building Code. (Code) (DSUP2002-0044)
79. All Emergency Vehicle Easement (EVE) areas shall be maintained at a minimum of 22 feet in width, a minimum of R-25 turning radii, vehicle loading conforming to AAHSTO Loading Standard H-20, and shall be recorded in the land records. (P&Z) (DSUP2002-0044)
80. Detailed information shall be provided to the Director of Code Enforcement regarding the proposed reinforced turf product(s) to be used to demonstrate sufficiently that the product chosen will withstand the proposed installation, grade, location, and use. (Code) (DSUP2002-0044)

81. All fire hydrants shall conform to the City of Alexandria specifications for fire hydrants as detailed in the *Water and Fire Requirements for Site Plans and New Construction*. (Code) (DSUP2002-0044)
82. All hydrants shall be located so the distance measured from the hydrant to the most remote point of vehicular access on the site is 300 feet (Code). Also, there shall be at most 600' between hydrants and at least one hydrant within 100' of each FDC. (Code) (DSUP2002-0044)
83. Parallel and perpendicular parking shall be prohibited on all paved areas located next to the school structure (Code) (DSUP2002-0044)

**I. Lighting:**

84. The applicant shall submit a detailed lighting plan, to include all existing and proposed street lights and site lights, indicating the types of fixture, mounting heights and strength of fixture in Lumens or Watts and providing manufacturers' specifications for the fixtures and lighting analysis to verify that lighting is consistent with city standards for illumination level and uniformity and acceptable to the Departments of T&ES and P&Z, in consultation with the Police. Particular attention must be paid with regard to the lighting for the parking garage to achieve the goals of security and aesthetics, and to minimize impact to neighboring properties. Pole mounted lights shall be minimized on the garage upper level; rooftop lighting in bollards or roof mounted fixtures shall be the preferred option. (P&Z) (T&ES) (DSUP2002-0044)
85. **ORIGINAL CONDITION RETAINED BY PLANNING COMMISSION:** No permanent stadium lighting shall be installed at the School stadium or on any other athletic fields, including the proposed new practice field. (P&Z) (DSUP2002-0044)
85. **STAFF CONDITION DELETED BY PLANNING COMMISSION:** No permanent stadium lighting shall be installed at the School stadium or on any other athletic fields, including the proposed new practice field, except as to allow for the lighted tennis courts proposed under the DSUP2013-0014 submission. For the courts, the number of poles, mounting heights and the light types shall be consistent with the Preliminary Plan dated 10/01/13 for DSUP2013-0014. (P&Z) (DSUP2002-0044 & DSUP2013-0014) *(Note: This version of condition 85 is included for tracking purposes only, in order to show the condition amendment proposed by staff).*
86. Site lighting (e.g., parking garage lighting, parking lot lighting, and perimeter security

lighting) shall be directed to the school property and away from residential neighborhoods to the maximum extent possible. Representatives of adjacent neighborhoods will have an opportunity to review the proposed lighting plan prior to release of the final site plan. (P&Z) (DSUP2002-0044)

- 86A. **CONDITION DELETED BY PLANNING COMMISSION: CONDITION ADDED BY STAFF:** 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, P&Z, and/or RP&CA in consultation with the Chief of Police and shall include the following: (DSUP2013-0014)
- a. Clearly show location of all existing and proposed street lights and site lights, shading back less relevant information.
  - b. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.
  - c. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s) and security lighting.
  - d. A photometric plan with lighting calculations that include all existing and proposed light fixtures, including any existing street lights 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 street lights and site lights.
  - e. Photometric site lighting plan shall be coordinated with architectural/building mounted lights, site lighting, street trees and street lights to minimize light spill into adjacent residential areas.
  - f. Provide location of conduit routing between site lighting fixtures so as to avoid conflicts with street trees.
  - g. Detail information indicating proposed light pole and footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view.
  - h. The lighting for the areas not covered by the City of Alexandria' standards shall be designed to the satisfaction of Directors of T&ES and P&Z.
  - i. Provide numeric summary for various areas (i.e., roadway, walkway/ sidewalk, alley, and parking lot, etc.) in the proposed development.
  - j. Upon installation of all exterior light fixtures for the site, the applicant shall provide photographs of the site demonstrating compliance with this condition.
  - k. Full cut off lighting shall be used at the development site to prevent light spill onto adjacent properties. (P&Z)(T&ES)(RP&CA)(Police)(BAR)

**I. Phasing:**

87. **CONDITION AMENDED BY STAFF:** The applicant shall prepare and submit with the ~~first~~ final site plan a detailed phasing plan and construction management plan for the entire project for review and approval by the Directors of P&Z, T&ES RP&CA and Code Enforcement, whose approval is required prior to approval and partial release of Erosion and Sediment Control for the final site plan ~~the submission of the second final site plan~~. In addition, building and construction permits required for site preconstruction shall be permitted prior to release of the final site plan to the satisfaction of the Director of T&ES. At a minimum, the plan shall include the following: (DSUP2002-0044 & DSUP2013-0014)
- a. Phasing for each portion of the project and for each required public service, installation or improvement (streets, traffic signals, vehicular traffic circulation, including service vehicles, student pick-up and drop-off sidewalks, etc.).
  - b. A Traffic Control Plan detailing proposed controls to traffic movement, lane closures, construction entrances, haul routes, and storage and staging.
  - c. A plan for temporary pedestrian and vehicular circulation during construction. The plan shall identify temporary sidewalks, fencing around the site and any other features necessary to ensure safe pedestrian and vehicular travel around the site during construction, (including temporary sidewalks), including methods for constructing the parking garage without disturbing pedestrian access from completed portions of the project, and a plan for school bus loading and unloading.
  - d. A plan for parking for students, teachers, staff and visitors, with signage, pedestrian access, and proper installation.
  - e. A plan for parking for construction workers. The developer shall secure off-street locations for all construction workers to park without charge and shall provide a minimum transit subsidies subsidy of 50% of the fees to workers for utilizing Metro, DASH, or another form of mass transit to the site. Van pools or ~~another methods~~ of providing for construction workers to arrive at the site should also be encouraged. This plan shall set forth, for example, the location of the parking to be provided at various stages of construction, the number of spaces will be provided, the estimated number of construction workers to be assigned to the work site, and mechanisms which will be used to encourage the use of Metro, carpooling, vanpooling, and other similar efforts.
  - f. Provisions for the following:
    - i. Temporary utility plan
    - ii. Temporary stormwater management facilities
    - iii. Safety and security issues
    - iv. Noise, and impacts on neighbors

