

INTRODUCED: October 10, 2016

AN ORDINANCE No. 2016-268

To rezone the properties known as 5903 Grove Avenue, 6001 Grove Avenue, 6 Maple Avenue, 10 Maple Avenue, 5604 Cary Street Road, 5606 Cary Street Road, and 5902 Three Chopt Road from the R-1 Single-Family Residential District to the IC Institutional District (Conditional).

Patron – Mayor Jones (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: NOV 14 2016 AT 6 P.M.

THAT THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the survey entitled “Campus Boundary Survey and Ownership Information,” included as sheet 10 in the plan entitled “St. Catherine’s School, Zoning Master Plan Submission,” a copy of which is attached to, incorporated into, and made a part of this ordinance, the following properties, with tax parcel numbers as shown in the 2016 records of the City Assessor, are excluded from the R-1 Single-Family Residential District and shall no longer be subject to the provisions of sections 30-402.1 through 30-402.7 of the Code of the City of Richmond (2015), as amended, and that the same are included in the IC Institutional District (Conditional) and shall be subject to the provisions of sections 30-432.1 through 30-432.9 and

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: NOV 14 2016 REJECTED: _____ STRICKEN: _____

all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2015), as amended:

5903 Grove Avenue	Tax Parcel No. W021-0381/008
6001 Grove Avenue	Tax Parcel No. W021-0381/007
6 Maple Avenue	Tax Parcel No. W021-0406/006
10 Maple Avenue	Tax Parcel No. W021-0406/005
5604 Cary Street Road	Tax Parcel No. W021-0406/003
5606 Cary Street Road	Tax Parcel No. W021-0406/004
5902 Three Chopt Road	Tax Parcel No. W021-0381/004

§ 2. That this rezoning shall be conditioned upon the compliance by the owner, or owners, with the proffered conditions in the document entitled “Proffered Conditions” with signatures dated September 7, 2016, a copy of which is attached to, incorporated into, and made a part of this ordinance. These conditions, having been proffered by the owner and accepted by the City, shall continue in full force and effect until a subsequent amendment to the City’s zoning ordinance changes the zoning of the parcels rezoned by this ordinance and specifically repeals such conditions.

§ 3. This ordinance shall be in force and effect upon adoption.



City of Richmond

900 East Broad Street
2nd Floor of City Hall
Richmond, VA 23219
www.richmondgov.com

Intracity Correspondence

Pre Introduction to Council: PRE. 2016-181

RECEIVED

JUL 22 2016

File Number: PRE. 2016-181

OFFICE OF CITY ATTORNEY

To rezone the properties known as 6001 Grove Avenue, 5903 Grove Avenue, 5902 Three Chopt Road, 10 Maple Avenue, 6 Maple Avenue, 5606 Cary Street Road, and 5604 Cary Street Road from the R-1 Single-Family Residential District to the IC Institutional District (conditional).

4-5347

O & R REQUEST

O & R Request

DATE: June 28, 2016

EDITION: 1

JUN 28 2016

TO: The Honorable Members of City Council

Chief Administration Office
City of Richmond

THROUGH: Dwight C. Jones, Mayor (by request)
(This in no way reflects a recommendation on behalf of the Mayor)

THROUGH: Selena Cuffee-Glenn, Chief Administrative Officer

THROUGH: Peter L. Downey, Jr., Deputy Chief Administrative Officer for Economic Development and Planning

FROM: Mark A. Olinger, Director, Dept. of Planning and Development Review

RE: To rezone the properties known as 6001 Grove Avenue, 5903 Grove Avenue, 5902 Three Chopt Road, 10 Maple Avenue, 6 Maple Avenue, 5606 Cary Street Road, and 5604 Cary Street Road from the R-1 Single-Family Residential District to the IC Institutional District (conditional).

ORD. OR RES. No. _____

PURPOSE: To rezone the properties known as 6001 Grove Avenue, 5903 Grove Avenue, 5902 Three Chopt Road, 10 Maple Avenue, 6 Maple Avenue, 5606 Cary Street Road, and 5604 Cary Street Road from the R-1 Single-Family Residential District to the IC Institutional District (conditional).

REASON: The applicant has requested a rezoning to the IC Institutional District (conditional) in order to accommodate continued operation and future improvements to the educational institution known as St. Catherine's School.

RECOMMENDATION: In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City

Council. This item will be scheduled for consideration by the Commission at its August 15, 2016, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property consists of seven parcels of land comprising a total of approximately 13 acres fronting on Grove Avenue, Maple Avenue, Cary Street Road, St. Catherine's Lane, and Three Chopt Road in the Three Chopt neighborhood of the Far West planning district. The property is improved with an educational institution known as St. Catherine's School.

Six of the seven parcels of the subject property are designated by the Master Plan for Institutional land use. "Primary uses include institutional uses, such as places of worship, private schools, universities, museums, hospitals and other care facilities. Typically this land use category depicts larger scale uses, while small-scale uses of this type are incorporated within the predominant surrounding land use designations" (p. 135). One parcel, 5902 Three Chopt Road, the location of the Head of School's residence, is designated by the Master Plan for Single-Family (Low Density) land use. The primary use for this land use designation is "single-family detached dwellings at densities up to seven units per acre" and "includes residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses" (p. 133).

Specifically for St. Catherine's School, the Master Plan States: "Expansion of St. Catherine's School should be limited to the ongoing acquisition of isolated single family residential properties along the north side of Grove Avenue. Property acquisitions along this section of Grove Avenue should not result in a change to the existing residential use" (p. 184).

The subject property is currently zoned R-1 Single-Family Residential. Properties to the south and west are located in the same R-1 district. Properties to the east are zoned R-4 Single-Family Residential, properties to the northeast are zoned UB-P01 Urban Business (Grove/Libbie Parking Overlay), and properties to the north are zoned R-2 Single-Family Residential.

A mix of residential (predominantly single-family), institutional, public-open space (Country Club of Virginia), government (fire station), and commercial, mix-use, and office (Libbie/Grove Service Area) land uses are present in the vicinity of the subject property.

FISCAL IMPACT / COST: The Department Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

FISCAL IMPLICATIONS: Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

BUDGET AMENDMENT NECESSARY: No.

REVENUE TO CITY: \$3,200.00

DESIRED EFFECTIVE DATE: Upon Adoption

REQUESTED INTRODUCTION DATE: July 25, 2016

CITY COUNCIL PUBLIC HEARING DATE: September 12, 2016

REQUESTED AGENDA: Regular

RECOMMENDED COUNCIL COMMITTEE: None.

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, August 15, 2016.

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)
City Assessor (for preparation of mailing labels for public notice)

RELATIONSHIP TO EXISTING ORD. OR RES.: None.

REQUIRED CHANGES TO WORK PROGRAM(S):

ATTACHMENTS: Draft Ordinance & Proffered Conditions, Application Form, Master Plan, Map

STAFF: Matthew J. Ebinger, AICP, Senior Planner
Land Use Administration (Room 511)
804-646-6308

PDR O&R No. 16-13

PROFFERED CONDITIONS

The property owners/applicants in this rezoning case, pursuant to Section 15.2-2298 of the Code of Virginia (1950 as amended) and the Zoning Ordinance of the City of Richmond (the "City"), for themselves and their successors or assigns, proffer that the property under consideration (the "Property") will be developed according to the following proffers if, and only if, the rezoning request submitted herewith is granted with only those conditions agreed to by the applicants, or its agent. In the event this request is denied or approved with conditions not agreed to by the applicants or its agent, the proffers shall immediately be null and void and of no further force or effect.

