

**Statement of Justification
Taylor Middle School Addition & Renovation
Special Use Permit SUP# 23-4**

GPIN 6983-48-7973-500

Owner/Applicant: County School Board of Fauquier County

**September 08, 2023
Revised 01/12/24**

Introduction:

Fauquier County Public Schools is seeking approval of a Special Use Permit, as required by Article 3-4.9.3 of the Town of Warrenton 2006 Zoning Ordinance, for the expansion of Taylor Middle School located on GPIN 6983-48-7973-500 within the limits of the Town of Warrenton. Approval of the Special Use Permit is requested as the application proposes a renovation of the existing school facility as well as additions to the existing building that are approximately 70,000 SF, which exceeds the 10,000 SF maximum as defined by Article 3-4.9.3. This application also proposes to improve and expand the site parking facilities, vehicular and pedestrian travel ways, emergency vehicle access, and the existing physical education field located on the site.

(1) Consistency with Comprehensive Plan

The parcel is located within the Public-Semi Public district in the Future Land Use Map of Plan Warrenton 2040. The Special Use Permit is consistent with the Comprehensive Plan as the proposed improvements plan to promote the following key points of the current Comprehensive Plan:

- As further explained below, the renovation of the existing building strives to reuse and preserve the historic nature of the existing building.
 - William C. Taylor was the first high school to serve African American students in the Warrenton area and has a strong history and roots within the local community. Additions to Taylor Middle School match the overall scale of the existing building and use similar materials to blend the new with the old. The design intent of the additions is not to match the existing building completely, but rather to compliment it with more functional and energy efficient spaces. Renovations to the existing envelope will be limited and will mostly involve replacement of existing fenestrations. Where possible, we will implement similar exterior details on the existing building to further tie the old and new sections together.
 - The existing auditorium was host to many well-known artists throughout its early years and is a particularly important space for members of the W.C. Taylor High School Alumni Committee. As such, the auditorium is being maintained as much as possible. The finishes

will be updated to give the space a fresh look while honoring its history with images of the various performers over the years. Additionally, wall graphics throughout the building will include graphic and literary references to the history of William C. Taylor High School. A statue of William C. Taylor is also anticipated to be donated to the project by the W.C. Taylor High School Alumni Committee.

The improvements proposed with the Special Use Permit helps to achieve further integration of County facilities into the fabric of the Town and provides high-quality, equitable, and accessible community facilities that meet the Town's service requirements and support a high quality of life for the community. The application proposes improved pedestrian and bicycle facilities with additional sidewalks proposed along the frontage and throughout the site as well as an improved connection for users to access the site via the Warrenton Greenway Trail.

(2) Safety from Fire Hazards:

As part of the school renovation and addition project, the building will be fully sprinklered and will comply with 2018 Virginia Statewide Fire Prevention Code and 2014 NFPA 70. Building areas comply with allowable area per 2018 VCC. Fire extinguishers will be found throughout the school.

The proposed improvements reflected on the Special Use Permit plan meet the requirement for "Fire Lanes" where required, providing access to the building on all sides. This includes the construction of a dedicated emergency access lane on the north side of the building providing access around the building that does not currently exist. New fire hydrants will be provided throughout the site to provide coverage as required.

(3) Noise Impact:

The project site currently operates as a middle school. The improvements are not anticipated to generate additional sources of noise from what exists today. The proposed improvements will comply with the noise standards under Article 9-14.2 of the Town of Warrenton Zoning Ordinance.

(4) Lighting Impact:

The applicant will prepare a detailed lighting plan in conformance with 9-8 of the Town of Warrenton Zoning Ordinance at the time of Site Plan and will install lighting in accordance with the plan. All fixtures on site will conform to current lighting standards and be properly shielded. A photometric plan has been provided for reference only with the Special Use Permit Plan and will be updated and finalized at the time of Site Plan. Note that there is no existing or proposed lighting for the existing ball fields.

(5) Signage:

The project includes the replacement of the existing monument sign at the site frontage. All signage will be provided in accordance with Article 6 of the Town of Warrenton Zoning Ordinance and will be submitted with the Site Plan Process.

(6) Land Use and Compatibility with Existing and Proposed Uses Adjacent and in the Vicinity and Economic Impact:

Taylor Middle School is located on a 39.18-acre parcel identified in the Fauquier County Land Records as PIN #6983-48-7973-500, zoned as Public-Semi Public Institutional District. The parcel also includes Brumfield Elementary School. Based on the current zoning and Article 3-4.9.2, "Public Building" is a by right use.

