

## DEPARTMENT OF PLANNING AND ZONING

Sent via E-mail

October 14, 2016

Mr. Clarence Stukes, ACPS  
1340 Braddock Place  
Alexandria, VA 22314

Re: DSUP2016-0039  
Amendment to DSP96-0103 & SUP96-103 for a new Elementary School  
1701 & 1705 N. Beauregard Street  
Concept 1&2 Comments

Dear Mr. Stokes:

City staff has completed the review of the submitted Concept site plan amendment for the above referenced project. As part of our review, the attached comments have been identified and need to be addressed in the next submission. Please note that, while the project was submitted as a Concept 2, there were a number of required items that were not provided. Therefore, the next submission will be for a revised Concept 2 submittal.

City staff and ACPS have been working cooperatively to address school space needs. At this specific site, staff has concerns about the feasibility of bus access and stacking, as well as the open space/playspace proposal for K-5 age children. Additionally, there may be parking and Resource Protection Area (RPA) issues. Information has been requested with the next submission to determine how and whether these need to be addressed.

For the next submission, provide, per the Concept checklist, 14 folded sets, to include 3 color sets of the architectural drawings, all requested plans and/or studies (including items in TES chart), an electronic copy of all submitted documents and a comment response letter to the Department of Planning and Zoning.

Please contact me at 703.746.3816 or via email at [maya.contreras@alexandriava.gov](mailto:maya.contreras@alexandriava.gov), if you have questions or would like to meet to discuss the staff comments.

Sincerely,  
Maya Contreras  
Principal Planner, Development

cc: Robert Kerns, Division Chief, Development  
Shanna Austin, Development Coordinator

Call: 703.746.4666  
Alexandria, VA 22314

Connect: [www.alexandriava.gov](http://www.alexandriava.gov)

Come by: 301 King Street, Room 2100

Please respond to the following comments in writing:

**PLANNING AND ZONING**

*General Development Comments:*

1. As noted in the cover letter, staff has significant concerns about the proposal in terms of bus access and stacking, the ability to change the traffic associated with the adjacent private streets, and parent pick-up and drop-off locations. With the next submission, provide the following information, and an updated plan.
  - a. Per Condition 5 of SUP96-103, a 50' minimum landscape area is required to be maintained along the frontage of N. Beauregard Street. Additionally, as noted in the TES comments, new curbcuts are not permitted on N. Beauregard Street, per the Beauregard Small Area Plan. Provide an alternative layout that that does not include a Beauregard Street curbcut;
  - b. Prior to the next submission, coordinate with the owners of the adjacent private streets, the extension of Rayburn Ave and Highview Lane with regards to the placement of a public school and bus use of these streets. Provide a written update with the next submission. Before a public hearing can be scheduled, staff will need to know that these streets are available for the proposed uses; and,
  - c. Update the plan to include all existing Emergency Vehicle Easements (EVE). Proposed bus and car traffic cannot conflict with this use.
2. There may be issues with required and provided parking; however, staff was unable to determine because the existing and proposed parking garage layouts were not provided. Additionally, staff needs to know the number of classrooms proposed, in order to calculate the parking requirement. Provide with the next submission.
3. The cover sheet notes that 78 spaces are proposed to be lost for play area. As noted above, parking structure layouts will be needed to determine where the proposed playspace will be located.  
With the next submission, provide information about the floor-to-ceiling heights within the garage, so that staff can get a better understanding about how the open space and playspace requirements for the K-5 age range could potentially be met. If there are examples (local or on the internet) of playspace located within garages that are also being used for parking, please provide with the next submission.
4. As noted above, Condition 5 of SUP96-103, requires maintenance of a 50' minimum landscape area along the frontage of N. Beauregard Street. Condition 7 also requires tree protection for this location. With the next submittal, provide a tree survey, and note what

trees may potentially be impacted by the new exterior stairways proposed on the office building and the parking garage.

