



Bishop Ireton High School

DSUP#2014-0029

REZ #2014-0001

City Council Public Hearing

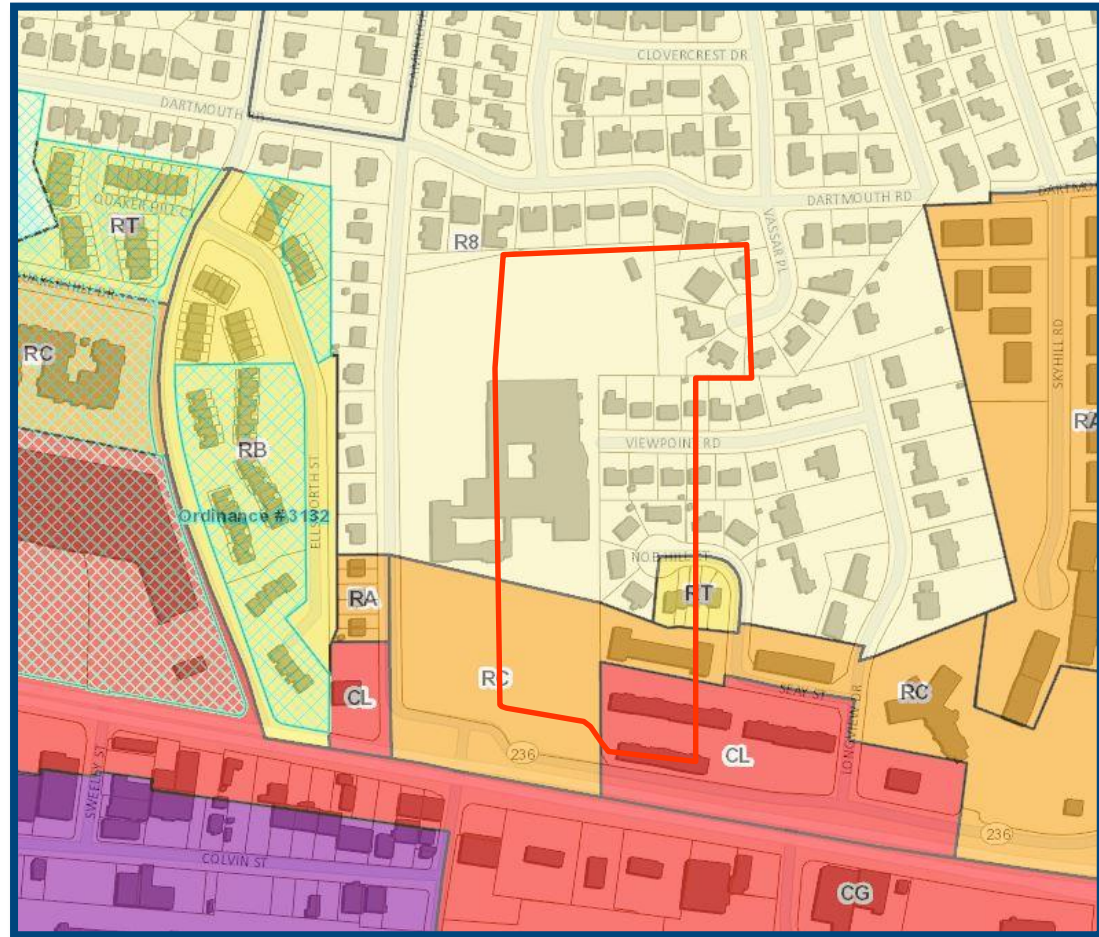
September 16, 2017

Project Location



Site Context

- R-8 and RC Zoning
- Taylor Run / Duke Street Small Area Plan
- Surrounded by a single family dwellings



