Docket Item #20
DEVELOPMENT SPECIAL USE PERMIT #2003-0005
EPISCOPAL HIGH SCHOOL SCIENCE BUILDING

Planning Commission Meeting
November 6, 2003

ISSUE: Consideration of a request for a development special use permit, with site plan, for construction of a science classroom building and to increase enrollment.

APPLICANT: Episcopal High School
represented by R.J. Keller

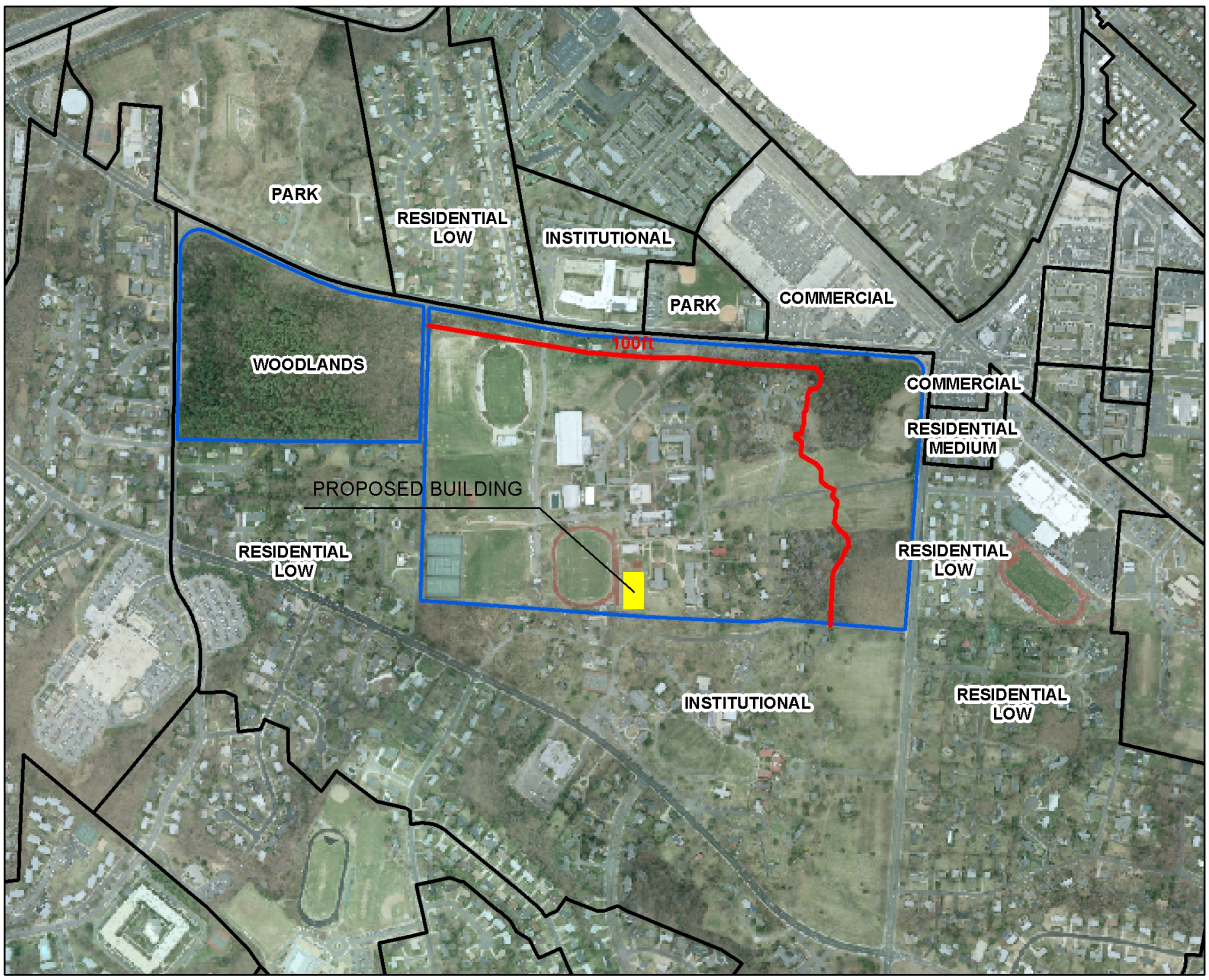
LOCATION: 1200 North Quaker Lane

ZONE: R-20/Residential

SUMMARY:

Staff is recommending approval of the development special use permit and site plan to construct a 22,943 sq. ft science center building on the interior of the campus located adjacent to the track in the southwest portion of the site. The proposed science building will consist of classrooms for physics, chemistry, biology and environmental sciences. Additionally, the building will include a lecture hall, seminar hall, library and various support facilities.

The 130-acre campus is contiguous to the Virginia Theological Seminary to the south, commercial, multi-family and single-family uses to the east, commercial, institutional and single-family uses to the north and single-family homes to the west. The site is zoned R-20, which permits private schools with a special use permit.



