



Basilica School of Saint Mary Addition and Site Improvements

DSUP#2019-00004

Planning Commission

April 8, 2021

Project Location



DSUP#2019-0004 | 400/400A Green Street

Current Conditions



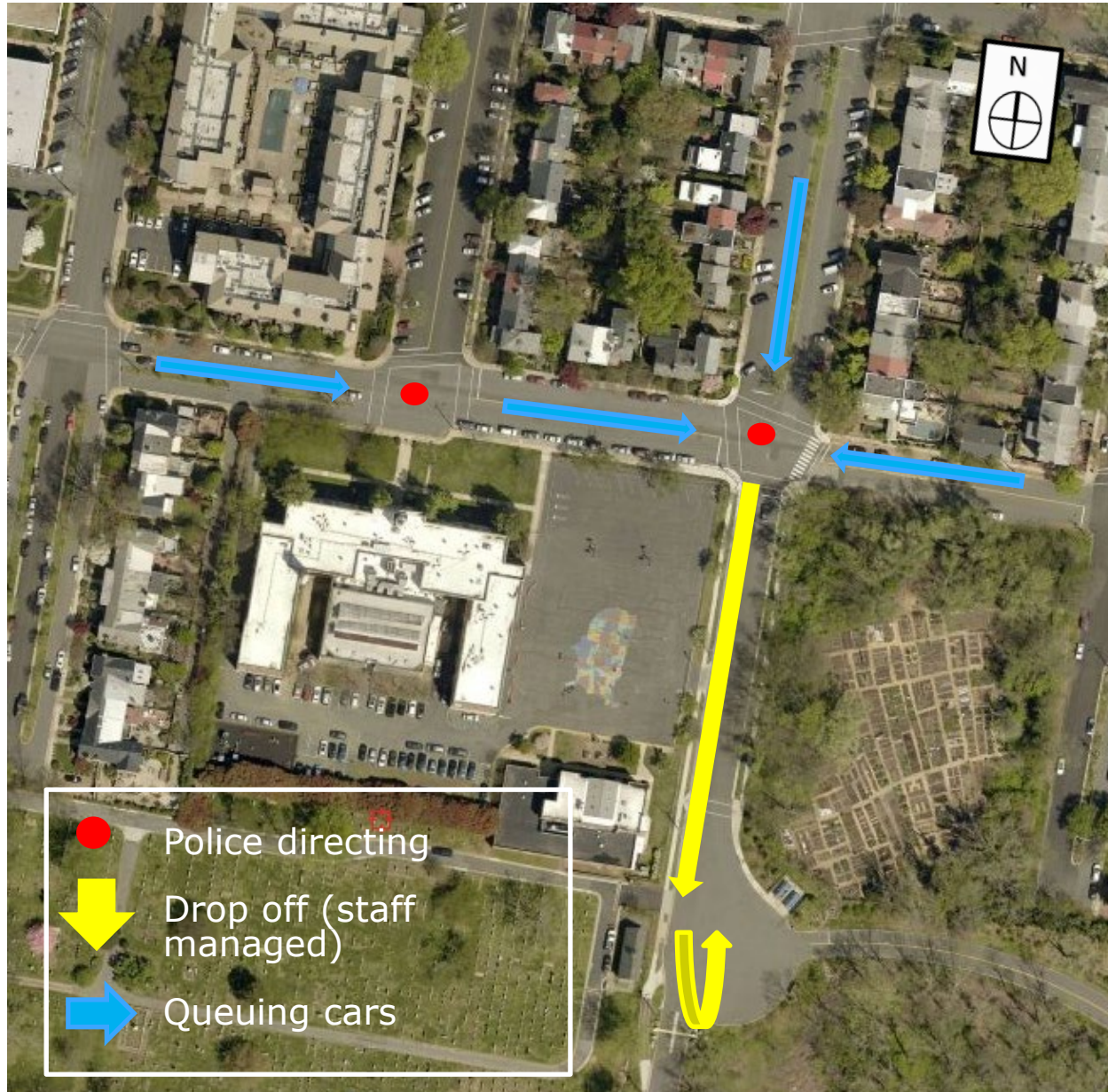
DSUP#2019-0004 | 400/400A Green Street



Bird's Eye View (Proposed)



Existing Circulation (am)



Existing Circulation (pm)



