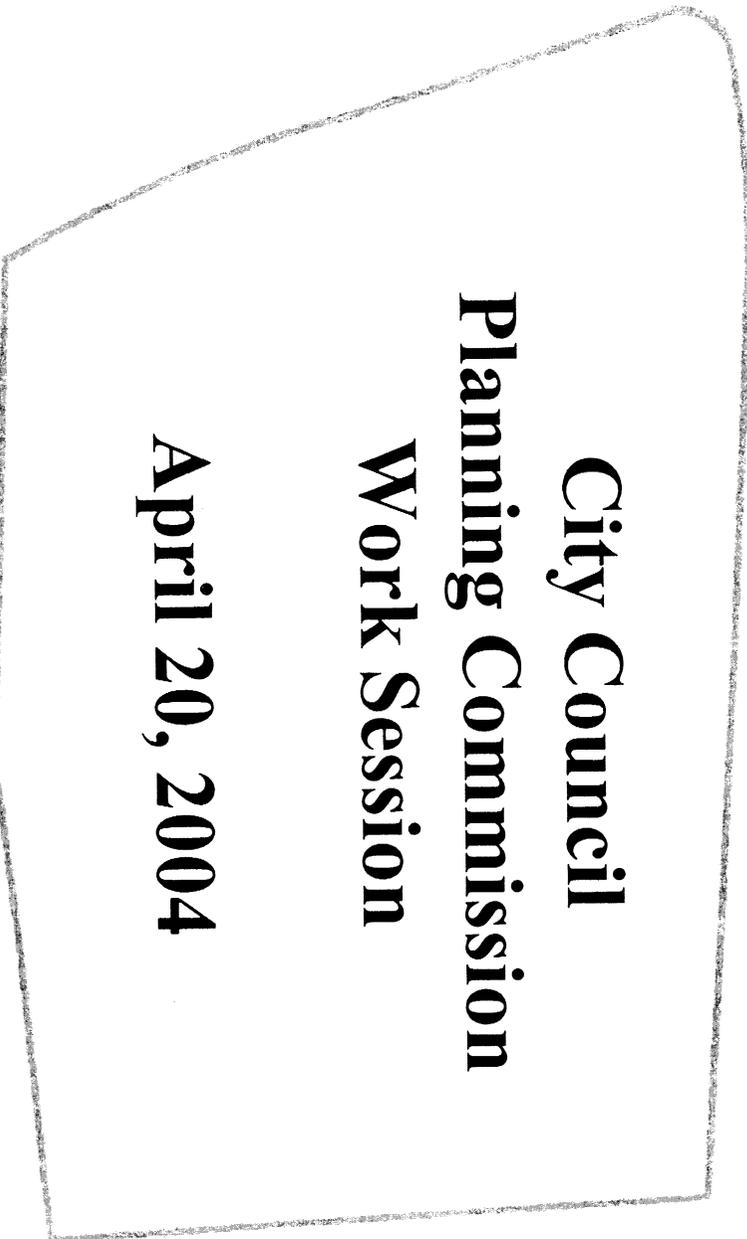


4/20/04

Second Presbyterian – Oak Grove

JANNE PISA

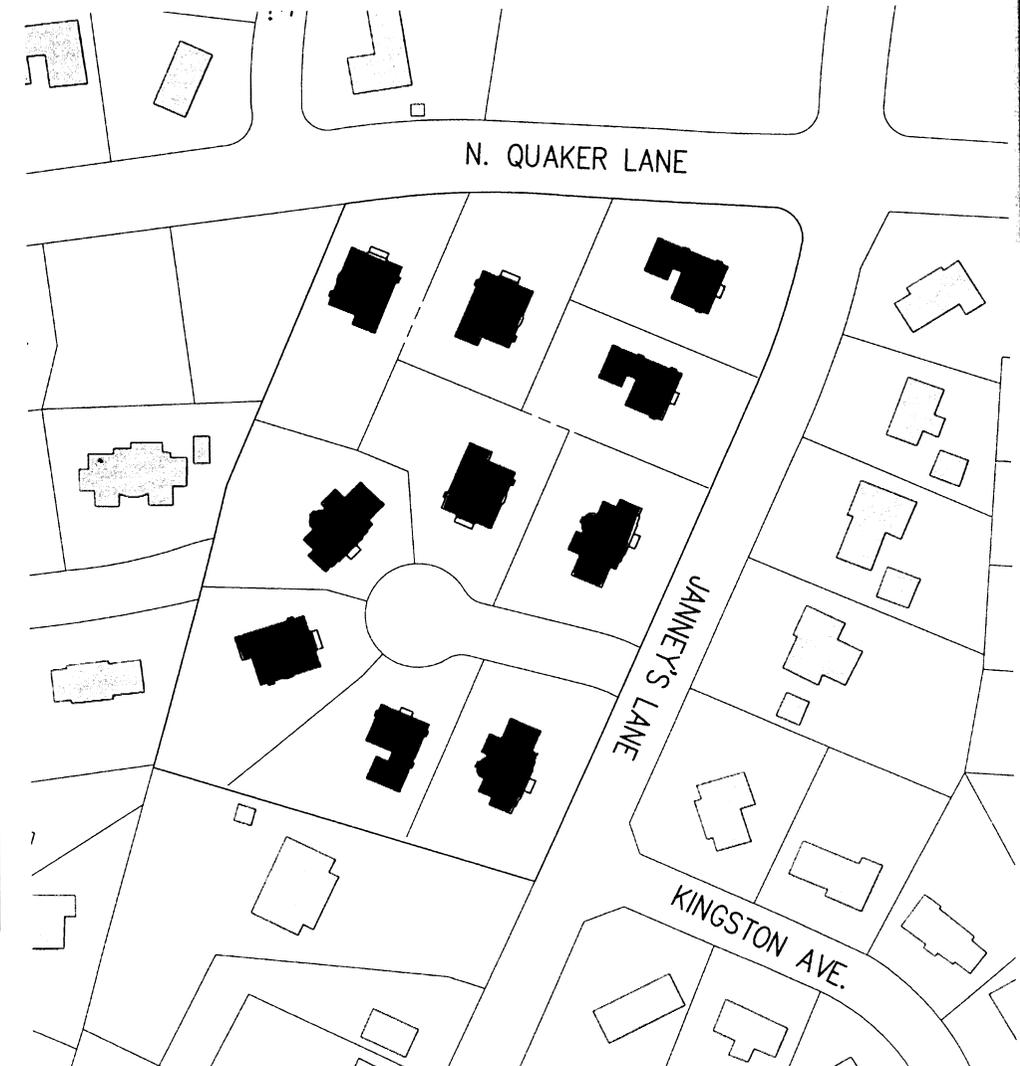


Second Presbyterian – Oak Grove



Existing Zoning

- Current R-20 Single-Family Zone (since 1950)
 - 20,000 sq.ft. lot min
 - .25 FAR
 - 35 ft. height limit
