

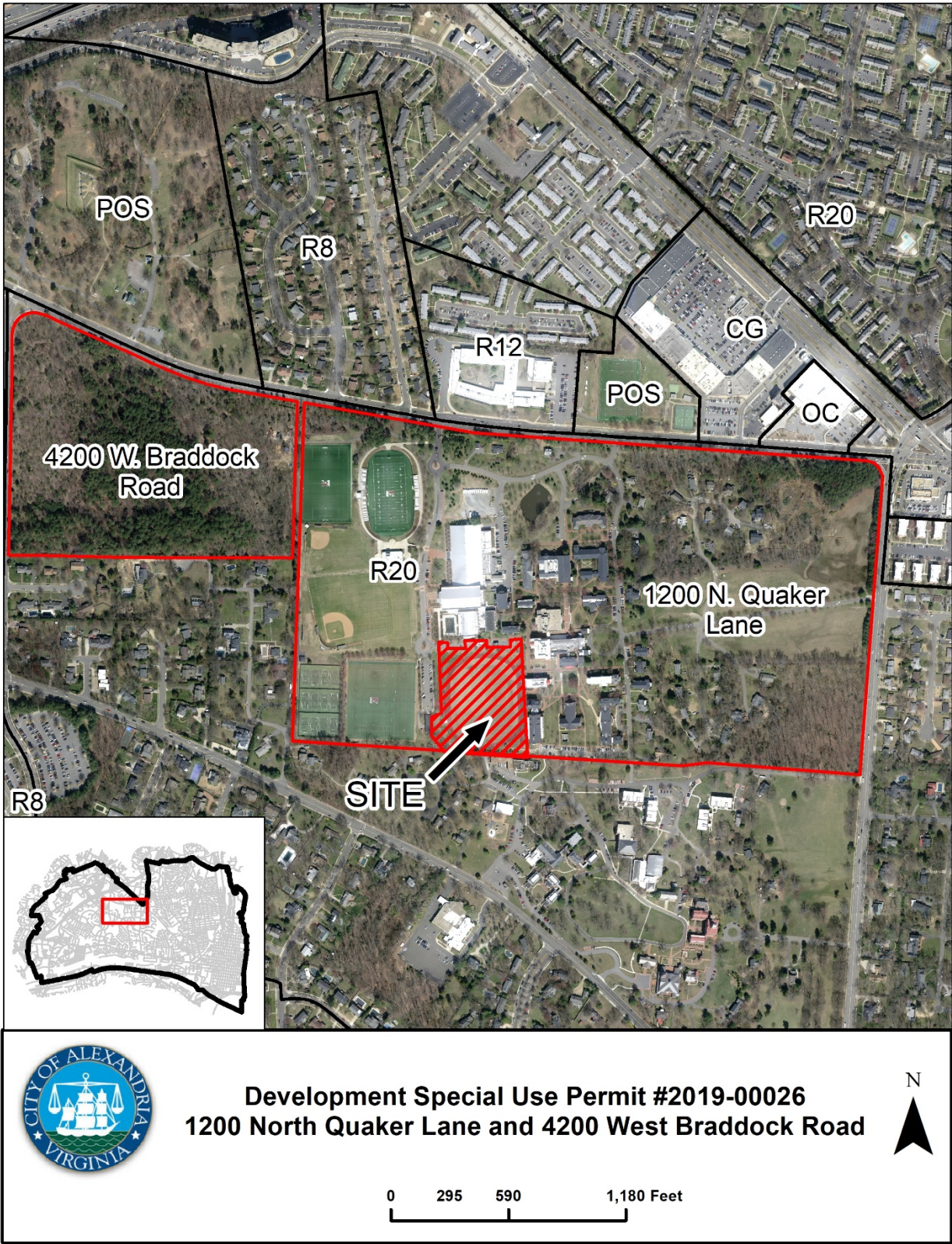
Development Special Use Permit #2019-00026
Episcopal High School Campus Expansion Project

| Application | General Data | |
|--|----------------------------------|-----------------------------------|
| Project Name: Episcopal High School Campus Expansion Project | PC Hearing: | January 5, 2021 |
| | CC Hearing: | January 23, 2021 |
| | If approved, DSUP Expiration: | January 23, 2024 |
| | Project Site Acreage: | 6.4-Acres (267,633 Square Feet) |
| | Entire Property Acreage: | 130-Acres (5,663,000 Square Feet) |
| Location: 1200 North Quaker Lane | Zone: | R-20 |
| | Proposed Use: | Private School |
| | Dwelling Units: | N/A |
| | Gross Floor Area: | 68,600 Square Feet |
| Applicant: The Protestant Episcopal High School in Virginia represented by Duncan Blair, Esq. | Small Area Plan: | Seminary Hill / Strawberry Hill |
| | Historic District: | N/A |
| | Green Building: | Green Globes |

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| Purpose of Application |
| 1. The applicant requests approval of a Development Special Use Permit (with site plan) to intensify a private school by constructing two new dormitories, a health and wellness center, off-street parking and extend an existing campus roadway. |
| Special Use Permit(s) Requested: |
| 1. An SUP to expand an existing private school in the R-20 Zone. |

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| Staff Recommendation: APPROVAL WITH CONDITIONS |
| Staff Reviewers: Robert M. Kerns, AICP, Division Chief robert.kerns@alexandriava.gov Dirk H. Geratz, AICP, Principal Planner dirk.geratz@alexandriava.gov Carson C. Lucarelli, Urban Planner II carson.lucarelli@alexandriava.gov |

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| PLANNING COMMISSION ACTION, JANUARY 5, 2021: On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Development Special Use Permit #2019-00026, as submitted. The motion carried on a vote of 7-0. |
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PROJECT LOCATION MAP

I. SUMMARY

A. Recommendation

Staff recommends **APPROVAL** of the proposed amendments to the existing Development Special Use Permit (amending DSUP#2011-0017) for a proposed campus expansion. Staff finds the proposal is consistent with the City's goals and objectives and will provide benefits to the City, including:

- Three (3) new buildings consistent with the City's 2019 Green Building Policy;
- Improved stormwater facilities over current site conditions; and
- Three (3) dedicated electric vehicle charging stations.

The following issues were evaluated as part of the staff analysis and are addressed within the report:

- Conformance with the Master Plan and Other City Policies
- Special Use Permit Request to Expand an Existing Private School
- Site and Building Design
- Site Circulation & Parking
- Open-Space and Tree Preservation
- Parking and Loading
- The Community

B. General Project Description

Episcopal High School (the "Applicant") requests approval of a Development Special Use Permit (with site plan) to expand an existing private school with two new dormitories, a health and wellness center, additional off-street parking and the extension of Stadium Drive (Pvt). Staff supports the request, which proposes to redevelop the former Hoxton Field site. The new buildings are delicately stitched into the campus's existing fabric and will help the Applicant achieve a more suitable student to faculty ratio within their on-site housing accommodations. The Applicant will also make substantial improvements to the terminus of Hamilton Lane (Pvt.) by creating a new pedestrian plaza. The project complies with the City's 2019 Green Building Policy, the 2019 Landscape Guidelines and the stormwater requirements for phosphorous removal (Memo to Industry 01-08). It also complies with all applicable site planning provisions of the Zoning Ordinance and will also deliver three (3) dedicated electric vehicle charging stations to the campus.

II. PROJECT BACKGROUND

A. Procedural Background

Episcopal High School is a private boarding school located in the R-20 residential zoning district and is deemed a special use pursuant to Section 3-103(D) of the Zoning Code. With this special use permit application, the Applicant plans to redevelopment a former track and field site with two (2) new dormitory buildings (one for males and one for females) along with a health and wellness center. They will also complete an internal roadway extension and build 28 additional parking spaces.

B. Site Context

Episcopal High School sits on 130-acres and occupies one of the largest contiguously owned parcels in the City. The property is bounded by West Braddock Road to the north, North Quaker Lane to the east, Seminary Road to the south and North Howard Street to the west. All four streets are anchored by DASH bus service while access to the property itself has controlled access and on-duty security. Due to its size and the orientation of the buildings, it feels more like a university campus rather than a traditional high school. Additionally, students and dedicated faculty live on campus year-round. Dedicated staff also live within the gender-separated dormitories for additional security. The 130-acre campus is contiguous to the Virginia Theological Seminary to the south and single-family residential to the southwest. The school itself is located centrally within the Seminary Hill neighborhood and the property is also densely forested.

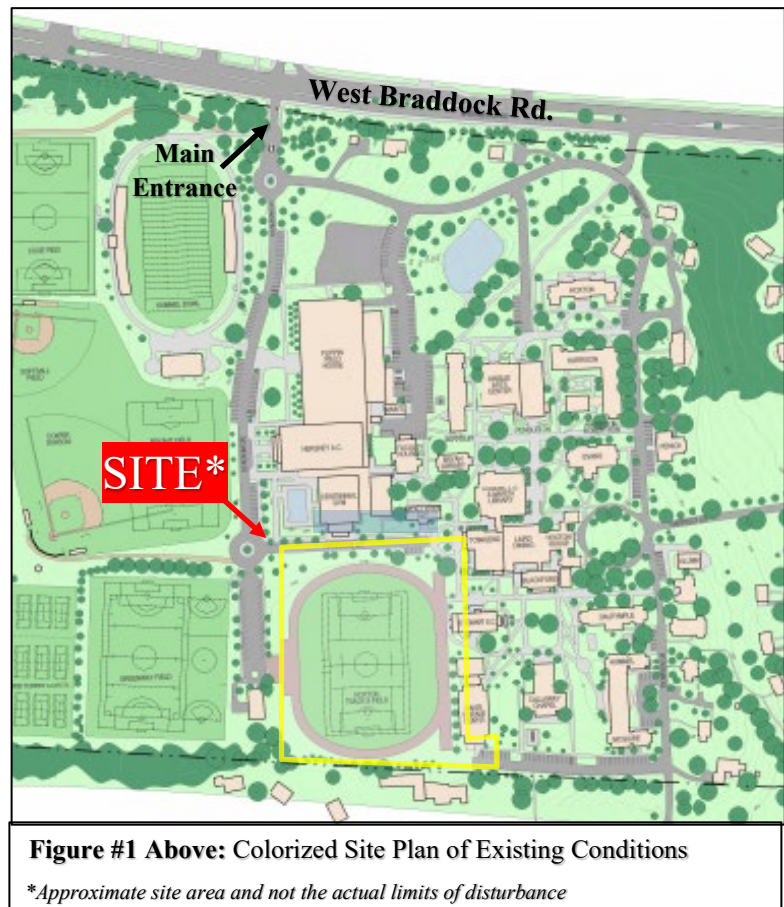


Figure #1 Above: Colorized Site Plan of Existing Conditions

**Approximate site area and not the actual limits of disturbance*

The project site is the former location of Hoxton Field, which served as the main athletic field from the 1930s until 2019. A new stadium (DSUP#2018-0019) is currently under construction to

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the northwest. The 6.14-acre project site itself is bounded by Hamilton Lane to the north, Stadium Drive to the west, the Theological Seminary to the south, and the existing campus to the east. It should be noted that all the internal streets are private. Stadium Drive, which will be partially rebuilt and extended, is a terminating street and contains 24-angled parking spaces distributed along either side. It terminates with a small traffic circle that is punctuated by an obelisk which bears a bronze commemorative plaque. Beyond the termination of street, there is a small maintenance shed which the Applicant intends to preserve.

C. Site History

Episcopal High School was founded in 1839 and opened its doors to 35 boys on an 80-acre campus. Since that time, the school has grown to approximately 650 students (both male and female) on a campus of 130-acres. As a boarding school, all students reside on-site in student housing and have access to a host of amenities such as dining, recreational activities and library, similar to a small college. The students themselves do not bring vehicles to campus. Accordingly, many walk or ride a bicycle to class. Many staff also live both within the dormitories and in dedicated housing (SUP#2017-0022, et al.) adding to the communal environment. The buildings within the campus core are interconnected by pathways and promenades of varying width which generally correspond to the entrances on the buildings. There is also a large central plaza, adjacent to the existing library, which is shaded by mature trees. Like a university, the majority of building are not individually served by their own parking lots. Parking on campus is concentrated along the periphery and in the rear of the Centennial Gymnasium – away from the core.