- v. Emergency vehicle access and fire department water supply
  - vi. Tree protection
  - g. All other phasing details deemed necessary by the Directors of P&Z, T&ES RP&CA and Code Enforcement.
  - h. Include analysis as to whether temporary street lighting is needed on the site and how it is to be installed.
  - i. Include the overall schedule for construction and the hauling route;
  - j. Copies of the plan shall be posted in the construction trailer and given to each subcontractor before they commence work;
  - k. Provide for the location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes ;
  - l. If the plan is found to be violated during the course of construction, citations will be issued for each infraction and a correction notice will be forwarded to the applicant. If the violation is not corrected within five (5) calendar days, a “stop work order” will be issued, with construction halted until the violation has been corrected. .\* (P&Z) (T&ES)
88. Before commencing any clearing or grading of the site, the applicant shall hold a meeting with members of the Construction Advisory Committee to review the hauling route, location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. The Departments of P&Z, RP&CA and T&ES shall be notified of the date of the meeting upon issuance of the permit. Copies of plans showing the hauling route, construction worker parking and temporary pedestrian and vehicular circulation shall be posted in the construction trailer and given to each subcontractor before they commence work on the project. (P&Z) (RP&CA) (T&ES) (DSUP2002-0044)
89. A temporary informational sign shall be installed on the site prior to approval of the final site plan for the project and shall be displayed until construction is complete; the sign shall notify the public of the nature of the upcoming project and shall provide a phone number for public questions regarding the project. (P&Z) (DSUP2002-0044)
90. Temporary construction trailer(s) or modular buildings shall be permitted and be subject to the approval of the Director of P&Z, RP&CA and Code Enforcement. (P&Z) (Code) (DSUP2002-0044)



CITY DEPARTMENT COMMENTS

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

Transportation and Environmental Services

- C- 1 Bond for the public improvements must be posted prior to release of the plan, if applicable.
- C- 2 All downspouts must be connected to a storm sewer by continuous underground pipe.
- C- 3 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.
- C- 4 All drainage facilities must be designed to the satisfaction of T&ES. Drainage divide maps and computations must be provided for approval.
- C- 5 **CODE REQUIREMENT AMENDED BY STAFF:** ~~All utilities serving this site to be underground.~~ (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- 6 Provide site lighting plan to meet minimum city standards.
- C- 7 **CODE REQUIREMENT AMENDED BY STAFF:** ~~Must comply with Article XIII of zoning ordinance, including regulations on adequate stormwater outfall, pre and post stormwater runoff computations for two and ten year storms, and water quality treatment~~

The applicant must comply with the Article XIII of the City of Alexandria Zoning Ordinance, which includes requirements for storm water pollutant load reduction, treatment of the water quality volume default, and storm water quantity management. -

- C- 8 **CODE REQUIREMENT AMENDED BY STAFF:** ~~The applicant~~ The building related operation and maintenance shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise levels as measured at the property line.
- C- 9 **CODE REQUIREMENT AMENDED BY STAFF:** The applicant must comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. ~~This includes naming a Responsible Land Disturber on the Erosion and Sediment Control sheets prior to engaging in land disturbing activities in accordance with Virginia Erosion and Sediment Control Law.~~
- C- 10 **CODE REQUIREMENT AMENDED BY STAFF:** All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, Virginia Marine Resources must be in place for all project construction and mitigation work prior to release of the final site plan. This includes the ~~new~~-state requirement for a VSMP ~~VPDES~~ permit for all construction activities greater than 2500 SF ~~one acre~~.
- C- 11 **CODE REQUIREMENT ADDED BY STAFF:** 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 storm water 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- 12 **CODE REQUIREMENT ADDED BY STAFF:** Per the requirements of the City of Alexandria Zoning Ordinance (AZO) Article XIII, the applicant shall comply with the peak flow requirements and prepare a Stormwater Management Plan so that from the site, the post-development peak runoff rate form a two-year storm and a ten-year storm, considered individually, shall not exceed their respective predevelopment rates. 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 then the applicant shall provide an additional 10% storage of the pre-development flows in this watershed to meet detention requirements. (T&ES)

- C- 13 **CODE REQUIREMENT ADDED BY STAFF:** Per the requirements of Article 13-113 (d) 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 storm water 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- 14 **CODE REQUIREMENT ADDED BY STAFF:** 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- 15 **CODE REQUIREMENT ADDED BY STAFF:** 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- 16 **CODE REQUIREMENT ADDED BY STAFF:** All easements and/or dedications must be recorded prior to release of the site plan.\* (T&ES)
- C- 17 **CODE REQUIREMENT ADDED BY STAFF:** Provide a phased erosion and sediment control plan consistent with grading and construction plan. (T&ES)
- C- 18 **CODE REQUIREMENT ADDED BY STAFF:** 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 insure 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- 19 **CODE REQUIREMENT ADDED BY STAFF:** 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- 20 **CODE REQUIREMENT ADDED BY STAFF:** 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- 21 **CODE REQUIREMENT ADDED BY STAFF:** All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- F-1 Indicate pipe sizes and add flow arrows for storm and sanitary sewer lines.
- F-2 Indicate horizontal clearances between utilities in rear of building. Provide minimum 5' clearances between utilities to adequately construct and maintain each utility.
- F-3 **FINDING ADDED BY STAFF:** 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-4 **FINDING ADDED BY STAFF:** 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 following web address:

<http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf>

- F-5 **FINDING ADDED BY STAFF:** 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-6 **FINDING ADDED BY STAFF:** The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)
- F-7 **FINDING ADDED BY STAFF:** Include all symbols, abbreviations, and line types in the legend. (T&ES)
- F-8 **FINDING ADDED BY STAFF:** 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-9 **FINDING ADDED BY STAFF:** All sanitary sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter of sanitary sewers shall be 10” in the public Right of Way and sanitary lateral 6” for all commercial and institutional developments; however, a 4” 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” 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.

