

Docket Item #12
DEVELOPMENT SPECIAL USE PERMIT #2003-0006
MAURY SCHOOL ADDITION

Planning Commission Meeting
April 6, 2004

ISSUE: Consideration of a request for a development special use permit, with site plan, for renovations and expansion of Maury Elementary School.

APPLICANT: City of Alexandria Public Schools
by Johann Dobak

LOCATION: 600 Russell Road

ZONE: R-5/Residential

PLANNING COMMISSION ACTION, APRIL 6, 2004: On a motion by Mr. Dunn, seconded by Mr. Leibach, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations, with amendments to conditions #8 and #9, to specifically include the Maury PTA, and to add new conditions requiring that the Maury PTA be consulted before any changes are made to the phasing plan for construction, that deferred maintenance on the school be completed with this site work, and that ACPS and City staff work to find a solution to mitigate the parking condition on the 600 block of Johnston Place. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis and with amendments to address the concerns of the Maury PTA and adjacent residents.

Speakers:

Mark Krause, Alexandria City Public Schools, represented the application.

Rick Holtz, 302 E. Alexandria Ave, representing the Maury PTA, spoke in support of the application with amendments to specifically include the Maury PTA as a portion of the community, to add new conditions requiring that the Maury PTA be consulted before any changes are made to the phasing plan for construction, and that deferred maintenance on the school be completed with this site work.

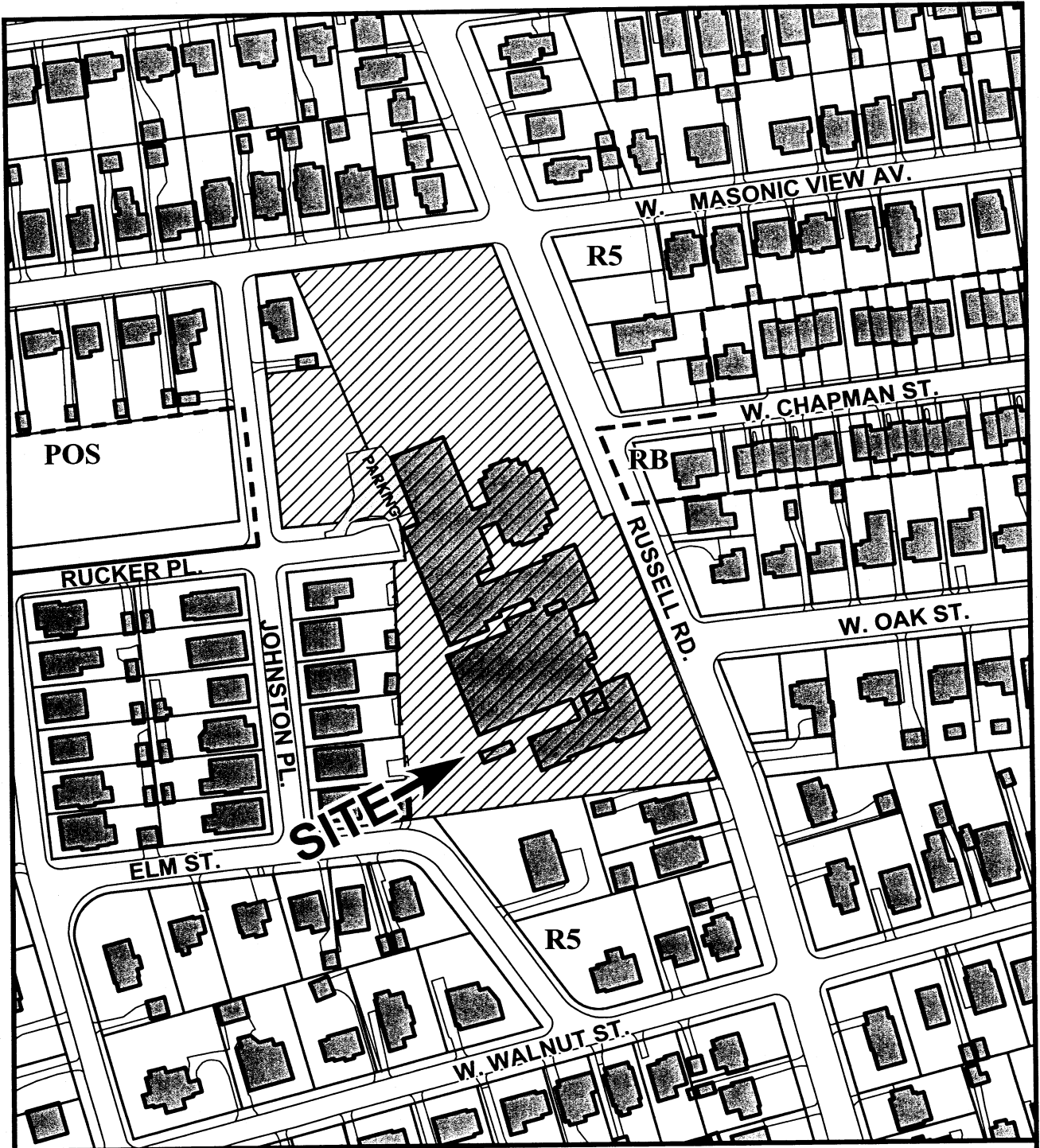
Margaret Janowsky, 106 W. Braddock Road, spoke in support of the application and the PTA position.

Karen Look, 608 Johnston Place, spoke against the parking reduction due to the difficulty in finding parking along her block of Johnston Place and suggested that perhaps teachers would be allowed to park to the north on Johnston Place between the school and Beech Park where currently no parking is permitted.