Recent development and land use approvals include a new athletic field (DSUP#2018-0019), a set of faculty town homes (SUP#2017-0022, et al.), and the Centennial Gym Expansion in 2008 (DSUP#2007-0033). The campus itself is governed under DSUP#2011-0017, Townsend Hall Addition. Accordingly, some of the conditions have been brought forward, amended and/or deleted accordingly.

D. Detailed Project Description

The Applicant requests approval of a Development Special Use Permit (with site plan) to expand an existing private school with two new dormitories, a health center, additional off-street parking and the extension of Stadium Drive (Pvt). The building's will be built within the required setbacks and conform to all other applicable site planning provision in the Zoning Ordinance related to FAR, height, frontage and lot size. The 6.14-acre project site is the location of the former Hoxton Field, which served as a track and athletic field from the 1930s until 2019. In 2018, City Council upheld the Planning Commission's recommendation to approve DSUP#2018-0019 to allow for the construction of a new stadium other site improvements to the northwest of the subject site. The stadium is currently under construction.

The Dormitories

The Applicant wishes to construct two new dormitories ("Dorm #1" and "Dorm #2") on the site

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of the former Hoxton Field to improve the student-faculty housing ratio across campus. Each of the residence halls are two stories in height (40-feet), with 20-dormitory rooms per building.

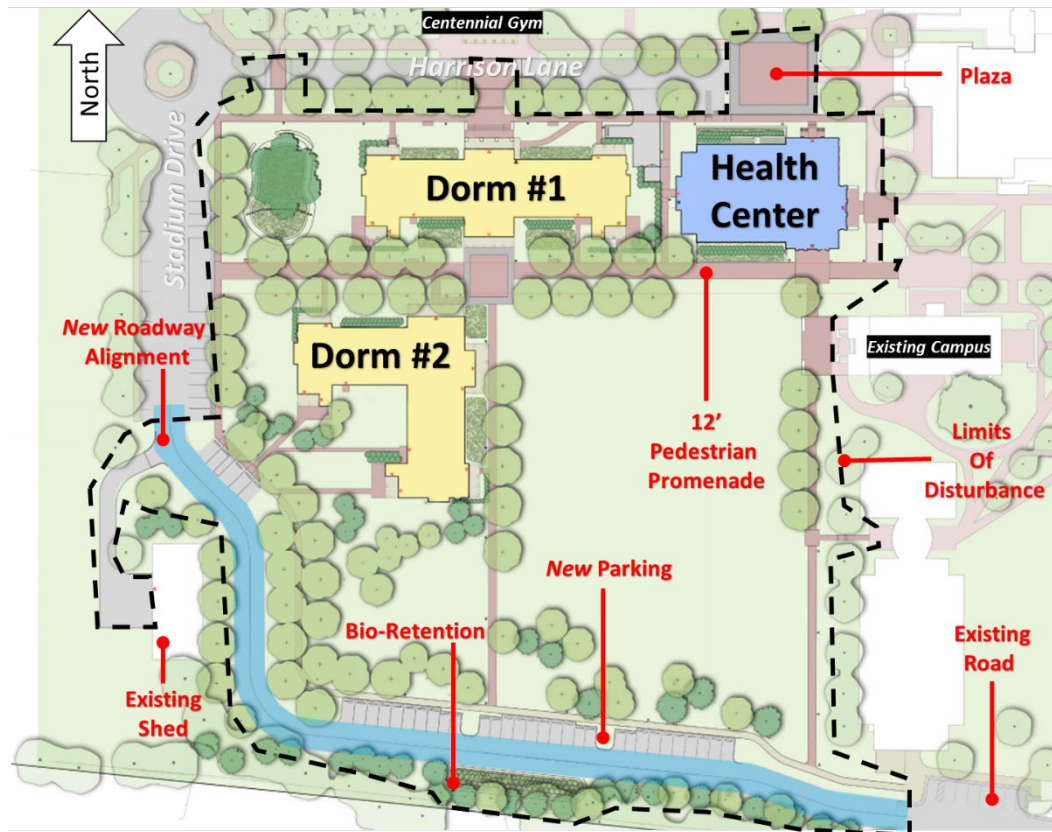


Figure #2 Above: Colorized plan of the project site

Dorm #1 is 24,100 square feet and will be constructed on the southwest side of Harrison Lane, opposite of the Centennial Gymnasium. Dorm #2 is slightly larger (25,900 square feet) and is situated to the east of Stadium Drive. The dormitories are separated, one for boys and one for girls, and are anchored by faculty suites along the wings/edges. They also contain offices for staff, restrooms, studies, and common space. The buildings themselves will be clad entirely in a veneer of red brick to respond to the surrounding campus and are of a modern, post-colonial expression. The site improvements are weaved together by a network of new pedestrian pathways, including a 12-foot promenade that connects to an existing one to the east.

The Health and Wellness Center

The Applicant also wishes to construct a 18,600 square foot health and wellness center with a basement. It will replace the existing infirmary, which was built approximately 100-years ago and situated further to the north. The new building will be placed to the east of Dormitory #1 and has the smallest footprint of the three buildings. It will measure 40-feet (two stories) and with the

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adjacent dormitory, creates a new sense of enclosure along Harrison Lane – which is a terminating street. To build upon the pedestrian oriented nature of the campus, the Applicant will convert a portion of the existing private lane directly north of the health center into a pedestrian plaza.

Improvements to Stadium Drive

Stadium Drive is an internal private street which begins to the north at the controlled access entrance on West Braddock. The road travels for ¼ mi south, where it terminates near a 1-story masonry shed. The Applicant intends to partially reconstruct and extend a portion of the street adjacent to the project site. Presently, this portion is improved by 24 angled parking spaces along either side of the street. The Applicant will reconstruct the existing curb along the east side of the road and extend it to the south/east to form a connection. The extension completes a ringed loop around the campus core and results in a net gain of 28 additional parking spaces. The creation of the loop road has allowed the school to move most of the vehicular traffic from the center of the campus to the loop road, making much of the campus free of cars and delivery vehicles.

III. ZONING

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|--|------------------------------|--|--|----------------------------|---|---|--|--|
| Property Address: 1200 North Quaker Lane Total Property Area: 130-Acres / 5,663,000 square feet Total Project Site Area: 6.14-Acres / 267,633 square feet Zone: R-20 Current Use: Private School Proposed Use: Private School | | | | | | | | |
| | Permitted/Required | | | Existing | Proposed | | | |
| FAR | 0.25 (1,415,750 Square Feet) | | | 0.12 (664,733 Square Feet) | 0.13 (724,533 Square Feet) | | | |
| | | | | | North Quaker | West Braddock | Side West | Side South |
| Setbacks: • <i>Front</i> • <i>Side</i> • <i>Rear</i> | <i>Front:</i> 40-feet | <i>Side:</i> 1:2 Building Height, 12-feet Min. | <i>Rear:</i> 1:1 Building Height, 25-Foot Min. | Varies | <i>Front Dorm #1:</i> 1,840-feet | <i>Front Dorm #1:</i> 1,070-feet | <i>Rear Dorm #1:</i> 775-feet | <i>Rear Dorm #1:</i> 380-feet |
| | | | | | <i>Front Dorm #2:</i> 1,930-feet | <i>Front Dorm #2:</i> 1,190-feet | <i>Rear Dorm #1:</i> 730-feet | <i>Rear Dorm #1:</i> 190-feet |
| | | | | | <i>Front H&W Center:</i> 1,680-feet | <i>Front H&W Center:</i> 1,025-feet | <i>Rear H&W Center:</i> 1,005-feet | <i>Rear H&W Center:</i> 400-feet |
| Parking | 65 Spaces | | | 228 Spaces | 256 Spaces | | | |

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|------------------------|--------------|------------|----------------------------|--------------------------------|----------------------------|
| Height: | 40-feet Max. | Varies | Dorm #1: 40-feet | Dorm #2: 40-feet | Dorm #3: 40-feet |
| Open-Space* | N/A | 6.14-Acres | Acreage: 4.51 | Square Feet: 196,455 | Percentage: 73.4 |
| Loading spaces: | N/A | N/A | N/A | | |

*Based on the Project Site and not the entire school property

IV. STAFF ANALYSIS

A. Consistency with Master Plan, Zoning and Other City Policies

Seminary Hill/Strawberry Hill

The project site is located in the Seminary Hill/Strawberry Hill Small Area Plan (the “SAP”). The SAP identifies the specific neighborhood of the project site as Seminary Hill. A major goal of the SAP is to preserve and protect the character of residential uses in the Seminary Hill/Strawberry Hill area from incompatible and intensive redevelopment and to ensure preservation of open space. Episcopal High School has operated a private boarding school on the site for almost 200 years. The applicant has historically concentrated new school buildings in the center of the site, away from adjacent residences. In keeping with this tradition, the new buildings will be built more than 1000-feet away from the adjacent roadways of West Braddock Road and North Quaker Lane.

R-20 Zone

Private schools are a special use within the R-20 zone. However, the Applicant has operated a private boarding school on the site since 1839, and the 130-acre campus is restricted from the public. The campus itself is notable for its orderly master planning and unique architectural portfolio. It is home to 450 students (both male and female) as well as a number of faculty who live on site. The project site itself is contained within the campuses core and does not abut single-family residential neighborhoods. The site also borders the Protestant Episcopal Theological Seminary to the south, which is an affiliate of the Applicant. The project is built within the allowable setbacks and will be built to the maximum allowable height of 40-feet. For the foregoing reasons, the proposed use is found to be harmonious with requirements of the zone.

Green building and Stormwater Requirements

The City’s new Green Building Policy was adopted by City Council in 2019 and established that newly constructed non-residential buildings should achieve a *minimum* green building certification level of LEED-Silver (or equivalent). The Applicant will pursue Green Globes, which is a recognized LEED equivalent alternative and achieve the required performance points of the Green Building Policy. The Applicant will also provide 3-new electric vehicle charging stations, and is currently exploring the possibility of solar and or geothermal energy for the

building. For the foregoing reasons, the project will comply with the City's 2019 Green Building Policy.

The project is also subject to the City's updated stormwater requirements (*e.g Memo to Industry 01-18*) for phosphorous removal. Accordingly, the Applicant will construct and maintain two bioretention facilities, which are a recognized stormwater best management practice ("BMP"). The Applicant's stormwater BMP will be situated in the northeast and southern portions of the site and uses native vegetation to treat runoff, which contributes to healthier waterways and tributaries. For the foregoing reasons, the project complies with the City's stormwater requirements for phosphorous removal

Landscape Guidelines

This proposal is subject to the 2019 Landscape Guidelines as the concept submission was submitted after March 1, 2019. The plans meets the updated guidelines, which prioritizes the use of native vegetation and plantings – among others – and aligns with the City's standards of adopting industry best practices.

Affordable Housing and Public Art Policies

Not Applicable

B. Special Use Permit Request

Private schools are considered a special use within the R-20, thus an SUP is required to intensify the property. Staff supports the request, which proposes to redevelop the former Hoxton Field site with three new buildings and completes the extension of an internal roadway, thus forming a loop. The project delivers a much needed health center to the campus-like environment, as well as two new, more efficient dormitory buildings.

SUP review criteria (11-504 (a)):

1. *Will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use:*

Response: To the contrary, the proposed development furthers the Applicant's ability to maintain the health and safety of persons residing and or working within the private campus. The adjacent community will not be impacted as the new building will be built central to the private campus, away from the adjacent public roadways and neighborhoods.

2. *Will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood:*

Response: The proposed improvements will not be injurious to the public's welfare nor injurious to property or improvements. The campus is private and the Applicant is providing ample amenities such as connected sidewalks, traffic calming and controlled

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access to the buildings. The proposed buildings are well designed and continues the school's commitment to creating an attractive collection of buildings on the campus.

3. *Will substantially conform to the master plan of the city:*

Response: The Applicant has operated a private boarding school on the property since 1839. The campus is noted for its orderly development and rich architectural portfolio and is considered one of the largest and most unique properties in the City. The Applicant's proposal upholds the spirit of the City's Master Plan by concentrating the new infill development in the campus's core, away from abutting residential properties.