- F-10 **FINDING ADDED BY STAFF:** Lateral Separation of Sewers and Water Mains: A horizontal separation of 10’ (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” 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-11 **FINDING ADDED BY STAFF:** 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” for sanitary sewer and 12” 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” clearance shall be encased in concrete. (T&ES)
- F-12 **FINDING ADDED BY STAFF:** 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-13 **FINDING ADDED BY STAFF:** Crossing Existing or Proposed Utilities: Underground telephone, cable T.V., gas, and electrical duct banks shall be crossed maintaining a minimum of 12” 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-14 **FINDING ADDED BY STAFF:** 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 **FINDING ADDED BY STAFF:** Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
- F-16 **FINDING ADDED BY STAFF:** 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 **FINDING ADDED BY STAFF:** The Traffic Control Plan shall replicate the existing vehicular and pedestrian routes as nearly as practical and the pedestrian pathway shall not be severed or moved for non-construction activities such as parking for vehicles or the storage of materials or equipment. Proposed traffic control plans shall provide continual, safe and accessible pedestrian pathways for the duration of the project. (T&ES)

### **AlexRenew**

F-1 AlexRenew has no comments on the major amendment DSUP2013-00014.

### **VAWC**

F-1 The existing 8" main on drive way is private (special connection agreement #1541 provided to applicant for reference). If connected to this main, the proposed 1.5" domestic service line will be private too. Developer may install this service line (copper, Type L). VAW will only own and install a 36" meter box and 1.5" meter (& setting). Please send us "Application for Estimate" form before construction. Resubmission of plan to VAWC is not required.

### **Code Enforcement**

C-1 A comprehensive geological study is required to determine site appropriateness for the proposed structure. Acknowledged by applicant. Study is underway. Plan should be submitted as part of preliminary site plan submittal. Report submitted to Code Enforcement Engineering. Report will be reviewed at time of submission of building plans. (DSUP2002-0044)

- C-2 All independent automatic sprinkler systems shall be equipped with two independent fire department connections (FDC). Each FDC shall be located on an opposite side of the structure where appropriate and to the satisfaction of the fire department. Acknowledged by applicant. Plans do not show locations of fire department connections (FDC) for garage and high school. FDC locations shall be shown on plans. See C-2 above. Fire line for garage sprinkler system is not shown. Show fire line on plans. **Condition met, fire line shown on plans.** (DSUP2002-0044)
- C-3 Fire flow data for the affected area will need to be provided at the time of plan submittal. Acknowledged by applicant. The applicant should provide the required fire flow data as early as possible in order to identify and address any potential fire flow issues that may arise. **Not submitted. A Fire Flow Analysis shall not consist solely of information provided by Virginia American Water Company. See attached specifications for what information is required for a Fire Flow Analysis.** (DSUP2002-0044)
- C-4 Fire Hydrants shall be located at least 40 feet from all buildings serviced by the hydrant. Agreed by applicant. Site requires additional hydrants and relocation of several proposed hydrants. See attached plan. Revised hydrant distribution is acceptable. However, revised plan show extended median for bus loop which now obstructs hydrant accessibility. Applicant shall clarify how extended median and traffic pattern is to work. The new configuration may require an additional fire hydrant to provide proper coverage as a result of this change. **Relocate fire hydrant by bleachers as shown on attached plan. Hydrant should be located next to school building by corner entering bus loop. Revised bus loop plan is acceptable for fire apparatus access.** (DSUP2002-0044)
- C-5 Hydrants shall be located within 100 feet of each FDC. FDCs are not shown on plan. FDCs shall be shown on plan for proper review. **Condition met.** (DSUP2002-0044)
- C-6 Revised EVE plan provides 360 degree EVE access. Extend transition area at rear corner of school by shops to provide a more entrance and recovery into corner turn. **Revised rear turning easement by shop area is acceptable. The proposed gates along the rear E.V.E. shall be equipped with the following measures subject to approval by the Director of Code Enforcement:**
- **A siren activation system which will unlock and open the security gates upon initiation of a yelp signal from the fire apparatus siren.**
  - **A key override system keyed to the Knox Box system for the City of Alexandria which will unlock and open the security gates upon insertion of a Know Box Key approved by the City of Alexandria.**
  - **Gates shall open upon activation of the school's fire alarm system.**
- (DSUP2002-0044)



- C-7 Construction phasing of this project shall incorporate the highest safety provisions for the safeguarding of the student and adult population of the existing facility during the construction of the new structure. Acknowledged by applicant. The preliminary phasing plan does not address emergency vehicle access to the sites. The applicant shall address fire access to both the proposed structure, existing structure and proposed trailers. Sufficient fire access shall be provided not only to access these areas but to turnaround and depart these areas. Fire access areas shall conform to H-20 vehicle rating standards. **Phasing plan submitted does not address H20 loading concerns. Plan should also show hydrant accessibility to meet 300 ft. maximum travel distance to effected structures and trailers. The proposed plans PH1-4 and C-19 are inconsistent with each other. Sheet C-19 shows the use of the track as an E.V.E. PH-1 through 4 show differing routes used as a E.V.E. The plans shall complement each other in order to conduct a proper review. The proposed plan (C-19) requires an additional hydrant to be installed beyond the proposed hydrant to meet the proper hydrant coverage criteria. See attached drawings. The hydrant shall be installed near the south bleachers. Verify the track meets H-20 loading for fire apparatus. Ghosted drawings obstruct the proposed E.V.E. in the track. No trailers shall obstruct the track area. The proposed use of the shop hydrant as part of the hydrant coverage is not acceptable. The hydrant will be obstructed by fencing and is not readily accessible to fire apparatus. The applicant shall look at alternative means to meet the hydrant coverage issues in this area. The temporary E.V.E. at the rear of the existing school shall be extended as noted on plans PH-1 and PH-2. (DSUP2002-0044)**
- C-8 Section B-B shows a pedestrian bridge from the parking structure to the main school building. This bridge is not shown on any other sheets in the submitted plans. Reflect all overhead structures in submitted drawings. Applicant states there will be no pedestrian bridge in this area. **Condition met.** (DSUP2002-0044)
- C-9 A separate tap is required for the building fire service connection. Show fire tap on plans. Fire tap shown for high school. No fire tap shown for garage. Show tap for garage fire line. **Condition met. Fire tap shown on plans.** (DSUP2002-0044)
- C-10 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC). Show note on plans. Note not shown on plans. **Show note on site plan in addition to sheet LS1.01.** (DSUP2002-0044)
- C-11 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) floor area per floor ; e) fire protection plan. Provide analysis on plans. Analysis provided. **Condition met.** (DSUP2002-0044)