1. Building Height. New buildings constructed on the Property shall not have a height greater than three hundred thirty six (336) feet above sea level.
2. Maple Avenue and Grove Avenue Traffic Control Signal. Within ten (10) business days after the Director of Public Works, or his/her designee, sends written notice to the owner of the parcel of land identified on the City's tax map as Tax Map Number W0210381008 that the City has completed design work and secured matching funds for the installation of a new traffic control signal at the intersection of Maple Avenue and Grove Avenue (the "Traffic Signal"), such property owner shall pay to the City half of the City-estimated cost to design and install such traffic control signal, not to exceed One Hundred Fifty Thousand and No/100 Dollars (\$150,000.00) (the "Traffic Signal Contribution"). In the event that installation of the Traffic Signal does not commence within five (5) years after the date of the aforesaid notice, then the Traffic Signal Contribution shall be returned to the aforesaid property owner by the City. Copies of the written bids or invoices for the design and installation of the Traffic Signal shall be provided by the City to the owner of the aforementioned parcel within ninety (90) days after completion of the Traffic Signal, together with any reimbursement if the amount of the Traffic Signal Contribution exceeds half of the actual cost to design and install such traffic control signal.
3. Grove Avenue Pedestrian Crossing Signal. Within ten (10) business days after the Director of Public Works, or his/her designee, sends written notice to the owner of the parcel of land identified on the City's tax map as Tax Map Number W0210381007 that the City has completed design work and secured matching funds for the installation of a new pedestrian crossing signal (e.g. a high intensity actuated cross walk signal or similar accentuated high visibility cross walk as determined by the Director of Public Works or his/her designee) across Grove Avenue at its intersection with Somerset Avenue (west side of the intersection) (the "Pedestrian Signal"), such property owner shall pay to the City half of the City-estimated cost to design and install such pedestrian crossing signal, not to exceed Sixty Thousand and No/100 Dollars (\$60,000.00) (the "Pedestrian Signal Contribution"). In the event that installation of the Pedestrian Signal does not commence within five (5) years after the date of the aforesaid notice, then the Pedestrian Signal Contribution shall be returned to the aforesaid property owner by the City. Copies of the written bids or invoices for the design and installation of the Pedestrian Signal shall be provided by the City to the owner of the aforementioned parcel within ninety (90) days

after completion of the Pedestrian Signal, together with any reimbursement if the amount of the Pedestrian Signal Contribution exceeds half of the actual cost to design and install such traffic control signal.

4. Restricted Parking Area Entrance onto St. Catherine's Lane. The parking area located immediately south of the athletic field shall only have one entrance on to St. Catherine's Lane. This entrance shall be gated and its use restricted to (i) only buses and emergency vehicles, and (ii) on campus special events (such as athletic games, performances or events in the school auditoriums, and schoolwide events such as "Daisy Days" and graduation) during which all types of vehicles may use the entrance. This restriction shall not apply to the entrance on to St. Catherine's Lane for the parking area serving the building located at the intersection of St. Catherine's Lane and Three Chopt Road and shall not apply to any entrance on to St. Catherine's Lane north of the athletic field.
5. Parking Lot Lighting Height. Parking lot lighting standards within the parking area located immediately adjacent to the south and east sides of the athletic field shall not exceed twenty (20) feet in height as measured from the grade of the lighting standard.

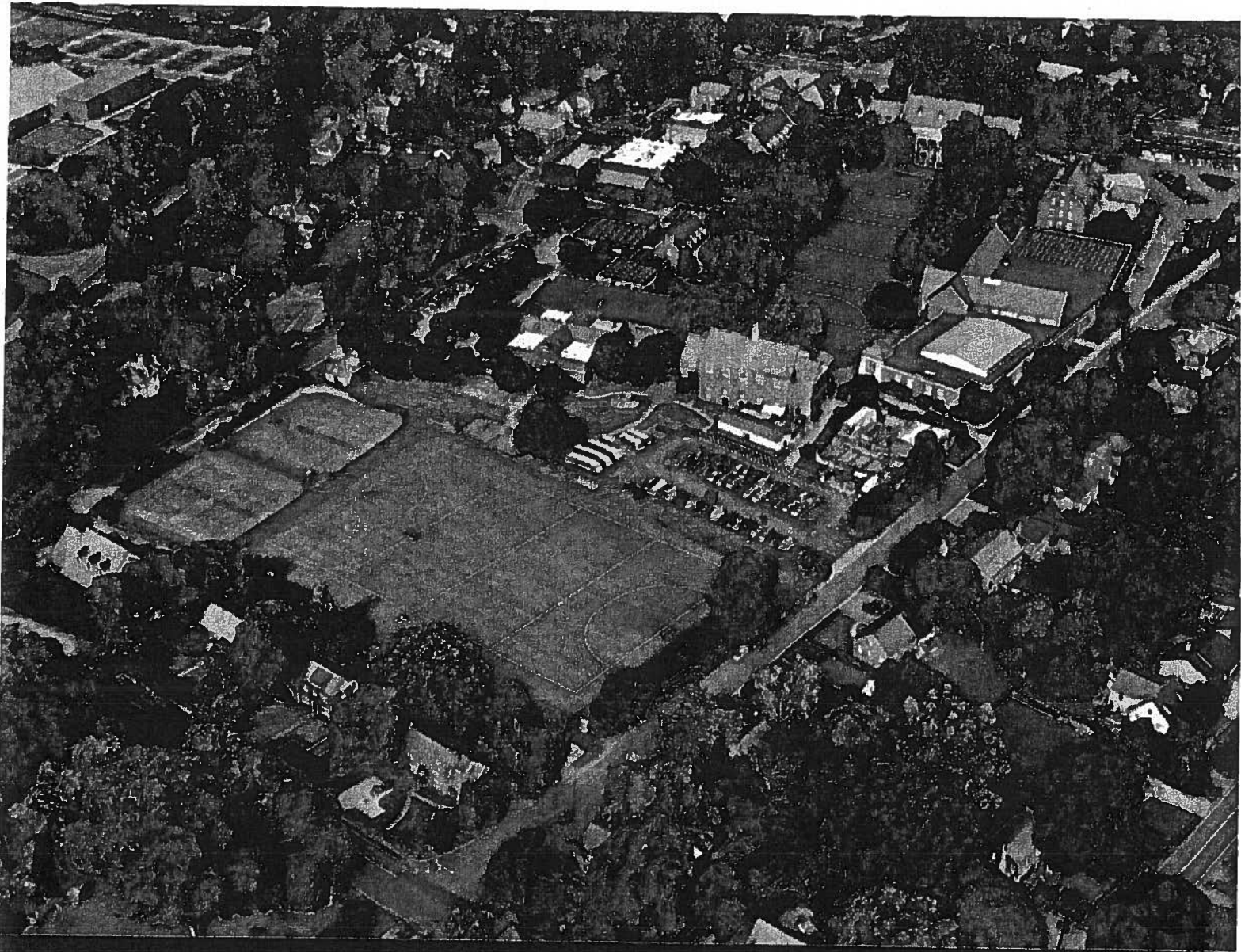
[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.]
[SIGNATURE PAGE TO FOLLOW.]

CHURCH SCHOOLS IN THE DIOCESE OF
VIRGINIA, a Virginia corporation, d/b/a St.
Catherine's School

