

DEVELOPMENT CONDITIONS

SEA 84-M-121-02

February 9, 2005

If it is the intent of the Board of Supervisors to amend SEA 84-M-121 located at 3819 Gallows Road (Tax Map 60-3 ((24)) 4, 5, and 5A) previously approved for a private school of general education, increase in land area and site modifications to permit a dwelling unit for a resident caretaker pursuant to Sect. 3-304 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions which supercede all previous conditions for the subject property. Previously approved conditions or those with minor modifications are marked with an asterisk.

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.*
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.*
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "Westminster School", prepared by Huntley, Nyce & Associates, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. The maximum daily enrollment for the private school of general education shall be limited to 318 students.*
5. The maximum hours of operation will be from 8:00 a.m. to 4:30 p.m. Monday through Friday for regular school hours; generally extracurricular activities shall be permitted after regular school hours; evening and weekend activities are permitted until 11:00 p.m. This limit on extracurricular activities may be exceeded up to ten (10) times annually provided that the neighborhood liaison committee and the Mason District Supervisor's office are notified in writing at least two weeks prior to the event.*
6. The main school building shall be limited to 45,285 square feet, with a maximum height as depicted on the Special Exception Amendment Plat. Exterior building materials for the addition shall consist of materials similar to the main school building, such as described in Attachment 1. The building façade shall be in substantial conformance with the elevation rendered in Attachment 1.*
7. The applicant will provide nine (9) school buses as transportation for no less than 120 of the enrolled students.*
8. The vehicular entrance to the site shall be designed and constructed so that it connects to Gallows Road per VDOT standards, as approved by DPWES.*

9. Vehicular ingress and egress to/from the site shall be right turn only; this shall be posted.*
10. A sidewalk shall be provided from Gallows Road into the site to provide pedestrian access from Gallows Road through the parking area to the school entrance, as shown on the Special Exception Amendment Plat.*
11. A landscape plan shall be submitted as part of site plan(s) and shall be reviewed and approved by the Urban Forest Management Branch. The plan shall provide for landscaping consistent in quality and quantity with that shown on 13 of the SEA Plat, with the addition of the following:
 - Vegetation consistent with a Type I Transitional Screening Yard and having a buffer width of 25 feet shall be installed within the landscape strip along the northern property line near the play area as determined by the Urban Forest Management Branch of DPWES. Additional trees and plant materials shall be added to the buffer shown on the northern property line of the SEA plat to mitigate the impact of the playing field on the adjacent residential property. Existing vegetation shall be preserved and supplemented along all boundaries except Gallows Road to meet the intent of Transitional Screening Type I. The number, quality and species required shall be determined by the Urban Forest Management Branch. The existing vegetation in these areas shall be preserved to the maximum extent possible. The limits of clearing and grading shall not extend into the required minimum transitional screening yards, except in the areas along the storm sewer easement on the southern boundary and on the northern boundary where the addition is being built.
 - The limits of clearing and grading shall be clearly marked with a continuous line of flagging prior to the pre-construction meeting and shall clearly delineate the limits of clearing and grading with such flagging throughout the construction period. To ensure the preservation of trees to the maximum extent possible, the limits of clearing and grading and tree save areas shall be protected by tree protection fencing, consisting of 14 gauge welded wire attached to 6 foot steel posts driven 18 inches into the ground and placed no farther than 10 feet apart. The tree protection fencing shall be made clearly visible to all construction personnel. The tree protection fencing shall be installed prior to the performance of any clearing and grading activities on the site. Trees within the tree protection fencing that are damaged or destroyed by construction activities shall be replaced as determined by the Urban Forester.*
12. A six (6) foot high fence shall be provided between the transitional screening and the subject site along the northern and southern boundaries. This fence shall be solid wood other than where the transitional screening is less than twenty-five (25) feet in width in which case a six (6) foot high brick or architectural block wall shall be constructed.*
13. The outdoor playing fields shall not be leased, rented, or otherwise made available to groups not affiliated with the school.*
14. No lighting shall be provided for the outdoor playing fields and the use of outdoor public address speaker systems or bull horns shall be prohibited.*
15. Outdoor lighting fixtures used to illuminate the parking area and walkways shall not exceed 12 feet in height. All fixtures shall be fully shielded and directed downward, to prevent glare and light spillover onto the surrounding residential properties. Outdoor building-mounted

security lighting shall also be shielded and directed inward to prevent glare. All parking lot lighting, with the exception of necessary security lighting, shall be turned off within one hour of the last scheduled evening activity.*