- 6.07-acre site permits density up to 12 lots
- Site Plan w/ 10 lot subdivision proposed



Site Issues

- Open Space
- Tree Protection
- Compatibility
- Access/Traffic
- Minimize Grading
- Stormwater Management
- Existing House



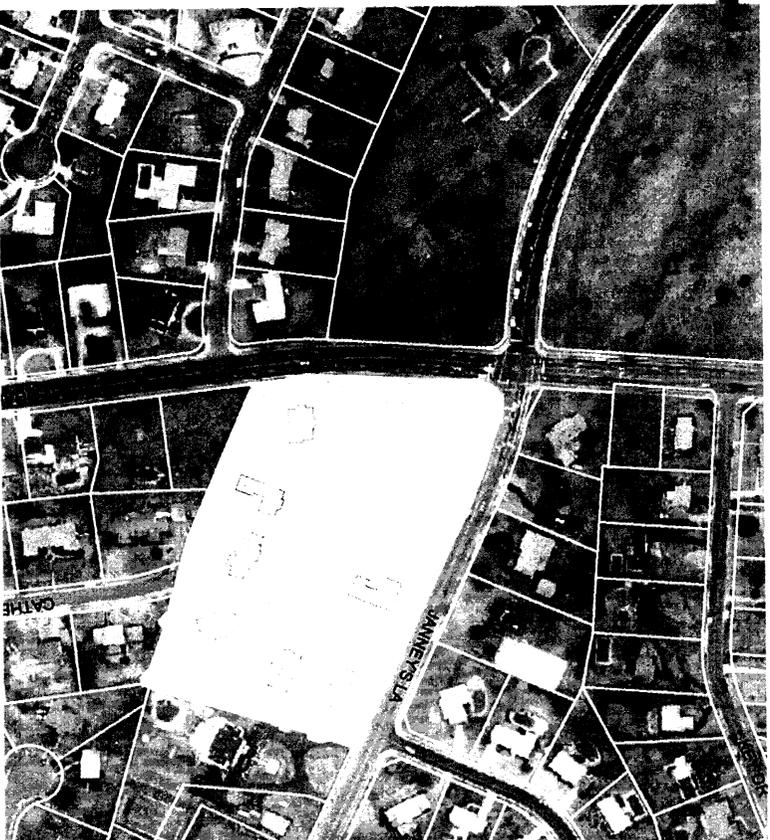
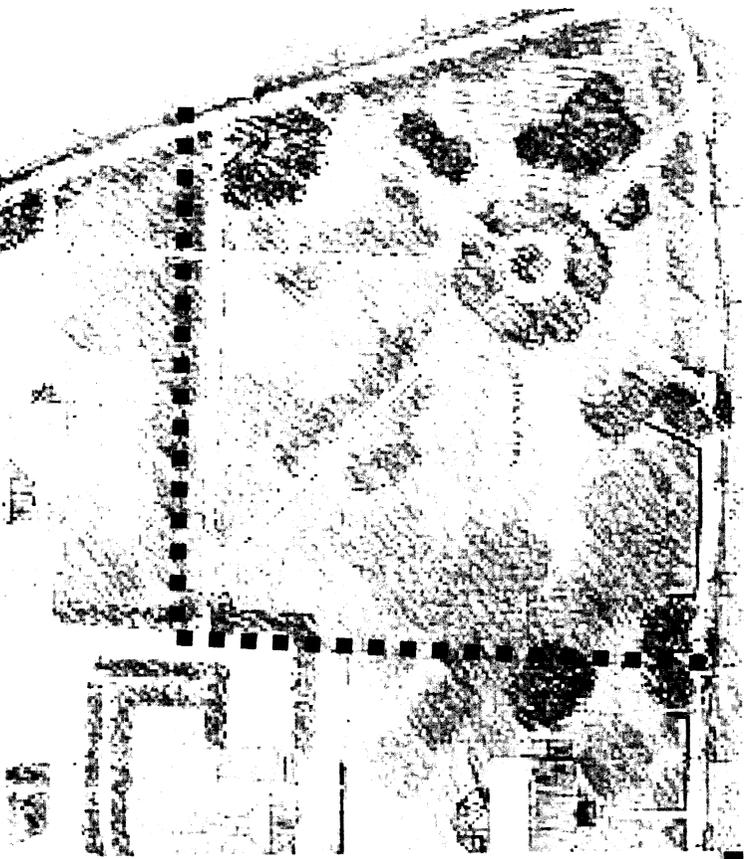
Community Process