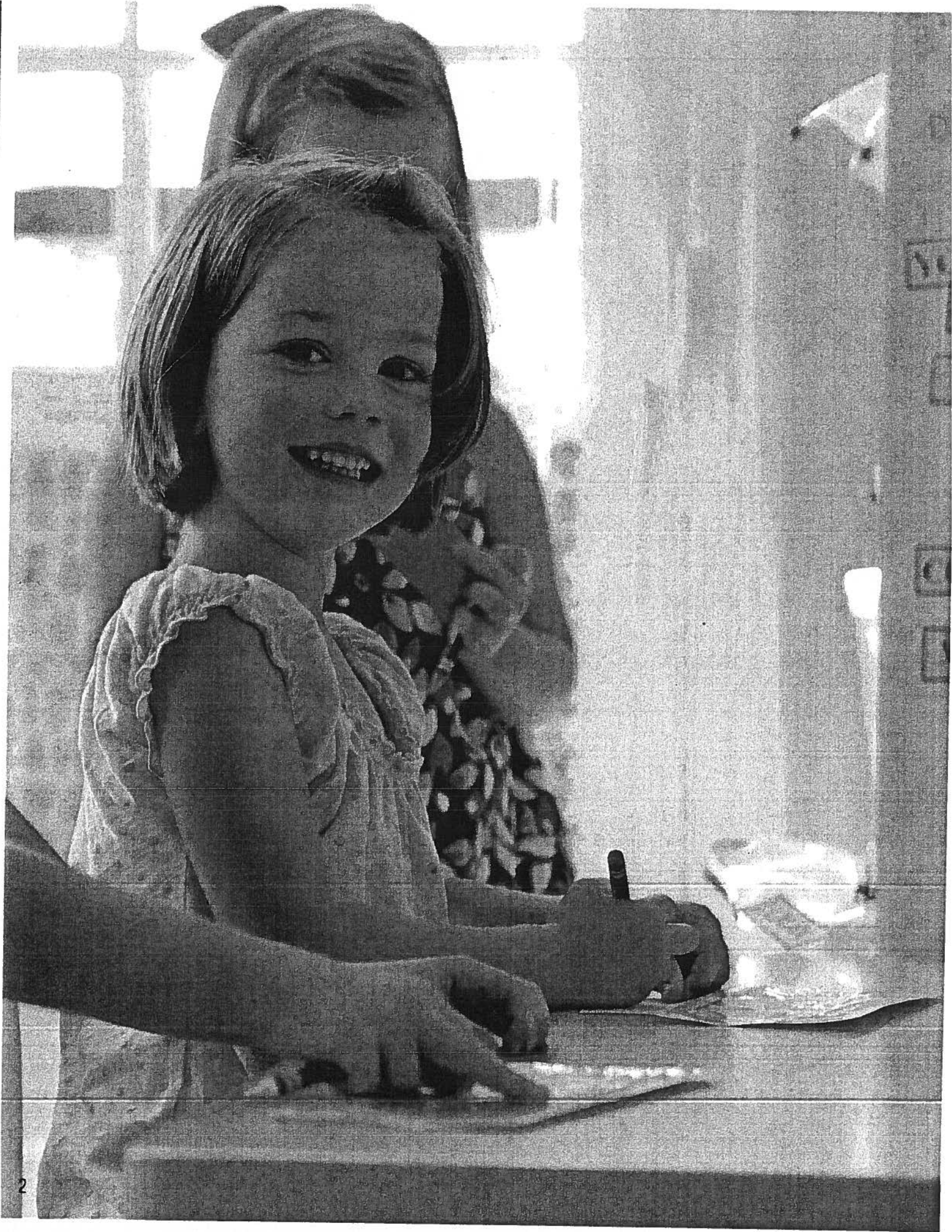
By: Peter Pastore
Peter Pastore, Chief Financial Officer
Dated: Sept 7, 2016

ST. CATHERINE'S SCHOOL FOUNDATION,
a Virginia corporation

By: Peter Pastore
Peter Pastore, Treasurer
Dated: Sept 7, 2016



St. Catherine's School
Zoning Master Plan Submission



A great education is more than acquiring knowledge. We are in the business of preparing girls for lives of purpose.

Our shared values shape our teaching and learning in and out of the classroom.

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INTRO

While educating girls for college was a daring idea to most people in 1890, it wasn't to Virginia Randolph Ellett, the founder of St. Catherine's School. She knew that young women could handle the rigorous work of higher education, which led to Richmond's selection as the eighth city worldwide to offer the Bryn Mawr college entrance exams to women. St. Catherine's School was incorporated in 1917 and moved to its present location. In 1920, it was sold to the Episcopal Church and renamed for St. Catherine, the patron saint of young women.

As we celebrate St. Catherine's School's 125th anniversary, we carry the the same timeless ideals of intellectual rigor and joy in learning for girls in junior kindergarten (age 4) to grade 12. Girls excel when they experience an ideal learning environment where intellectual curiosity thrives, individuality shines, and confidence abounds.

Motto

"What we keep we lose; only what we give remains our own."

Mission

St. Catherine's School provides a rigorous education that prepares girls with diverse perspectives for a lifetime of learning, leadership, and service in a global community.

Core Values

To fulfill our mission and pursue our vision, we take these values as core:

Pursuing academic excellence:

We cultivate intellectual habits in which we take joy in learning through energetic inquiry, analytical and creative thinking, and continual striving to reach new levels.

Developing character:

We teach individuals to live with integrity, responsibility, confidence, compassion, and respect for themselves and others.

Nurturing spiritual growth:

We enable each person to deepen her faith through worship, reflection, humility, and the recognition of God in every human being.

Celebrating individuals:

We recognize the unique gifts and potential of each person and help each to recognize the strength that comes from differences.

Building community:

We build up community within and beyond the school through teaching social responsibility, inclusiveness, and leadership to prepare each person to serve others and contribute to healing the world.



EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

For several years, St. Catherine's School evaluated the building changes necessary on its Grove Avenue Campus to further its educational mission and to meet the needs of its students in the years to come. This evaluation had two primary goals: (1) provide enhanced classroom space of its academic, arts, and athletic programming, and (2) expand on-campus parking in support of its operations, thereby improving existing conditions for the community. This Campus Master Plan is the result of this evaluation and will guide the future replacement, expansion, and construction of buildings on campus.

These campus building changes include:

- A new visual and performing arts facility (Arts and Innovation Center), which replaces the existing performing arts building;
- A new athletic field with surface parking, in the same area as the current athletic field;
- The locations for new buildings as well as the expansion of existing buildings and associated/related improvements.

Under this Campus Master Plan, St. Catherine's School believes these changes will:

- Provide its students with an enhanced learning environment to pursue academic excellence;
- Augment its academic programs and incorporate technological advances to prepare its students for their futures;
- Improve parking conditions, both on campus and for the surrounding area;
- Provide a better playing field which would adequately support students' practices, games, physical education classes, and recess; and
- Guide redevelopment to have a positive impact on our neighbors and surrounding community.

Implementation of this Campus Master Plan in conjunction with its educational strategic plan will enable St. Catherine's School to continue to provide a rigorous education that prepares its students with diverse perspectives for a lifetime of learning, leadership, and service in a global community.

CAMPUS VISION

Campus Vision

The objective and strategic plan for St. Catherine's School's Grove Avenue Campus is to enhance its current academic spaces, provide state-of-the-art learning environments for students, and to honor the traditions of St. Catherine's School by constructing new facilities or expanding existing facilities that fit well into the existing campus. The initial planning and design process for this Campus Master Plan involved an inventory of existing conditions on-site at St. Catherine's School. The following pages show a visual account of the existing buildings, future building changes, pedestrian circulation, on-campus parking, and open spaces on campus. The proposed new Arts and Innovation Center (AIC) will replace the existing performing arts building on campus and will provide the expanded arts and academic spaces needed for the current arts programming on campus. Other buildings will be expanded or new buildings built in the future in a manner which will integrate them with the existing structures, aligning with the architectural traditions and character currently in place on the campus.

