

8
9-12-20

12 September 2020

Subject: CCPCA Comments to City Council

Reference: Text Amendment #2019-00007 Density Increase for Public School Site

Dear Mayor Wilson, Vice Mayor Bennet-Parker, and Members of the City Council:

Thank you for the opportunity to speak to you on behalf of the Clover College Park Civic Association (CCPCA) regarding the docket item before you. We have been in existence since 1937 and represent 257 single family households bounded by Janney's Lane, West Taylor Run Parkway, Dartmouth Road, Princeton Boulevard, and Trinity Drive east of Canterbury Drive. Bishop Ireton High School falls within our boundaries and McArthur Elementary is adjacent to us on Janneys.

We support the Text Amendment to the Zoning Ordinance to amend Section 7-2100 to allow for an increase in density for public school use. While not ideal, this represents a viable compromise that serves the interests of all parties. It enables ACPS to address student density projections when planning for school replacement and modernization. This compromise retains a degree of citizen engagement and oversight by requiring a special use permit for any increased development beyond the existing neighborhood zoning FAR, and establishing a limit on floor area ratio greater than 0.75 , and no increase in height greater than 60 feet.

We object to Council approving increased density for public schools without the recommended text amendment, in that this would result in administrative "by-right" approvals void of public engagement or Council oversight. To do so constitutes a breach of trust and mocks the notion of a transparent city government; quote: *"The City of Alexandria government acts with integrity in an open process, and provides timely access to clear, trustworthy information, presented and employed by all parties from the beginning to the end of process, including the reasoning that leads to and supports policy conclusion."*

Thank you,

Roy R. Byrd

President, CCPCA

8
9-12-20

September 12, 2020

Ms. Fran Vogel
41 N. Early Street
Alexandria, VA 22304

ATTN: Alexandria City Council
301 King Street
Alexandria, VA 22314

**Re: Docket Item #8 (September 12, 2020) – 21-0200 Zoning Text Amendment #2019-00007
Increased Density for Public School Sites**

Dear Mayor Wilson, Vice Mayor Bennett-Parker and Councilmembers Aguirre, Chapman, Jackson, Pepper, and Seifeldein:

I am writing on behalf of Seminary Hill Civic Association to urge Council to adhere to the Planning Commission's recommendation for approval of this Zoning Text Amendment with the revised changes resulting from the Commission's September 1, 2020 meeting.

The Planning Commission recommended changes to Section 7-2100, where increased density and height for public elementary and secondary schools 'notwithstanding any contrary provision of this ordinance, a public elementary or secondary school, located in a residential or mixed use zone, may be constructed, expanded or reconstructed to a size which exceeds the density and height otherwise permitted by the regulations in such zone; provided, that a special use permit is approved, and, provided further, that no increase in floor area ratio greater than ~~60~~ 0.75 , and no increase in height greater than 60 feet, shall be approved.'

Respectfully,

Fran Vogel
President, Strawberry Hill Civic Association

8
9-12-20

THE SEMINARY HILL ASSOCIATION

September 11, 2020

Mayor Wilson and Members of Council:

With regard to Docket Item #8 for the Public Hearing on Saturday, September 12, 2020, the Seminary Hill Association urges Council to approve the Planning Commission's recommendation to amend Section 7-2100 of the Zoning Ordinance, to allow the FAR on school sites to increase from .60 to .75, but still require SUP review. This represents a much-needed compromise from the original staff proposal and is one that we can support to allow for needed increases in school sizes if such increases can be validated through the SUP process.

We understand this change was necessary to allow for the .71 FAR for the new MacArthur School. We do not, however, interpret this language to mean that a .75 FAR will become the new normal for schools that are on larger lots and do not require such a large FAR to build adequate educational facilities. This is why it was so important to us that the SUP process be retained in this text amendment.

We appreciate the Planning Commission responding to the concerns raised by multiple civic associations and the Federation of Civic Associations in reaching this compromise. We hope City Council will vote to approve this language without alteration.

Thank you very much for your consideration.

Carter Flemming
President, Seminary Hill Association