3-4/03	Elm St presents to Seminary Hills Civic Seminary Hills task force formed
4/11/03	Elm St Dev. & Presbytery meets w/ Staff
5/28/03	Elm St presents to Seminary Hills task force
6/19/03	P&Z Director meeting w/community
1/20/04	Concept Plan Submitted by applicant
2/11/04	Seminary Hills Civic Association presentation
2/25/04	Community Meeting at Bishop Ireton

Additional 12
community/
citizen meetings
w/ staff

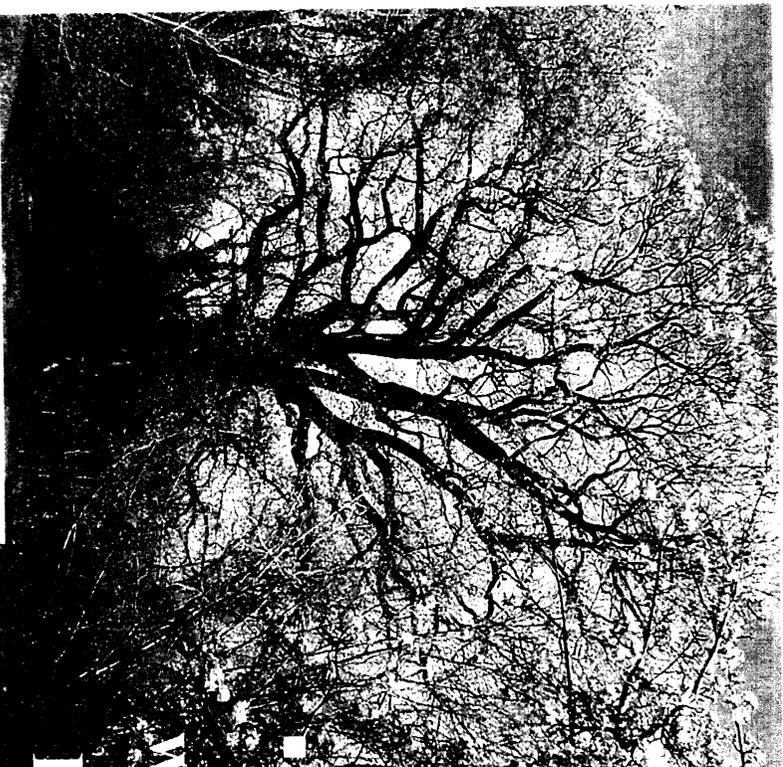
* 17 Community/Citizen meetings throughout the process.