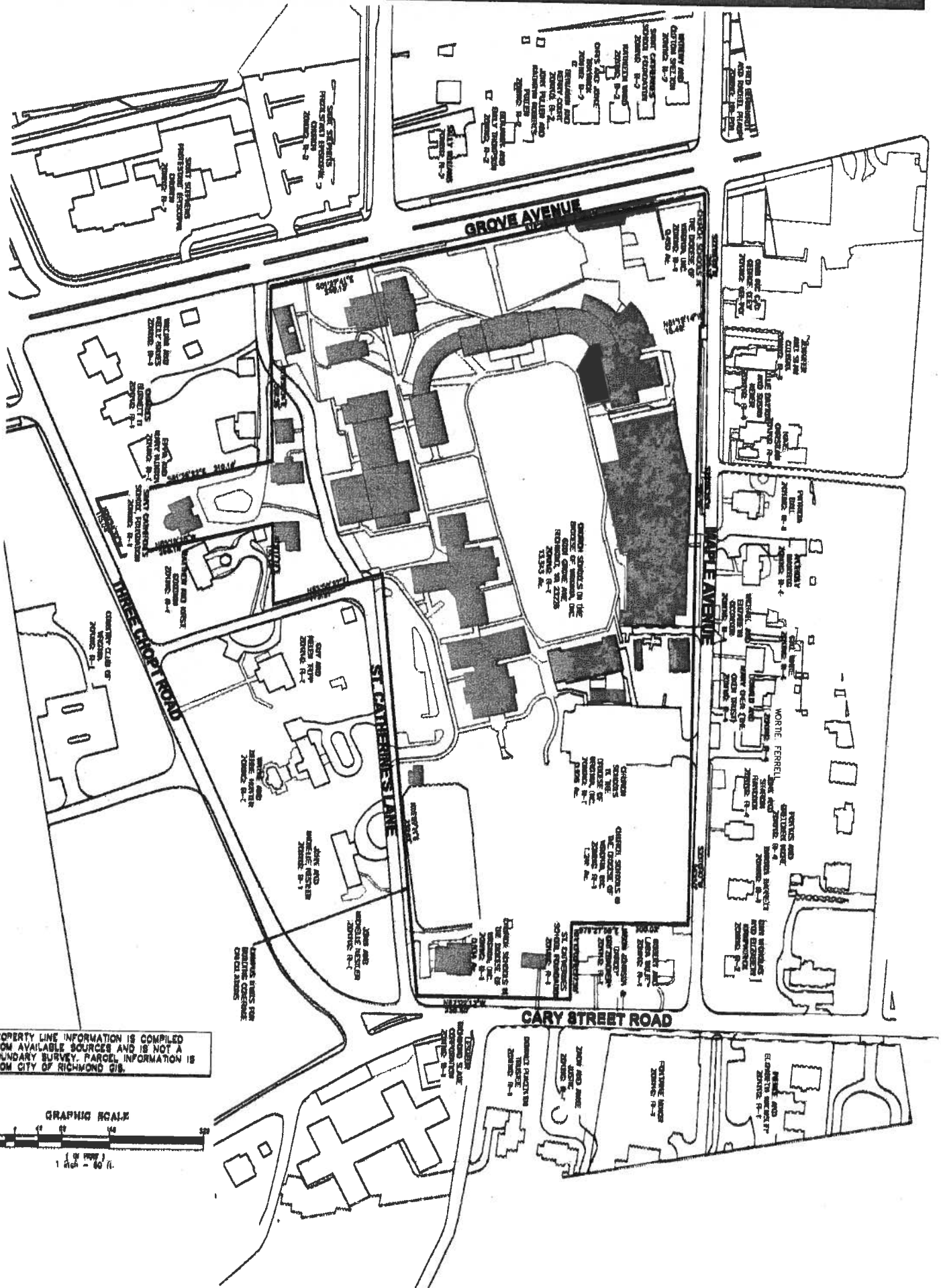
Site Geometry and Proposed Design Scheme

St. Catherine's School's campus is bordered on all four sides by vehicular roads; however, the two roads that run roughly on the North-South axis (St. Catherine's Lane and Maple Avenue) dictate the geometry that will be carried into the proposed expansion. Maple Avenue aligns with the current Kenny Athletic Center and implies that at least a portion of the proposed AIC building should align with the existing building to help define the architectural edge of the campus along Maple Avenue. It is our belief that the proposed building should enhance the experience that is St. Catherine's, and that the existing formal vocabulary should be considered and integrated to ensure a cohesive campus design and character.

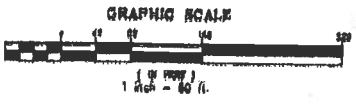
At the center of the campus there is a formal green space, or lawn, around which most campus buildings are organized. The axial relationship of buildings on opposing sides of this formal green space is an important part of the overall campus design and will be emphasized by the placement of the Performing Arts Center portion of the AIC directly on the North-South axis, opposite of Bacot Hall, the "Old Main" academic and administrative building. Currently, McVey Hall occupies this spot on campus, but does not take full advantage of its important position on the campus green.

At the lowest elevation and southernmost available location on campus, we propose an artificial turf playing field on grade with surface parking directly adjacent. The proposed parking area will be screened from Maple Avenue with landscaping and a brick masonry wall. Access to the parking area will occur at two separate drive entry points off of Maple Avenue. A new mechanical plant facility will be located at one of the proposed building locations.

CAMPUS BOUNDARY SURVEY AND OWNERSHIP INFORMATION



PROPERTY LINE INFORMATION IS COMPILED FROM AVAILABLE SOURCES AND IS NOT A BOUNDARY SURVEY. PARCEL INFORMATION IS FROM CITY OF RICHMOND GIS.



EXISTING USES

EXISTING USE NARRATIVE

The existing building and facility program uses for the St. Catherine's School's Grove Avenue campus are described in this section. The existing academic buildings, sports facilities, offices, and support spaces are labeled in the legend below as well as in the site plan on the following page. Specific academic programming, administrative, and support uses for the buildings may change over time to meet the needs of St. Catherine's School's students, faculty, and administrators. In addition, the specific uses for each building below may be adjusted in the future.

EXISTING USE LEGEND

- ① Bacot Hall: classrooms and administrative offices
- ② Dining Hall: dining facilities, administrative offices and related uses
- ③ Washington Hall: classrooms, administrative offices, and auditorium
- ④ Kenny Sports and Fitness Center: athletic facility, classrooms, administrative offices
- ⑤ Power plant: central mechanical plant
- ⑥ Scene Shop: classrooms and administrative offices
- ⑦ McVey Hall: performing arts, academic areas, classrooms, administrative offices and related uses
- ⑧ McCue Hall: classrooms and administrative offices
- ⑨ Moore Fine Arts Center: classrooms and administrative offices
- ⑩ Ellett Hall: classrooms and administrative offices
- ⑪ The Arcade: classrooms and administrative offices
- ⑫ Armfield Science Center: classrooms and administrative offices
- ⑬ Development Office: administrative offices
- ⑭ Jones Maintenance Facility: maintenance shop and administrative offices
- ⑮ Tennis Courts
- ⑯ The Palace: faculty dormitory
- ⑰ Turner Hall, Wright Library, Bannard Chapel: library, classrooms, administrative offices, and chapel
- ⑱ Guigon Hall: classrooms and administrative offices
- ⑲ Blair Hall: administrative offices and faculty dormitory
- ⑳ Brackett House: bookstore and faculty dormitory
- ㉑ Jeffrey Hall: classrooms and administrative offices
- ㉒ Miss Jennie's: classrooms and administrative offices
- ㉓ Head of School's residence: single-family residence