The applicant has worked extensively with staff to address initial concerns, including:

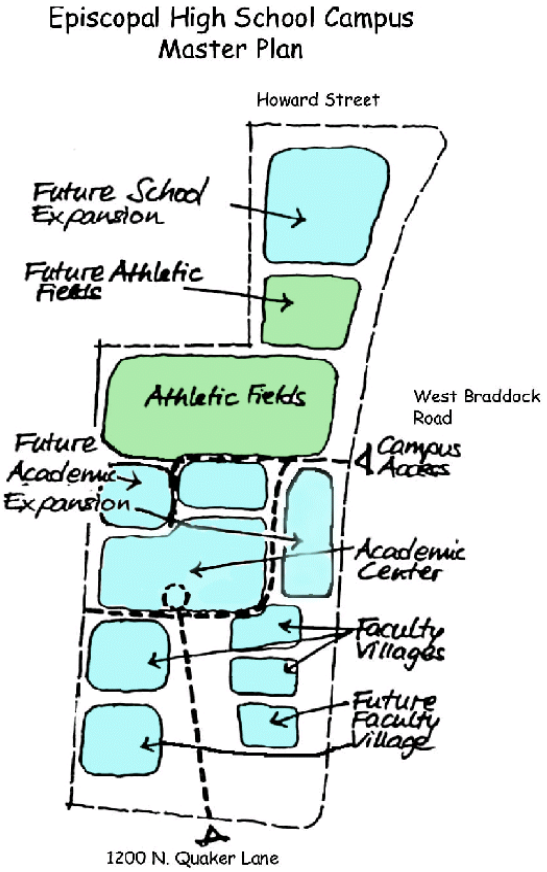
- Increased student enrollment from 400 to 440 students;
- Retaining open space and trees on the perimeter of the site;
- Landscaped buffer along the perimeter; and
- Ensuring that the proposed building is well designed.

Retention of Open Space:

The Episcopal High School is situated in the center of the City and provides a considerable benefit to the public by having large areas of open space and woodland areas that are visible from the adjoining public streets (N. Howard St., Braddock Rd. and Quaker La.). Over the past 10 years, the site has experienced several significant construction projects that include:

- Four semi-detached single-family faculty dwellings;
- 23,500 sq.ft. dormitory;
- 22,250 sq.ft. fine arts center addition;
- Construction of a loop road; and
- Alumni cottage.

Because of this continued growth, staff requested that the applicant submit as part of this submission an overall long-range master plan for the campus.



Both Planning and Parks and Recreation department staff have expressed a concern to the applicant that future redevelopment in these areas will significantly reduce the amount of open space and trees on the perimeter of the site. The Episcopal High School and the adjoining Virginia Theological Seminary occupy some of the largest parcels of land in the City that have been in use since before the Civil War. Their existence as major institutions has contributed significant public benefit by maintaining most of their property as modestly developed school and institutional use. Over time, this has allowed the sites to become large areas of visual and physical open space and woodlands. The Open Space Plan recognizes this site as a valuable open space opportunity and that these areas contribute visual open space for the public. The City is seeking to maintain that benefit by having these areas at Episcopal High School protected from future redevelopment and/or clearing.

Planning and Parks and Recreation staff met with the applicant to discuss retention of open space and woodland areas on the perimeter of the property, and the need to provide a public benefit as they continue with their development proposals. The applicant initially questioned the rationale for providing a public benefit for a project that was oriented internally on the campus and that would not be visible from any public areas. It is the City's position that the application involves the entire campus, which is one lot of record. The applicant agreed with the City's vision for maintaining a wooded and open space buffer on the perimeter of the site. The City was concerned that there needed to be assurances on the preservation of open space and woodland buffers along the perimeter of the site. Staff expressed an interest in establishing conservation or scenic easements . The school could not agree to imposing any restrictions or encumbrances on the use of their property. The school has agreed to an approach in the attached correspondence dated October 3, 2003, whereby Episcopal staff and their Board of Trustees will work with the City to create an agreed upon memorandum of understanding about the long-term retention of the open space along the frontages of Braddock Road and Quaker Lane. While the memorandum of understanding does not identify the specific protection provided by an open space easement, it does enable greater long-term protection that is currently provided by the special use permit conditions. Under this agreement, future development of the site will require a comprehensive master plan for the campus that will require approval of a development special use permit where open space, tree retention and buffers and other issues, such as historic resources, can be evaluated.

CONCLUSION:

Staff is recommending approval of the proposed science building as it is located 1,600 ft. from Quaker Lane and 1,360 feet from Braddock Road and will not be visible from the adjoining public streets. The proposed building will create facilities for the students that are not currently available and will not result in an "intensification" of the existing use as discussed below. The recommendation of approval is contingent upon the correspondence from Mr. F. Robert Hershey, Episcopal High School Headmaster, dated October 3, 2003, which outlines the commitment by the Episcopal High School to work with the City to establish long-term protection and retention of the open space areas on the perimeter of the site.

