Docket Item #6A-C

Master Plan Amendment #2012-0008
Rezoning #2012-0008
Development Special Use Permit #2012-0011
Jefferson-Houston School

Application	*General Data*	
Project Name: Jefferson-Houston School	PC Hearing:	December 4, 2012
	CC Hearing:	December 15, 2012
	If approved, DSUP Expiration:	December 15, 2015
	Plan Acreage:	10.28 Acres
Location: 1501 Cameron Street (1605 & 1609 Cameron Street)	Zone:	RB / Townhouse POS / Public Open Space
	Proposed Use:	Public School
	School Square Footage:	130,769 square feet
Applicant: Alexandria City Public Schools	Small Area Plan:	Braddock Road Metro Station Small Area Plan
	Historic District:	Parker-Gray
	Green Building:	Compliance with the City's Green Building Policy

Purpose of Application:
To construct a new Public School to serve Pre-Kindergarten through Eighth Grade
Special Use Permits and Modifications Requested:
1. Rezoning request to adjust the boundaries of the existing POS and RB zones; 2. Master Plan Amendment to Braddock Road Metro Small Area Plan, Maps 10, 11, 13 & 14; 3. Development Special Use Permit with Site Plan for a new school; 4. Special Use Permit to increase the height of a public school.

Staff Recommendation: **APPROVAL WITH CONDITIONS**
Staff Reviewers: Dirk H. Geratz, AICP; dirk.geratz@alexandriava.gov Maya Contreras; maya.contreras@alexandriava.gov

PLANNING COMMISSION ACTION, DECEMBER 4, 2012:

Master Plan Amendment #2012-0008: On a motion made by Mr. Wagner, seconded by Ms. Fossum, the Planning Commission voted to **adopt the resolution** for Master Plan Amendment #2012-0008 to amend Braddock Road Metro Small Area Plan Maps 10, 11, 13 & 14. The motion carried on a vote of 6-0, with Mr. Robinson absent.

Reason: The Planning Commission found that the proposed amendment was consistent with the intent of the *Braddock Road Metro Small Area Plan and the Braddock Metro Neighborhood Plan*.

Rezoning #2012-0008: On a motion made by Mr. Wagner, seconded by Mr. Jennings, the Planning Commission voted to **recommend approval** of Rezoning #2012-0008 to adjust the boundaries of the existing POS and RB zones. The motion carried on a vote of 6-0, with Mr. Robinson absent.

Reason: The Planning Commission found that the proposed rezoning was consistent with the City Council's rezoning criteria.

Development Special Use Permit with Site Plan #2009-0016: On a motion made by Mr. Wagner, seconded by Ms. Fossum, the Planning Commission voted to **recommend approval** of DSUP #2012-0011, subject to compliance with all applicable codes, ordinances and staff recommendations and with amendments to conditions #3g and 51g. The motion carried on a vote of 6-0, with Mr. Robinson absent.

Reason: The Planning Commission expressed support of the proposal and agreed with staff recommendations. The Commission recommended that language be added to Condition 51 to minimize impacts of construction haul routes on the adjacent neighborhoods. The Commission also accepted the changes outlined in the staff memo to the Planning Commission dated November 30, 2012, which recommended the amendment of condition #3g.

CONDITION AMENDED BY PLANNING COMMISSION

3. Provide the following pedestrian improvements to the satisfaction of the Directors of P&Z, RP&CA and T&ES:
   g. ~~The existing overhead utility lines and poles along N. West Street shall be removed along the project frontage and the utilities placed underground~~.
   g. The applicant shall underground the main distribution lines on the west side of N. West Street between Cameron and Queen Streets, as well as all feed lines serving the school campus buildings. The poles on the west side of N. West Street for local distribution lines, as well as the local services lines themselves on N. West Street serving the residential townhouses on the east side of the street, will be addressed as future improvements. (PC)

CONDITION AMENDED BY PLANNING COMMISSION

51.g. Hauling routes shall be subject to existing truck restrictions and done in a way to minimize impact on the neighborhood, to the satisfaction of the Director of T&ES. (PC)

Speakers:
Duncan Blair, representing the applicant, spoke on behalf of the project.

Mark Eisenhower, ACPS, spoke on behalf of the project.

Judy Noritake, Park & Recreation Commission & Youth Sports Advisory Board, spoke on behalf of both groups in support of the project. She noted that the project will accommodate a full-size field, basketball court and full gym with bleachers, and serves as a good model of joint uses.

Bea Porter, 1727 Cameron St, spoke against the proposal, and expressed concern about impacts to the residential block, long-term burden on neighbors, viability of the proposed increases to school population given the school's current status and the validity of the public process associated with the school plan. She requested that Buchanan Park not be moved and that more parking be added behind the Durant Center to accommodate all the uses on the site.

Willie Brown, 116 S. Jordan St, noted that he formerly lived on the west side of Buchanan St and expressed concern that homes around the school could be torn down with new development and residents could be displaced. He also requested that a library, basketball court or other school amenity be named after Parker Gray to recall the former school.

Ralph Timmons, 309 N. West St, spoke against the proposal, as the new plan would interrupt views of the Masonic Memorial for himself and his neighbors, and remove the playground where children regularly play. He expressed concerns about the validity of the public outreach process and whether a new school building was needed, or would help to achieve better scholastic outcomes. He stated that artificial turf fields are known to cause injuries and requested that the building setback be moved further from the street, similar to the 120' setback at Jefferson Village.

Beth Coast, 1602 Boyle St, spoke in favor of the proposal as a parent, past PTA president and neighbor, stating that the current traffic flow is dangerous and elimination of the cut-thru traffic is a benefit. She is in favor of increased lighting and the new interior building configurations, for the benefits to students and safety.

Poul Hertel, 1217 Michigan Court, spoke against the proposal, questioning the need for a new school and citing concerns about the size of the building and ability to fit into the neighborhood. He requested a condition to guarantee that the materials proposed would be the materials used, and emphasized the need to underground the power lines.

Dino Drudi, 315 N West St, spoke against the proposal, stating that while public input has improved the architecture, the height of the Queen St terminus is still too tall and not what the community had agreed to. He stated that the building should be located near the footprint of the existing school and noted the need to improved safety and security on the site. He objected to the removal of mature trees on N. West St and the Transportation Management Plan, which he does

not believe will mitigate traffic.

Leslie Zupan, 1309 Queen St, President of the West Old Town Citizens Association, spoke against the proposal, citing uneven academic performance and questions about enrollment numbers, and requested that the project be put on hold until a review of enrollment and financial issues be complete. She requested a condition to mitigate concerns about construction vehicle routing.

Helen Morris, 1500 Cameron St, representing the Alexandria School Board, spoke in favor of the proposal, citing the capacity issues at nearby schools and the projected capacity needs. She stated that the School Board fully endorses the project.

Scott Brown, 111 Harvard St, Key Communicator for the Upper King St Neighborhood Association, spoke in favor of the proposal, endorsing the project and site plan. He stated that he had attended all the public meetings and felt that the design and layout were molded and modified by the community, leading to a solid consensus on the design, which addressed key issues of mass, scale and size.

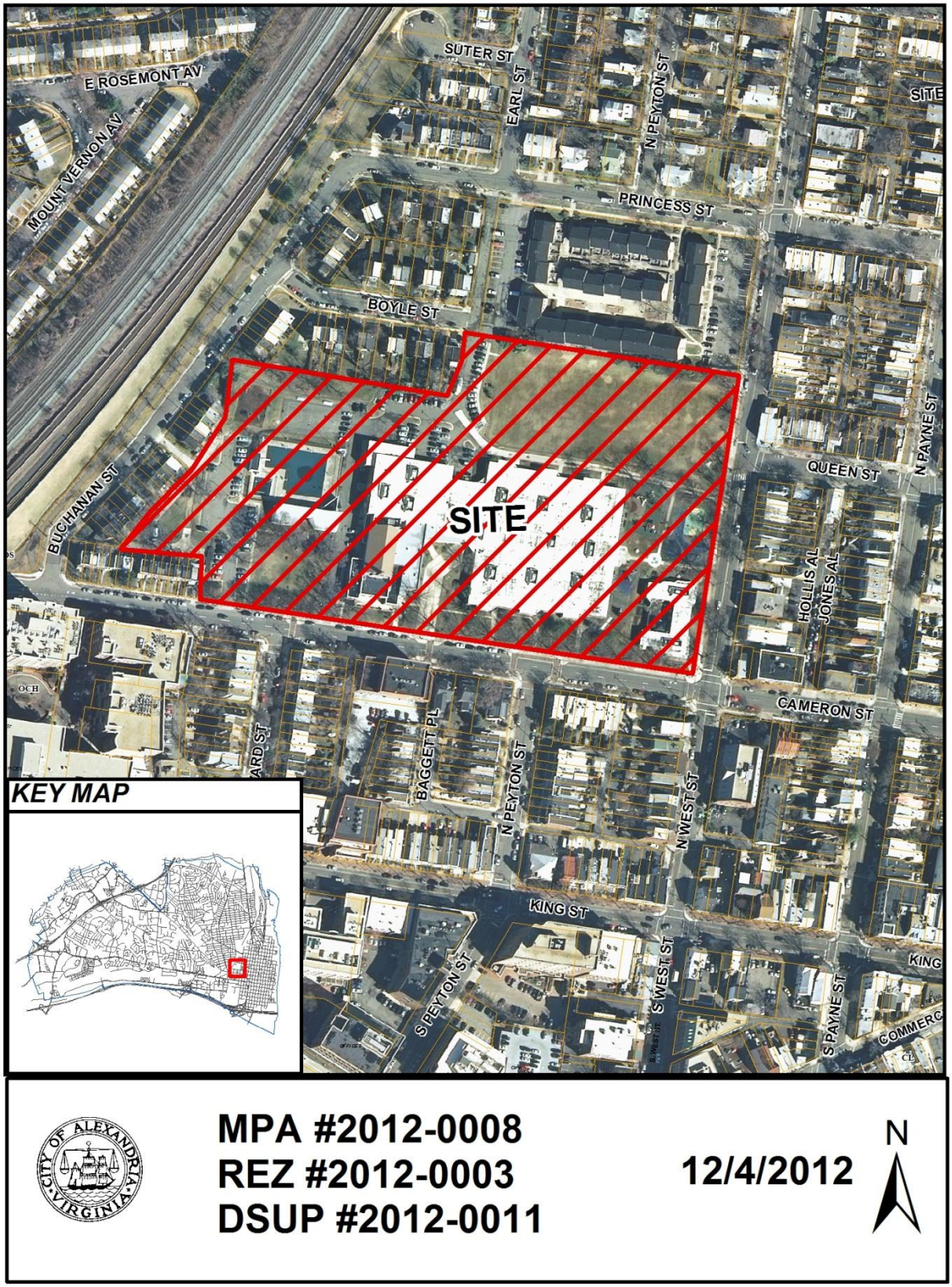
Eliza Beth Engle, 573 E. Nelson Ave, spoke in favor of the project, stating that she had regularly attended meetings and reported back to the Del Ray Citizens Association. She supported the architecture, stating that the architects did a good job, especially considering the need to maintain the existing building. She requested that the brick not be red, if possible, and that vegetable gardens be included in the active play areas.

Jim Melton, 105 Harvard St, stated that he believes that the new school is a good addition for Upper King St neighborhood, but expressed concern that it would no longer be a neighborhood school, and that the school was being physically disconnected from the Durant Center. He asked that parking be reduced and that transit be encouraged for teachers. He also expressed concern that the school would not have oversight of the athletic field.

Heath Wells, 1301 Queen St, spoke in favor the project, although he requested additional time to consider the additional height request, stating that additional height is requested on too many projects. He also requested that all utilities be undergrounded.

William Cromley, 426 N. Columbus St, representing the Park and Recreation Commission, spoke in favor of the project, citing good public outreach, good site planning and good architecture in the project.

Sheila Gorsuch, 408 E. Raymond Ave, representing the Alexandria School Board, stated that the School Board is in support of the project.


SUTER ST
E ROSEMONT AV
MOUNT VERNON AV
EARL ST
N PEYTON ST
SITE
PRINCESS ST
BOYLE ST
BUCHANAN ST
SITE
QUEEN ST
N PAYNE ST
HOLLIS AL
JONES AL
CAMERON ST
BAGGETT PL
N PEYTON ST
N WEST ST
KING ST
S PEYTON ST
S WEST ST
S PAYNE ST
KING
KEY MAP
MPA #2012-0008
REZ #2012-0003
DSUP #2012-0011
12/4/2012
N

I. SUMMARY

A. Recommendation

Staff recommends approval of the request for a development special use permit with site plan to permit construction of a 130,769 square foot pre-K through 8th grade public school on the site of the existing Jefferson-Houston School. This approval includes:

- Rezoning request to adjust the boundaries of the existing POS and RB zones in order to permit a new school;
- Master Plan Amendment to the Braddock Road Metro Station Small Area Plan Maps 10, 11, 13 & 14, and,
- Special Use Permit to increase the maximum permitted height of the school to 60 feet for a portion of the building.

B. General Project Description and Summary of Issues

Redevelopment of the existing school site has been part of a multi-year, multi-departmental process, with a great deal of community participation and input. Some of the primary challenges that were evaluated during the process included:

- Developing a new school footprint that would allow the existing school to remain operational throughout the construction period;
- Siting of a new Virginia High School regulation size synthetic turf field;
- A balance of forward-thinking educational design using architecture that would blend with the historic fabric of the Parker-Gray neighborhood;
- Site coordination with the existing civic uses at the adjacent Dr. Oswald Durant Memorial Center and Old Town Pool;
- Redesign of the on-site traffic circulation, including school bus and parent drop-off, while meeting the parking needs for the school and the adjacent civic uses, and minimizing impacts on the neighborhood; and,
- Maintaining site openness and pedestrian access to the neighborhood while meeting the security goals of the City, the school and the community.

The project was reviewed for consistency with the Braddock Road Metro Station Small Area Plan, and includes a request for a rezoning with associated map amendments. While the current zoning on the site, a combination of RB-Townhouse and POS-Public Open Space, will remain, a rezoning request is required with the approval in order to reconfigure the amount of land associated with each category, as a school is not a permitted use within the POS Zone. A Special Use Permit is requested to increase the maximum height of a public elementary/secondary school to 60’ in a residential zone, per Zoning Ordinance Section 7-2100.

II. BACKGROUND

A. Site Context and History

The existing Jefferson-Houston School occupies approximately ten acres in the Braddock Metro Neighborhood, on a site which is shared with Alexandria Head Start, the Dr. Oswald Durant Memorial Center, the Old Town Pool and Buchanan Park. The site is bordered to the north by residential dwelling units, including Jefferson Village; to the east by N. West Street; to the south by Cameron Street; and to the west by residential dwelling units and the Metro Linear Park. The site is located within the Parker-Gray Historic District and is approximately one-third of a mile from the King Street Metrorail Station and about one-half mile from the Braddock Metrorail Station.

The project is located within the existing boundaries of the City's locally regulated Parker-Gray Historic District, as well as the National Register Uptown/Parker-Gray Historic District. This site has a long history of educational uses, as it was once home to two schools. Alexandria High School was located on Cameron Street at the visual terminus of North Peyton Street. It was constructed in 1915 and also known as the Jefferson Annex. In 1922, the Jefferson School was constructed on North West Street at the terminus of Queen Street.

The existing buildings on the property, the school (c.1970), the Head Start building, the Old Town Pool and associated pool house, are considered non-contributing structures. The only historically significant building on the site is the one-story, six-bay Colonial Revival style Durant Center, which was designed by architect Ward Brown and constructed in 1942 as a USO club. It was one of three USO club houses built in Alexandria during the war and one of the first club houses of this kind constructed in the United States. In 1946 the building was transferred to the City and has since been renamed the "Dr. Oswald Durant Memorial Center for Visual/Performing Arts".

B. Procedural Background

In 2009, Alexandria City Public Schools (ACPS) engaged in a comprehensive assessment of all school buildings to identify required facility maintenance and estimate associated costs. The assessment identified that the Jefferson-Houston facility required the fourth highest maintenance expenditures, with only the system's secondary schools requiring greater expenditures. According to the assessment, maintenance of the existing Jefferson-Houston School is anticipated to cost approximately $12.7 million over the next two decades; an expenditure which does not include renovations necessary to address modern academic needs. Due to the required maintenance costs, as well as the need to absorb student growth and enable modern learning environments, the Alexandria City School Board and Alexandria City Council approved the budget to construct the proposed Jefferson-Houston School.

During preliminary evaluations, ACPS explored two renovation alternatives for the existing school. The first considered renovating the existing school and constructing a second-story addition, while the second looked at maintaining the existing school and constructing a separate one-story addition. Each renovation alternative resulted in a loss of open space on the site and was estimated to equal or slightly exceed the cost to construct a new school. Due to the constraints associated with renovations and additions to the existing school, ACPS elected to pursue the construction of an entirely new school building.

C. Project Evolution

In early 2012, ACPS began to examine alternative site plan options for a new Jefferson-Houston school in consultation with interested community members. Initially, the project team introduced seven alternative site studies and asked a steering committee as well as community members to consider the benefits and challenges of each option. The following foundational criteria were established to evaluate each option:

- Existing Jefferson-Houston School shall remain functional throughout the construction;
- Proposed school shall support the goals of the ACPS educational specifications;
- Primary learning spaces should be oriented for optimal daylight;
- Existing street trees shall be maintained on Cameron Streets;
- Preserve open space and student recreation areas and establish a full-sized athletic field;
- Maintain Buchanan Park on-site;
- Provide pedestrian paths through the site;
- Provide internal vehicular circulation and ensure a “vehicle-free” school campus; and,
- Eliminate vehicular cut-through traffic and minimize traffic impact on N. West Street.

Several of the alternative site studies required demolition, or at least partial demolition of the existing school to enable construction of the proposed school. ACPS investigated relocating students to an alternate facility during construction, but determined that the existing schools lack capacity to accommodate additional students. Modular classrooms were also considered; however the use of modular classrooms was cost prohibitive and there were safety concerns for students during construction. Due to these constraints, ACPS determined that it was necessary to select a site design which preserved the existing Jefferson-Houston building during construction of the new school.

Two of the alternative site studies allowed the existing school to remain operational during construction. One study proposed an “L” shaped building, which was oriented along N. West Street and framed a centrally located, full-sized athletic field along Cameron Street. The other proposed a three-story building along the northern portion of the site and the full-sized athletic field at the corner of N. West and Cameron Streets. Through interactive meetings with the

steering committee, community members, parents and faculty, the "L" shaped option was selected as the preferred site design.

D. Project Description

The selected site location for the new school resulted in an "L" shaped building framing a relocated athletic field. The athletic field, which will be constructed on the site of the existing school along Cameron Street, will create the center of a new school / recreation center campus bordered by the new school building to the north and east and the Durant Center to the west. This car-free campus will include play spaces, a basketball court and walking / biking pathways accessible to users of both buildings as well as by the general public.

The new school will consist of roughly 130,000 square feet for a pre-Kindergarten to eighth grade scholastic program. The north / south wing of the "L" will front on N. West Street with three connected building elements of varying heights. These varying heights include, from north to south, a two story section facing the end of Queen Street, a one-story classroom section fronting N. West Street and a 1 ½ - story gymnasium at the intersection of N. West and Cameron Streets. No portion of this wing exceeds 38 feet in height.

The east / west wing, which faces the adjacent Jefferson Village, is three stories, and includes the primary entrance lobby to the school, the bulk of the classrooms, administrative offices and the cafeteria. The majority of this wing is approximately 48 feet with the exception of a necessary stair tower and an observatory, located above the primary entrance to the school. Neither of these elements will exceed the special use permitted height of 60 feet.

The school includes a number of significant enhancements and amenities that will benefit the students attending the school, as well as the surrounding community. There is a large gymnasium, synthetic turf athletic field, new play areas, a relocated and improved Buchanan Park, and a white box theater – all of which will be available to the community to varying degrees. The building has high quality architecture that fits in with the historic neighborhood and it will be a very environmentally sustainable project. There is a nominal increase in the overall number of parking spaces from what currently exists on the site, and the overall circulation pattern for cars is safer and more logical.

III. ZONING

Address:	1501 Cameron Street (additional buildings at 1605 and 1609 Cameron Street)	
Total Site Area:	10.28 Acres	
Zone:	RB / Townhouse and POS / Public Open Space	
Current Use:	Public School & Recreation Facility	
Proposed Use:	Public School & Recreation Facility	
	Permitted/Required	**Proposed**
FAR	0.75	0.34
Height	45 feet (RB Zone)	60 feet
Open Space	N/A	5.47 acres
Parking		32 spaces for school
School Use	32 spaces for school	83 spaces for recreation facility
Recreation Use	83 spaces for recreation facility*	15 shared spaces
Total Parking	115 combined	130 combined
Loading spaces	N/A	1

**Based on the 2001 Approval for the Durant Center expansion*

IV. STAFF ANALYSIS

A. Consistency with the City's Plans and Policies (Master Plan Amendment)

The Jefferson-Houston school site is located in the southwestern section of the Braddock Metro Small Area Planning boundary. The 1992 Braddock Road Metro Small Area Plan changed the land use of the site to P, Parks and Open Space to reflect existing uses, and the zoning of the site to RB and P to reflect existing uses. The proposed changes to the Master Plan requested in this application will amend the land use maps, Map 10: Adopted Land Use Map, and Map 11: Proposed Land Use Changes, for a portion of the property from P/Parks and Open Space to Inst/Institutional and Inst/Institutional to P/Parks and Open Space. The zoning maps, Map 13: Proposed Zoning and Map 14: Proposed Zoning Changes, will be amended for a portion of the property, from POS/Public Open Space to RB/Townhouse and RB/Townhouse to POS/Public Open Space in order to rezone the portion of the property containing the Durant Center, relocated Buchanan Park and the relocated basketball court, to POS and to rezone the remainder of the site to RB, a zone that permits a school use. Some POS zoned land will remain, although with an altered border and less total square footage than currently exists.

Both zoning changes are consistent with the 1992 Plan's Land Use Concept designating this area as "existing lower density residential," since the proposal does not result in an overall change in use, rather a shifting of uses within the same site. School and open space use continue to be compatible with the existing residential land use. From an urban design perspective, the new

section of the school building that fronts N. West Street reinforces the street wall established by the existing two-story rowhouses in the Parker-Gray neighborhood.

The 2008 Braddock Metro Neighborhood Plan, which focused in large part on the northern section of the planning area near the Metro Station, does not directly address the Jefferson-Houston school site, or its potential redevelopment. However, the application and the proposed zoning changes are consistent with this Plan's principles for preserving/creating community serving open space (the open space is simply reconfigured), creating a sense of place with neighborhood identity and vitality, and achieving a walkable neighborhood that is secure and feels safe. The Jefferson-Houston redevelopment proposal contributes to each of these principles, particularly related to site design, building height, scale, massing, as well as the retention of community serving open space.

B. Rezoning Request

Purpose of Rezoning

This development proposal includes a rezoning request to reallocate the zoning designations of the school site. Currently, the 10-plus acre property is zoned RB Townhouse and POS (Public Open Space). The RB zone includes approximately 5.64 acres and generally applies to the portion of the property occupied by the existing school building, Head Start building, play areas and other areas associated with the school. The POS zoned areas occur in two areas for a total of 4.64 acres and applies to the existing athletic field, Old Town pool, Buchanan Park and the associated parking and open space. The boundaries between the two zoning districts do not create a clear distinction between school uses and open spaces uses. The Durant Center, for instance, is currently divided between the two zones.

The need for the rezoning arises from the fact that the school and recreational uses are not permitted within the same zone. The RB zone permits a public school as a permitted use but this zone does not allow public recreational facilities not associated with a school. Likewise the POS zone does not allow school uses. Since the new site plan proposes to relocate the new school in what is currently the POS zone that portion of the property must be rezoned to RB. Similarly, the shifting of Buchanan Park and basketball court from POS zoned property to RB zoned property will also require a rezoning.

Compliance with Rezoning Criteria

City Council adopted a policy to assist staff and applicants in considering a rezoning request. Five criteria were established to determine if an application can proceed without the need for a master plan study for the subject area. The analysis of the five criteria is as follows:

1. *Consistency with the Small Area Plan:*

The proposed rezoning is consistent with the intent and goals of the Braddock Metro Small Area Plan as the subject rezoning is simply readjusting the boundaries of two existing zoning districts

acknowledged by the Plan as opposed to introducing a new zoning designation to the site. A vast majority of the neighborhood and nearly all of the abutting properties are zoned RB, reflecting the residential uses of the surrounding neighborhood. Furthermore, the Braddock Road Metro Plan recommends that the existing recreation center and associated park land is consistent with the Parks and Open Space zoning designation. The proposed boundary of the POS zone will be adjusted to completely include the Durant Center thereby meeting the goal of placing City recreational facilities within the POS zone.

2. *Consistency with Type of Area:*

The character of the immediate neighborhood can be described as a medium density residential area occupied by a mixture of townhomes, duplexes and single-family detached homes. The residential neighborhood is stable and its current character and density are envisioned by the plan to remain unchanged. The rezoning of the property will not introduce a greater density zoning classification as the RB and POS zones will remain, albeit in a different configuration. No new uses would be introduced as part of the rezoning request. The rezoning therefore is consistent with the City's policy to protect residential neighborhoods.

3. *Isolated Parcel:*

This rezoning is considered to be an isolated case in that the subject property is not one of several parcels that would hold a similar potential to redevelop. The subject site is has been the home of a public school since 1915 and the purpose of the rezoning request is to be able to construct a replacement school and not to increase development potential on the site or within the immediate area.

4. *Status of Planning for the Area:*

No new master planning efforts are slated for this area since the most recent update to the Braddock Road Metro Station Small Area Plan was adopted by City Council in March of 2008. Thus there are currently no small area planning studies underway or slated for the area that would need to be considered before advancing the proposed rezoning.

5. *Applications Consistency with City Goals:*

The rezoning of the property would enable the construction of a new school to go forward consistent with many of the City's goals and policies. In particular, the school project is consistent with the following goals from the City's Strategic Plan:

- *Quality Development and Redevelopment that is Well Planned and Consistent with Alexandria's Vision:*

Design of the school building and its compatibility to the neighborhood was a major component of the review process. The site is located within the boundaries of the Parker-Gray Historic District and has received considerable review by the historic preservation staff and by the Parker-Gray BAR. The design involves a detailed and well-designed civic building that compliments the character of the historic district and the surrounding and nearby buildings. Quality building materials and sensible site planning of the site are attributes that are consistent with this goal from the Strategic Plan.