C. Site and Building Design

The site and building design expound upon the campus's existing architectural and pedestrian fabric. The modern, post-colonial expression of the two dormitories is modest and assimilates well into the surrounding context. The two dormitories are clad almost exclusively in red brick, with rich masonry detail. The corners are expressed as quoins and the shingled roof's gabled. Both buildings also have covered porches that are supported by white columns.

The health and wellness center reads similarly, but with a slight brush stroke of post-modernism. The entrances are framed by cement fiber reinforced concrete and glass. These entryways are framed by similar white pillars, which are exaggerated and carry to the top of the building. Along the southern elevation, facing the new quad, the upper floor is pulled back to reveal an interior courtyard. The outdoor space is framed in the typical white columns and a metal guardrail.

Site work includes a new east/west pedestrian promenade which extends from Stadium Drive to the east. The 12-foot wide pathway runs in between the three buildings and makes a connection to an *existing* promenade to the east. All three (3) building will measure 40-feet in height and the Applicant will also build new corresponding sidewalks.

D. Open Space

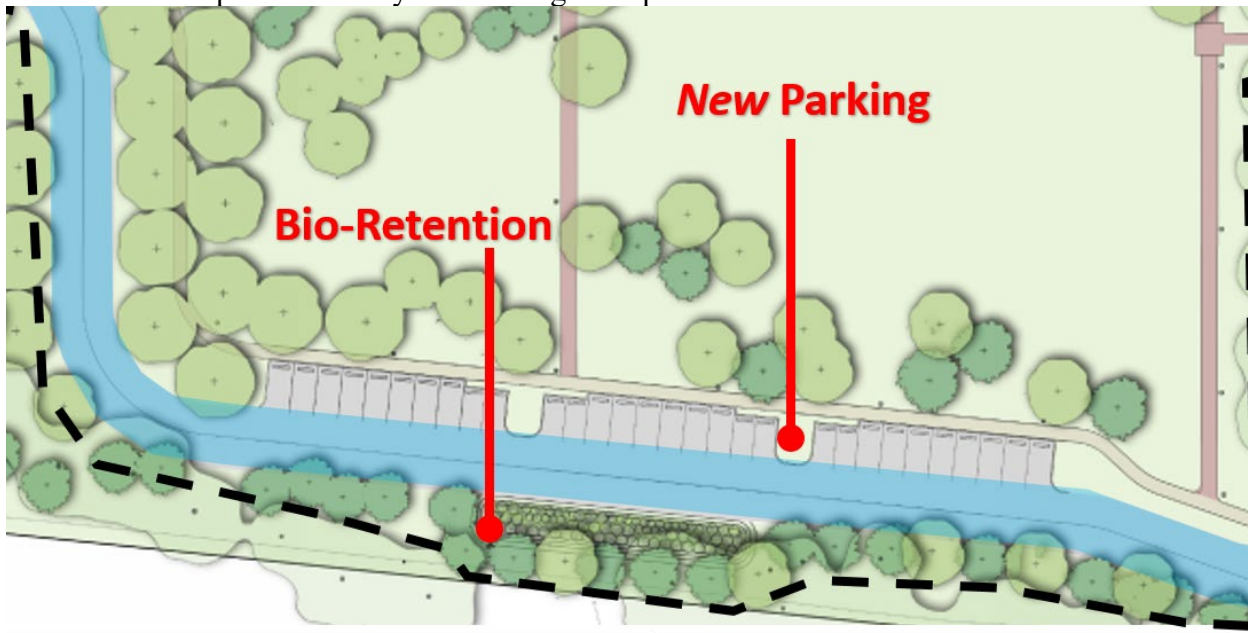
There is no open space required in the R-20 zoning district other than the resulting space created by the required yard setbacks. However, 73% (196,455 square feet) of the project site will remain open space and the school has historically located new buildings in the academic center, away from preserved natural landscapes. The overall campus provides one of the largest open space areas in the City including forested and non-forested areas.

E. Parking/Loading

The parking requirement for high schools is based on the number of classroom seats. Since the Applicant is not proposing to increase enrollment, they are not required to provide additional parking. However, a total of 28 *new* parking spaces are requested with this application which are

situated primarily along the improved roadway.

It should be noted that Staff expressed early on the desire to see as little additional parking as possible, since most students and faculty get around on foot or by bicycle. As such, the demand for off-street parking at the school is diminished. Accordingly, parking demand is generally at its greatest during moving day(s) and sporting events, rather than when school is in session. Staff from both T&ES and P&Z were successful in convincing the Applicant to reduce the number of proposed parking spaces and setting aside a new pedestrian plaza. Staff were also successful in achieving a smaller footprint for the parking lot to the south, with alternating bays of compact and standard sized spaces. This results in the sawtooth condition of the proposed head-in parking when viewed in plan - which yields more green space.



F. Pedestrian and Streetscape Improvements

Pedestrian improvements are a key component of the project. The proposed improvements build on the existing pedestrian fabric by creating additional networks of pathways and connections that relate to the buildings and campus at-large. As noted, Staff worked closely with the Applicant to improve design of the project. In doing so, the Applicant has agreed to create a new plaza at the terminus of Harrison Lane (Pvt.) by removing the 3 existing head-in parking spaces and a portion of the road itself. This action further compliments the community-like nature of the campus by reimagining spaces once used to store private vehicles. Staff also worked with the Applicant to achieve traffic calming such as speed cushions along the internal roadway extension – which enhances pedestrian safety by keeping vehicles moving more slowly. It should also be noted that Applicant has a documented history of removing unnecessary roadways (DSUP#2011-0017, et al.) over the years and concentrating auto-centric activities along the periphery, away from the campus core.

V. COMMUNITY

Community outreach is an important component of the project and the school has traditionally maintained a good relationship with the neighborhood. The Applicant has representation on the Seminary Hill Civic Association board and has provided information to this board beginning in the fall of 2019, with monthly updates thereafter. The Applicant most recently discussed the proposal with the Association on December 13, 2020 where the community shared feedback on construction routes and entrances.

VI. CONCLUSION

Staff recommends **APPROVAL** subject to all applicable codes, policies, and conditions. Staff finds that this request meet the standards and requirements for special uses and that no negative impacts on adjoining properties will occur. The expansion helps improve the housing ratio of faculty to students by distributing existing pupils to newer buildings. The health and wellness center, which replaces the existing one built in 1910 makes state of art medical care mor readily available to everyone in the tight-knit community.

Staff: Karl Moritz, Director, Planning and Zoning
Robert Kerns, AICP, Chief, Planning and Zoning
Dirk Geratz, AICP, Principal Planner, Planning and Zoning
Carson C. Lucarelli, Urban Planner II, Planning and Zoning

VII. STAFF RECOMMENDATIONS

Note: The following conditions from previous SUP and DSUP approvals have been carried forward and are considered to run with the land.

1. That the permit be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z) (SUP #2408 and #2278) (DSUP 99-0048) (DSUP#99-0064) (DSUP#00-0050) (DSUP#01-0012) **(DSUP#2011-0017)**
2. This special use permit shall supersede all previous special use permits and development special use permits for the subject property. (P&Z) (DSUP#00-0050) **(DSUP#2011-0017)**
3. The applicant shall maintain and preserve buffer and woodland areas along the frontage of Braddock Road and Quaker Lane as outlined in the “Memorandum of Understanding” dated October 3, 2003. (P&Z) (DSUP#2003-0005) **(DSUP#2011-0017)**

Note #2: The following conditions are applicable specifically to this request and relate only to the area disturbed by the new dormitories, health center, roadway extension and other various improvements. All other conditions heretofore are Staff’s standard condition and thus have been satisfied.

4. The Final Site Plan shall be in substantial conformance with the preliminary plan dated **June 24th, 2020** and comply with the following conditions of approval.
5. Per Section 11-418 of the Zoning Ordinance, the development special use permit shall expire and become null and void, unless substantial construction of the project is commenced within 36 months after initial approval plus (if applicable) any extensions per Section 7 of Ordinance No. [NUMBER])” and such construction is thereafter pursued with due diligence. The applicant shall provide a written status report to staff 18 months after initial approval to update the City Council on the project status if substantial construction has not commenced at such time. The period of validity may be extended upon petition by the applicant and after adequate notice and public hearing. (P&Z)

A. SITE PLAN

6. Coordinate location of site utilities with other site conditions to the satisfaction of the Directors of P&Z and T&ES. These items include:
 - a. Location of site utilities including above grade service openings and required clearances for items such as transformers, telephone, HVAC units and cable boxes.
 - b. Minimize conflicts with plantings, pedestrian areas, and major view sheds.

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- c. Do not locate above grade utilities in dedicated open space areas and tree wells.
 - d. If applicable, all utilities shall be screened from the public ROW to the satisfaction of the Director of P&Z. (P&Z) (T&ES) (BAR)
7. Provide a lighting plan with the Final Site Plan to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of T&ES and/or P&Z in consultation with the Chief of Police and shall include the following:
- a. Clearly show location of all existing and proposed site lights within the project area, shading back less relevant information.
 - b. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts within the project area.
 - c. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s) and security lighting.
 - d. A photometric plan with lighting calculations that include all existing and proposed light fixtures on-site within the project area and 20 feet outside of the project area.
 - e. All light pole foundations shall be concealed from view.
 - f. The lighting for the areas not covered by the City of Alexandria's standards shall be designed to the satisfaction of Directors of T&ES and P&Z.
 - g. Provide numeric summary for various areas (i.e., roadway, walkway/ sidewalk, alley, and parking lot, etc.) in the proposed project area.
8. Provide a unit numbering plan for each floor of the dormitories with the first Final Site Plan submission. The unit numbers should comply with a scheme of 100 level numbers on the first floor, 200 level numbers on the second floor, and 300 level numbers for third floor and continue in this scheme for the remaining floors. Indicate unit's use (i.e.: Residential, Retail, Office) if known. (P&Z)
9. Provide a georeferenced CAD file in .dwg format of the dimension plan of this project. This information will be used to compile a master CAD reference to ensure all are correctly located and will connect. (P&Z) (DPI) *

BUILDING:

10. The building design, including the appearance, color and quality of materials, final detailing, three-dimensional expression shall be consistent with the elevations dated **June 24, 2020** and the following conditions. (P&Z)
11. Provide detailed drawings (enlarged and coordinated plan-section-elevation studies, typically at 1/4"=1'-0" scale, in color, with shadows cast at 45 degrees from both left and above to show true depth of recesses and projections) in color to evaluate the building base, entrance canopy, stoops, window and material details including the final detailing,

finish and color of these elements during the Final Site Plan review. Separate design drawings shall be submitted for each building typology or different bay type. (P&Z)

12. Building materials, finishes, and relationships shall be subject to review and approval by the Department of Planning and Zoning for substantial conformance to the Preliminary Plan and as set forth in the associated *Guidelines for Preparations of Mock-Up Panels* Memo to Industry, effective May 16, 2013. The following submissions shall be provided to review the materials, finishes and architectural details, prior to selection of final building materials:
 - a. Provide a materials board that includes all proposed materials and finishes at first Final Site Plan. *
 - b. The materials board shall remain with the Department of Planning and Zoning until the final certificate of occupancy, upon which all samples shall be returned to the applicant. ***
 - c. Provide drawings of a mock-up panel that depict all proposed materials, finishes, and relationships as part of the first Final Site Plan. *
 - d. Construct an on-site, mock-up panel of proposed materials, finishes, and relationships for review and approval prior to final selection of building materials. The mock-up panel requires a building permit and shall be constructed and approved prior to vertical (above-grade) construction and prior to ordering final building materials. **
 - e. The mock-up panel shall be located such that it shall remain on-site in the same location through the duration of construction until the first certificate of occupancy. *** (P&Z) (Code)
13. The project shall comply with the requirements defined by the City of Alexandria 2019 Green Building Policy. Diligent pursuance and achievement of this certification shall be monitored through the following:
 - a. The project shall comply with the requirements defined by the City of Alexandria 2019 Green Building Policy.
 - b. The project shall meet the Energy Use Reduction requirements including Optimize Energy Performance, Renewable Energy Production, defined by the City of Alexandria Green Building Policy.
 - c. The project shall comply the Water Efficiency requirements including Indoor Water Use Reduction and Outdoor Water Use Reduction (or equivalents) defined by the City of Alexandria Green Building Policy or to the satisfaction of the Directors of T&ES and P&Z.
 - d. The project shall comply the Indoor Environmental Quality requirements including Low Emitting Materials, Construction Indoor Air Quality Management Plan, Thermal Comfort, Daylight and Indoor Air Quality Assessment (or equivalents) defined by the City of Alexandria Green Building Policy.
 - e. The application shall provide a draft scorecard identifying the project's path to LEED, Green Globes or Earthcraft Certification (or equivalent) with the submission of the Preliminary Review documents.