- C-12 The developer shall provide a separate Fire Service Plan which illustrates: a) emergency ingress/egress routes to the site; b) two fire department connections (FDC) to the building, one on each side/end of the building; c) fire hydrants located within on hundred (100) feet of each FDC; d) on site fire hydrants spaced with a maximum distance of three hundred (300) feet between hydrants and the most remote point of vehicular access on site; e) emergency vehicle easements (EVE) around the building with a twenty-two (22) foot minimum width; f) all Fire Service Plan elements are subject to the approval of the Director of Code Enforcement. Include fire service plans as part of complete plan set. Fire Service plan provided. **Condition met.** (DSUP2002-0044)
- C-13 The final site plans shall show placement of fire easement signs. **Not Shown to date.** (DSUP2002-0044)
- C-14 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 118.0. (DSUP2002-0044)
- C-15 A fire prevention code permit is required for the proposed operation. **Agreed by applicant.** (DSUP2002-0044)
- C-16 This structure contains mixed use groups and is subject to the mixed use and occupancy requirements of USBC. **Agreed by applicant.** (DSUP2002-0044)
- C-17 Required exits, parking, and accessibility within the building for persons with disabilities must comply with USBC Chapter 11. Handicapped accessible bathrooms shall also be provided. Show accessibility items on plan. Indicate if handicap parking in garage is for staff and visitors. If provided for staff only, additional handicap parking will be required. Handicap accessible restroom facilities will be required for temporary trailers. **Condition met. Handicap parking in garage serves both staff and visitors per applicant. Applicant acknowledges provision for handicap facilities for temporary trailers.** (DSUP2002-0044)
- C-18 The public parking garage floor must comply with USBC and drain through oil separators or traps to avoid accumulation of explosive vapors in building drains or sewers as provided for in the plumbing code. Floors of public garages must be graded to drain through oil separators or traps to avoid accumulation of explosive vapors in building drains or sewers. **Agreed by applicant.** (DSUP2002-0044)
- C-19 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers. Show note on plans. Note not shown on plans. **Condition Met, Shown as note on sheets C-03 through C-05.** (DSUP2002-0044)
- C-20 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property. **Agreed by applicant.** (DSUP2002-0044)

- C-21 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. **Agreed by applicant.** (DSUP2002-0044)
- C-22 A soils report must be submitted with the building permit application. **Agreed by applicant.** (DSUP2002-0044)
- C-23 The applicant shall provide a continuous Emergency Vehicle Easement (EVE) around the entire building, including the rear and sides. **This has been met.** (DSUP2002-0044)
- C-24 Roadways and paved areas located next to the school structure shall be deemed emergency vehicle easements. **This has been met.** (DSUP2002-0044)

#### Police

- F-1 No lighting plan submitted.

**The following recommendation related to site lighting has not been included as a condition; rather, staff has recommended that the applicant prepare a lighting plan to the satisfaction of the Director of T&ES in consultation with the Chief of Police, which will likely result in lower lighting levels than recommended by the Police.** (DSUP2002-0044)

- R-3 The lighting for sidewalks, parking lots, and all common areas is to be a minimum of 2.0 foot candles minimum maintained. Lighting for the garage is to be a minimum of 2.0 foot candles minimum maintained. These lights are to be controlled by timers to go off at a time decided by school officials, depending on activities on any given night.

**The following recommendation related to trees and shrubs has been included as conditions, but modified to allow for evergreen trees not to be limbed, and for shrubs used for screening, for example, adjacent to neighboring homes, to be taller than 36 inches.** (DSUP2002-0044)

- R-7 Shrubbery is to have a maximum of 36 inches when it matures. Trees planted on the site in most cases are to be limbed up a minimum of six feet as they mature. This will allow for the optimum level of natural surveillance. (DSUP2002-0044)

#### Recreation, Parks and Cultural Activities

- F-1 The outdoor play area for the day care facility should be reviewed, including the 95 grade spot at the entrance stairs. (DSUP2002-0044)



**APPLICATION**

**DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN**

**DSP #** 2013-0014      **Project Name:** TC Williams High School - Tennis Courts

**PROPERTY LOCATION:** 3300 King Street, Alexandria, VA 22302

**TAX MAP REFERENCE:** 032.04-09-08      **ZONE:** R-20

**APPLICANT:**

Name: Alexandria City Public Schools

Address: 3300 King Street, Alexandria VA

**PROPERTY OWNER:**

Name: The City of Alexandria, a municipal corporation of the Commonwealth of Virginia

Address: \_\_\_\_\_

**SUMMARY OF PROPOSAL** Construct six new tennis courts with lighting in the northwest corner of the T.C. Williams High School campus.

**MODIFICATIONS REQUESTED** Modification to DSP2002-0044 that would allow for the lighting of tennis courts on the TC Williams campus.