- *A City that Respects, Protects and Enhances the Natural Environment:*

  This school will be built to comply with the school systems "Stewards" program. The Stewards program was adopted by the Alexandria City School Board in 2007 which established the LEED requirement for Environmentally Sustainable Schools as the green building standard for all existing and new schools. It also required a steward be identified at each school to educate students in the benefits of sustainability-focused activities such as recycling and composting at each school.

- *Public Schools that are among the Best in Northern Virginia:*

  The major impetus for rebuilding Jefferson-Houston is to improve the overall operation of the school in both the physical enhancement of the facilities but also to improve the academic standing of the school. Concurrent with the design phases of the new school building, ACPS had an Educational Specifications steering committee that focused specifically on the academic curriculum for the new school. The rezoning will allow for the new school to move forward and meet this goal.

C. Consistency with Special Use Standards

Though the school itself is a permitted use (Section 3-702(i)) a special use permit is required for additional height for a portion of the new school building. The school is designed with two wings, a north / south wing along N. West Street and an east / west wing along the northern border of the site. The N. West Street portion of the building consists of three connected building elements of varying heights. These varying heights include a one-story classroom section, a 1 ½ - story gymnasium up to a two story section of the building proposed with a height of approximately 38 feet. This is well within the allowable 45-foot height limit of the zoning district.

The east / west wing, however exceeds the 45-foot height limit. This wing is three stories with a height of 47' – 10" to the top of the parapet wall, exceeding the height limit by just less than three feet. The 5-foot plus parapet wall provides a visual screen for rooftop equipment and can serve as the required protective guard needed on rooftops for the safety of persons that may be doing rooftop maintenance. Additionally, two building elements on this wing extend beyond this height and include a stair tower at the western end of this wing with a height of just over 58 feet

and the proposed observatory with a height just above 59 feet. The stair tower provides required rooftop access and the observatory provides an architectural moniker that identifies the main entry to the school from the north and south.

The applicants have requested an increase in height to 60 feet pursuant to Section 7-2100 of the zoning ordinance, which allows through approval of a special use permit, a height of up to 60 feet for public school uses. All special use permits are reviewed for compliance with the standards of Section 11-504 which establish a set of criteria by which to judge the appropriateness of a special use permit request. These standards include:

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

   A school use has existed on this site for nearly 100 years and is a use that is fully integrated into the neighborhood. Though there will be an increase in the number of students any adverse impacts on the health and safety of the neighborhood will be reduced by the overall improvement to the site planning of the property and the building design. Of particular note, with regard to safety, is the vehicular free campus that is being created whereby bus and auto traffic serving the site have been placed at the perimeter of the property.

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

   The proposed height increases are minimal and are not found to create any negative impacts on the surrounding properties. The increase in the parapet walls and the observatory are elements intended to enhance the design and appearance of the building. This portion of the building does not directly abut any single family residential structures and sits at a lower grade than the Jefferson Village residential development located to the north.

3. *Will substantially conform to the master plan of the City.*

   The school, as discussed earlier in this report in greater detail, conforms to the Braddock Road Metro Station Small Area Plan with regard to the land use goals which identify this site for a public school and recreational use.

In conclusion staff closely analyzed this project for compliance with the special use permit standards and factors and determined that the requested height increase will conform to these standards.

D. Site Planning & Building Design

Site Plan

A primary impetus behind the layout of the new school was the need to maintain operation of the existing school during the construction of the new school. During the extensive public review process nearly a dozen options were considered for locating a new school on the site, including options for removing the existing school. However, after much review and discussion the proposed location rose to the top of the various options. This version not only allows for the existing school to remain open during construction but allows for a car-free campus whereby nearly all of the recreational amenities are grouped together within the interior of the campus, bounded by the new school building to the north and east and the Durant Center to the west. Other key features of the site include north / south and east / west pedestrian/bike paths through the site, separation of bus traffic from the passenger vehicle traffic, a designated parent drop-off area and environmental improvements in the form of bio-retention areas.

Building Design

While the site plan and building layout had been determined during an intensive community process, the architectural style was not clearly defined and a wide range of styles and materials were considered by the community and the Parker-Gray Board of Architectural Review (BAR). At the July 2012 BAR concept review hearing, the Board provided the applicant with direction to pursue a contemporary building that reflected the architectural heritage of the Parker-Gray neighborhood and the city as a whole. The BAR and staff strongly supported the design alternative that recalled the early 20th century Streamline Moderne and Art Deco architectural styles used by many commercial and institutional buildings throughout the Parker-Gray Historic District. These styles are characterized by a strong horizontal emphasis expressed through the use of contrasting banding on the masonry walls and horizontal muntins in the windows, the complementary use of metal and brick, a flat roof, curving walls and surface decoration created through the careful use of materials and applied texture.

Staff finds that this architectural motif has been successfully integrated into the proposed school, resulting in a modern building that has a timeless, rather than trendy character. For instance, while the predominant exterior finish is the traditional red brick of Alexandria, this material is complimented by contemporary metal and glass bay windows with highly ornamental sun screens used to bring natural light into the classrooms. The architectural features are compatible with the historic district but have the flexibility to include innovative features, such as the rooftop observatory, and incorporate sustainable design elements, including sun screens to reduce the mechanical load on the building and a green roof, in accordance with requirements that it be constructed to LEED Silver standards. Some of the more distinctive architectural features of the building complex include the visually open gymnasium that anchors the corner of Cameron and N. West Streets, as well as a white box theater at the axial terminus to Queen Street. The prominent central entrance at the interior of the site is on axis with N. Peyton Street which recalls the civic siting of the two historic schools once located on this site.

In response to concerns about the height of the façade on N. West Street expressed by adjacent residents at the July BAR hearing, the Board directed the applicant to restudy the building massing and fenestration along this street – without compromising the civic character of the building. The applicant responded with a much improved one story elevation punctuated by bay windows that recall the height, rhythm and spacing of the vernacular historic townhouses across the street, without directly copying them.

While the building is located in a primarily residential area, the new school will clearly read as a school—a community institution—while not overwhelming the nearby historic townhouses, in part due to its orientation, a significant amount of open space on the site, the use of traditional materials and the careful articulation of the building massing. At the October 24th BAR Hearing, the Board strongly endorsed the design direction during their Concept review, which includes scale, mass and architectural character. The Board will continue to review the design details, following City Council approval.

E. Green Building and Sustainable Site Design

Consistent with the City's Eco-City Charter and the Alexandria City Public Schools' Environmental Stewardship program, the school building is designed to reach the goal of attaining a LEED Silver rating. The building systems are being studied and designed to determine what approach will provide the best balance between energy efficiency and longevity. A major goal from the beginning has been to daylight the learning spaces and orient classrooms to gain as much natural light as possible. Elements include light monitors, solar tubes, sunshades and large expanses of glass with specialized glazing systems for energy efficiency and optimal lighting quality for teachers and students. Interior materials will be chosen to ensure a clean, toxin-free atmosphere in the building.

Sustainable elements are also being incorporated outside the building as part of the overall site planning of the new school. Two bio-retention areas are being incorporated into the site to slow and collect rain-water runoff. One bio-retention area will be located in a long narrow island within the northern most section of the parking lot. A second larger bio retention area will be located at the southeastern portion of the property, offering a landscape buffer to the adjoining townhouses. Retention of the mature oak trees along Cameron Street is also key to environmental sustainability, as they create a major source of shade to reduce energy costs, reduce rainwater runoff and are an effective way of sequestering excess carbon monoxide from the atmosphere. Additionally, new shade trees will be planted along N. West Street and through-out the school site, adding to both the environmental health of the school property and the overall aesthetics of the neighborhood.

F. Open Space & RPCA Operations

One of the most central requirements to the planning and design of the new facility has been the maximization of community use. Since 2002, ACPS and Recreation, Parks, and Cultural Activities (RPCA) have worked together to establish a joint use agreement of its facilities, and RPCA and the School Board continue to collaborate on sharing their indoor and outdoor spaces. Jefferson-Houston is a particularly good example of this cooperation as the site features many facilities that are central to the community during and after school hours and the summer months. These facilities will be updated and improved through the proposed redevelopment.

Playing Field
The existing school complex features an unfenced, natural turf open space area, Buchanan Field, which is used for athletic purposes. Recreation, Parks, and Cultural Activities (RPCA) programs the field for summer camps and spring/fall soccer practice. The site plan includes a synthetic turf field along Cameron Street, in front of the Jefferson-Houston School. The field meets Virginia high school regulation size and can be programmed for competitive sports after school hours. The City is in critical need of rectangular fields with safe playing conditions and flexible play hours as there is not additional land currently available for provision of facilities to meet this demand.

The conversion of the Jefferson-Houston natural turf open area to a synthetic turf is consistent with the City of Alexandria Athletic Fields Master Plan conducted in 2006 (adopted by Council with the passage of the 2008 Capital Improvements Program) which found that "field conditions in Alexandria are below acceptable industry standards due to a field shortage, lack of field capacity, and poor field conditions." A recommendation from that study included conversion of natural turf fields to synthetic turf to increase playable hours. Each of these studies were presented in multiple venues for public comments and adopted by City Council. Subsequently, City Council has provided funding for the conversion of athletic fields from natural grass to synthetic turf with lights as part of the City's ten-year Capital Improvement Program. In the FY13-FY22 budget, Council approved adjusting the budget for field conversion funds to be available in FY16, rather than FY17, in order to be used towards conversion of the Jefferson-Houston field, in coordination with the Jefferson-Houston School construction schedule. There are no field lights proposed at this site.

As proposed, a fence will be located along Cameron Street to prevent soccer balls from projecting onto the sidewalk, but the field would be open on the north side and would not have a locked gate. This field will be available for use by permit, but will be the only synthetic turf field in the City that is open to the public for after-school and summer use when it is not programmed.

Playground and Basketball Court
Adjacent to the school's parking lot, the Buchanan Park basketball court and playground serve the local community. The park abuts the backyards of nearby townhomes and is located behind the Old Town Pool. The playground features equipment for non-school age children who can use

the area while school is in session. The playground is outdated and deteriorating. The Jefferson-Houston site plan proposes relocating the Buchanan Park playground and basketball court behind the Durant Center, adjacent to the play field. Staff supports this relocation for the following reasons:

1. Currently, the playground and basketball court is disjointed from other site uses and only accessible from Cameron Street by walking through a driveway and parking lot. Relocating the courts and playground next to the field creates a hub of recreational activities, all of which are accessible by safe pathways for an enhanced pedestrian environment;
2. It will be easier for teachers, parents, neighbors, and the police to survey the playground and basketball court as they will be in visible distance from the field, school, and parking lot. Currently, Buchanan Park is tucked behind the Old Town Pool, making it difficult for anyone except the adjacent neighboring residents to see.
3. The hard surface basketball court can be used for films, events and other outdoor programs.

Locating this area behind the Durant Center will provide outdoor space for arts events, supplementing its current programming. The plan proposes adding windows in the back of the Center to provide a visual connection between the building and the courts. This also consolidates the community uses within the car-free zone created by the new school configuration.

Durant Arts Center

Physically attached to the Jefferson-Houston School via a shared wall, the Durant Center is the City's center for the performing arts, offering programs in music, dance, theatre, and visual arts. The center is open for programs and meetings Monday through Friday, and is available for private rental on the weekends.

As described above, the redevelopment would detach the Durant Center from the school, recovering the historic façade at the rear of the building and permitting the building to function as a freestanding arts center for the City.

Old Town Pool

Located west of the Durant Center, this is the most heavily used pool in the city. The pool is over thirty years old and in desperate need of renovation, as identified in the 2012 City of Alexandria Aquatics Study. If the pool were upgraded, as proposed in the study, there would be no physical impact on the Jefferson-Houston Site or proposed parking lot and the changes would be contained within its existing footprint

Additional Community Benefits

Both the proposed gym and white box theatre within the new school have entrances that are accessible to the community after school and during summer months, and will be available to the community via a reservation process when not in use by the school. The Arts Commission has

formed a committee in coordination with ACPS to look at ways to integrate art at various sites within and around the building. While the construction budget does not anticipate art installation during the initial process, this approval allows for identification of sites for art, and the establishment of a process to approve and install art going forward.

ACPS and RPCA have worked together throughout the process to find ways to maximize open space and recreational use of the Jefferson-Houston site. If approved, the two entities will continue their coordination by developing a Memorandum of Agreement between the City and ACPS that identifies use and responsibilities related to construction impacts, interim uses during construction and post construction use-sharing of facilities including the new Jefferson-Houston School, Buchanan Park, the Durant Center and Old Town Pool, as set forth in the recommended conditions. The Jefferson-Houston site plan has been brought before both the Park and Recreation Commission and the Youth Sports Advisory Board. Both entities supported the plan.

G. Pedestrian and Streetscape Improvements

A major goal of the redevelopment of the site is to create a safe pedestrian environment through a number of improvements. Among these improvements is the creation of a vehicle-free environment in the center of the site. This includes eliminating the ability to drive through the site from Cameron Street to Princess Street by separating the bus loop from the parking lot and student drop off. The bus and the student drop off are designed to create plenty of queuing space on site and provide immediate access to a sidewalk from either a bus or personal vehicle. Both the bus loop and the student drop off loop have been designed as one-way loops creating a more clearly defined route for both types of users.

A number of improvements will be made throughout the site focused specifically on pedestrian safety and separation from vehicles. The most significant of these improvements is the creation of a north / south pedestrian walkway and bikeway. This walkway will connect from Boyle Street to Cameron Street without any vehicular crossings. An existing pedestrian crossing over Cameron Street will be realigned with this path to provide a safe crossing to and from the south side of Cameron Street. This path will offer clear access to the school, Durant Center and the recreational facilities. A similar east /west walkway is part of the site planning connecting N. West Street to Buchanan Street, again without vehicular crossings. Residents and children from abutting neighborhoods will be able to walk through the site from nearly every direction without having to cross a street, driveway or parking lot.

Major pedestrian improvements are also planned for N. West Street, under staff's recommended conditions. The existing above-ground power lines along the street will be placed underground and the sidewalk along N. West Street will be widened to include an 8- foot wide sidewalk and a 6-foot wide street tree planting strip. This will create a wider buffer between the street and sidewalk and provide an enhanced pedestrian environment on the street. In order to achieve the undergrounding of the power lines, the existing street trees will be removed along the N. West

street frontage only. The current 10-foot wide sidewalk along Cameron Street will remain unchanged, in an effort to protect the existing mature oak trees on that frontage.

While the ideal situation would be to retain the existing tree canopy on both streets, it was deemed highly desirable to take advantage of the construction to place a significant section of power lines underground. Undergrounding of utility lines along the street has also been done in association with other City projects, such as the Charles Houston Recreation Center and new Police Facility. Additionally, the N. West tree line is currently compromised by power lines running between the branches, and has been broken through the necessary removal of several diseased trees. In consultation with the City Arborist, it was determined that starting fresh without the power lines and with the additional width proposed for the planting would be the best long term option to achieve a healthy canopy.

H. Parking and Site Circulation

Vehicular Circulation

A primary goal of the proposed redevelopment is the establishment of a safe pedestrian environment, which is largely accomplished through the creation of a vehicle-free campus within the center of the site. To achieve this, a consolidated parking lot, designed to serve the Jefferson-Houston School, the Dr. Oswald Durant Memorial Center, Buchanan Park and the Old Town Pool is proposed on the western portion of the site. Although student drop-off and pick-up by passenger vehicles is proposed along the eastern side of the parking area, bus loading is proposed in an entirely separate location, to eliminate conflicts between buses, passenger vehicles and pedestrians.

Bus loading is proposed on the northern portion of the site, immediately north of the school. Buses enter the loading area from Boyle Street and occupy the twenty loading spaces during student arrival and departure. The buses depart the loading area onto N. West Street, with the option to turn either north or south on N. West Street. Passenger vehicle traffic, on the other hand, is located on the western portion of the site. Passenger vehicles enter the site on Cameron Street between the Durant Center and the Old Town Pool. Student drop-off and pick-up by passenger vehicles is proposed along the eastern edge of the surface parking area, north of the relocated Buchanan Park, to provide direct access to the entrance at the northwest corner of the school. The passenger vehicles then travel through the parking lot, in a one-way circulation pattern, and exit the parking lot via a drive aisle on the western edge of the site onto Cameron Street.

Due to the variety of uses on the site, as well as the security and traffic issues associated with a school use, circulation was the second most important consideration in the site design, after the requirement to maintain the existing school throughout construction. While the school bus activity has consistently been maintained on the northern edge of the site, several designs options considered vehicular circulation moving around the Durant Center. While this generally maintained the existing western edge of the existing parking lot, it isolated the Durant Center

between two lanes of traffic and reduced the 20' wide north/south pedestrian and bicycle connection through the site to a 6' wide sidewalk.

As shown, the parking lot design requires the existing Buchanan Park playground and basketball court to shift from the northwestern corner of the site to a space behind the Durant Center. This is where the existing Jefferson-Houston School is currently connected to the Center. Once the addition is removed, the playground and basketball court can be relocated within the car-free campus heart, creating a recreational edge to the campus.

An existing open space at the southwestern edge of the lot currently backs up to townhouses fronting Buchanan Street. This is served by a narrow alley and is used by trash trucks, using a short concrete drive and a dirt path. This corner will be redeveloped as the main bio-retention area for the site, and the abbreviated concrete drive will be rebuilt, culminating in the new parking lot. This will make trash pickup more efficient for the existing houses and will replace a vacant lot with a landscaped green area.

While there has been some community concern about relocating the Buchanan Playground, staff supports the move because it will result in a safer, more logical traffic circulation pattern with better pedestrian connections. Having the vehicle circulation on site shifted to the west sets the recreational facilities and the school site within a car-free zone. It will mean that the small parking area to the west of the Old Town Pool will no longer function as a cul-de-sac that is disconnected from the rest of the site. While it will change the nature of the area behind the townhouses that face Buchanan Street, the space will generally remain open and green. Additionally, there are clear benefits to keeping the areas used by children free of cars, and to having a very logical circulation system for vehicles.

Traffic

Traffic to and from the new school is expected to rise in proportion to the increase in students and faculty. Existing traffic counts were conducted at the school site during the AM peak arrival hour and the PM peak dismissal hour to establish an existing traffic baseline. These counts were then factored based on the projected increase in the number of students and faculty to determine the future school site traffic volumes. The new school is projected to generate 474 vehicle trips during the AM peak hour of school activity and 275 trips during the PM peak hour of school activity. Compared to the existing school, this is a net increase of 245 trips during the morning arrival hour and 135 trips during the afternoon dismissal hour.

An intersection capacity analysis was conducted at key nearby intersections surrounding the school for both existing conditions and 2015 future conditions with the new school operational. Under existing conditions, all surrounding intersections operate at level of service A or B during both the AM and PM peak hours. Under the 2015 future conditions scenario, all surrounding intersections will continue to operate at an overall level of service A or B, with the exception of the intersection of West Street and Princess Street, which will operate at a level of service C during the AM peak hour. This change from level of service B to C at the intersection of West

Street and Princess Street is primarily due to the increase in vehicles heading to the school that will be passing through the intersection. Levels of service A and B represent smooth traffic flow with minimal delay. Level of service C represents an intersection with moderate but not excessive delay. Based on the traffic analysis, the increase in traffic from the new school will be absorbed into the surrounding roadway network without significantly affecting overall traffic flow.

Parking

The existing site includes 128 parking spaces to accommodate both the school and recreational facilities. Currently, parking is scattered throughout the western portion of the site, with spaces located north of the existing school as well as on the eastern and western sides of the Old Town Pool. Although the parking accommodates several users, the existing number of parking spaces exceeds the Zoning Ordinance requirements for the school and recreational uses by approximately 30 spaces.

As a consolidated parking lot is proposed to accommodate both the school and the recreational facilities, it is necessary to consider the Zoning Ordinance requirements of each use. Section 8-200 of the Zoning Ordinance requires one parking space per 25 classroom seats and one parking space per 200 square feet of floor area for recreational facilities. Therefore, 32 parking spaces are required to accommodate the proposed school and 83 parking spaces are required to accommodate the recreational facilities; a total of 115 parking spaces. Alexandria City Public Schools (ACPS) proposes 130 parking spaces within the consolidated parking lot; 32 spaces for the school and 98 spaces for the recreational facilities.

Although the number of spaces proposed exceeds the number of spaces currently on-site, as well as the Zoning Ordinance requirements, a parking analysis prepared by Kimley-Horn and Associates, Inc. was submitted to demonstrate that the proposed parking is sufficient to serve both the school and the recreational facilities. To evaluate the existing parking demand, Kimley-Horn conducted parking counts on a typical school day. The parking counts, which occurred in 30-minute intervals from 7:00 to 9:00 am and again from 2:00 to 4:00 pm, demonstrated that the existing parking supply of 128 spaces was adequate for the uses on the site. The maximum number of vehicles observed on the site was 93, which represented a parking utilization rate of 73 percent. Parking for the Old Town Pool was not considered within the parking analysis, as the pool is only operational between Memorial Day and Labor Day, and overlaps little with the parking demand of the school.

In addition to the parking count, Kimley-Horn also conducted a travel survey of the existing faculty and staff to understand existing travel patterns and forecast anticipated travel patterns. Approximately 60 percent of the faculty and staff responded to the travel survey, which demonstrated that nearly 87 percent of the faculty and staff drive a personal vehicle to the school and park on-site. In addition to the Jefferson-Houston School faculty and staff, the Department of Recreation, Parks and Cultural Activities estimated that approximately 4 vehicles on site belong to staff of the Durant Center. The result of the travel survey demonstrated that 65 parking

spaces are occupied by the Jefferson-Houston faculty and staff and Durant Center staff during a typical school day.

The parking counts and travel survey informed the estimated parking demand for the proposed school redevelopment. Assuming that the existing percentage of faculty and staff continue to drive their personal vehicle after the completion of construction, a total of 97 spaces are required to accommodate the school during a typical school day. In addition, ACPS anticipates approximately 23 visitors are likely with the increased student population. As the Durant Center and Buchanan Park are not affected by the school redevelopment, it is anticipated that the existing parking utilization of 4 spaces for staff and 10 spaces for facility users will not change. Based on these assumptions, a total of 134 spaces are required. Therefore, while the new school, as proposed, is technically meeting the parking spaces as required by Code, the potential parking utilization rates, as outlined in the prepared parking study, slightly exceeds the number of proposed spaces.

Summary of Parking			
	Existing	Code Requirement	Proposed
School Building	30	32	32
Durant Center	93*	83	83
Shared	NA	NA	15
Total	128	115	**130**

*School currently has agreement to use 17 spaces for staff

I. Transportation Management Plan

As the estimated parking demand for the proposed school redevelopment slightly exceeds the number of parking spaces proposed on the site, ACPS has prepared a voluntary Transportation Management Plan (TMP) to reduce single occupancy vehicle (SOV) use on the site. This project does not meet the regulatory requirement for a TMP SUP and, as such, it is important to note that the term "TMP" in this case is not referring to a SUP, but rather to a set of programs and incentives to maximize non-SOV use that has been voluntarily offered by the applicant.

The TMP is designed to serve all anticipated users of the school, including faculty, staff, students and visitors of the school. The site is located within close proximity to the King Street Metrorail Station (0.3 miles) and the Braddock Road Metrorail Station (0.6 miles) and is well served by a gridded street network, public transportation, including Metrorail, Metrobus, DASH and the King Street Trolley, as well as bicycle and pedestrian facilities. Due to the proximity of the site to a variety of transportation options, the goal of the TMP is to reduce single occupancy vehicle use by 30 percent.

To achieve this goal, the TMP includes several services and incentives to discourage single occupancy vehicle use and encourage the use of carpooling, public transportation, bicycling and

walking. These services and incentives include the distribution of promotional materials; establishment of "walking school buses" or "bike trains;" coordination of carpool activities; and transit subsidies, amongst other incentives aimed at parents and guardians who drop off students and employees who drive alone during the peak commuting hours. Currently, there are 97 ACPS employees that take advantage of the transit benefit provided by the City, with minimal promotion. Of those 97 receiving the transit benefit, nine of them work at Jefferson Houston.

Consistent with other TMPs within the City, the TMP will have an on-site coordinator to implement and oversee the TMP program. The TMP is reviewed on an annual basis to evaluate whether the above referenced strategies are adequately reducing single-occupancy vehicle use to achieve or exceed the goal. Tools to ensure compliance as written in the TMP include annual reports, surveys and semi-annual financial reporting requirements.

J. Phasing and Construction

Construction is anticipated to begin in Summer 2013, with occupancy of the new school in August 2014 and overall construction completed by Winter 2015. While the majority of the new school building construction will occur on the current Buchanan Field, disruptions on the current campus would include demolition of the existing Head Start Building and removal of the wing attaching the school to the Durant Center.

Construction is anticipated to be conducted in two phases: 1) construction of the new school, bus loop and associated pedestrian improvements required to provide access to the new building, and 2) demolition of the existing school, construction of the turf playing field and final landscaping and site restoration. Some demolition will also occur prior to Phase 2 in order to remove the existing Head Start building at the corner of Cameron and N. West Streets. This is a complex process that will not only include ACPS as the applicant, but the Parker Gray BAR, and the departments of General Services, and Recreation, Parks & Cultural Activities. In order to meet the goal of opening the new school in time for the 2014-15 academic year while ensuring that oversight is maintained on the entire project, the Certificate of Occupancy (CO) permits for the site will also be phased. A Temporary CO will be issued to permit operation of the new school building, while the Final CO's will not be issued until all site improvements, including the new playing field, have been constructed, and accepted by the City, and the renovations to the Durant Center have been completed.

Details of the final construction phasing will be determined during the final site plan process. The phasing plan will include standard City requirements including pedestrian and vehicular access during construction, with focus on Cameron Street being accessible and open for pedestrians during peak travel times.

Construction management is a major concern for the community. A priority for both ACPS and the City is to minimize impacts on the neighborhood and maintain adequate site security throughout the duration of the project. There are a number of conditions which address issues

such as submission of a construction management plan and parking for construction workers. Particular challenges on this site already under consideration include identifying interim open space for students and facilitating community uses of the Old Town Pool and the Durant Center during construction. In addition, the applicant has agreed to undertake a number of measures to stay in touch with the community during construction so that concerns, if they arise, can be quickly addressed.