Proposed Public Park



- 6.07-acre site
- 1.15-acre park dedicated
- 41% open space

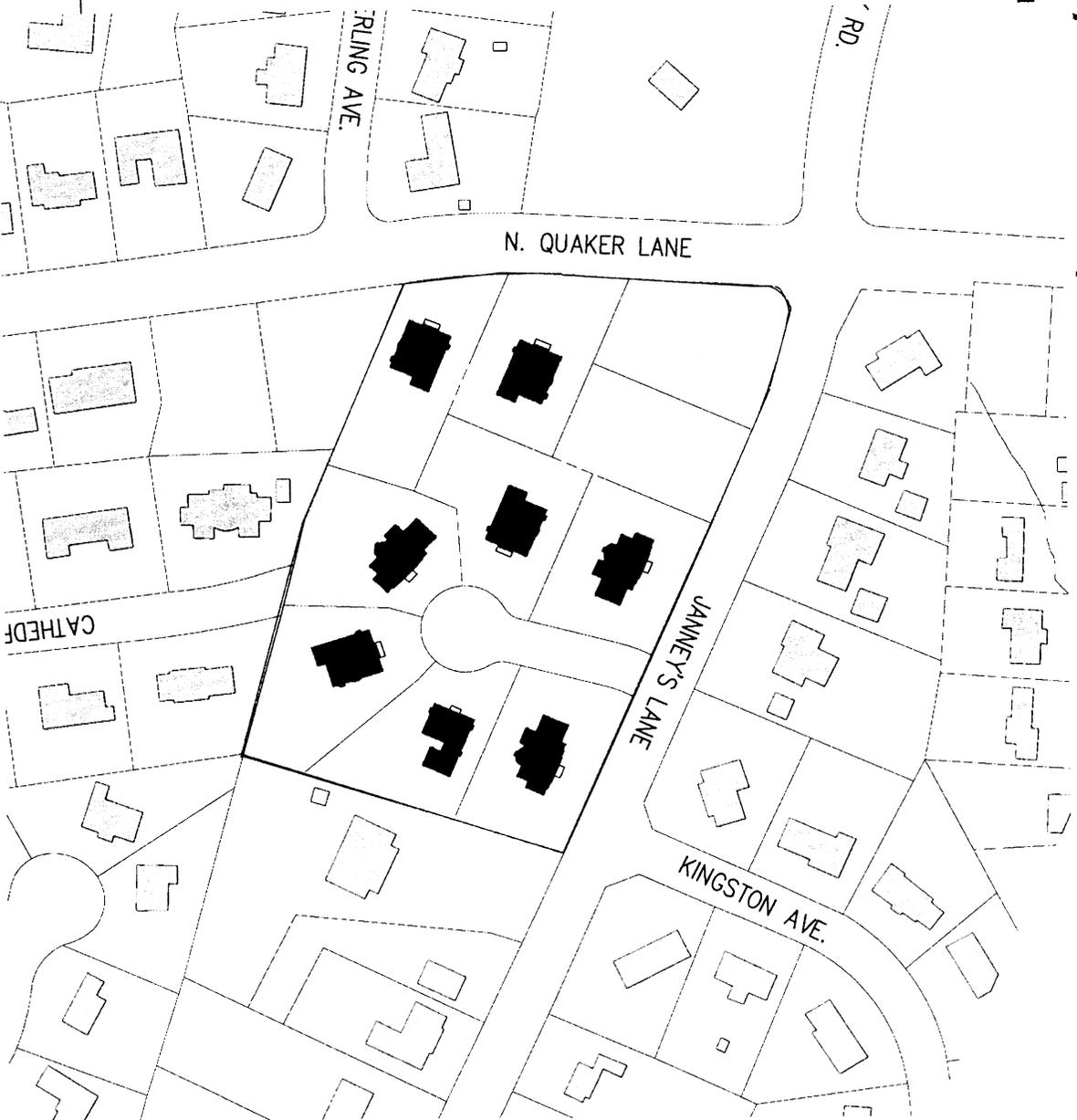
Trees and Tree Preservation



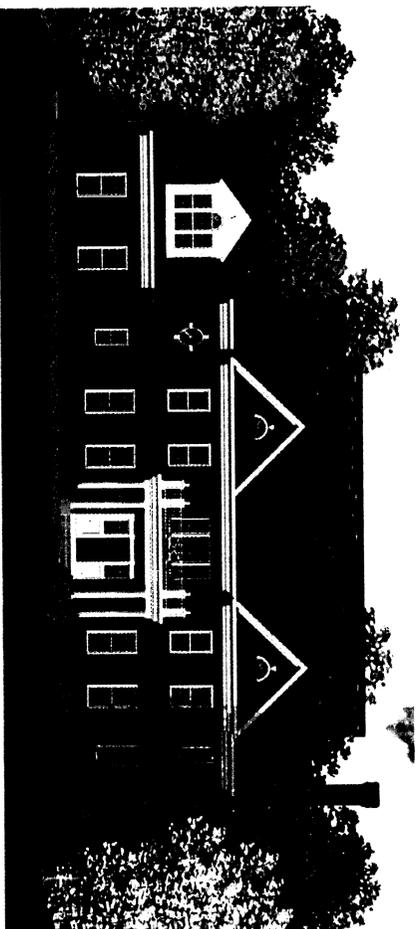