Nora Marshall, 611 Johnston Place, spoke of the difficulties of finding available parking spaces on the 600 block of Johnston Place through 8:00 pm or later, and requested that no school parking be allowed on the 600 block of Johnston Place.

PLANNING COMMISSION ACTION, MARCH 2, 2004: The Planning Commission noted the deferral of the request.

Reason: The applicant failed to comply with the requirements for legal notice.



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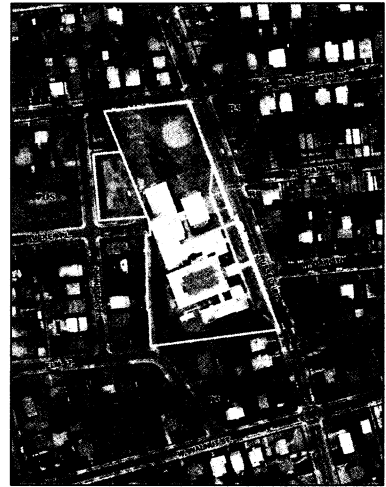
I. EXECUTIVE SUMMARY

Staff recommends approval of the development special use permit to construct an approximately 5,000 sq. ft. addition to the existing 46,800 sq. ft. Maury Elementary School on Russell Road. The special use permit is required for approval of a 7 space parking reduction triggered by the proposed work.

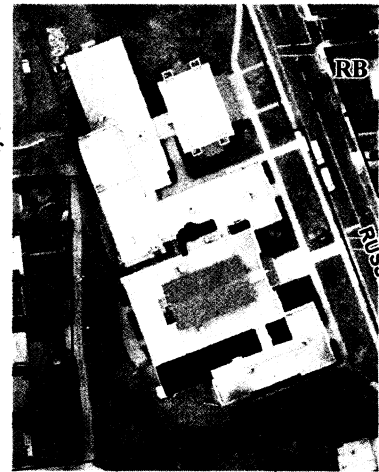


Staff recommends approval of the proposal for the following reasons:

- The additions will accommodate students that are currently within the temporary classroom trailers. The addition will not intensify the use or support additional student capacity at the school.
- The existing trees and landscaping on the site will be retained.
- The additions will not be visible from Russell Road and do not project farther than the existing building setbacks of the school.
- The additions are compatible with the character of the existing school.
- The additions minimize impacts on the exterior of the school, which is located in the Rosemont National Historic District.



Staff has worked with the school staff, the community and adjoining residents to create a building addition that would meet the needs of the school by eliminating the needs for the temporary classroom trailers, enable music, art and science classrooms, and handicap accessibility while retaining the mature trees and architectural integrity of the building.



***Proposed Building
Addition in Red***

The additions will provide enhanced facilities for only the existing students and teachers, not increase capacity. Parking needs have been adequately met for the existing school capacity. The current parking requirement for the school, without the addition, is 14 parking spaces. The site currently provides 7 parking spaces. The proposed additions and renovations triggers a 7 space parking reduction to comply with current zoning regulations. The provision of on-site parking would result in a significant loss of open space and trees. It would create large expanses of surface parking that

would be incompatible with the character of the neighborhood. While additional parking could be provided, parking can be accommodated on the adjoining streets during the late morning and early afternoons when there is available on-street parking as discussed in the report.

II. BACKGROUND:

The applicant, Alexandria City Public Schools, requests approval of a development special use permit, with site plan to renovate the existing 46,800 sq. ft. Maury Elementary School and construct a 5,000 sq. ft addition. The subject property is four lots of record with approximately 680 feet of frontage on Russell Road for a total lot area of 3.92 acres. The addition is intended to replace a temporary classroom trailer on the site for which the applicant received approval in December 2000. The approval of the trailer will expire in June 2005. Because the existing school does not meet parking requirements, the additions and renovations require special use permit approval for a parking reduction.

The site is located in the 600 block of Russell Road between Masonic View Avenue and Walnut Street and is surrounded by primarily single-family houses to the north, south, east and west. The site is zoned R-5/Single family zone which permits public school buildings. Across Russell Road to the east is a small area zoned RB with a number of semi-detached homes. To the west of the site is Beach Park, a 65,706 sq. ft. parcel zoned POS. Vehicular access to the site is from Rucker Place. The site is relatively flat but rises approximately 10 feet at the west end of the site along Johnston Place and 25 feet at the southwest corner of the site. The site is located within the Rosemont National Register Historic District. While the site is within the National Historic District, unlike the local historic districts, there is no requirement for local board approval for any exterior changes. The site has been occupied by the elementary school since construction of the original building in 1929. The original portion of the school building is a contributing structure to the Rosemont Historic District. Additions to the existing school were constructed in 1949, 1961 and 1971.

III. PROJECT DESCRIPTION:

The applicant proposes to construct a 5,000 sq. ft. addition to Maury School to accommodate students who are currently housed in a temporary classroom trailer. Construction of the addition will require construction of a new 5 ft. high retaining wall at the southwest corner of the site replacing an existing retaining wall that was built for the temporary trailer.

The proposed project includes the renovation and expansion of the media center, construction of additional classroom space to replace the temporary classroom trailer currently onsite, construction of dedicated music, art and science/TAG (Talented and Gifted) classrooms, relocation and expansion of administrative offices to enhance building security, and upgrades to improve internal circulation, install sprinklers, and make the building more handicap accessible.