**SUPs REQUESTED** \_\_\_\_\_

**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.

Kevin Van Hise

Print Name of Applicant or Agent

11400 Commerce Park Drive - Suite 400

Mailing/Street Address

Reston, VA      22314

City and State      Zip Code

Signature

703-674-1306

Telephone #      Fax #

kevin.vanhise@kimley-horn.com

Email address

Aug 13, 2013

Date

**DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY**

Application Received: \_\_\_\_\_

Received Plans for Completeness: \_\_\_\_\_

Fee Paid and Date: \_\_\_\_\_

Received Plans for Preliminary: \_\_\_\_\_

ACTION - PLANNING COMMISSION: \_\_\_\_\_

ACTION - CITY COUNCIL: \_\_\_\_\_

**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: ACPS 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 ten percent.

Alexandria City Public Schools  
2000 N Beauregard Street  
Alexandria, Virginia 22311

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 ten 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 Schools	2000 N Beaugard Street, Alexandria VA	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 3300 King Street, Alexandria VA (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten 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	City Hall, 301 King Street, Alexandria, VA	Non-ownership entity
2.		
3.		

**3. Business or Financial Relationships.** Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require 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. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

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

Aug 13, 2013      Kevin Van Hise  
 Date                      Printed Name

  
 Signature

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.)

Alexandria City Public Schools is seeking approval of a Development Special Use Permit in order to construct six new tennis courts with lighting in the northwest corner of the T.C. Williams High School campus. The school site was rezoned as R-20 during the construction of the new building, completed in 2007. The space where the tennis courts are proposed is north of the parking garage, and is currently a programmed, grassy area currently used as a sports practice field. The tennis courts will utilize existing parking available at the school.

**3. How many patrons, clients, pupils and other such users do you expect?**

Specify time period (i.e., day, hour, or shift).

2500 students during weekdays from 7am to 5pm.

**4. How many employees, staff and other personnel do you expect?**

Specify time period (i.e. day, hour, or shift).

300 faculty and staff during weekdays from 7am to 5pm

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

Day	Hours	Day	Hours
<u>Mon. - Sun.</u>	<u>7am to 10pm</u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>	<u></u>

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

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

Bus noise and athletic competition

B. How will the noise from patrons be controlled?

Noise will be controlled through the earthen berms that surround the courts and by maximizing the courts' setback from all property lines. Additional landscape buffers are also proposed on the berms.

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

None known



**8. Provide information regarding trash and litter generated by the use:**

- A. What type of trash and garbage will be generated by the use?  
The use of the courts will generate dry trash, mostly composed of plastic water bottles and food wrappers left by athletes and spectators.
- B. How much trash and garbage will be generated by the use?  
Approximately .5 cubic yards per week during peak tennis season.
- C. How often will trash be collected?  
Trash will be collected as part of the maintenance routine for the TC Williams campus.
- D. How will you prevent littering on the property, streets and nearby properties?  
Provide trash and recycling receptacles with the tennis court development.

**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:

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**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:

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

Site lighting and regular visits by the ACPS security

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**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.

N/A

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**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?

280 parking spaces

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

143 Standard spaces

290 Compact spaces

11 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? 0
- B. How many loading spaces are available for the use? 2 provided
- C. Where are off-street loading facilities located?  
On the southern side of the TC Williams main building
- D. During what hours of the day do you expect loading/unloading operations to occur?  
N/A -- existing loading/unloading operations at the school will not impact tennis courts operations. Tennis courts will not generate any additional loading/unloading operations.
- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?  
N/A

**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?**

Access is adequate

\_\_\_\_\_

**PlanComm**

PC Docket Item #: 78

Project: TC Williams HS - Tennis Courts

**From:** Debra Raggio <debra.raggio@gmail.com>  
**Sent:** Wednesday, November 20, 2013 12:50 PM  
**To:** PlanComm  
**Cc:** 'TERRI BELCHER'  
**Subject:** Support for Tennis Courts at TCW High School

Dear Sir/Madam,

I am a 23 year resident of the City of Alexandria and the parent of two TCW High School students. My daughter and son are both on the tennis teams for TCW. My daughter has been on the team for the past 3 years. Although the school was rebuilt and the plans included accommodations for many sports, the tennis team was left out of the equation. This is disappointing for many reasons. The girls' and boys' tennis teams at TCW have been extremely diverse over the past few years. The girls' team consists of true "student" athletes—they have an extremely high GPA as a team. Unfortunately, they have been relegated to practice and play matches at tennis courts outside the beltway or, sometimes, in Old Town. They are also forced to stay at matches for hours on end because there aren't enough courts at Chinguapin to accommodate the number of matches required at any given time. My kids have started matches after school and sometimes haven't gotten home until 10:00 p.m. At various meetings we have expressed safety concerns with these alternate locations, as well as the lack of student support at the matches due to the remote location of the games. After 3 years of struggling to obtain the funding and the planning for the courts, they still seem to be illusive. My daughter is now a senior and I am sad to think that she will not benefit from home courts—courts she has fought hard to get for years. My son is a sophomore and I am hopeful that he may benefit from tennis courts at TCW before he graduates in 2016. This is just sad and very disappointing. We want to encourage our youth to engage in sports like tennis. It can get them off of the couch and direct them away from less desirable venues. Tennis is a sport that can be played easily with relatively little expense (it requires only a racquet and a ball). We should be making it easy for TCW students to engage in the game—including those who may not be on a team. Nonetheless, it has seemed like getting tennis courts at TCW has met roadblocks at every step. Every time we think they are coming, another roadblock seems to prevent them from coming to fruition.

Please, I urge you to do the right thing and get these courts built for students who have stellar academics and want to have the community and their fellow students support them at "home matches" that are truly "at home."

If you have any questions I am happy to provide responses.

Sincerely,

Debra L. Raggio  
609 Fontaine Street  
Alexandria, VA 22302

**PlanComm**

PC Docket Item #: 8

Project: TCW HS Tennis Courts

**From:** Karen Schwarz <kschwarz@comcast.net>  
**Sent:** Friday, November 22, 2013 1:47 PM  
**To:** PlanComm  
**Subject:** Tennis Courts at TCW

Dear Members of the Planning Commission:

We would like to express our support for the tennis courts at TCW. Our son was on the tennis team from 2007 to 2011, and that experience was an integral and important part of his terrific career at TCW.

