



To: Eric Wagner, Chairman, City of Alexandria Planning Commission
CC: Karl Moritz, Rob Kerns, Kendra Jacobs, Laurel Hammig, Andrea Feniak, Tom Mulcahy, Kevin Vanhise, Patricia Escher, Ryan Price, and Megan Cummings
From: William Holley, Director, ACPS Educational Facilities Department
Date: 8/27/2014
Re: DSP2014-0002 John Adams Elementary Parking Lot- TDM Condition

Background

John Adams Elementary School, constructed in 1966 as a middle school, has expanded to 900 students in 2014 plus additional staff and students enrolled in Head Start. This project adds 28 parking spaces for the additional staff needed to instruct the students at John Adams. The value of the total project is approximately \$300,000. This project is not increasing the number of FTEs on site but instead trying to alleviate parking pressures that are forcing staff and visitors to park on public open space.

Timeline

5/8/2013 - IDR meeting held and discussed Transportation Management Plan and pay a fee of \$20,280 in accordance with City Ordinance Sec. 11-700. The fee represents 7% of the total project value.

5/30/2014 ACPS reviews the City Ordinance on Sec. 11-700 *Transportation management special use permits*. ACPS (Kimley-Horn represented) and City staff correspond to clarify condition.

6/3/2014 ACPS pulls the item from June Planning Commission docket.

6/15/2014 ACPS seeks the advice of counsel, and believes that we are excluded from the requirement based on Paragraph 11-704 (5) as shown below:

11-704 Application of TMP program to development; required participation.

Each development for which a site plan is required pursuant to section 11-400 of this ordinance may be required to obtain approval of a TMP SUP, depending on its development tier and the requirements for participation outlined in this section 11-704.

- (A) *Development tiers*. The following development tiers represent a graduated level of development to which TMP requirements apply.
- (1) *Tier one uses*. The following levels of development typically have a relatively low level of traffic and related impacts and are regulated as a tier one use.
- a) *Residential*: More than 20 but no more than 99 residential units;
 - b) *Commercial or professional office space*: More than 9,999 but no more than 99,999 square feet of floor area.

- c) *Retail*: Either more than 9,999 but no more than 74,000 square feet of floor area or more than 3,000 square feet but no more than 10,000 square feet of floor area with more than 50 peak hour trips during either peak hour as defined in the administrative regulations authorized by section 11-709.
 - d) *Hotels*: 30 rooms or more; and
 - e) *Industrial or warehouse*: 30,000 or more square feet of floor area.
- (2) *Tier two uses*. The following levels of development typically have a moderately high level of traffic and related impacts and are regulated as a tier two use.
- a) *Residential*: More than 99 but no more than 349 residential dwelling units;
 - b) *Commercial and/or professional office space*: More than 99,999 square feet but no more than 249,000 square feet of floor area; and
 - c) *Retail space*: More than 74,999 square feet but no more than 149,000 square feet of floor area.
- (3) *Tier three uses*. The following levels of development typically have a very high level of traffic and related impacts and are regulated as a tier three use.
- a) *Residential*: More than 349 dwelling units;
 - b) *Commercial and/or professional office space*: More than 249,999 square feet of floor area; and
 - c) *Retail space*: More than 149,999 square feet of floor area.
- (4) *Mixed uses*. For a development or building that includes more than one use, each use shall be separately assessed and the highest applicable tier shall apply to the whole development. If a development has more than one use in the same tier, then the next highest tier will be used to define the TMP development tier.
- (5) All other uses shall be exempt from the requirements of this section 11-700.

7/28/2014 Based on the advice of counsel ACPS met with P&Z to try and resolve the issue. No agreement is reached.

Summer 2014- ACPS conducted additional outreach to the school staff and community including a general public meeting on August 11, 2014.

8/13/2014 P&Z, by email, changes the requirement from transportation management plan (TMP) to transportation demand management (TDM) and reduces the fee from \$20,280 to \$14,200. There is no explanation of how the fee was calculated.

ISSUE

ACPS does not believe it is subject to the requirements of *11-704 Application of TMP program to development; required participation*. Therefore, ACPS does not have to provide a TMP or TDM contribution to the assessment as part of obtaining the DSUP.

City Ordinance “*11-704 Application of TMP program to development; required participation*” was revised in February 2014 and if City Council had wished to include Schools as one of the use categories they could have done so at the time. ACPS is included in the definition of Paragraph 11-704 (5) “all other uses.” The fee is cost prohibitive and not included in the current project.

RECOMMENDATION

The DSUP be approved without the requirement for a TDM or any assessment.



EDUCATIONAL FACILITIES DEPARTMENT
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MEMO

To: Eric Wagner, Chair of the City of Alexandria Planning Commission

Cc: Karl Moritz, Acting Director, City of Alexandria Depart. of Planning & Zoning
Patricia Escher, Principal Planner, City of Alexandria Depart. of Planning & Zoning
Ryan Price, Urban Planner, City of Alexandria Depart. of Planning & Zoning
William Holley, Director of Educational Facilities, ACPS
Laurel Hammig, Planner/GIS Specialist, ACPS
Tom Mulcahy, Construction program Manager, ACPS
Kevin Vanhise, Project Manager, Kimley-Horn

From: Andrea Feniak, Director, Planning, Design and Construction, ACPS

Date: September 3, 2014

Project: John Adams Elementary School Parking

Subject: Planning & Zoning - Meeting Deferral Request (ref. DSP2014-0002)

Sir:

ACPS would like to make an official request to remove the John Adams Parking project from the September 4, 2014 Planning Commission docket and defer review until the October 2014 meeting.

At this time, we are making a good faith effort to continue our discussions with Planning and Zoning Staff and we plan to submit the application for the Board's review on the October 2014 docket.

Thank you.

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