

DEVELOPMENT SPECIAL USE PERMIT # 2019 – 00004

400 and 400A Green Street  
Basilica School of Saint Mary Addition and Site Improvement

To: Alexandria Planning Commission  
Alexandria City Council

Fm: John Latawiec- 926 S Saint Asaph Street

**Subject: Mitigation Concerns on proposed Design / Construction / Use**

As a resident adjacent to said project I am requesting that specific mitigation plans from St Mary's are memorialized, agreed with and adhered to in partnership with the adjacent residents (900 Block West – S Saint Asaph Street) as part of the building plans submitted to the City prior to the Planning Commission Hearing (April 8<sup>th</sup>) and City Council Hearing (April 17<sup>th</sup>)

These mitigations efforts should address all three aspects of the project (Design / Construction / Use) including changes to decibel levels, light glare, vehicle emissions and traffic congestion.

Due diligence should be demonstrated such that the Archdiocese representatives will provide an environmental impact report and a site survey that will effectively baseline and quantify any potential deleterious impacts before / during said meetings

As you may be aware adjacent residents have had calls with the attorney for the Catholic Archdiocese expressing grave concern about all three phases of this proposed project.

Principal concerns below are hereby referenced by Special Use Permits Code 11-504

Construction of an elevated bridge 11-504 (A2) (B2) (B10) (B11)

Alteration of vehicular traffic 11-504 (A1) (A2) (B2) (B3) (B4) (B5) (B8) (B11) (B15)

Playground alterations 11-504 (B2) (B8) (B10) (B11) (B12)

Special Event activities 11-504 (A2) (B2) (B5) (B8) (B10) (B11) (B15)

In essence traffic, recreational (playground) and after school activities would move from the west side of the school grounds over to the east side. I urgently request that these plans be altered in order to maintain the school's current configuration in order minimize potentially deleterious impacts to the residents.

I look forward to receiving your feedback prior to said hearings.

John Latawiec  
926 S Saint Asaph Street  
Alexandria VA 22314  
571 451 6657 (h)  
571 451 6657 (m)

*John Latawiec*

**[EXTERNAL]Saint Mary's School renovation**

Randy Maddox <randy.maddox.me@gmail.com>

Wed 4/7/2021 3:48 PM

To: PlanComm <PlanComm@alexandriava.gov>

Thank you for the opportunity to comment on the work that St. Mary's School has proposed. I live at 902 South Saint Asaph Street, with the back of our house directly facing the school's front lawn, so the project will definitely impact my family.

First, let me say that I appreciate the school's desire to upgrade its campus, and I am not opposed to any and all construction. I am, however, distressed that the school's initial plans include replacing the fence that separates our back alley and the school campus with a brick wall. The current chain link fence is embedded with attractive and wildlife friendly foliage: a beautiful orange trumpet vine that provides food for our local hummingbirds AND BEES, and a nesting site for sparrows, mockingbirds and other birds, a gorgeous purple pokeweed (a plant they *sell* at the O.T. farmers' market), and a venerable old red bush (maybe a Loropetalum) that has lately provided shelter to a flock of grackles.

Both the foliage and the wildlife enhance the quality of my family's life. This is what we see *every day* when we look out the windows of our east-facing sunporch -- heretofore an enjoyable and relaxing pastime.

St. Mary's proposes to eradicate this established, thriving micro-ecosystem -- a part of God's own creation, I might add -- and to replace it with what seems to me a sad prison wall.

Please, please leave that median area as is. It works. Save the money for all those impacted by covid. This change is not only *unnecessary*, but actively detrimental to the community.

---

Nancy Maddox  
902 South Saint Asaph Street  
Alexandria, VA. 22314

---

**DISCLAIMER: This message was sent from outside the City of Alexandria email system.  
DO NOT CLICK any links or download attachments unless the contents are from a trusted source.**

# City of Alexandria, Virginia

---

## MEMORANDUM

**DATE:** APRIL 7, 2020  
**TO:** CHAIR MACEK AND MEMBERS OF THE PLANNING COMMISSION  
**FROM:** KARL MORITZ, DIRECTOR; DEPARTMENT OF PLANNING & ZONING  
**SUBJECT:** DSUP #2019-00004 / BASILICA OF SAINT MARY SCHOOL

---

### **ISSUE:**

Response to Commissioner questions and updated information.

