

City of Alexandria, Virginia

MEMORANDUM

DATE: APRIL 22, 2014

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: RASHAD M. YOUNG, CITY MANAGER *RM FOR*

SUBJECT: TC WILLIAMS HIGH SCHOOL – FOLLOW-UP REPORT OF COMPLIANCE WITH LANDSCAPE CONDITIONS

BACKGROUND

On December 14th, 2013 City Council approved DSUP2013-0014 for the provision of lighted tennis courts at TC Williams High School.

City Council instructed City staff to produce a report which outlined to what extent the existing buffer planting was in compliance with the approved site plan for the High School and landscape conditions from DSUP2002-0044, together with any recommendations for bringing the planting into compliance.

SURVEY SCOPE

The survey of the buffer planting at the School was performed by a member of the City's Planning and Zoning staff accompanied by a representative from ACPS. The survey was a visual inspection, conducted February 12th, 2014. Given the timing of the survey, deciduous plant material was not in leaf and could not be verified in terms of visual impact or vigor. The visible evergreen material could be assessed for presence, screening impact, and survival.

SURVEY RESULTS - SUMMARY

This report documents the degree of compliance for different areas of the planting around the School perimeter, specifically:

- Although some areas of the perimeter are in compliance, other areas require remedial work and replacement planting.
- As a general rule, the larger conifer planting was present and had successfully established. Many of the understory and lower-height shrub plantings were not in evidence. In some areas, the buffer planting was very thin.

As identified on Exhibit 1:

- Areas B, F, and G of the buffer require the most remediation.
- Areas C, D and E are generally compliant, although some replacement planting may be required.
- Area A is slated for significant additional planting as part of the tennis court project.

CONCLUSION

Although some areas of the perimeter are in compliance, other areas require remedial work and replacement planting.

In preparing for the tennis court application, City Council approved conditions which directed ACPS to provide full as-built landscape plans for the school campus. Further, a condition of approval was agreed with ACPS that any remedial landscape work which was required to bring the campus into compliance with DSUP 2002-0044 would be completed within one year of the tennis courts being open for use (condition #3D).

City staff is recommending to ACPS that a full punch list of remedial measures is generated following the as-built survey of the School campus and in conjunction with ACPS. This punch list should include both items missing from the approved final site plan landscape design, but also additional planting in certain locations to increase the effectiveness of the buffer planting as a visual screen. As a part of this punch list process, including introduction of additional plantings, the need be for increased operating/landscape maintenance intensity and/or frequency will be assessed. It should be anticipated that adjustments to the scope of work and supporting resources as identified in the current ACPS/RPCA Facility and Outdoor Use Maintenance Agreement will be necessary.

cc: Mark Jinks, Deputy City Manager
James Spengler, Director, Recreation, Parks & Cultural Activities
Faroll Hamer, Director, Planning & Zoning
Ron Kagawa, Division Chief, Recreation, Parks & Cultural Activities
Gary Wagner, Principal Planner, Planning & Zoning
Jim Roberts, Urban Planner II, Planning & Zoning
Andrea Feniak, Planning, Design and Construction, Alexandria City Public Schools
Mark Eisenhour, Alexandria City Public Schools