The Taylor Middle School parcel is surrounded by a mix of commercial, Public-Semi Public, and Residential uses as defined below:

To the north: Trinity Lutheran Church, Zoned R10 and PSP and a Residential District Zoned R-10

To the east: Waterloo Motors, Zoned Commercial and Warrenton Branch Greenway Trail, Zoned PSP

To the south: The Warrenton Community Center, Zoned PSP and Walmart, Zoned Commercial

To the west: A residential district zoned R-10, the Gathering Place zoned R10, as well as currently vacant property located within the County of Fauquier.

The proposed Special Use Permit is considered compatible with the existing uses in the vicinity as the site is currently an existing middle school, is by right based on current Zoning, and ultimately serves the community and adjacent residential properties.

(7) Site Conditions, buildings etc.:

Taylor Middle School is located on a 39.18-acre parcel further identified in the Fauquier County Land Records as PIN #6983-48-7973-500, 305 E. Shirley Avenue, in Ward 3 of the Town of Warrenton. The existing middle school shares the parcel with James G. Brumfield Elementary School, located to the southwest of the existing middle school. The existing topography surrounding Taylor Middle School generally slopes from the east to the west with a significant grade change of approximately 35 feet. Stormwater runoff from the northern half of the site which includes the building, bus loop, rear parking area, and the exiting gravel track drains to the existing waterway located just west of the existing gravel track. Stormwater from the existing parking area on the southern half of the parcel, adjacent to the community center, is collected by a storm drainage system that outfalls at the western boundary of the community center property. From there drainage flows via overland westward towards the entrance of James G. Brumfield Elementary School and Alwington Blvd. All existing and proposed improvements can be found on the concept development plan.

(8) Landscaping:

Required landscaping and buffering will be provided at the time of Site Plan in accordance with Article 8 of the Town of Warrenton Zoning Ordinance.

(9) Construction Timeline:

The project construction will not be phased and has an anticipated duration of 36 months. Due to the scale of the renovations and extensive work associated with this project, students have been relocated to other facilities until the new Construction is issued a certificate of occupancy.

The site is served by Town of Warrenton's public water and sanitary sewer system. The project site does contain wetlands and 500yr floodplain (Flood plain X).

(10, 16, & 21) Impact on Existing Features:

The Design Team has conducted a detailed wetland survey and has identified several site features for avoidance if feasible. Along the north and northwestern side of the site there are existing PFO and PSS wetlands that appears to convey storm water runoff from the east side of Shirley Highway through the project site. At the time of site plan, it is the Project Teams intent to make all efforts to avoid wetland impacts. However, should impacts be required, the appropriate permits will be obtained through the required agencies.

A portion of the site does contain a 500yr floodplain (Zone X, 0.2% annual chance of flood) pursuant to FEMA Flood Insurance Rate Map 51061C0308C. This application does propose improvements within the Zone X floodplain with the improvements to the baseball/softball field, secondary access to Alwington Blvd, and the parent drop off/emergency access at the northwest side of the Middle School building. Note that while the existing building is within the limits of the Zone X floodplain, no new building additions are planned within the limits of the floodplain.

The project landscape architect and arborist performed a detailed tree assessment for the existing vegetation located on the site, primarily along the frontage of E Shirley Ave and the northern and northwestern side of the site. As identified with the exhibit provided with this application, there are several large trees within the noted study area. While it is the intent of the Project Team to preserve these tree's where possible, as noted on the tree preservation plan, removal of some of these trees will be required to accommodate the proposed building addition, bus loop reconfiguration, and the extension of the emergency access and Town Pump Station Access at the north side of the site.

Regarding the historical nature of the existing building, it is planned for the additions to Taylor Middle School match the overall scale of the existing building and use similar materials to blend the new with the old. The design intent of the additions is not to match the existing building completely, but rather to compliment it with more functional and energy efficient spaces. Renovations to the existing envelope will be limited and will mostly involve replacement of existing fenestrations. Where possible, the design team will implement similar exterior details on the existing building to further tie the old and new sections together.

Interior to the building, the existing auditorium is being maintained as much as possible. The finishes will be updated to give the space a fresh look while honoring its history with images of the various performers over the years. Additionally, wall graphics throughout the building will include graphic and literary

references to the history of William C. Taylor High School. A statue of William C. Taylor is also anticipated to be donated to the project by the W.C. Taylor High School Alumni Committee.

(11) Walkability, Public Welfare and Convenience:

The proposed project improvements include providing a dedicated bus entry/exit to the site as well two separate passenger vehicle entrances, one from E. Shirley Avenue and one to Alwington Blvd. By separating the bus and passenger vehicles, the current congestion that occurs during drop off and pick up will be alleviated so that there is no impact to the traffic within the public right of way. Additionally, a second entrance to the site from Alwington Blvd provides for an alternate access point for first responders in the case of emergency and will be used as the designated access for the parent drop off/pickup.