### **Student Enrollment Number**

The previous SUP (1995) referred to a student enrollment of 675. The current request is for a maximum enrollment of 765 students.

### **Green Building Condition**

Due to the nature of the proposed addition connecting two existing buildings, the applicant has requested the flexibility to pursue independent, third-party certification rather than one of the rating systems identified in the 2019 Green Building Policy. This alternative pathway is considered on a case-by-case basis per the 2019 Green Building Policy. Staff proposes the following revised condition:

#### *Updated Green Building Condition #13*

13. The project shall comply with the requirements defined by the City of Alexandria 2019 Green Building Policy using the LEED BD&C Schools rating system and will achieve the equivalent of LEED Silver certification for the addition, except that the Applicant may use the Policy's alternative path of independent third-party certification to confirm that the requirements set forth below have been met. Diligent pursuance and achievement of 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, as amended below.
  - b. The project shall meet the Energy Use Reduction requirements including Optimize Energy Performance, Renewable Energy Production and Advanced Energy Metering (or equivalents) as defined by the City of Alexandria Green Building Policy.
  - c. Flexibility is granted for the project to achieve approximately 23% reduction related to the Water Efficiency requirements for Indoor Water Use Reduction and achieve the Outdoor Water Use Reduction (or equivalents) defined by the City of Alexandria Green

Building Policy.

- 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.
- f. Provide evidence of the project's registration with LEED or the use of a third-party certifier prior to 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 set forth above. \*
- 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.
  - \*\*
    - i. 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.
    - ii. A listing of the specific equipment, appliances or systems to be tested and a description of the tests to be performed.
    - iii. Functions to be tested including, but not limited to, calibrations and economizer controls.
    - iv. Conditions under which the test will be performed. Testing shall affirm winter and summer design conditions and full outside air conditions.
    - v. Measurable criteria for performance.
- j. Provide updated water efficiency documentation reflecting any changes from the Final Site Plan prior to the release of building permits for above- grade construction. \*\*
- k. To the extent that the daylight credit is pursued, 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. \*\*
- l. Provide evidence that design phase credits have been verified by the certificate of occupancy. \*\*\*
- m. Provide a commission report including issues log, completed pre-function checklists and any completed functional performance tests by the final certificate of occupancy. \*\*\*
- n. Provide evidence of materials clearly indicating that requirements for Energy Use Reduction, Water Efficiency and Indoor Environmental Quality, as set forth above, 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.\*\*\*
- o. Provide documentation of certification at the release of the maintenance bond clearly

indicating that requirements for Energy Use Reduction, Water Efficiency and Indoor Environmental Quality, as set forth above, have been achieved. \*\*\*\*

- p. 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.

## **Cemetery Road**

One Commissioner suggested exploring the use of the cemetery road for parent drop-off and pick up to alleviate traffic circulation through the site. There are a number of reasons staff considered for not using the cemetery road as part of the drop-off/pick-up circulation: the road is not fully owned by The Basilica of St. Mary (City of Alexandria and Boulevard Condominium at 906 S. Washington Street also own portions of the road), the road is in close proximity to, and likely on top of, burial sites and pedestrian access between the road and the school is limited due to the presence of numerous headstones. Further, the intersection of the cemetery road and S. Washington Street is not signalized on the east side (Church Street west of Washington Street is signalized) and would concentrate traffic flow on Washington Street, rather than the proposed circulation plan which allows for disbursement of traffic within the surrounding street grid. The current proposed circulation utilizes the existing curb cuts most effectively.

### **STAFF:**

Karl Moritz, Director, Planning & Zoning  
Robert M. Kerns, AICP, Chief of Development  
Catherine Miliaras, AICP, Principal Planner  
Stephanie Sample, Urban Planner

DEVELOPMENT SPECIAL USE PERMIT # 2019 – 00004

400 and 400A Green Street  
Basilica School of Saint Mary Addition and Site Improvement

To: Alexandria Planning Commission  
Alexandria City Council

From: Lauren Kramer - 928 S Saint Asaph Street

Date: April 8, 2021

**Subject: Mitigation Concerns on proposed Design/Construction/Use**

I too am a neighbor adjacent to the St. Mary's project, a tax-paying resident. I bring to your attention that St. Mary's does not pay taxes and many of its students are not residents of the City of Alexandria. I have resided in Old Town since 1998.