K. Building & Site Security

Site security has been raised by the community throughout the planning process for the new school. Both Alexandria City Public Schools and the Alexandria Police Department are planning to implement several measures to ensure that the new school site will be safe and secure. Based on recent history, crime reports stemming from the school property have been limited. Research of the Alexandria Police Crime reports from January 2007 through August of 2012 indicate a total number of 34 offenses associated with the school address. This amounts to about 5 – 6 offenses per calendar year. These offenses include everything from minor calls concerning suspicious activity to assaults and destruction of property offenses. It should be noted that not all of these offenses actually occurred on school property; rather offenses are attached to an address based on the nearest addressed property. Thus, a motor vehicle theft that occurred on N. West Street could be assigned the school address, though the offense may not necessarily be associated with the school property or operation. None-the-less, City staff takes security concerns seriously and has engaged in multiple meetings with the Police Department as well as with ACPS staff to review the design of the school site and to review and coordinate security protocols by the Police Department and ACPS' Division of Risk Management, Safety and Security.

Existing ACPS Safety and Security protocols used at other ACPS middle schools and at the high school will be incorporated into the new school, including Access Controls, Key Policy and CCTV Monitoring. ACPS follows the Tigris Key Quality Control Program which reduces the number of keys held by an individual. CCTV monitoring is streamed using analog cameras that display images through a digital video recorder. The goal is to ensure that after entry into the facility, visitors can be visually monitored throughout the school property by School Resource Officers and the ACPS Security Operations Center. If any suspicious activity is observed via the cameras, the school sends one of their security officers to the site or contacts the City Police for assistance. School security staff regularly patrols their school sites.

The Alexandria Police Department will also implement its security measures, which include visual monitoring of the site through drive-by patrols and working closely with the schools' Security Operations Center. The Police Department also has a Community Relations officer assigned to the neighborhood and maintains a close working relationship with the West Old Town Civic Association. The Police Department has also worked with Planning and ACPS staff to review and comment on the site planning and design of the new school to ensure that the layout is consistent with current practices for creating safe and secure properties through design.

Security improvements to be implemented include added site lighting, camera monitoring and careful consideration on the type and placement of landscaping and other obstructions that may create hiding areas or otherwise impede sightlines from Cameron Street. Staff finds that the overall enhanced openness of the interior of the school site to Cameron Street and the co-location of nearly all of the recreational activities in this central area will improve the natural surveillance by passersby and property owners from across the street.

V. COMMUNITY

ACPS employed a robust community outreach process throughout the design and development of the proposed Jefferson-Houston school. The community outreach process was initiated with the establishment of three groups: the Jefferson-Houston Project Steering Committee; the Kindergarten through Eighth-Grade Specifications Committee; and the Jefferson-Houston Key Communicators. These groups were established to ensure consistent and transparent communications between ACPS, City staff, parents and the community on issues including the site design, maintenance of open space, aesthetics, and connections between the proposed school and existing facilities. The following points provide an overview of the participants involved in each committee:

- The Jefferson-Houston Project Steering Committee included representatives from ACPS, RP&CA, P&Z, the PTA and the School Board. The primary role of the Steering Committee was to oversee the entire project, from initial design to project completion. The Steering Committee held regular meetings to ensure consistent communication and decision-making.
- The Specifications Committee included representatives from ACPS, the PTA and the School Board and was tasked with developing educational specifications, which ultimately determined the building requirements.
- The Key Communicators included representatives from ACPS, the School Board, the PTA, and community stakeholders, including the Upper King Street Civic Association, West Old Town Civic Association, Braddock Station Civic Association, the Chamber of Commerce, Jefferson Village and the Alexandria Housing and Redevelopment Authority. The purpose of the Key Communicators was to provide a forum for community members to learn about the Jefferson-Houston project and introduce ideas and questions from their constituencies.

In addition to the formal committees, the ACPS project team also held several community meetings during the design and development process (Attachment #4). The City also sponsored a well-attended open house forum on September 18th. Staff from ACPS and their architecture and project management teams, as well as representatives from all associated City departments, manned tables for the first hour of the meeting and answered questions in a one-on-one format. For the second hour, questions were received in an open forum and recorded. Concerns generally ranged from design to construction to school operations questions.

At the September 18th community meeting, the main questions related to how the new school could be used by the community, and how it would affect the neighborhood. Concerns were raised about glare from lighting on the building, and whether the new playing field would be lit and fully fenced (which it won't be). While the community was supportive of an accessible white box theater and potential outdoor uses at the Durant Center, they were curious how the community would access these uses, and additional questions were raised about security for entire site. Typical concerns about construction noise, parking and security were raised, as well as questions about the feasibility of the old school remaining operational throughout construction. Responses to each of comments made at this community meeting are included in Attachment #5.

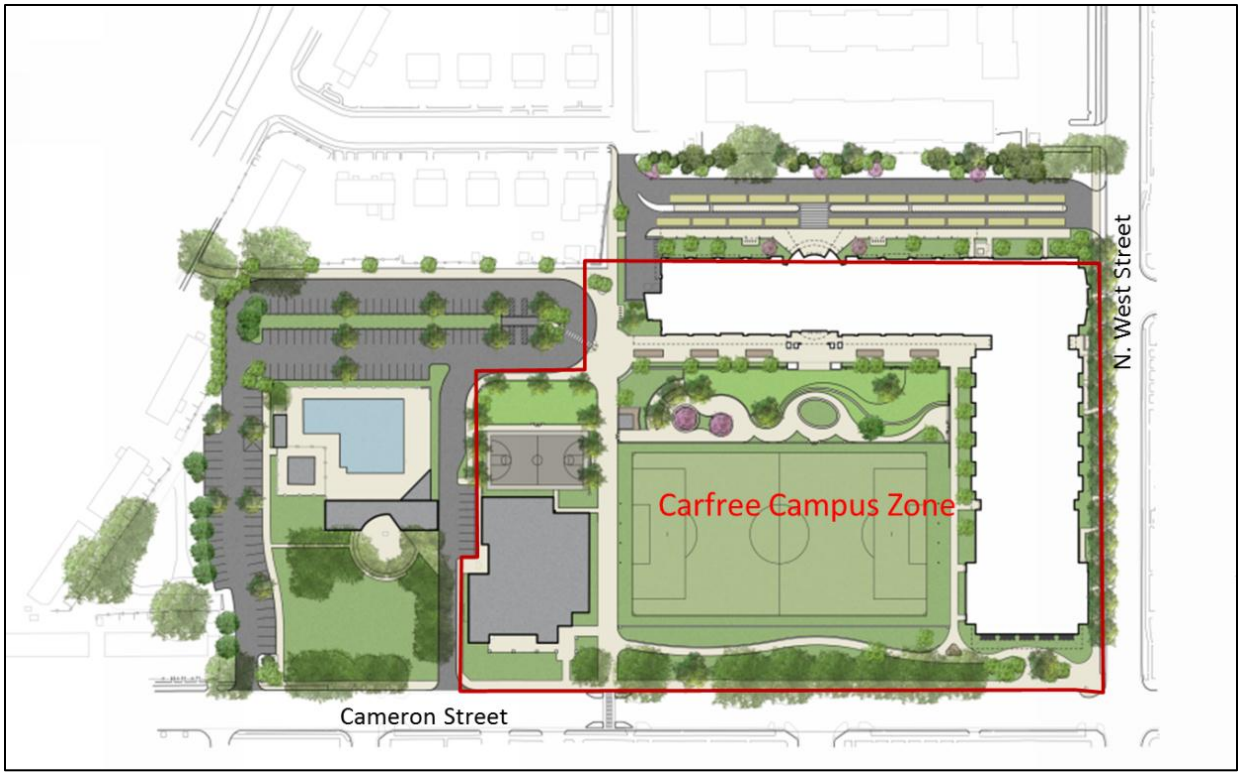
VI. CONCLUSION

Staff recommends approval of the rezoning request with associated map amendments, the development special use permit with site plan and the special use permit for height, subject to compliance with all applicable codes, ordinances and the following staff recommendations and conditions.

Attachments

1. Master Plan Amendment Resolution
2. Master Plan Amendment Updated Maps
3. Transportation Management Plan
4. List of Community Meetings
5. September 18, 2012 City-Sponsored Community Meeting Comments

VII. GRAPHICS



VIII. STAFF RECOMMENDATIONS

1. The Final Site Plan shall be in substantial conformance with the preliminary site plan dated September 14, 2012, and as amended on October 2, 2012, and comply with the following conditions of approval.

   a. Project construction shall be accepted in two phases: a Temporary CO phase that includes the new school building and improvements as required for use of the new school, and a Final CO phase that incorporates all other required improvements on the site. T&ES and P&Z will not sign off on the Final CO until the old school building has been demolished, all associated improvements made, and final as-builts accepted.

   b. All permanent above-grade features and fixtures, including but not limited to fence material, height and location and site furniture shall be subject to final review and approval by the Parker-Gray Board of Architecture Review. (PZ)

   c. The RB (Townhouse) and POS (Public Open Space) zoning boundaries as approved by City Council as part of the rezoning request shall be shown on a document to be submitted with the final site plan. * (P&Z)

2. A phasing plan for all site plan improvements required prior to final Certificate of Occupancy shall be submitted with the first final site plan. All the conditions that follow must adhere to this phasing plan. * (P&Z)(T&ES)(RP&CA)

A. PEDESTRIAN/STREETSCAPE:

3. **CONDITON AMENDED BY PLANNING COMMISSION**: Provide the following pedestrian improvements to the satisfaction of the Directors of P&Z, RP&CA and T&ES:
   a. Complete all pedestrian improvements prior to the issuance of a certificate of occupancy permit, per the phasing plan.
   b. Install ADA accessible pedestrian crossings serving the site.
   c. Construct all concrete sidewalks to City standards. The minimum unobstructed width of newly constructed sidewalks shall be 6 feet.
   d. Sidewalks shall be flush across all driveway crossings, with the exception of the bus exit roadway on West Street.
   e. All newly constructed curb ramps in Alexandria shall be concrete with detectable warning and shall conform to current VDOT standards.
   f. Relocate the existing mid-block pedestrian crosswalk and bulb outs on Cameron Street between N. Peyton Street and Harvard Street to align with the north / south pedestrian walkway as generally depicted on the Preliminary Site Plan. Relocation shall include removal of the existing crosswalk and bulb outs, construction of bulb outs on either side of the new crosswalk, and relocation of

the existing pedestrian crossing signage to the new crossing location. The new crosswalk shall be stamped asphalt to match the material, color and pattern of the existing crosswalk paving surface, with 6" wide thermoplastic lines on either side of the crosswalk.

g. ~~The existing overhead utility lines and poles along N. West Street shall be removed along the project frontage and the utilities placed underground~~. The applicant shall underground the main distribution lines on the west side of N. West Street between Cameron and Queen Streets, as well as all feed lines serving the school campus buildings. The poles on the west side of N. West Street for local distribution lines, as well as the local services lines themselves on N. West Street serving the residential townhouses on the east side of the street, will be addressed as future improvements. (PC)

h. Provide removable decorative bollards at site entrances to discourage unauthorized vehicular access. *** (P&Z) (RP&CA) (T&ES)

B. PUBLIC ART:

4. Work with City staff to develop a site-wide public art program to incorporate placement of future art features throughout the site and within the building interiors. Stand-alone pieces or integrated artwork may be considered. A work of art may be functional and may include, but not be limited to, lighting, benches, bike racks, pavers, grates, landscaping or other design elements, if designed by an artist as a unique and prominent feature of the project. A broad range of art types should be considered.

a. Priorities of the program shall include the entirety of the N. West Street project frontage, east wall/N. West Street façade of the Gymnasium and major building entrances, as well as play areas of the school, in coordination with Best Management Practice environmental features.

b. While it is understood that art is not anticipated with the initial construction of the school, this has been identified as a priority location for art by the City and the community.

c. The final public art program shall identify locations and opportunities for the placement of public art on the site and within the school; however, ACPS shall not be responsible for providing art work as part of the construction project. Any art proposals shall be reviewed and approved by the Alexandria Office of the Arts and the Public Art Committee prior to release of the Final Site Plan. Future art intended for the site shall be reviewed and approved by the Alexandria Office of the Arts and the Public Art Committee. The Alexandria Office of the Arts and the Public Art Committee are available as a resource throughout the process. ****(P&Z)(RP&CA)

C. OPEN SPACE/LANDSCAPING:

5. 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 Directors of P&Z and/or RP&CA. At a minimum the Landscape Plan shall:
   a. Provide an enhanced level of detail for plantings throughout the site (in addition to street trees). Plantings shall include a simple mixture of seasonally variable, evergreen and deciduous shrubs, ornamental and shade trees, groundcovers and perennials that are horticulturally acclimatized to the Mid-Atlantic and Washington, DC National Capital Region.
   b. Ensure positive drainage in all planted areas.
   c. Provide detail, section and plan drawings of tree wells showing proposed plantings and associated materials, irrigation, adjacent curb/pavement construction, including edge restraint system, dimensions, drainage, and coordination with site utilities.
   d. Provide detail sections showing above and below grade conditions for plantings above a structure.
   e. Provide planting details for all proposed conditions including street trees, multi-trunk trees, shrubs, perennials, and groundcovers. (P&Z)(RP&CA)
   f. All sidewalks and driveways constructed above tree wells/trenches shall be structurally supported. Areas of un-compacted growing medium shall not be used to support sidewalks and driveways without additional structural support. Provide section details both parallel and perpendicular to the street that verify this requirement.
   g. Identify the extents of any areas of tree wells/trenches within the sidewalk on the landscape and site plans.
   h. Provide a plan exhibit that verifies the growing media in street tree wells/trenches meets the requirements of the City's *Landscape Guidelines* for soil volume and depth. The plan shall identify all areas that are considered to qualify towards the soil requirements, with numerical values illustrating the volumes. (P&Z)

6. The installation of the landscape elements and plant material shall be subject to final inspection prior to release of the final certificate of occupancy. *** (P&Z)(T&ES)

7. With the first site plan submittal, provide pre and post development information related to open space needs, quantity (in SF), function and restoration during project phases. (RP&CA)

8. With the first site plan submittal, provide a site strategy that identifies interim open space for students throughout the project construction phases. This plan will be subject to review and approval by the Parks & Recreation Commission. If the south lawn area adjacent to the Dr. Oswald Durant Memorial Center is intended for use, provide interim

improvements, disposition of existing vegetation and procedures for restoration of site area. (RP&CA)(P&Z)

9. Continue to work with staff to develop specialized site areas such as the Cameron Street / West Street plaza, Cameron Street frontage entry, Dr. Oswald Durant Memorial Center north area court areas, rooftop garden areas, play areas/grounds and north/south pedestrian access. (RP&CA)(P&Z)

10. Provide a site irrigation and/or water management plan developed, installed and maintained to the satisfaction of the Directors of RP&CA, P&Z and Code Administration.
    a. Provide an exhibit that demonstrates that all parts of the site can be accessed by a combination of building mounted hose bibs and ground set hose connections.
    b. Provide external water hose bibs continuous at perimeter of building. Provide at least one accessible external water hose bib on all building sides at a maximum spacing of 90 feet apart.
    c. Hose bibs, ground set water connections and FDCs must be fully accessible and not blocked by plantings, site utilities or other obstructions.
    d. Incorporate one hose bib/yard hydrant at each the multi-use court and play area.
    e. Install all lines beneath paved surfaces as sleeved connections.
    f. Locate water sources and hose bibs in coordination with City Staff.
    g. Ensure that irrigation system is compatible with City's remote control operating system.
        i. Provide all equipment and hard/software necessary to install a remote station, including sensors, transmitters, and other equipment.
        ii. Controllers and water service connections shall be located as approved by the City.
    h. Site irrigation plan, details and specifications shall be prepared by a certified irrigator who is licensed to practice in the Commonwealth of Virginia, or has an approved reciprocal certification, and possesses demonstrated experience in system design for public grounds and recreation facilities. (Code) (P&Z)(RP&CA)

11. Develop a palette of site furnishings in consultation with staff. Site furnishings and other site design conditions shall be provided consistent with City of Alexandria Park Standards. * (P&Z)(T&ES)(RP&CA)

12. 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 RP&CA, P&Z, GS and T&ES. * (P&Z)(T&ES)(RP&CA)(GS)

13. Access gates at playgrounds and approaches shall be sized and designed to accommodate adequate clearances for maintenance vehicles and emergency equipment.
    a. Double gates shall incorporate six inch diameter posts with full framed diagonally braced gate leaves and center drop post with tamperproof locking mechanisms.
    b. Single gates shall incorporate six (6) inch diameter posts with full framed diagonally braced gate leaf and tamperproof locking mechanisms.
    c. Double and single gates shall incorporate a continuous six (6) foot width (three feet on each side of fence) concrete threshold that extends two (2) feet beyond each gate post and incorporates the gate post footings.

14. With first final site plan, provide a coordinated design palette of play area related site structures/equipment.
    a. Locate and depict the scale, massing and character of play equipment, perimeter fencing, grade conditions, surfacing and associated site furnishings.
    b. Play area and site equipment must comply with the most recent guidelines, specifications and recommendations of the Consumer Product Safety Commission (CPSC) Handbook for Public Playground Safety, ASTM Specification for Playground Equipment for Public Use (ASTM F1487) and ASTM Specification for Impact Attenuation of Surface Systems Under and Around Playground Equipment (ASTM F1292).
       Applicant shall provide certification that the play areas have been designed, reviewed and approved by a certified playground safety inspector (CPSI professional) with current certification. Play area and equipment shall comply with Americans with Disabilities Act Accessibility Guidelines (ADAAG) for Buildings and Facilities; Play Areas 36DFR Park 1191; Final Rule.
    c. Provide the sub base, drainage, safety surfacing, perimeter fencing and supporting engineering for all play areas. (RP&CA)(GS)

15. All play areas shall be fenced. Fence heights and materials shall be consistent with City Park Standards. Final design and placement shall be coordinated with, and approved by, the City prior to release of the final site plan, to the satisfaction of the Directors of Planning & Zoning and Recreation, Parks and Cultural Activities. * (P&Z)(RP&CA)

16. The proposed synthetic infill system turf field and associated items shall include the following, to the satisfaction of the Director of RP&CA:
    a. Immediate positive surface and subsurface drainage. No surface drains or other impediments shall be placed in the play field or run out areas.
    b. Provide a permanently fixed combination of fence and walls along Cameron Street. Fence height shall be a minimum height of 6 feet continuous.
    c. Provide stanchions and netting on the east and west ends of the field. Nets shall be provided by the project to the project.

d. Water source and service for irrigation, including meter(s), backflow prevention devices, connections and conveyance piping to the field location(s). Static pressure shall be determined in coordination with City staff.

e. Playing field surface and subgrade composed of synthetic infill turf system identified as a part of the City's prequalified vendor/product list, using an engineered under drain system, concrete perimeter retainer, perimeter loop irrigation system, and permanent field lining, each as approved by the City. Turf vendor/product shall be to the satisfaction of the City.

f. Turf grooming equipment suitable for use behind a City vehicle and specifically designed for the turf type and field product. Manufacturer shall provide ½ day training session for staff related to maintenance best practices for field prior to City acceptance of the field.

g. Two additional containers at 2,000 lbs. each of synthetic infill mix and 50 additional square yards of turf to match field.

h. The field playing surface dimensions not-including run outs will be a minimum of 165x300 feet. Field dimensions and run out areas (10 feet minimum continuous) for soccer, lacrosse and field hockey shall be consistent with National Federation of State High School Athletic Association standards. (RP&CA)

17. Provide a replacement multi-use court on the north side of the Dr. Oswald Durant Memorial Center including associated items subject to satisfaction of the Directors of RPCA, DGS and PZ.

a. Court surfacing, drainage characteristics, slope, lines/colors and overall construction shall be consistent with City Park Standards.

b. The existing court possesses overhead athletic facility lighting. Provide a combination of site and building mounted lights to adequately illuminate the play surface with a maximum lightness to darkness ratio of 4:1(Class IV standards of the Engineering Illumination Society). Continue to work with RPCA to identify illumination levels. **** (RP&CA)

18. Continue to work with staff and the landscape designers to incorporate and interpret elements of the historical character and archaeological findings into the design of the open space and to prepare interpretive elements, which shall be erected as part of the development project. The site plan shall indicate themes and locations of interpretive elements. Prior to release of the final CO, the consultant shall provide content for text and graphics for the signage subject to approval by the Office of Historic Alexandria/Alexandria Archaeology and the Directors of P&Z and/or RP&CA.* (Arch)(P&Z)(RP&CA)

D. TREE PROTECTION AND PRESERVATION:

19. Provide, implement and follow a tree conservation and protection program that is developed per the City of Alexandria Landscape Guidelines and to the satisfaction of the Directors of P&Z, and/or RP&CA and the City Arborist.
    a. Demonstrate that trees to be retained and removed are consistent with the Site Arboricultural report dated July 12, 2012 by Savatree Consulting Arborists;
    b. Provide information demonstrating impacts on existing vegetation by phase;
    c. The City Arborist shall review, verify and approve all trees to be removed in the field prior to release of the final site plan. (P&Z)(RP&CA)*

20. A fine shall be paid by the applicant in an amount not to exceed $10,000 for each tree that is destroyed and/or the City may request that replacement trees of similar caliper and species be provided for damaged trees if the approved tree protection methods have not been followed. The replacement trees shall be installed and if applicable the fine shall be paid prior to the issuance of the last certificate of occupancy permit. **** (P&Z)(RP&CA)

21. The area of the limits of disturbance and clearing for the site shall be limited to the areas as generally depicted on the preliminary site plan dated September 14, 2012, and as amended on October 2, 2012, and reduced if possible to retain existing trees and grades. (P&Z)(RP&CA)

22. Spacing for street trees along N. West Street shall be no less than 25 feet apart, an average of 35 feet on center and three (3) feet from the back of the curb. The location of all pole mounted lights shall be coordinated with all trees. Light poles shall be located a minimum of 10 feet from the base of all trees. (RP&CA)

23. Provide updated crown area coverage tabulations with the Final Site Plan in compliance with the City of Alexandria Landscape Guidelines to include pre- and post-development calculations.* (RP&CA)

E. BUILDING:

24. Continue to work with staff to refine the proposed building elevations and architectural details. Proposed exterior building materials, finishes, and relationships shall be subject to review and approval by the Department of Planning and Zoning to the satisfaction of the Director 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 a color, on-site, mock-up panel of proposed materials, finishes, and relationships for review and approval prior to final selection of exterior building materials. The mock-up panel shall be constructed and approved prior to release of building permits. **

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)

25. With submittal of the first final site plan, the applicant shall provide design solutions for the Dr. Oswald Durant Memorial Center to remedy conditions related to removal of the existing school building, to the satisfaction of the Directors of P&Z, RP&CA, and General Services. * (P&Z)(RP&CA)(GS)

26. Per the City's Green Building Policy adopted April 18, 2009, achieve a green building certification level of LEED Silver or equivalent to the satisfaction of the Directors of P&Z, and/or RP&CA and T&ES. Diligent pursuance and achievement of this certification shall be monitored through the following:

a. Provide evidence of the project's registration with LEED with the submission of the first final site plan.*

b. Provide evidence of submission of materials for Design Phase credits to the U.S. Green Building Council (USGBC) prior to issuance of a certificate of occupancy.***

c. Provide evidence of submission of materials for Construction Phase credits to USGBC (or equivalent) within six months of obtaining a final certificate of occupancy. ****

d. Provide documentation of LEED Silver Certification from USGBC within two years of obtaining a final certificate of occupancy.

e. Failure to achieve LEED Silver (or equivalent) will be evaluated by City staff, and if staff determines that a good faith, reasonable, and documented effort was not made to achieve these certification levels, then any City-wide Green Building policies existing at the time of staffs' release of Final Site Plan will apply. (P&Z)(RP&CA)(T&ES)

27. 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)

28. 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 Http://www.epa.gov/WaterSense/pp/index.htm. (T&ES)

F. SIGNAGE:

29. Design and develop a coordinated sign plan for exterior signage, which includes a color palette, for all proposed signage, including, but not limited to site-related signs, way-finding graphics, school identification signs, and interpretive signage that highlights the history and archaeology of the site. The plan shall be included as part of the Final Site Plan and shall coordinate the location, scale, massing and character of all proposed signage to the satisfaction of the Directors of Archaeology, P&Z, and/or RP&CA, and T&ES.*

30. Design school identification signs to relate in material, color and scale to the building on which the sign is displayed to the satisfaction of the Director of P&Z.
    a. The identification signs shall be designed of high quality materials and sign messages shall be limited to logos and names.
    b. Installation of building mounted signage shall not damage the building and signage shall comply with all applicable codes and ordinances. (P&Z)

31. Internally illuminated box signs are prohibited. Explore the use of exterior illumination. (P&Z)

32. A freestanding school identification sign shall be not exceed 4 feet in height. (P&Z)

33. Install a temporary informational sign on the site prior to the approval of the final site plan for the project. The sign shall be displayed until construction is complete or replaced with a contractor or real estate sign incorporating the required information; the sign shall notify the public of the nature of the upcoming project and shall provide a phone number for public questions regarding the project.* (P&Z)(T&ES)

G. PARKING:

34. Locate a minimum of 130 parking spaces in the on-site surface parking lot. (P&Z)(T&ES)

35. Provide a minimum of 30 bicycle parking spaces per Alexandria's current Bicycle Parking Standards. Bicycle parking standards, acceptable rack types for short- and long-term parking and details for allowable locations are available at: www.alexandriava.gov/bicycleparking. (T&ES)

36. Provide a Parking Management Plan with the final site plan submission. The Parking Management Plan shall be approved by the Departments of P&Z, RP&CA and T&ES

prior to the release of the final site plan. The parking management plan shall discuss how each proposed use will be accommodated on site (Dr. Oswald Durant Memorial Center staff and users, school faculty/staff, school visitors, Buchanan Park and the Old Town Pool). The plan should highlight the uses that do not overlap (i.e. Old Town Pool generally is in operation when school is not in session, night events at the Dr. Oswald Durant Memorial Center do not conflict with the school hours). Discuss in the management plan if any of the parking will be reserved for specific uses or if the entire lot will be shared among all users. (P&Z)(T&ES)