Pursuant to the current Town of Warrenton Comprehensive Plan, East Shirley Ave is identified as a "Signature Street". Based on the recommendations of the "Complete Streets Manual", dated September 2017 this application for Special Use Permit proposes to provide curb and gutter and sidewalk along the majority of the frontage of the subject parcel. In addition, the site improvements will include a new sidewalk that will provide a point of connection to the Greenway Trail along the site frontage. The sidewalk will also provide access to the main entry of the middle school as well as the other site features of the school site, including the baseball/softball field, running track, rectangular physical education field, and tennis courts. To further improve the future walkability of the area, this application proposes to construct a portion of Shared Use Path (SUP) that will provide a connection to the Greenway Trail. The SUP will extend south along Shirley Avenue and will terminate at a sidewalk connection to the site. From there a public access easement will be dedicated that will extend to the southern property boundary with the County Owned community center. A second public access easement will be dedicated for the future extension of a SUP at the pipe stem area between the Community center property and the Walmart property, that will extend to the ROW of Allwington BLVD. Placing the future SUP alignment on the outer boundary of the school property will provide sufficient separation from the occupied school building/facilities and public users of the trail, thus enhancing safety to the students and staff.

As noted above, the improvements proposed with this application improve the walkability, welfare and convenience for students, staff, as well as the residents within the Town of Warrenton when compared to the current existing conditions of the site.

(12) Traffic:

As detailed in the provided traffic impact analysis dated September 8, 2023, the site does not have any adverse impacts to the surrounding roadway network and no improvements are required at the study intersections.

It is noted that the Arrington Development received approval of a rezoning case (REZ 22-017978). The SUP concept plan includes an exhibit to show how the proposed Alwington Blvd Improvements interact with the proposed access road between Taylor MS and Brumfield ES.

(13) Safe and Orderly Road Development:

All proposed travel ways are located outside the Town and or VDOT Right of Way. Travel way dimensions and radii will be designed to Town and VDOT standards to allow for efficient maneuvering for the School users. As currently proposed, the site vehicular access points separate bus traffic from staff/public personal vehicles to limit conflict and to provide for a more efficient site. Furthermore, a secondary access to Alwington Blvd is proposed, which will further increase the efficiency of the internal transportation network. It should be noted that Middle School hours start at 7:30am and ends at 2:25pm, while Elementary School hours are from 8:35 am to 3:20 pm. While the secondary entrance shares the entrance to the bus loop of Brumfield Elementary School, the hour difference between the two class times will allow more than adequate time for parents to drop/off pick up at Taylor Middle School before bus traffic begins utilizing the loop at Brumfield ES.

(14) Code Requirements:

Building is not changing use. The renovations and additions will meet the Town of Warrenton code requirements.

(15) Impact on Public Facilities:

Emergency Services:

The existing middle school relies on Town Services such as fire, rescue, and police services. As the site is currently a middle school, it is assumed that there would be no additional impact to the above noted services. Furthermore, the improvements proposed within the building as well as the site will provide for a safer building for occupants as well as first responders as the new construction will be compliant with current building codes and regulations. A sheet is provided within the Special Use Permit plan to illustrate that a fire truck has sufficient turning radii to maneuver through the site with out any conflict with obstructions (parking spaces, curbs, other fixed objects, etc.).

Traffic:

As detailed in the provided traffic impact analysis dated September 8, 2023, the site does not have any adverse impacts to the surrounding roadway network and no improvements are required at the study intersections.

Water/Sewer:

Based on VDH Waterworks regulations water and sanitary sewer usage for a school use can be calculated based on an average of 16 gpd / occupant within the building. Based on a total max occupant load (proposed max 850 students, 100 staff, and 25 visitors for a total design occupant load of 975), the total anticipated average water demand would be as follows:

$975 \text{ occupants} * 16 \text{ gpd/occupant} = 15,600 \text{ gpd average daily flow} * 1.75 \text{ peaking factor} = 27,300 \text{ gpd peak}$
or +/-19 gpm.

Similarly, the average daily flow for sanitary sewer wastewater generated is approximately 15,600 gpd or 0.0156 mgd. Assuming a peaking factor of 2.5 as specified by SCAT Regulations, the peak daily flow for

sanitary sewer generated that would ultimately flow to the existing sanitary sewer pump station is approximately 0.039 mgd.

Schools:

The proposed improvements at Taylor Middle School are needed to improve the learning environment and meet the demands of the growing student population within the Town of Warrenton and surrounding areas and is necessary for Fauquier County Public Schools.