As my next-door neighbor John Latawiec requested, I too requesting that specific mitigation plans from St Mary's are memorialized, agreed with and adhered to in partnership with the adjacent residents (900 Block West – S Saint Asaph Street) as part of the building plans submitted to the City prior to the Planning Commission Hearing (April 8<sup>th</sup>) and City Council Hearing (April 17<sup>th</sup>.)

These mitigations efforts should address all three aspects of the project (Design/Construction/Use) including changes to decibel levels (we appreciate the recent efforts of St. Mary's trash removal service to refrain from removing trash prior to 7:00am as city code states – the trucks have been disruptive for some time and seem to have reached resolution), light glare, vehicle emissions and traffic congestion (including traffic light glare during afternoon/evening pickup.) I invite you to visit our alley and in particular the yards with upper- level decks to understand the significance of the light glare.

Due diligence should be demonstrated such that the Archdiocese representatives will provide an environmental impact report and a site survey that will effectively baseline and quantify any potential deleterious impacts before/during said meetings. We would also appreciate speedy with which resolution was reached on the seven foot brick wall being given to the end of the block that directly faces the new pickup/drop off area and the basketball courts. Recognizing of course that we are not major donors to St. Mary's and have little sway– an additional nine trees that are not mature will do little to remediate our grave concerns.

As you may be aware adjacent residents have had calls with the attorney for the Catholic Archdiocese expressing grave concern about all three phases of this proposed project. John referenced our principal concerns in his letter, so I will not replicate them here.

Having traffic, three basketball courts and after school activities to the east side of the building may assist St. Mary's with its goals, but will likely have a significant impact on our property values.

I look forward to receiving your feedback prior to these impactful hearings.

Lauren Kramer, Old Town Civic Association member  
928 S Saint Asaph Street  
Alexandria VA 22314  
703-615-1595

DEVELOPMENT SPECIAL USE PERMIT # 2019 – 0004

400 and 400A Green Street  
Basilica School of Saint Mary Addition and Site Improvement

To: Alexandria Planning Commission  
Alexandria City Council

From: Terence and Gayle Anderson - 904 S Saint Asaph Street

Date: April 8, 2021

**Subject: Concerns on proposed Design/Construction/Use**

**RE: DSUP 2019-0004**

I am a neighbor and tax-paying resident adjacent to the St. Mary's project, I have resided in Old Town since 2000.

I and many of my neighbors are requesting that specific mitigation plans from St Mary's be memorialized, agreed to and adhered to in partnership with the adjacent residents (900 Block West – S Saint Asaph Street) as part of the building plans submitted to the City prior to the Planning Commission Hearing (April 8<sup>th</sup>) and City Council Hearing (April 17<sup>th</sup>.)

My specific concerns stem from the proposed construction of a visitor parking area immediately adjacent to my townhouse on South Saint Asaph Street. This parking lot will be located on the north end of the existing St Mary's alley by Green Street.

As it stands right now, I fear there could be encroachment issues into the alley that services my property on the east side as there are plans to construct an eight-foot-high brick screen wall bearing on a new retaining wall. This would require regrading of the area between the school and my property.

There are also no plans to secure this new parking area at any time and especially during non-school hours as it will not be with in the new proposed fence line. This appears to be in direct conflict with section 11-504 (B) (10) of the Special use permit code. I would request that this new parking lot be gated and not available to unrestricted public access especially when there is no one at St Mary's school to supervise its use.

To date I have only had access to conceptual plans depicting the intent of St Mary's improvements, which lack sufficient detail to totally evaluate the full impact of the finished product. I also understand that this will be a design/build agreement with a general contractor leaving many of the final details yet to be designed. Therefore, I would hope that the residents of the 900 block of South Saint Asaph would have ample time to address the final design of this construction. Specifically issues like lighting, noise attenuation, security, construction materials and landscaping that could all effect the value of our properties.

I look forward to receiving any feedback that my concerns are addressed in these upcoming hearings.

Terence and Gayle Anderson  
904 S Saint Asaph Street  
Alexandria VA 22314  
703-623-9705