37. All on-street parking controls and restrictions within the project area shall be determined by the City. Any such controls and restrictions which the applicant desires shall be shown on the final site plan. (P&Z)(T&ES)

H. TRANSPORTATION MANAGEMENT PLAN:

38. A Transportation Management Plan must be implemented in order to create strategies to persuade residents and employees to take public transportation or share a ride, as opposed to being a sole occupant of a vehicle. The details of the Plan are included in the TMP Attachment #3 to the general staff conditions. Below are the basic conditions from which other details originate. (T&ES)
39. The applicant shall participate in the revised City of Alexandria Transportation Management Program if established. The revised program will include the elements outlined in the December 8, 2010 docket memo to City Council and approved by the Council. The revised TMP program will go before the City Council for approval. The revision to the program includes a periodic review of the TMP to determine if goals are being met. (T&ES)

40. A TMP Coordinator shall be designated for the entire project upon application for the initial building permit. The name, location, email and telephone number of the coordinator will be provided to the City at the time, as well as any changes occurring subsequently. This person will be responsible for implementing and managing all aspects of the TMP and the parking management program for the project. *** (T&ES)

41. The TMP goal is 30% usage of non-single occupancy vehicular modes by employees. The peak hour goal for all trips is a 0.5% reduction year-to-year. A TMP fund of $20,000 shall be created based on the TMP goal with the fund to be held and utilized by the applicant. The TMP fund shall be used exclusively for the approved transportation activities detailed in the attachment.*** (T&ES)

42. The TMP Coordinator will submit annual reports, fund reports, transportation counts and modes of transportation surveys to the Transportation Planning Division as detailed in the Attachment #3. (T&ES)

43. An administrative fee shall be assessed to the governing entity for lack of timely compliance with the submission of the TMP mandatory reports required in the attachment (fund reports with supporting documentation, annual reports, survey results with a minimum response rate of 35%, and submission of raw data). The fee shall be in the amount of five hundred ($500.00) for the first 30 (thirty) days late and two hundred and fifty dollars ($250.00) for every subsequent month late. The amount of these administrative fees is for the base year in which the TMP is approved and shall increase according to the Consumer Price Index (CPI) going forward. (T&ES)

I. SITE PLAN:

44. 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 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. (P&Z)

45. Submit an easement plat for all applicable easements prior to the final site plan submission. The plat(s) shall be approved and recorded prior to the release of the final site plan.* (P&Z)(T&ES)

46. A copy of the recorded easement plat and deed shall be submitted with the first request for a building permit.** (P&Z)

47. Coordinate location of site utilities with other site conditions to the satisfaction of the Directors of P&Z and/or RP&CA, 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.
    c. Do not locate above grade utilities in dedicated open space areas.
    d. If applicable, all utilities shall be screened from the public ROW to the satisfaction of the Director of P&Z. (RP&CA)(P&Z)(T&ES)

48. 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, P&Z, and/or RP&CA in consultation with the Chief of Police and shall include the following:
    a. Clearly show location of all existing and proposed street lights and site lights, 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.
    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, including any existing street lights located on the opposite side(s) of all adjacent streets. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties and rights-of-way. Show existing and proposed street lights and site lights.

e. Photometric site lighting plan shall be coordinated with architectural/building mounted lights, site lighting, street trees and street lights to minimize light spill into adjacent residential areas.

f. Provide location of conduit routing between site lighting fixtures so as to avoid conflicts with street trees.

g. Detail information indicating proposed light pole and footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view.

h. The lighting for the areas not covered by the City of Alexandria' standards shall be designed to the satisfaction of Directors of T&ES and P&Z.

i. Provide numeric summary for various areas (i.e., roadway, walkway/ sidewalk, alley, and parking lot, etc.) in the proposed development.

j. Light fixtures for open canopies shall be recessed into the ceiling for any areas that can be seen from the public ROW.

k. Upon installation of all exterior light fixtures for the site/building, the applicant shall provide photographs of the site demonstrating compliance with this condition.

l. Full cut-off lighting shall be used at the development site to prevent light spill onto adjacent properties. (P&Z)(T&ES)(RP&CA)(Police)

49. The Emergency Vehicle Easement (EVE) shall not be painted. When an EVE is shared with a pedestrian walkway or consists of *grasscrete* or a similar surface treatment, the EVE shall be defined in a manner that is compatible with the surrounding ground plane. (P&Z)

J. CONSTRUCTION:

50. 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. In addition, building and construction permits required for site preconstruction shall be permitted prior to release of the final site plan to the satisfaction of the Director of T&ES. * (T&ES)

51. **CONDITON AMENDED BY PLANNING COMMISSION:** Submit a construction management plan for review and approval by the Directors of P&Z, T&ES and Code Administration prior to final site plan release. The plan shall:

a. Include a plan for temporary pedestrian and vehicular circulation;
b. Include analysis as to whether temporary street lighting is needed on the site and how it is to be installed.
c. Include the overall schedule for construction and the hauling route;
d. Copies of the plan shall be posted in the construction trailer and given to each subcontractor before they commence work;
e. If the plan is found to be violated during the course of construction, citations will be issued for each infraction and a correction notice will be forwarded to the applicant. If the violation is not corrected within five (5) calendar days, a "stop work order" will be issued, with construction halted until the violation has been corrected.
f. The sidewalk on Cameron Street shall remain open during peak pedestrian travel times. Short term closures shall be scheduled during off peak hours.
g. Hauling routes shall be subject to existing truck restrictions and done in a way to minimize impact on the neighborhood, to the satisfaction of the Director of T&ES. (PC) (P&Z)(T&ES)(Code)
h. Open access to the Dr. Oswald Durant Memorial Center and Old Town Pool shall be maintained continuously throughout construction to satisfaction of the Directors of RPCA and DGS. It is understood that at peak times, the maximum number of spaces may not be temporarily attainable. (RP&CA) (GS)

52. During construction, the Dr. Oswald Durant Memorial Center shall be continuously provided with not less than 9 parking spaces (8 regular and 1 accessible) on-site for staff and patrons. (RP&CA) (GS)

53. During construction, the Old Town Pool shall be continuously provided with not less than 16 parking spaces (13 regular and 3 accessible) on-site for staff and patrons during the season when the pool is operational, to the satisfaction of the Directors of RP&CA and General Services. (RP&CA) (GS)

54. Provide off-street parking for all construction workers without charge to the construction workers. 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 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 plan is found to be violated during the course of 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)

55. With the first Final Site Plan submittal, provide a by-phase plan that identifies mitigation procedures for users of Old Town Pool during construction phases including parking, clear and uninhibited access, and minimization of construction noise, debris and dust, visual screening at perimeter fence lines, lighting, site/building/facility operations, security and service access.* (RP&CA)

56. No major construction staging shall be allowed within the public right-of-way on N. West and Cameron Streets. The applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. ** (T&ES)

57. Any structural elements that extend into the public right of way, including but not limited to footings, foundations, tie-backs etc., must be approved by the Director of T&ES as a part of the Sheeting and Shoring Permit. (T&ES)

58. A “Certified Land Disturber” (CLD) shall be named in a letter to the Division Chief of Construction Management & Inspection 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)

59. 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 of the date of the meeting before the permit is issued. (P&Z)(T&ES)

60. Prior to commencement of landscape installation/planting operations, a pre-installation/construction meeting will be scheduled with the project planner in the Department of Planning & Zoning to review the scope of installation procedures and processes. This is in addition to the pre-construction meeting required above. (P&Z)

61. Prior to release of the Final Site Plan, the applicant shall develop an expanded community outreach strategy to keep nearby and adjoining residents informed throughout the construction progress. This plan shall include requirements for the contractor to meet with the community and adjacent property owners prior to each project phase to provide information on construction phasing and changes to the street network and sidewalks. * (P&Z)(T&ES)

62. 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 RP&CA and T&ES. (P&Z)(RP&CA)(T&ES)

63. 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. (T&ES)

64. 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 approved 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 shall be approved by the P&Z prior to commencement of framing. (P&Z)

65. Submit a partial as-built development site plan survey, pursuant to the requirements outlined in the initial as-built submission for occupancy portion of the development site plan survey checklist requirements to the Department of Transportation and Environmental Services Site Plan prior to requesting a temporary certificate of occupancy permit. The as-built development site plan survey shall be prepared and sealed by the appropriate professionals. Include a note which states that the height was calculated based on all applicable provisions of the Zoning Ordinance. *** (P&Z) (T&ES)

66. Once all site improvements are complete, submit an as-built to comply with the City's final as-built requirements prior to requesting the final certificate of occupancy. Documents for all landscape and irrigation installations are required to be submitted with the Site as-built and request for final occupancy. The as-built drawing shall be submitted in a format as requested by the City. Refer to City of Alexandria Landscape Guidelines, Section III A & B. *** (P&Z) (T&ES)

67. Applicant shall provide construction and as-built geotechnical reports, construction submittal records, operation and maintenance manuals, and communicate specialty procedures to designated City staff. This information shall be provided prior to the final occupancy permit and shall include all components, systems, subsystems, equipment and maintenance procedures including recreation facilities, interpretive elements, structures, fountains, irrigation/water management systems, lighting, electrical systems and winterization procedures. ***(RP&CA)

68. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)

K. SOLID WASTE:

69. In order for the City to provide solid waste service, the development must meet all the minimum street standards. The containers must be placed within an enclosure that completely screens them from view. The applicant must purchase the standard containers from the City or provide containers that are compatible with City collection system and approved by the Director of T&ES. Payment shall be made to the City or proof of payment for approved containers provided, prior to issuance of the Certificate of Occupancy. (T&ES)

70. Provide and install five (5) Iron Site Bethesda Series, Model SD-42 decorative black metal trash cans with domed lid by Victor Stanley. The receptacle(s) shall be placed in the public right-of-way to serve open space and park sites. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. (T&ES)

L. STREETS / TRAFFIC:

71. 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)

72. A pre-construction walk/survey of the site shall occur with Transportation and Environmental Services Construction Management & Inspection staff to document existing conditions prior to any land disturbing activities. (T&ES)

73. Submit a Traffic Control Plan as part of the final site plan, for construction detailing proposed controls to traffic movement, lane closures, construction entrances, haul routes, and storage and staging shall be provided for informational purposes. In addition, the Traffic Control Plan shall be amended as necessary and submitted to the Director of

T&ES along with the Building and other Permit Applications as required. The Final Site Plan shall include a statement "FOR INFORMATION ONLY" on the Traffic Control Plan Sheets. (T&ES)

74. Mark all private street signs that intersect a public street with a fluorescent green strip to notify the plowing crews, both City and contractor, that they are not to plow those streets. (T&ES)

75. All Traffic Control Device design plans, Work Zone Traffic Control plans, and Traffic Studies shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. (T&ES)

76. All 90 degree vehicle parking spaces adjacent to a sidewalk less than seven feet shall have wheel stops. (T&ES)

M. UTILITIES:

77. Locate all private utilities without a franchise agreement outside of the public right-of-way and public utility easements. (T&ES)

78. No transformers shall be placed in the public right-of-way. (T&ES)

79. Coordination of utility work shall be performed to satisfaction of the Directors of RPCA and DGS with the goal of ensuring no utility interruptions to City facilities during working hours and programming times. (RP&CA) (GS)

80. Provide readily accessible waterproof UL approved enclosures/receptacles with two phase 120 volt power at each multi-use court, playground area and athletic field. (RP&CA)

81. Incorporate power source locations with light fixtures or other electrical systems to the maximum extent possible. (RP&CA)

82. Conduit beneath paved surfaces shall be placed in UL approved sleeving. (RP&CA)

N. SOILS:

83. Provide a geotechnical report, including recommendations from a geotechnical professional for proposed cut slopes and embankments. (T&ES)

O. WATERSHED, WETLANDS, & RPAs:

84. The storm water collection system is located within Potomac River, watershed. All on-site storm water 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)

P. BMP FACILITIES:

85. The City of Alexandria's storm water management regulations regarding water quality are two-fold: first, phosphorus removal requirement and second, water quality volume default. Compliance with the phosphorus requirement does not relieve the applicant from the water quality default requirement. The water quality volume determined by the site's proposed impervious area shall be treated in a Best Management Practice (BMP) facility. (T&ES)

86. 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 Worksheet A or B and Worksheet C, as applicable. (T&ES)

87. The storm water 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 issuance of the temporary certificate of occupancy, 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 approved 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)

88. Surface-installed storm water 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)

89. All infiltration BMPs require proof of adequate infiltration through ASTM D3385-09, or alternative method, to the satisfaction of the Director of T&ES. (T&ES)

90. Submit two originals of the storm water quality BMP and Stormwater Detention Facilities Maintenance Agreement 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)

91. Submit a copy of the Operation and Maintenance Manual to the Office of Environmental Quality on digital media prior to issuance of the final certificate of occupancy. ****(T&ES)

92. Prior to issuance of the final certificate of occupancy, the Applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that any existing storm water 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)

Q. CONTAMINATED LAND:

93. Indicate whether or not there is any known soil and groundwater contamination present as required with all preliminary submissions. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site, the Applicant must immediately notify the City of Alexandria Department of Transportation and Environmental Services, Office of Environmental Quality and all contaminated land conditions shall apply. (T&ES)

R. NOISE:

94. All exterior building mounted loudspeakers shall be prohibited and no amplified sound shall be audible at the property line. (T&ES)

95. Supply deliveries, loading, and unloading activities (not to include pick-up and drop-off of students) shall not occur between the hours of 11:00pm and 6:00am. Deliveries between 6:00 am and 7:00 am will only be permitted upon approval of a noise mitigation plan by the Director of T&ES. The plan must be approved prior to release of the Final Site Plan. In the event that a noise mitigation plan is not approved, deliveries will not be permitted between 6:00 am and 7:00 am.* (T&ES)

S. ARCHAEOLOGY:

96. URS has completed a Documentary Study and recommended an Archaeological Evaluation for a portion of the property. URS submitted a Resource Management Plan that will guide the Archaeological Evaluation, and this plan has been approved by Alexandria Archaeology. URS will continue conducting the Archaeological Evaluation as outlined in their Resource Management Plan.

97. The Final Site Plan, Grading Plan, or any other permits involving ground disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the

Zoning Ordinance) shall not be released until the City archaeologist confirms that all archaeological field work has been completed or that an approved Resource Management Plan is in place to recover significant resources in concert with construction activities.*(Archaeology)

98. Final Certificates of Occupancy shall not be issued for this property until interpretive elements have been constructed, interpretive markers have been erected, and the final archaeological report has been received and approved by the City Archaeologist.**** (Archaeology)

T. USE AND MAINTENANCE AGREEMENTS:

99. Prior to release of Final Site Plan, the applicant shall develop and have ratified a Memorandum of Agreement with the City that identifies use and responsibilities related to construction impacts, interim uses during construction and post construction use-sharing of facilities including the new Jefferson-Houston School and mitigation of construction impacts on adjacent City uses, including the Dr. Oswald Durant Memorial Center and the Old Town Pool. * (RP&CA) (GS)

100. Prior to release of Final Site Plan, identify and agree upon future programming, access, impacts of use/resulting maintenance and use of the rectangular field, play area, multi-use court, theater, gymnasium and other public use spaces. Identify conditions during project phases and post-construction. City access, use and programming shall be in perpetuity. * (RP&CA) (GS)

101. Prior to release of Final Site Plan, provide a by-phase plan that identifies future uses, work phasing/duration of activities, and impacts during construction of the proposed project as related to impacts. * (RP&CA) (GS))

CITY DEPARTMENT CODE COMMENTS

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

Planning and Zoning

F-1 A public hearing shall take place before the Parker-Gray Board of Architectural Review for a Certificate of Appropriateness for the school and site amenities and a Permit to Demolish to demolish the existing school buildings. (P&Z)

F-2 A separate application for a Certificate of Appropriateness will be required for the reconstruction of the north and east facades of the Durant Center where existing Jefferson-Houston School gymnasium will be removed as well as any other site improvement elements (fences, light fixtures and the like). (P&Z)

F-3 All exterior fixtures, railings, walls and other above grade elements shall be subject to review and approval by the Parker-Gray Board of Architectural Review when the Durant Center comes in for its Certificate of Appropriateness.

R-1 For enhanced security and surveillance of the basketball court, staff recommends that the new exterior door proposed in the north façade, at the end of the hallway leading to the front desk, have a glass panel or glass sidelight.

Transportation and Environmental Services

F - 1 Sheet 308: For the infiltration basins confirm that the native base material has infiltration capacity and that it will not be compacted or will allow infiltration through the compacted base layer. In additional explain the purpose of the double layer of filter fabric. The concern is the fabric will clog over time. (T&ES- OEQ)

F - 2 Sheet 308; For the bio-retention detail, amended soil rather than planting soil needs to be specified. (T&ES- OEQ)

F - 3 Sheet 308; The compound sand filter is awarded 65% efficiency based on previous approvals as shown on C309. Correct water treatment block and worksheet C. (T&ES-OEQ)

F - 4 Sheet 308; The efficiency of the infiltration basins will be awarded after the results of the infiltration testing and additional detail regarding treatment/compaction of the base layer. (T&ES- OEQ)

F - 5 If unanticipated contamination is discovered on site, the following will apply:
The final site 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.
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.
e. The applicant shall screen for PCBs as part of the site characterization to comply with the City's Department of Conservation and Recreation Municipal Separate Storm Sewer (MS4) permit

Applicant shall submit 3 hard copies and 2 electronic copies of the above. The remediation plan must be included in the Final Site Plan. *(T&ES)

F - 6 As discussed during the conceptual phase of the project, the applicant shall schedule a meeting with the Office of Environmental Quality to discuss sustainable elements that will be incorporated into the final design. (T&ES- OEQ)

F - 7 The five trash cans should be placed at the following locations: Corner of N. West Street at Cameron, Crossing of Cameron Street at new street/driveway into school site, Cameron Street at the north / south pedestrian/bike path, Cameron Street at the Durant Center exit drive and N. West Street at the bus exit.

F - 8 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 - 9 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 following web address:

http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf

F - 10 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 - 11 The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)

F - 12 Include all symbols, abbreviations, and line types in the legend. (T&ES)

F - 13 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 AWWA C-151 (ANSI A21.51) Class 52 or Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. 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 - 14 All sanitary sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter of sanitary sewers shall be 10" in the public Right of Way and sanitary lateral 6" for all commercial and institutional developments; however, a 4" 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" 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 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 - 15 Lateral Separation of Sewers and Water Mains: A horizontal separation of 10' (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" 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 - 16 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" for sanitary sewer and 12" 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" clearance shall be encased in concrete. (T&ES)

F - 17 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 - 18 Crossing Existing or Proposed Utilities: Underground telephone, cable T.V., gas, and electrical duct banks shall be crossed maintaining a minimum of 12" 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 - 19 The rip rap shall be designed as per the requirements of Virginia Erosion and Sediment Control Handbook, Latest Edition. (T&ES)

F - 20 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 - 21 Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)

F - 22 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 - 23 The Traffic Control Plan shall replicate the existing vehicular and pedestrian routes as nearly as practical and the pedestrian pathway shall not be severed or moved for non-construction activities such as parking for vehicles or the storage of materials or equipment. Proposed traffic control plans shall provide continual, safe and accessible pedestrian pathways for the duration of the project. (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 storm water 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, the applicant shall comply with the peak flow requirements and prepare a Stormwater Management Plan so that from the site, the post-development peak runoff rate form a two-year storm and a ten-year storm, considered individually, shall not exceed their respective predevelopment rates. If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of the Zoning Ordinance shall be met. (T&ES)

C - 3 Per the requirements of Article 13-113 (d) 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 storm water 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 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 - 5 (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 - 6 Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer per the requirements of Memorandum to the industry on Downspouts, Foundation Drains, and Sump Pumps, Dated June 18, 2004 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 - 7 In compliance with the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a sanitary sewer adequate outfall analysis as per the requirements of Memorandum to Industry No. 02-07 New Sanitary Sewer Connection and Adequate Outfall Analysis dated June 1, 2007. The memorandum is available at the following web address of the City of Alexandria (T&ES)

http://alexandriava.gov/uploadedFiles/tes/info/New%20Sanitary%20Sewer%20Connection%20and%20Adequate%20Outfall%20Analysis%20 (02-07).pdf

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 provide storage space for solid waste and recyclable materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines", or to the satisfaction of the Director of Transportation & Environmental Services. The plan shall show the turning movements of a trash truck. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: www.alexandriava.gov or contact the City's Solid Waste Division at 703-746-4410, or

via email at commercialrecycling@alexandriava.gov, for information about completing this form. (T&ES)

C - 10 The applicant shall be responsible to deliver the 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 - 11 The applicants will be required to submit a Recycling Implementation Plan form to the Solid Waste Division, as outlined in Article H to Title 5 (Ordinance Number 4438), which requires all commercial properties to recycle.

C - 12 The sewer tap fee must be paid prior to release of the site plan.* (T&ES)

C - 13 All easements and/or dedications must be recorded prior to release of the site plan.* (T&ES)

C - 14 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 - 15 Provide a phased erosion and sediment control plan consistent with grading and construction plan. (T&ES)

C - 16 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 insure 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 - 17 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 - 18 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 - 19 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 - 20 All driveway entrances, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)

C - 21 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)

C - 22 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 - 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 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, Virginia Marine Resources shall be in place for all project construction and mitigation work prior to release of the final site plan. This includes the state requirement for a VSMP permit for land disturbing activities greater than 2500 SF. * (T&ES)

VAWC Comments

1. Annotate to be abandoned water service lines and meters on the demolition plan.

2. For an 8" water main and hydrant, the easement shall be 10' minimum.

3. Annotate fire and domestic water service line size.

4. Please note that the minimum size of a fire service line is 2". A fire service line does not need a meter and an easement, but it needs a backflow preventer (testable double detector check valve assembly). All fire service lines shall be private.

5. Do not run other underground utilities (e.g. sanitary & storm sewer pipe, gas, cable conduit) parallel to a water main within a water main easement.

6. Do not construct a permanent structure (e.g. bicycle rack, irrigation pipes, big tree, storm basin and retention pond, embankment, generator, transformer, etc.) within a water line easement.

Recreation, Parks & Cultural Activities

R-1 After submittal of the Final Site Plan, the project shall be reviewed by the Alexandria Commission on Persons with Disabilities/Office of Human Rights.

R-2 Configure pathways, retaining walls and topography to ensure that adjacent grade conditions do not drain or over wash pathways with debris, soil, water or other materials and to ensure immediate positive drainage without ponding, or water collection areas. Paving, walls, steps, seating and structures shall incorporate design components that discourage skate and skateboard damage.

R-3 Accessibility – Including Dr. Oswald D. Durant Center & Old Town Pool:

a. The complete site design and all interim project phases shall comply with all Access Board and Americans with Disabilities Act Accessibility Guidelines (ADAAG). Americans with Disability Act (ADA).

b. Provide accessible parking spaces and routes for each facility in a quantity required by Access Board and Americans with Disabilities Act Accessibility Guidelines (ADAAG).Americans with Disability Act (ADA).

F-1 Site features shall be consistent with the most recent version of City Park Standards, as produced by RP&CA.

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. 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.

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-7 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-8 Sheeting and shoring shall not extend beyond the property line; except when the developer has obtained a written release from adjacent property owners which has been recorded in the land records; or through an approved encroachment process.

C-9 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.

Police Department

Landscape Recommendations

R - 1 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 - 2 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 - 3 Recommend all play areas (playgrounds, basketball courts, etc.) be placed in a location that can easily be seen from and in full view of Cameron Street to allow for natural surveillance to deter criminal activity.

R - 4 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 - 5 It is recommended that all of 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.

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 The City should be aware that archaeological work shall be required for this project and funding for this work should be included in the project budget.

F - 3 In the early nineteenth century the Grimshaw-Slade Rope Walk was located in the general vicinity of the project area. A rope walk was housed in an elongated shed-like structure where cordage was spun and twisted into rope for ships. By the mid-nineteenth century, according to Civil War period maps, the subject property functioned as a commissary with a mill, an office, barns, stables, and feeding sheds. By the 1870s a portion of the property fronting on West Street between Cameron and Queen Streets was owned by one of Alexandria's more prominent citizens, Lewis McKenzie, who served as mayor of the city and in the U.S. House of Representatives. At this same time Townsend Baggett owned the remainder of the subject property. By the first decades of the twentieth century two schools were built on the property: a high school erected ca. 1915 fronting on Cameron Street, and shortly thereafter in ca. 1922 a second high school on West Street at the head of Queen Street known as Jefferson School.

F - 4 In 1998 a concentration of late nineteenth- and early twentieth-century artifacts and a brick chimney base were uncovered during a grading project on the property located to the north of the existing school in the present location of the playing fields.

F - 5 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.

C - 1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

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 temporary certificate of occupancy
**** Condition must be fulfilled prior to release of the permanent certificate of occupancy

Attachment #1: Master Plan Amendment Resolution

RESOLUTION NO. MPA 2012-0008

WHEREAS, under the Provisions of Section 9.05 of the City Charter, the Planning Commission may adopt amendments to the Master Plan of the City of Alexandria and submit to the City Council such revisions in said plans as changing conditions may make necessary; and

WHEREAS, an application for amendment to the **Braddock Road Metro Small Area Plan** chapter of the 1992 Master Plan was filed with the Department of Planning and Zoning on **August 11, 2012** for changes in the land use designations to the parcels at **1501 Cameron Street (1605 & 1609 Cameron Street)**; and

WHEREAS, the Department of Planning and Zoning has analyzed the proposed revision and presented its recommendations to the Planning Commission; and

WHEREAS, a duly advertised public hearing on the proposed amendment was held on **December 4, 2012** with all public testimony and written comment considered; and

WHEREAS, the Planning Commission finds that:

1. The proposed amendment is necessary and desirable to guide and accomplish the coordinated, adjusted and harmonious development of **Braddock Road Metro Station Small Area Plan** section of the City; and

2. The proposed amendment is generally consistent with the overall goals and objectives of the 1992 Master Plan and with the specific goals and objectives set forth in the **Braddock Road Metro Station Small Area Plan** chapter of the 1992 Master Plan; and

3. The proposed amendment shows the Planning Commission's long-range recommendations for the general development of the **Braddock Road Metro Station Small Area Plan**; and

4. Based on the foregoing findings and all other facts and circumstances of which the Planning Commission may properly take notice in making and adopting a master plan for the City of Alexandria, adoption of the amendment to the **Braddock Road Metro Station Small Area Plan** chapter of the 1992 Master Plan will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the residents of the City;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Alexandria that:

1. The following amendment is hereby adopted in its entirety as an amendment to the **Braddock Road Metro Station Small Area Plan** chapter of the 1992 Master Plan of the City of Alexandria, Virginia in accordance with Section 9.05 of the Charter of the City of Alexandria, Virginia:
   a. Map 10: Adopted Land Use Map; to amend the land use maps for a portion of the property from P, Parks, and Open Space to Inst/Institutional and Inst/Institutional to P, Parks, and Open Space
   b. Map 11: Proposed Land Use Changes; to amend the land use maps for a portion of the property from P, Parks, and Open Space to Inst/Institutional and Inst/Institutional to P, Parks, and Open Space
   c. Map 13: Proposed Zoning, to amend the zoning maps for a portion of the property from POS/Public Open Space, to RB/Townhouse Zone and RB/Townhouse Zone to POS/Public Open Space, and,
   d. Map 14: Proposed Zoning Changes, to amend the zoning maps for a portion of the property from POS/Public Open Space, to RB/Townhouse Zone and RB/Townhouse Zone to POS/Public Open Space.

