

Docket Item # 2  
DEVELOPMENT SPECIAL USE PERMIT #2000-0050  
EPISCOPAL HIGH SCHOOL

Planning Commission Meeting  
February 6, 2001

**ISSUE:** Consideration of a request for a development special use permit, with site plan, to construct and reconfigure roadways and parking areas and to construct an alumni cottage for the existing private school campus.

**APPLICANT:** Episcopal High School  
by Ronald J. Keller, R. C. Fields, Jr. Associates

**LOCATION:** 1200 North Quaker Lane

**ZONE:** R-20/Residential

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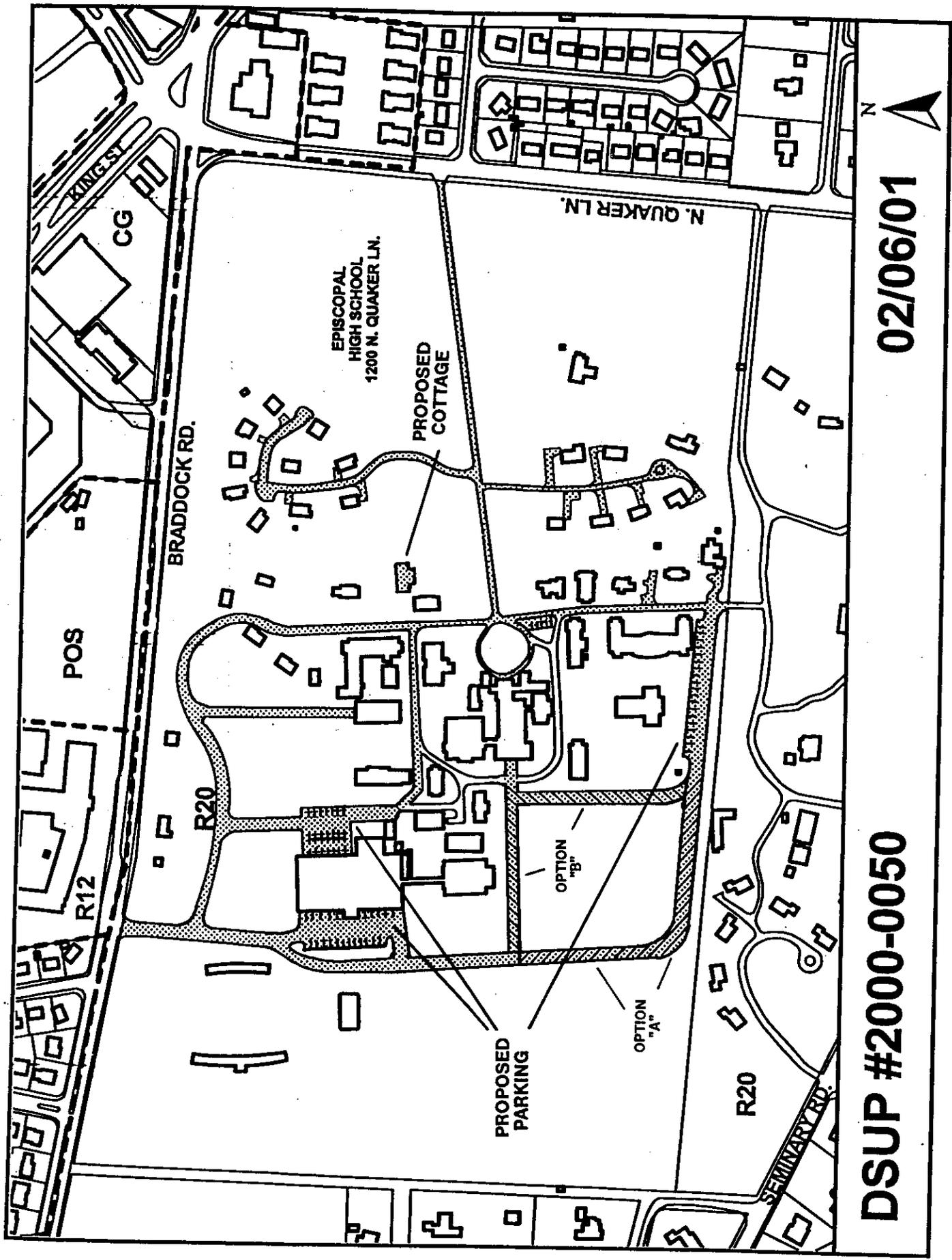
**PLANNING COMMISSION ACTION, FEBRUARY 6, 2001:** On a motion by Ms. Fossum, seconded by Mr. Komoroske, the Planning Commission recommended approval of the request subject to all applicable codes and ordinances and the staff recommendations. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis.

Speakers:

R.J. Keller, engineer for the applicant.

Mike Mallon, 4130 Laurence Avenue, expressed a preference for Option B.



02/06/01

DSUP #2000-0050

**SUMMARY:**

The applicant, Episcopal High School, is requesting approval of a development special use permit to construct a "Loop Road," generally around the exterior perimeter of their campus buildings. The new road is intended to move vehicular circulation from the center of campus, improving pedestrian circulation through the school buildings. Approval is also being requested to construct a two-story, 3,750 sq.ft. "Alumni Cottage" building addition for short term overnight accommodations for administrators, faculty, scholars and alumni.