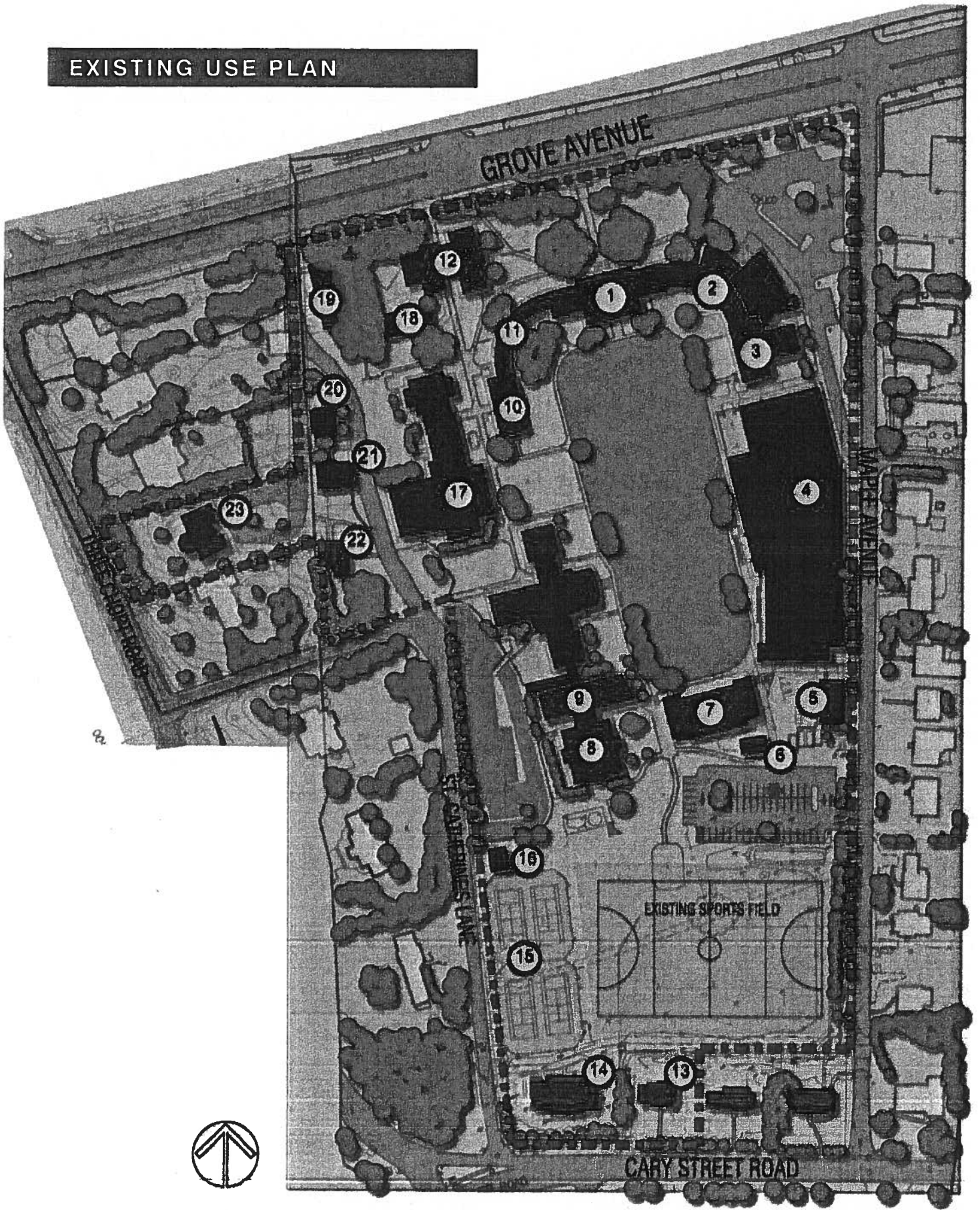
PROPERTY LINE



EXISTING BUILDING



EXISTING USE PLAN



PLANNED USES

PLANNED USE NARRATIVE

Arts and Innovation Center:

The planned use for the proposed AIC will include spaces for performing arts, visual arts and innovation lab spaces. The new auditorium will contain approximately 550 seats and a scenery fly tower. The visual arts department will contain studio space for art classes at St. Catherine's School. The specific use of the space in the AIC may change over time.

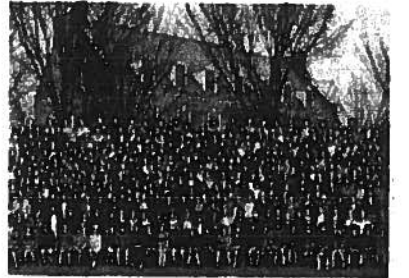
Turf Field / Parking Area:

In addition to the AIC building, this Campus Master Plan includes provisions for the addition of a turf sports field with parking on grade. The turf field will be used for students' practices, games, physical education classes, and recess. Spectator bleacher seating will also be included at the field level. The parking area adjacent to the field will provide additional parking spaces for the entire campus, including the proposed AIC facility and turf field. The existing mechanical plant will be removed and relocated to support the AIC and other portions of campus. A new mechanical plant facility will be located at one of the proposed building locations.

Future Expansion:

This Campus Master Plan also identifies areas for the expansion of existing buildings and for the addition of new buildings to the campus. Uses could include classrooms, offices, mechanical equipment and other educational-related uses.

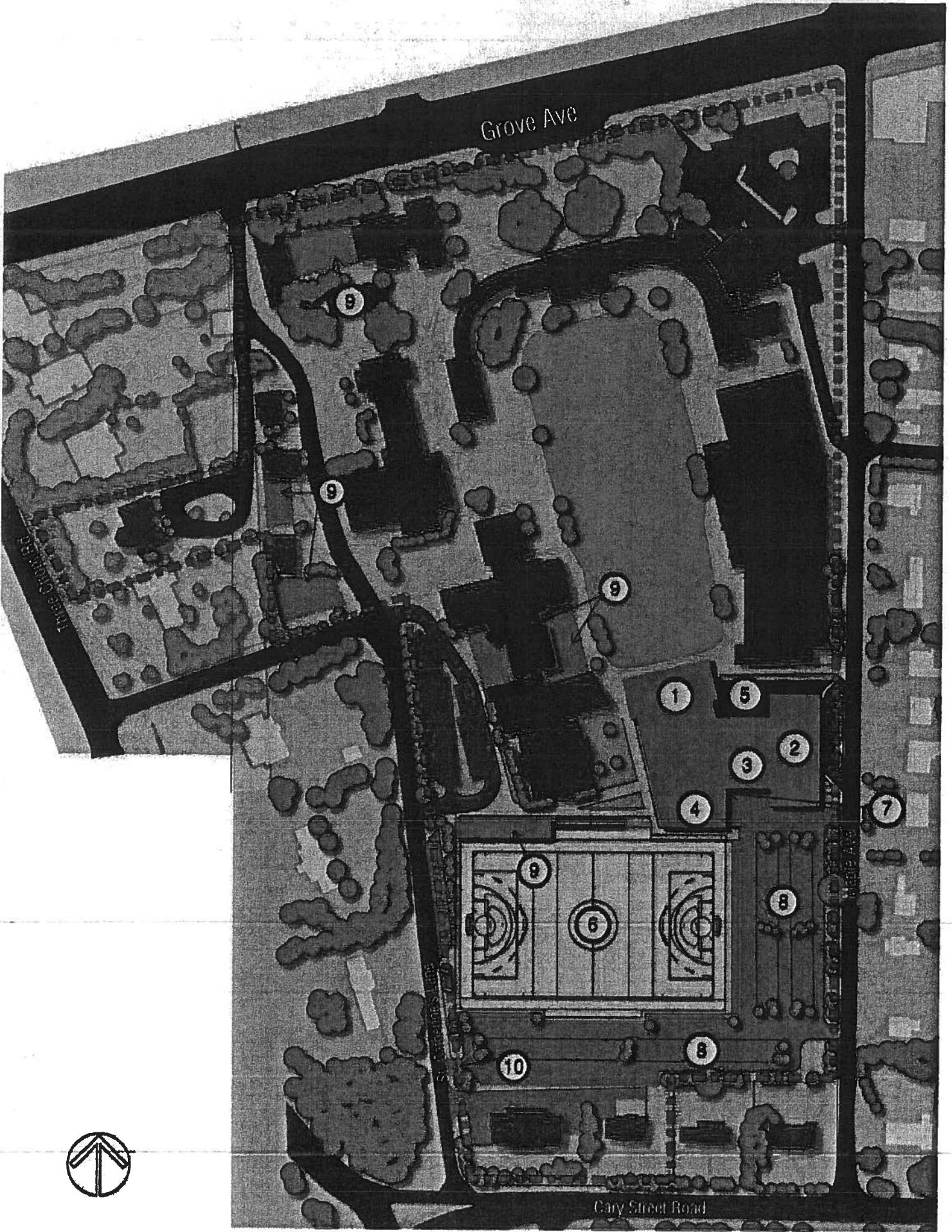
St. Catherine's School may also modify, improve, and update the exterior facades of existing buildings, porches, and porticos, without expanding the applicable building's footprint. Such changes could take place with respect to the existing and planned buildings and improvements shown on the Campus Master Plan. In addition, improvements associated with or related to building operations or educational operations may be located on the campus grounds outside of required front and side yards. St. Catherine's School may also modify its campus grounds with changes to the hardscape, softscape, landscaping, grading, and similar modifications. These changes may include modifications to, replacement of or relocation of sidewalks, terraces, and patios on campus.



PLAN LEGEND KEY

- ① Proposed Arts & Innovation Center Performing Arts Theater
- ② Proposed Arts & Innovation Center Studio Arts Building
- ③ Proposed Arts & Innovation Center Dance Studios
- ④ Proposed Arts & Innovation Center Theater Support
- ⑤ Proposed Arts Plaza
- ⑥ Proposed Turf Field
- ⑦ Proposed Arts Loading Dock
- ⑧ Proposed Surface Parking Lots
- ⑨ Proposed Buildings / Building Expansion Location
- ⑩ Gated Service Entrance at St. Catherine's Lane

MAIN CAMPUS VIEW AXIS	
PROPERTY LINE	
PROPOSED BUILDING	
EXISTING BUILDING	



PLANNED USE SITE LAYOUT

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL NARRATIVE

The core of the St Catherine's campus is a formal green space, or lawn, around which most campus buildings are organized. The axial relationship of buildings on opposing sides of this formal green space is an important concept which has been used as an organizing element in the new AIC design. Additionally, the tallest portion of the AIC, the fly tower, will occur at the center of the campus, not at the perimeter, to mitigate the impact on neighbors and the surrounding community. The building materials and design aesthetic of the new AIC will be in keeping with the existing campus buildings and fit in naturally to the existing landscape.