This resolution shall be signed by the Chairman of the Planning Commission and attested by its secretary, and a true copy of this resolution forwarded and certified to the City Council.

ADOPTED the **4th day of December, 2012.**

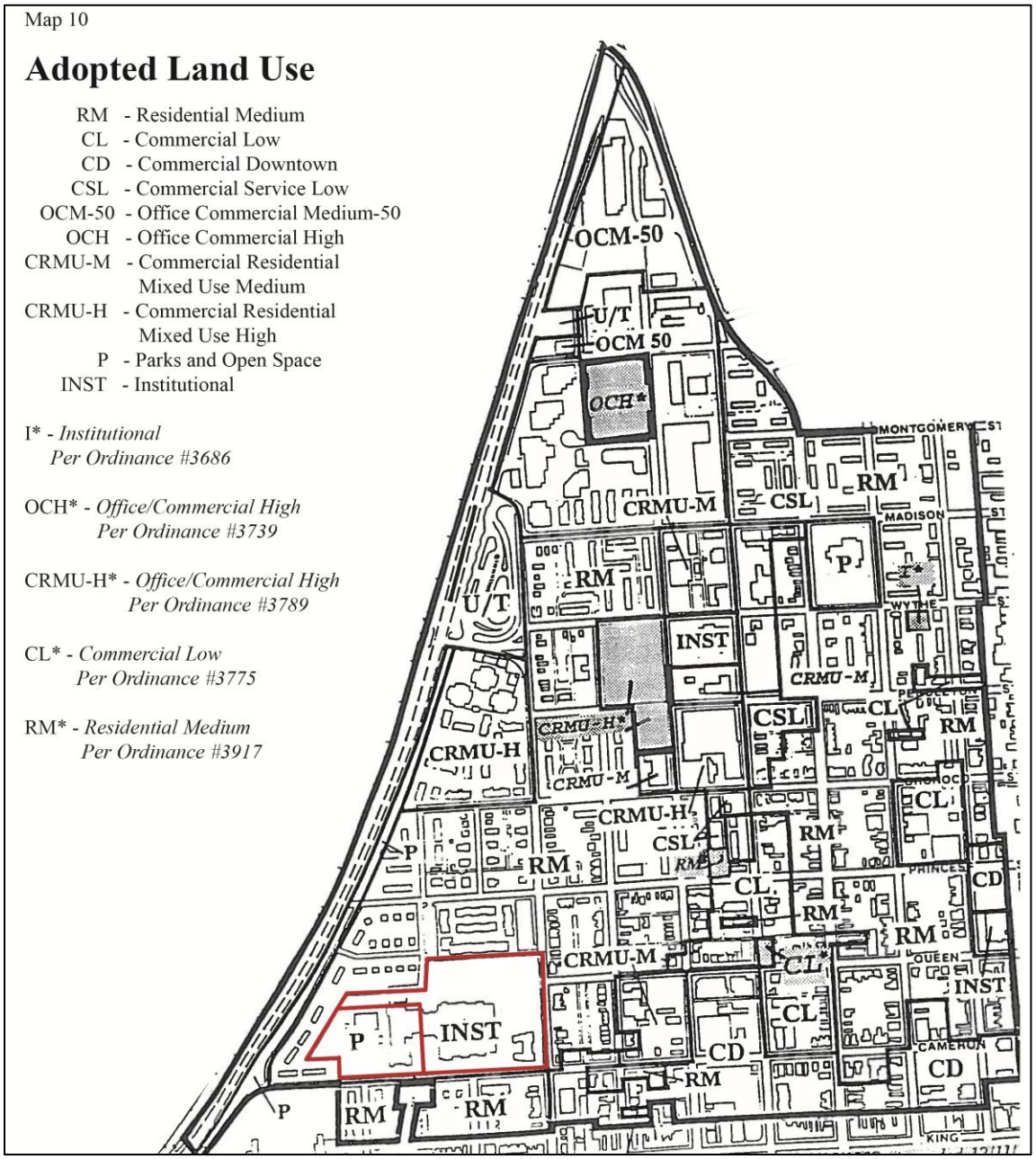
John H Komoroske

John Komoroske, Chairman
Alexandria Planning Commission

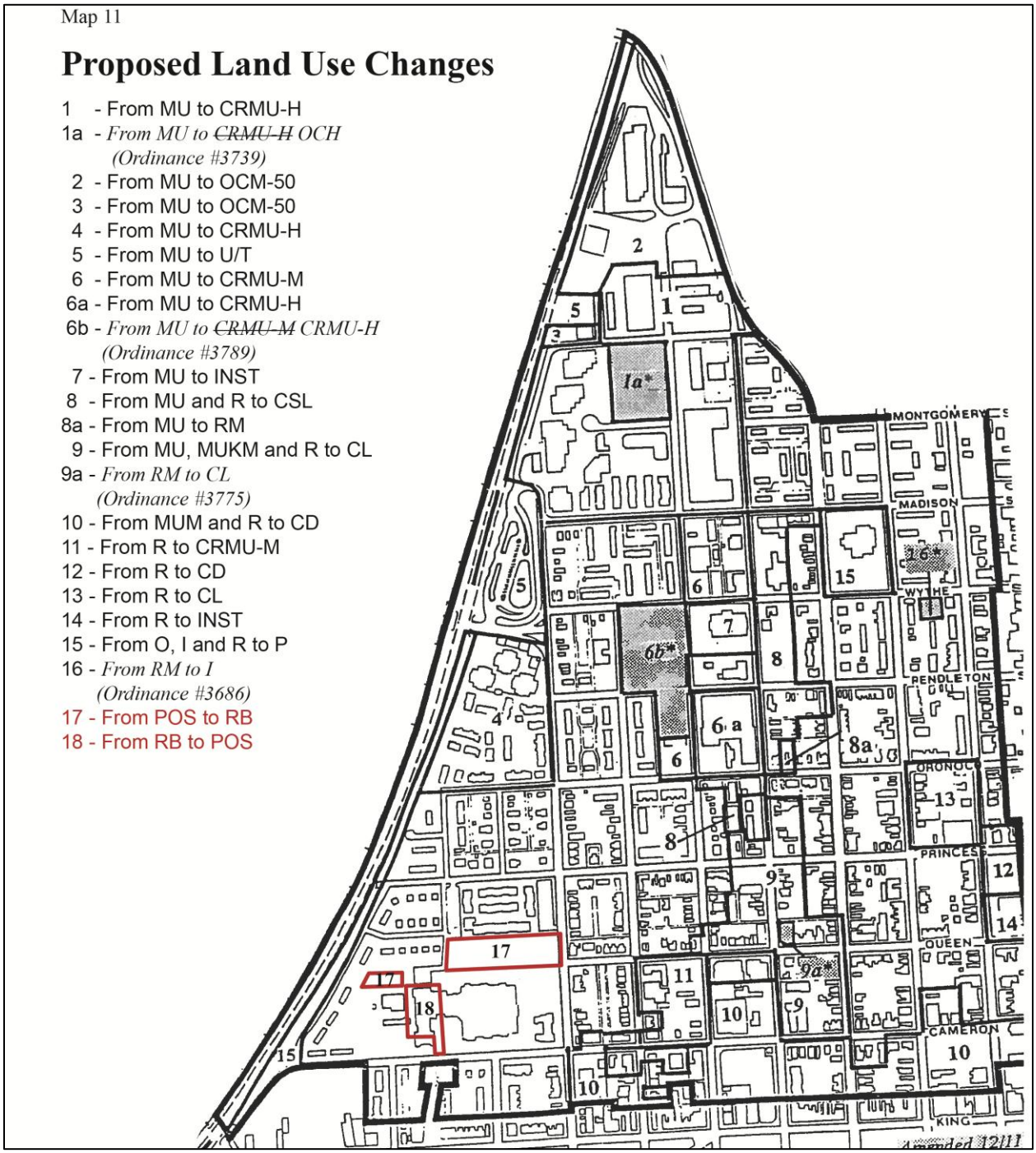
ATTEST: Faroll Hamer

Faroll Hamer, Secretary

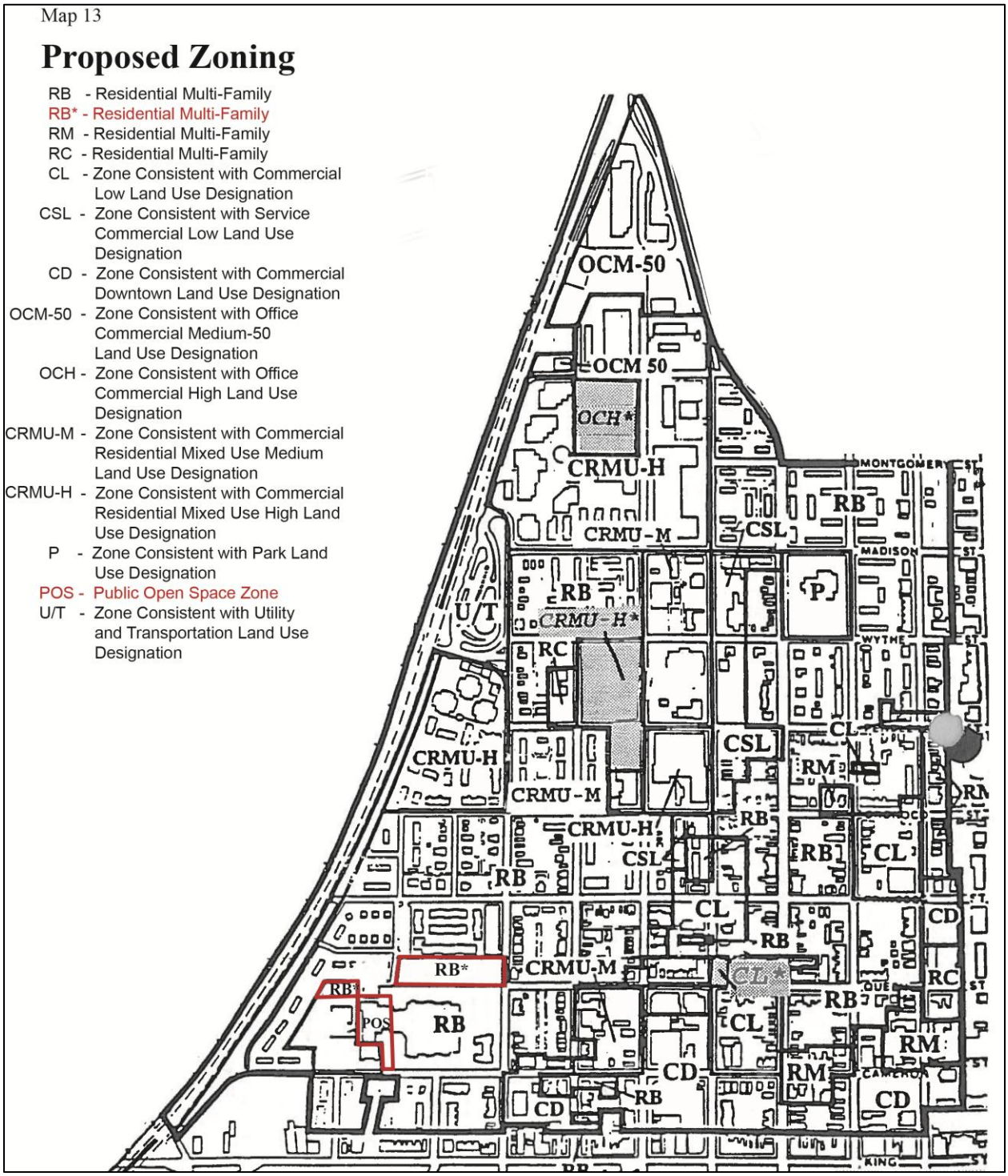
Attachment #2: Master Plan Amendment Updated Maps: *Braddock Road Metro Map #10*



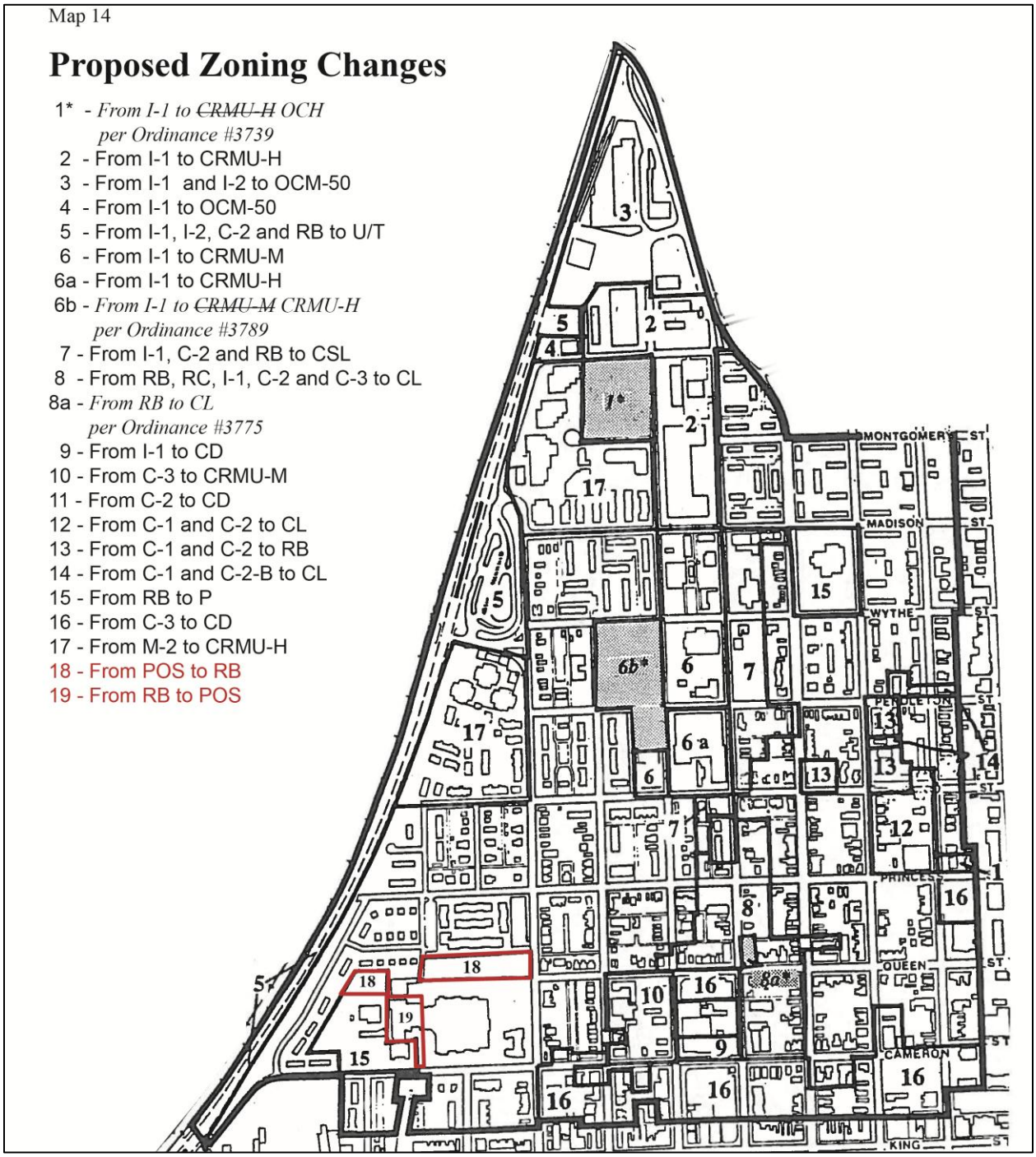
Attachment #2: Master Plan Amendment Updated Maps: *Braddock Road Metro Map #11*



Attachment #2: Master Plan Amendment Updated Maps: *Braddock Road Metro Map #13*



Attachment #2: Master Plan Amendment Updated Maps: *Braddock Road Metro Map #14*



Attachment #3: **Transportation Management Plan**
Jefferson-Houston School
DSUP#2012-0011

A Transportation Management will be implemented to create strategies to persuade employees to take public transportation or share a ride, as opposed to being a sole occupant of a vehicle. The details of the Plan are included below. The TDM strategies address the following users of the site:

- Staff and Students at Jefferson-Houston School
- Visitors at school or community events at Jefferson-Houston School
- Other employees, visitors, or contractors

The Transportation Management Program for the new Jefferson-Houston School consists of five parts:

1. Goal and Evaluation of the TMP
2. Organization, Funding and Reporting
3. Transportation Demand Management Plan
4. Evaluation of the Effectiveness of the TMP
5. Permanence of the TMP Ordinance

Goal and Evaluation of the TMP

a. The Jefferson-Houston School is located at the intersection of Cameron and West Streets. Several DASH and Metro bus lines are within 200 yards of the site. The King Street Metro Station is .25 miles away. In view of this accessibility to transit, the TMP goal is 30% usage of non-single occupancy vehicular modes by employees. The peak hour goal for all trips is a .5% reduction year-to-year.
b. The achievement of this goal will be demonstrated by the performance of the TMP based on the activities conducted and financed by the TMP fund and the annual survey that are requirements of this development special use permit. The fund report and annual report should demonstrate that enough activities are being conducted to persuade employees to switch to transit or carpool as opposed to driving alone. The survey should progressively show that the strategies financed through the TMP fund are decreasing the number of peak hour single occupant vehicles to the site to achieve or exceed the goal.

Organization, Funding and Reporting

a. Alexandria City Public Schools (ACPS) shall designate a Transportation Management Plan Coordinator (the TMP Coordinator) to manage and implement the TMP on behalf of the owners of the project. The Transportation Planning Division may assist the TMP Coordinator.

b. An Annual Work Plan will be developed by the TMP Coordinator and approved by the Transportation Planning Division. This work plan will be due on June 1st of every year for the following school year.
c. The Transportation Management Plan will be funded by the applicant with a one-time contribution of $20,000. TMP funds will be used exclusively for the following TMP activities:
    - Annual survey and resulting zip code maps
    - Promotional materials
    - Supplement to transit benefit provided by the City of Alexandria
    - Quarterly mailers to school families
    - Incentives and prizes
    - Walk/bike to work subsidy program
    - Any other TMP activities as may be proposed by the TMP Coordinator and approved by the Director of T&ES as meeting goals similar to those targeted by the required TMP measures.

d. Any unencumbered funds remaining in the TMP account at the end of each reporting year may be reprogrammed for the TMP activities during the ensuing year or may be paid to the City for use in transit or ridesharing programs and activities.
e. The TMP Coordinator shall provide semi-annual TMP Fund Reports to the Transportation Planning Division. These reports will provide a summary of the contributions to the fund and all expenses and should be accompanied by supporting documentation. The first report will be due six months following the issuance of the certificate of occupancy, with the following due on January 15 and June 1 of every year.
f. The TMP Coordinator shall distribute an annual survey to all staff members. The survey will be supplied by the Transportation Planning Division. Survey results will be due on April 15 of every year. A 35% response rate is required as approved by the Transportation Planning Division.
g. The TMP Coordinator shall arrange to conduct annual peak hour vehicular counts to determine the number of vehicles accessing the campus. The Coordinator will work with Transportation Planning to determine the count dates, times and methodology.

Transportation Demand Management Plan

The TDM program will consist of the provision of services and incentives designed to discourage the use of single occupant automobiles for transportation to and from the site.

School families and students

- Annually, prior to school starting, the TDM Coordinator will prepare and mail a letter to Jefferson-Houston families that urge them to carpool to school, take DASH, MetroRail, or MetroBus, or walk/bike. The letter will introduce the TDM Coordinator and provide information on forming carpools.

- Incentives will be given at least once a month to students who traveled that day to school by an eligible mode (carpool, school bus, public bus, or walk/bike). No one will receive advanced notice of the day selected, thereby encouraging students and their families to engage in alternative transportation as often as possible. Examples of incentives to be offered: store gift certificates, electronic gadgets, movie tickets, or pizza lunch for their class.
- Send a quarterly mailer to students, parents, and staff that includes information on preferred travel routes to campus, information on daily student drop-off/pick-up practices, a reminder of the school's alternative transportation goals, information on bus/metro routes, walking and biking safety tips, and TDM Coordinator's contact information.
- Include a transportation section to student handbook describing applicable goals, policies, services, and incentives. Include a Multi-modal Access Guide which provides maps, directions and preferred circulation for each mode.
- Participate in Walk to School Day events
- Set up "Walking School Buses" and/or "Biking Trains" which are groups of students accompanied by adults that walk or bike a pre-planned route to school.
- The TDM Coordinator will identify safe walking routes to the school and provide these maps to parents at the beginning of the school year.
- The school will participate in walk/bike to school promotional activities.
- Provide school bus stops to all Jefferson-Houston students.
- Provide rides home for students who participate in afterschool activities on school buses.

School employees

- Promotional materials related to the TDM program and alternative transportation subsidy will be provided quarterly, beginning at the start of each school year.
- The TDM Coordinator will provide staff with maps and addresses of staff members who may be willing to carpool.
- Register staff carpoolers and assign priority parking for registered carpoolers.
- Promote ride matching and the "Guaranteed Ride Home" program.
- Informational bulletin board in a staff area including: sign-up sheet for those interested in carpools, TDM Coordinator contact information, availability of preferred parking and bike racks, local bus/metro information, and other promotional materials.
- Registration and enrollment in walk/bike to work subsidy program for staff.
- Provide bike racks, the number of which will be in accordance with the City of Alexandria requirements. Showers should also be provided on-site. Provide training on safe use of bicycles.

ACPS employees are eligible for up to $30 per month in transit benefits to put toward their commuting costs. The program is funded and administered by the City of Alexandria. The benefit has two options: Smart Benefits for WMATA (MetroBus and MetroRail), DASH, VRE or vanpooling, or a monthly DASH pass.

At the time of this TMP SUP, the City of Alexandria provides a transit benefit to all ACPS employees for $30 per month. This benefit is expected to continue; however, if it is no longer available to all ACPS employees, this TMP requires that a transit benefit be offered to employees of Jefferson-Houston for an amount of at least 50% of the transit benefit provided to City of Alexandria employees.

Incentives

- TMP funds may be used to supplement the benefits outlined above that are administered by the City of Alexandria.
- Jefferson-Houston shall join T.C. Williams (King Street and Minnie Howard campuses), Francis Hammond, and George Washington Middle Schools in being a sale location for the discounted student DASH pass for unlimited rides during the summer.
- Subsidize staff that chooses to walk, bike or take transit to work by establishing a parking cash-out policy that offers employees a cash allowance in lieu of a parking space.

Evaluation of the Effectiveness of the TMP

a. The goals for transit mode share and auto occupancy established in paragraph 1.a of this document, will be used in evaluating the performance and effectiveness of the TMP. The annual survey will be used to continually determine whether the school is meeting these targets.
b. The City of Alexandria, in conjunction with the TMP Coordinator, will identify performance standards and objectives to measure the cost effectiveness and develop methodologies to monitor the performance of each element of the TMP.
   The performance of the development in meeting these objectives will be evaluated in the annual report prepared by the TMP Coordinator, and will be used in developing the work plan.
c. This TMP has been designed to be flexible and responsive to the inputs of these annual evaluations in prescribing Transportation Demand Management (TDM) strategies and tactics to be implemented in the Annual Work Program. The project and transportation infrastructure requires that the TMP has flexibility to respond to the various challenges posed by supply of parking, transit system capacity, transit fares, construction staging and traffic, fuel prices, regional transportation policies and projects, and changes in travel behaviors, prevalence of transit subsidies, telework and changes in surrounding developments. By linking evaluation to work planning, the TMP standards of performance will also change throughout the development cycle as the “right” solutions are adjusted in response and anticipation of changes in transportation conditions.

Permanence of the TMP

a. The conditions attached to this DSUP as granted by City Council, unless revoked or amended, shall run with the land and shall be mandatory and binding upon the applicant,

all owners of the land and all occupants and upon all heirs and successors and assigns with whom sale or lease agreements are executed subsequent to the date of this approval.

b. The Director of T&ES may approve modifications to agreed TMP activities and funds, provided that any changes are consistent with the goals of the TMP.