IV. ZONING:

The zoning characteristic of the development are summarized in the table below:

MAURY SCHOOL ADDITION		
Property Address:	600 Russell Road	
Total Site Area:	170,755 sq. ft. (3.92 acres)	
Zone:	R-5, Residential	
Current Use:	Public elementary school	
Proposed Use:	Public elementary school	
	<u>Permitted/Required</u>	<u>Proposed</u>
Floor Area	76,840 net sq. ft.	51,786 gross sq. ft. (4,967 new)
FAR	0.45	0.30
Yards	front: 25' side: 1:1, min 25' rear: 1:1, min 25'	50' 42' existing (61' for proposed addition) 9.5' existing (83' for proposed addition)
Height	40'	32' existing (14' for proposed addition)
Open Space	none	57,247 sq. ft.
Parking	14 spaces (341 seats/25 seats/sp)	7 existing (parking reduction requested)

V. STAFF ANALYSIS:

Of the issues identified for this project, the primary area of focus has been to ensure that the school addition will minimally impact open space and trees, the existing building and adjoining residential neighborhood. The primary issues raised by the community and staff, and addressed by the proposal include:

- Compatibility of the addition with the existing building and residential neighborhood;
- Preservation of open space and trees;
- Parking will continue to be accommodated on site and on the existing public streets.

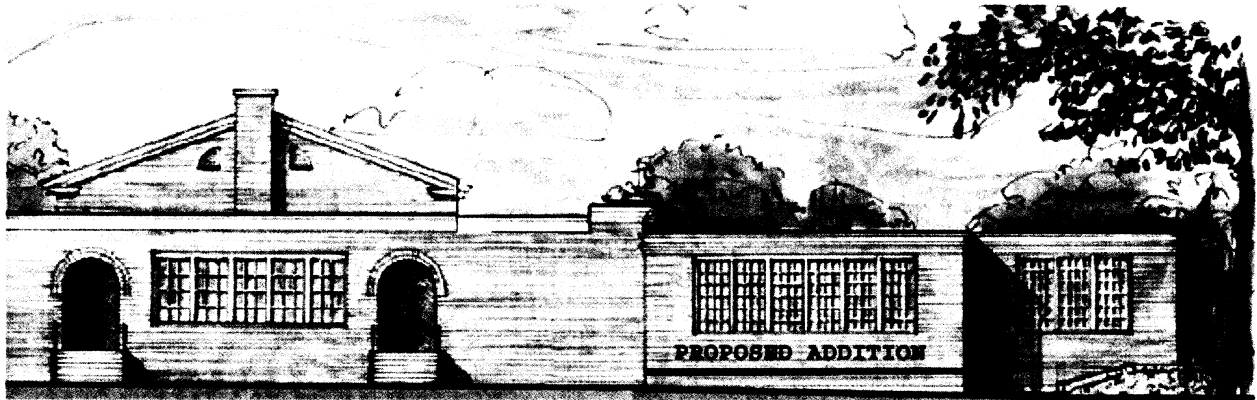
Staff supports the application given all additional landscaping-screening, tree preservation, construction phasing and quality building design and materials. The community has also expressed their support for the proposed addition.

The parking requirement for the additional 7 parking spaces, can be accommodated by the adjoining streets and existing parking on the site as discussed in more detail below.

A. Building Compatibility:

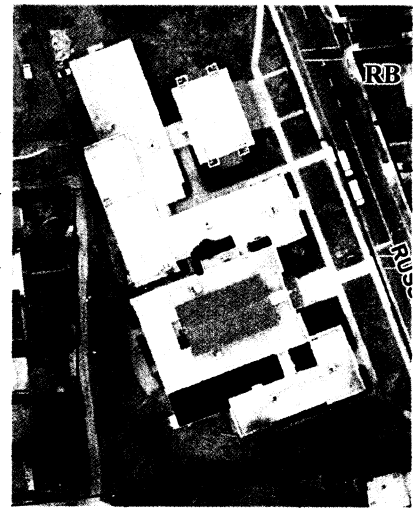
The new addition is proposed to be contained within the limits of the existing structure footprint, filling in several open areas between the main library/media center portion of the building and existing wings to the north and south as depicted below. This location will minimize the potential negative impact of the new addition to the site and the surrounding residential neighborhood. The two issues discussed below are: 1) Alternative building options and 2) Preservation of the historic school structure.

South Building Elevation



Second-story Option

The applicant considered construction of a second story addition over the north portion of the building because that option would not increase impervious surface on the site and would minimally disrupt school operations during construction. However, this option would have created new classrooms that would be physically separated from the majority of the school space, exacerbating internal circulation problems that the school intends to improve with construction of the proposed plan. Staff was also concerned about the potential negative impacts that a second story addition would have on the surrounding single-family residences. Therefore, the applicant, the City and the community agreed that a one story addition, located in a way to minimize its impact on the community and open space, was the most viable option.



*Proposed Building Addition
in Red*

Preserve Existing Historic Structure

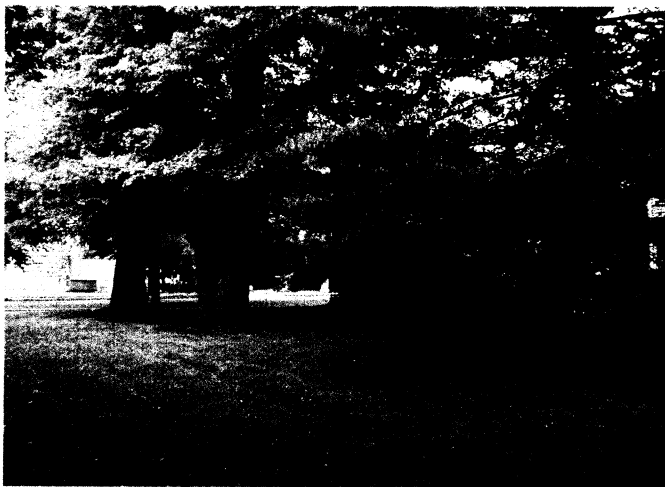
Staff is recommending that the school retain and repair as necessary the existing slate roof on the main building and portico. Staff supports the proposed renovations to the school with the exception of the optional proposal to remove the existing slate shingles from the main historic building and re-roof with asphalt shingles. This roof is visible to the public from the surrounding right-of-way and highlights the quality and character of the original school and neighborhood.