Staff has not identified any major issues. The proposed improvements are not located near the public streets and will not be visually intrusive. There are a number of large trees on the site worthy of protection. And, while the applicant has designed the road to avoid trees to the extent possible, a number of large trees will still be eliminated. Staff is satisfied that the proposed alignment of the street minimizes the number of trees lost, and staff is recommending implementation of a tree protection program in conjunction with the construction.

Staff's most significant recommendation related to this proposal is a condition requiring the phased construction of a sidewalk along the school's frontage on Braddock Road, to replace the asphalt trail.

**STAFF RECOMMENDATION:**

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. That the permit be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (SUP #2408 and #2278) (P&Z) (DSUP 99-0048) (DSUP#99-0064)
2. **NEW CONDITION: This special use permit shall supercede all previous special use permits and development special use permits for the subject property.** (P&Z)
3. **NEW CONDITION: The total number of students shall not exceed 400.** (P&Z)
4. Any inconsistencies between the various drawings shall be reconciled to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (DSUP#99-0048) (DSUP#99-0064)
5. On the final site plan provide a detailed and complete zoning tabulation for the entire Episcopal site including previous special use permits with a brief description and the approval date. Tabulations shall also reflect the current number of students and employees at the site. (P&Z) (DSUP#99-0048) (DSUP#99-0064)

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6. The applicant shall be permitted to make minor adjustments to the building foot prints to accommodate the final design of buildings, to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (DSUP#99-0048) (DSUP#99-0064)
7. The applicant shall provide tree protection for existing trees in areas shown adjacent to the “limits of disturbance” to the satisfaction of the Director of P&Z and the City Arborist. A plan for tree protection approved by the City Arborist shall be included and approved with the final site plan. (P&Z) (DSUP#99-0048) (DSUP#99-0064)
8. The applicant shall attach a copy of the final released site plan to each building permit document application and be responsible for insuring that the building permit drawings are consistent and in compliance with the final released site plan prior to review and approval of the building permit by the Departments of Planning and Zoning and Transportation and Environmental Services. (P&Z) (DSUP#99-0048) (DSUP#99-0064)
9. Developer shall demonstrate compliance with the peak flow requirements of Article XIII of AZO. (T&ES)(DSUP#99-0048) (DSUP#99-0064)
10. Show existing and proposed street lights and site lights. Indicate the type of fixture, and show mounting height, and strength of fixture in Lumens or Watts. Provide manufacturer’s specifications for the fixtures. Provide lighting calculations to verify that lighting meets City Standards(T&ES) (DSUP#99-0048) (DSUP#99-0064)
11. Consult with the Crime Prevention Unit of Alexandria Police Department regarding security measures for the construction trailers. This is to be done prior to the commencement of construction. (Police) (DSUP#99-0048) (DSUP#99-0064)
12. Consult with the Crime Prevention Unit of the Alexandria Police Department regarding security and locking hardware of the proposed building. This is to be completed prior to the beginning of construction. (Police) (DSUP#99-0048) (DSUP#99-0064)
13. Trees shall be limbed up to 6 feet as they mature. (Police) (DSUP#99-0048) (DSUP#99-0064)
14. Coordinate the location of trees with the lighting plan to prevent planting tees under or near light poles. (Police) (P&Z) (DSUP#99-0048) (DSUP#99-0064)
15. Low growing plants and shrubs shall exceed 3 feet in height when they have reached maturity. (Police) (DSUP#99-0048) (DSUP#99-0064)

16. The applicant shall not allow metal detection to be conducted on the property, unless authorized by Alexandria Archaeology. The previous statement shall appear in the General Notes of the site plan so that on-site contractors are aware of the requirement.(Archaeology) (DSUP#99-0048) (DSUP#99-0064)
17. Provide separate water main connections for fire and domestic water services. (Va. American Water Company) (DSUP#99-0048) (DSUP#99-0064)
18. **NEW CONDITION:** A separate final site plan may be submitted for the Fine Arts Center, the Alumni Cottage and the Loop Road. The DSUP approval for the Fine Arts Center and the Alumni Cottage shall expire December 31<sup>st</sup>, 2002. The DSUP approval for the Loop Road shall expire December 31<sup>st</sup>, 2005. A single final site plan shall be submitted for the Loop Road and associated improvements; however, the road may be constructed in phases, pursuant to a phasing plan approved by the Directors of T&ES and Code Enforcement. (P&Z)
19. **NEW CONDITION:** The applicant shall implement the following procedures and requirements for the preservation and replacement of existing trees that will be impacted by proposed improvements associated with the construction of the proposed Loop Road:
  - a. Verify actual field locations of trees measuring 12 inches or greater in diameter which are located within 20 feet of the proposed loop road;
  - b. Relocate or field stake the location of proposed pedestrian paths to minimize impacts to existing trees located within 15 feet of the proposed pedestrian path;
  - c. Provide a tree protection plan for approval by the City Arborist that includes methods for minimizing impacts resulting from excavation and construction within 20 feet of any existing tree that is to be saved, to the satisfaction of the Director P&Z and the City Arborist;
  - d. For every existing tree measuring 12 to 20 inches in diameter that is removed or lost due to construction, it shall be replaced with 2 trees of similar or compatible species measuring 2 ½ to 3 inches in caliper. Trees measuring 21 inches or greater shall be replaced with four trees of similar or compatible species, to the satisfaction of the Director of P&Z.
  - e. To the extent possible, the applicant shall plant replacement trees along the northern side of the site in areas adjacent to Braddock Road (P&Z)
20. **NEW CONDITION:** The applicant shall prepare a detailed landscape plan of the areas along the frontage of Braddock Road and the proposed Alumni Cottage showing required replacement plantings. A general landscape plan shall be submitted showing all other proposed plantings on the site, to the satisfaction of the Director of P&Z. (P&Z)