Attachment #4 - List of Community Meetings

Community Meetings	**Date**
Summary of Existing Facility and Opportunities for New Facility	September 13, 2010
Needs in a New Facility	October 4, 2010
Site Analysis – Renovations or New Building	October 25, 2010
Open Space and Building Locations	November 22, 2010
Framework for the Design and Development of a New School	June 1, 2011
Overview of Jefferson-Houston Today and a Vision for Tomorrow	October 26, 2011
Overview of Educational Specifications	December 5, 2011
Presentation of Conceptual Design Options	January 10, 2012
Review of Seven Conceptual Design Options	February 6, 2012
Design Preferences	March 6, 2012
Site Design Selection	March 26, 2012
Creating a Community Centered School	April 17, 2012
Community Meeting	May 8, 2012
BAR Public Hearing	July 18, 2012
Building Design Update Meeting	September 10, 2012
City of Alexandria Community Meeting	September 18, 2012
Community Meeting	November 12, 2012

Attachment #5: September 18th Community Meeting Comments

Comment / Question	Response
What is the RB zone?	The RB zone is a low density residential townhouse zone. A school is a permitted use within the RB zone, but is not a permitted use within the POS (Public Open Space) zone and therefore a rezoning is necessary for this project.
What is the construction impact on the neighborhood? Will diesel trucks run continuously? Will there be dust? How will these impacts be mitigated?	Construction hours, consistent with the City Code, are 7:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturdays. A standard condition included with all development applications, prohibits contractors from allowing vehicles to idle more than 10 minutes when parked. The Division of Construction and Inspection within Transportation and Environmental Services reviews the final site plan and coordinates with the contractors to minimize construction impacts to the greatest extent possible. The applicants are required to have a pre-construction meeting with the City that community members may attend to go over construction management issues.
The Queen Street façade is two and a half stories, rather than two stories. This façade could be changed to incorporate a pediment and a sky-light to achieve the goal of having a prominent feature on Queen Street while providing adequate lighting, as a two-story building relates better to the surrounding community.	Staff will continue to work with the school's design team and Board of Architectural Review to address these concerns. However, an important design concept in the project is having a very special and very civic façade at the terminus of Queen Street and to have varying roof heights with special elements at the roofline.

The DSUP must specify that the doors on the West Street façade must only be used as fire doors to prohibit pick-up and drop-off from North West Street in the future.	City staff is in agreement with the desire to prevent parent pick-up / drop-off on West Street. A concerted effort has been made address this issue through the design and site planning of the project.
The project team should establish a list serve to community with the adjacent community and provide information on the construction hours and project timeline.	City staff has informed ACPS of this and will be happy to provide contact information to ACPS so that such a contact list can be created. This is included as a condition of approval of the DSUP.
It is necessary to address traffic and how the school interfaces with the traffic to ensure that children are safe when crossing the street.	City transportation staff have studied the site planning of the site and taken the safety of children into consideration. A special effort has been made to make this a pedestrian safe campus.
The lighting on West Street should be appropriate. While lighting is necessary, there should not be overly bright lights during the evening hours.	Lighting levels are reviewed by staff during the Final Site Plan process to ensure that levels are adequate, but not excessive and conform to the City's lighting standards.
The main entrance to the school should be located on Cameron Street to ensure visibility.	The main entrance to the school is proposed to be from Cameron Street.
There is a concern with the security of the athletic field during the evening.	The Police Department has reviewed the proposed site design and believes that there will be adequate visibility of the field during the evening hours as long as site lines and adequate lighting are maintained. The Police Department stressed the importance of adequate lighting and recommended that the School consider installing security cameras.

Can the new school accommodate all of the new students anticipated?	The school is designed to meet the projected attendance and grade levels planned for this school.
The community process employed with the Jefferson Houston redevelopment has been successful and will result in something that is usable to the entire community. The scale of the school is appropriate; if the scale were reduced, it would diminish the importance of the facility.	The extensive community engagement process allowed for a design solution that has addressed many of the issues and wishes raised by the community throughout the various public meetings.
There is a one-way bottle neck near the existing pool which may result in a traffic problem on Harvard Street.	Transportation planning staff will take this into account as part of the overall impacts the school may have on the surrounding road network. Staff will continue to monitor transportation issues once the school is in operation.
The open space requirements are not clear, but it does not seem as though the athletic field should be considered open space.	The quantity of open space required on a site is established within the Zoning Ordinance. The Zoning Ordinance also defines the purpose of open and usable space the portion of a lot at ground level which "provides areas of trees, shrubs, lawns, pathways and other natural and man-made amenities which function for the use and enjoyment of residents, visitors and other persons."
The mixture of ages within the school could create a security problem. How will ACPS deal with having such a mixture of ages?	The school is designed to group similar age groups within the same "pods". For instance pre-K and Kindergarten will be in shared "pod" and 1st and 2nd graders will be in the same "pod" and so forth.

Where will the construction workers park during construction?	The Departments of Planning and Zoning and Transportation and Environmental Services will work with the contractor to identify locations for construction worker parking throughout the duration of construction. The conditions of approval require that the contractor establish a location for construction worker parking, subsidize mass transit and prohibit on-street parking of construction workers.
The driveway should be extended around the Durant Center and parking should be provided between the school and the athletic field for the elderly and other residents.	Staff has studied various options for on-site circulation and finds the current proposal to provide for a safe and logical circulation pattern.
Is there sufficient visibility into the site from the adjacent streets, particularly as the West Street elevation no longer includes a building break?	The Police Department has reviewed the proposed site design and believes that they have adequate visibility from Cameron Street, as long as site lines are maintained and lighting levels are adequate. In addition, the grade of the site increases from south to north. Therefore, the play areas are at a higher grade than the athletic field, which provides additional visibility into the site.
Without fencing on the athletic field, there is a concern that children will not be contained within the field space.	The athletic field will include a 6-foot fence along Cameron Street (including any proposed walls), netting along the east and west sides of the field and low shrubbery along the north side of the field. Staff believes that these features, will keep children, as well as athletic equipment, within the space.

Children and families currently utilize the existing open space. Will they still be able to do so after completion of construction?	The existing fields at Jefferson Houston are currently permitted by Recreation, Parks and Cultural Activities but when the fields are not in use, they are open to the public. The new athletic field will be operated under the same policy.
What were the Police Department's comments on the application?	The Police Department was consulted early on in the process and reviewed the plan with staff. There was a concern about visibility during the initial concept review, but the Police indicated that they have visibility from Cameron Street. They discussed the importance of lighting levels and they proposed security cameras. The Police would have preferred to have all of the play areas and courts along Cameron Street, but believe that the proposed site design is acceptable as long as site lines are maintained and lighting levels are adequate.
Was the building hyphen on N. West Street eliminated due to security concerns?	No, the building hyphen and pedestrian pathway were replaced with a full building segment to accommodate necessary classroom layouts.
The architect should consider the environmental quality inside the building to make it as healthy as possible. Likewise, wind turbines, solar panels and a garden should be considered in the future.	The architects chosen for this project specialize in creating healthy building environments and sustainable design solutions. Staff will continue to work with ACPS and the architects on these issues as the design progresses.
Will the basketball court be regulation sized?	Yes.
The Parker-Gray Board of Architectural Review does not prohibit chain link fence?	All fences, garden walls and gates require review and approval by the Parker-Gray Board of Architectural Review and are subject to the Design Guidelines for the Parker-Gray District. The Design Guidelines state that "metal chain link fences are not appropriate in the historic districts except in certain institutional uses.

MPA 2012-0008
REZ 2012-0003

REVISED
11/7/12

APPLICATION

[ ] Master Plan Amendment MPA# _____

[ ] Zoning Map Amendment REZ# _____

PROPERTY LOCATION: 1501 Cameron Street Alexandria, Virginia, 22314 *

APPLICANT

Name: Alexandria City School Board

Address: 2000 Beauregard Street, Alexandria 22311

PROPERTY OWNER:

Name: City of Alexandria, a municipal corporation of the Commonwealth of Virginia

Address: City Hall, 301 King Street, Alexandria, Virginia 22314

Interest in property:

[ ] Owner [ ] Contract Purchaser

[ ] Developer [ ] Lessee [✓] Other Local School Board

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

[✓] yes: If yes, provide proof of current City business license.

[ ] no: If no, said agent shall obtain a business license prior to filing application.

THE UNDERSIGNED certifies that the information supplied for this application is complete and accurate, and, pursuant to Section 11-301B of the Zoning Ordinance, hereby grants permission to the City of Alexandria, Virginia, to post placard notice on the property which is the subject of this application.

Land, Carroll & Blair PC by Duncan W. Blair
Print Name of Applicant or Agent

Signature

524 King Street
Mailing/Street Address

703 836-1000 Telephone #

703 549-3335 Fax #

Alexandria, Virginia 22314
City and State Zip Code

8/11/2012
Date Revised 9/12/2012; Revised 11/7/2012

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Legal advertisement: _____

ACTION - PLANNING COMMISSION _____

Fee Paid: $ _____

ACTION - CITY COUNCIL: _____

MPA #	2012-0008
REZ #	2012-0003

SUBJECT PROPERTY **

Provide the following information for each property for which an amendment is being requested. (Attach separate sheets if needed.)

Address Tax Map - Block - Lot	Land Use Existing - Proposed		Master Plan Designation Existing - Proposed		Zoning Designation Existing - Proposed		Frontage (ft.) Land Area (acres)
1 Area A	P	Inst	P	Inst	POS	RB	TBD
2 Area B	Inst	P	Inst	P	RB	POS	TBD
3 Area C	P	Inst	P	Inst	POS	RB	TBD
4							

PROPERTY OWNERSHIP

[ ] Individual Owner [✓] Corporation or Partnership Owner

Identify each person or individual with ownership interest. If corporation or partnership owner, identify each person with more than 10% interest in such corporation or partnership.

1. Name: None. Extent of Interest: _____

   Address: _____

2. Name: Not Applicable. Extent of Interest: _____

   Address: _____

3. Name: Not Applicable. Extent of Interest: _____

   Address: _____

4. Name: Not Applicable. Extent of Interest: _____

   Address: _____

* **Property Location:**

Note: 1501 Cameron Street is the official address for tax map 064.03-01-01.

1501 Cameron Street is the address for Jefferson-Houston School.

1605 Cameron Street is the address for the Durant Center.

1609 Cameron Street is the address for the Old Town Pool.

** **Subject Property:**

Area A – "Existing playing field zoned POS

Area B – "Rear of Durant Center, new playground and multi-purpose court" zoned RB

Area C – "New travel lanes and parking for Jefferson-Houston School" zoned POS

Land Use Designations:

"P" means parks

"Inst" means Institutional

"RB" means RB/Townhouse zone

MPA #	2012-0008
REZ #	2012-0003

JUSTIFICATION FOR AMENDMENT
(attach separate sheets if needed)

1. Explain how and why any proposed amendment(s) to the Master Plan are desirable, beneficial to surrounding properties, in character with the applicable Small Area Plan and consistent with City policies:

See Attached.

2. Explain how and why the proposed amendment to the Zoning Map(s) is consistent with the proposed amendment to the Master Plan, or, if no amendment to the Master Plan is being requested, how the proposed zoning map amendment is consistent with the existing Master Plan:

See Attached.

3. Explain how the property proposed for reclassification will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire, drainage structures, refuse disposal, water and sewers, and schools.

The proposed reclassification of the property is filed with a request for approval of a Development Special Use Permit with Site Plan for a new Pre K-8 public School building, Playing Field, multi-purpose court, play ground and associated infrastructure. The plan demonstrates that the property is adequately served by Public Utilities.

4. If this application is for conditional zoning approval pursuant to Section 11-804 of the Zoning Ordinance, identify all proffered conditions that are to be considered part of this application (see Zoning Ordinance Section 11-804 for restrictions on conditional zoning):

There are no proffers conditions to be considered as part of this application.

MPA 2012-0008
REZ 2012-0003

Master Plan Amendment and Zoning Map Amendment
Alexandria City School Board
1501 Cameron Street

1. **Explain how and why any proposed amendments(s) to the Master Plan are desirable, beneficial to surrounding properties, in character with the applicable Small Area Plan and consistent with City Policies:**

The Braddock Road Metro Station Small Area Plan chapter of the City of Alexandria Master Plan, 1992, as amended (the "**Plan**") assigns two (2) different Land Use designations to portions of the land owned by the City of Alexandria at 1501 Cameron Street (City of Alexandria Tax number 064.03 01 01) ("**City Property**") to distinguish the use of the City Property as a school and recreational facilities. The City Property is currently used as unimproved open space/playing field, Jefferson-Houston School, the Durant Center, Buchanan Park and the Old Town Pool. The Master Plan Land Use designations assigned to the City Property are "P/Parks, Public Schools and Open Space" and "I/Institutional" as shown on Plan Maps 10 and 11. The three requested Master Plan amendments are to amend Maps 10 and 11 to re-designate the Master Plan Land Use designations for portions of the City Property from P to Inst (Area A and Area C) and from Inst to P (Area B). The requested amendments realign the Master Plan Land Use designations and zoning to respond to the relocation of uses under the redevelopment plan for the City Property. Amendments to the Plans Zoning designation Maps 13 and 14 are required to conform to the changes to the Master Plan Land Use designations. Area A and Area C will be designated as RB/Residential Multi Family zoning and Area B will be designated as POS /Public Open Space and Community Recreation zone.

2. **Explain how and why the proposed amendment to the Zoning Map(s) is consistent with the proposed amendment to the Master Plan, or, if no amendment to the Master Plan is being requested, how the proposed Zoning Map amendment is consistent with the existing Master Plan:**

As stated in response 1, the Plan assigns to portions of the City Property Master Plan Land Use designation "Parks, Public Schools and Open Space" and to other portions "I/Institutional." The text associated with the recommendations stated the reason for the designations was: "to reflect existing uses." The City Property has split zoning to implement the intent of the Plan to reflect existing uses. Part of the City Property is zoned POS/Public Open Space and Community Recreation Zone (Sec. 6-100 of the Ordinance) and the remainder and is zoned RB/Townhouse Zone (Sec. 3-700 of the Ordinance). The RB/Townhouse zone regulations permit a public school as a by-right "permitted use", while the POS/Public Open Space and Community Recreation Zone regulations do not permit a public school as either a "permitted use", or as a "special use permit use". The three (3) requested zoning amendments are required to realign the zoning of the City Property to respond to the relocation of uses under the redevelopment plan for the City Property and to conform to the realignment of the Master Plan Land Use designation and Zoning recommendations requested as part of this application.

The requested Map Amendment Rezoning of the POS/Public Open Space and Community Recreation zoned portion of the City Property (Area A and Area C) to the RB/Townhouse Zone zoning is to permit the construction of a new Pre K-8 Jefferson-Houston

School on Area A and Area C . The requested rezoning of Area B from the RB/Townhouse Zone to the POS/Public Open Space and Community Recreation Zone is to respond to relocated recreational use of Area B.

Master Plan Amendment and Zoning Map Amendment
Alexandria City School Board
1501 Cameron Street

Legal Description -1501 Cameron Street (TM 064.03 01 01):

Lot 500, Resubdivision of the Property of the City of Alexandria at Cameron and N. West Street, as the same appears duly dedicated, platted and recorded in Deed Book 688, at page 581 among the land records of the City of Alexandria, Virginia.

Master Plan Amendment and Zoning Map Amendment
Alexandria City School Board
1501 Cameron Street

Draft Notice Language:

Master Plan Amendment 2012-0008 to amend the Braddock Metro Small Area Plan Chapter of the Master Plan to amend the land use maps for a portion of the property from P/Parks and Open Space Zone to Inst/Institutional and a portion of the property from Inst/Institutional to P/Parks and Open Space and zoning maps for a portion of the property from POS/Public Open Space and Community Recreation Zone to RB/Townhouse Zone and a portion of the Property from RB/Townhouse Zone to POS/Public Open Space and Community Recreation Zone.

Rezoning Map Amendment 2012-0003, a Map Amendment (rezoning) to amend the zoning for portions of the property from POS/Public Open Space and Community Recreation Zone to RB/Townhouse Zone and to rezone another portion of the property from RB/Townhouse Zone to POS/Public Open Space and Community Recreation Zone.

APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSP # 2012-0011 **Project Name:** Jefferson-Houston School

PROPERTY LOCATION: 1501 Cameron Street, Alexandria, Virginia

TAX MAP REFERENCE: 064.03 01 01 **ZONE:** RB/POS* see attached

APPLICANT:

Name: Alexandria City School Board

Address: 2000 North Beauregard Street, Alexandria, Virginia 22311

PROPERTY OWNER:

Name: City of Alexandria, a municipal corporation of the Commonwealth of Virginia

Address: City Hall, 301 King Street, Alexandria, Virginia 22314

SUMMARY OF PROPOSAL Approval of a Development Special Use Permit with which to construct a new Pre K-8 Jefferson-Houston public school, play field, playground, park facilities and associated infrastructure.

MODIFICATIONS REQUESTED Modification of the vision clearance setback (Sec. 7-801 of the AZO).

SUPs REQUESTED Special Use Permit to increase the height of a public school pursuant to Sec. 7-2100 of the AZO.

[X] **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.

[X] **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.

[X] **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
Print Name of Applicant or Agent

Signature

524 King Street
Mailing/Street Address

703-836-1000 703-549-3335
Telephone # Fax #

Alexandria, Virginia 22314
City and State Zip Code

dblair@landcarroll.com
Email address

August 13, 2012, Revised September 12, 2012
Date

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 # 2012-0011

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: Local School Board 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 ten percent.

The Alexandria City School Board is a body corporate and public established pursuant to the Constitution of the Commonwealth of Virginia and Title 21.1 of the Code of Virginia, 1950, as amended. The Alexandria City School Board consists of ten (10) locally elected members and the School Board appointed Superintendent of the Alexandria City Public Schools.

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 ten 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. Alexandria City School	2000 N. Beauregard Street	Non-ownership entity
2. Board		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1501 Cameron Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten 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. City of Alexandria, Virginia	301 King Street, Alex. Va	Non-Ownership entity
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require 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 the12-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. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity below and "None" in the corresponding fields)**

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. Not Applicable		
2. Not Applicable		
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.

8/13/12 Duncan W. Blair

Date Printed Name Signature

Development SUP # 2012-0011

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.)*

The Alexandria City School Board ("ACSB") is requesting approval of the following City development approval to demolish the existing Jefferson-Houston School and Head Start building on the City owned tract of land at 1501 Cameron Street to permit the construction of a new 153,000 square foot, three story, Pre K-8 Jefferson Houston School, a playing field (VHSL regulation soccer sized synthetic turf), playground, play area and associated infrastructure on the City owned property. The required approvals are: (i) a Master Plan Amendment to redesignate the zoning of a portion of the property from POS to RB, (ii) a rezoning of a portion of the City's property from the POS zone to the RB zone, (iii) Development Special Use Permit with Site Plan to construct a new public school building with a Special Use Permit to increase the height of a public school pursuant to Sec. 7-2100 of the AZO, and (iv) a Certificate of Appropriateness from the Parker-Gray Historic District Board of Agricultural Review (the "BAR"). As part of the BAR approval, the front yard setbacks for the project will be established pursuant to Sec. 3-706 (A)(1) of the AZO, a modification of the vision clearance setback pursuant to Sec. 7-802 of the AZO and an increase of the permitted height of a fence. The project is in the BAR's Conceptual Review process.

In addition to the Jefferson-Houston School, the City owned property is also the location of three City recreational facilities: the Durrant Center, Old Town Pool and Buchanan Park. The site plan for the project seeks to create, in an organized, comprehensive and coordinated manner, a strong relationship between the five (5) facilities by addressing parking, vehicular and pedestrian circulation, bicycle access and usage, open space and safety issues to strengthen their larger public use. Streetscape improvements on North West Street and Cameron Street will be enhanced and improved to the vision of the Braddock Road Metro Area Plan.

Development SUP # 2012-0011

3. *How many patrons, clients, pupils and other such users do you expect?*
Specify time period (i.e., day, hour, or shift).
It is anticipated that the Pre K-8 student enrollment will be 800 students. The school day is from 7:00 AM to 5:00 PM.

4. *How many employees, staff and other personnel do you expect?*
Specify time period (i.e. day, hour, or shift).
It is anticipated that 112 Alexandria City Public School employees will be located at Jefferson-Houston School.

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

Day	Hours	Day	Hours
Monday - Friday	7:00 AM to 5:00 PM	regular schools	Hours. **See Attached

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

A. Describe the noise levels anticipated from all mechanical equipment and patrons.
It is not anticipated that noise levels from mechanical equipment and school students and staff will exceed permitted levels under the Alexandria City Code.

B. How will the noise from patrons be controlled?
It is not anticipated that student and staff noise will be a source of complaints and, as such, no extraordinary noise mitigation or control measures are warranted.

7. *Describe any potential odors emanating from the proposed use and plans to control them:*
It is not anticipated that unpleasant or noxious odors will emanate from the use of the property as a public school.

Development SUP # 2012-0011

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

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

The use of the property as a public school will generate dry trash consisting mainly of paper and cardboard ~~products and wet trash and garbage generated by the on-site cafeteria food service. Trash and materials to be~~ recycled will be placed in the enclosure shown on the site plan.

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

See Response 8(A)

C. How often will trash be collected?

~~Trash and garbage will be picked up five (5) times per week and recycled materials will be picked up once per week.~~

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

Trash receptacles will be placed on the City property and ACPS and City employees will police and maintain the site area.

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

[X] **Yes.** [ ] **No.**

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

Small quantities of material defined as hazardous that are generally appropriate for use in a public building will be stored, used and disposed of in accordance with applicable Federal, State and Local regulations.

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

[X] **Yes.** [ ] **No.**

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

Small quantities of organic compounds that are generally appropriate for use in a public building will be stored, used and disposed of in accordance with applicable Federal, State and Local regulations.

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

The safety measures at the new Jefferson-Houston School will be consistent with the ACPS safety and security standards and policies for all public schools in the City of Alexandria. The site plan incorporates site design safety elements including site lighting and vision corridors to all parts of the building.

ALCOHOL SALES

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

[ ] **Yes.** [X] **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?

Pursuant to Sec. 8-200 (11) of the Ordinance, 32 spaces are required for the school and 115 for the City Property. A total of 130 spaces are provided.

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

36 Standard spaces
93 Compact spaces
6 Handicapped accessible spaces
____ Other

C. Where is required parking located? (*check one*) [X] ***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? One as shown on the site plan.

C. Where are off-street loading facilities located?
~~The off-street loading area shown on the site plan is located on the northeast corner~~ of the building.

D. During what hours of the day do you expect loading/unloading operations to occur?
In the morning hours after 7:00 AM.

E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
It is anticipated that there will be one scheduled delivery per day.

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?*
Street access is adequate. No new public street improvements are required to minimize traffic impacts.

Development Special Use Permit with Site Plan 2012-0011

Supplemental Page #3 Zone.

*** The Applicant is requesting that a portion of the parcel be rezoned from the POS/Public Open Space and Community Recreation Zone (Sec. 6-100 of the Alexandria Zoning Ordinance, 1992, as amended (the "Ordinance") to the R-8/Single Family (Sec. 3-300 of the Ordinance).**

Supplemental Page #5 Hours.

**** The school will be used for after hour uses consistent with the policies and practices of the ACPS's policies and practices.**

Docket Item No. 6A-C
DSUP #2012-0011

Julie Fuerth

Subject: FW: COA Contact Us: Jefferson-Houston drop off driveway

From: Bea Porter [mailto:beatrice.a.d.porter-gruel@saic.com]
Sent: Wednesday, November 21, 2012 2:47 PM
To: Faroll Hamer; Barbara Carter; Graciela Moreno; Cicely Woodrow
Subject: COA Contact Us: Jefferson-Houston drop off driveway

COA Contact Us: Director Faroll Hamer

Time: [Wed Nov 21, 2012 14:47:02] Message ID: [43636]

Issue Type: Faroll Hamer
First Name: Bea
Last Name: Porter
Street Address: 1727 Cameron Street
City: Alexandria
State: VA
Zip: 22314
Phone: 571-228-0326
Email Address: beatrice.a.d.porter-gruel@saic.com
Subject: Jefferson-Houston drop off driveway
Comments: Good day, Ms. Hamer. I am writing in regards to the proposed drop off driveway for the new Jefferson Houston Elementary School. In the early site plans this driveway was considered to be wrapped around the Durant Center, it has since been proposed to wrap around the Olde Towne Swimming Pool. By wrapping this around the pool, the builder has proposed moving the current location of the Buchanan Street Park and the basketball court to just behind the Durant Center. I have gathered almost 300 signatures opposing this move, and these have been forwarded to City Council, ACPS Board Members, including the Superintendent, Parks and Rec, Planning & Zoning, and several others. We feel it would be a mistake to move these amenities as where they are currently located, they are save from vehicular traffic. They are also visual from 3 sides of the block. I spoke with Officer Charlie Lloyd of the Alexandria Police Department, Crime Prevention, when he spoke with the City about moving the basketball court

and park, he told them this move would encourage a crime pocket as it is not visible from the street, nor from most of the block. Part of our concern is the safety of anyone attending the pool, or crossing through the block to go towards the metro, or vice versa. We have a lot of camps that come to our pool and the children and pedestrians would be put at risk of being hit at anytime as this driveway will be open 24/7. The current parking lot next to the pool dead ends at the park, this keeps traffic from making that continuous drive around making this area safe. This playground is used throughout the day by families that have children that are not yet in school, so its nice to have it separate from the school play areas. With the new field coming with the new school building, there will be much more traffic in the area, once the current school building is removed, 30-40 more parking spaces could be added behind the Durant Center,

including parking along the opposite side of the Durant Center which could be used for the field and handicap individuals that use the Durant Center.

I ask that this be given much more consideration, once the proposed changes

are in place, nothing will change for a long time, does the City really want to risk injury to its citizens? I am proposing the driveway wrap around the Durant Center, adding more parking, and keeping the school and

its teachers closer to the new building. Keep our park and basketball court safe. There will be so much construction during the next 2 years, can't we keep part of our block in place? This would be a cost savings as the playground was to be refurbished 3-4 years ago, the plan is still on the shelf, it could be renovated in place, paint the basketball court, keep it in place. Keep these visible, keep them safe. I am not sure how much can be attached to this, so I am attaching my petition at this time, but would be glad to send you a copy if your department can not find what has previously be sent. Thank you for your time. Bea Porter

Petition for the Safety of the Children

We the undersigned---stakeholders in the neighborhood encompassing the Jefferson-Houston School---oppose the Alexandria City Public School system's proposed plan to move the current location of the Buchanan Street Playground and basketball court to redevelop the Jefferson-Houston School site as relocating these amenities would place our children at risk from moving vehicles while at play. Keep the parking lot by the playground closed to through traffic, and place the drop off for the school on the other side of the pool and wrap around the Durant Center. Once the current school is removed, more parking and a drive through area will be open space for this use. The drop off needs to be close to the school, as parents drive through quickly to ensure their children are at school on time.

If there is a drive through wrapped around the pool that will force children to cross two open driveways with almost continuous vehicles coming in and out. The plan to move the playground and the basketball court to behind the Durant Center would place the two amenities right in the middle of moving traffic, this would be a great risk for all that use these. Keep our children safe, keep the current locations in place and give us the new playground and paint the court where they are.