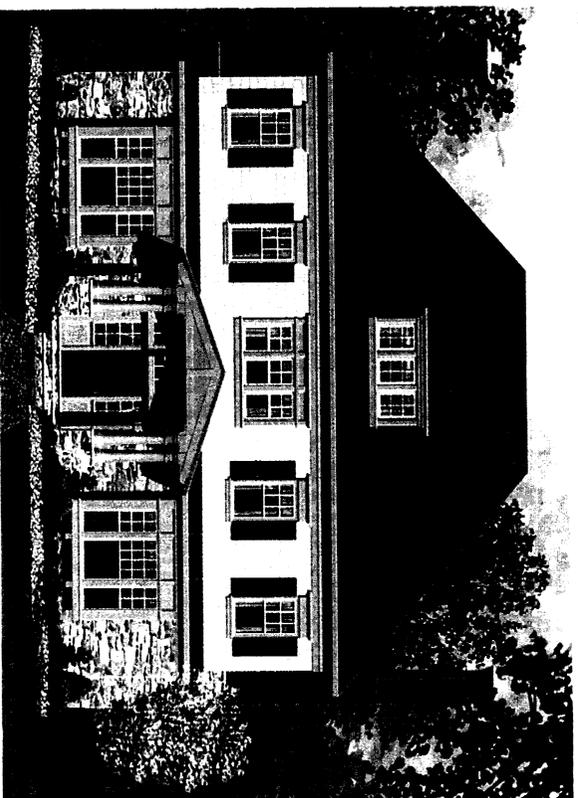
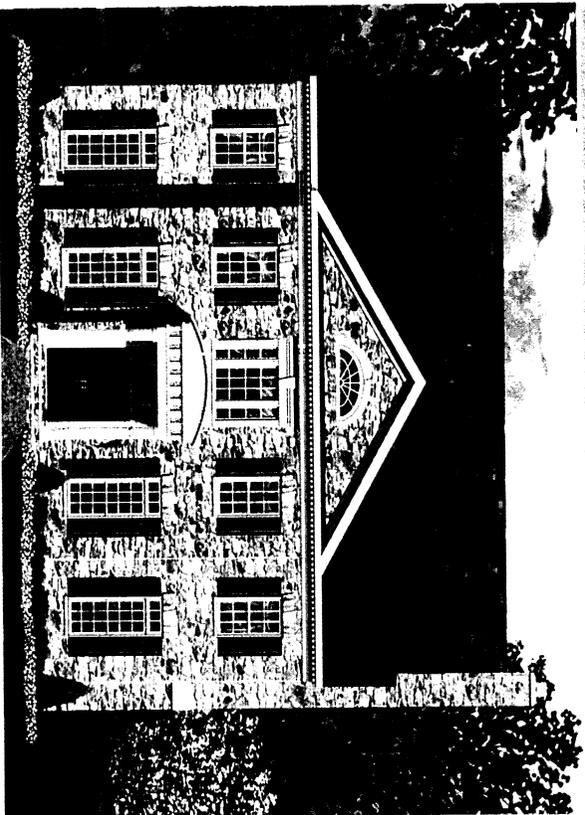
- 22 mature trees and tree canopy will be retained including two Historic Trees on-site
- Houses sited to save trees
- Existing house to be removed