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- f. Provide evidence of the project's registration with LEED, Green Globes or Earthcraft (or equivalent) with the submission of the first Final Site Plan and provide a draft checklist showing how the project plans to achieve the certification and clearly indicate that requirements for Energy Use Reduction, Water Efficiency and Indoor Environmental Quality are being met as defined by the City of Alexandria 2019 Green Building Policy. *
- g. Provide an updated copy of the certification scorecard prior to the release of building permits for above-grade construction. **
- h. Provide updated energy reports prior to the release of building permits for above-grade construction. **
- i. Provide a draft commissioning plan that includes items "i" through "v" below, prior to the release of building permits for above-grade construction. **
- j. A narrative description of the activities that will be accomplished during each phase of commissioning, including the personnel intended to accomplish each of the activities.
 - i. A listing of the specific equipment, appliances, or systems to be tested and a description of the tests to be performed.
 - ii. Functions to be tested including, but not limited to, calibrations and economizer controls.
 - iii. Conditions under which the test will be performed. Testing shall affirm winter and summer design conditions and full outside air conditions.
 - iv. Measurable criteria for performance.
- k. Provide updated water efficiency documentation reflecting any changes from the Final Site Plan prior to the release of building permits for above-grade construction. **
- l. Provide updated daylight analysis documentation reflecting any changes from the Final Site Plan prior to the release of building permits for above-grade construction. Provide updated daylight analysis documentation reflecting any changes from the Final Site Plan prior to the release of building permits for above-grade construction. **
- m. Provide evidence that design phase credits have been submitted by the first certificate of occupancy. ***
- n. Provide a commission report including issues log, completed pre-function checklists and any completed functional performance tests by the final certificate of occupancy. ***
- o. Provide evidence of submission of materials clearly indicating that requirements for Energy Use Reduction, Water Efficiency and Indoor Environmental Quality are being met as defined by the City of Alexandria Green Building Policy for Design Phase credits to the U.S. Green Building Council (USGBC), Green Globes or Earthcraft (or equivalent) prior to issuance of a certificate of occupancy.***
- p. Provide documentation certification at the release of the maintenance bond clearly indicating that requirements for Energy Use Reduction, Water

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Efficiency and Indoor Environmental Quality have been achieved as defined by the City of Alexandria Green Building Policy. ****

- q. Provide evidence that an approved NetZero Energy Certification has been obtained prior to the release of the bond. **** *[For Public Projects]*
 - r. Failure to achieve the certification level, as required by the City of Alexandria 2019 Green Building Policy, will be evaluated by City staff, and if staff determines that a good faith, reasonable, and documented effort was not made to achieve the certification level, then any City-wide Green Building policies existing at the time of staffs' release of Final Site Plan will apply.
- 14. The applicant shall work with the City for recycling and/or reuse of the existing building materials as part of the demolition process, including leftover, unused, and/or discarded building materials. (T&ES) (P&Z)
 - 15. Install Energy Star labeled appliances where applicable. (P&Z) (T&ES)
 - 16. Provide three (3) electric vehicle charging stations in locations which are to the satisfaction of the Director's of T&ES and P&Z. The locations shall be identified on the first final site plan. (P&Z) (T&ES)
 - 17. In order to provide a more sustainable use of natural resources, the applicant shall use EPA-labeled WaterSense or equivalent low flow fixtures. In addition, the applicant is encouraged to explore the possibilities of adopting water reduction strategies (i.e., use of gray water system on-site) and other measures that could reduce the consumption of potable water on this site. A list of applicable mechanisms can be found at: www.epa.gov/WaterSense. (T&ES)

OPEN SPACE/LANDSCAPING:

- 18. Develop, provide, install and maintain an integrated Landscape Plan with the Final Site Plan that is coordinated with other associated site conditions to the satisfaction of the Director of P&Z. Landscape plans shall be submitted in accordance with the City of Alexandria's Landscape Guidelines, available online at: www.alexandriava.gov/uploadedFiles/recreation/ParkPlanning/LandscapeGuidelinesFinalv2Final.pdf
- 19. Provide material, finishes, and architectural details for all retaining walls, seat walls, decorative walls, and screen walls. Indicate methods for grade transitions, handrails — if required by code, directional changes, above and below grade conditions. Coordinate with adjacent conditions. Design and construction of all walls shall be to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (T&ES) (Code) *

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20. Hire a historical consultant to complete a Background Study of Hoxton Field. The study may serve as the basis for interpretation [of the history] into the design of the open space and to prepare interpretive elements, which shall be erected as part of this development application. The consultant shall provide text and graphics for the signage subject to approval by the Office of Historic Alexandria / Alexandria Archaeology and the Director of P&Z. (Arch) (P&Z)
21. Certificates of Occupancy shall not be issued for this property until interpretive elements have been constructed and interpretive markers have been erected and approved by the City Archaeologist and the Director of P&Z. (Arch) (P&Z)

TREE PROTECTION AND PRESERVATION:

22. Provide, implement and follow a Tree and Vegetation Protection Plan per the City of Alexandria Landscape Guidelines (P&Z) (RP&CA)

ARCHAEOLOGY:

23. 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)
24. The applicant shall not allow any non-professional 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)

PEDESTRIAN/STREETSCAPE:

22. Provide the following pedestrian improvements to the satisfaction of the Directors of P&Z and T&ES:
 - a. Complete all pedestrian improvements prior to the issuance of a certificate of occupancy permit.
 - b. Install ADA accessible pedestrian crossings serving the site.
 - c. Widen the 3 and 4-foot wide sidewalks and pathways – save and except those leading to the storage rooms and fire exits - to 5 feet.
 - d. Sidewalks shall be flush across all driveway crossings.
 - e. All newly constructed curb ramps in Alexandria shall be concrete with detectable warning and shall conform to current VDOT standards.
 - f. Crosswalks associated with this development may be constructed using brick pavers or similar (which complement the architectural palette of the campus), in

place of the standard white thermoplastic. All other crosswalk treatments must be approved by the Director of T&ES and P&Z. *** (P&Z) (T&ES)

PARKING:

25. The design and allocation of parking shall be subject to the following to the satisfaction of the Directors of P&Z, T&ES, and Code Administration:
 - a. All parked vehicles shall be prohibited from encroaching on the proposed streets, drive aisles, pedestrian walkways, or emergency vehicle easements, and all purchasers shall be notified of this prohibition. (P&Z) (T&ES) (Code)
26. Parking for the residential and educational uses shall be consistent with the requirements of the Zoning Ordinance in effect at the time of approval by City Council and/or Planning Commission. (P&Z) (T&ES)
27. Provide wheel stops for all 90-degree and angled vehicle parking spaces adjacent to a sidewalk if the back of the sidewalk is less than seven (7) feet from the curb. (T&ES).

B. TRANSPORTATION

STREETS/TRAFFIC:

28. If the City's existing public infrastructure is damaged during construction, or patch work required for utility installation then the applicant shall be responsible for construction/ installation or repair of the same as per the City of Alexandria standards and specifications and to the satisfaction of Director, Transportation and Environmental Services. (T&ES)
29. A pre-construction walk/survey of the site shall occur with Transportation and Environmental Services Construction & Inspection staff and Code Administration staff to document existing conditions prior to any land disturbing activities. (T&ES) (Code)
30. Show turning movements of standard vehicles in the parking structure and/or parking lots. Show turning movements of the largest delivery vehicle projected to use the loading dock. Turning movements shall meet AASHTO vehicular guidelines and shall be to the satisfaction of the Director of T&ES. (T&ES)
31. Asphalt patches larger than 20% of the total asphalt surface, measured along the length of the road adjacent to the property frontage and/or extending to the centerline of the street, will require full curb to curb restoration. (T&ES)
32. The applicant shall work with City staff during the final site plan process on necessary adjustments to the proposed traffic calming within the envelope of the LOD. These shall include but not be limited to further traffic calming improvements along the new

roadway extension and within the existing parking lot south of the traffic circle, to the satisfaction of the Directors of T&ES and P&Z. (P&Z) (T&ES)

C. PUBLIC WORKS

WASTEWATER/SANITARY SEWERS:

33. The sewer connection fee must be paid prior to release of the site plan. (T&ES) *

UTILITIES:

34. Locate all private utilities without a franchise agreement outside of the public right-of-way and public utility easements. (T&ES)
35. No transformer and switch gears shall be located in the public right of way. (T&ES)

D. ENVIRONMENTAL

STORMWATER MANAGEMENT:

36. The City of Alexandria's stormwater management regulations regarding water quality are two-fold: 1) state phosphorus removal requirement and 2) Alexandria Water Quality Volume Default. Compliance with the state phosphorus reduction requirement does not relieve the applicant from the Alexandria Water Quality Default requirement. The Alexandria Water Quality Volume Default, as determined by the site's post-development impervious area shall be treated in a Best Management Practice (BMP) facility. (T&ES)
37. Provide BMP narrative and complete pre and post development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMPs and a completed Virginia Runoff Reduction Method (VRMM) worksheet showing project compliance. The project must use hydrologic soil group "D" in the spreadsheet unless a soils report from a soil scientist or geotechnical engineer delineates onsite soils otherwise. (T&ES)
38. All stormwater Best Management Practices (BMPs) must be designed to comply with the most recent standards and specifications published in the Virginia Stormwater BMP Clearinghouse. Provide complete design details for all BMPs. This includes site specific plan views, cross sections, planting plans, and complete design calculations for each BMP. (T&ES)
39. Provide a BMP table with a separate listing for each individual BMP that includes the name of the practice, total area treated (acres), pervious area treated (acres), impervious area treated (acres), phosphorous removal efficiency (percentage), phosphorous

removal efficiency (percentage), phosphorous removed by the practice (lbs.), and latitude and longitude in decimal degrees (NAD83). (T&ES)

40. Construction inspection checklists and associated photographic documentation must be completed for each stormwater best management practice (BMP) and detention facility during construction. Prior to the release of the performance bond, the applicant must submit all documents required by *The City of Alexandria As-Built Stormwater Requirements* to the City including as built plans, CAD data, BMP certifications and completed construction inspection checklists. (T&ES)
41. The stormwater Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design professional or his designated representative. Prior to release of the performance bond, the design professional shall submit a written certification to the Director of T&ES that the BMPs are:
 - a. Constructed and installed as designed and in accordance with the released Final Site Plan.
 - b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. (T&ES) ****
42. Surface-installed stormwater Best Management Practice (BMP) measures, i.e. Bio-Retention Filters, Vegetated Swales, etc. that are employed for this site, require installation of descriptive signage to the satisfaction of the Director of T&ES. (T&ES)
43. Submit two (2) originals of the stormwater quality BMP Maintenance Agreement, to include the BMP Schedule and Guidelines Addendum with the City to be reviewed as part of the Final #2 Plan. The agreement must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the Final Site Plan. (T&ES) *
44. The Applicant/Owner shall be responsible for installing and maintaining stormwater Best Management Practices (BMPs). The Applicant/Owner shall execute a maintenance service contract with a qualified private contractor for a minimum of three (3) years and develop an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to release of the performance bond, a copy of the maintenance contract shall be submitted to the City. (T&ES) ****

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45. Submit a copy of the Operation and Maintenance Manual to the T&ES Stormwater Management Division on digital media prior to release of the performance bond. (T&ES) ****
46. Prior to release of the performance bond, the Applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that any existing stormwater management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations. If maintenance of the facility or systems were required in order to make this certification, provide a description of the maintenance measures performed. (T&ES) ****

WATERSHED, WETLANDS, & RPAs:

47. The stormwater collection system is located within the Taylor Run watershed. All on-site stormwater curb inlets and public curb inlets within 50 feet of the property line shall be duly marked using standard City markers, or to the satisfaction of the Director of T&ES. (T&ES)

CONTAMINATED LAND:

48. Indicate whether there is any known soil and groundwater contamination present on the plan. The applicant must submit supporting reports for associated environmental investigations or assessments performed to substantiate this determination. (T&ES)
49. If environmental site assessments or investigations discover the presence of contamination on site, the final [site plan/demo plan/grading plan] shall not be released, and no construction activity shall take place until the following has been submitted and approved by the Director of T&ES:
 - a. Submit a Site Characterization Report/Extent of Contamination Study detailing the location, applicable contaminants, and the estimated quantity of any contaminated soils and/or groundwater at or in the immediate vicinity of the site.
 - b. Submit a Risk Assessment indicating any risks associated with the contamination.
 - c. Submit a Remediation Plan detailing how any contaminated soils and/or groundwater will be dealt with, including plans to remediate utility corridors. Utility corridors in contaminated soil shall be over excavated by 2 feet and backfilled with “clean” soil. Include description of environmentally sound methods of off-site transport and disposal of contaminated soils and debris (including, but not limited to types of vehicles appropriate for handling specific materials and ensuring vehicle loads are covered).
 - d. Submit a Health and Safety Plan indicating measures to be taken during remediation and/or construction activities to minimize the potential risks to workers, the neighborhood, and the environment. Initial Air Monitoring may be required during site activities to demonstrate acceptable levels of volatiles and/or airborne particles. The determination whether air monitoring is needed must be adequately addressed in the Health and Safety Plan submitted for review.

