

# STAFF EVALUATION

To: Planning Commission

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Case No.: Use Permit #1224

Date: June 11, 2007

## General Information

*Applicant/Owner*

Hampton City Schools  
One Franklin Street  
Hampton, VA 23669

*Location*

3120 Victoria Boulevard (LRSN # 1006804)



*Requested Use*

Public School-Pre-Kindergarten through Eighth Grade

*Proposal in Detail*

The facility is constructed to incorporate two schools in one. The Elementary School section will be located on one side of the building and the Middle School section will be located on the other side of the building. The other rooms and facilities in the building such as the computer labs, main office, auditorium and cafeteria will be shared by all grades. The Elementary School grades will have separate Vice-Principals from then the Middle School grades. Within each Elementary and Middle School section, there will be separate learning stations where the children will maneuver between classes within that station. This will lower the chances of students mingling with other students in different grades.

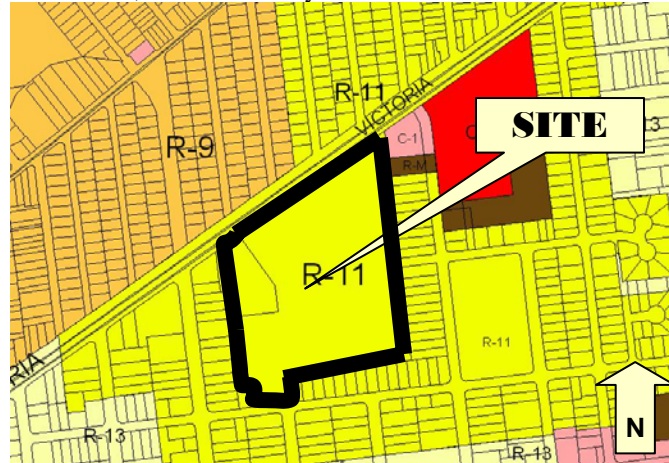
The building will be created to blend in with the surrounding area. The applicant's renderings mimic the architectural styles of existing buildings and homes in the Greater Wythe Community. In addition, windows are strategically placed near pedestrian and vehicular egress/ingress, so faculty can view all visitors entering the site.

The creation of this school will provide amenities for the students and surrounding community. After school hours, half of the school will be utilized for meetings, trainings, computer usage and recreational uses. Currently proposed are, a six-lane running track, and a soccer and baseball field. The after hours visitors that will utilize the facility will be able to identify the entrance with a sign or a clearly delineated after hours entrance. There will be pedestrian connectivity from Allegany Road, Algonquin Drive and Victoria Boulevard. During a disaster, the school will be used as a primary shelter or secondary shelter. Amenities such as showers, generators and cooking areas are just a few items that will be included in the facility to meet the American Red Cross standards for a primary shelter.

*Existing Zoning*

- C-1
- C-2
- C-3
- R-13
- R-11
- R-9
- R-8
- MD-T
- MD-2
- MD-3
- MD-4
- R-M

One Family Residence-R-11. This zoning category provides the opportunity for the development of low density residential as well as churches, schools and day care facilities.

*Background Information*

This site was used a hospital owned by Sentara. In September, 2004 a report from the School Investment Panel was accepted at a joint meeting of the City Council and School Board. One of the priority recommendations contained in this final report was the utilization of the former Sentara Hospital property for a major investment in new school facilities for this section of the city. The school investment panel recommendation is to construct a Kindergarten through Eighth grade campus on site (pg. 24 Kecoughtan Master Plan, [ adopted, 2006] )

*Existing Land Use*

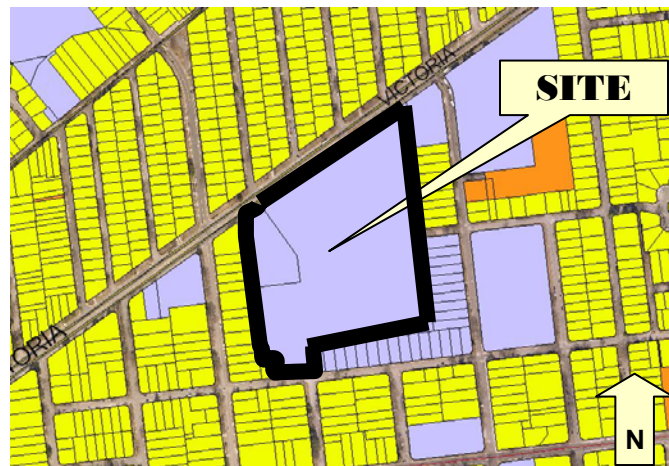
The hospital was demolished, which created a vacant lot.