Compatibility - Footprint

**Proposed
building
footprints &
lot sizes
similar to
existing
neighborhood**

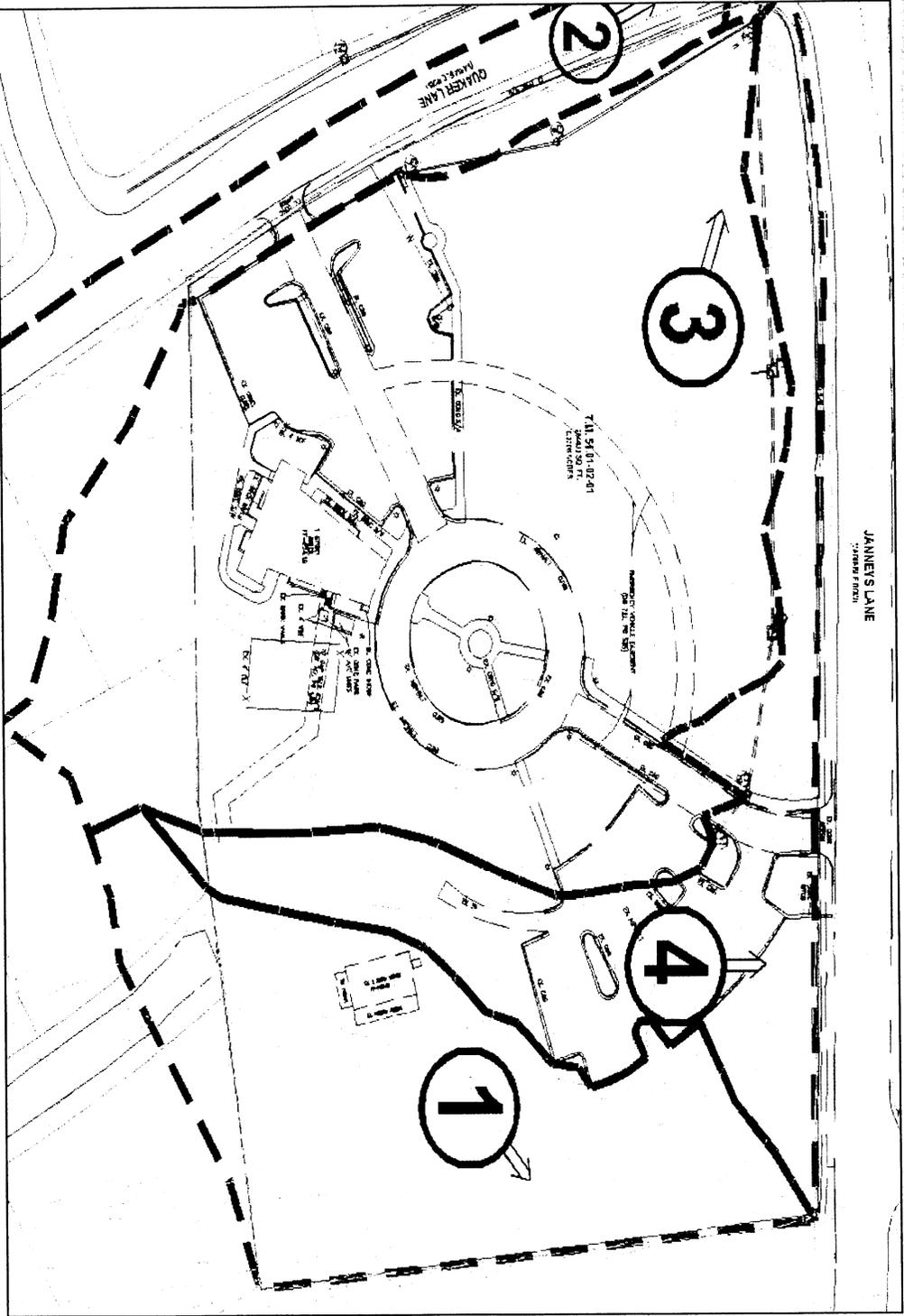


Compatibility - Design

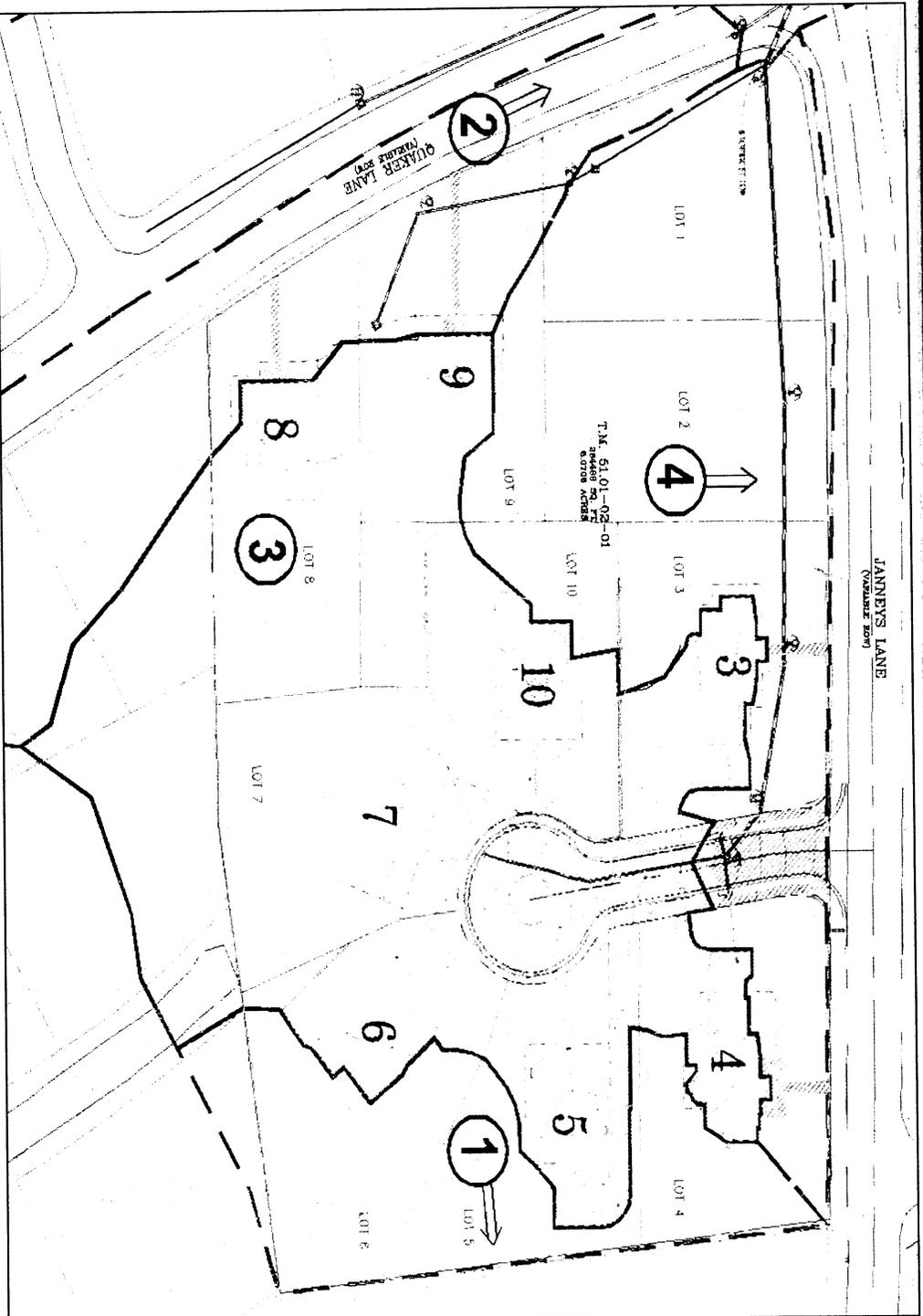


City of Alexandria

Existing Drainage Areas



Proposed Drainage Areas



Surface Runoff

Drainage Area #1 = (Sheet flow onto adjacent house east of site) 10-Year Storm

	Drainage Area	Flow (cfs)	% Decrease
Existing	1.46	4.16	---
Proposed (Park Option)	.91	2.05	51

Drainage Area #4 = (Sheet flow Into Janneys Lane) 10-Year Storm

	Drainage Area	Flow (cfs)	% Decrease
Existing	1.28	5.45	---
Proposed (Park Option)	2.02	5.13	6