Early in the review process, staff expressed the desire and concern of the City and the Rosemont community that any renovations to the school should respect the existing school, which was constructed in 1929, and is a contributing structure in the Rosemont National Register Historic District. The applicant has worked with staff to preserve in place most of the existing structure, encapsulating existing exterior walls as new interior walls. Furthermore, the applicant has agreed to use a similar window pattern and brick as the existing school.

The proposed renovation will improve the historic portion of the structure by returning the library, which had been divided into smaller spaces during previous renovations, into one large library and media center space, and by uncovering original clerestory windows to light the media center. The school proposes to construct the in-fill space of brick to match the original school and to reuse an existing window in the new classroom. At the request of staff, the in-fill addition will be inset approximately 8 inches from the rear wall of the historic building to provide a subtle differentiation between the existing school from the new addition.

B. Open Space and Tree Retention:

The zoning ordinance requires that the applicant provide a minimum 25% crown coverage for the redeveloped site. The site currently provides approximately 10% crown coverage including several



Trees (to be preserved) at south side of site

large trees at the south end of the site and around the ballfield on the northern end of the site. The proposed addition to the school will decrease the open space on the site by approximately 5,000 sq. ft. and will result in the loss of one magnolia tree. The open space that will be lost consists of grass and concrete sidewalks located between the main portion of the building and its north and south wings. It does not include open space that is usable for the school children or is visible to the public. To address the deficiency of crown coverage on the site, staff is recommending that the applicant provide additional native trees - equivalent to approximately 21 large

shade trees - to meet the 25% crown coverage requirement. A portion of the required crown coverage as street trees will be provided along the adjacent Russell Road right-of-way. Final locations of these additional trees and landscaping has not been determined. The neighborhood has also indicated that there are specific locations within the site that could benefit from new shade and evergreen trees. At the request of the neighborhood civic association, the final location of these trees would be in consultation with the adjoining residents. A portion of the additional planting and trees could be planted on the hillside on the western portion the new addition and retaining wall to help provide additional screening between the school building and surrounding residences.

Staff has emphasized throughout the review process for the preliminary plan that existing large trees on the site must be retained to the greatest extent possible. Staff has worked with the engineer for the applicant and has recommended conditions to minimize negative impacts to the existing trees due to construction of a storm water management swale along the southern portion of the site as depicted within the graphic. These trees will be retained as part of the proposed addition.

C. Parking

The zoning ordinance requires that the school provide 1 space for each 25 classroom seats. The renovated school will contain 341 total classroom seats for a parking requirement of 14 spaces. The school currently provides 7 on-site spaces which are located on the western portion of the school accessed from Rucker Place. The site provides valuable open space to the community that should

not be diminished to provide more on-site parking. The large expanses of paving that would be required to provide 14 parking spaces on site would be incompatible with the character of the neighborhood and would reduce the child play area.



A review of on-street parking on the adjacent streets reveals that 45 parking spaces exist on the public streets immediately adjacent to the school site, with an additional 20 spaces available on Rucker Place adjacent to Beach Park as depicted in the table below.

Public On-street Parking adjacent Beach Park - where school staff regularly park (photographed on a school day afternoon)

Table # 1 Parking Availability

On-street Parking	Total spaces		Available spaces (53% available)	
	Russell Road	14 east side	None west side ¹	11(78%)
W. Masonic View Avenue	10 south side	8 north side	4 (40%)	4 (40%)
Johnston Place	3 east side	5 west side	1 (33%)	3 (60%)
Rucker Place	southside - 5 behind school; 9 opposite Beach Park	11 north side adjacent Beach Park	5 (36%)	7 (64%)
Total existing	65		Typical availability observed ² - 35	

¹ Approximately 10 spaces available in the evening. Signed for no parking 8AM to 4PM school days. North and south end of frontage closed 24 hours per day for Metro/DASH bus stops.

² Observed during normal school day hours of operation 8:30AM - 3:00PM.

The student capacity of the school will not expand due to construction of this proposal. The expected number of full-time faculty and staff with the proposed addition is not projected to increase from the current 25. Of the approximately 65 parking spaces that exist on the public streets adjacent to the site and behind the school on Rucker Place next to Beach Park, an average of 35 of 65 on-street parking spaces were available during the typical school day.

The majority of Maury School staff park on Rucker Place behind the school and adjacent to Beach Park. On-street parking spaces are typically available on all adjacent streets. Available on-site and on-street parking have adequately met the school's needs in the past. Therefore, staff supports the request for a parking reduction.

D. Construction Phasing and Student Accommodation

Members of the School Board, ACPS staff and parents have discussed various options to best accommodate the Maury students during construction, including setting-up temporary trailers on site or relocating some or all students to alternate City elementary schools. The consensus reached is that classroom space to accommodate Maury students should be and can be provided within the existing building. School staff is developing a detailed phasing plan to create adequate classroom space within the existing building to serve the student population while simultaneously constructing the additions and completing the renovations. Staff is recommending conditions requiring the applicant to submit a detailed construction phasing plan for City staff review and that the applicant provide a liaison point of contact for the community throughout the course of construction.