5. A portion of the area on the eastern side of the parking structure, along Highview Avenue, has been designated as a Resource Protection Area (RPA). Update the site plan with the next submittal to include this. New construction will not be permitted in this area.
6. The following applications would be required for the project, as currently proposed. Provide all appropriate applications with the next submission (revised Concept 2). Additional applications or modifications may be needed, if, or as, the project evolves:
  - a. Amendment to Development Site Plan 96-0023 and Special Use Permit 96-103, pursuant to Section 11-400;
  - b. SUP for Transportation Management Plan
  - c. Additional Special Use Permits or modification requirements for crown coverage, parking, open space, etc. will be evaluated once complete plans have been submitted.
7. Staff understands that the adjacent office building at 1703 N. Beauregard may become part of the proposal. If this becomes the case, the application will need to be updated, or a separate application will need to be filed for that proposal, and all calculations for use, parking, open space, etc. will need to be updated at that time.
8. Prior to the next submission, coordinate with the community groups and civic associations in the area. One option may be to host an open community meeting. When meetings are scheduled, provide staff with the meeting information and location a minimum of two weeks before it occurs.

Checklist Comments:

The following must be updated or provided with the next submittal

1. *Format requirements:*
  - a. Name, address, signature and registration number of professional preparing the plan, certifying that the submission meets all requirements
2. *Cover Sheet:*
  - a. The submitted sheets are the as-built sheets from DSP96-023; with the next submission, provide an updated cover sheet noting the developer, property owner, engineers, attorney and other members of the development team for this proposal
3. *Zoning Tabulations:*
  - a. As noted above, the submitted sheets are the as-built sheets from DSP96-023; with the next submission, provide updated information on the applicant, owner of record, and plan preparer for this proposal

- b. Update all items in the Zoning Tabulation section for this project as currently proposed, including the refined tabulations for the lot area, existing and proposed FAR, notations on whether building height will be affected (*see Zoning comment C-4*), required and provided open space, etc. Many of these items were noted as provided on the checklist, but the information was not available
4. *Existing Site Conditions*: Provide an existing tree survey with the next submission, and calculations to determine whether the site meets the 25% crown coverage requirement.
5. *Concept Site Plan*: per the checklist, provide the following with the next submission:
- a. Public Utilities information;
  - b. Provide building sections, or enough information for staff to review the proposed additions to the building and parking structure;
  - c. Sub-elements of the Contextual site plan, showing the proposed project site and adjacent areas;
  - d. Emergency vehicle access to the site and buildings;
  - e. Per ZO Section 6-403, provide information/sections about whether new mechanical penthouses, or other items are proposed that could affect the existing height of the building;
  - f. Provide conceptual plans for open space, and the graphic depiction of areas included for that calculation; and,
  - g. Provide scope of work for Alexandria Archaeology, as needed.
6. *Environment*:
- a. Part of the site is within an RPA. Show on the next submittal; and,
  - b. Provide a narrative describing how the project will comply with stormwater requirements
7. *Building*:
- a. Architectural elevations and building massing were not provided with the submittal. Staff will provide comments once they are provided.
  - b. Please note that this is within the Beauregard Small Area Plan, so proposed additions will be reviewed against the associated design guidelines, as applicable; and,
  - c. Provide a narrative about any green or low-impact development proposed with this project
8. *Transportation*:
- a. Provide truck turning templates;
  - b. Provide information on where trash will be located, and how it will be picked-up

Zoning:

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ACPS is proposing to utilize the existing building located at 1701 N. Beauregard as a public school for grades K-5. The existing parking garage will be utilized for both parking and play activities. The garage is located at 1705 N. Beauregard and will be utilized for both parking and play areas.

The two building are part of a 4.68 acre site that consists of a one 6-story building (addressed as 1701), a 4-story building (addressed as 1703 N. Beauregard and is not in the scope of this project) and a 4-story parking garage (addressed as 1705 N. Beauregard)

The zoning is CDD#4 (The Winkler Tract) and the underlying zoning is OC, office commercial.