21. **NEW CONDITION:** Replace existing asphalt sidewalk along Braddock Road with City standard concrete sidewalk, minimum width of 5 feet to the satisfaction of the Director of T&ES. Sidewalk improvements shall be completed in two phases as follows: 1) Completed by August 14, 2002, sidewalk beginning at intersection of Braddock Road and Quaker Lane and extending to the most western entrance on Braddock Road and; 2) Completed by February 24, 2004, sidewalk improvements beginning at westmost western entrance on Braddock Road extending western to approximate intersection of Braddock Road and North Early Street. In the event the applicant is unable to meet the deadline schedule for constructing the sidewalks the phasing may be adjusted to the satisfaction of the Director of T&ES to coincide with the actual construction schedules of proposed on-site improvements (Loop Road). (T&ES) (P&Z)
22. **NEW CONDITION:** The storm water Best Management Practices (BMPs) required by this project shall be constructed and installed under the direct supervision of the design engineer or his/her designated representative. The design engineer shall make a written certification to the City that the Best Management Practices are constructed and installed as designed and in accordance with the approved final site plan. In addition, aggregate layers and collector pipes may not be installed unless said engineer or his/her representative is present. (T&ES)
23. **NEW CONDITION:** The school shall furnish an owner's Operation and Maintenance Manual for all Best Management Practices on the project. The manual shall include at a minimum an explanation of the functions and operations of the BMP and any supporting utilities, catalog cuts on any mechanical or electrical equipment, a schedule of routine maintenance for the BMP and supporting equipment, and a copy of maintenance agreement with the city. (T&ES)
24. **NEW CONDITION:** All driveway entrances and sidewalks in public ROW or abutting public ROW shall meet City standards. (T&ES)
25. **NEW CONDITION:** Provide City standard handicap ramps on all entrances on Braddock Road. (T&ES)
26. **NEW CONDITION:** Provide City standard pavement for emergency vehicle easements. (T&ES)
27. **NEW CONDITION:** Show all existing and proposed easements, both public and private. (T&ES)
28. **NEW CONDITION:** Prior to the release of any final site plan, provide a Traffic Control Plan for construction detailing proposed controls to traffic movement, lane closures, construction entrances, haul routes, and storage and staging. (T&ES)

29. NEW CONDITION: Indicate pedestrian and traffic corridors clearly as well as shared uses corridors. (T&ES)
30. NEW CONDITION: Indicate traffic egress for proposed and existing Service Areas. (T&ES)
31. NEW CONDITION: Submit a plan for providing pedestrian access by way of paths and/or sidewalks that extend from along the proposed roadways out to the entrances along Braddock Road. (T&ES) (P&Z)

**The Following Conditions Are Being Deleted.**

- ~~2. That the applicant install an automatic sprinkler system in the dormitory being proposed under DSUP #99-0048. (SUP #2408) (Code Enforcement) (DSUP 99-0048) (DSUP 99-0064)~~
- ~~7. The applicant shall submit a final "as-built" plan for the dormitory prior to applying for certificate of occupancy permit. (P&Z) (DSUP 99-0048) (DSUP 99-0064)~~
- ~~17. Parking lots, sidewalks and all common areas on the property is to be 2.0 foot candles minimum maintained to the satisfaction of the Police Chief and the Director of T&ES. (Police) (P&Z) (DSUP 99-0048) (DSUP 99-0064)~~
- ~~24. Show a completed Worksheet B (this condition applies to the Fine Arts Center addition). (T&ES) (DSUP 99-0064)~~

**Special use permits requested by the applicant and recommended by staff:**

1. Special use permit to allow intensification of a private school use in the R-20 zone.

## **BACKGROUND**

The applicant, Episcopal High School, is requesting approval of a development special use permit (with site plan) amendment to their approved special use permit (DSUP#99-0064) in order to construct a "Loop Road" and a 3,750 sq.ft. "Alumni Cottage" on the grounds of the Virginia Theological Seminary school site. The subject site is bounded by West Braddock Road to the north, North Quaker Lane to the east, Seminary Road to the south and North Howard Street to the west. The site contains 5,663,000 sq.ft. or 130 acres of land zoned R-20/Single-family residential. School uses are permitted in the R-20 zone with a special use permit.