VI. CONCLUSION:

Staff recommends approval of the proposed addition, renovation, crown coverage modification, and parking reduction with conditions included in the staff report. The addition will not intensify the use or support additional student capacity and as such does not increase the need for parking at the school. The addition and renovations will improve the ability of the school to serve the existing student population and neighborhood and allow the school to remove the temporary classroom trailer. In addition to the improved facilities, additional landscaping trees and screening will be installed throughout the site, including at the rear of the site in the vicinity of the proposed additions. The work will result in improved facilities to serve the neighborhood students and residents.

STAFF: Eileen Fogarty, Director, Department of Planning and Zoning;
Jeffrey Farner, Chief, Development Division;
Stephen Milone, Urban Planner;
Laura Durham, Urban Planner.

VII. STAFF RECOMMENDATION:

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

I. LANDSCAPING:

1. The applicant shall provide the amount and quality of landscaping depicted on the preliminary plan and shall also provide the following to the satisfaction of the Directors of P&Z and RP&CA.
 - a. Provide twenty-one shade trees on or adjacent to the site to comply with the 25% crown coverage requirement. These trees shall include native trees and a portion of the trees shall be planted on the hillside adjacent to the western and southern portion of the proposed addition.
 - b. The dead or damaged trees and shrubs on the slope at the southwest portion of the site that were require by SUP#97-00124 shall be replaced.
 - c. A revised planting schedule and planting details shall be provided with the final site plan.
 - d. Trees are not to be planted under or near light poles.
 - e. As trees mature, they are to be limbed up a minimum of 6 ft. to maintain traffic sign visibility and natural surveillence, unless located for screening purposes or located within natural areas.
 - f. No shrubs higher than 3 feet to be planted within 6 feet of walkways.
 - g. The proposed shrubbery is to have a maximum height of 36 inches when it matures.
 - h. All landscaping shall be maintained in good condition and replaced as needed. (P&Z)(RP&CA)(Police)(T&ES)
2. All plant specifications shall be in accordance with the current and most up to date edition of the American Standard For Nursery Stock (ANSI Z60.1) as produced by the American Association for Nurserymen; Washington, D.C. (P&Z)
3. All work shall be performed in accordance with Landscape Specifications Guidelines 4th Edition as produced by the Landscape Contractors Association (LCA) of Maryland, District of Columbia and Virginia; Gaithersburg, Maryland. (P&Z)
4. Reduce the limits of disturbance as much as possible and employ demolition and construction methods during construction of the new water quality swale to minimize disturbance to the root structures of the large trees along the southern portion of the site. The concrete swale next to existing trees shall be removed by hand to save the trees. Adjust the limits of construction depicted on plans so as not to go through trees to be saved (graphic line). Indicate actual tree canopy limits for all trees inside or adjacent to the limits of disturbance. (P&Z)(T&ES)(RP&CA)

5. A plan for tree protection shall be approved by the City and included in the final approved site plan and at a minimum shall include the following:
 - a. Tree protection shall be established and maintained to the satisfaction of the Director of RP&CA and P&Z. Tree protection for any protected tree shall be constructed of 4"x 4" wooden vertical posts installed in the ground 8' on center with 1"x 6" wooden battens mounted between them. Temporary plastic fencing shall be used to define other limits of clearing. All tree protection must be shown on the final site plan, and is to be installed prior to any clearing, excavation or construction on the site. The developer shall call the City Arborist for a review of the installed tree protection following its installation.
 - b. No construction materials or equipment shall be stored or staged within the drip lines of trees designated for protection.
 - c. A note identifying these restrictions shall be provided on the Site Plan Cover, Erosion Sediment Control and Landscape Plan sheets. (P&Z)

II. LEGAL/PROCEDURAL:

6. The applicant shall submit a plat to consolidate the several lots of record that make up the school site. The consolidation plat shall be submitted with the final site plan and shall be approved and recorded prior to the release of the final site plan. (P&Z)

III. BUILDING - CONSTRUCTION:

7. The applicant shall submit a parking management plan for construction workers as part of the final site plan. The plan shall be approved by the Directors of P&Z and T&ES prior to the release of the final site plan. This plan shall set forth 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. The plan shall also provide for the location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes. If the plan is found to be violated during the course of construction, a correction notice will be forwarded to the developer. If the violation is not corrected within ten (10) days, a "stop work order" will be issued, with construction halted until the violation has been corrected. (P&Z)
8. **CONDITION REVISED BY PLANNING COMMISSION:** The applicant shall prepare and submit a plan that delineates a detailed phasing plan and construction management plan for the entire project for review and approval by the Directors of P&Z, T&ES and Code Enforcement prior to the release the final site plan for the project. Before commencing any clearing or grading of the site, the applicant shall hold a meeting with notice to all adjoining property owners, and the Maury PTA, to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. The Maury PTA shall be consulted prior to the applicant implementing any

change to the proposed phasing plan that was presented to the PTA on March 10, 2004 that allows the students to remain in the school and for work to be completed in one school year.(P&Z)(PC)

9. **CONDITION REVISED BY PLANNING COMMISSION:** The applicant shall identify a person who will serve as liaison to the community, to include the Maury PTA, throughout the duration of construction. The name and telephone number of this individual shall be provided in writing to residents whose property abuts the site, and to the Directors of P&Z and T&ES. (P&Z)(PC)
10. A temporary informational sign shall be installed on the site prior to approval of the first final site plan for the project and shall be displayed until construction is complete. 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)
11. Provisions for handicap accessibility shall be provided in accordance with the USBC. The proposed handicap access depicted conflicts with door swing and is inaccessible. Applicant's response to previous comment with reference to code modification request does not pertain to this issue, which concerns the exterior handicap means of access by gymnasium. (Code Enforcement)
12. The building shall be equipped with an automatic sprinkler system. Two independent fire department connections (FDC) are required at opposite ends of the structure. On final site plan, show locations of each FDC and the nearest hydrant to each as depicted on most recent preliminary plan sheet C104A. (Code Enforcement)
13. The materials for the proposed retaining walls shall be a brick veneer or similar high quality material to the satisfaction of the Director of P&Z. (P&Z)
14. The existing slate roof on the historic portion of the school building that is a contributing structure within the Rosemont National Register Historic District shall be retained. If a new roof is required, re-roof using historically appropriate material such as slate or faux slate or comparable material to the satisfaction of the Director of P&Z to retain the quality and character of the existing school. (P&Z)
15. The applicant shall submit a final location survey for the development prior to applying for certificate of occupancy permit for the addition. (P&Z)
16. Show construction access and limits of construction along the bottom of the bank to fully include construction area. (RP&CA)
17. Prior to the release of the 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)