By having courts at TC, it's likely that a greater number of students will follow through on their interest in tennis, whether they play on the teams, intramurals, in P.E. class or just for the fun of it. By offering students a new sports option, *on the campus*, we reaffirm the value of exercise and sports for our young adults, particularly as they navigate the rough waters of high school.

In addition, by having courts on the TCW campus, we will enhance the feeling of community there, of great things happening, something to do, something to watch. Just plain hub-bub.

Tennis courts at TC supports the many recently-immigrated students who come from parts of the world where tennis is quite popular. My son's 11 team mates came from around the world! Getting to know these boys over their years together was an invaluable experience and these boys formed a close bond with their late coach, Mike Vitez. I have no doubt that the tennis team played a vital role in helping them acclimate. By building courts at TC, we can extend that invaluable opportunity to a greater number of students.

Tennis courts *at TCW*, not a bus ride away, will attract more players and spectators, and promote a greater sense of a healthy and thriving high school community.

Thank you for your attention,

Karen Schwarz & Jeffrey Peisch  
(Jack Peisch '11/Barbara Peisch '15)

**PlanComm**

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**From:** John Porter <porterjohn02@gmail.com>  
**Sent:** Friday, November 22, 2013 5:17 PM  
**To:** PlanComm  
**Subject:** Tennis Courts at T. C. Williams

As former principal and as a citizen of our wonderful city, I am writing in support for approval of plans to construct tennis courts at T. C. Williams High School. The school has never had adequate tennis courts to support the physical education and athletic programs and the construction of the new building (which opened in 2007) further exacerbated the problem for Alexandria kids. With the growing concerns about obesity and related health issues and in all fairness to our children, the city needs to move quickly to allow this long needed addition to our facilities.

Sincerely, John Porter

PC Docket Item #: 8

Project: TCW HS Tennis Courts

**PlanComm**

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**From:** Mark Eaton <mark.eaton@acps.k12.va.us>  
**Sent:** Sunday, November 24, 2013 2:39 PM  
**To:** PlanComm  
**Subject:** Tennis Courts at TC Williams

Ladies and Gentlemen:

I strongly support this project as an important enhancement of the facilities here at T.C. Williams. I believe that our students and the community will benefit substantially from the addition of tennis courts at TC.

Thank you for your consideration.

Mark R. Eaton  
English and Journalism  
T.C. Williams High School  
3330 King Street  
Alexandria, Virginia 22302  
[mark.eaton@acps.k12.va.us](mailto:mark.eaton@acps.k12.va.us)



PC Docket Item #: 8  
Project: TCW HS Tennis Courts

**DEPARTMENT OF RECREATION, PARKS  
AND CULTURAL ACTIVITIES**  
1108 Jefferson Street  
Alexandria, Virginia 22314

**Park and Recreation Commission**

Alexandria Planning Commission

November 25, 2013

Re: DSUP 13-014: To Allow Lighted Tennis Courts at TC Williams High School

Chairman Komoroske and Members of Planning Commission,

I am writing to you on behalf of the Park and Recreation Commission to express our support for the DSUP sought by the Alexandria City Public Schools (ACPS) to construct six lighted tennis courts on ACPS property between the existing parking structure and King Street.

Staff from Planning and Zoning briefed the Park & Recreation Commission several times over the course of the project's development. In addition several of our members participated in public meetings on the tennis courts held by ACPS. We feel the project modifications incorporated in the final design presented adequately addresses concerns heard at these meetings from nearby property owners. These adjustments primarily address potential noise issues and light effects. The Park & Recreation Commission strongly supports the inclusion of lights with this project and feel it would be akin to constructing the Chinquapin pool a bit too short if they were not approved and constructed with this project. We would regret it when it is was discovered the lack of lighting impacted the TC tennis program.

The concerns about noise and lights which inevitably accompany recreational activities will always be voiced for new projects planned in the City. We must remember, however, that field and court lighting has come a very long way and that the new generation of lights here and in other recreational locations are designed to meet LEED green certification and "dark sky" standards. There is no longer light spillover into neighboring properties. For this project the height of the lights has been adjusted, landforms and landscaping have been designed mitigate potential noise from competition.

This project needs the lights if the TC Williams team is to operate in a top tier tennis facility, the goal of the ACPS Board and the parents of tennis team members. If lights are not included it will compromise practice and meets both early in the spring season and late in the fall. Examples of the impacts of no lights were given at the public meetings by parents who indicated they have been at meets when the competition was "called" short because of darkness.

In summary, the Park & Recreation Commission fully supports this project to construct six competition tennis courts at TC Williams, notably with the inclusion of lights. We urge to pass this measure.

With kind regard,

  
Judy R. Guse-Noritake, Chair  
Park & Recreation Commission

Cc: Park & Recreation Commission  
ACPS Board, Karen Graf, Chair





PC Docket Item #: 8  
Project: TCW HS Tennis Courts

**PlanComm**

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**From:** Deborah Lockett <debo@tindell.net>  
**Sent:** Monday, December 02, 2013 9:20 PM  
**To:** PlanComm  
**Subject:** Support for Tennis Courts at TC Williams

Dear Planning Commission,

We are writing to you to express our support for the new proposed tennis courts at TC Williams high school. It will be a benefit to the school, ACPS as a whole, and the community. It will complete a state-of-the-art school like TC Williams. Please approve the proposed courts.

Sincerely,  
Scott and Deborah Lockett

We, the undersigned residents of the neighborhoods adjacent to TC Williams High School, respectfully ask the Planning Commission to deny the proposed amendment, 2013-0014, to the DSUP to allow lighting on tennis courts on the TC Williams campus. We negotiated in good faith with the Alexandria school system in 2004 about issues of noise and lighting resulting from their desire to rebuild the high school on its very tight site in a residential area. The result of these discussions was Site Condition #85 that states that, "no permanent lighting shall be installed at the School stadium or any other athletic fields, including the proposed new practice field." The proposed tennis courts sit on the exact location of that "new practice field" and, as such, are very specifically included in the lighting prohibition. School officials were quite aware of this fact as they began planning for these courts.