STAFF RECOMMENDATION:

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

1. The applicant shall maintain and preserve buffer and woodland areas along the frontage of Braddock Road and Quaker Lane as outlined in the "Memorandum of Understanding" dated October 3, 2003 (Attachment "A"). (P&Z)

2. The final design of the proposed Science Center building shall be consistent in architectural style, character and material quality as depicted on the preliminary architectural elevations dated August 15, 2003, and as depicted on the color renderings dated September 2003, to the satisfaction of the Director of Planning and Zoning. The materials of the building shall be limited to masonry (brick, precast or stone). (P&Z)

3. A final landscape plan shall be provided with the final site plan to the satisfaction of the Directors of P&Z and RP&CA. The plan shall include provisions for additional landscaping along the frontage of Braddock Road where existing trees were recently removed to accommodate construction of the "Loop Road". The landscape plan shall also provide for the following:
    a. Tree protection shall be provided for the existing 27" American Elm tree.
    b. The limits of disturbance shall be restricted to the area depicted on the preliminary plan and shall not encroach within the drip line of the 27" American Elm tree.
    c. No storage of fill dirt or construction materials is permitted within the tree protection (drip line) of the 27" American Elm tree.
    d. Additional 3" caliper deciduous trees and 10-12 ft. tall evergreen trees shall be provided in open areas in the general vicinity of the Science Center building and the area along Braddock Road where trees were removed to accommodate the "Loop Road". At a minimum 20-30 additional trees shall be provided in these areas.
    e. All landscaping shall be maintained in good condition and replaced as needed. 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.
    f. 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.

g. Utility lines such as water, storm sewer and electric lines shall be located to minimize impacts on proposed street trees and open space.
h. The location of all light poles shall be coordinated with the location of trees
i. As trees mature they are to be limbed up to a minimum 6 feet. Trees are not to be planted under or near light poles. (P&Z) (RP&CA)

4. A temporary informational sign shall be installed on the site prior to the approval of the final site plan for the project and shall be displayed until construction is complete incorporating the required information; the sign shall notify the public of the nature of the upcoming project and shall provide a phone number for public questions regarding the project. (P&Z)

5. 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 an increase in the building height or building footprint. (P&Z)

6. Any inconsistencies between the various drawings submitted by the applicant shall be reconciled to the satisfaction of the Directors of Planning and Zoning and Transportation and Environmental Services. (P&Z)

7. Temporary construction trailer(s) shall be permitted and be subject to the approval of the Director of P&Z. (P&Z)

8. Developer to comply with the peak flow requirements of Article XIII of AZO. (T&ES)

9. Show existing 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)

10. 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)

11. Plan must demonstrate to the satisfaction of the Director of T&ES that a non-erosive stormwater outfall is present. (T&ES)

12. If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of Article XIII of AZO shall be met. (T&ES)

13. 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. (T&ES)

14. Show all existing and proposed easements, both public and private. (T&ES)

15. Replace existing curb and gutter, sidewalks, and handicap ramps that are in disrepair or broken. (T&ES)

16. Provide City standard pavement for emergency vehicle easements. (T&ES)

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

18. Any inconsistencies in the drawings shall be reconciled to the satisfaction of the directors of P&Z and T&ES.(T&ES)

19. 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)

20. Indicate size of the sanitary lateral. (T&ES)

21. The existing conditions plan shall label all existing features. (T&ES)

22. The site area on the drainage map does not correspond to the site area in the 2 and 10 year runoff computations in the impervious area calculation. Please clarify. (T&ES)

23. 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)

24. 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)

25. The stormwater collection system is part of the Taylor 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)

26. Provide a drainage map for the area flowing to the chosen BMP, including topographic information and storm drains. (T&ES)

27. 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. The design professional shall make a written certification to the City that the BMP(s) are constructed and installed as designed and in accordance with the approved Final Site Plan. (T&ES)

28. The surface appurtenances associated with the on-site structural BMPs shall be marked to the satisfaction of the Director of T&ES to identify them as part of the structural BMP system. (T&ES)

29. For any surface-installed Best Management Practices, 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 Transportation and Environmental Services. (T&ES)

30. The applicant shall furnish the owners with an Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include an explanation of the functions and operations of each BMP and any supporting utilities, catalog cuts on any mechanical or electrical equipment, a schedule of routine maintenance for the BMP(s) and supporting equipment, and a copy of the maintenance agreement with the City. (T&ES)

31. 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)

32. Revise the Environmental Site Assessment. Based on the current resource protection areas map, there are no RPAs on this site. (T&ES)

33. At the completion of construction, the applicant is required to submit certification to the satisfaction of the Director of T&ES that the existing stormwater management facilities adjacent to the project were not adversely affected by the construction and that they are functioning as designed. (T&ES)

34. Proposed drainage design must not adversely affect the performance of any existing drainage structure or best management practice. (T&ES)

35. Include the City standard water quality BMP data blocks. (T&ES)

The following selected conditions are carried forward from DSUP#2001-0050.