No other neighborhood in Alexandria except ours is being asked to compromise its quality of life, open space, and public amenities to build a new school.

Name	Address	e-mail	Comment
CRAIG GOMEZ	500 N PAYNE	CRAIGGOMEZ@GMAIL	we dont want this its not safe.
Laura Bonnell	217 Buchanan	lkallenb@gmail.com	
Kathleen Baker	1605 Boyle St.	kmbdoremi@aol.com	please make this J-H design a win-win!
DAN DeBoissiere	1605 Boyle St.	d_deboissiere@msn.com	"
Susanne D. Arnold	400 Underhill Pl	susannearnold@verizon.net	sounds good

Petition for the Safety of the Children

Name	Address	e-mail	Comment
Marie Best	1516 Princess St		
Shitera Elcock	1508 Princess St		
Reggie Gray	1605 Princess St		
Amanda Jones	1502 Princess St		
Smith William	401 17th St E.		
[illegible]	1506 Princess St		
Linda [illegible]	1504 Princess St		
Lilesha Jones	1502 Princess		
Goslin Jones	1502 Princess St		
James Blackwell	1410 Princess		
G. Blackwell	1410 Princess St		
Sharon Mease	1402 Princess St		
M. Harris	1404 Princess St		
Mike Morris	1406 Princess St		
Pearl Bard	3215 S 24th St		
Seth Bonnell	217 Buchanan St.		
Derek Atty	217 Buchanan St.		
Andrew Barbons	801 N Iliff St		
Rachel James	424 Earl Street		
Telma Gaiton	7011 Achilles Ct		

Petition for the Safety of the Children

Name	Address	e-mail	Comment
Paris Byrd	243 buchanan St		
Julora lawhorn	6230 Edsall Rd		
Karaamah Jones	116 S Van Dorn St		
Heather Stevenson	Yoakum Pkwy		
Anthony Robinson	434 Cook street		
Shay Robinson	434 cook st		
Debbie Robinson	434 Cook St.		
James Thompson	305 Duncan		
Juan Aguilar	423 N Jordan St # 404		
Delphine Stewart	3201 Landown Street Apt 201	Delphinestewart@gmail.com	
Christie Findlay	100 E. Maple St Alexandria 22301		This is a wonderful space as is. Pls leave it.
David Doyle	1616 Boyle street		
Iulia Kramar	1616 Boyle Street		
[illegible]	1506 King		
[illegible]	1418 Cameron		
[illegible]	1418 Cameron		
Sharon [illegible]	1325 Cameron		
[illegible]	7525 Plantation		
Donna [illegible]	9 W Bellefonte Alexandria	dmunoz9w@gmail.com	
ROBERT WARDEN	1017 ALBISON ST.	rwarden55@comcast.net	

Petition for the Safety of the Children

Name	Address	e-mail	Comment
BYRD	243 Buchanan ST.	NO	NOT
WHITTED	241 " "	"	"
Bo OUTLAW	212 HEAVEN AVE	No	DONT DO IT!
MR WHITTED	243 Buchanan	N/A	LEAVE IT ALONE
MR Scott	" "		Let it Be
Corey Blackwell	510 N. Payne St	N/A	LEAVE IT BE
MR. Floyd	243 Buchanan	N/A	Leave it Be
R OKi	314 S. Whiting	N/a	let it B
George Hampton	221 Buchanan	N/A	Let it Be
Steven Johnson	124 Harvard St.		
Velma Allen	116 N. Peyton		
JOE SANTUCCI	110 N. PEYTON ST	tucc@mc.com	
Erika Murphy	110 Baggett pl.	murphylishe@yahoo.com	Let it be
Brian Deck	112 Baggett pl	/	/
Tara Dennard	118 Baggett Pl	no	
Juergen Roessler	118 Baggett PL		
Beverly R. Hoffmann	124 Baggett		
Rob Bracken	123 N Peyton St		
Deborah Hicks	112 N. West St		
Crane Lopes	112 N. West St.		

Petition for the Safety of the Children

Name	Address	e-mail	Comment
Todd Luongo	132 N. Payne St Alex, VA 22314		
Karen Kennerly	130 N. Payne St. Alexandria, VA 22314		
Margaret Nasir	126 N Payne		

Petition for the Safety of the Children

We the undersigned---stakeholders in the neighborhood encompassing the Jefferson-Houston School---oppose the Alexandria City Public School system's proposed plan to move the current location of the Buchanan Street Playground and basketball court to redevelop the Jefferson-Houston School site as relocating these amenities would place our children at risk from moving vehicles while at play. Keep the parking lot by the playground closed to through traffic, and place the drop off for the school on the other side of the pool and wrap around the Durant Center. Once the current school is removed, more parking and a drive through area will be open space for this use. The drop off needs to be close to the school, as parents drive through quickly to ensure their children are at school on time.

If there is a drive through wrapped around the pool that will force children to cross two open driveways with almost continuous vehicles coming in and out. The plan to move the playground and the basketball court to behind the Durant Center would place the two amenities right in the middle of moving traffic, this would be a great risk for all that use these. Keep our children safe, keep the current locations in place and give us the new playground and paint the court where they are.

No other neighborhood in Alexandria except ours is being asked to compromise its quality of life, open space, and public amenities to build a new school.

Name	Address	e-mail	Comment
Rosette Boggan	212 N Patrick St	Alex, Va 22314	Crazy
BERNICE CURRIE	212 N. Patrick, St.	#2 ALex, Va 223	Not cool
JACK Brook	212 Patrick St	" "	
William Currie	212 N. Patrick St	" "	No way
MACKENY WALTON		" "	

Petition for the Safety of the Children

We the undersigned---stakeholders in the neighborhood encompassing the Jefferson-Houston School---oppose the Alexandria City Public School system's proposed plan to move the current location of the Buchanan Street Playground and basketball court to redevelop the Jefferson-Houston School site as relocating these amenities would place our children at risk from moving vehicles while at play. Keep the parking lot by the playground closed to through traffic, and place the drop off for the school on the other side of the pool and wrap around the Durant Center. Once the current school is removed, more parking and a drive through area will be open space for this use. The drop off needs to be close to the school, as parents drive through quickly to ensure their children are at school on time.

If there is a drive through wrapped around the pool that will force children to cross two open driveways with almost continuous vehicles coming in and out. The plan to move the playground and the basketball court to behind the Durant Center would place the two amenities right in the middle of moving traffic, this would be a great risk for all that use these. Keep our children safe, keep the current locations in place and give us the new playground and paint the court where they are.

No other neighborhood in Alexandria except ours is being asked to compromise its quality of life, open space, and public amenities to build a new school.

Name	Address	e-mail	Comment
Jaime Montes de Oca	1723 cameron street	jmontesdeoca@verizonnet	
Beatrice Porter	1727 Cameron St.	beatrice.a.d.porter.gruelasaic.com	
Rodney Robinson	1715 Cameron st		
Brida Brazil	311 Buchanan St.	Brida Brazil@gmail	SAVE THE BLOCK
Jim Mellott	303 Buchanan ST		

Petition for the Safety of the Children

Name	Address	e-mail	Comment
Leatrice Byrd	243 Buchanan st		
Bernel Byrd	243 Buch St		
Samantha Pallo	239 Buchanan st		
Wayne Hilton	235 Buchanan St		
Kelma Carr	229 Buchanan St		
[illegible]	231 Buchanan St		
Jacqueline Harrison	225 Buchanan St		
Jennifer Andre	219 Buchanan St		
Maxine Wright	215 buchanan st		
Joel Rodriguez	1734 Cameron St		
Derrick Garvin	1733 Cameron		
Stacey Di Jon	1735 Cameron		
Marlene Grivel	1727 Cameron St.		
Corrina Grivel	1727 Cameron St		
Marcia Stanfield	1715 Cameron St		
[illegible]	1314 Bayliss Dr.		
[illegible]	38 westmorland ave		
[illegible]	851 D Greenbrier		
[illegible]	1717 Cameron St		
[illegible]	1537 28th St S		

Petition for the Safety of the Children

Name	Address	e-mail	Comment
[illegible]	5500 Chasic Pike	[illegible]	
[illegible]	5550 Chasic Pike	" "	
R Barlow	305 Buchanan St		
DAMON COLBERT Damon Colbert	1414 CAMERON ST.	damon.colbert@gmail.com	
Leila [illegible]	1727 Cameron St.	solsurferchick@yahoo.com.	
Willie McNeil	1721 Cameron St.		
[illegible]	1721 Cameron St		
Elizabeth Simey	1729 Cameron St		
Shakil Ahmed	1731 Cameron St		
Ellis Jones	1737 Cameron St		
[illegible]	211 Buchanan St.		
[illegible]	221 Buchanan St	gsomers222140@yahoo.com	
Jim Melton	105 Harvard	meltonjim@aol.com	
Leslie Zupan	1309 Queen St	missz@aol.com	
Dino Drudi	315 N West Street	—	
E. Somers	221 Buchanan	esomers2000@yahoo.com	
B Hargrove	225 Buchanan St	bchargrove@yahoo.com	
Kim Moore	1408 Princess St		
David Reindl	1622 Boyle St	dtreindl@gmail.com	
FRED FRAZIER	1618 BOYLE ST		

Petition for the Safety of the Children

Name	Address	e-mail	Comment
Matt Burge	1608 Boyle St.	matt.burge@gmail.com	
Joyce Alford	300 Wythe St #814		
Lois Alford	300 Wythe St #814		
Marcia [illegible]	5237 S St SE Wash, DC 20020		
[illegible]	214 N. West Street		
Daniel Schuman	237 N. West St.		
[illegible]	237 N. West St.		
David Armstrong	401 N. West St	darmstrong00@yahoo.com	
Bruce Witek	309 Buchanan St	December Bruce@[illegible]	
Willie Brown	1115 S Jordan St Alex	PMWEB11@aol.com	Save our kid
Richard Carpenter	2500 S. Arlington Mill Dr., Arlington VA 22206		
William Iversen	317 Buchanan St. Alexandria VA	william.iversen@gmail.com	
Jenny Zimmerman	317 Buchanan St.		
Peter Jurgens	319 Buchanan St	peter11511@gmail.com	Agree on current traffic scheme
Donald Walsh Rague	323 Buchanan St	djw411@verizon.net	
Raquel Friolo	323 Buchanan St		
Rochelle Collins	1415 Boyle ST		Save our kids
[illegible]	P.O Box 22684 Alex VA 22304		
Marie Best	1510 Princess Alex, VA 22314		
Shawn Gratlin	1512 Princess St Alex VA 22314		

Petition for the Safety of the Children

Name	Address	e-mail	Comment
Cassandra Medley	Oxon Hill, MD	cmedley1105@yahoo.com	Children safety
Juanita M. Torres	Wash D.C. 20032	Jmoriotorres@Gmail.com	
Randall Curry	4390 King st Alexandria Virginia 22302		Protect children
Ryan Pratt	2905 Pomeroy Rd SE	Ryan_18_08@yahoo.com	Save our children
Daniel Green	3010 Colonial Springs ct Alex. Va	Coolgreen59@yahoo.com	SAVE
Beverly Lucas	727 N. West St Alex, VA	Blasfname lucas	children
Richard Hughes	4513 Alex VA		children Matter
Gregory Miles	1003 Colonial Ave Alex VA		Save the park
Tiffany Monsell	5202 Leverett St Oxon Hill MD 20745	tiffanynicole1124@gmail	Save the park
Elada Benyahuda	[illegible]	Ebenyahuda@hotmail	Save the park
Cheryl Morgan	6651 Tower Dr. Alexandria 22306	cherylmorgan02@hotmail.com	SAVE The Park!
Carolyn Pierce	1711 Shady Ridge Ct #823 Woodbridge		Save the Park
Robin Williams	Woodbridge VA		Save the park
Anthony Williams	3042 Fleming Ct Alex VA 22305		Some things need to be left alone
Anthony J. Fields	Alex. VA 22304 300 Yoakum Pkwy PH11	AFields@Marymount.edu	For The Kids
Rosa Madrada	7132 Wash Ave VA		
Tameka Hardison	140 St SW #11 WDC 20024	reneehardison@yahoo.com	For the safety of our kids
Brandon Carter	4029 Emerald Lane Bowie, MD	BKool777@aol.com	Thanks for your kind Heart & Awareness
Darwyn Scales	6308 north King St	D.Scales@yahoo	Our Park needs to stay
Gloria Thompson	6400 Belcrest Rd #13 Hyattsville MD	gmj42v@gmail.com	Children first!!

Petition for the Safety of the Children

Name	Address	e-mail	Comment
Joseph Jones	222 N Patrick St Alex VA 22314		
Belynda Young	300 N. Patrick	gardenofdiversity@yahoo.com	Kids stay come first.
Tom Pannell	Arlington VA.		Stop
Lisa Smith	1440 S. Walter Reed Dr		Please dont move playg
[illegible]	1314 Gabe Pl	Landover MD	20785
Ethan Gare	2413 Shirlington Rd Arl Va 22206		leave Park Alone
[illegible]	Arlington	Va 22206	
Danielle Smith	4920 Ames St NE Wash DC 20019	Lulugirl361	leave park alone
Unique Brooks	3315 Walters lane District Heights MD		Keep the children safe
David Bernfeld	4254 Taney Ave Alexandria VA	Bernfeld.David@Gmail.com	Safety
Nicholas Nichol	2727 Duke Street Apt 512 Alex VA		Children First
George Tate	1820 Trenton Pl SE Washington DC 20020	gcoll hotmail.com	Children First Safety
Tabari Enoch	6038 Richmond Highway	Tabari175.yaho	Kids need a place to play
Ed Aiti	4201 31st S 22206	Mal_K_Yor	Safety a bar all else
[illegible]	240 Lyn [illegible] Dr Alex VA 22305		Safety Comes First!
Eric Belser	3142 Binkley RD. Temple Hills MD	e belser69	mail Save the children
Angel Ashton	519 Independence Ave NW DC	angelcc@gmail.com	
Acquavia Hayes	5410 A S Gristmill CT. VA	Qua.hayes@yahoo.com	Children First.
Tanika Floyd	1115 Kennebec ST Oxon Hill MD	tanika_floyd@yahoo.com	
Germany Blyther	434 10th St. NE Wash., D.C. 20002	GBlyther@yahoo.com	Kids safety should be first

Petition for the Safety of the Children

Name	Address	e-mail	Comment
Octavia Travis	P.O. Box 2755 Alex Va 22301	Tavy768@gmail.com	This can be dangerous for children - Insane!!
Joe Brooks	ALEX, VA. 22314 212 N. PATRICK	Joseph.Brooks.	Not enough Room
Rhonda C. Johnson	ALEX, VA. 22314 300 Wythe St	RHONDA C JOHNSON	KEEP OUR KIDS SAFE THIS would be dangerous so close
Carleck Boggan	212 N Patrick St Unit 3		Keep children active
Nadia Boggan-J.	212 N. Patrick St. Apt 1 Alex. VA 22314	nadia.boggan.johnson@gmail.com	SAVE THE PLAYGROUND
Andre' Mathew	1758 Dogwood Pl Alex Va 22307		Keep The Children Safe
Emilce Quiroz	3222 Mt. Pleasant DC	gemike@yahoo.	Safety!
Delia Penalva	1185 Taylor St #101	rosemary-penalva@yahoo.com	safety first!
Cindy Benitez	2134 Rolling DR	cbenitez@yahoo.com	Safety Kids first
Jessica Rodriguez	3307 Pintail Ct 22306	jrodriguez1292@yahoo	Children need a safe environment!
Harold Velasquez	7507 ESSEX AVE Springfield, VA 22150	iHarold@yahoo.com	Kids first!
Abe Koroma	7300 Lamp ct Alexandria, VA 22315	Kboyabe86@yahoo	Safety first
Umar Mohammed	8583 Richmond Hwy Alexandria VA 22309	umarnajeeb@yahoo.com	Children safety first.
Binta Jaiteh	8351 MIDDLE RUDDINGS Dr. LORTON, VA 22079	bjaiteh@hotmail.com	children's safety is #1 concern
Severine Oquedano	3201 Landover St Alexandria VA 22305	OQUEDADELINE15@yahoo.fr	children safety is #1
DCARR	7211 N. QUAKER LN 301. ALEX. VA 22302	DCLARR@NVCC.EDU	"CHILD SAFETY IS FIRST!!
CRISTAL BROOKS	212 NORTH PATRICK ST, ALEX. VA	brooks cristal@yahoo.com	Child safety
Shawntay Pancar	3010 Westford View ct Alex VA 22306	Shawntay@hotmail.com	Child safety should always come first!!
Alejandra Gramajo	707 Twin Brooks Ln Stafford VA 22554	agramajo9@gmail.com	Keep the kids safe!
Jajuan Campbell	2111 NE Washington D.C	Jajuan82@gmail.com	Keep kids safe

Petition for the Safety of the Children

Name	Address	e-mail	Comment
Gertrude Grayer	6000 Rickells Way Alex, VA 22312	glgrayer@Aol.com	Keep the safety of our children in mind
Gabrielle Beam	2117 S nelson st		Hell NO why?
Elaina Brown	2900 S Glebe Arl, VA		Think of the Kids
Damon Lowe	3911 Bruce St Alexa		THINK of The Kid's
TaRhonda Mcheal	1315 S. Queen St	MSTARONDA@yahoo.com	The kids need somewhere to play.
ANGELA Turner	1005 N QUEEN ST		The kids need a playground.
GRACIE WARREN	1315 S. Queen St		The Kids Need A place to play
SHARON Gildon	1420 S. Rolf St		
CAITLIN COCHRAN	3634 Valley Dr		Kids more important than cars.
Matt McCall	805 Tennessee Ave		Think of the children
Quashawn Brown	2900 S Glebe Rd	q.brown1515@gmail.com	about the kids.
Lawrence Blake	3312 Montrose Ave		NO NEED!! Stop Lying
Adam J Seaman	2803 Knollside Ln VA		I LOVE KIDS
Mason Arthur	4433 S. Four Mile Run D.	arthursadventures@gmail.com	your probably going to charge to park there too?
KATE HERRMANN	1119 NALLEY RD. #321 LANDOVER, MD 20785	KLHERRMANN 317@GMAIL.COM	
Tae Han	7802 Dassett Ct Annandale, VA 22003		
KIM DYSON	440 N. Alm Street St	dysonkimberly@gmail.com	The kids need a place to play
Hannah Horrom	603 N. Howard Apt 409 Alexandria VA		
John Sebastian	400 S. Joyce St Arlington, VA		Let em play!
Leary McCall	6039 Lingston	Lmccall91@gmail	I love kids need them to be safe

Petition for the Safety of the Children

Name	Address	e-mail	Comment
Aaron Summers	1007 Madison St. Alexandria Va 22314	atl_Summers@yahoo.com	Keep Children safe.
FRED TRAVIS	13060 Kilbourne Det MI 48213	PonchoPoncho50@aol.com	The KIDS ARE the FUTURE!!
Randolph Lynch	2804 IVY Bridge Rd. Fl Washington MD 20744	lynch197@yahoo.com	For the Kids!!!
DaLante Walker	2059 S. Lincoln St. Arlington, VA 22204	DalanteWalker03@yahoo.com	Kids safety
Wayne Thornes	3724 Gull Rd Temple Hills MD 20748	wthornes@hotmail.com	Kids Safety
Eugene Nesbitt	3348 6th Street Apt 101	Nesbitteugene@yahoo.com	Kids Safty
VIKKI BROWN	314A Hume Ave Alexandria VA 22301	VIKKIB68@gmail.com	Safety
Debra Jenkins	1128 Kennebec St Oxon Hill, MD 20745	debrajenkins91@gmail.com	Kids protecting environment.
Vickie Austin	7961 Jamaica Ave Alex VA 22306 #102	Aquarius_13164@yahoo.com	
Deborah Robinson	434 Cook St.	DeborahRobinson67@gmail.com Hotmail.com	Safety
Sintia Ilkescas	5003 Coryn ct Apt T2 Alexandria VA 22312	Sintia26Ilkescas@	Keep Kids safe
Crystal Lyles	1301 Iverson St #203 Oxon Hill MD 20745	Crystal.Lyles42@gmail.com	Keep kids safe
Travis L. Green	232 Randolph PL NW Wash, DC 20002	southern boy-80@Hotmail.com	Keep it SAFE
NIKKI JONES	419 14th St, NE Washington, DC 20019	nikki4meeth@yahoo.com	keep the kids safe
Donta Bowen	6543 Pennsylvania Ave Fosest ville MD 20747	DontaBowen@Hotmail.com	
Dorthy Turner	3010 Manning st.	—	—
DORIS Johnson	8321 Brookham RD.		We love OUR Kids
Lucy willis	125 west Reed st.	Alex Va x x	x
Linda Howard	401 Oxford st	Alex Va	
Gloria Ward	901 Croyger St	alex Va	

Petition for the Safety of the Children

Name	Address	e-mail	Comment
Gabriel Smith	2002 Manor Road #103	asjsmithplus@yahoo.com	
Charthorne Sam	2203 Arlington Dr 101 Alexandria		
John E. Gould	3650 S. Glebe Rd Arlington Va 22206	JEGould1@hotmail.com	
Dixie Bastien	3650 S. Glebe Rd Arlington VA	dixie100670@Yahoo	Save the Park!!
Kimberly Clark	5812 Royal Ridge DR	Kimsclark76@gmail.com	
Angela Farwell	6000 Ricketts Walk Alexandria, VA 22312	Kfarwell@aol.com	
LAtrenda Carter	1437 Gum Street Aynor, SC 29511		Think of the KIDS
Natina Purton	3001 So. 24th St. Arl., Va. 22206		
Danielle Tennyson	2900 South Glebe Rd. Arlington, VA 22206		Save the Park for the kids
Kathleen Smith	2900 S. Glebe Rd Arlington, VA 22206	KITTYKITTY@AOL.com	
Susan Soles	3001 So. 24th St. Arl., Va. 22206		Kids need it!
Warren Soles	1559 So. 13th St. Arl., Va. 22204		
John Dolan	1559 So. 13th St. Arl. Va. 22204		
Reginald Smith	20 Notley Rd. 20744 FT. Washington MD		Save the Kids
Terry Shirley	808 S. Arlington Mill Dr Arlington VA 22204	smileyface@gmail.com	all
Terrance Jackson	5803 Waverly Court Upper Marlboro MD 20772		all about The Kids.
Kimberly Grayer	6000 Ricketts Walk Alexandria, VA 22312	Kgrayer@aol.com	I love the Kids!!
Ramon Carranza	3766A Madison Lane Falls Church VA 22041		
Gregory Hubbard	5716 Plato St Clinton	Legalhustle101@Gmail.com	Please Stop
FREDRICK JONES	12217 DENSMORE CT.	JONES1089@YAHOO.COM	LET THEM PLAY!