- C-1     Indicate the number of classrooms proposed per floor and how many seats proposed per classroom.
- C-2     Show the existing parking number of parking spaces and show the proposed calculations based on the number of seats as indicated in Zoning Ordinance Section 8-200(A)(12).
- C-3     Indicate the square footage of office space in the building (Phase II) and calculate the parking based on parking district #5 which is 1 space per ever 475 square feet per 8-200 (A)(19)
- C-4     Calculate FAR and how much will be added for new lobby and exterior stairwells. Applicant can only exclude those areas listed under 2-145. Stair area may not increase the overall height of the existing building.
- C-5     Show the bus waiting/loading drop-off and pick up area. Current plans show a waiting area for 6 buses and the applicant indicated that there will be 10. Show where the buses will be located for the drop-off and pick-up time.
- C-6     Show the number of spaces for waiting/ drop-off and pick-up area for vehicular cars and where those spaces will be located.
- C-7     Indicate the number of buses that will be required. The cover sheet notes that 10 buses are required, but the stacking area on Sheet 3 only shows 6 buses.
- C-8     Show the play area. Show what level is on, the area around it and what equipment (if any will be erected)
- F-1     Indicate how it has been determined that the total number of drop-off students will be 200 and more buses will not be required. Additionally, note whether this will be capacity for the school, or if additional students may be added in the future.
- F-2     Applicant shall indicate where tenants for the adjacent office building park and ensure that garage is not a shared garage. If the garage is a shared garage, the applicant should indicate how many spaces are for the adjacent building based on the office/commercial parking.

- F-3 Plans indicate “typical school time”. Note whether there will be before and after-care, and the times for those activities.
- F-4 The applicant has indicated that four stories will be used for a school. The applicant will need to specify what the other two floors will be used for and calculate the required parking for that/those uses.

## **TRANSPORTATION & ENVIRONMENTAL SERVICES**

### **Findings:**

1. Transit has no comments.
2. The West End Transitway’s current 15% plans (conceptual level) show that a corner of the site will be future City ROW. The limits of disturbance during construction also extend into the site. Please see the attached 15% plans for more information about WET. (Transportation Planning)
3. A planned WET station falls adjacent to the site. (Transportation Planning)
4. Regarding phase I, staff is hesitant to support an active drop-off along the ROW on Rayburn as its sidewalk width is only 5’. (Transportation Planning)
5. North Beauregard Street is designated as an “A Street” in the Beauregard Small Area Plan. Please note the following language from the Beauregard Small Area Plan Standards and Guidelines: (Transportation Planning)
  - (3) *The street hierarchy designations are as described below and shall meet the following requirements:*
    - (a) *“A” street: Primary streets include the major streets within the CDD #21 and #22 that manage a great deal of vehicular and pedestrian activity, and may accommodate transit. They are considered high priority for public realm improvements.*
      - (i) *Curb cuts, entrances to parking garage and service bays shall be prohibited along N. Beauregard St. and Seminary Rd. All other curb cuts, entrances to parking garages and service bays shall also be prohibited, unless otherwise not feasible for individual buildings. “A” streets are subject to the highest quality of architecture and streetscape. Access to alleys (excluding N. Beauregard St. and Seminary Rd.) may be permitted as part of the DSUP process.*

### **Comments:**

1. The preliminary plan must be completed per the requirements of Development Preliminary Site Plan Checklist, Memorandums to Industry 02-09 dated December 3,

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2009 on Design Guidelines and City Standard Notes; and 06-14 dated June 20, 2014 on New Sanitary Sewer Connection and Adequate Outfall Analysis – Updated. These documents are available at the following web address of the City of Alexandria: (I-ROW)

Preliminary	Site	Plan	Checklist:
<a href="http://alexandriava.gov/uploadedFiles/planning/info/forms/Electronic%20Development%20Preliminary%20Checklist.pdf">http://alexandriava.gov/uploadedFiles/planning/info/forms/Electronic%20Development%20Preliminary%20Checklist.pdf</a>			

Memorandum to Industry 02-09:  
<http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf>

Memorandum to Industry 06-14:  
<http://www.alexandriava.gov/uploadedFiles/tes/info/MemoToIndustry06-14.pdf>