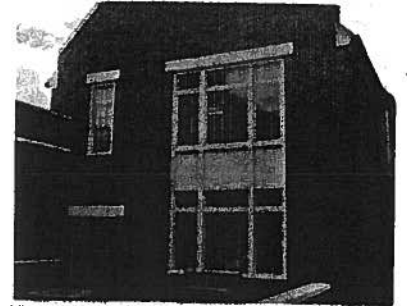
The AIC is envisioned as a grouping of two major building masses: 1) the Studio Arts wing, which would consist of two stories along Maple Avenue, maintaining the building edge and character established by Kenny Athletic Center, and 2) the Performing Arts Center and fly tower, which would be positioned on axis with Bacot Hall on the "Campus Green." Connecting these two building forms would be a "hyphen" building, which would house support functions for the theater and dance rehearsal spaces. This grouping of the three buildings will form the perimeter of what St. Catherine's School considers to be the heart of the project, the "Arts Courtyard." The "Arts Courtyard" is envisioned as an outdoor gathering, exhibit, and small performance space which will function in a variety of ways involving all users of the facility in an interdisciplinary fashion. Pedestrian access to this courtyard space will occur from the "Campus Green" and from a drop-off along Maple.

The new AIC will take its design cues from the existing campus context, which consists of buildings designed in a traditional red brick Georgian style, in keeping with long-standing Virginia architectural traditions. Transitions from interior to exterior spaces are handled with traditionally detailed porches or porticos. Materials utilized in the new construction will be selected based on their compatibility with existing campus buildings, and will include red brick, limestone or precast concrete, and roofing materials that are similar to other existing campus buildings.

A brick wall will be used along Maple Avenue where required by the zoning ordinance for parking lot buffering. This wall will be architecturally similar to the existing brick wall along Grove Avenue at the main entrance to St. Catherine's School. This wall may include school-related signage to the extent permitted by the zoning ordinance. This wall will be architecturally similar to the existing brick wall along Grove Avenue at the main entrance to St. Catherine's School. This wall may include school related signage to the extent permitted by the zoning ordinance.



View of St. Catherine's Signage at Corner of Grove and Maple Avenues



View of Kenny Center



View of Entry Detail



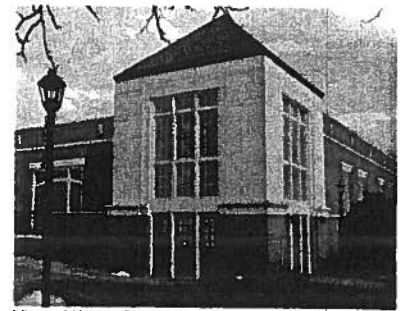
View of Lower School Portico



View of Ellet Hall Entry

The campus areas that are planned for future buildings or building expansion will also be designed to blend in with the existing Georgian architectural style on the campus.

The images on the prior page, this page, and the pages that follow provide illustrations of the architectural concepts discussed above, and the new buildings and building expansion will incorporate the themes and detail generally. The watercolor renderings are provided to illustrate the general extent (size and scale) of the AIC and the field and parking area. Specific building design, architectural design, and architectural detail for each of the proposed buildings and building expansions will follow the architectural principles in the Architectural Narrative.