The TC Williams Community Advisory Committee (which was also established as part of the conditions to the DSUP in 2004) had two meetings with TC staff and coaches in October 2012 and April 2013 when the proposal for 6 tennis courts was discussed. At both of these meetings, in response to questions about possible lighting of the courts, committee members were unequivocally told by the Athletic Director and the tennis coach that TC Williams did not plan to place lights on these tennis courts as they were NOT necessary for tennis team practices, matches, and tournaments. School officials stated they were aware of the prohibition against lights and would respect that. Any assertions made by Planning staff now that lights were always a part of the plan for the tennis courts are simply not accurate. The Committee had no objections to the unlit tennis courts and expressed a preference for the King Street location.

It was, therefore, a shock to learn at the September 23<sup>rd</sup> Design Information Session for the Community that lights had been added to this project, despite the fact that school officials had made it clear to us that the tennis program did not need lights. Since we were not involved in or informed of how this change was made, we can only assume that the Department of Recreation, Parks, and Cultural Activities determined that it was in their interest to light these courts for public uses, despite the very clear written prohibition against lights on the TC Williams campus. There are lighted courts for public use nearby in Chinquapin Park and Minnie Howard, as well as other locations throughout the city. We question whether any studies have been done to demonstrate the need for additional lighted tennis courts, as these nearby courts appear to be unused much of the time. If there is such a demonstrated need, we would suggest that the Department of Recreation, Parks, and Cultural Activities select an alternative location on the land it owns throughout the city that is not governed by a DSUP prohibition.

We believe efforts to modify Condition #85 in this one instance opens the door to others who will seek to light other areas of the TC Williams campus that will have significant and extremely adverse impacts on our homes and quality of life. The fair and reasonable agreement reached in 2004 recognized the need for permanent protection for our neighborhoods. There is simply no valid reason to break this agreement and make this substantive change to the DSUP. We therefore ask the

**Planning Commission to uphold Condition #85 and deny the application for an amendment to allow lights on tennis courts at TC Williams.**

**Frances Colbert Terrell, President Seminary Civic Association  
1005 N. Quaker Lane**

**Calvin Terrell 1005 N. Quaker Lane**

**Frederick and Sharon Colbert 1009 N. Quaker Lane**

**Leigh Cahill 1015 N. Quaker Lane**

**John and Stacey Thomas 1016 Woods Avenue**

**Arminta Wood and Jason Wood 1021 N. Quaker Lane**

**Anthony Adams 3401 Woods Avenue**

**Judy Young-Smith 3419 Woods Avenue**

**Burnette and Rose Henry 1021 Woods Place**

**Adrienne Washington 3413 Woods Avenue**

**Lillian Patterson 1034 Woods Place**

**Dan Schraeder**

**Michael and Joanna Bopp 1409 Bishop Lane**

**Michael and Carter Flemming 1403 Bishop Lane**

**William and Mimi Goff 1313 Bishop Lane**

**Steve and Kathy Harkness 1307 Bishop Lane**

**David and Janice Curtin 1303 Bishop Lane**

**Kurt Johnson and Julie Okkema 1300 Bishop Lane**

**Tam and Lauren Murray 1306 Bishop Lane**

<b>George and Becky Bostick</b>	<b>920 Vicar Lane</b>
<b>Jane and George Foote</b>	<b>910 Vicar Lane</b>
<b>Donnan Wintermute</b>	<b>915 Vicar Lane</b>
<b>Frank and Viki Bires</b>	<b>921 Vicar Lane</b>

**PlanComm**

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PC Docket Item #: 8  
Project: TCW Tennis Courts

**From:** KPArnold@aol.com  
**Sent:** Tuesday, December 03, 2013 12:08 PM  
**To:** PlanComm  
**Subject:** T.C. Williams tennis courts

I am unable to attend tonight's meeting, but I am writing to voice my support for construction of the six lighted tennis courts as currently proposed. T.C. Williams tennis players -- as well as other Alexandrians who will be able to use the courts when T.C. Williams is not -- already have waited too long for construction of the courts.

It is a disgrace that the T.C. Williams tennis teams have to be bused out of the city to Wakefield in Fairfax County to play their "home matches" It is bad enough that ACPS has to rent the Wakefield courts. Worse yet is the fact that having to travel to Wakefield means, on some occasions, pulling the tennis-playing students out of school more than an hour early...and this is to get to a "home match". T.C. Williams students shouldn't have to sacrifice class time in this manner.

I urge the Planning Commission to settle the never-ending process once-and-for-all and approve the six lighted tennis courts as currently proposed.

Sincerely,  
Kenneth Arnold  
515 North Overlook Drive  
Alexandria, VA 22305

**PlanComm**

**From:** Richard Dorman <rfdorman@aol.com>  
**Sent:** Tuesday, December 03, 2013 3:54 PM  
**To:** PlanComm  
**Cc:** adorman@meetingsandeventsofdistinction.com; Andy ; Mike & Heather Planey; Marie Rutledge; Bob Bell  
**Subject:** TC Williams Tennis Courts

Planning Commission,

**Issue:** TC Williams Tennis Courts .... Lights

While I have supported the location and the building of the Tennis Courts on King street, I have not and do not support lighting same.

If lighting these courts is needed, then I suggest that lighting any and all active fields at TC Williams is equally required. To light only the fields on King St suggest that those who live across from TC Williams on or near King Street can be disturbed with lights in their windows and backyard up to 10 pm is acceptable, however, those who live in other adjacent neighborhoods are excluded from this same disruption.

Light them all or none ...