36. 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) (DSUP#00-0050) (DSUP#01-0012)

37. This special use permit shall supercede all previous special use permits and development special use permits for the subject property. (P&Z) (DSUP#00-0050)

38. **(REVISED BY STAFF):** The total number of students shall not exceed 450 ~~400~~. (P&Z) (DSUP#00-0050)

39. 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) (DSUP#00-0050)

40. 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) (DSUP#00-0050)

41. **(REVISED BY STAFF):** The applicant shall be permitted to make minor adjustments to the building foot print to accommodate the final design of buildings so long as it does not result in the building being located closer to the drip line of the existing 27" American Elm tree, to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (DSUP#99-0048) (DSUP#99-0064) (DSUP#00-0050)

42. **(REVISED BY STAFF)** ~~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) (DSUP#00-0050)~~

43. 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) (DSUP#00-0050)

44. 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) (DSUP#00-0050)

45. Low growing plants and shrubs shall exceed 3 feet in height when they have reached maturity. (Police) (DSUP#99-0048) (DSUP#99-0064) (DSUP#00-0050)

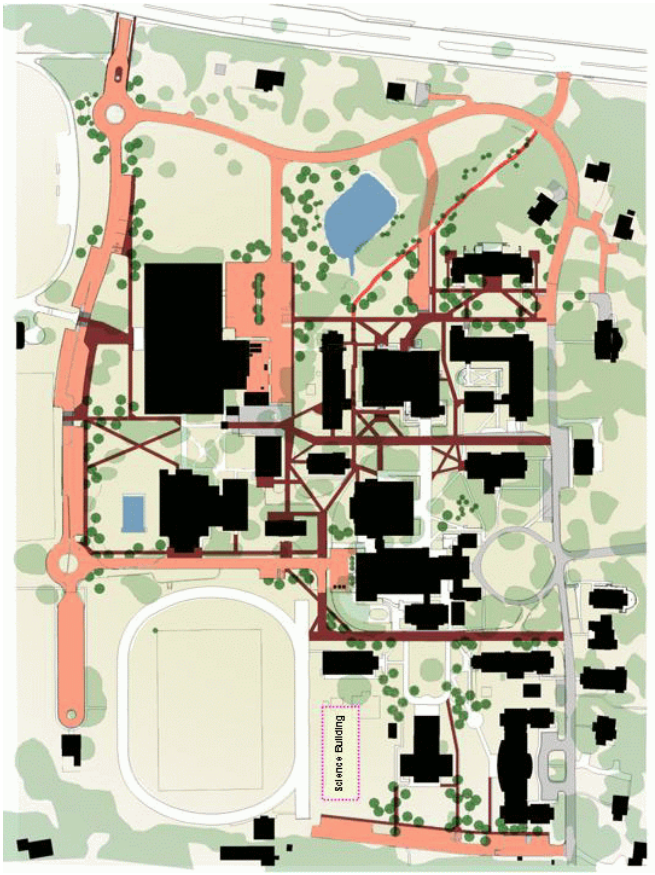
46. The applicant shall not allow metal detection to be conducted on the property, unless authorized by Alexandria Archaeology. The previous statement shall appear in the General Notes of the site plan so that on-site contractors are aware of the requirement.(Archaeology) (DSUP#99-0048) (DSUP#99-0064) (DSUP#00-0050)

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

1. Special use permit to allow a private school use in the R-20 zone and to increase enrollment to 440 students.

*A. **BACKGROUND:***

The applicant, Episcopal High School, is requesting approval of a development special use permit to construct a two-story, 22,943 sq. ft. science center building on the southwest portion of the 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 campus is a 130 acre site that is one lot of record and is zoned R-20/Single-family residential. School uses are permitted in the R-20 zone with a special use permit. The applicant is also requesting an amendment to the approved development special use permit (DSUP#2002-0023) to increase to the enrollment from 400 to 440 students at the campus.



Over the past 49 years, the applicant has been granted special use approvals for the construction of numerous additions and accessory buildings as follows:

SUP #	USE	ACTION / DATE
108	To build an addition to existing building	Granted: 1954
805	To construct a semi-detached dwelling	Granted 1970
815	To build a dormitory	Granted 1970
816	To build an academic building	Granted 1971
836	To build a dormitory	Granted 1971
1371	To construct an office building for admissions and alumni cottage	Granted 1980
1906	To construct a three-story addition for faculty housing	Granted 1986
2278	To construct additions to the athletic facilities	Granted 1989
2408	To construct a dormitory	Granted 1990
2694	To construct four semi-detached single-family faculty dwelling units.	Granted 1993
99-0048	To construct a dormitory	Granted 1999
99-0064	To construct a fine arts center addition	Granted 1999
2000-0050	To construct a loop road and alumni cottage	Granted 2000
2001-0012	To construct alumni cottage	Granted 2001