Project Description

Summary

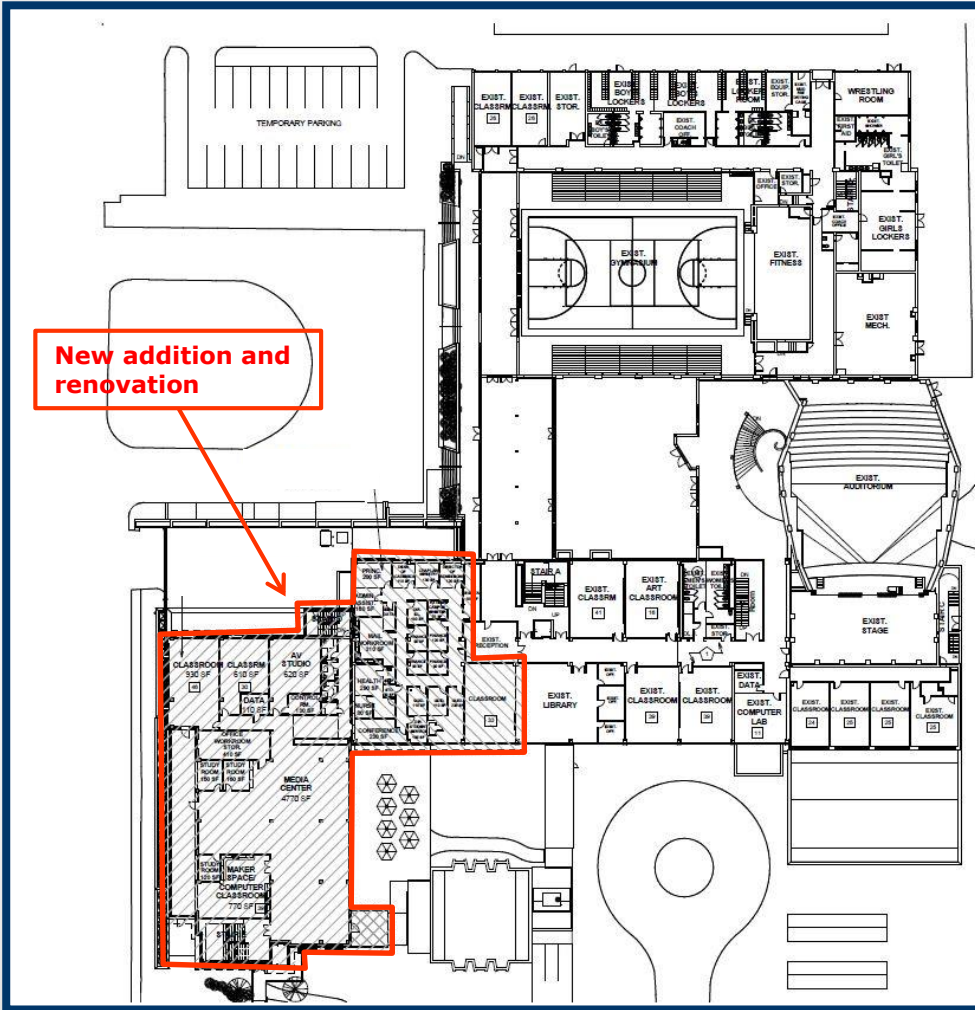
- Rezoning Request:
 - RC zoning (3 acres) to R-8
- Expansion and Renovation
- 47,000 sf Expansion
 - 168,328 sf facility
- 950-student maximum enrollment (grades 9-12)
- Multi-phased Construction
 1. Demolition and replacement of Oblate House
 2. Northern Bldg. Renovation
 3. Southern Bldg. Renovation
 4. Courtyard Enclosure