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- e. The applicant shall screen for PCBs as part of the site characterization if any of the past uses are within the identified high risk category sites for potential sources of residual PCBs, which includes the following SICs: 26&27 (Paper and Allied Products), 30 (Rubber and Misc. Plastics), 33 (Primary Metal Industries), 34 (Fabricated Metal Products), 37 (Transportation Equipment), 49 (Electrical, Gas, and Sanitary Services), 5093 (Scrap Metal Recycling), and 1221&1222 (Bituminous Coal).
 - f. Applicant shall submit three (3) electronic and two (2) hard copies of the above. The remediation plan must be included in the Final Site Plan. (T&ES) *
50. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site during construction, the Applicant must immediately notify the City of Alexandria Department of Transportation and Environmental Services, Office of Environmental Quality. Should unanticipated conditions warrant, construction within the impacted area shall be stopped until the appropriate environmental reports identified in a. through f. above are submitted and approved at the discretion of the Director of Transportation and Environmental Services. This shall be included as a note on the Final Site Plan. (T&ES) (Code)
51. If warranted by a Site Characterization report, design and install a vapor barrier and ventilation system for buildings and parking areas in order to prevent the migration or accumulation of methane or other gases, or conduct a study and provide a report signed by a professional engineer showing that such measures are not required to the satisfaction of Directors of T&ES and Code Administration. The installed vapor barrier and ventilation system must include a passive ventilation system that can be converted to an active ventilation system if warranted. (T&ES)

NOISE:

52. All exterior building-mounted loudspeakers, with the exception of those speakers intended solely for the broadcasting of emergency information, shall be prohibited, and no amplified sound shall be audible at the property line after 9:00 PM. (T&ES)
53. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
54. No vehicles associated with this project shall be permitted to idle for more than 10 minutes when parked. This includes a prohibition on idling for longer than 10 minutes in the loading dock area. The applicant shall post of minimum of two no idling for greater than 10 minutes signs in the loading dock area in plain view. (T&ES)

AIR POLLUTION:

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55. If fireplaces are utilized in the development, the Applicant is required to install gas fireplaces to reduce air pollution and odors. Animal screens must be installed on chimneys. (T&ES)
56. Control odors and any other air pollution sources resulting from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of Transportation and Environmental Services. (T&ES)

E. CONSTRUCTION MANAGEMENT

57. Submit a construction phasing plan to the satisfaction of the Director of T&ES, for review, approval and partial release of Erosion and Sediment Control for the Final Site Plan. All the requirements of Article XIII Environmental Management Ordinance for quality improvement, quantity control, and the development of Storm Water Pollution Prevention Plan (SWPPP) must be complied with prior to the partial release of the site plan. (T&ES) *
58. Submit a separate construction management plan to the Directors of P&Z, T&ES and Code Administration prior to Final Site Plan release. The plan shall:
 - a. No street lights shall be removed without authorization from the City of Alexandria.
 - b. If street lights are to be removed from the public right of way, then temporary lights shall be provided until the installation and commissioning of new lights.
 - c. Include an analysis as to whether temporary street or site lighting is needed for safety during the construction on the site and how it is to be installed.
 - d. Provide a detailed sequence of demolition and construction of improvements in the public right of way along with an overall proposed schedule for demolition and construction;
 - e. Include an overall proposed schedule for construction;
 - f. Include a plan for temporary pedestrian circulation;
 - g. Include the location and size of proposed construction trailers, if any;
 - h. Include a preliminary Maintenance of Traffic Plan (MOT) as part of the construction management plan for informational purposes only, to include proposed controls for traffic movement, lane closures, construction entrances and storage of materials.
 - i. Copies of the plan shall be posted in the construction trailer and given to each subcontractor before they commence work. (P&Z) (T&ES)
59. Provide off-street parking for all construction workers without charge to the construction workers. The applicant shall be responsible for ensuring that all contractors use the off-street parking provided. For the construction workers who use Metro, DASH, or another form of mass transit to the site, the applicant shall subsidize a minimum of 50% of the fees for mass transit. Compliance with this condition shall be a

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component of the construction management plan, which shall be submitted to the Department of P&Z and T&ES prior to Final Site Plan release. This plan shall:

- a. Establish the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit.
 - b. Provide for the location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes.
 - c. If the off-street construction workers parking plan is found to be violated during construction, a correction notice will be issued to the developer. If the violation is not corrected within five (5) days, a "stop work order" will be issued, with construction halted until the violation has been corrected. (P&Z) (T&ES) *
60. Sidewalks adjacent to the site shall remain open during construction. If sidewalks must be closed, pedestrian access shall be maintained adjacent to the site per Memo to Industry #04-18 throughout the construction of the project. The plan for maintenance of pedestrian access shall be included in the Construction Management Plan for approval by T&ES. (T&ES)
61. No major construction staging shall be allowed within the public right-of-way. The applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. (T&ES) **
62. A "Certified Land Disturber" (CLD) shall be named in a letter to the Division Chief of Infrastructure Right of Way prior to any land disturbing activities. If the CLD changes during the project, that change must be noted in a letter to the Division Chief. A note to this effect shall be placed on the Phase I Erosion and Sediment Control sheets on the site plan. (T&ES)
63. Prior to commencing clearing and grading of the site, the applicant shall hold a meeting with notice to all adjoining property owners and civic associations to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. The Departments of P&Z and T&ES shall be notified a minimum of 14 calendar days prior to the meeting date, and the meeting must be held before any permits are issued. (P&Z) (T&ES)
64. Prior to commencement of landscape installation/planting operations, a pre-installation/construction meeting will be scheduled with the project planner in the Department of P&Z to review the scope of installation procedures and processes. This is in addition to the pre-construction meeting required above. (P&Z)
65. Identify a person who will serve as a liaison to the community throughout the duration of construction. The name and telephone number, including an emergency contact number, of this individual shall be provided in writing to residents, property managers and business owners whose property abuts the site and shall be placed on the project sign, to the satisfaction of the Directors of P&Z, and/or and T&ES. (P&Z) (T&ES)

66. Install a temporary informational sign on the site prior to approval of the Final Site Plan for the project. The sign shall notify the public of the nature of the project and shall include the name and telephone number of the community liaison, including an emergency contact number for public questions regarding the project. The sign shall be displayed until construction is complete. (P&Z) (T&ES)
67. Implement a waste and refuse control program during the construction phase of this development. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and all sanitary waste at the construction site and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment to the satisfaction of Directors of T&ES and Code Administration. All wastes shall be properly disposed offsite in accordance with all applicable federal, state and local laws. Provide information on the program in construction management plan. If program is implemented in coordination with green building certification, include documentation as appropriate per the City's Green Building Policy and conditions herein. (T&ES)
68. Temporary construction and/or on-site sales trailer(s) shall be permitted and be subject to the approval of the Director of P&Z. The trailer(s) shall be removed prior to the issuance of a final certificate of occupancy permit. (P&Z) (Code) ***
69. Submit a wall check prior to the commencement of construction of the first floor above grade framing for the building(s). The wall check shall include the building footprint, as depicted in the released Final Site Plan, the top-of-slab elevation and the first-floor elevation. The wall check shall be prepared and sealed by a registered engineer or surveyor and submitted to Planning & Zoning. Approval of the wall check by Planning & Zoning is required prior to commencement of framing. (P&Z)
70. Submit an as-built development site plan survey, pursuant to the requirements outlined in the initial as-built submission for occupancy portion of the as-built development site plan survey checklist to the Department of Transportation and Environmental Services Site Plan Coordinator prior to requesting a certificate of occupancy permit. The as-built development site plan survey shall be prepared and sealed by a registered architect, engineer, or surveyor. Include a note which states that the height was calculated based on all applicable provisions of the Zoning Ordinance. (P&Z) (T&ES) ***
71. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)
72. If there are outstanding performance, completion or other bonds for the benefit of the City in effect for the property at such time as it may be conveyed or sold to a party other than the applicant, a substitute bond and associated documents must be provided

by that party or, in the alternative, an assignment or other documentation from the bonding company indicating that the existing bond remains in effect despite the change in ownership may be provided. The bond(s) shall be maintained until such time that all requirements are met, and the bond(s) released by the City. (T&ES)

F. USES AND SIGNS

SIGNAGE:

73. Internally illuminated box signs are prohibited. Explore the use of exterior illumination. (P&Z)
74. Any freestanding monument signage must comply with Article IX of the Zoning Ordinance. Adjacent plantings should be coordinated with the proposed sign. (P&Z)

VIII. CITY DEPARTMENT CODE COMMENTS

Legend: C - Code Requirement R - Recommendation S - Suggestion F – Finding

Planning and Zoning (P&Z)

- C - 1 As-built documents for all landscape and irrigation installations are required to be submitted with the Site as-built and request for Performance Bond release. Refer to City of Alexandria Landscape Guidelines, Section III A & B. (P&Z) (T&ES) ****
- C - 2 Tree conservation and protection plans shall identify all trees to be removed, and all trees to be protected / preserved. Construction methods to reduce disturbance within driplines shall also be identified. An on-site inspection of existing conditions shall be held with the City Arborist and Natural Resources Division Staff prior to the preparation of the Tree Conservation and Protection Plan.
- C - 3 The landscape elements of this development shall be subject to the Performance and Maintenance bonds, based on criteria established by the City and available through T&ES. Release of Performance and Maintenance Bonds are subject to inspections by City staff per City Code requirements. A final inspection for landscaping is also required three (3) years after completion. (P&Z) (T&ES) ****
- C - 4 Parking ratio requirement adjustment. Any parking requirement may be adjusted within 5% of the requirement if the director of Planning and Zoning determines that physical requirements of the building prevent compliance with the specific number of parking spaces required. (Section 8-200(A)(2)(c)(i) of the Zoning Ordinance) (T&ES) (P&Z)

Code Administration (Building Code)

- F - 1. The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. A preconstruction conference is recommended for large projects. If there are any questions, the applicant may contact the Code Administration Office, Plan Review Supervisor at 703-746-4200.
- C - 1 New construction or alterations to existing structures must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C - 2 The developer shall provide a building code analysis with the following building code data on the plan: a) use group; b) number of stories; c) type of construction; d) total floor area per floor; e) height of structure f) non-separated or separated mixed use g) fire protection system requirements.
- C - 3 A soils report must be submitted with the building permit application for all new and existing building structures.