*Richard .....*

*Richard F. Dorman, FASAE, CAE*  
2724 Kenwood Ave ... Alexandria, VA. 22302  
Ph: 703.998.5614

Remarks to the Planning Commission on TCWilliams Tennis Court Lights, December 3, 2013

Frances C. Terrell, 1005 N. Quaker Lane, Alexandria, VA

I thank you for the opportunity to speak. I am Frances Colbert Terrell, President of the Seminary Civic Association. I stand before you this evening on behalf of the members of that association, residents of the Seminary community; a community which directly borders TC Williams High School. We object to and vehemently oppose the lighting of the tennis courts, not directly for the lights themselves, but because it is a flagrant violation of the agreement made between the Alexandria School System and the communities which directly boarder or are adjacent to the school. That agreement clearly states in the development special use permit that "no permanent lights would be installed on any of the fields, including the proposed new practice field," which, as you are undoubtedly aware, is where the tennis courts are to be located. This provision was incorporated into the 2004 DSUP during negotiations between the school and our communities when TC was being expanded, specifically because the school system recognized the hardship lighting would place on our communities.

Our concern now is that once this agreement has been amended for the tennis courts, how long will it take before another city entity gives an urgent cry for lights to be placed on the Parker Gray Stadium. If amended once, the second time generally becomes much easier. This terrifies our community. Woods Place and Woods Avenue directly boarder the school and would be seriously, negatively impacted should this occur. In addition to the lights flooding into our homes on a continuous, practically year round basis as Parks and Rec rented the field out, there would be a tremendous increase in noise, traffic flow, and the cul de sac parking problems, already incurred, would only be exacerbated. So, for these reasons, we definitely oppose the installation of lights at the tennis courts and ask you to reject this amendment.

Good evening. My name is Carter Flemming and I live at 1403 Bishop Lane. I am opposed to the amendment to allow lights on the proposed tennis courts at TC Williams.

The perspective I want to share with you tonight is as a member of the TC Williams Construction Advisory Committee from 2004-2007 and a member of the TC Williams Community Advisory Committee since 2007. As such, I have been personally involved in the discussions that resulted in Condition #85 to the 2004 DSUP and more recently, in the discussions relating to the proposed tennis courts.

As you are aware, Condition #85 was the result of an agreement recognizing the need to protect adjacent neighborhoods from the unacceptable intrusion of lights from the athletic fields that are located in very close proximity to many residences that predate the building of TC. All parties worked to craft a fair and reasonable agreement and did so in good faith. We expected the schools and the city to honor this condition and yet here we are a mere 6 years later with the school asking to modify the condition.

As a member of the TC Community Advisory Committee, I was present at two different meetings of that committee in 2012 and 2013 when the tennis court project was brought to our attention. In response to our questions about lighting, the tennis coach and the Athletic Director both stated unequivocally that lights would not be proposed. They stated they had no need for lights since their practices and matches were held during daylight hours. Anyone who now says lights have always been a part of this proposal was not at those meetings and is totally mistaken.

So we were quite surprised and shocked on September 23<sup>rd</sup> at the Design Information Session to learn that lights were now included in the proposal. At this meeting and a meeting with the Seminary Hill Association, we asked what the proposed language was and how this decision to violate the DSUP condition was reached. We were told on both occasions that the staff report and actual language were not finalized so no discussion could be had until later. Later arrived on November 22<sup>nd</sup> leaving no time for further discussions and only 10 days before this hearing.

But in the end, what it comes down to tonight for my neighbors and me is not about tennis or how we got here. The issue for us remains whether the city and the school system intend to honor their written word to prohibit lighting on ALL TC athletic fields.

I find it ironic that the City has been developing a Handbook for Civic Engagement in the midst of this effort to change the DSUP condition. Quoting from the draft materials for this handbook, I note it reads “public decisions that are developed collaboratively produce better results and better stand the test of time.” It stresses “engagement involves conversations, debates, deliberation, and creating new



relationships with neighbors.” I would assert that this amendment under consideration tonight could be seen as a first test of the City’s commitment to citizen engagement. We have been engaged with the schools since the new school was proposed in 2004, we collaborated on the agreement, and we are the neighbors that the City seeks to create new relationships with. And yet, can we say that our engagement in that lengthy and complex process resulted in a condition that stands the test of time and one in which the city shows respect for relationships with neighbors? You and City Council now hold the answer to that question. The school system has given their answer by asking to violate this agreement. How the question is answered will give us a good indication about whether the city is sincere in its stated objective to operate with honesty and integrity in its engagement with citizens. The agreement did not say, “until we change our mind” or “until the Recreation Department decides it wants to override the condition” or any other reason that might be given. The prohibition that was negotiated was intended to be absolute and should remain that way.

## Dana Wedeles

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**From:** Dana Wedeles  
**Sent:** Wednesday, April 27, 2011 10:58 AM  
**To:** 'Judy Noritake'  
**Cc:** Ron Kagawa  
**Subject:** RE: A couple things  
**Attachments:** image001.jpg

I checked with Mac –

TC had a lacrosse game at Minnie Howard at 7:30 that would have ended at 9:30 so they must have just left the field when you passed.

Dana

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**From:** Judy Noritake [mailto:jnoritake@nka-arch.com]  
**Sent:** Wednesday, April 27, 2011 10:09 AM  
**To:** Dana Wedeles  
**Cc:** Ron Kagawa  
**Subject:** A couple things

Dana –

Just a couple things....how far is it really from the lights to the closest house? Has to be more than the 100' Arlington cited in whatever thing Frank Putzu quoted. Property values dropping? Do we have anything that can point to increased property values? Just a note – as I drove home past Minnie Howard at about 9:40PM the lights were on at the turf field with no one in sight and they were also on the tennis courts – no one in sight. That will come back to bite us if that is a regular occurrence.

Anthony Zamora walked from TC to Hammond to speak because he doesn't have a car. I took him home. He was appalled at the bad behavior. It was an epiphany for him. I think we may have helped turn him into a future activist.

Yvonne really did not want to speak but I told her sitting there she needed to put it out there.

What is Patricia's last name (P&Z). She could not have had a more arrogant demeanor when she spoke at the end. Her points were necessary but the attitude was inappropriate. I am having lunch with Faroll today.

j

Judy Guse-Noritake, AIA, LEED AP  
Principal

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