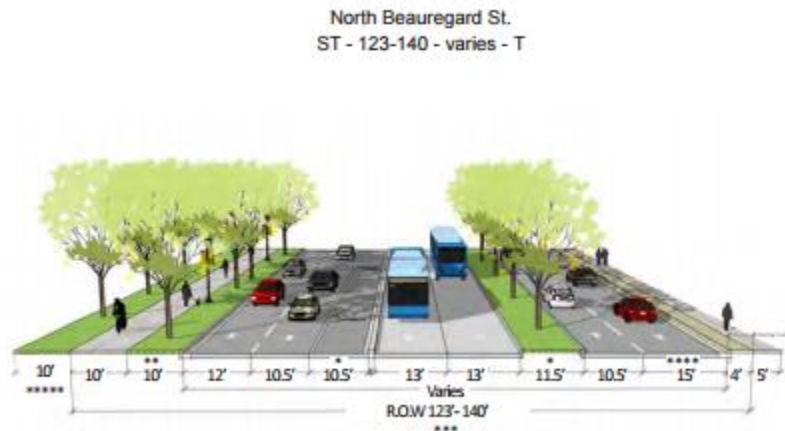
2. Per the requirements of Stage II Concept Submissions and Subsequent Submissions, provide preliminary computations on generation of pre and post development runoff from the site using the rainfall depths for the City of Alexandria as: 1 Yr 24 hour = 2.70, 2 Yr 24 hour = 3.20, 10 Yr 24 hour = 5.20, and 100 Yr 24 hour = 8.2 inches per NRCS (formerly SCS) TR-55 method. The overland relief shall be provided for 100 Yr 24 hour = 8.2 inches of rainfall depth in the final site plan. (IROW)
3. Provide detailed description on how the project shall comply with storm water management requirements in accordance with Article XIII Environmental Management Ordinance that must include water quality and quantity requirements, and Water Quality Volume Default (WQVD). Also, provide a description on how the BMPs and storm water detention facilities shall be maintained. (IROW/Storm)
4. Provide computations for channel protection and flood protection analyses in accordance with the requirements of Article XIII Environmental Management Ordinance. (I-ROW)
5. If the site plan includes a restaurant or a commercial kitchen then show the conceptual location of oil and grease separator in the site plan. It will be a future condition, to sign a maintenance agreement of oil and grease separator. (I-ROW)
6. If the site plan includes a restaurant or a commercial kitchen then show the location of a trash compactor. The discharge from a trash compactor shall be connected to sanitary sewer. (I-ROW)
7. Per the requirements of Stage II Concept Submissions and Subsequent Submissions, identify that the development site doesn't lie in Combined Sewer Area. (I-ROW)

8. The checklist requires showing the Resource Protection Area (RPA) associated with the site. Please show the RPA boundaries on all site plan sheets. (Storm)
9. For the next submission, the applicant should provide the Virginia Runoff Reduction Method worksheet. The project will need to apply hydrologic soil group D soils unless an onsite soils investigation is performed and accompanying report identifying project soils is provided. The parameters computed for use in Energy Balance Equation may be taken from Channel and Flood Protection tab of VRRM worksheets. (Storm/IROW)
10. Green/sustainable measures should be planned for and incorporated during the conceptual design phase. Provide specific examples as to how this development will comply with the City's Green Building Policy. These sustainable measures could include low impact development (LID) measures, green roof technology, and energy efficient materials. (Storm)
11. Provide traffic study due to the high vehicular volume at peak hours. Call Ravi Raut at 703-746-4152 to arrange for a scoping meeting prior to the next submission. The completed transportation must be submitted with the initial Completeness submission. (Transportation)
12. The curb cut on N. Beauregard Street is not allowed because of the Beauregard Small Area Plan. (Transportation)
13. Highview and Rayburn are not public streets. Provide information about coordination with existing property owners on the use of this space for bus operations, as well as existing easement agreements. (Transportation Planning)
14. Staff acknowledges that the applicant proposes to use Rayburn Avenue for drop-off and Highview Lane for staging during phase I; however, the following are necessary to determine the viability of this proposal: (Transportation Planning)
  - a. Provide a dimension plan noting the existing street widths and dimensions.
  - b. Conduct a scoping meeting with staff for the required transportation study. Note that the applicant may be required to use VISSIM as the site is adjacent to the future West End Transitway.
  - c. Explain how bus circulation and staging/queuing will operate without impacting vehicles leaving and entering the adjacent properties. Staff has concerns about vehicles maneuvering around buses unloading on Rayburn.