*Surrounding Land Use and Zoning*

**North:** One Family Residence-R-9 & R11: Single Family Residence  
**South:** One Family Residence-R11: Single Family Residence  
**East:** Neighborhood Commercial District-C1 and Multiple Residence-RM: Public Health Facility and Nursing Home  
**West:** One Family Residence-R11: Single Family Residence

*Public Policy***Hampton Community Plan  
Land Use Map****COMMUNITY PLAN:**

- Rural Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Business/Industrial
- Commercial
- Military
- Mixed-Use
- Open Space
- Public/Semipublic



The Hampton Community Plan (2006, as amended) recommends the land use for the property as Public/Semi Public.

Public/Semi-Public includes existing and future areas appropriate for government buildings, public or private institutional uses, and

community facilities. (Pg. LU-13)

The Hampton Community Plan (2006, as amended) recommends:

**LU-CD 8-** Encourage building design and site planning that enhances community interaction and personal safety.

**LU-CD 14-** Promote the use of community centers, libraries, city schools, parks, and other community facilities as gathering places. Ensure that they are inviting and safe places that can provide a variety of services during daytime and evening hours. (Pg. LU-17)

**LU-CD 28-** Treat residential streets as both rights-of-way and neighborhood amenities. Provide sidewalks, street trees and other amenities that favor pedestrians. (Pg. LU-19)

**LU-CD 36-** Protect adjacent neighborhoods and promote compatible land uses within the city's residential corridors. Compatible uses include medium and low density residential. Other potentially compatible uses include: high density residential and public/semi-public uses (churches, community facilities, schools, etc.) (Pg. LU-20)

**HN 15 –** Continue to provide high quality community services and facilities in Hampton's neighborhoods. (Pg. HN-20)

**TR 15-** Prioritize the safety and health of school children in the design of roadway, sidewalk, and trail improvements projects that affect school travel routes. (Pg. TR-20)

**TR 30-** Create connection paths for pedestrians and bicyclists in new developments and existing neighborhoods. Maintain and improve existing bicycle and pedestrian paths and trails. (Pg. TR-21)

**CF 5-** Build community facilities using state of the art technology and design standards.

**CF 6-** Encourage shared community facilities among city divisions, departments, programs and local and regional partners to promote the most efficient use of the facilities. (Pg. CF-29)

**CF 17-** Provide public school facilities that support a high quality learning environment and that support educational values and practices.

**CF 25-** Expand the shared use of parks and recreation facilities with schools and other compatible community services. (Pg. CF-31)

**EN 9-** Support regional efforts to promote energy conservation through the use of green building and other conservation techniques. (Pg. EN-23)

The Hampton Parks and Recreation 2020 Master Plan (1998, as amended), goal is to:

- Expand the recreational opportunities to residents through partnerships with other public, community, military and commercial activity.
- Utilize elementary schools as neighborhood parks.

- Utilize middle and high school grounds as community parks.

While their primary objective is education, schools serve other important functions.

The City of Hampton Kecoughtan Master Plan (adopted, 2006) recommends constructing a Kindergarten through Eighth Grade public school on the former Sentara Hospital site. (24)

The City of Hampton Kecoughtan Master Plan (adopted, 2006) recommends:

- Reconnect the site to the surrounding community with well designated walkways and pathways that connect to the existing pedestrian network (i.e. existing sidewalks)
- New building should be sited to present an appropriate civic presence along Victoria Boulevard with appropriate civic architecture that respects the architecture style of present and past buildings in the plan areas such as Armstrong Elementary, Wythe Elementary and the former Hampton High School.
- Site design should be planned to accommodate public use of the grounds and building after school hours.
- Preserve the grove of mature trees along Victoria Boulevard frontage. (24)

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## Impact Analysis

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### *Traffic/Parking*

The site is designed to separate the parking and entrances to better accommodate the staff, students and school visitors. The staff entrance is located on Victoria Blvd and parking is located on the west of the property. There is an entrance for visitors from Victoria Boulevard located on the opposite side of the staff's entrance. The parents will be able to drop off their children towards the front of the building, which is adjacent to the visitor's parking. The entrance towards the east of the property, which is Fairfax Drive, is dedicated for bus traffic. The buses will drop off the children towards the east of the building. The entire site has several points of pedestrian connectivity.

The traffic engineer suggests widening a portion of Fairfax Drive to accommodate the bus traffic. The improvements suggested will only affect Fairfax Drive that is between the section of Algonquin Road and the proposed site.

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### *Schools*

The proposal will serve approximately 1,300 students in the surrounding neighborhoods.