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

IV. SITE PLAN:

19. 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 in consultation with the Chief of Police. (T&ES)
20. The site is located on marine clay areas as delineated on City map of marine clay areas. Provide geotechnical report including recommendations from a geotechnical professional for proposed cut slopes and embankments. (T&ES)
21. Show all existing and proposed easements, both public and private. (T&ES)
22. Replace existing curb and gutter, sidewalks, and handicap ramps that are in disrepair or broken as determined by the Director of T&ES. The existing access ramp on the west side of the 600 block of Russell Road at Oak Street, shall be removed and replaced with a new access ramp. (T&ES)
23. Provide an approximately 5' x 8' concrete loading platform in the grass strip at the bus stop located on the west side of the 600 block of Russell Road at Oak Street. (T&ES)
24. Provide proposed elevations (contours and spot elevations) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
25. Show the complete right-of-way adjacent to the site on Russell Road. (T&ES)
26. The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department at (703) 838-4520 for a security survey of any construction trailers when they are in place. (Police)
27. 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 P&Z and T&ES. (P&Z)
28. The applicant shall be allowed to make minor adjustments to the building locations if the changes do not result in the loss of parking, open space or increase in building height or floor area. (P&Z)

29. **CONDITION ADDED BY PLANNING COMMISSION:** Deferred maintenance on the site, including repairing or replacing of exterior doorway railings and repainting the painted portions of the school exterior shall be completed as part of the overall renovation work. The applicant shall add this commitment as a note on the final site plan. (PC)

V. **ENVIRONMENTAL:**

30. Developer to comply with the peak flow requirements of Article XIII of the Alexandria Zoning Ordinance. The applicant is advised that all stormwater designs that require analysis of pressure hydraulic systems and/or inclusion and design of flow control structures must be sealed by a professional engineer, registered in the Commonwealth of Virginia. If applicable, the Director of T&ES may require resubmission of all plans that do not meet this standard. (T&ES)
31. Plan must demonstrate to the satisfaction of the Director of T&ES that adequate stormwater outfall is available to the site or else developer is to design and build any on or off site improvements to discharge to an adequate outfall. Provide pre and post storm water runoff computations for the two and ten year storms for the entire site. Provide a stormwater management narrative. (T&ES)
32. Erosion and sediment (E&S) control procedures need only be addressed where significant E&S Best Management Practice (BMP) facilities are proposed that might impact the project area and/or adjacent properties. Do not show minor, detailed E&S items such as inlet protection until the final site plan submittal. The Responsible Land Disturber (RLD) block should be included on the E&S sheet at the final site plan submission, not the cover sheet. (T&ES)
33. Worksheet C on sheet C110 indicates that the water quality swale drainage area is 0.85 times the total CBPA served, which is 0.29 acres. Although, the Project Description and the Water Treatment on-site tables indicate the total on-site treated area to be 0.34 acres. Please clarify. Final plans will not be accepted for review until this is satisfied. (T&ES)
34. Although the project drains to a storm sewer system, indicate the watershed that the project is within and the water body that the storm sewer system drains to. The stormwater collection system is part of the Timber Branch/Cameron Run watershed. All stormwater curb inlets within the limits of disturbance shall be duly marked to the satisfaction of the Director of T&ES. (T&ES)
35. According to the Virginia Stormwater Management Handbook, in order for the water quality swale to achieve a 35% pollutant removal efficiency, the swale must have an engineered soil mixture. The plans do not indicate a typical cross-section for the swale that describes this soil mixture. Please clarify or choose an alternate BMP. Final plans will not be accepted for review until this is satisfied. Provide a drainage map for the area flowing to the chosen stormwater Best Management Practices (BMPs), including topographic information and storm drains. (T&ES)

36. The stormwater 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 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)
37. The surface appurtenances associated with the on-site structural stormwater Best Management Practices (BMPs) shall be marked to the satisfaction of the Director of T&ES to identify them as part of a structural BMP system. (T&ES)
38. Prior to approval of the final site plan, and as reviewed as a part of the second final, the applicant shall execute, submit and appropriately record in the land records, a maintenance agreement with the City for the stormwater quality Best Management Practices (BMPs). (T&ES)
39. The applicant shall execute a maintenance service contract with a private contractor for a minimum of three years. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to issuance of the certificate of occupancy, a copy of the contract shall be submitted to the City. (T&ES)
40. The applicant shall prepare an Owner's Operation and Maintenance Manual for all the Best Management Practices (BMPs) used on site. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City. Prior to issuance of the certificate of occupancy, a copy of the Operation and Maintenance Manual shall be submitted to the City on a digital media. (T&ES)
41. During the construction phase of this development, the site developer, its contractor, certified land disturber, or owner's other agents shall implement a waste and refuse control program. 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)

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42. For any surface-installed stormwater Best Management Practice (BMP), i.e. Bio-Retention Filters, Vegetated Swales, etc. that are employed for this site, descriptive signage for the BMPs is required to be installed to the satisfaction of the Director of T&ES. (T&ES)
43. **CONDITION ADDED BY PLANNING COMMISSION: Alexandria City Public Schools and City staff shall work together to mitigate the parking condition on the 600 block of Johnston Place. (PC).**

The following conditions carry forward from SUP#97-0039 (Freestanding, lighted sign with changeable display).