- d. Provide information about bus loading and unloading. How many buses are proposed for this site? How many buses will be permitted to enter the drop-off area on Rayburn at one time? Provide a scaled diagram of buses on Rayburn.
  - e. Provide information on how many students would be expected to live within a ½ mile and ¼ mile walking distance of the proposed site.
15. For phase I, clarify whether parents will be restricted from dropping their students off at the same time as buses, particularly on Rayburn Avenue, or explain how this will work simultaneously. How will vehicular trips be controlled? (Transportation Planning)
16. For phase II, explain the rationale for the alignment of the road connection on N. Beauregard Street. Staff would prefer a sharper angle T intersection. (Transportation Planning)
17. For phase II, provide information about the number of lanes and circulation for the proposed connection off of N. Beauregard Street. (Transportation Planning)
- a. Is this proposed to be a one way street?
  - b. Is this proposed to be closed during non pick-up and drop-off periods?
  - c. How will buses circulate out of the school site after dropping students off?
18. Staff needs the following information to get a better sense of potential future bus needs: (Transportation Planning)
- a. Provide the proposed number of classrooms per the extent of this submission.
  - b. Provide the maximum number of classrooms that would work within the building envelope.
  - c. Provide the maximum number of students that could attend school here based on the maximum number of classrooms feasible at this site.
19. Streetscape improvements (ADA accessible curb ramps per City standards, wider sidewalks, landscape buffers between roadways and sidewalks) are needed at this site, but will require coordination with owners on Rayburn and Highview. (Transportation Planning)
20. Consider streetscape improvements on N. Beauregard to improve pedestrian conditions adjacent to the site. Staff will typically condition 6' wide sidewalks on all City projects; however, as improvements are not called out to the eastern side of Beauregard in the Beauregard Urban Design Guidelines, staff would like to discuss potential improvements

with the applicant. A street section for N. Beauregard at this location is shown below for reference: (Transportation Planning)



**ARenew Comments:**

1. ARenew has no comments.

**VAWC Comments:**

1. VAWC has no comments.

**RECREATION, PARKS & CULTURAL ACTIVITIES**

*Findings*

1. The City of Alexandria Playspace Policy was approved in October 2013 to improve the health and well-being of all youth through design and provision of quality playspaces.
  - a. Playspaces as defined in the Policy are broadly encompassing to provide a wide range of play experiences, within varying environments and contexts. They can include but are not limited to play structures, playgrounds, indoor facilities, open areas, and elements intended for play such as interactive fountains, art, gardens, and climbing fixtures.
  - b. Playspaces should provide a coordinated array of the following elements and characteristics: opportunities for physical movement, flexibility in play, shade, natural features, varied sensory elements, accessibility, inclusiveness, and appropriate levels of risk and challenge.
    - i. Flexibility in play may include loose-parts that can be moved and/or manipulated and/or elements without a single defining use.
    - ii. Inclusiveness refers to the ability of a playspace to allow for children of differing physical and mental abilities to participate with others. In creating

an inclusive playspace, attention should be paid to the sensory experience of the user, in terms of materials, sound, and visual cues for navigating the site. (RPCA)

1. There is discussion on having a shared use facility with the City and ACPS. Provide a parking Plan that reflects the shared use.
2. Provide updates to the following questions with the next submittal :
  - a. Will the space be shared use?
  - b. Will the space be available during school hours? If so, what is the parking plan for community use and access?
  - c. If accessible after or on non-school days, how will the public access the site?
  - d. What is the security plan?
  - e. What type of play space is contemplated? Basketball court/pre-K/youth?
  - f. How does ACPS plan to address grade changes to ensure safety standards are maintained and ADA accessible requirement are met?
  - g. The type of play space will determine the type of safety surface and feasibility.
  - h. Has a feasibility study been completed to determine if the structure can support a play space? If so, what type?
  - i. Will parking continue while the play space is in use?
  - j. What age group will be served? Type of equipment, safety measures, and access is dependence on the location of the space?

#### *Recommendations*

1. The applicant is encouraged to provide a playspace within this proposed school. The applicant should work with RPCA staff to develop a plan including a playspace area.
  - a. Playspace plans should ultimately depict location, scale, massing and character of the play space, grade conditions, surfacing, site furnishings, vegetation, and other site features. (RPCA)

#### **CODE ADMINISTRATION**

- F-1 The following comments are for DSP review only. Once the applicant has filed for a building permit and additional information has been provided, code requirements will be based upon the building permit plans and the additional information submitted. If there are any questions, the applicant may contact Charles Cooper, Plan Review Division at Charles.cooper@alexexandriava.gov or 703-746-4197.
- C-1 Building, and trades permits are required for this project. Five sets of *construction documents* sealed by a *Registered Design Professional* that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s)
- C-2 This is a proposed change in use group classification for the existing structures on this site, please provide a Building Code Analysis that reflects the new use and occupancy: The

following minimum building code data is required on the drawings: a) use group, b) building height and number of stories, c) construction type d) tenant area and Fire protection methods. Provide this information on plans for review.