Over the past 45 years, the applicant has been granted special use approvals for the construction of numerous additions and accessory buildings as follows:

- \* 1954, SUP #108, to build an addition.
- \* 1970, SUP #805, to construct a semi-detached dwelling.
- \* 1970, SUP #815, to build a dormitory.
- \* 1971, SUP #816, to build an academic building.
- \* 1971, SUP #836, to build a dormitory.
- \* 1980, SUP #1371, to construct an office building for admissions and alumni departments.
- \* 1986, SUP #1906, to construct a three story addition for faculty housing.
- \* 1989, SUP #2278, to construct additions to the athletic facilities.
- \* 1990, SUP #2408, to construct a dormitory.
- \* 1993, SUP #2694, to construct four semi-detached single-family faculty dwelling units.
- \* 1999, DSUP #99-0048, to construct a dormitory.
- \* 1999, DSUP #99-0064, to construct a fine arts center addition.

The school is currently completing site improvements associated with the dormitory addition. Construction has not commenced on the Fine Arts Center (DSUP#99-0064).

## **Proposed Improvements**

### **Loop Road**

The applicant has proposed to reconfigure and integrate an existing network of access roadways and streets on the school campus for the construction of a "Loop Road". The Loop Road is intended to replace the network of roadways and streets--many of which are only 12 to 16 feet wide--with a 22' wide roadway that provides for improved access for passenger cars, emergency, service and refuse vehicles. The roadway will be located on the outer perimeter of existing classroom, dormitory, support and faculty buildings--which are clustered in the middle of the campus--to improve parking

access and pedestrian circulation within the campus. The alignment proposed for the Loop Road minimizes removal of existing buildings and trees. However, the roadway will result in the loss and/or impact to several large existing trees on a portion of the site located in the area adjacent to Braddock Road, and one existing single-family faculty residence will also be removed as a result of the roadway. Construction of the road may result in the removal of up to as many as 12 trees measuring more than 12 inches in diameter. There are approximately 20 additional trees located in close enough proximity--20 feet-- that are likely to be impacted by the road's construction.

The Loop Road is to be constructed in three phases and will be performed in conjunction with upcoming construction projects at the campus such as the Fine Arts addition. The phasing will allow the construction to be performed along with other projects and isolate disturbance to localized areas and limit the amount of disruption to campus services and emergency vehicles. The applicant has also proposed two options for a portion of the loop road in the lower southwest quadrant of the campus where an existing track facility, parking lot and out buildings are located. Option "A" goes around the track maintaining the loop configuration and Option "B" cuts in on the north and east sides of the track keeping the track outside of the loop road. The applicant has indicated that in all likelihood, Option "B", will be selected because it does not involve removing a portion of the track surface, "Squash Court", out-building and a significant portion of an existing parking lot located to the west of the track.

#### Alumni Cottage

The applicant has proposed construction a 30' tall, two-story, 3,750 sq.ft. Alumni Cottage building on the northeast portion of the site adjacent to Penick Hall, a two-story administrative building located just southwest of the proposed cottage building. The proposed building will contain five bedrooms and is intended to provide for short term overnight housing for administrators, faculty, scholars and alumni at the school. The Cottage is located within an area that contains a 18 inch Oak tree--which is to be removed--and existing grade that descends twelve feet in elevation. Proposed clearing and grading have been contained within areas immediately adjacent to the proposed cottage and away from other naturally vegetated areas.

#### Zoning

The zoning characteristics of the site are summarized in the table below.

PROJECT: EPISCOPAL HIGH SCHOOL ALUMNI COTTAGE SUMMARY OF PROPOSED DEVELOPMENT		
Property Address:	1200 North Quaker Lane	
Total Site Area:	5,663,000 sq.ft. (130 acres) 9,300 sq.ft. (alumni cottage site area)	
Zone:	R-20/Single-family residential	
Current Use:	Private high school (academic, dormitory and faculty facilities)	
Proposed Use:	Loop road and alumni cottage	
	<u>Permitted/Required</u>	<u>Proposed</u>
Floor Area	1,415,750 sq.ft.	569,250 sq.ft. exist. <u>3,750 sq.ft. cottage bldg.</u> 572,700 sq.ft. total (does not reflect net loss of floor area from demolition of single-family residences and other structures)
FAR	0.25	0.101 (overall site)
Yards	70' front yard 40' side yard 40' rear yard	660' (Braddock Rd.)/1,125' (Quaker La.) 880' n/a
Height	40'	30'
Open Space	n/a	n/a
Parking	3 spaces (alumni cottage) 11 spaces (future fines arts addition) 53 spaces/exist. class room seats <u>114 spaces/faculty housing</u> 181 total spaces	0 (no new spaces proposed for cottage)  240 existing campus spaces <u>114 faculty spaces</u> 354 total spaces

## **STAFF ANALYSIS**

Staff supports the applicant's requests for a proposed Alumni Cottage and "Loop Road" at the Episcopal High School site. The proposed alumni cottage will be located within the interior of the site setback a minimum of at least 660 feet from the nearest public street. The cottage is modest in scale and size and meets all zoning requirements. The applicant has proposed no increases in the number of employees or students currently permitted at the school. Staff also has no objections to the proposed Loop Road which will replace an the existing network of narrow streets and roads that currently bisect the campus. However, staff has identified a need for the applicant to replace existing trees that are to be lost as a result of the road's construction and the need for a city standard sidewalk along the frontage of Braddock Road.