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### *Community Meeting*

A community meeting was conducted on May 15, 2007 at 7pm at the West Hampton Community center. The Planning Staff, Hampton City Schools staff, twelve citizens and the engineers assigned to the school project were in attendance. The Architect from Mosley Architects explained the amenities and the layout of the site. The majority of the citizens did not oppose the use however; some of them had concerns about the operational procedures regarding the location and the mingling between the younger students and older students. Some citizens oppose the idea of having preschool, elementary and middle school students in the same school. One citizen was concerned with the idea of the bus traffic entering from Fairfax Drive. We informed the

*Energy Efficiency*

citizens about the public hearing dates and the Use Permit process.

The applicant has agreed to strive for a Leadership in Energy and Environmental Design (LEED) certification. LEED is a tool to measure how energy efficient a building and design is. LEED is the national consensus of green building standard. Once the building is constructed, the proposed school will be the first LEED certified, green elementary and or middle school in Hampton Roads, Peninsula.

During after school hours, if not being utilized, the north portion of the school's heating and air conditioning system will be turned off and only the rear of the building [the public access area] will have heating and air conditioning turned on. To accomplish this, the applicant will have two separate HVAC units. This will prevent heating or cooling an entire 200,000 square foot building at one time, to only heating or cooling half that amount, which will save on energy.

*Utilities*

Currently, public water and sewer serves this site.

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**Analysis**

The subject property is a 22± acres parcel located at 3120 Victoria Boulevard. The applicant, Hampton City Schools, is proposing to construct an over 200,000± square feet Pre-Kindergarten through Eighth Grade school. The school will serve approximately 1,300 students. The applicant is proposing the school to be open during the Fall of 2009.

Wythe Elementary will be closed in result of the opening of this school. Re-districting will take place but the specifics of the re-districting has not been finalized.

The Hampton City Council and Hampton School Board agreed to the funding of the construction of two new Kindergarten through Eighth Grade schools. One of the schools would be located adjacent to Bethel High School. The other school is located on the former Sentara Hospital site, which this application is proposing. This will be the first new school built in the City of Hampton in thirty-one (31) years.

Schools are drivers of economic development in a community and the school is designed to be a community asset. Creating one school that will serve more students will be more feasible for the School Board than creating two separate schools.

The Use permit only controls the operational characteristics of the school and the site, not the internal program elements.

*The following are conditions that will be attached to the Use permit:*

1. The site will be developed in substantial conformance with the submitted site plan entitled, "PK-8 Elementary/Middle School Victoria Boulevard-Sentara Site" and dated **May 9, 2007**. Minor changes and deviations that are unrelated to compliance with applicable local, state and federal regulations should be allowed if otherwise acceptable by the Director of Planning.



2. The palette of building materials and key signature architectural elements of the building shall reflect the unique character and history of the Greater Wythe neighborhood.
3. Important historic public buildings within the neighborhood such as Armstrong Elementary School, Wythe Elementary School and the former Thorpe Junior High School shall be used as precedents to guide the design of these signature elements of the new school.
4. The stand of mature trees along Victoria Boulevard shall be preserved to the extent possible.
5. The rear or southern section of the building and the “park and field spaces” adjacent to this part of the building shall be designed for joint use between Hampton City Schools, the City of Hampton and the community. Key design features shall include: (1) well designed and marked community use entrances; (2) convenient and well lit parking areas in close proximity to these entrances; and (3) HVAC systems which are flexible to efficiently accommodate after hours community use of these spaces.
6. The rear portion of the building will be designed and constructed in order to meet or exceed standards for use as a primary emergency shelter. Specific design and specifications for the primary shelter spaces shall be approved by the City of Hampton’s Emergency Preparedness Bureau of the Hampton Fire Division prior to issuance of final site plan or building permit approval.
7. All building elevations shall be substantially in conformance with those submitted with the Use Permit application entitled, “PK-8 Elementary/Middle School Victoria Boulevard-Sentara Site” and dated **May 9, 2007**.
8. The parking towards the east of the site will be delineated for both school buses and cars.
9. All site lighting shall adhere to the City of Hampton code regulations and will not have spillage to the adjacent residences.
10. The site plan will be consistent with the Crime Prevention through Environmental Design (CPTED) standards and shall be reviewed by the Hampton Police Division prior to final site plan approval.
11. Final design and site layout of the park and field areas to the rear of the complex shall be a joint collaboration of between Hampton City Schools and the City of Hampton Parks and Recreation Department.
12. The building will be constructed as a high performance structure that will qualify for LEED or other national equivalent certification.

In conclusion, this Use Permit will allow the proposed use to be in compliance with the city’s policies and goals.

***Staff recommends approval of this application (This application has been concurrently advertised and will have a Public Hearing at the City Council meeting on June 20, 2007.)***