- C-3 Required exits, parking, and facilities shall be accessible for persons with disabilities. Provide a plan that identifies accessible features.

## **FIRE DEPARTMENT**

### **Findings**

1. The following comments are for concept 2 review only. Additional comments may be forthcoming once the applicant provides supplemental information for review. Please direct any questions to Maurice Jones at 703-746-4256 or maurice.jones@alexandriava.gov.
2. Existing fire hydrant located on North Beauregard appears to be removed so that access lane can be installed. If that is the case, existing hydrant shall be relocated on either side of the access cut. This hydrant shall not be permanently removed.

### **Code**

3. The Applicant shall provide a separate Fire Service Plan which illustrates **where applicable**: a) emergency ingress/egress routes to the site; b) location of emergency vehicle easements (EVE) around the building with a minimum width of twenty-two (22) feet.
4. The fire service plan shall show placement of emergency vehicle easement signs. See sign detail and placement requirements are as follows:

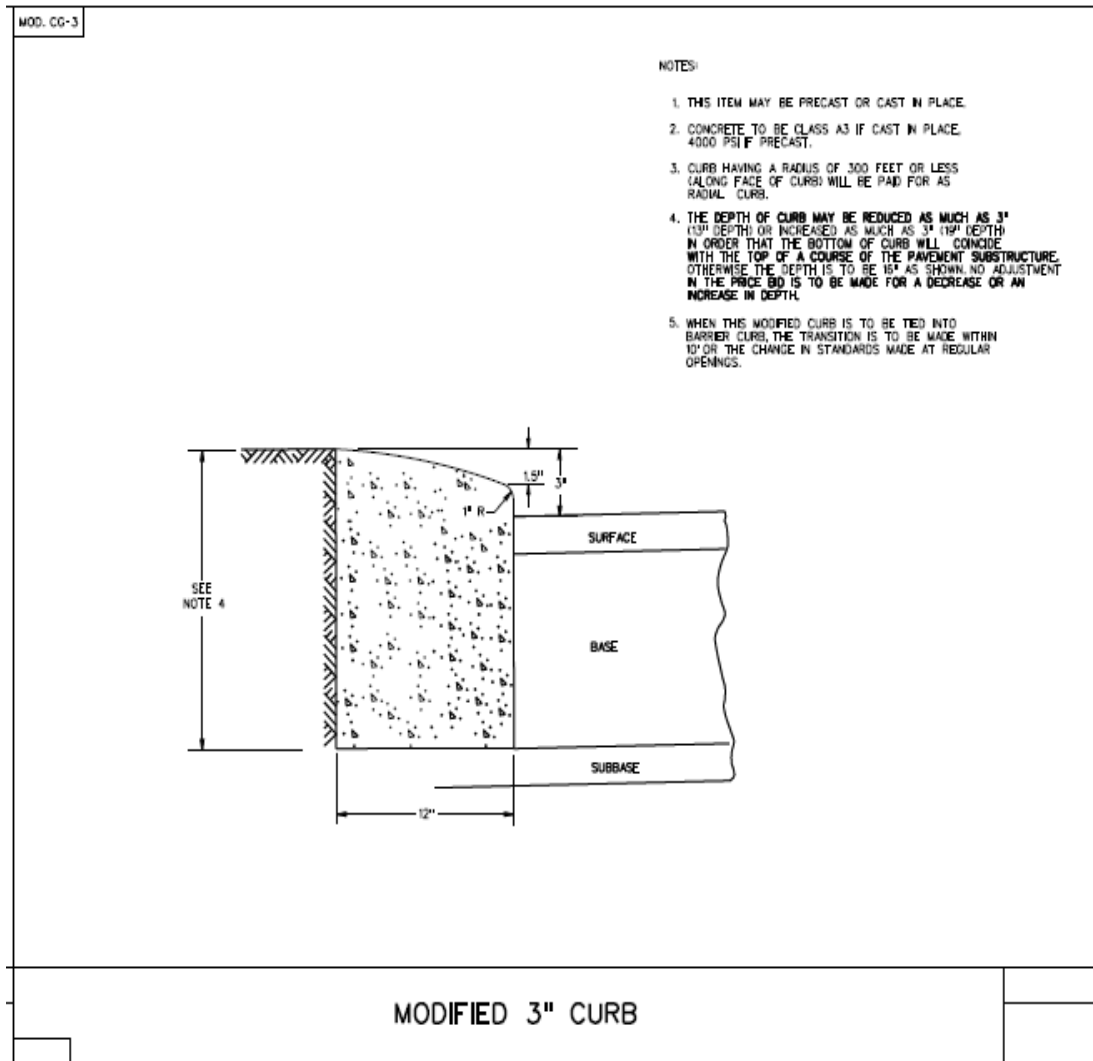
Emergency vehicle easements shall be a minimum of 22 feet across the travel lane. The emergency vehicle easement shall provide access to strategic areas of the building and fire protection systems. Curbing and street components shall conform to the standards established by Transportation and Environmental Services and this document for emergency vehicle easements.