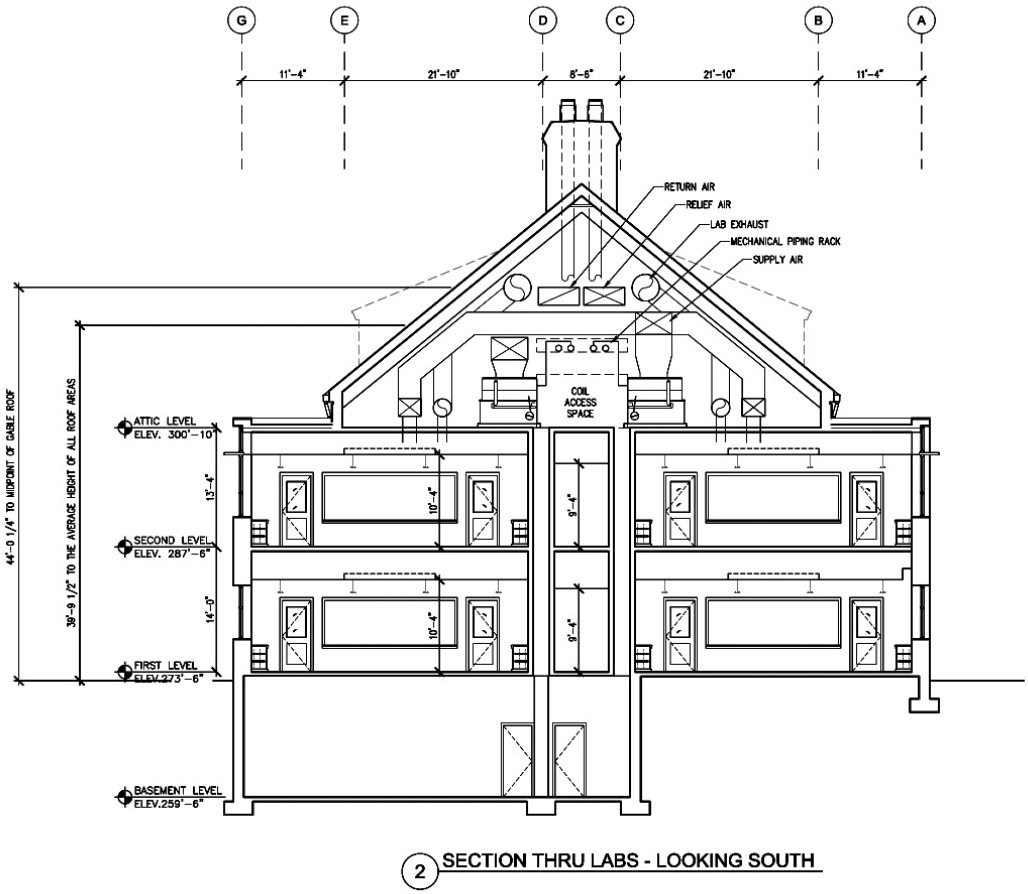
The school is currently completing site improvements associated with the "Loop Road and Alumni Cottage that were approved in 2001 as part of DSUP#2001-0012. Construction on the Fine Arts Center (DSUP#99-0064) has been recently completed.

B. PROJECT DESCRIPTION:

The applicant has proposed construction of a 44 foot tall, two-story, 22,943 sq.ft. science center building on the southwest portion located between Hoxton Field and Callaway Chapel. The proposed location is relatively flat and vacant with no significant vegetation except for a large 27" American Elm tree located to the north of the proposed building. The two-story building has a classroom seating capacity of 128 seats. The science building is designed to appear as two separate buildings joined together by a two-story glass rotunda feature. The main building is constructed of brick with stone trim, precast window lentils and gable roofs. No new parking spaces are being proposed with the science center building; however, additional parking spaces are being provided with the "Loop Road" improvements. Parking is discussed in more detail below.

With reference to the proposed building height of 44 feet, the gable roof structure is actually four (4) feet taller than permitted by the R-20 zone building height restriction of 40 feet. The mechanical system requirements for the science building require specialized mechanical equipment for air handling circulation and ventilation because of the science laboratories. Under Section 6-403 (B)

of the zoning ordinance, roof top mechanical appurtenances may be erected as part of the main building to their required heights, regardless of any other height provisions or restrictions of the ordinance, provided that it meets criteria as set forth in Section 6-403 (B) through (E). The proposed roof structure falls under the provision of section 6-403 (B)(1). The roof is designed to the minimum height necessary to house the extensive air handling and mechanical systems contained within the roof structure. The structure could have been designed with a flat roof in compliance with the 40' height limit. However, that would have required the mechanical equipment to be housed in an obtrusive penthouse structure measuring at least 13 feet in height atop a flat roof. The building design would not have been compatible with the historic character of other existing buildings located in this quadrant of the campus.