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- C - 4 The most restrictive type of construction shall apply to the structure for height and area limitations for non-separated uses.
- C - 5 Where required per the current edition Virginia Uniform Statewide Building Code exits, parking, and facilities shall be accessible for persons with disabilities.
- C - 6 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to the Department of Code Administration that will outline the steps that will be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C - 7 A wall location plat prepared by a land surveyor is required to be submitted to the Department of Code Administration prior to any building framing inspection.

Archaeology

- F - 1. If this project is a federal undertaking or involves the use of any federal funding, the applicant shall comply with federal preservation laws, in particular Section 106 of the National Historic Preservation Act of 1966. The applicant will coordinate with the Virginia Department of Historic Resources and the federal agency involved in the project, as well as with Alexandria Archaeology.
- F - 2. Given the proximity of the Episcopal High School to activity during the Civil War, there is always the possibility of encountering buried evidence of Civil War soldiers on the property. However, in the area proposed for new dorms and a new student health center the potential for archaeological evidence of the Civil War is relatively low. Interestingly, Hoxton Field has a storied history, it being the site of countless athletic events—football, baseball, track and field—that date back to the early twentieth century, well over a century of time. In fact, the field is mentioned by name in local newspapers as early as 1921. Named after former student and later headmaster Archibald Robinson Hoxton, the playing field is itself a historic site, one that does not require an archaeological investigation, but is worthy of further historical research and interpretation.
- C -1. All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

Transportation and Environmental Services (T&ES)

- F - 1. Since the record drawings, maps, and other documents of the City of Alexandria, State, and Federal agencies show the true north pointing upwards, therefore, the Site Plan shall show the true north arrow pointing upward as is customary; however, for the sake of putting the plan together and/or ease of understanding, the project north arrow pointing upward, preferably east, or west may be shown provided it is consistently shown in the same direction on all the sheets with no exception at all. The north arrow shall show the

source of meridian. The project north arrow pointing downward will not be acceptable even if, it is shown consistently on all the sheets. (T&ES)

- F - 2. The Final Site Plan must be prepared per the requirements of Memorandum to Industry 02-09 dated December 3, 2009, Design Guidelines for Site Plan Preparation, which is available at the City's website:
<http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf>
- F - 3. The plan shall show sanitary and storm sewer, and water line in plan and profile in the first final submission and cross reference the sheets on which the plan and profile is shown, if plan and profile is not shown on the same sheet. Clearly label the sanitary and storm sewer, or water line plans and profiles. Provide existing and proposed grade elevations along with the rim and invert elevations of all the existing and proposed sanitary and storm sewer at manholes, and water line piping at gate wells on the respective profiles. Use distinctive stationing for various sanitary and storm sewers (if applicable or required by the plan), and water line in plan and use the corresponding stationing in respective profiles. (T&ES)
- F - 4. The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)
- F - 5. Include all symbols, abbreviations, and line types in the legend. (T&ES)
- F - 6. All storm sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter for storm sewers shall be 18" in the public Right of Way (ROW) and the minimum size storm sewer catch basin lead is 15". The acceptable pipe materials will be Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. Alternatively, AWWA C-151 (ANSI A21.51) Class 52 may be used if approved by the Director of T&ES. For roof drainage system, Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26 and ASTM 1785-76 Schedule 40 pipes will be acceptable. The acceptable minimum and maximum velocities will be 2.0 fps and 15 fps, respectively. The storm sewers immediately upstream of the first manhole in the public Right of Way shall be owned and maintained privately (i.e., all storm drains not shown within an easement or in a public Right of Way shall be owned and maintained privately). (T&ES)
- F - 7. All sanitary sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter of sanitary sewers shall be 10 inches in the public Right of Way and sanitary lateral 6 inches for all commercial and institutional developments; however, a 4-inch sanitary lateral will be acceptable for single family residences. The acceptable pipe materials will be Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26, ASTM 1785-76 Schedule 40, Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52, or reinforced concrete pipe ASTM C-76 Class IV (For 12 inch or larger diameters); Class III may be acceptable on private properties. The acceptable minimum and maximum velocities will be 2.5 fps and 10 fps, respectively. Laterals shall

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- be connected to the sanitary sewer through a manufactured “Y” or “T” or approved sewer saddle. Where the laterals are being connected to existing Terracotta pipes, replace the section of main and provide manufactured “Y” or “T”, or else install a manhole. (T&ES)
- F - 8. Lateral Separation of Sewers and Water Mains: A horizontal separation of 10 feet (edge to edge) shall be provided between a storm or sanitary sewer and a water line; however, if this horizontal separation cannot be achieved then the sewer and water main shall be installed in separate trenches and the bottom of the water main shall be at least 18 inches above of the top of the sewer. If both the horizontal and vertical separations cannot be achieved, then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 and pressure tested in place without leakage prior to installation. (T&ES)
- F - 9. Crossing Water Main Over and Under a Sanitary or Storm Sewer: When a water main over crosses or under crosses a sanitary / storm sewer then the vertical separation between the bottom of one (i.e., sanitary / storm sewer or water main) to the top of the other (water main or sanitary / storm sewer) shall be at least 18 inches for sanitary sewer and 12 inches for storm sewer; however, if this cannot be achieved then both the water main and the sanitary / storm sewer shall be constructed of Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 with joints that are equivalent to water main standards for a distance of 10 feet on each side of the point of crossing. A section of water main pipe shall be centered at the point of crossing and the pipes shall be pressure tested in place without leakage prior to installation. Sewers crossing over the water main shall have adequate structural support (concrete pier support and/or concrete encasement) to prevent damage to the water main. Sanitary sewers under creeks and storm sewer pipe crossings with less than 6-inch clearance shall be encased in concrete. (T&ES)
- F - 10. No water main pipe shall pass through or come in contact with any part of sanitary / storm sewer manhole. Manholes shall be placed at least 10 feet horizontally from the water main whenever possible. When local conditions prohibit this horizontal separation, the manhole shall be of watertight construction and tested in place. (T&ES)
- F - 11. Crossing Existing or Proposed Utilities: Underground telephone, cable T.V., gas, and electrical duct banks shall be crossed maintaining a minimum of 12 inches of separation or clearance with water main, sanitary, or storm sewers. If this separation cannot be achieved, then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 for a distance of 10 feet on each side of the point of crossing and pressure tested in place without leakage prior to installation. Sanitary / storm sewers and water main crossing over the utilities shall have adequate structural support (pier support and/or concrete encasement) to prevent damage to the utilities. (T&ES)
- F - 12. Any rip rap shall be designed as per the requirements of Virginia Erosion and Sediment Control Handbook, Latest Edition. (T&ES)

Episcopal High School Campus Expansion

- F - 13. Dimensions of parking spaces, aisle widths, etc. within the parking garage shall be provided on the plan. Note that dimensions shall not include column widths. (T&ES)
- F - 14. Show the drainage divide areas on the grading plan or on a sheet showing reasonable information on topography along with the structures where each sub-area drains. (T&ES)
- F - 15. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
- F - 16. All the existing and proposed public and private utilities and easements shall be shown on the plan and a descriptive narration of various utilities shall be provided. (T&ES)
- F - 17. A Maintenance of Traffic Plan shall be provided within the Construction Management Plan and shall replicate the existing vehicular and pedestrian routes as nearly as practical. Pedestrian and bike access shall be maintained adjacent to the site per Memo to Industry #04-18. These sheets are to be provided as "Information Only." (T&ES)
- F - 18. The following notes shall be included on all Maintenance of Traffic Plan Sheets: (T&ES)
 - a. The prepared drawings shall include a statement "FOR INFORMATION ONLY" on all MOT Sheets.
 - g. Sidewalk closures will not be permitted for the duration of the project. Temporary sidewalk closures are subject to separate approval from Transportation and Environmental Services (T&ES) at the time of permit application.
 - h. Contractor shall apply for all necessary permits for uses of the City Right of Way and shall submit MOT Plans with the T&ES Application for final approval at that time. *
- F - 19. Add complete streets tabulation to the cover sheet with the Final 1 submission. (T&ES)
- C - 1 Per the requirements of the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site. If the existing storm system is determined to be inadequate, then the applicant shall design and build on-site or off-site improvements to discharge to an adequate outfall; even if the post development stormwater flow from the site is reduced from the pre-development flow. The Plan shall demonstrate to the satisfaction of the Director of T&ES that a non-erosive stormwater outfall is present. (T&ES)
- C - 2 Per the requirements of the City of Alexandria Zoning Ordinance (AZO) Article XIII, Environmental Management Ordinance, the applicant shall comply with the stormwater quality and quantity requirements and provide channel protection and flood protection in accordance with these requirements. If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of the Zoning Ordinance shall be met. If the project site lies within the Braddock-West watershed or known flooding area, then the applicant shall provide an additional 10 percent storage of the pre-development flows in this watershed to meet detention requirements. (T&ES)

- C - 3 Per the requirements of Article 13-114 (f) of the AZO, all stormwater designs that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and stormwater flow conveyance systems shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. The design of storm sewer shall include the adequate outfall, inlet, and hydraulic grade line (HGL) analyses that shall be completed to the satisfaction of the Director of T&ES. Provide appropriate reference and/or source used to complete these analyses. (T&ES)
- C - 4 If it is determined that the site is not in compliance with Section 13-1-3 of the City Code, then the applicant shall make additional improvements to adjust lighting levels to the satisfaction of the Director of T&ES to comply with the Code. (T&ES)
- C - 5 Location of customer utility services and installation of transmission, distribution and main lines in the public rights of way by any public service company shall be governed by franchise agreement with the City in accordance with Title 5, Chapter 3, Section 5-3-2 and Section 5-3-3, respectively. The transformers, switch gears, and boxes shall be located outside of the public right of way. (T&ES)
- C - 6 (a) Per the requirements of Section 5-3-2, Article A, Chapter 3 of the City of Alexandria Code, all new customer utility services, extensions of existing customer utility services and existing overhead customer utility services supplied by any existing overhead facilities which are relocated underground shall, after October 15, 1971 be installed below the surface of the ground except otherwise exempted by the City Code and to the satisfaction of the Director, Department of Transportation and Environmental Services.
(b) Per the requirements of Section 5-3-3, Article A, Chapter 3 of the City of Alexandria Code, all new installation or relocation of poles, towers, wires, lines, cables, conduits, pipes, mains, and appurtenances used or intended to be used to transmit or distribute any service such as electric current, telephone, telegraph, cable television, traffic control, fire alarm, police communication, gas, water, steam or petroleum, whether or not on the streets, alleys, or other public places of the City shall, after October 15, 1971, be installed below the surface of the ground or below the surface in the case of bridges and elevated highways except otherwise exempted by the City Code and to the satisfaction of Director, Department of Transportation and Environmental Services. (T&ES)
- C - 7 Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer per the requirements of Memorandum to Industry 05-14 that is available on the City of Alexandria's web site. The downspouts and sump pump discharges shall be piped to the storm sewer outfall, where applicable after treating for water quality as per the requirements of Article XIII of Alexandria Zoning Ordinance (AZO). (T&ES)
- C - 8 Per the requirements of Title 4, Chapter 2, Article B, Section 4-2-21, Appendix A, Section A 106(6), Figure A 106.1 Minimum Standards for Emergency Vehicle Access: provide a total turning radius of 25 feet to the satisfaction of Directors of T&ES and Office of Building and Fire Code Administration and show turning movements of

standard vehicles in the parking lot as per the latest AASHTO vehicular guidelines.
(T&ES)