Emergency vehicle easement signs shall be metal construction, 12-inches wide and 18 inches in height. Provide red letters on reflective white background with a 3/8-inch red trim strip around the entire outer edge of the sign. The lettering shall say "NO PARKING," "FIRE LANE," "EM. VEH. EAS.," and "City of Alex.," Lettering size shall be as follows: "NO PARKING" - 2 inches, "FIRE LANE" - 2½ inches. EM. VEH. EAS. - 1 inch, CITY OF ALEX. - ½ inch. Directional Arrows - 1 inch by 6 inches solid shaft with solid head - 1½ inches wide and 2 inches deep (For examples, see Figures D102.1, D102.2, and D102.3). Signs shall be mounted with the bottom of the sign 7 feet above the roadway, and shall be properly attached to a signpost or other approved structure such as designated by the fire official. Posts for signs, when required, shall be metal and securely mounted. Signs shall be parallel to the direction of

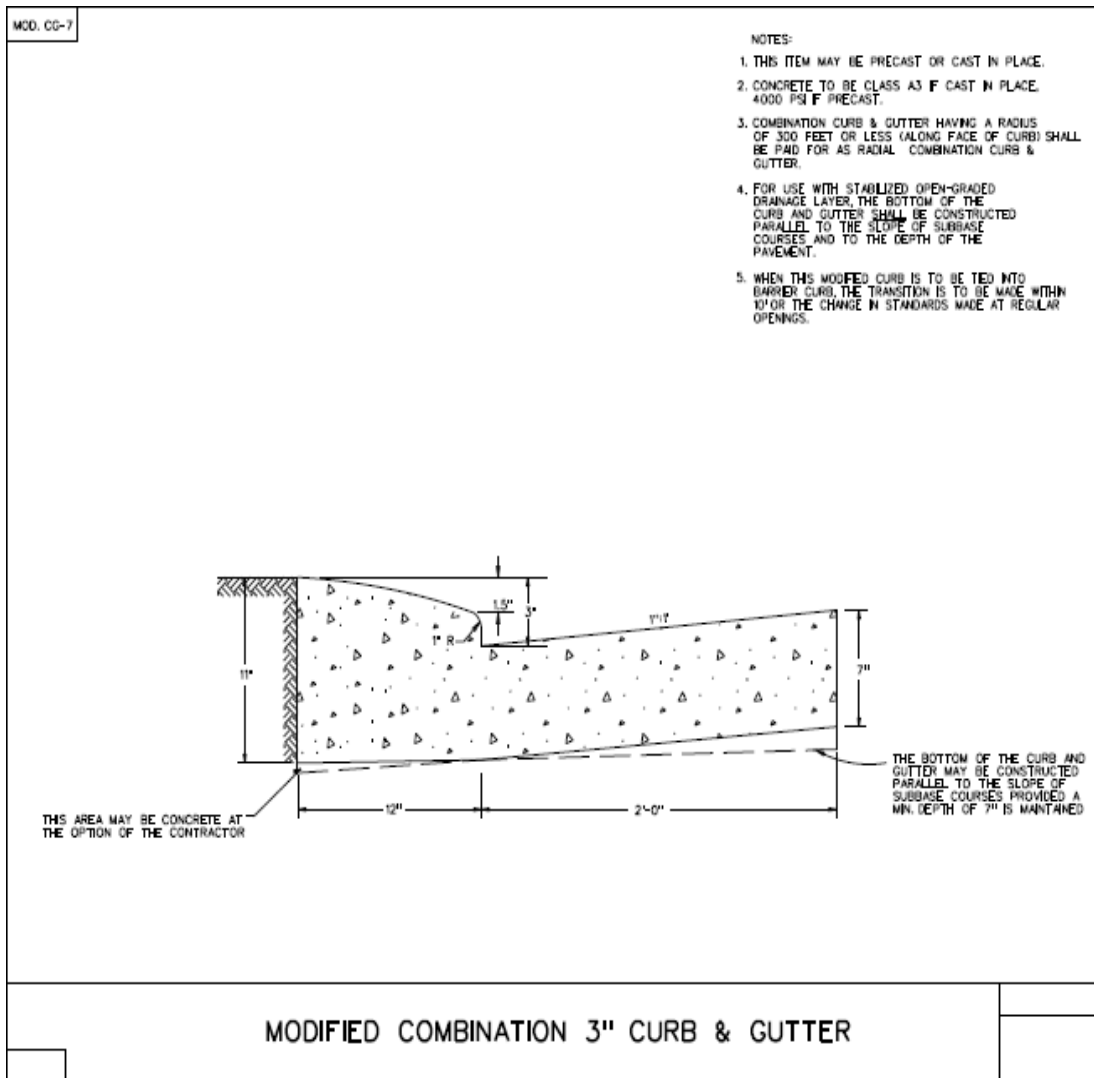
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vehicle travel and posted so the directional arrows clearly show the boundaries and limits of the Emergency Vehicle Easement. In areas where emergency vehicle easements involve two-way traffic, double mounted signs shall be provided. The maximum distance between signs shall be 100 feet. Other special signs or modifications to emergency vehicle easement signs shall be approved by the fire official.