Roof Top Mechanical Section

Zoning

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

EPISCOPAL HIGH SCHOOL SCIENCE CENTER BUILDING		
Property Address:	1200 North Quaker Lane	
Total Site Area:	5,663,000 sq.ft. (130 acres)	
Zone:	R-20/Single-family residential	
Current Use:	Private high school (academic, dormitory and faculty facilities)	
Proposed Use:	Science Center Building	
	Permitted/Required	Proposed
Floor Area	1,415,750 sq.ft.	546,540 sq.ft. exist. 22,943 sq.ft. Science Center Bldg. 573,660 sq.ft. total (does not reflect net loss of floor area from demolition of single-family residences and other structures)
FAR	0.25	0.102 (overall site)
Yards	70' front yard 40' side yard 40' rear yard	1,340' (Braddock Rd.) 1,600' (Quaker La.) 880' 75'
Height	40'	44' to roof mid point (roof contains and conceals roof top mechanical equipment)
Open Space	n/a	n/a
Parking	13 spaces (science bldg.) 64 spaces/exist. class room seats 117 spaces/faculty housing 194 total spaces	11 (science bldg.) 221 core campus spaces 117 faculty/housing spaces 349 total spaces

D. STAFF ANALYSIS:

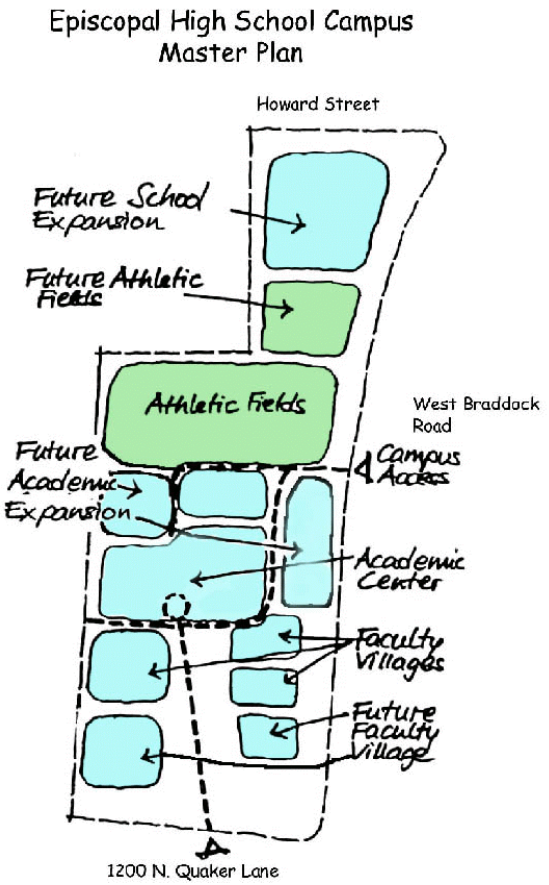
Staff is recommending approval of the proposed science center building, which is a well-designed building that is compatible in mass, scale and design with the remainder of the campus. The proposed building will be located within the interior of the campus and will be setback a minimum of 1,300 feet from the closest public street (Braddock Rd.) and approximately 1,200 feet from the closest residential use. The proposal raises the issue of what are long-term construction , expansion plans and overall master plan for the campus as discussed below. The proposed expansion of 40 students also raised the issue of intensification of the use. Staff believes that the proposed increase of 40 students is a limited amount and the proposed use will enhance the existing services that are currently being offered by the school. Therefore, staff is recommending approval of the request to increase the number of students permitted at the campus from the current limit of 400 to 440 students.

The primary issue raised by the current proposal is that the continued approval of buildings such as the approval of a 23,500 sq.ft. dormitory and a 22,250 sq.ft. fine arts center in 1999, approval of a loop road in 2000 and approval of an alumni cottage in 2001 have on future expansions, open space and the wooded buffer on the perimeter of the site.

Campus Master Plan:

The Episcopal High School and the adjoining Virginia Theological Seminary occupy some of the largest collective areas of open space in the City. These uses have existed as major institutional uses since the mid-1800's. Over time, this has allowed the sites to retain large areas of visual and physical open space and woodlands. Its existence as a major institution has contributed significant public benefit to the City by maintaining most of its property as open space with a relative low-density campus setting, which is set back a considerable distance from the adjoining streets. To evaluate the impacts of the proposed building and the impacts of possible future expansions, staff requested that the applicant submit the Master Plan for the entire campus.

The campus Master Plan as currently raises numerous areas of concern such as the loss of open space, loss of significant trees, wooded buffer areas on the perimeter of the site and the loss of the mature woodlands area on the northwestern portion of the site. Over that past several years, there have been several special use permit requests for additional classroom and faculty facilities at the campus. Based upon conversations with the applicant, the Master Plan is a very general planning document and the school has the same intent as the City to retain an open space buffer on the perimeter of the site and that, other than the science building, there are likely no plans to undertake other new construction projects in the next 4-6 years. While these are general parameters, there are no assurances that the school will not expand during this period. As the school continues to expand and grow, there is concern that it will start to expand into areas that are currently woodland and open space buffer areas.



Retention of Wooded -Open Space Buffer on the Perimeter of the Property:

The applicant has acknowledged a desire to retain a wooded-open space buffer, "greenbelt," on the perimeter of the campus. Although the applicant is opposed to establishing a restriction such as a conservation easement, the school is willing to consider other options to maintain a buffer on the perimeter of the property. Therefore, staff has discussed alternatives to enable the retention of the open space areas and the wooded buffer on the perimeter of the site.