View of Kenny Center Entry

EXISTING CAMPUS ARCHITECTURE



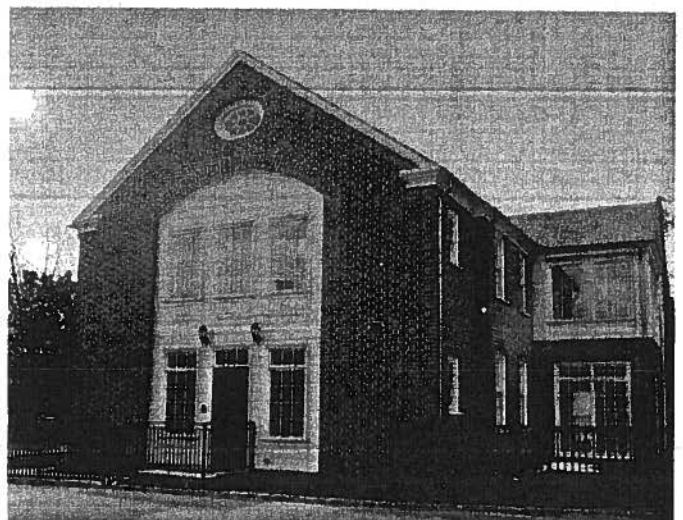
View of Bacot Hall Front Door



View of Portico at Bacot Hall

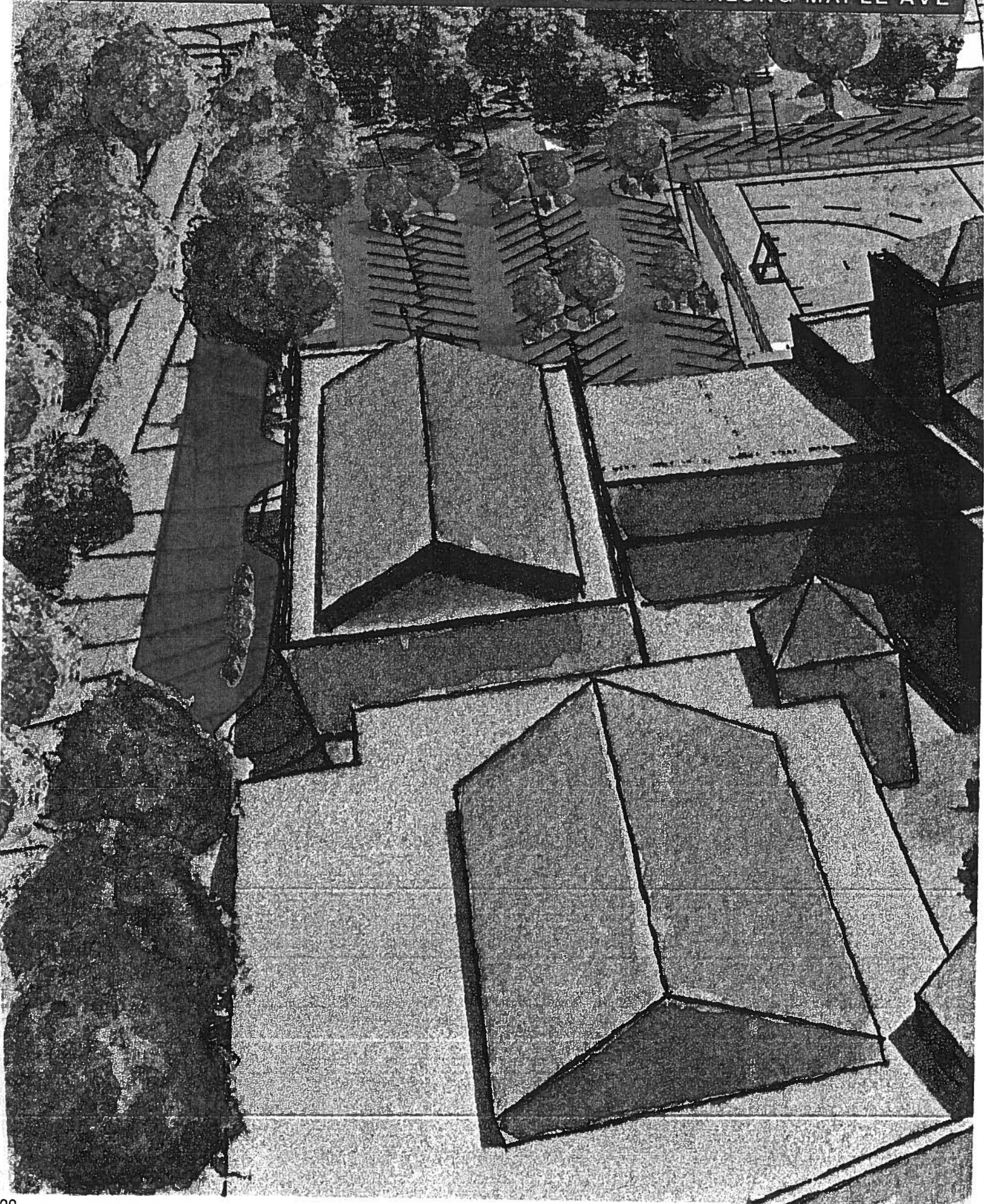


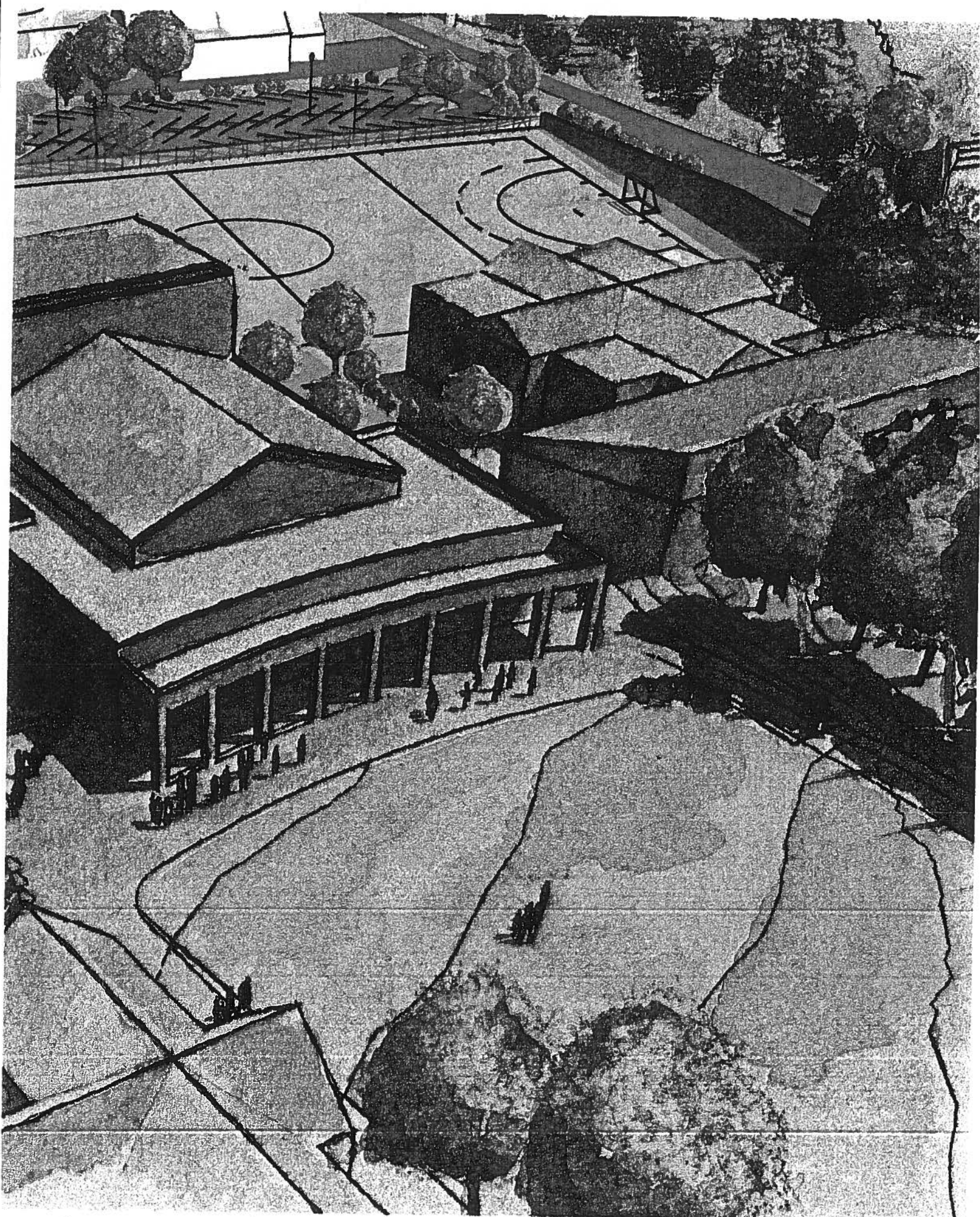
View of the Armfield Science Center



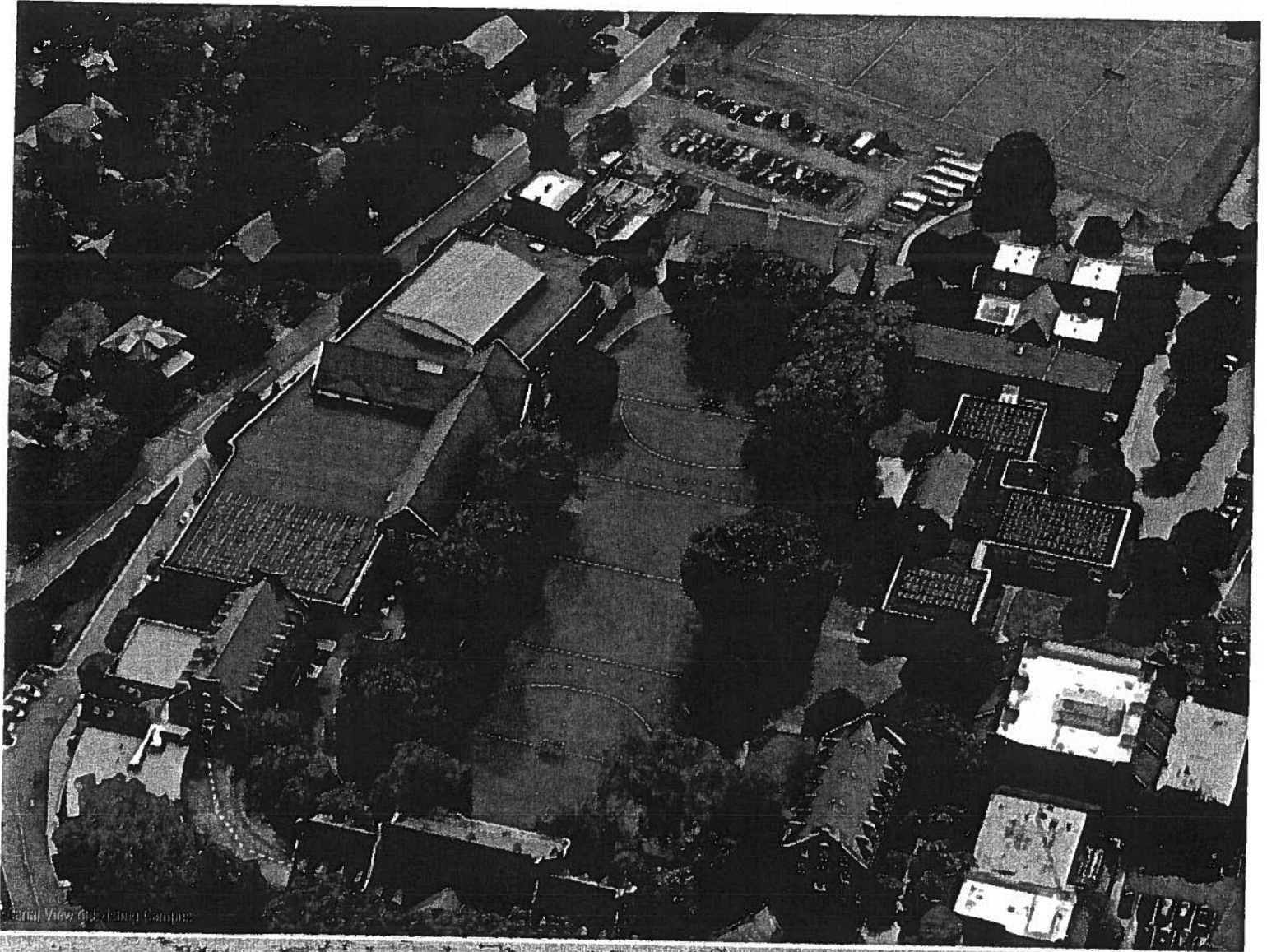
View of the Center for Early Childhood Education (Jeffrey Hall)