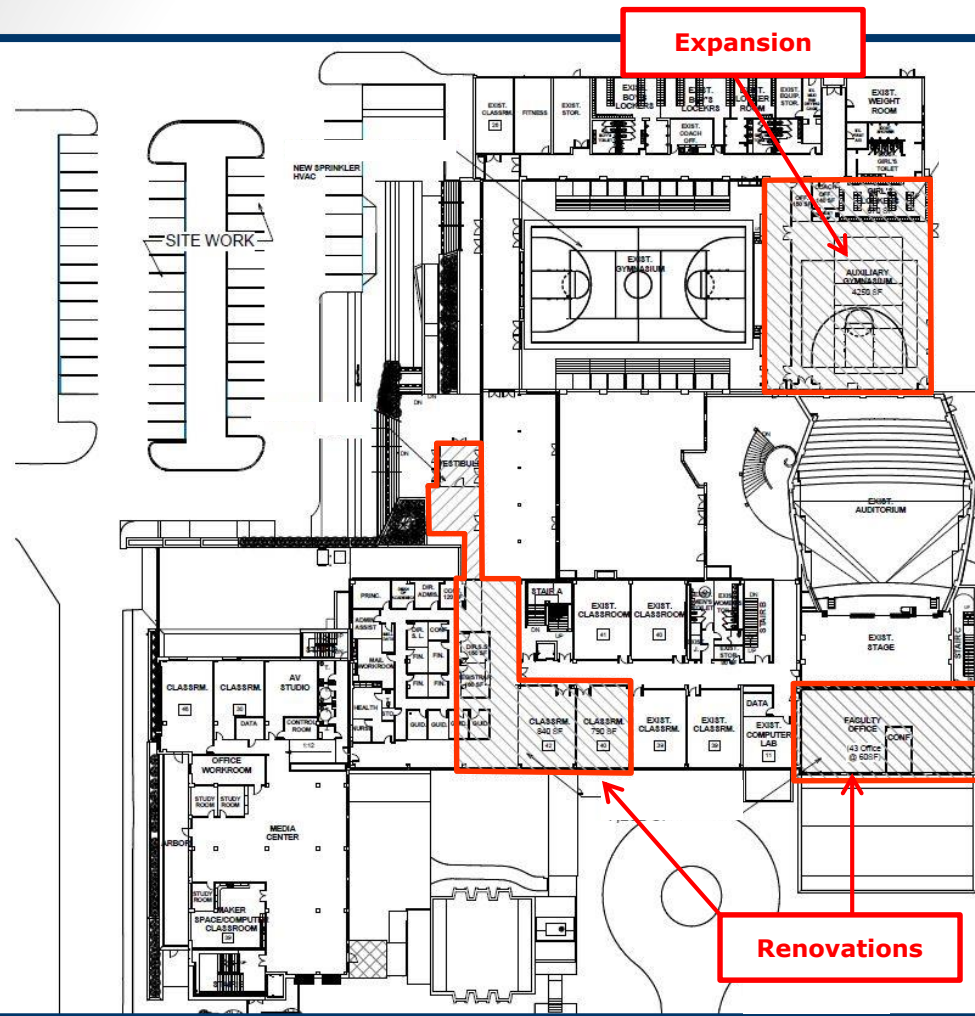
Project Description – Phase I

Summary

- Demolition of Oblate House
- Replacement: new addition
 - Classroom space
 - Cafeteria
 - Administrative offices
- Expanded loading area
- Temporary gravel parking area
- Additional permanent parking capacity: 38 spaces



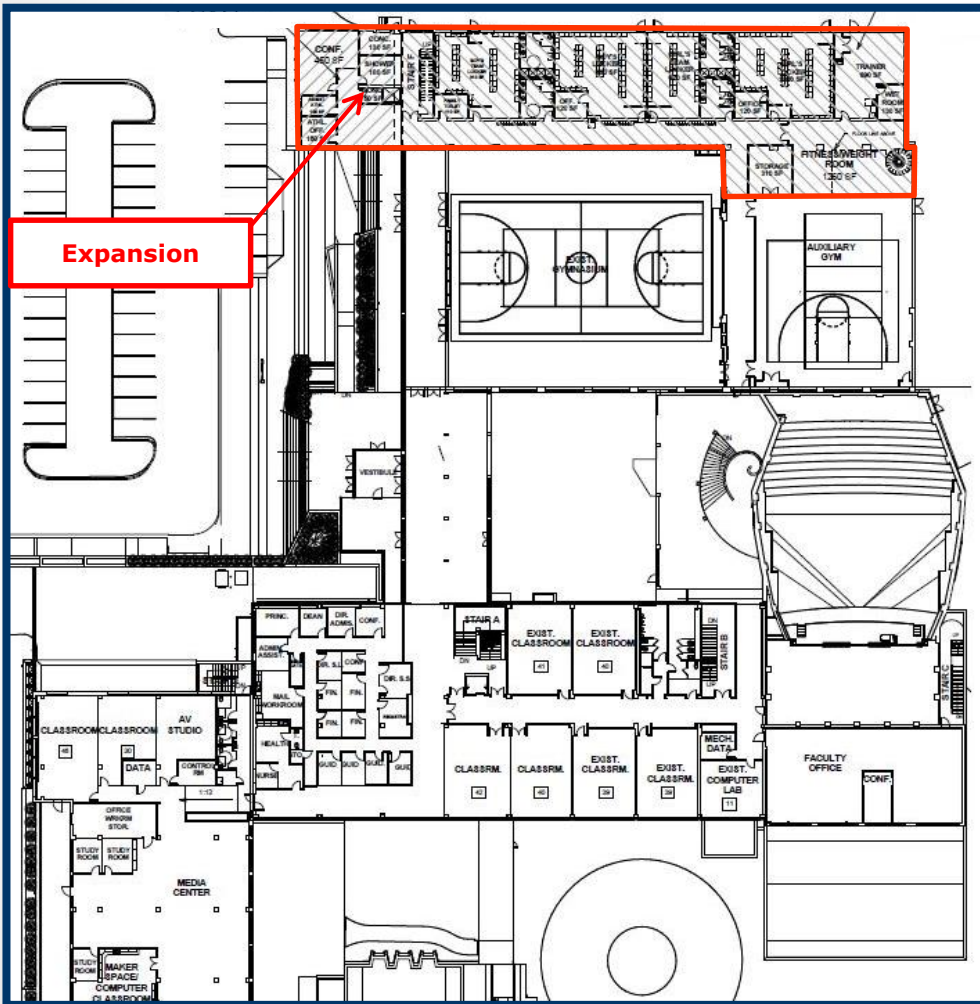
Project Description – Phase II



Summary:

- Expansion
 - Auxiliary Gymnasium
 - New main entryway
- Renovation
 - Modernization and expansion of classrooms within existing interior space.
- Completion of new permanent northern parking lot.

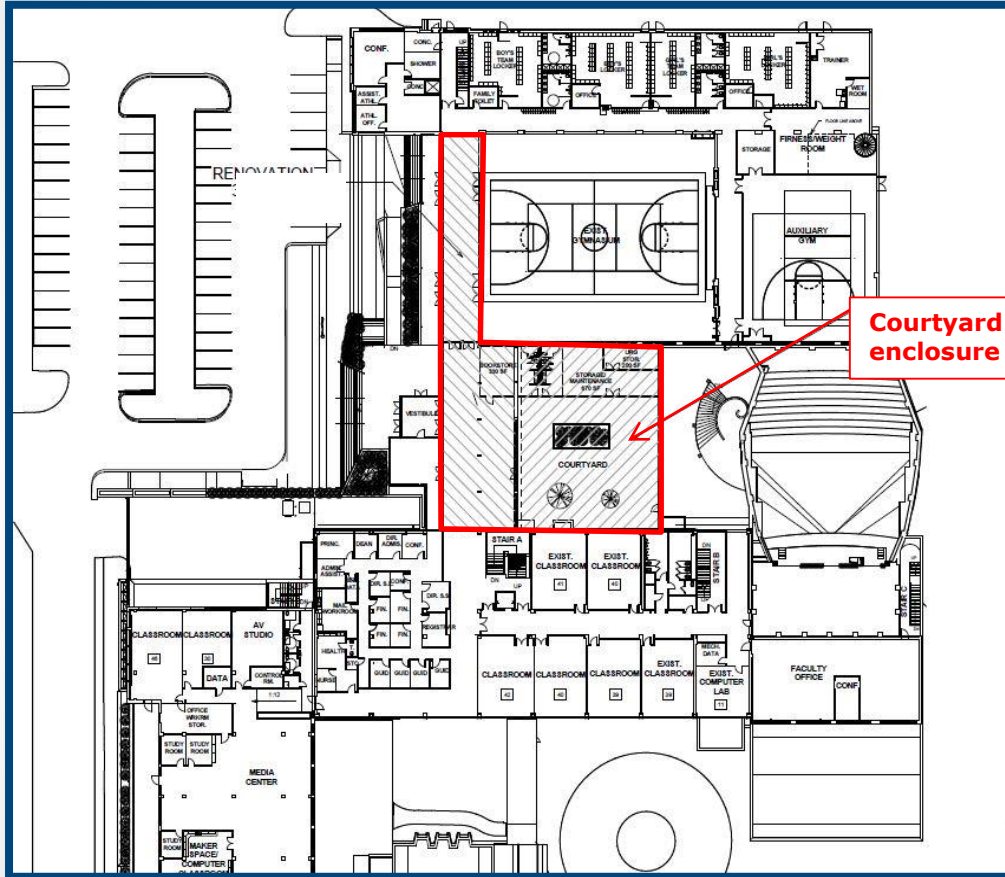
Project Description – Phase III



Summary

- Expansion
 - northern portion of the building
 - classroom space
 - chapel
- Renovation
 - interior athletic facilities
 - Girls/Boys locker rooms
 - Fitness facility
 - Athletic admin. offices

Project Description – Phase IV



Summary

- Enclosure of the northern courtyard (Renovation only, no site disturbance).