The main campus parcel is the only parcel being discussed at this time. With regard to the 32.4 acre tract of woodlands located at the corner North Howard Street and Braddock Road, this parcel will require separate discussions with the applicant.

The Open Space Plan recognizes this site as a valuable open space opportunity. The plan recognizes the importance of the site and identifies this site as a major open space and woodland resource. The Open Space Plan does not advocate public access or use of these open space areas, rather the retention of these areas as areas that contribute visual open space and "openness" for the public.

In response to the concern regarding the open space and buffer, the applicant has submitted correspondence dated October 3, 2003, which commits the school to work with the City to *"develop a more formal Memorandum of Understanding regarding the establishment of an appropriate green buffer"*. It is the City's goal to work with the school on developing a plan that will enable the long-term retention of the landscape and open space buffer on the perimeter of the site. While the memorandum of understanding is less than permanent than an open space easement or other perpetual assurances for the retention of open space, in balance given the location and size of the proposed building, staff believes the proposal is appropriate. It is also the goal of the City to work with the school to identify resources such as historic buildings and incorporate these resources as part of the overall Campus Master Plan. The campus master plan will require special use permit approval by Planning Commission and City Council and the resources, conditions and types of mechanisms can be reviewed and approved as part of a separate special use permit.

Intensification of the School Use:

The proposed science building will consist of eight classrooms for physics, chemistry, biology and environmental sciences. Additionally, the building will include a lecture hall, seminar hall, library and various support facilities. In conjunction with the request for the new science center building, the applicant is requesting an increase in the number of students permitted at the campus from 400 to 440 students. As a matter of policy, staff recommends a cap to the number of students at private institutions as a way of insuring that enrollment is not increased without City evaluation and analysis to determine if and what impacts may result from the increase. As the enrollment at Episcopal has fluctuated, the applicant is requesting an increase to the maximum number of students permitted at the campus. According to the applicant, the addition of forty (40) additional students will not require any additional classroom or dormitory facilities at the campus. Staff has determined that there are no significant impacts associated with an increase of 40 students at the campus.

Staff also inquired as to the disposition of existing classroom space once the new facility is made available. The proposed science center building is to facilitate expansion and enhancement of the science curriculum being offered at the school. The current program occupies approximately 6,000 square feet located on a third floor in one of the existing classroom buildings. When the existing space is made available, the applicant intends to expand other existing classrooms which are extremely cramped. The additional space will also be utilized for faculty office space which is not currently available.

Tree Retention:

An issue with the proposed building was its proximity to an existing 27" American Elm. Staff requested that the applicant relocate the building outside of the drip-line of the tree where it had previously been located just a few feet inside the drip-line of the tree. The applicant has shifted the proposed building a sufficient distance (5 ft.) from the drip-line to insure that construction will not encroach into the drip-line of the American Elm. The current plan with the staff recommendations of approval will enable retention of this large, mature tree on the campus. Another recommendation of approval is that 20-30 additional trees be provided in the area of the "Loop Road" adjacent to Braddock Road to supplement the existing trees and replace the trees that were removed as part of the installation of the new loop road.

Parking:

The proposed science center building requires an additional 13 parking spaces. Eleven parking spaces are being provided as a result of the approved "Loop Road" plan. However, the total number of parking spaces required for the campus is 197 and 392 are to be provided upon completion of the science building. It should be noted that school policy does not allow any of the students to own operate or park cars on campus.

Historically, the campus has always had a surplus of parking. Most parking spaces were located within interior courtyard areas among the classroom and faculty buildings. The approval of the "Loop Road" plan allowed much of this parking to be relocated along the loop road as consolidated parking areas. The excess spaces are frequently used for the many major events sponsored by the school such as the Scottish Games, Antiques Shows, Special Olympics and public school track meets The additional parking is also utilized for school events such as graduation and back to school night.

Because the students are not permitted to own or operate cars on campus, the amount of additional parking will be more than sufficient to serve the needs of the proposed facility.

E. STAFF RECOMMENDATION:

Staff is recommending approval of the proposed science building. The proposed building will create facilities for the students that are not currently available and will not result in an "intensification" of the existing use as discussed in the staff report. The recommendation of approval is contingent upon the correspondence from Mr. F. Robert Hershey, Episcopal High School Headmaster, dated October 3, 2003, which outlines a commitment by Episcopal High School to work with the City to establish long-term protection and retention of the open space areas on the perimeter of the site.

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

CITY DEPARTMENT COMMENTS

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

Planning and Zoning

C-1 Clarify the discrepancy in scales for the architectural building elevations which is shown as 1/8" = 1' -0“ beneath the drawings. The correct scale as shown in the Title block is 3/32" = 1"- 0".

F-1 Include an historic building survey in the Episcopal High School Campus Master Plan.