### **Loop Road**

The proposed "Loop Road" will primarily occupy and surround areas on the outer edge of buildings clustered within the main campus of the school. By removing many of the narrow streets and consolidating portions of exiting roads, pedestrian access facilities will greatly improve connections between many of the academic, dormitory, faculty and support facilities at the campus. It will also improve access to parking facilities and provide for adequate street widths to accommodate emergency, service and refuse vehicles. To limit disturbance to existing buildings and vegetated areas the applicant has attempted to align much of the proposed roadway in open areas. However, this could not be done in the areas along the north side of the campus adjacent to nearby Braddock Road where a portion of the roadway's path will result in the loss of several trees and possible impact to others. The applicant provided a plan showing any significant trees that are located in or near the path of the proposed roadway--and proposed pedestrian paths. There are at least 12 trees directly in the path of the proposed road, with another 20 trees located within 20 feet of the road that are likely to be impacted by construction of the road and pedestrian paths. Although many large trees are being removed, staff does not necessarily object their removal because the applicant did attempt to limit tree removal. The site is required to provide a minimum crown coverage of 25 percent or 1,415,750 square feet. There is approximately 3,049,200 square feet or 70 acres of crown coverage being provided on the site. The applicant has consistently proposed additional new tree plantings with each phase of development at the site.

Staff has recommended several conditions that require vigorous preservation methods and replacement requirements for any existing trees that are removed or impacted by improvements associated with the loop road. Staff has also recommended that the applicant provide much of the new tree plantings along the northern side of the site adjacent to Braddock Road.

**Sidewalk Improvement**

The Department of Transportation and Environmental Services is recommending that the applicant provide a 5 foot wide City standard sidewalk along the frontage of Braddock Road. There is currently a temporary asphalt sidewalk that was constructed some years ago. Over the years it has been observed that the sidewalk is being used more frequently by both students at the campus and the general public. Staff believes that this may be the most appropriate time and application to require the applicant to provide a City standard sidewalk. Staff is recommending that the sidewalk improvements be completed in two phases. Phase I would be from the intersection of Braddock Road and Quaker Lane extending west to the main entrance on Braddock Road. This phase is to be completed by the end of 2001. Phase II will consist of construction of the remaining portion beginning at the main entrance along Braddock Road and extending westward to the property boundary abutting Braddock Road which is to be completed by the end 2003. Because construction of on-site improvements is fluid and not likely to commence before the end of the year, Planning staff has amended the staff condition to allow the applicant some flexibility in completing construction of the sidewalks in conjunction the construction schedule of associated campus improvements.

Staff recommends approval.

**STAFF:** Eileen P. Fogarty, Director, Department of Planning and Zoning;  
Kimberley Johnson, Chief, Development;  
Gregory Tate, Urban Planner.

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Planning and Zoning

- C-1 Correct maximum permitted height of R-20 zone. Site plan cover sheet shows maximum permitted height of 35' which should be 40'.

Transportation & Environmental Services:

- C-1 Bond for the public improvements must be posted prior to release of the plan.
- C-2 The sewer tap fee must be paid prior to release of the plan.
- C-3 All easements and/or dedications must be recorded prior to release of the plan.
- C-4 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.
- C-5 All drainage facilities must be designed to the satisfaction of T&ES. Drainage divide maps and computations must be provided for approval.
- C-6 All utilities serving this site to be underground.
- C-7 Provide site lighting plan.
- C-8 Plan shall comply with the Chesapeake Bay Preservation Act in accordance with Article XIII of the City's zoning ordinance for storm water quality control.
- C-9 Provide a phased erosion and sediment control plan consistent with grading and construction.

Code Enforcement:

- C-1 All construction shall conform to the current edition of USBC.
- C-2 A complete soils report shall be required for all new foundation work.

Police Department:

**Staff is not recommending the following condition because it is being carried forward from DSUP#99-0064.**

- R-1 The applicant is to consult with the Crime Prevention Unit of the Alexandria Police Department regarding security and locking hardware of the proposed cottage, as well as any other buildings being considered in the futures. This is to be completed prior to the commencement of construction. (Police) (DSUP 99-0048) (DSUP 99-0050)

**Staff is not recommending the following condition because it has been modified and is being carried forward from DSUP#99-0064.**

- R-2 Lighting for the parking lots, sidewalks and all common areas is to be a minimum of 2.0 foot candles minimum maintained.

Historic Alexandria (Archaeology):

- F-1 No specific historical sites are known to exist in the area of the proposed construction for the Loop Road and the Alumni Cottage. However, the Episcopal High School grounds are known to have been occupied by the Union Army during the Civil War. The property therefore has the potential to yield archaeological resources which could provide insight into federal military activities.
- C-1 Call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- C-2 Contact Alexandria Archaeology (703-838-4399) two weeks prior to any ground disturbing activity (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) on this property. City archaeologists will provide on-site inspections to record significant finds.

**Staff is not recommending the following conditions because they are being carried forward from DSUP#99-0064.**

R-1. The applicant shall not allow metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

R-2 The above statement shall appear in the General Notes of the site plan so that on-site contractors are aware of the requirement.

Parks & Recreation (Arborist):

No comment

Health Department:

No comments

Office of Housing

No comments

Va. American Water Company

F-1 The water main that is being connected to is un-metered, so a water meter will be required for the new service line.