44. The special use permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z)(SUP#97-0039)
45. The sign shall be limited to 6.5 feet above grade when measured to the top of the sign. (P&Z)(SUP#97-0039)

The following conditions carry forward from SUP#2000-00124 (Classroom trailer).

46. The special use permit shall be granted to the applicant only. (P&Z)(SUP#2000-00124)
47. The special use permit shall be valid until July 1, 2005, by which date the trailer shall be removed. (P&Z)(SUP#2000-00124)
48. Utilities for the temporary classroom shall be placed underground. (T&ES)(SUP#2000-00124)
49. The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department for a security survey of the portable classroom building. (Police)(SUP#2000-00124)
50. Trees shall be planted around the trailer and at the edge of the alley to screen the trailer from the view of adjacent residents. Adjacent residents have determined that 16 trees, 6 to 8 feet in height, will be required. Several neighbors have agreed to pay for half of these, to be planted by the school by the Spring of 2001. The location of the trees will be determined in consultation with the adjacent neighbors once the trailer is in place. (PC)(Neighbor agreement) (SUP#2000-00124)
51. The School Board shall recommend that the Capitol Improvement Budget for the media center addition to the School shall be moved up by one year. (PC)(Neighbor agreement) (SUP#2000-00124)
52. The School Board shall work with the community on the plans for the addition to the School. (PC)(Neighbor agreement)(SUP#2000-00124)

53. The parking area behind the northwest classroom wing shall be striped with additional spaces at the correct dimensions. (PC)(Neighbor agreement)(SUP#2000-00124)

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

1. Special use permit for parking reduction.
2. Modification to provide a portion of the required 25% crown coverage on the adjacent right-of-way.

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- C- 1 All downspouts must be connected to a storm sewer by continuous underground pipe.
- C- 2 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- 3 All drainage facilities must be designed to the satisfaction of T&ES. Drainage divide maps and computations must be provided for approval.
- C- 4 All utilities serving this site to be underground.
- C- 5 Provide site lighting plan to meet minimum city standards.
- C- 6 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.
- C- 7 The applicant must comply with the Article XIII of the City's zoning ordinance, which includes requirements for stormwater pollutant load reductions, treatment of the water quality volume default, and stormwater quantity management.
- C- 8 The applicant must comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. This includes naming a Responsible Land Disturber on the Erosion and Sediment Control sheets prior to engaging in land disturbing activities in accordance with Virginia Erosion and Sediment Control Law.
- C- 9 All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, Virginia Marine Resources must be in place for all project construction and mitigation work prior to release of the final site plan. This includes the new state requirement for a VPDES permit for all construction activities greater than 1 acre.

Code Enforcement:

- C-1 The applicant shall provide a study of the emergency egress issues that address compliance with the USBC. The study shall address travel distances, rated egress corridors and stairwells, etc., and in particular, how to resolve exterior egress issues which are now enclosed within the new structure. **The submitted plans are acceptable, subject to final approval at time of building plan review.**

- C-2 The applicant shall provide a fire area study which identifies each fire area, rated fire walls, and fire protected openings, and their ratings. The fire areas shall be defined in square feet in order to determine the applicability of sprinkler requirements in accordance with the USBC. Fire walls, rated enclosures and protective openings shall be noted on the conceptual plan for review. **Condition met, see C-1 above.**
- C-3 Emergency Vehicle Easements shall be established and maintained to all sides including partial access to the rear of the structure to the satisfaction of the Director of Code Enforcement. **Condition met with modification approval by Code Enforcement.**
- C-4 The developer shall provide a separate Fire Service Plan which illustrates: a) emergency ingress/egress routes to the site; b) two fire department connections (FDC) to the building, one on each side/end of the building; c) fire hydrants located within one hundred (100) feet of each FDC; d) on site fire hydrants spaced with a maximum distance of three hundred (300) feet between hydrants and the most remote point of vehicular access on site; e) emergency vehicle easements (EVE) around the building with a twenty-two (22) foot minimum width; f) all Fire Service Plan elements are subject to the approval of the Director of Code Enforcement. **Fire Service Plan (Sheet C104A) does not show Emergency Vehicle Easements..**

General Conditions:

- C-5 A separate tap is required for the building fire service connection. **New Fire Line Wrap shall be tied into Russell Road water main. Plans do not indicate if this will be done. New Fire Line Wrap is not shown on Sheet C104. Fire Line should be depicted in both drawings for proper review.**
- C-6 Applicant must provide Emergency Vehicle Easement on front and back side of building. **Condition met with approved modification from Code Enforcement.**
- C-7 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC). Shown as Note 15, Sheet C101.
- C-8 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC). Shown as Note 54, Sheet C101.
- C-9 Before a building permit can be issued on any proposed future alterations, a certification is required from the owner or owner's agent that the building has been inspected by a licensed asbestos inspector for the presence of asbestos (USBC 105.10). Acknowledged by applicant.
- C-10 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) floor area per floor; e) fire protection plan. **Condition Met.**

- C- 11 The final site plans shall show placement of fire easement signs. See attached guidelines for sign details and placement requirements. **Condition Met.**
- C- 12 A soils report must be submitted with the building permit application. Acknowledged by applicant.
- C- 13 Prior to submission of the Final Site Plan, the developer shall provide a fire flow analysis by a certified licensed fire protection engineer to assure adequate water supply for the structure being considered. **Acknowledged but not submitted.**
- C- 14 Required exits, parking, and facilities shall be accessible for persons with disabilities. **See Condition 12.**
- C- 17 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers. Acknowledged by applicant.
- C- 18 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property. Acknowledged by applicant.
- C-19 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems. Acknowledged by applicant.