- C - 9 The applicant shall be responsible to deliver all solid waste, as defined by the City Charter and Code of the City of Alexandria, to the Covanta Energy Waste Facility located at 5301 Eisenhower Avenue. A note to that effect shall be included on the plan. The developer further agrees to stipulate in any future lease or property sales agreement that all tenants and/or property owners shall also comply with this requirement. (T&ES)
- C - 10 The applicants shall submit a Recycling Implementation Plan (RIP) form to the Solid Waste Division, as outlined in Article H of Title 5 (Ordinance Number 4438), which requires all commercial properties to recycle. Instructions for how to obtain a RIP form can be found on the “Recycling at Work” page of the City website, or by contacting the City's Resource Recovery Division on at 703.746.4135 or by emailing CommercialRecycling@alexandriava.gov. (T&ES)
- C - 11 All private streets and alleys shall comply with the City's Minimum Standards for Private Streets and Alleys. (T&ES)
- C - 12 Bond for the public improvements must be posted prior to release of the site plan. (T&ES)*
- C - 13 Plans and profiles of utilities and roads in public easements and/or public Right of Way must be approved prior to release of the plan. (T&ES) *
- C - 14 Provide a phased erosion and sediment control plan consistent with grading and construction plan. (T&ES)
- C - 15 Per the Memorandum to Industry, dated July 20, 2005, the applicant is advised regarding a requirement that applicants provide as-built sewer data as part of the final as-built process. Upon consultation with engineering firms, it has been determined that initial site survey work and plans will need to be prepared using Virginia State Plane (North Zone) coordinates based on NAD 83 and NAVD 88. Control points/Benchmarks which were used to establish these coordinates should be referenced on the plans. To ensure that this requirement is achieved, the applicant is requested to prepare plans in this format including initial site survey work if necessary. (T&ES)
- C - 16 The thickness of sub-base, base, and wearing course shall be designed using “California Method” as set forth on page 3-76 of the second edition of a book entitled, “Data Book for Civil Engineers, Volume One, Design” written by Elwyn E. Seelye. Values of California Bearing Ratios used in the design shall be determined by field and/or laboratory tests. An alternate pavement section for Emergency Vehicle Easements (EVE) to support H-20 loading designed using California Bearing Ratio (CBR) determined through geotechnical investigation and using Virginia Department of Transportation (VDOT) method (Vaswani Method) and standard material specifications designed to the

satisfaction of the Director of Transportation and Environmental Services (T&ES) will be acceptable. (T&ES)

- C - 17 All pedestrian, traffic, and way finding signage shall be provided in accordance with the Manual of Uniform Traffic Control Devices (MUTCD), latest edition to the satisfaction of the Director of T&ES. (T&ES)
- C - 18 No overhangs (decks, bays, columns, post or other obstructions) shall protrude into public Right of Ways, public easements, and pedestrian or vehicular travelways unless otherwise permitted by the City Code. (T&ES)
- C - 19 All driveway entrances, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)
- C - 20 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- C - 21 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C - 22 All construction activities must comply with the Alexandria Noise Control Code Title 11, Chapter 5, Section 11-5-4(b)(15), which permits construction activities to occur between the following hours:
 - a. Monday Through Friday from 7 AM To 6 PM and
 - b. Saturdays from 9 AM to 6 PM.
 - c. No construction activities are permitted on Sundays and holidays.
Section 11-5-4(b)(19) further restricts the Pile Driving to the following hours:
 - d. Monday Through Friday from 9 AM To 6 PM and
 - e. Saturdays from 10 AM To 4 PM
 - f. No pile driving is permitted on Sundays and holidays.
Section 11-5-109 restricts work in the right of way for excavation to the following:
 - g. Monday through Saturday 7 AM to 5 pm
 - h. No excavation in the right of way is permitted on Sundays. (T&ES)
- C - 23 The applicant shall comply with the Article XIII of the City of Alexandria Zoning Ordinance, which includes requirements for stormwater pollutant load reduction, treatment of the Alexandria Water Quality Volume Default and stormwater quantity management. (T&ES)
- C - 24 The applicant shall comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. (T&ES)
- C - 25 All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, and/or Virginia Marine Resources shall be

Episcopal High School Campus Expansion

in place for all project construction and mitigation work prior to release of the Final Site Plan. This includes the state requirement for a state General VPDES Permit for Discharges of Stormwater from Construction Activities (general permit) and associated Stormwater Pollution Prevention Plan (SWPPP) for land disturbing activities equal to or greater than one acre. See memo to industry 08-14 which can be found on-line here: <http://alexandriava.gov/tes/info/default.aspx?id=3522>. (T&ES) *

- C - 26 The applicant must provide a Stormwater Pollution Prevention Plan (SWPPP) Book with the Final 1 submission. The project's stormwater management (SWM) plan and the erosion and sediment control (E&SC) plan must be approved prior to the SWPPP being deemed approved and processed to receive coverage under the VPDES Construction General Permit. Upon approval, an electronic copy of the approved SWPPP Book must be provided with the Mylar submission and the coverage letter must be copied onto the plan sheet containing the stormwater management calculations. An electronic copy and a hardcopy of the SWPPP Binder Book must be included in the released site plans, and the approved hardcopy SWPPP Binder Book must accompany the construction drawings onsite. Separate parcel owners will be required to seek separate VPDES Construction General Permit Coverage unless a blanket entity incorporated in Virginia has control of the entire project. (T&ES-Storm)

Fire Department

- F - 1. All new fire hydrants on private property shall be City owned and maintained with the appropriate easements granted to the City for access, inspection, testing, maintenance and service.
- R - 1. In the event an existing building will be razed, the Alexandria Fire Department would like the opportunity to explore utilizing the structure before demolition for training exercises. If such an agreement can be reached, conditions of use between the parties and a hold harmless agreement will be provided to the owner or their representative.

Police Department

Parking Garage Recommendations

- R - 1. It is recommended that the section of the underground garage dedicated to the residents is gated off from the retail section and is controlled by electronic means. This should help alleviate unwanted persons tampering with resident's vehicles and other crimes.
- R - 2. It is recommended that the doors in the garage (garage level only) leading into the stairwell have controlled electronic access.
- R - 3. Only residents with proper electronic access cards should be able to enter the stairwells from the underground parking garage. This makes the stairwells safer for residents.

Episcopal High School Campus Expansion

- R - 4. The controlled electronic access should not interfere with the emergency push-bar release located on the inside of the stairwell door that allows for emergency exit of the building.

Landscape Recommendations

- R - 5. The proposed shrubbery should have a natural growth height of no more than 2 ½ to 3 feet with a maximum height of 36 inches when it matures and should not hinder the unobstructed view of patrolling law enforcement vehicles.

Parks

- R - 6. It is recommended that the applicant choose a style bench that has an armrest in the middle of the bench to deter unwanted sleeping and skateboarding on the benches.

Miscellaneous

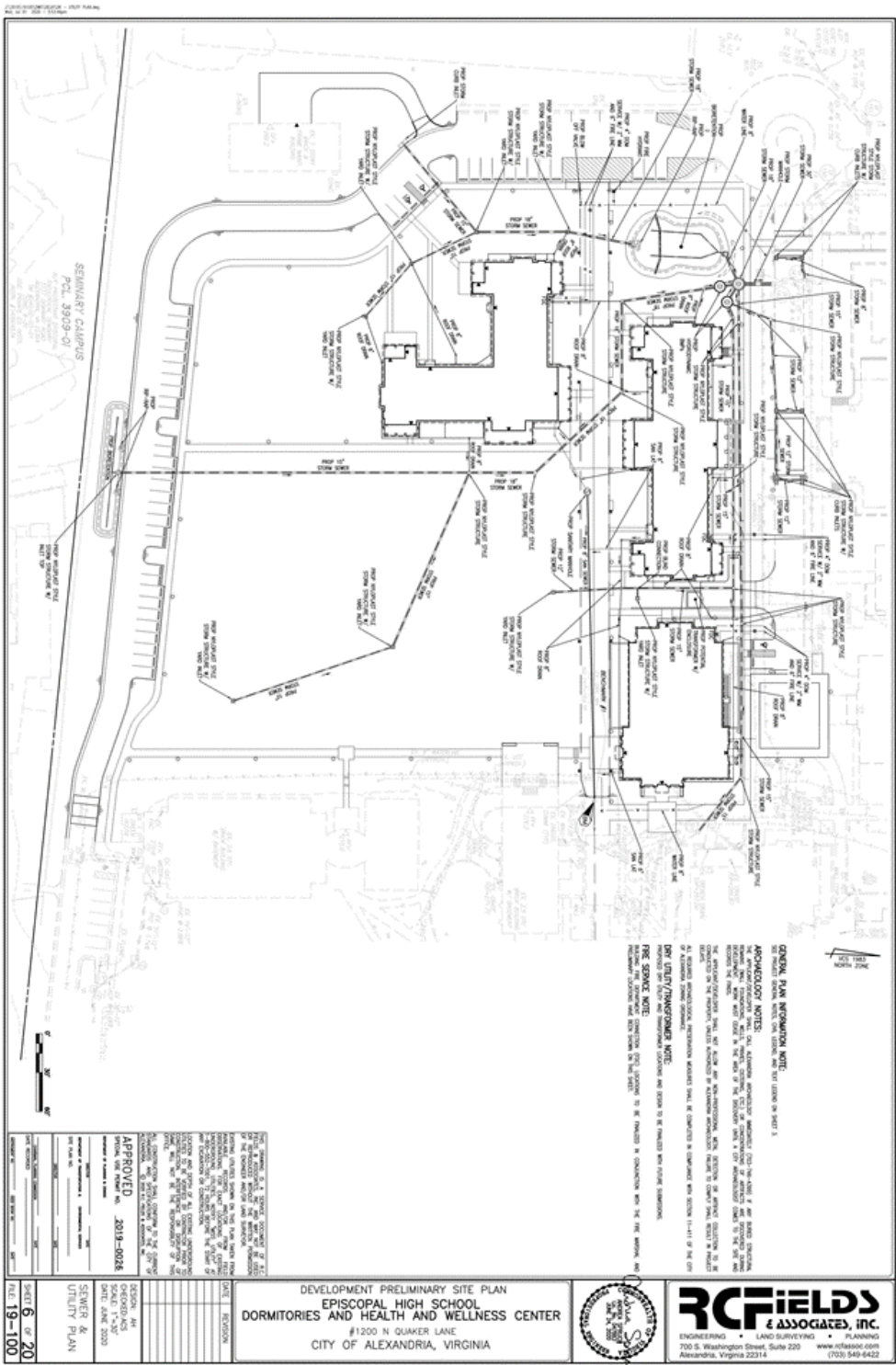
- R - 7. It is recommended that the buildings have an address number which is contrasting in color to the background, at least 3 inches high, reflective, and visible from the street placed on the front and back of each home. It is strongly suggested that no brass or gold colored numbers are used. This aids in a timely response from emergency personnel should they be needed.
- R - 8. It is recommended that all the ground floor level windows be equipped with a device or hardware that allows windows to be secured in a partially open position. This is to negate a “breaking and entering” when the windows are open for air.
- R - 9. It is recommended that a “door-viewer” (commonly known as a peep-hole) be installed on all doors on the ground level that lead directly into an apartment. This is for the security of the occupants.