Transportation & Environmental Services:

C- 1 Bond for the public improvements must be posted prior to release of the plan.(T&ES)

C- 2 All downspouts must be connected to a storm sewer by continuous underground pipe.(T&ES)

C- 3 The sewer tap fee must be paid prior to release of the plan.(T&ES)

C- 4 All easements and/or dedications must be recorded prior to release of the plan.(T&ES)

C- 5 All drainage facilities must be designed to the satisfaction of T&ES. Drainage divide maps and computations must be provided for approval.(T&ES)

C- 6 All utilities serving this site to be underground.(T&ES)

C- 7 Provide site lighting plan that meets minimum city standards.(T&ES)

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.(T&ES)

C- 9 Provide a phased erosion and sediment control plan consistent with grading and construction.(T&ES)

C-10 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line.(T&ES)

C-11 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-12 The applicant must comply with the Chesapeake Bay Preservation Act in accordance with Article XIII of the City s zoning ordinance for storm water quality control which includes requirements for pollutant load reductions and treatment of the Water Quality Volume Default (WQV).

C-13 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-14 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:

The following are repeat comments from a review on 6/6/03 & 7/16/03. Updated comments are noted in **BOLD**

C-1 The provisions for emergency vehicle turn around is too shallow to permit use by fire apparatus. Turnaround pockets shall be a minimum depth of 60 feet. Turnaround pocket is only 25 feet deep, not 60 feet deep. Extent of track area to be utilized for EVE turnaround is not shown on plans. **Condition met.**

C-2 Provisions to utilize the running track as part of the emergency vehicle turnaround is not acceptable unless the applicant can demonstrate that the track is rated for H-20 loading. Structural capabilities of track to meet H-20 loading has not been confirmed and therefore cannot qualify as a portion of EVE turnaround. **Track pavement conditions shown on Sheet 5. Subject to final approval during plan review.**

C-3 The proposed FDC shall be relocated to the south west corner of the building. Relocated FDC does not meet condition. Relocate FDC to Southwest corner of building. **Access aisle provided. Condition met.**

C-4 Handicap access, parking and facilities are not denoted on the plan. These provisions must be provided at the next submission. Handicap access issues not shown as indicated in applicant's response. Handicap accessibility and requirements shall conform to the requirements of Chapter 11 of the USBC. **Handicap accessibility shown on plans. Referred to note on cover by applicant not shown indicating compliance with USBC chapter 11.**

C-5 Building height must be kept under 50 feet in order for the proposed structure to be approved as submitted. Building height elevations were not submitted for this review and cannot be evaluated at this time. **Building height is over 50 feet (55'6") per Sheets 7 through 9. Building must meet ladder truck access requirements as follows:**
Fire Department ladder truck access is required for two sides/ ends of all buildings over 50 feet in height. This requires a truck to be able to position itself between 15 and 30 feet from the face of the building. All elevated structures used for this purpose shall be designed to AASHTO HS-20 loadings.

C-6 The proposed structure shall be fully sprinklered in accordance with NFPA 13. Condition met.

C-7 A separate tap is required for the building fire service connection. Condition met.

C-8 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC). Condition met. Shown as Note 12 on Sheet 1

C-9 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. **Shown on Sheet 5.**

C-10 The final site plans shall show placement of fire easement signs. See attached guidelines for sign details and placement requirements. **Not shown on plans.**

C-11 A soils report must be submitted with the building permit application. Acknowledged by applicant.

C-12 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 by applicant and indicated as Note 36 on Sheet 1, but not submitted.**

C-13 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 118.0. Acknowledged and shown as note 18 on Sheet 1.

C-14 A fire prevention code permit is required for the proposed operation. **Acknowledged by applicant, shown as Note 3, Sheet 5.**

C-15 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. Condition met. Condition shown on cover sheet of plans.

C-16 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property. Acknowledged by applicant.

C-17 The proposed water supply for the fire hydrant and sprinkler system does not exist at this time and is part of the proposed Loop Road project. Consequently, fire flow readings will be required at the time of final permit inspections to verify that adequate fire flow is available to the proposed structure. A failure to achieve the required fire flow, will affect the issuance of any Certificates of Occupancy for the proposed structure and may require the applicant to provide addition measures which insure proper fire flow to the structure and proposed hydrant. **Applicant indicates water supply has been constructed and is available. Subject to field verification during plan review.**

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.

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

R-2 The above statements (C-1 and R-1) should appear in the General Notes of the site plan so that on-site contractors are aware of the requirement.

Parks & Recreation (Arborist):

F-1 The applicant has moved the building and provided the tree preservation and limits of disturbance as requested by staff.

Health Department:

No comments

Office of Housing

No comments

Virginia American Water Company

1. Please provide a set of Code Enforcement approved NFF (Needed Fire Flow) Calculations to VAWC as soon as possible to avoid delays.

2. Hydraulic calculations will be completed to verify main sizes upon receipt of Code Enforcement approved fire flow analysis mentioned above. Profiles will be required for hydraulic calculations.

3. Proposed light pole is too close to the proposed water meter. Please relocate one or the other.