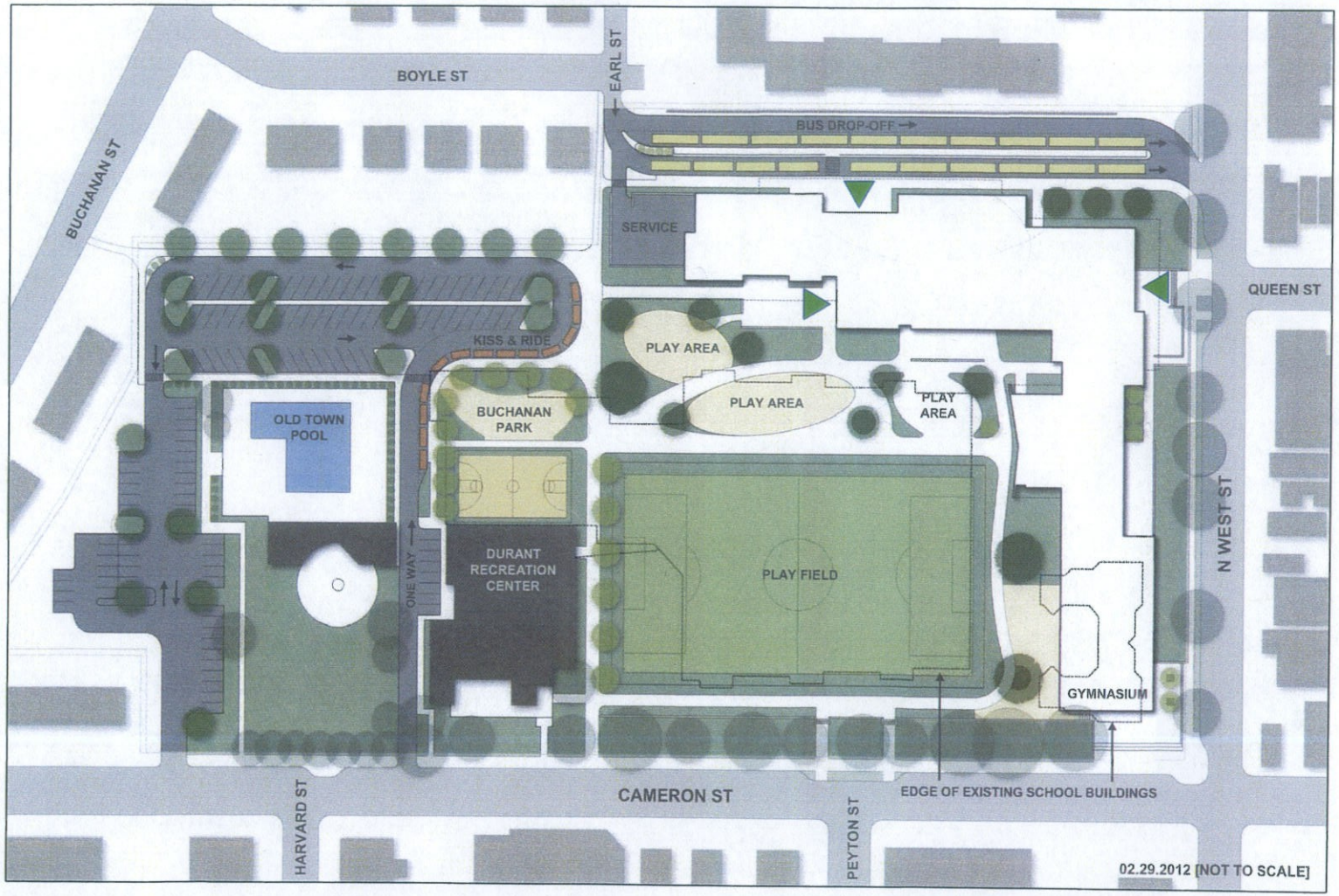
Petition for the Safety of the Children

Name	Address	e-mail	Comment
MARCEL HILLS	1617 PRINCESS ST.	HILLSM2@yahoo.com	
Albertha Gray	1605 Princess St		
Reginald Gray	1605 Princess St		
Eric Gray	1605 Princess St		
Scott Clark	1600 BELLE VIEW DR		
Stephanie Cauzens	1602 Suter St.		
Carrie Brown	1610 Suter St.	cbo7@mac.com	
DAN WEBBER	420 EARL ST.		
Cindy Thigpen	1 East Luray Ave	Cindy.Thigpen@aol.com	
Melanie Flossman	1483 Chain Bridge	MFlossman@gmail.com	
NANINE Price	4600 Duke st #531	NANINE.Price@Yahoo.com	
Ebony Lloyd	836 LYNNHAVEN Dr		
Desiree Reeves	5001 Seminary Rd.	Desiree Reeves@mail.com	
ANA ESTRADA	2355 MILLRD	estrada2633@yahoo.com	
BARBARA ESKRIDGE	1 EAST LURAY AVE	BARBARAESKR@hotmail.com	SAVE the BLOCK PLEASE
JENNIFER WROTEN	1 EAST LURAY AVE		
Tasheika Price	5911 Edsall Rd. Apt 111	Tasheikaprice@yahoo.com	SAVE the Block
Vercelia Young	1 East Luray Ave.	Vercelia.young@yahoo	Save the Block
James E Green Sr	2355 Mill Rd	ja17green@gmail.com	Save the Children
Antonio Taylor	930 N. Chamberlayne	Taylor.antonio94@yahoo.com	Save the Kids

Petition for the Safety of the Children

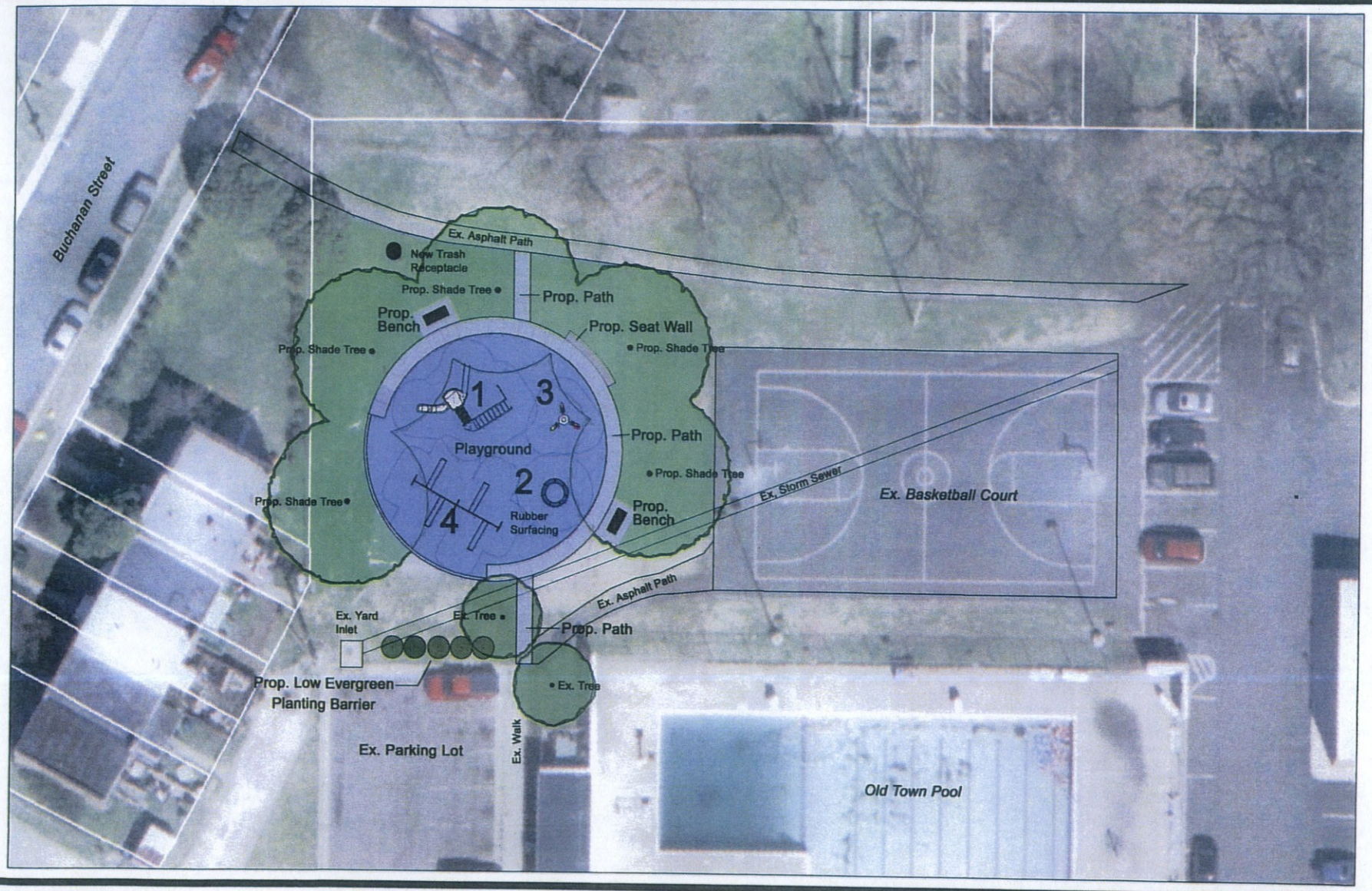
Name	Address	e-mail	Comment
Angela Dolay	2701 Park Center Alex., VA 22302	local.eyes@yahoo	✓
Rudney Hilton	235 Buchanan St Alexandria, VA	r.hilton@att.net	
Catherine Lewis	1 East Luray Ave Alex, VA 22301	Courageouskay20 @ yahoo.com	
D. Evans	4331 Duke St Alex, VA		
Caelton Lovelace	855 W. Glebe Rd Alex. Va #201		—
B.K. Lomax	2720 N Rosset St Alex. VA	b.k.lomax @ yahoo.com	
Bayer A. Jackson		BJACK@yahoo.com	

SITE STUDY A: Site Plan



VMDO ARCHITECTS concordia RUST | ORLING ARCHITECTURE Kimley-Horn and Associates, Inc. ACPS ALEXANDRIA CITY PUBLIC SCHOOLS

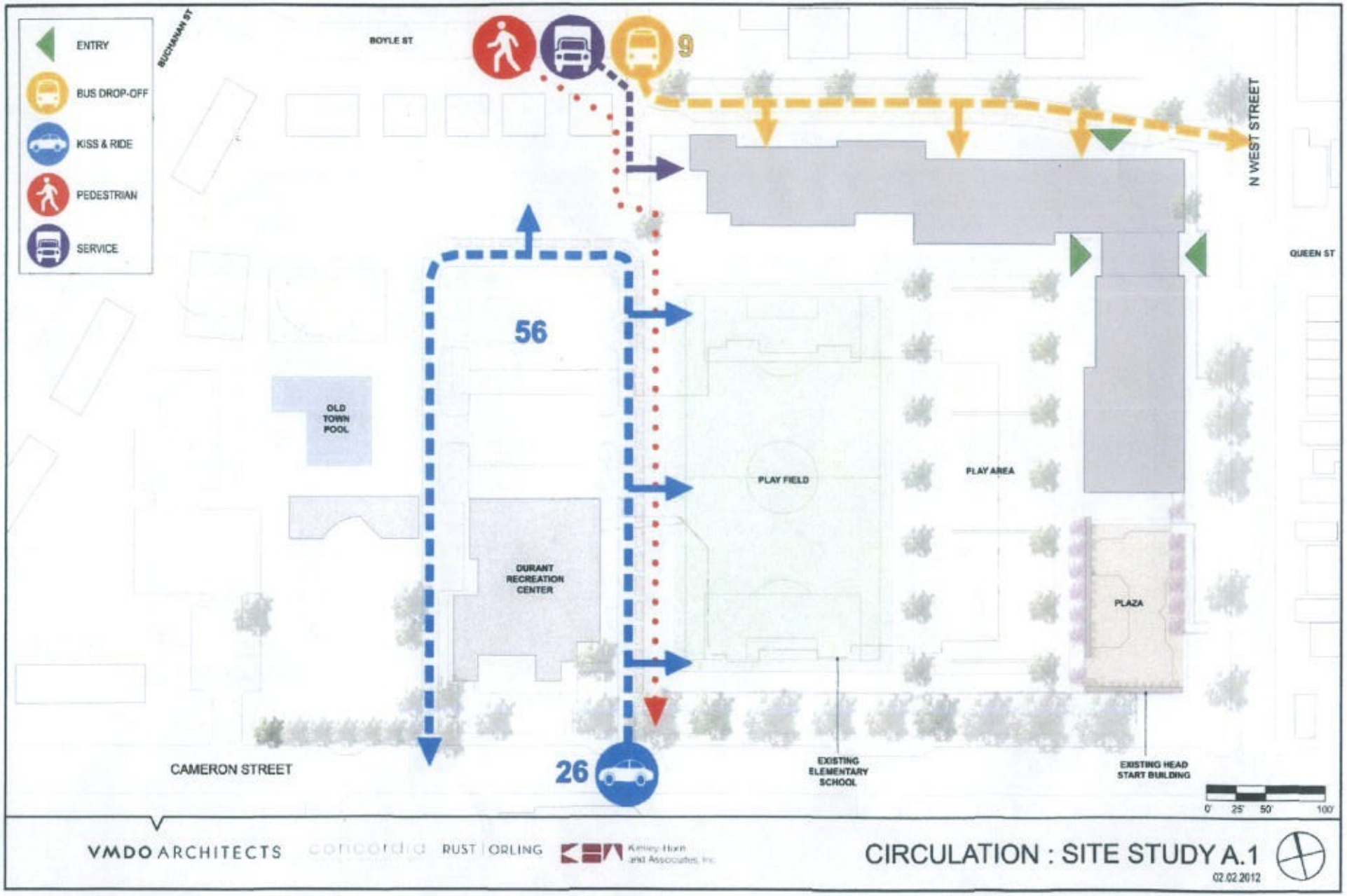
BUCHANAN PARK PLAYGROUND RENOVATION



Draft Site Plan

11/09/09

N W E S Not to Scale



VMDO ARCHITECTS concordia community centered planning + design ACPS ALEXANDRIA CITY PUBLIC SCHOOLS

City of Alexandria, Virginia

MEMORANDUM

DATE: NOVEMBER 30, 2012

TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: FAROLL HAMER, DIRECTOR FH
DEPARTMENT OF PLANNING AND ZONING
RICH BAIER, DIRECTOR
DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES

SUBJECT: RECOMMENDED CHANGE TO A CONDITION FOR DSUP #2012-0011
JEFFERSON-HOUSTON SCHOOL

Subsequent to the completion of the staff report and mailing to the Planning Commission, City staff and the applicant had additional discussions and reached an agreement with regard to one of the recommended conditions. Thus, an amendment to this condition as previously included with the staff packet is necessary. The condition to be amended is Condition #3 (g) and it relates to the undergrounding of utility lines.

The proposed revision to the transmitted conditions is discussed in greater detail below:

PEDESTRIAN/STREETSCAPE:

Conditions #3g – Discussion

T&ES staff has had ongoing discussion with the applicant and Dominion Virginia with regard to this issue. As a result of staff research on similar projects and consultation with Dominion Virginia authorities, staff recommends that this condition be amended as proposed below:

3. Provide the following pedestrian improvements to the satisfaction of the Directors of P&Z, RP&CA and T&ES:
   g. ~~The existing overhead utility lines and poles along N. West Street shall be removed along the project frontage and the utilities placed underground~~.
   g. The applicant shall underground the main distribution lines on the west side of N. West Street between Cameron and Queen Streets, as well as all feed lines serving the school campus buildings. The poles on the west side of N. West Street for local distribution lines, as well as the local services lines themselves on N. West Street serving the residential townhouses on the east side of the street, will be addressed as future improvements.

DEPARTMENT OF RECREATION, PARKS
AND CULTURAL ACTIVITIES
1108 Jefferson Street
Alexandria, Virginia 22314-3999

James B. Spengler
Director

Phone (703) 746-4343
Fax (703) 838-6344

Park and Recreation Commission

December 3, 2012

John Komoroske, Chair
Alexandria Planning Commissioners

Re: Jefferson Houston School
Dec. 4, 2012: Docket Item 6A-C

Dear Chairman Komoroske and Planning Commissioners:

I am writing on behalf of the Park and Recreation Commission (P&RC) regarding the plan for the new Jefferson Houston School which you will consider shortly. The P&RC has had a number of briefings on this proposed new school and one of our commissioners has served on the planning group.

As you know, our primary concern is that this facility, as well as any new school facility, addresses the needs of recreation for the children that attend and in addition the community at large. Owning to both limited land and financial resources these new schools must address the broad community recreational needs, becoming "centers" of community for all citizens.

Our commission feels that the planning and design of the proposed Jefferson Houston addresses the community recreational needs in a commendable manner. While fitting the school program on the site along with a full sized athletic field was a challenge, it has been done successfully. The athletic field, along with playgrounds, an outdoor basketball court with lights and a full-sized gymnasium will be a tremendous asset to the community in the eastern part of our City.

While the loss of the field during the construction phase will be felt by the community at large, what will be achieved when the project is complete will be of great help in addressing the shortfall of recreational facilities in the City.

The Park & Recreation Commission wishes to thank the ACPS Planning Staff, elected School Board Members, the Planning and Zoning staff, along with the planners from the Department of Recreation, Parks and Cultural Affairs for the professional collaboration that produced this plan which addresses so many needs on such a constrained site. This is the model of collaborative planning that needs to be employed as our City moves forward to address the new schools yet to be designed, but which are eminent.

The Park and Recreation Commission fully and enthusiastically endorses the plan before you for the new Jefferson Houston School. Also attached is a letter of endorsement from the Youth Sports Advisory Board, a subcommittee of our commission focused on our children's sports and recreational needs.

Regards:

Judy R. Guse-Noritake, Chair
Park and Recreation Commission

Cc: Park and Recreation Commissioners
Rashad Young, City Manager
Sheryl Gorsuch, Chair, Alexandria School Board
Faroll Hamer, Director P&Z
James Spengler, Director, RPCA
James Gibson, Chari, Youth Sports Advisory Board

October 10, 2012

Ms. Judy Guse-Noritake
Chair
Park and Recreation Commission

Dear Judy:

The Youth Sports Advisory Board fully supports the proposed plans for the new Jefferson-Houston School. The sports and recreation features associated with the project strongly indicate a commitment to maximizing the resources to the greatest good for our children.

We totally support the installation of an artificial turf field at the school site, the new outdoor basketball court with lights, a full size gym with an indoor basketball court, and a new playground. The lack of open space remaining in the City makes it a necessity that we maximize use of whatever space is available. The above actions precisely do that. While we understand that we may lose some use of the recreation facilities during the school construction, the added benefit of new and better features will more than offset that temporary sacrifice.

The full size gym will be a great asset and benefit to the school and the City. Even so, it may not satisfy the demand the proposed school population will generate. Any and all means should be made to add even more indoor exercise room where possible.

We look forward to the completion of this new facility and adjourning recreation areas. Please let me know if the Youth Sports Advisory Board can further support this effort.

Sincerely,

Jim Gibson

Jim Gibson, Chair

Youth Sports Advisory Board

Submitted at 12/4/12
PC hearing

Planning Commission Hearing – Docket Item # 6A-C
Master Plan Amendment # 2012-0008
Rezoning # 2012-0008
Development Special Use Permit # 2012-0011
Jefferson Houston School
December 4, 2012

Good evening. My name is Bea Porter, I have lived at 1727 Cameron Street for 17 years now. I am very interested in this project as it will affect me, my family, and my neighbors. I have attended almost every meeting that has been held on this subject. At the beginning of the current plans for the new building, all the focus was on the new building. There was very little mention of what would become of the parking area, drop off lane, Buchanan Street Park, and basketball court. In January of this year, it came to my attention that the developer wanted to open the closed parking area by the pool, move the playground, and the basketball court. This means this project will now impact the whole block including residents that have not been involved in these meetings and are not aware what will happen behind their homes. I started a petition to inform my neighbors of what is going on in these meetings, what is being proposed to happen to the current amenities that we have become so accustomed to having in an area that is currently safe, safe from vehicular traffic, safe for children, visible by 3 streets of this block. This school housed 800 students 15 years ago, 800. Now the current school has 364 students, and is not achieving the required ACPS standards of accreditation. The developer talks about all of their community meetings, community, funny but only a handful of the same people, approximately 45 came to each meeting. How can they base their decisions on what 45 people say, most of these people don't even live here, and some don't even have children in this school. This project will only affect people with children in this school for a few years, it will affect those of us that live on this block for years to come. I have submitted a petition with almost 300 signatures requesting that our basketball court, our Buchanan Street Park, stay in place, keeping the parking lot closed. Add more parking behind the Durant Center, not just a few more spaces, but enough to accommodate the new field, parking closer to the school for the teachers, more parking for events at the Durant Center and in the City.

Thank you.

Submitted at 12/4/12
PC hearing

I have been a home owner in Old Town for many years and have seen the changes that the city has made that affected the homeowners including tearing down the houses on the west side of Buchanan street when the metro was built. My concern with the Jefferson Houston project is what will happen to the houses that surround the school on Buchannan, Cameron and Boyle Streets once the project has been completed. What will happen to Jefferson Village? What happens to the Parker-Gray historical district? Will the city do like they have done in the past and force people out, tear down the homes and build new houses that most of the current city residents living around Jefferson Houston can't afford to purchase, like they have done around the Charles Houston Rec Center.

Parker Gray was the only black high school what is being done to commemorate the history of the Parker-Gray other than the naming of the Parker-Gray district.

submitted at 12/4/12 PC hearing

Re-sent 11/1/12

Subj: **WOTCA Recommendations re Jefferson-Houston Construction**
Date: 8/30/2012 4:25:14 P.M. Eastern Daylight Time
From: missz@aol.com
To: gwen.wright@alexandriava.gov
CC: landiscf@comcast.net, ha.ford123@yahoo.com, donnar555@yahoo.com, rcollinlee@gmail.com, james.bartlett@alexandriava.gov, srbecker@att.net, faroll.hamer@alexandriava.gov, Dirk.Geratz@alexandriava.gov, james.spengler@alexandriava.gov

Dear Gwen:

I am writing in regard to the site construction plans for the proposed new Jefferson-Houston School at Cameron and N. West Streets, which I understand will be presented to Planning Commission and City Council later this year.

This will be a challenging project, and not only because of the relatively small site. Unlike other recent construction projects near Braddock Road Metro this will be the first one be conducted entirely within the residential area of the neighborhood, with homes on all sides of the site. Therefore it will be critical to manage all aspects of the construction with even greater care than usual.

The following recommended conditions are based on the civic association's previous experience dealing with projects such as the Monarch and Prescott, and we expect that P&Z will work closely with WOTCA and the Alexandria Police to develop acceptable alternatives if any of the conditions cannot be met.

SECURITY ISSUES

1. WOTCA has a long and consistent history championing crime reduction in the neighborhood, including a successful partnership with the City, Police and ACPS more than a decade ago to level the current school playing field at N. West and Queen Streets. This involved demolishing a gazebo, removing tennis courts, and flattening uneven terrain -- all of which hid criminal activities from public view.

Consistent with this record of advocacy, WOTCA maintains that the proposed placement of the basketball court and children's play area north of the Durant Center is unacceptable. The new location -- behind other buildings -- is the furthest away from any of the surrounding homes and will be difficult if not impossible to monitor from the street. The basketball court and play area must be moved directly on to Cameron Street (south of the proposed new playing field) as per Police Department recommendations to assure that they can be watched and protected from a resurgence of illegal activity.

In case this proposed placement is based on some notion that crime is no longer an issue in the area, an analysis of Alexandria Police Department crime data from November 2011 to May 2012 demonstrated that Jefferson-Houston is the only elementary school in the City to have drug activity reported on all four sides of the site. The majority of the elementary schools had no such activity. (See the links below my signature for the maps and data from crimereports.com, where Alexandria police data is reported. Q designates a single reported drug offense while the folder symbol indicates multiple drug offenses.)

2. Given these same public safety concerns, WOTCA requests that a security gate be installed on the walkway facing N. West Street (which separates the two sides of the proposed building), and that it be secured each evening to prevent cut-through foot traffic.

TRAFFIC ISSUES

WOTCA has major concerns about the management of traffic in and around the site, both during and after construction. This is especially critical because ACPS has just announced that the school day at Jefferson-Houston will be extended to 4:00 PM effective this September, creating potential conflicts between departing school buses and the start of rush-hour traffic on N. West Street. When can we expect these plans will be developed and shared with the community?

In addition, please see the specific recommendations below under Construction Site Management which we ask be incorporated into the traffic plans.

CONSTRUCTION SITE MANAGEMENT

The following are the conditions which West Old Town Citizens Association asks to be included in the Special Use Permit (SUP) for the Jefferson-Houston project. These requests are based on precedents set with past community projects such as the Prescott and Monarch and the measurable physical characteristics of the streets where construction will be concentrated. They also minimize the number of homes that will be affected.

1. Hauling routes:

A. The construction company will strictly limit routes which vehicles take to the site to minimize impact on the community. The assumption is that construction vehicles will be traveling to the site via I-95 or the Capital Beltway.

B. Construction vehicles coming south to enter the building site will use N. Henry Street and will then proceed down Cameron Street to the interior of the site. According to T&ES, Cameron Street is wider than N. West Street and has demonstrably less traffic backup at rush hour than N. West.

C. Construction vehicles heading north to enter the building site will use N. Patrick Street and then proceed down Cameron Street to the interior of the site.

D. Construction vehicles leaving the interior of the site will exit via Boyle and Buchanan Streets to Cameron, and then down King Street to N. Patrick or N. Henry Streets, or alternatively to Duke Street and from there to the Telegraph Road entrance for the Beltway.

E. Except for the streets named in A-D above, construction vehicles are not permitted to traverse other streets in the neighborhood except in case the designated routes are blocked due to accident or official closure. Normal rush hour traffic congestion is not an acceptable justification.

2. City Code's standard for hours and levels of permitted construction traffic and noise shall be strictly adhered to. In addition, no assembling or idling of construction vehicles or equipment will be permitted on or adjacent to the site before 7 AM. Idling during regular construction hours will be strictly prohibited.

3. The Jefferson-Houston site is within a residential parking district (#5), so designated because parking supply is already constrained. Therefore, to the utmost extent that is feasible, construction vehicles must be parked on the building site and not on public streets near the school. If there is insufficient room at the site, large vehicles should be assembled at a more distant location such as Eisenhower Avenue, where they can be coordinated by site managers and called to the site via walkie-talkie or other remote communication device.

While school is in recess, smaller construction vehicles *only* may be allowed on the north side of the 1400-1600 blocks of Cameron Street where the school Kiss and Ride is currently located. While school is in session these smaller construction vehicles can be parked on the north side of the 1300 block of Cameron Street.

4. Construction vehicles and equipment will always be directed to the interior of the site for loading and offloading rather than the perimeter.

5. Construction workers shall not park personal vehicles on residential streets during the project. The construction company must either ensure workers arrive by public transportation or secure parking for them at a satellite location and provide shuttle service to the site.

6. Given constrained parking and the importance of Cameron, N. West and Queen Streets for traffic flow, construction trailers will be installed on the site rather than on any public street so that no lanes of traffic are impeded.

7. Due to the historic prevalence of crime and drug activity in the area, the construction company will provide security for the site on evenings and weekends when construction is not underway.

8. Temporary lighting will be provided by the construction company in place of any street lamps or playing field lights that must be removed for the short-term during construction.

9. The construction company shall clean the streets surrounding the construction site daily to remove all building debris.

10. Before commencing any clearing or grading of the site, the applicant shall hold a meeting with all adjoining property owners to review the hauling routes, 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 of the date of the meeting before the permit is issued. Copies of plans showing the hauling route, construction worker parking and temporary pedestrian and vehicular circulation shall be posted in the construction trailer and given to each subcontractor before they commence work on the project. The construction manager will assume responsibility for any necessary communication with citizens during the school project. This follows a model which has proven successful with the ongoing Madison project nearby.

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 sanitary waste at the construction site and prevent its off site migration that may cause adverse impacts to the neighboring properties or the environment to the satisfaction of Directors of Transportation and Environmental Services and Code Enforcement. All wastes shall be disposed off site properly in accordance with all applicable federal, state and local laws. (T&ES)

80. The applicant shall present a disclosure statement to potential buyers disclosing the following to the satisfaction of the Director of P&Z and the City Attorney:
That a major highway, with its associated issues such as traffic and noise, is located adjacent to the project. (T&ES)

81. Due to the close proximity of the site to the Jefferson Davis Highway the following conditions shall be included in the development requirements:
    a. Applicant shall prepare a noise study identifying the levels of interior noise residents of the project will be exposed to at the present time and 10 years into the future in a manner consistent with the Noise Guidance Book used by the Department of Housing and Urban Development (HUD).
    b. Identify options to minimize noise exposure to future residents at the site, particularly in those units closest to railroad, including: triple-glazing for windows, additional wall/roofing insulation, installation of resilient channels between interior gypsum board and wall studs and any other special construction methods to reduce sound transmission. If needed, the applicant shall install some combination of the above to the satisfaction of the Directors of P&Z and T&ES.
    c. The noise study shall be submitted and approved prior to final site plan approval. (T&ES)

82. **CONDITION ADDED BY PLANNING COMMISSION:** The applicant shall contribute $10,000 toward the design and installation of traffic calming measures on Fayette Street prior to the release of the final site plan. (PC)

83. **CONDITION ADDED BY PLANNING COMMISSION:** Hauling routes shall be subject to existing truck restrictions and done in a way to minimize impact on the neighborhood to the satisfaction of the Director of T&ES. (PC)

84. **CONDITION ADDED BY PLANNING COMMISSION:** The applicant shall present a disclosure statement to potential buyers disclosing all existing traffic restrictions in the neighborhood surrounding the property, to the satisfaction of the Director of P&Z. (PC)