GT

APPLICATION for  
DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN  
DSUP # 2000-0050

PROJECT NAME: EPISCOPAL HIGH SCHOOL LOOP ROAD AND ALUMNI COTTAGE

PROPERTY LOCATION: 1200 N. QUAKER LANE

TAX MAP REFERENCE: 31.00-02-6 ZONE: R-20

APPLICANT Name: EPISCOPAL HIGH SCHOOL

Address: 1200 N. QUAKER LANE

PROPERTY OWNER Name: EPISCOPAL HIGH SCHOOL

Address: 1200 N. QUAKER LANE, ALEXANDRIA, VA 22302

SUMMARY OF PROPOSAL: CONSTRUCT AND RECONFIGURE EXISTING VEHICULAR

ACCESS FACILITIES AND PARKING AREAS INCLUDING A "LOOP" ROAD THAT WILL  
CIRCLE THE MAIN CAMPUS. IN ADDITION, AN ALUMNI COTTAGE WILL BE CONSTRUCTED.

MODIFICATIONS REQUESTED: NONE

SUP's REQUESTED: CONSTRUCTION OF VEHICULAR ACCESS FACILITIES, PARKING, AND  
ALUMNI COTTAGE ON THE EXISTING PRIVATE SCHOOL CAMPUS.

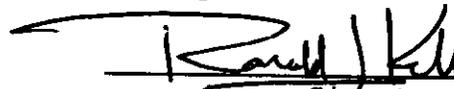
THE UNDERSIGNED hereby applies for Development Site Plan, with Special Use Permit, approval in accordance with the provisions of the Zoning Ordinance of the City of Alexandria, Virginia.

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

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

R.J. KELLER, L.S. OF  
R.C. FIELDS, JR., & ASSOC. P.C.

Print Name of Applicant or Agent

  
Signature

718 JEFFERSON STREET  
Mailing/Street Address

(703) 549-6422 (703) 549-6452  
Telephone # Fax #

ALEXANDRIA, VA 22314  
City and State Zip Code

9 NOVEMBER 2000  
Date

**DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY**

Application Received: \_\_\_\_\_  
Fee Paid & Date: \$ \_\_\_\_\_

Received Plans for Completeness: \_\_\_\_\_  
Received Plans for Preliminary: \_\_\_\_\_

ACTION - PLANNING COMMISSION: \_\_\_\_\_

ACTION - CITY COUNCIL: \_\_\_\_\_

EPISCOPAL HIGH SCHOOL

Development Special Use Permit with Site Plan (DSUP) # 2000-0050

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 the (check one):

Owner       Contract Purchaser

Lessee       Other: \_\_\_\_\_

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.

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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.

**NARRATIVE DESCRIPTION**

2. 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 4-7.  
*(Attach additional sheets if necessary)*

THE PROJECT PROPOSES THE CONSTRUCTION AND RECONFIGURATION OF ACCESS FACILITIES THAT SERVE THE MAIN CAMPUS AREA. A "LOOP ROAD" IS PROPOSED FOR IMPROVED CIRCULATION THROUGHOUT THE SITE AND PARKING FACILITIES WILL BE RELOCATED INTO CENTRALIZED PARKING AREAS. IN ADDITION, AN ALUMNI COTTAGE WILL BE CONSTRUCTED ON THE EASTERLY SIDE OF THE MAIN CAMPUS AS SHORT-TERM, OVERNIGHT ACCOMMODATIONS FOR VISITING ADMINISTRATORS, FACULTY, SCHOLARS AND ALUMNI. THE COTTAGE WILL BE CONNECTED TO EXISTING UTILITIES ON SITE.

THE LOOP ROAD WILL INCORPORATE EXISTING ROADS AND CREATE NEW TRAVELWAYS TO IMPROVE ACCESS FOR PASSENGER CARS AND EMERGENCY, SERVICE AND REFUSE VEHICLES. THE NUMBER OF STUDENTS, FACULTY AND STAFF WILL NOT CHANGE. THE CONSTRUCTION OF THE ROADWAY WILL BE PERFORMED IN UP TO THREE (3) PHASES SO THAT CONSTRUCTION OF THE ROAD SYSTEM CAN BE COORDINATED WITH OTHER APPROVED CONSTRUCTION AND AVOID SIGNIFICANT DISRUPTION TO CAMPUS WIDE TRAFFIC FLOW.

Development Special Use Permit with Site Plan (DSUP) # 2000-0050

3. How many patrons, clients, pupils and other such users do you expect?  
Specify time period (i.e., day, hour, or shift).

NO NEW STUDENTS ARE PROPOSED. STUDENTS WILL UTILIZE THE  
FACILITIES DURING REGULAR SCHOOL HOURS.

4. How many employees, staff and other personnel do you expect?  
Specify time period (i.e. day, hour, or shift).

NO ADDITIONAL EMPLOYEES.

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

Day	Hours	Day	Hours
<u>NORMAL SCHOOL HOURS</u>			

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

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

NO SIGNIFICANT INCREASE IN NOISE IS EXPECTED  
FROM EQUIPMENT OR STUDENTS.

- B. How will the noise from patrons be controlled?

FACULTY AND STAFF WILL CONTROL STUDENT NOISE GENERATION.

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

NO ODORS ARE EXPECTED.

Development Special Use Permit with Site Plan (DSUP) # 2000-0050

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

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

NO ADDITIONAL REFUSE GENERATION IS EXPECTED.