Groundwater/Surface Water

- I. Groundwater seepage is limited to the eastern and northern boundaries of lot 4 in drainage area 1.
- II. Reduction in groundwater
 - A. Underdrains provide alternate paths for groundwater.
 - B. Surface runoff is collected in a closed drain system therefore resulting in less groundwater.
- III. Summary - The proposed development reduces both the surface run-off and groundwater onto the adjacent properties and the right-of-way.

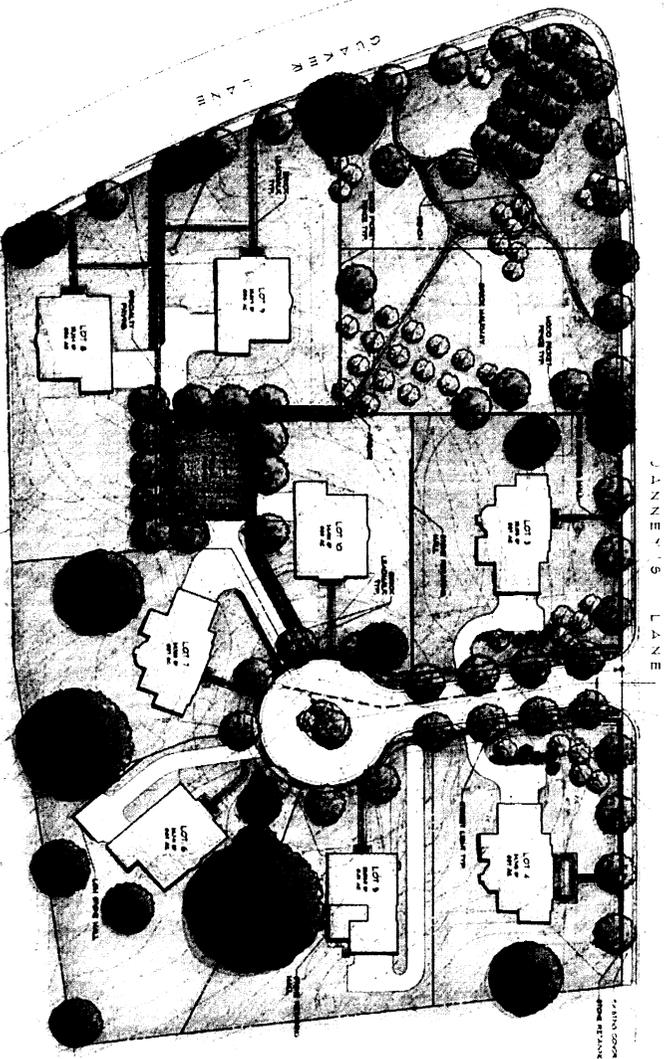
Traffic

Traffic Reduced with
single-family vs. church
use:

Use	AM Peak	PM Peak
Single Family	16 in/out	12 in/out
Existing Church	43 in/out	45 in/out