(17) Employment / Economic Impacts:

This project will provide desirable employment opportunities for teachers who are looking for an improved educational environment. This project has the potential to attract highly qualified teachers from neighboring localities who may choose to call Warrenton home.

(18) Affordable Shelter Opportunities for Residents:

Not Applicable to this application.

(19) Location of Outdoor Storage Areas:

There are no outdoor storage areas proposed with this application.

(20) Use of Open Space:

This application proposes to improve the existing diamond physical education field to provide for a more useable field for the school and public and to maintain access to the existing gravel track and tennis courts. Use of the existing and proposed sports fields will also be utilized by Parks and Recreation after school hours and events. The remainder of the existing open space will largely remain the same as it exists today.

(22) Non-conforming Uses and Structures:

There are no non-conforming uses or structures existing or proposed with this application.

(23) Fuel/Fuel Storage:

Not Applicable to this application as there is no fueling areas or fuel storage areas proposed.

(24) Accessory Uses and Structures:

There are no accessory structures proposed with this application.

(25) Area of each Proposed Use:

As illustrated on the concept development plan, there is only one proposed use (Public Building / Institutional) that is proposed to be +/- 148,943 SF.

(26) Hours of Operation:

The school will follow the Fauquier County Public Schools published calendar with teachers, staff and students occupying the building from August to June from 7am-5pm with some evening and weekend events.

(27) Location and Screening of Parking and Loading Spaces/Areas:

Proposed parking is distributed through the site, with most of the parking being located on the south side of the middle school in the same general area where existing parking is located. There will be visitor and ADA parking located adjacent to the bus loop for use outside of the hours of pickup and drop off as well as standard and ADA parking located at the rear or west of the school building. Parking will be screened in accordance with Article 8 of the current Ordinance. Based on the current Zoning Ordinance Article 7-4 for "School, Middle", parking is required at the following rate:

1 space per 15 students + 1 space per employee calculated for the work period containing the largest number of employees.

$$\begin{array}{l} 1 \text{ space per } 15 \text{ students} * 850 \text{ max students} = 57 \text{ spaces required} \\ \text{Plus } 1 \text{ space per employee} * 100 \text{ employees} = 100 \text{ spaces required} \\ \hline \text{Total number of spaces required} = 157 \text{ spaces} \end{array}$$

At the time of site plan the intent is to meet the minimum number of spaces identified above. Also, it is understood that patrons of the community center utilize the existing parking lot for the middle school. It has been identified by Fauquier County Public Schools that there is no shared parking agreement with the County Board of Supervisors for use by the Community Center. In addition, the existing parking lot between the two uses has a total of +/- 62 spaces. The proposed parking lot with this application will likely provide nearly double the amount of parking than currently exists between the two uses.

(28) Proposed Security Features and Provisions:

A secured vestibule will be provided for visitors to gain access to the main office where they will check in before being granted access to the rest of the school facility.

(29) Number of Employees:

The proposed facility is designed to accommodate the following occupant loads - 850 students, 100 staff, and 25 visitors for a total design occupant load of 975.

(30) Existing and Proposed Infrastructure:

This application proposes significant site utility and infrastructure improvements as required for the renovated and expanded middle school facility. These include upgrades to onsite water and sanitary sewer lines, grading and drainage for storm water management and best management practice systems, telecommunication and power supply, vehicular and pedestrian access, parking to include ADA spaces, sidewalks, emergency access lanes, signage, physical education fields, and landscaping. These improvements will be provided pursuant to the Town of Warrenton design and construction standards to provide an improve the learning environment and meet the demands due of the growing student

population within the Town of Warrenton and surrounding areas and is necessary for Fauquier County Public Schools.

(31) Odors:

There is no proposed change in use and there are no major sources of odors resulting from the proposed improvements.

(32) Refuse/Service Areas:

The loading and refuse/service areas are located at the southwest corner of the proposed building and the mechanical yard where the generator transformer and chillers are located on the west side of the building as shown on the Special Use Permit plan. All screening will be provided in accordance with Section Article 8-8.2.3 of the current Ordinance.

Modifications:

This application is seeking relief from Section 2-19.4 of the Town of Warrenton 2006 Zoning Ordinance that requires “Retaining walls to not exceed a height of six (6) feet in any zoning district unless approved by the Planning Director.” Exceeding the maximum height of 6’ for retaining walls will be required as part of this application for the following reasons:

1. To avoid/minimize impact to existing wetlands and to minimize clearing at the north/northwest side of the building adjacent to the proposed emergency access road.
2. The proximity of the existing building and slopes on the west side down to the existing gravel track and diamond field. In order to maintain these existing elements (and improve the diamond field), retaining walls in excess of 6’ will be required.