Asterisks denote the following:

- * Condition must be fulfilled prior to release of the Final Site Plan
- ** Condition must be fulfilled prior to release of the building permit
- *** Condition must be fulfilled prior to release of the certificate of occupancy
- **** Condition must be fulfilled prior to release of the bond

IX. GRAPHICS

A. Site Plan (Civil)



B. Site Plans (Colorized)



C. Architectural Elevations



DSUP#2019-00026
1200 North Quaker Lane
Episcopal High School Campus Expansion



b|g|a
HOWIE GRATLEY ARCHITECTS
1000 N. QUAKER LANE
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ARLINGTON, VA 22202
(703) 261-1111
www.bgaarchitects.com



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Council of Architects
1000 N. QUAKER LANE
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(703) 261-1111
www.vba-board.com

Episcopal High School
Dormitories and
Health and
Wellness Center
1200 North Quaker Lane
Arlington, VA 22202
BGA # 18034

Elevations
Dorm #1

DATE: 03/10/19
DRAWN BY: BGS
CHECKED BY: BGS
IN CHARGE: BGS
AS NOTED

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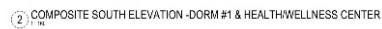
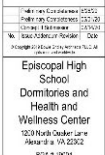
Episcopal High School
Dormitories and
Health and
Wellness Center
1200 North Quaker Lane
Arlington, VA 22202
BGA # 18034

Elevation
Dorm #2

DATE: 03/10/19
DRAWN BY: BGS
CHECKED BY: BGS
IN CHARGE: BGS
AS NOTED

DSUP#2019-00026
1200 North Quaker Lane
Episcopal High School Campus Expansion



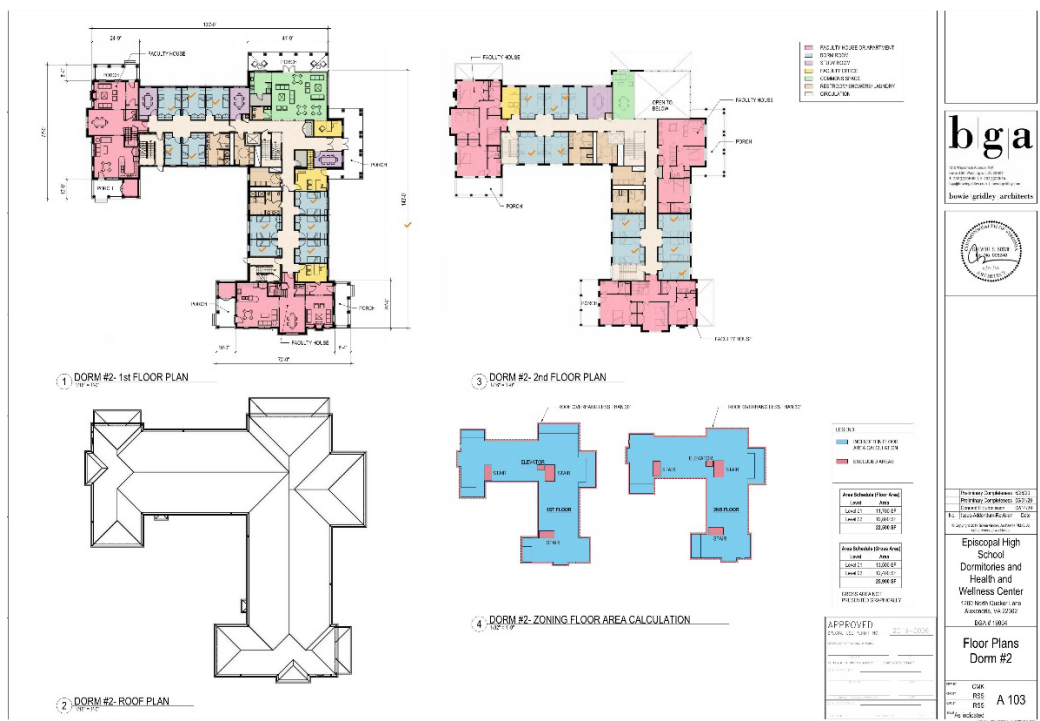
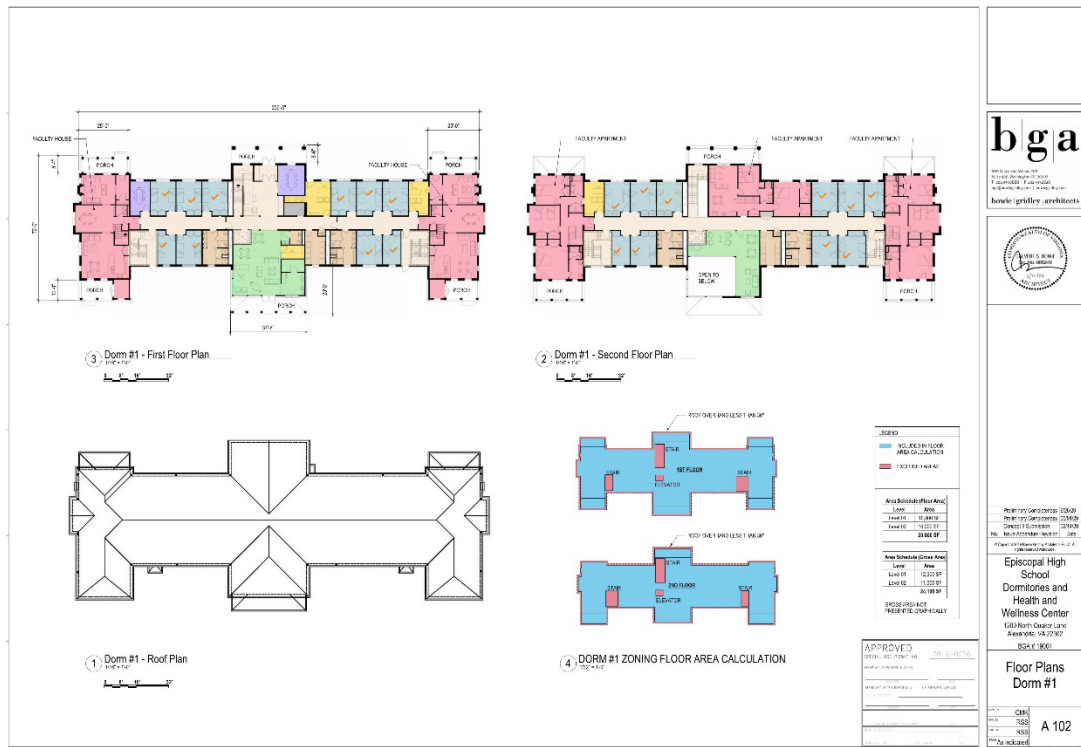


COMPOSITE
ELEVATIONS

| | |
|------|--------|
| PLAN | CHK |
| CON | 755 |
| SEA | 755 |
| CHG | 1: 100 |

A 206

D. Floor Plans



Episcopal High School Campus Expansion



E. Reforestation Plan





APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSUP # #2019-0026

Project Name: EHS Dorms and Wellness Center

PROPERTY LOCATION: 1200 North Quaker Lane & 4200 West Braddock Road, Alexandria, Virginia

TAX MAP REFERENCE: 31.02 02 06 & 31.01 01 01 **ZONE:** R-20

APPLICANT:

Name: The Protestant Episcopal High School in Virginia
Address: 1200 North Quaker Lane, Alexandria, Virginia 22302

PROPERTY OWNER:

Name: The Protestant Episcopal High School in Virginia
Address: 1200 North Quaker Lane, Alexandria, Virginia 22302

SUMMARY OF PROPOSAL DSUP to expand the existing private school governed by DSUP 2018-0019 by constructing two new dormitories and a new wellness center and site infrastructure.

MODIFICATIONS REQUESTED None

SUP's REQUESTED DSUP to expand the existing private school governed by DSUP 2018-0019 by constructing two new dormitories and a new wellness center and site infrastructure.

☒ **THE UNDERSIGNED** hereby applies for Development Site Plan with Special Use Permit approval in accordance with the provisions of Section 11-400 of the Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED** also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his/her knowledge and belief.

Duncan W. Blair, Attorney

Print Name of Applicant or Agent

524 King Street

Mailing/Street Address

Alexandria, Virginia 22314

City and State

Zip Code

Signature

703 836-1000

Telephone #

dblair@landcarroll.com

Email address

5/1/2020

Date

703 549-3335

Fax #

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Received Plans for Completeness: _____

Fee Paid and Date: _____

Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

Development SUP # _____

ALL APPLICANTS MUST COMPLETE THIS FORM.

Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is: (check one)

☒ The Owner ☐ Contract Purchaser ☐ Lessee or ☐ Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than three percent.

The Protestant Episcopal High School in Virginia is a Virginia nonstock corporation. The school is governed by a twenty-four member Board of Trustees.

If property owner or applicant is being represented by an authorized agent, such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

☒ **Yes.** Provide proof of current City business license.

☐ **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

| Name | Address | Percent of Ownership |
|--|---|----------------------|
| 1. The Protestant Episcopal High School in Virginia. (EHS) | 1200 North Quaker Lane, Alexandria, VA. | 100% |
| 2. | | |
| 3. | | |

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1200 N. Quaker Lane & 4200 W. Braddock Road (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

| Name | Address | Percent of Ownership |
|--------|---|----------------------|
| 1. EHS | 1200 North Quaker Lane, Alexandria, VA. | 100% |
| 2. | | |
| 3. | | |

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

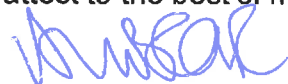
| Name of person or entity | Relationship as defined by Section 11-350 of the Zoning Ordinance | Member of the Approving Body (i.e. City Council, Planning Commission, etc.) |
|--------------------------|---|---|
| 1. EHS | None | |
| 2. | | |
| 3. | | |

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

5/1/2020

Duncan W. Blair, Attorney



Date

Printed Name

Signature

- 2. Narrative description.** The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. If not appropriate to the request, delete pages 6-9. (Attach additional sheets if necessary.)

HEALTH AND WELLNESS CENTER

Episcopal High School will design and construct a state-of-the-art Health and Wellness Center to replace the 90-year-old McAllister Health Center, originally built to serve a significantly smaller, all-male student body. Replacing it has long been identified as a need. Architects CannonDesign have begun the design. Construction is scheduled to begin as early as 2021, subject to funding. In early plans, the building will be just over 17,000 square feet, roughly double the size of McAllister Health Center. New features will include comprehensive treatment and clinical work areas; a classroom for health and wellness courses; a meditation room; and separate waiting areas for sick and “well patients.” The number of exam rooms will double to four, and there will be separate spaces for treatment, supplies, and laundry. The School’s counselors will have a separate, dedicated Counseling Center in the building with spacious, comfortable offices for meeting with students.

NEW DORMS

As Episcopal has grown and evolved over time, so have the dormitories. The average student-to faculty ratio on dorm is 23:1, and the goal is 15:1. Such a ratio not only brings EHS more in line with peer schools, but, more important, it is the ratio that will be most conducive to delivering the EHS mission and the School’s commitment to families. Ensuring that the talented faculty and staff are available wherever and whenever learning opportunities present themselves is critical to the School’s success. The School will construct two 36–40 bed dorms, each with three faculty residences. Enrollment will not increase, but rather, the School will make adjustments to existing dorms, lowering the student-to-faculty ratios in each. Architects Bowie Gridley have begun the design. Construction is scheduled to begin as early as 2021, subject to funding.

3. How many patrons, clients, pupils and other such users do you expect?

Specify time period (i.e., day, hour, or shift).

No Change from DSUP 2018-0019. There is no change in the maximum number of students, faculty or staff.

4. How many employees, staff and other personnel do you expect?

Specify time period (i.e. day, hour, or shift).

No Change from DSUP 2018-0019.

5. Describe the proposed hours and days of operation of the proposed use:

| Day | Hours | Day | Hours |
|--------------------------------|-------|-----|-------|
| No Change from DSUP 2018-0019. | | | |
| | | | |
| | | | |
| | | | |
| | | | |

6. Describe any potential noise emanating from the proposed use:

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

No Change from DSUP 2018-0019.

B. How will the noise from patrons be controlled?

No Change from DSUP 2018-0019.

7. Describe any potential odors emanating from the proposed use and plans to control them:

No Change from DSUP 2018-0019.

8. Provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?

No Change from DSUP 2018-0019.

B. How much trash and garbage will be generated by the use?

No Change from DSUP 2018-0019.

C. How often will trash be collected?

No Change from DSUP 2018-0019.

D. How will you prevent littering on the property, streets and nearby properties?

No Change from DSUP 2018-0019.

9. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

10. Will any organic compounds (for example: paint, ink, lacquer thinner, or cleaning or degreasing solvent) be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

11. What methods are proposed to ensure the safety of residents, employees and patrons?

No Change from DSUP 2018-0019.

ALCOHOL SALES

12. Will the proposed use include the sale of beer, wine or mixed drinks?

☐ Yes. ☒ No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

PARKING AND ACCESS REQUIREMENTS

13. Provide information regarding the availability of off-street parking:

A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance? 65 parking spaces are required based on 650 classroom on completion of the project 256 parking spaces will be provided on the campus.

B. How many parking spaces of each type are provided for the proposed use:

_____ Standard spaces
 _____ Compact spaces
 _____ Handicapped accessible spaces
 _____ Other

- C. Where is required parking located? (check one) ☒ **on-site** ☐ **off-site**

If the required parking will be located off-site, where will it be located?

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the **Parking Reduction Supplemental Application**.

14. Provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? None
- B. How many loading spaces are available for the use?
- C. Where are off-street loading facilities located?
No Change from DSUP 2018-0019.
- D. During what hours of the day do you expect loading/unloading operations to occur?
No Change from DSUP 2018-0019.
- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
No Change from DSUP 2018-0019.

15. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Yes.