

City of Alexandria, Virginia

MEMORANDUM

DATE: MAY 6, 2019

TO: THE PLANNING COMMISSION

FROM: KARL MORITZ, DIRECTOR, PLANNING AND ZONING

SUBJECT: EPISCOPAL HIGH SCHOOL ATHLETIC FIELD | DSUP#2018-0019
REVISION TO CONDITION 2-J

Episcopal High School is requesting an amendment to Condition #2-J of development special use permit 2018-0019. This condition relates to the creation of a new curb cut along W. Braddock Road which will align with the vehicular entrance to Ft. Ward Park. This new intersection necessitates additional street improvements in order to create a safe and comfortable walking environment for pedestrians.

In lieu of construction, the applicant has offered a monetary contribution of \$15,000 to the city in order to fund the pedestrian improvements. These improvements are consistent with the City's policies on Complete Streets and Vision Zero. The monetary contribution creates flexibility for both parties by allowing the City to oversee construction within its right-of-way.

Therefore, staff recommends the following changes to Condition # 2-J, which are underlined below:

2. *Provide the following pedestrian improvements and contributions shown on the site plan to the satisfaction of the Directors of P&Z and T&ES:*
 - j. *Provide a \$15,000 contribution to the City prior to the release of the Final Site Plan for pedestrian improvements along Braddock Road, including the installation of a crosswalk with rapid rectangular flashing beacons and a median pedestrian refuge across Braddock Road near the intersection of the proposed site driveway. The crosswalk shall be a high visibility crosswalk and curb ramps shall be provided at each end.**