Building Design



West elevation: Cambridge Road toward new main entrance



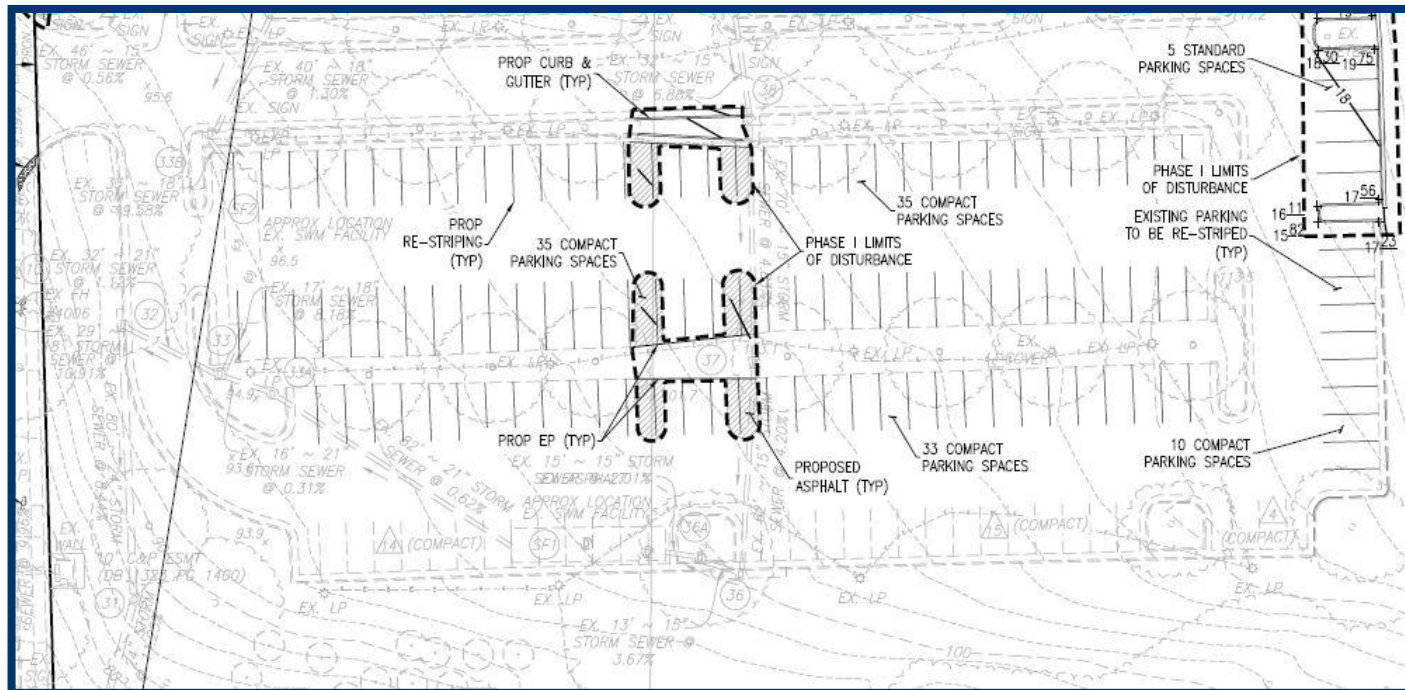
Above: Cambridge Road toward new southwestern addition

Right: South elevation -- toward new southwestern addition



Modifications

- Parking Lot Landscape Island Ratio (Landscape Guidelines Section II-A-1-a).
- Compact parking spaces (Section 8-200E)



Parking

Zoning Ordinance Requirement: 1 space per 10 seats

Total seats (Phase IV): 1,534 seats = 154 required parking spaces

Stage	No. of Spaces
Existing	247 spaces
Phase IV	307 spaces
Total increase	+60 spaces

Transportation Management

- Bishop Ireton will incorporate TMP policies that shall be reported to the city, including:
 - Shuttle system to metro
 - Carpooling through a preferred parking pass system for students
 - Carpool ride matching service
 - Mobility assembly for students
 - Honor Code requirements for students
 - 30 Bicycle parking spaces

Community Outreach

- The applicant has attended meetings with the following civic associations over the past 1-year period.
 - Clover-College Park Civic Association (7 meetings)
 - Longview / Nob Hill Neighbors Association (1 meeting)

Community Outreach and Coordination

- Community Issues

- Traffic mitigation
- Noise
- Parking concerns

- Community-drafted recommendations:

33	<i>Conditions forwarded to staff by civic associations for review and inclusion with this DSUP request.</i>
25	<i>Conditions were recommended by staff for inclusion to address neighborhood issues and impacts.</i>
8*	<i>Conditions were not included due to legal and enforcement concerns.</i>

** These 8 conditions have been included in a memorandum of understanding between the civic associations and Bishop Ireton for on-going enforcement between the two parties.*

Benefits & Conclusion

- Benefits
 - Infrastructure improvements
 - Additional on-site parking
 - Traffic mitigation polices
 - Alternative transportation polices
- Planning Commission Recommends **Approval** of DSUP2014-00029 and REZ2017-0001, subject to conditions.