Where curbing is a component of the emergency vehicle easement, the curbing construction shall conform to weight and grade requirements for vehicular traffic. In no circumstances shall a raised curb be located in the path of travel in an emergency vehicle easement. Where a mountable curb is provided as part of an emergency vehicle easement, emergency vehicle easement signs shall be posted at the point nearest the edge of the emergency vehicle easement, but in no case within the clear width of the emergency vehicle easement. With the exception of flush curbs, any fire department access points that require fire apparatus to mount a curb shall conform to the modified 3 inch curb design standard MOD CG-3 or MOD CG-7 design as shown.



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5. Show fire apparatus vehicle turning radius based on the following specifications:

Tower 203 Turning Specifications

- Turning Radius – Wall to Wall = 54.98 feet + / - 2 feet
- Curb to Curb = 51.33 feet + / - 2 feet
- Inside turning radius = 37.73 feet + / - 2 feet
- Overall Length – 47' – 4 1/2"
- Overall Width – 98"
- Wheel Bases from front axle to both rear axles – 240"
- Tandem axle spacing – 56" CL of axle to CL of axle
- Gross Weight – As built with no equipment or water gross weight = 66,000#
- Angle of Approach – 13 Degrees
- Angle of Departure – 11 degrees
- Ramp Break Over – Break over angle is 9°

6. Existing fire hydrants shall remain in-service and unobstructed during construction.
7. The applicant shall insure EVE remains open during construction.

## **ARCHAEOLOGY:**

### *Archaeology Findings*

- F-1 A sizeable American Indian settlement site (44AX124) is located immediately to the north and east from the subject property. More recently, the subject property once was part of a Northern Neck land grant of 982 acres obtained in 1741 by William H. Terrett. Terrett was a prominent member of Virginia society and served as the Fairfax County Justice of the Peace from 1742 until his death in 1758. By the late nineteenth century the Terrett plantation had been reduced to 114 acres with the farmhouse located some 700 ft. to the south of the subject property.
- F-2 Given the proximity of potentially significant prehistoric and historic activities and households near the subject property, the potential for the project to impact significant archaeological is moderately good. However, impacts originally caused by the construction of the current facilities probably have compromised if not destroyed most of the archaeological evidence. Therefore, we will require the applicant to adhere to the following:

### *Archaeology Conditions*

- R-1 Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
- R-2 The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)

### *Archaeology Code*

- C - 1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

## **OFFICE OF HOUSING**

1. Per the City's 2016 Procedures Regarding Affordable Housing Contributions, no affordable housing contribution is anticipated from this applicant.



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**The following departments have no comments at this time:**

Health Department

Police