



# RINKER DESIGN ASSOCIATES, P.C.

Engineering • Surveying • Land Planning  
Transportation • Environmental

January 25, 2022

Mr. Michael Gallagher  
Director of Public Works  
Town Hall  
127 Center Street S  
Vienna, VA 22180

RE: Louise Archer Elementary School Renovation & Addition  
Town Plan #525873  
Conditional Use Permit Request

20010

Dear Mr. Gallagher,

On behalf of our client, Fairfax County Public Schools, we respectfully request a Conditional Use Permit for the existing Louise Archer Elementary School which is being renovated and expanded with Town of Vienna Plan Number 525873. We also request that a Conditional Use Permit be granted for two temporary classroom trailers that will only be in place during the construction process as overflow classrooms while portions of the building are closed off. The location for the temporary trailers can be seen on Sheet C8.0 of the site plan. Louise Archer Elementary School is located at 324 Nutley Street, NW on an 8.13-acre parcel and is zoned for residential use (RS-12.5) thus necessitating the Conditional Use Permit. The parcel is adjacent to Madison High School to the south, Sons and Daughters Cemetery to the west and residential properties to the North. The property lines between LAES and MHS is also the corporate boundary between the Town of Vienna and Fairfax County.

This public elementary school was originally constructed in the 1939 and the building has a total area of 44,972 square feet. Temporary modular trailers on-site total 11,550 square feet. This site also includes the associated parking lot, drive aisles, playgrounds, ball fields and accessory buildings that typically support an elementary school. The large modular facility was added in 2005 and smaller trailers have been on-site since the early 1990s. This school was selected for a permanent expansion because the modular had been on-site for 15 years and Louise Archer finally came up in the school renovation rotation and was placed on the Fairfax County Bond. It is anticipated that this school will not come up for expansion again for 20-25 years.

The site plan proposes a building increase of 48,000 square feet with a two-story addition that will increase the building square footage to 92,972 square feet. This renovation has been designed for a student population of 700 and a total staff population of 71. The existing student population is around 530. All modular classroom facilities will be removed during this process. Other improvements to the site include a new parking lot, an expansion of the existing parking lot, the relocation of recreational facilities, underground SWM/BMP and utility upgrades, as well as all other necessary infrastructure to support the elementary school. The two existing softball fields, which receive significant community use, will be relocated, and upgraded. These fields were relocated to the west because of the building addition as well as a grade change between the building and the grassed play area. The existing parking lot was reconfigured to try and limit conflicting movements experienced in the existing parking lot. Parents driving kids to school has increased significantly over the last few years and to try and simplify traffic patterns, the kiss and ride will be located at the southern most entrance to separate it from teacher parking and bus movements. This separate entrance will also allow kiss and ride parents to queue on-site and limit the cars waiting on Nutley Street to enter the site to drop their kids off. Buses will enter the site at the northernmost entrance and stack in front of the school. The middle entrance will be marked do not enter along Nutley Street and will be used for bus egress only. The grade along the front of the

Conditional Use Permit Request

school has been modified to remove the bump at the middle entrance that has hung up many cars over the years.

Although it is subject to change, the general plan for the phasing of this project is as follows:

**Temporary Construction Classroom Addition:** April 15, 2022

**Construction Start Date:** May 5, 2022

**Existing Trailer Classrooms Removal:** June 15, 2022

**Existing Modular and Temporary Construction Classroom Removal:** June 15, 2024

**Final Completion:** August 15, 2024

All fields will be closed to the public during construction.

Public outreach for this project has occurred on several occasions including the following formal meetings:

Schematic Design Community Presentation: July 29, 2020

Historic Discussion Community Meeting: September 25, 2020

2<sup>nd</sup> Design Committee/Community Presentation: November 11, 2020

PTA and Community Presentation: November 18, 2021

Community Meeting: December 6, 2021.


From these meetings numerous requests were incorporated into the plan from ensuring that the historical integrity of the oldest section of the building was maintained to relocating the proposed ramp along face of the building to a new location to ensuring that two softball fields were preserved on-site.

The following Zoning Modifications were requested as part of the site plan process:

- Lot Coverage Modification (Section 18-24. E and 18-15F)
  - Lot Coverage Maximum is 25%, the site is currently at 32% and we are proposing to go to 53%.
- Tree Canopy Coverage (Section 18-252. E.1.a)
  - Tree Canopy Coverage minimum is 20%, the site is currently at 12.9% and we are proposing to go to 6.4%.
- Site Entrance Width Requirement (Section 18-134.B)
  - Entrance width at ROW of not less than 25' and no more than 35'. The southern most and northern most entrance will be slightly over 37' and the middle entrance (used for bus egress) shall be 47'.
- Loading Space Requirement (Section 18-132)
  - The way this requirement is written over 100' of loading space would be required for the school, whereas the school will only utilize two 25'x15' spaces.

We have included the Site Plan, various color exhibits including building elevations as well as site photos to assist with your review. Thank you very much for your consideration of this conditional use permit request. Should you have any questions, please contact me at (703) 368-7373.

Sincerely,

  
John D. Cummings, P.E. LEED AP (BD+C)  
Project Manager/Principal