Health Department:

No Comments

Police Department:

(Staff is not recommending this condition but will work in consultation with Police in determination of the final lighting plan)

1. Lighting plan submitted does not meet the minimum of 2 foot candle power minimum maintained.

Historic Alexandria (Archaeology):

Low potential. No archaeological action required.

APPLICATION for DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN DSUP # 2003-0006

PROJECT NAME: Maury Elementary School

PROPERTY LOCATION: 600 Russell Road

TAX MAP REFERENCE: 053-03-02-02 ZONE: R5

APPLICANT Name: Johann Dobak

Address: 21351 Ridgetop Circle, Dulles, VA 20166

PROPERTY OWNER Name: Alexandria City Public Schools

Address: 2000 N. Beauregard Street, Alexandria, VA 22311

SUMMARY OF PROPOSAL: City of Alexandria schools proposes renovations and additions to existing school.

MODIFICATIONS REQUESTED: to permit expansion of existing elementary school.

SUP's REQUESTED: _____

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.

Johann Dobak, Alpha Corporation
Print Name of Applicant or Agent


Signature

21351 Ridgetop Circle, Suite 200
Mailing/Street Address

(703) 450-0800 (703) 450-0043
Telephone # *Fax #*

Dulles, VA 20166
City and State *Zip Code*

10-31-03
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: _____

Development Special Use Permit with Site Plan (DSUP) # 2003-0006

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: Client Representative

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.

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.

Development Special Use Permit with Site Plan (DSUP) # 2003-0006

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 primary function of the addition will be used for educating
elementary students. There will be approximately 222 students and 25
staff members and 20 transient staff members between the hours of
8 a.m. and 3 p.m. The school is also used as a day care center
between 7:30 a.m - 8:00 a.m. and 3 p.m. - 6 p.m., as well as
recreational uses in the gym between 6 p.m. - 10 p.m. The number of
people during these times is approximately 60. The additions will
provide no extra noise currently beyond that being guaranteed by the
existing building.

Development Special Use Permit with Site Plan (DSUP) # 2003-0004

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

Students - 222, Staff - 25 (Admin-5, Kitchen-3, Custodial-2).

Transient - 20 Time: 8:00 a.m. - 3:00 p.m.

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

None.

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

Day	Hours	Day	Hours
<u>Before School Day Care</u>	<u>7:30-8:00 a.m.</u>	<u>60 +/- people</u>	
<u>After School Day Care</u>	<u>3:00-6:00 p.m.</u>	<u>60 +/- people</u>	
<u>After School Recreation (Gym)</u>		<u>Children 6:00-8:00 p.m., 60 +/- people</u>	
<u>After School Recreation (Gym)</u>		<u>Adults 8:00-10:00 p.m. 60 +/- people</u>	

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

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

None.

B. How will the noise from patrons be controlled?

Staff supervisors by school.

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

None.

Development Special Use Permit with Site Plan (DSUP) # 2103-0006

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

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

paper trash

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

7 bags per day

C. How often will trash be collected?

daily by city sanitation staff
daily by school

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

staff supervision by school

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

Yes. No.

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

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

Staff supervision and signage.

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 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?

7 spaces.

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

5 Standard spaces

0 Compact spaces

2 Handicapped accessible spaces.

0 Other.

Development Special Use Permit with Site Plan (DSUP) # 2003-0006

- 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:

on the street surrounding the school

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? zero

- B. How many loading spaces are available for the use? zero

- C. Where are off-street loading facilities located? _____

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

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

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?



Testimony for Planning Commission, City of Alexandria
April 6, 2004

**RE: Development Special Use Permit #2003-0006, Maury Elementary School Addition
Submitted by Maury PTA**

Members of the Planning Commission and Other Guests,

This testimony is on behalf of the Maury Elementary PTA, School Year 2003-2004. The PTA supports the proposed addition to Maury Elementary School and looks forward to working with the City on this important project. In 2004, Maury Elementary School will celebrate her 75th anniversary. This investment in Maury is an excellent sign of the City's on going support for public education and her youth. The proposed addition will bring needed upgrades throughout the facility, including a new media center, new classrooms, additional landscaping and a sprinkler system. It will also allow for the removal of a temporary trailer currently on the site.

The Maury PTA respectfully requests that the following additions be made to the staff's recommendations:

1. Within the staff recommendations, we want the word "community" defined to specifically include the Maury PTA. The expanded definition would apply in item 9 on page 13 and other places "community" is used in this document.
2. The detailed phasing plan referenced on page 9 was presented to the Maury PTA on March 10, 2004. We support this plan. The plan allows the children to remain in the building while addressing the needs of the community to have the project timely completed in one school year. We respectfully request that, to the extent any modifications are made to the plan as presented, the Maury PTA will be consulted prior to the implementation of any such change.
3. In Section IV. Site Plan, page 14, the Maury PTA would like an item added regarding the completion of all deferred maintenance on the site as part of this project. For example, the exterior, painted portions of the school building need to be repainted. The railings by the exterior doorways need to be replaced and/or re-secured to the cement stairs.

In conclusion, we reiterate our support of this project and the phasing plan presented on March 10, 2004, at the Maury PTA Meeting. We hope you will consider our modifications to the staff's recommendations and we look forward to working with ACPS on a successful project for our children.

Maury Elementary PTA
April 6, 2004