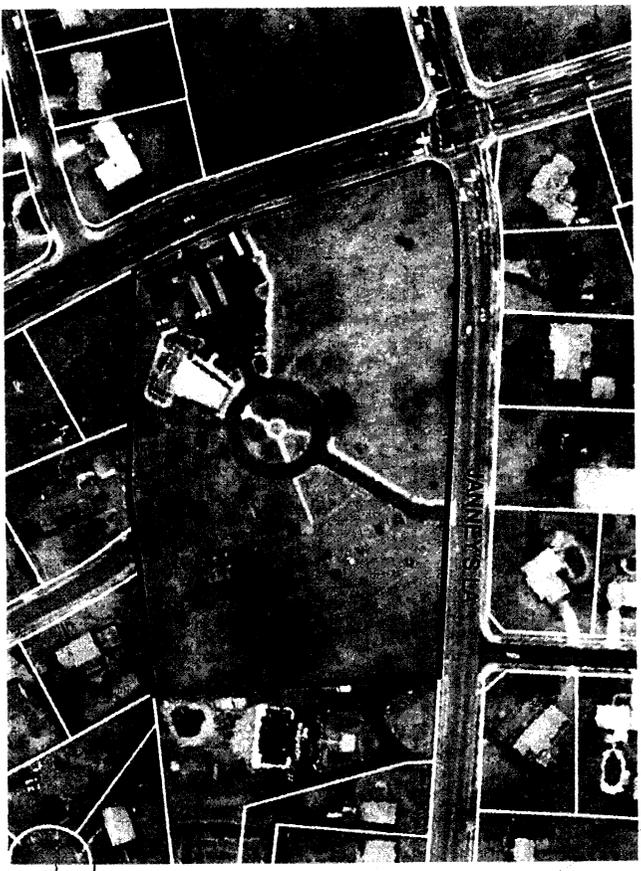
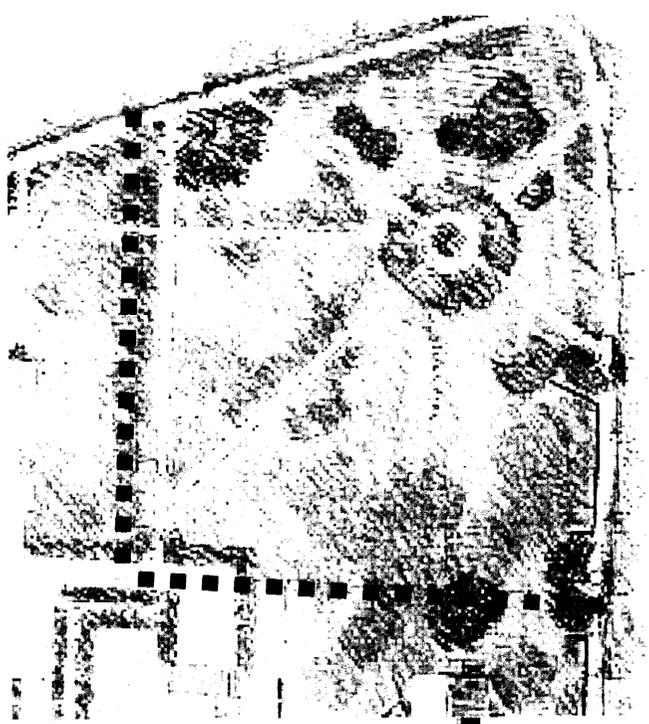
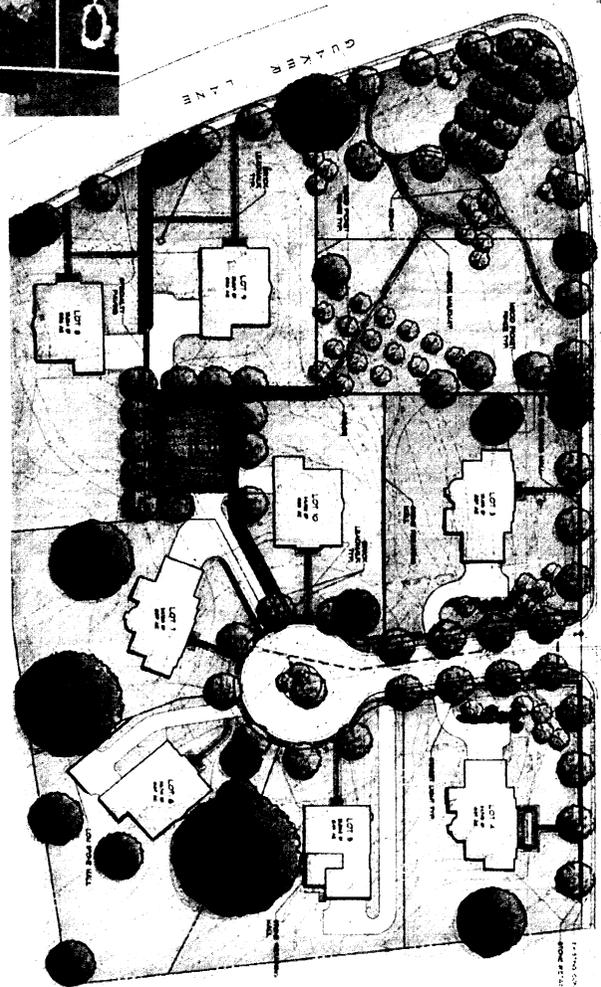


Conclusion



- Site Plan: Planning Commission Hearing May 6th
- Open Space Committee findings
- Valuation

Open Space Steering Committee



ndria