Building Addition



DSUP#2019-0004 | 400/400A Green Street



Looking SW from parking lot

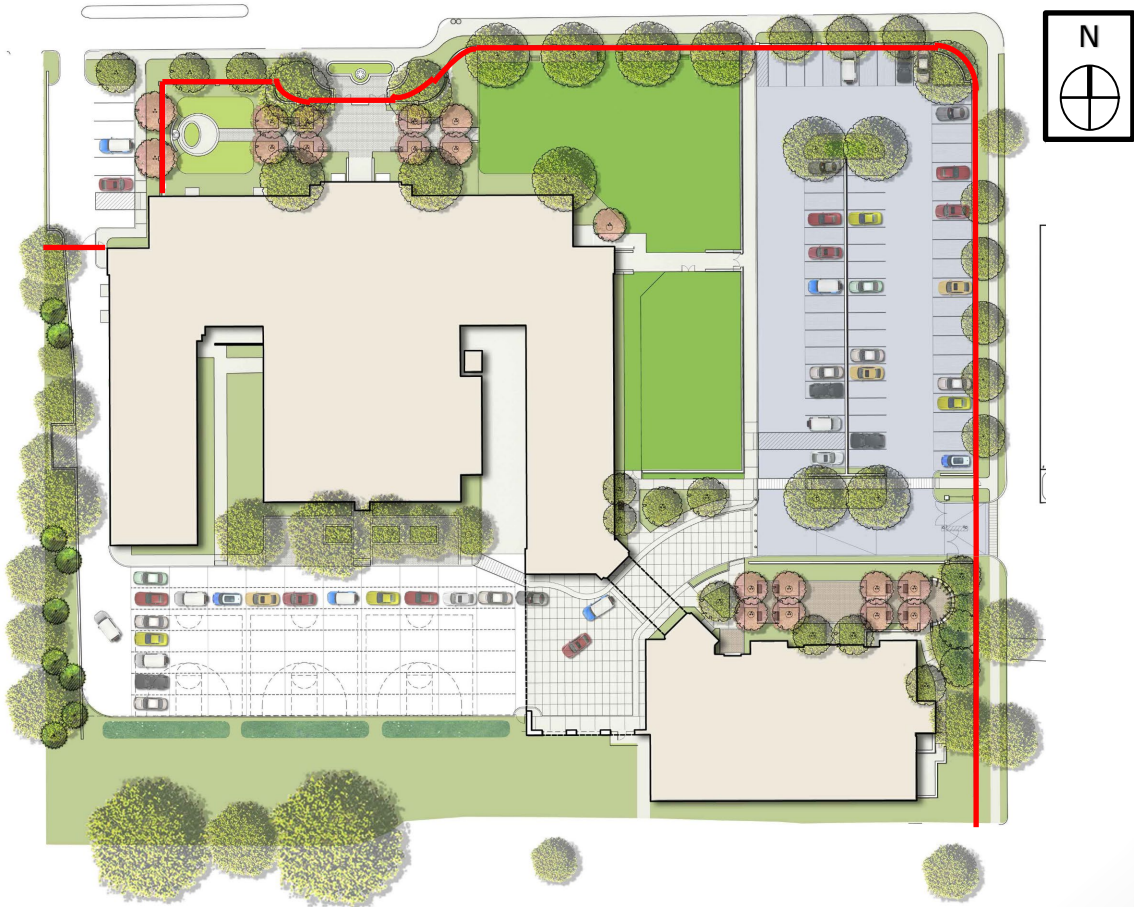
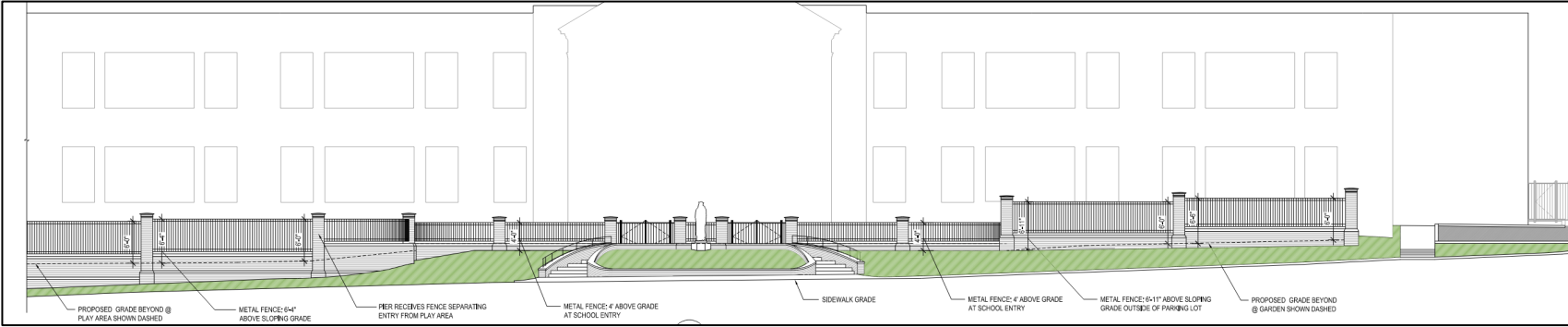


View from behind school



View from cemetery

Landscaping/Site Improvements



Proposed
wall/fence



SUPs and Modifications

Special Use Permits (SUPs)

- Development SUP and site plan to expand an existing private school
 - Increased enrollment
 - Addition
 - Site improvements
- Exceed the maximum parking requirement

Site Plan Modifications

- Street tree placement requirement in the Landscape Guidelines
- Modification to the minimum landscape island requirement

Compliance with Master Plan and City Policies

- Continued “institutional use” per the Old Town Small Area Plan
- 2019 Green Building compliant (*revised Condition #13 proposed to allow for alternative path to certification*)
- Landscape Guidelines compliance, with modifications to street tree placement and landscape islands
- BAR endorsed concept plan



Project Benefits

- ❖ High quality architecture and sustainable design
- ❖ Less impervious material and stormwater improvements
- ❖ Improved neighborhood traffic and parking impacts
 - ❖ More accessible on-site staff parking
 - ❖ Additional on-site queuing space
 - ❖ Installation of two bike racks
 - ❖ Sharrows along S. Royal street
 - ❖ Improved pedestrian access with thermoplastic street crossings
- ❖ Enhanced streetscape and site design
 - ❖ 27 street trees
 - ❖ Removal of the chain link fence
 - ❖ Improved appearance of the school perimeter
 - ❖ Additional on-site landscaping and screening

Community Outreach



Community Meetings

November 13, 2018	Applicant meeting with neighbors
January 9, 2019	Old Town Civic Association meeting
December 7, 2020	Applicant-hosted virtual meeting
March 18, 2021	Applicant-hosted virtual meeting

City Meetings

April 3, 2019	BAR Concept Plan Endorsement BAR partial Permit to Demolish
---------------	--

Recommendation

Staff recommends **APPROVAL** of the Development Special Use Permit with Site Plan.





Updated 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:
- f. Provide evidence of the project's registration with LEED or the use of a third-party certifier prior to, ~~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 set forth above.*

Single word changes to subconditions l. & n.