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

NO ADDITIONAL REFUSE GENERATION IS EXPECTED.

C. How often will trash be collected?

SAME AS EXISTING (TWICE WEEKLY)

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

SCHOOL MAINTENANCE STAFF WILL TAKE CARE OF ANY  
LITTER OR REFUSE GENERATED.

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

Yes.  No.

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Yes.  No.

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

ONLY TYPICAL INSTITUTIONAL CLEANING PRODUCTS AND SOLVENTS WILL  
BE HANDLED AND STORED ON THE PROPERTY. ALL WASTE WILL BE DISPOSED  
OF IN AN APPROPRIATE MANNER BY LICENSED PERSONNEL.

Development Special Use Permit with Site Plan (DSUP) # 2000-0050

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

EXISTING SECURITY, FACULTY AND ON-SITE STAFF WILL ENSURE  
THE SAFETY OF THE STUDENT POPULATION. ANY UNUSUAL CIRCUMSTANCES  
OR CONDITIONS WILL BE REFERRED TO THE ALEXANDRIA POLICE DEPARTMENT.

**ALCOHOL SALES**

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

Yes.      No.

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

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**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?

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

346 Standard spaces  
0 Compact spaces  
8 Handicapped accessible spaces.  
0 Other.

Development Special Use Permit with Site Plan (DSUP) # 2000-0050

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

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

\_\_\_\_\_

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

- D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

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

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? THERE ARE NO LOADING SPACES REQUIRED.

- B. How many loading spaces are available for the use? FOUR (4)

- C. Where are off-street loading facilities located? AT THE SERVICE AREAS LOCATED THROUGHOUT THE SITE.

- D. During what hours of the day do you expect loading/unloading operations to occur? DURING REGULAR BUSINESS HOURS.

- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

LOADING/UNLOADING OPERATIONS TAKE PLACE APPROXIMATELY ONCE 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?

EXISTING STREET ACCESS TO THE PROPERTY IS ADEQUATE.

NO OTHER ROADWAY IMPROVEMENTS ARE REQUIRED.

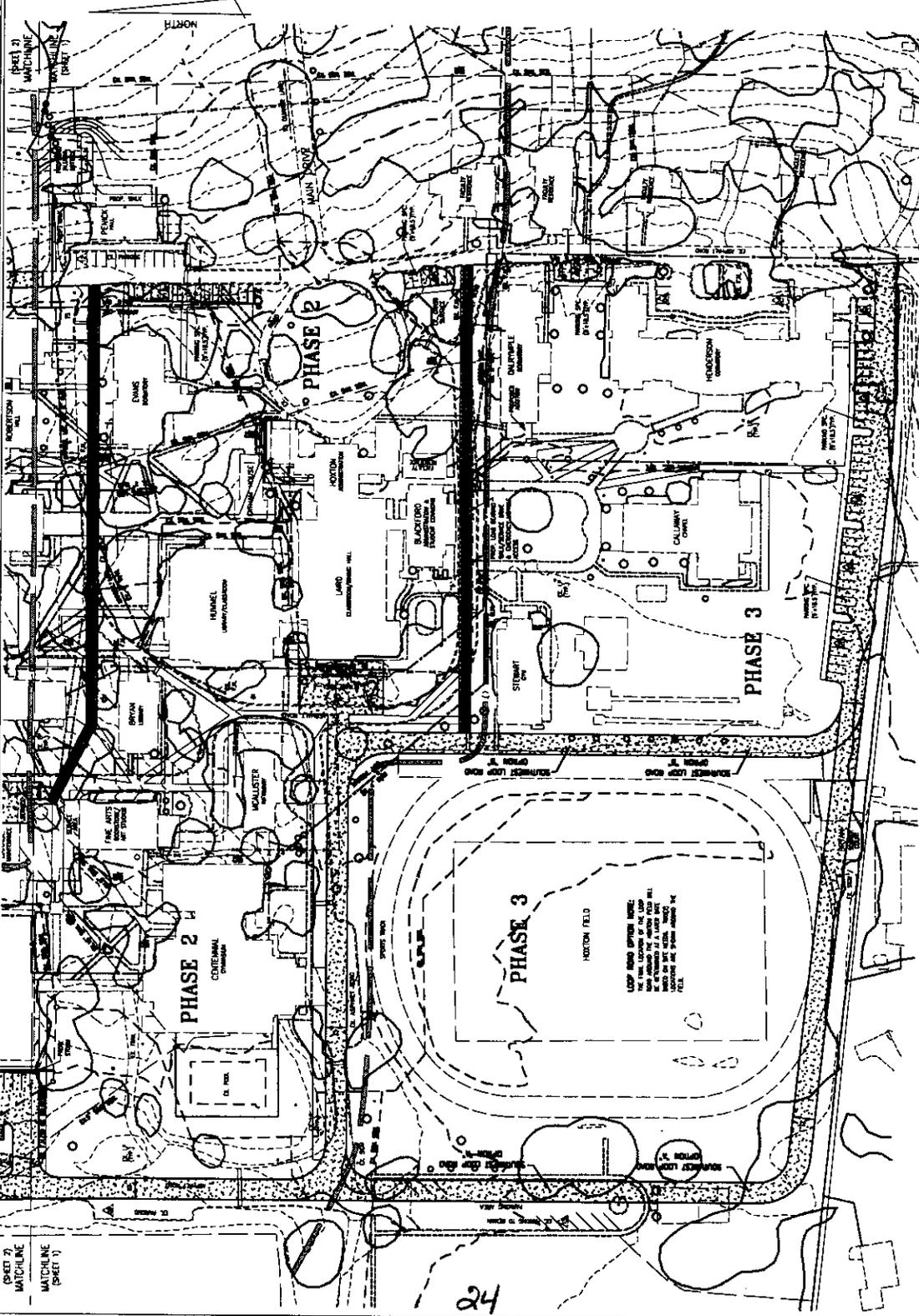




LEGEND:

	EXISTING SURVEY BOUNDARY
	PROPOSED SURVEY BOUNDARY
	EASEMENT
	RIGHT OF WAY
	UTILITY
	PROPOSED BUILDING
	EXISTING BUILDING
	PROPOSED DRIVEWAY
	EXISTING DRIVEWAY
	PROPOSED PARKING
	EXISTING PARKING
	PROPOSED ROAD
	EXISTING ROAD
	PROPOSED STORM SEWER
	EXISTING STORM SEWER
	PROPOSED WATER SEWER
	EXISTING WATER SEWER
	PROPOSED GAS
	EXISTING GAS
	PROPOSED ELECTRIC
	EXISTING ELECTRIC
	PROPOSED TELEPHONE
	EXISTING TELEPHONE
	PROPOSED CABLE
	EXISTING CABLE
	PROPOSED FENCING
	EXISTING FENCING
	PROPOSED TREE
	EXISTING TREE
	PROPOSED PLANTING
	EXISTING PLANTING
	PROPOSED LANDMARK
	EXISTING LANDMARK
	PROPOSED MONUMENT
	EXISTING MONUMENT
	PROPOSED SURVEY POINT
	EXISTING SURVEY POINT

APPROVED  
 SPECIAL USE PERMIT NO. 00-0050  
 DATE: 7/10/00  
 BY: [Signature]



PHASE	USE GROUP	NO. OF UNITS	PLANNED TO BE CONSTRUCTED	PLANNED TO BE CONSTRUCTED	PLANNED TO BE CONSTRUCTED
PHASE 1	RESIDENTIAL	10	10	10	10
PHASE 2	RESIDENTIAL	10	10	10	10
PHASE 3	RESIDENTIAL	10	10	10	10

THE USER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DATA AND FOR THE USE OF THE INFORMATION CONTAINED HEREIN. THE USER SHALL BE RESPONSIBLE FOR THE OBTAINING OF ALL NECESSARY PERMITS AND FOR THE OBTAINING OF ALL NECESSARY INFORMATION FROM THE CITY OF ALEXANDRIA, VIRGINIA. THE USER SHALL BE RESPONSIBLE FOR THE OBTAINING OF ALL NECESSARY INFORMATION FROM THE CITY OF ALEXANDRIA, VIRGINIA. THE USER SHALL BE RESPONSIBLE FOR THE OBTAINING OF ALL NECESSARY INFORMATION FROM THE CITY OF ALEXANDRIA, VIRGINIA.





3T APPLICATION for DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN DSUP # 2000-0050

3

PROJECT NAME: EPISCOPAL HIGH SCHOOL LOOP ROAD AND ALUMNI COTTAGE

PROPERTY LOCATION: 1200 N. QUAKER LANE

TAX MAP REFERENCE: 31.00-02-6 ZONE: R-20

APPLICANT Name: EPISCOPAL HIGH SCHOOL

Address: 1200 N. QUAKER LANE

PROPERTY OWNER Name: EPISCOPAL HIGH SCHOOL

Address: 1200 N. QUAKER LANE, ALEXANDRIA, VA 22302

SUMMARY OF PROPOSAL: CONSTRUCT AND RECONFIGURE EXISTING VEHICULAR

ACCESS FACILITIES AND PARKING AREAS INCLUDING A "LOOP" ROAD THAT WILL CIRCLE THE MAIN CAMPUS. IN ADDITION, AN ALUMNI COTTAGE WILL BE CONSTRUCTED.

MODIFICATIONS REQUESTED: NONE

EPISCOPAL HIGH SCHOOL

SUP's REQUESTED: CONSTRUCTION OF VEHICULAR ACCESS FACILITIES, PARKING, AND ALUMNI COTTAGE ON THE EXISTING PRIVATE SCHOOL CAMPUS.

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

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

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

R.J. KELLER, L.S. OF R.C. FIELDS, JR., & ASSOC. P.C. Print Name of Applicant or Agent

Signature of R.J. Keller

718 JEFFERSON STREET Mailing/Street Address

(703) 549-6422 Telephone # (703) 549-6452 Fax #

ALEXANDRIA, VA 22314 City and State Zip Code

9 NOVEMBER 2000 Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Application Received: Fee Paid & Date: \$

Received Plans for Completeness: Received Plans for Preliminary:

ACTION - PLANNING COMMISSION: 02/06/01 RECOMMEND APPROVAL 7-0

ACTION - CITY COUNCIL: 2/24/2001PH -- CC approved the Planning Commission recommendation.