16. Stormwater management facilities and best management practices shall be provided on-site as shown on the SEA Plat. The final design shall be subject to the approval of DPWES. If required design is not in substantial conformance with that shown on the SE Plat, the applicant shall be required to apply for a Special Exception Amendment for approval of the resulting change.*
17. The location of heating and air condition and associated mechanical units (HVAC systems) shall be placed to the interior of the site to minimize the noise impact on the surrounding residential properties. The design of the HVAC system for the school shall be such that as many of the components as possible shall be located inside the building. The units shall be subject to Zoning Ordinance performance standards with respect to noise levels, and shall be further surrounded by vegetative screening and fencing so as to minimize the exterior noise to the maximum extent possible.*
18. Trash dumpsters shall be screened with wood or masonry enclosures which are designed to be compatible with the buildings and shall be screened from adjacent residential properties with vegetation.*
19. At the time of site plan review, trails shall be provided as determined by DPWES.*
20. Prior to the first day of each school year, the school administration shall establish a neighborhood liaison committee to meet with interested neighbors on a quarterly basis or at a mutually agreed upon frequency to discuss and address neighborhood concerns regarding the operation of the school as it related to impacts on the surrounding neighborhood. The neighborhood liaison committee shall provide the school and the Mason District Supervisor's office with the name and telephone number of a contact person prior to the first day of each school year.*
21. All signage shall be in conformance with Article 12 of the Zoning Ordinance, and pole-mounted signs shall not be permitted.*
22. The proposed use shall be in conformance with all applicable Performance Standards in Article 14 of the Zoning Ordinance.*
23. A resident caretaker(s) may be permitted to occupy the building labeled "proposed building caretakers residence". The resident caretaker may be the proprietor, owner and/or employee and his/her family of the private school of general education. If a resident caretaker does not occupy the building it may be used for accessory uses associated with the private school of general education.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

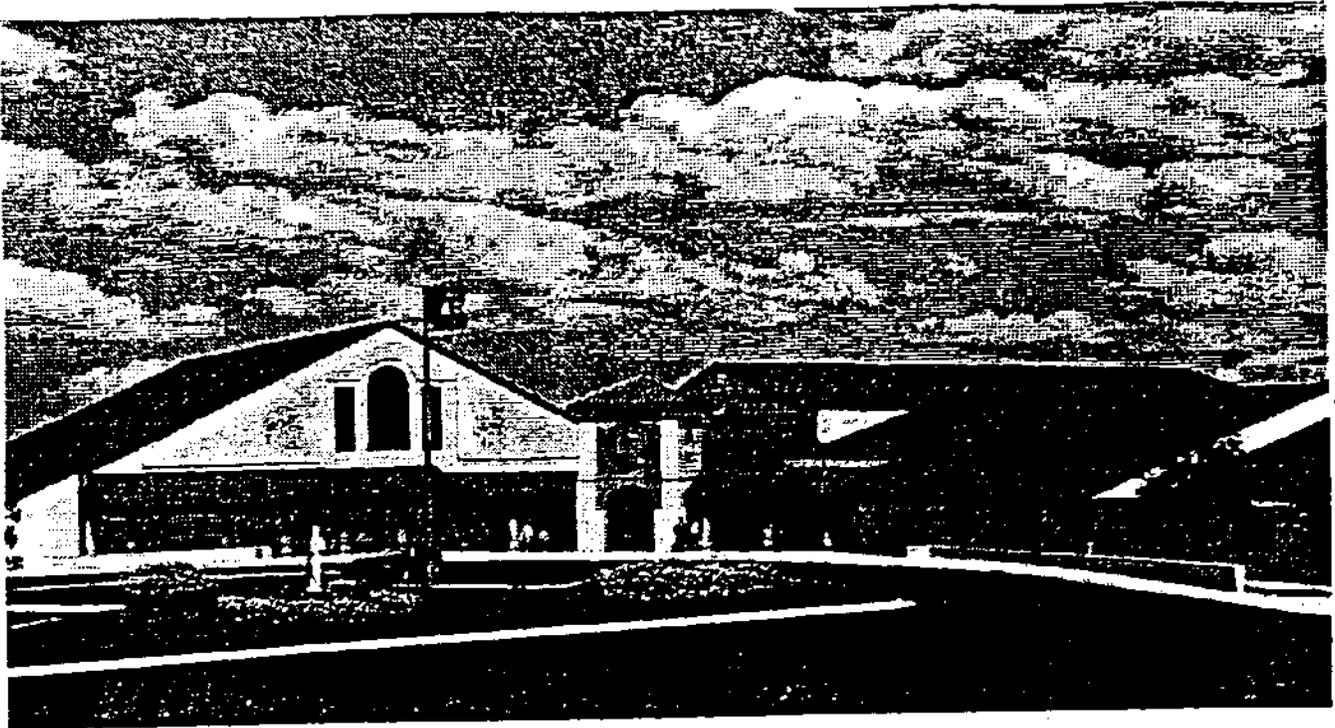
This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit

through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.



The Westminster School
Jane L. Goll Center for the Arts & Athletics



Architectural Narrative
October 11, 2000

Samaha Associates, P.C.
Architect
9990 Lee Highway, Suite 350
Fairfax, Virginia 22030

Structural Engineer

McMullan & Associates
8381 Old Courthouse Road,
Suite 350
Vienna, Virginia 22182

Civil Engineer

Huntley Nyce Associates
7202 Poplar Street
Annandale, Virginia 22002

**Mech, Elect. & Plumb
Engineer**

Summit Design
5307 Lee Highway
Arlington, Virginia 22207



NARRATIVE DESCRIPTION

The addition will include a new Library, art classroom, music classroom and Gymnasium to enhance current programs. The existing gymnasium will be converted into a theater space.

Additional parking spaces will be provided on site, as well as an additional site entrance, providing vehicular access from two points along Gallows Road. The additional site entrance will help to alleviate congestion due to the stacking of cars along Gallows Road during the morning drop off and the afternoon pick up of students.

The architectural firm of Samaha Associates was commissioned to provide design and construction services for the expansion and renovation of The Westminster School.

The project is scheduled to begin construction in May 2001. The project will be completed by May 2002.

DESIGN INTENT

The original Westminster School building was completed September 15, 1969. Since then, the school has undergone four separate building projects varying in nature and scale. We purposed, not merely to add one last addition to this school, but rather, to create a design for this final building project that would unify the existing individual building projects into a singular building composition creating a new "Unified" building form greater than the sum of its original components.

A two-story entrance tower will become the unifying architectural element of school, anchoring it into its site while allowing the other building elements to orient themselves around it. This hierarchical "Tower" element will help to harmonize the building forms by creating a visible, balanced organization within the building composition. Functionally, the tower element will serve to highlight the main entrance point for the school while revisiting the historical context of the "Bell tower" seen in many of our states historic school buildings.

One of the major challenges faced by the design team was meeting the programmatic needs of the school, viz. the addition of the new gymnasium, while still respecting the scale and character of the existing surrounding neighborhood architecture. In keeping with this philosophy, it was our desire to reflect the surrounding residential community by utilizing a gabled roof system to span the new gymnasium. The gymnasium was oriented so that the eve of the roof would run parallel to the adjacent property line, thereby reducing the building scale in relation to the residential properties that share this property line. The gymnasium floor elevation was lowered six feet below the existing floor elevation to align the ridges of the new and existing gymnasium roofs, thus reducing the visible mass and scale of the new gymnasium in relation to the surrounding properties, while still meeting the programmatic needs of the school.



BUILDING MATERIALS

The intent of the design of the addition to the Westminster School, as it pertains to building materials, was to respect the character and context of the existing school as well as the surrounding residential neighborhood.

The existing school utilizes a material palette consisting of painted brick exterior walls, painted wood trim and wood siding, asphalt shingles and precast concrete columns along the entry colonnade. The surrounding houses utilize brick exterior walls with painted trim and shingled roofs.

The building elevation could be divided into two zones. The first zone, or the base, will consist of painted brick to match the existing school and extend from the ground elevation to the existing finished floor elevation. The entrance tower will also be constructed of painted brick to reinforce the permanence of the tower. The second zone will consist of an exterior insulation finish system E.I.F.S. colored to match the existing building, with accent trim and cornice molding painted to match the existing accent color.

Slate gray asphalt shingles will be utilized at the existing and new gabled roof systems throughout the school building. The roof of the entry tower will be a pre-finished metal roof system that will accentuate the tower from the rest of the building, emphasizing its importance as an architectural element.

A typical classroom wall section is depicted to the right to illustrate the building components with relation to one another.