AERIAL VIEW OF PROPOSED AIC + FIELD / PARKING ALONG MAPLE AVE

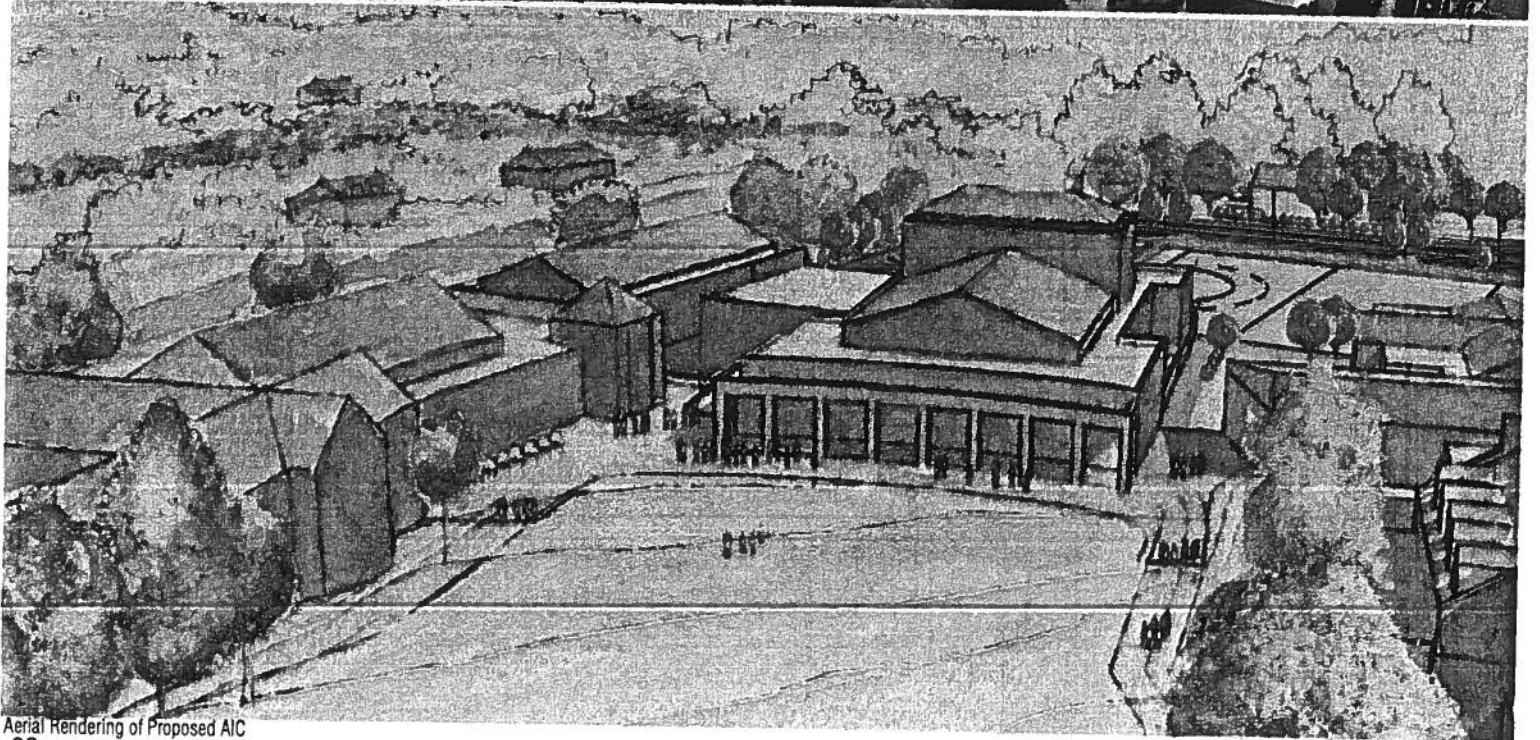




AERIAL VIEW OF EXISTING CAMPUS & RENDERING OF PROPOSED AIC



Aerial View of Existing Campus



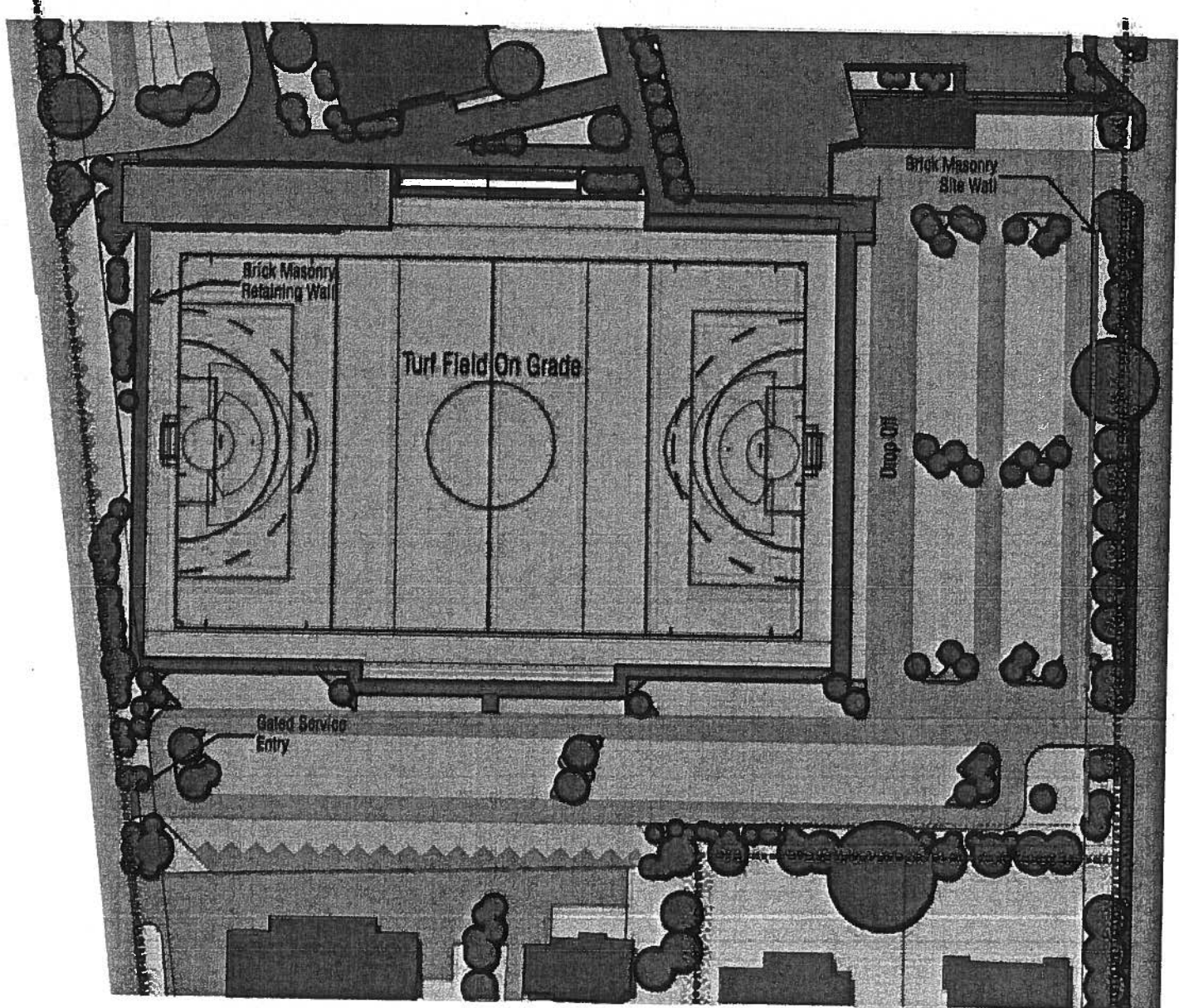
Aerial Rendering of Proposed AIC

PARKING & COVERAGE

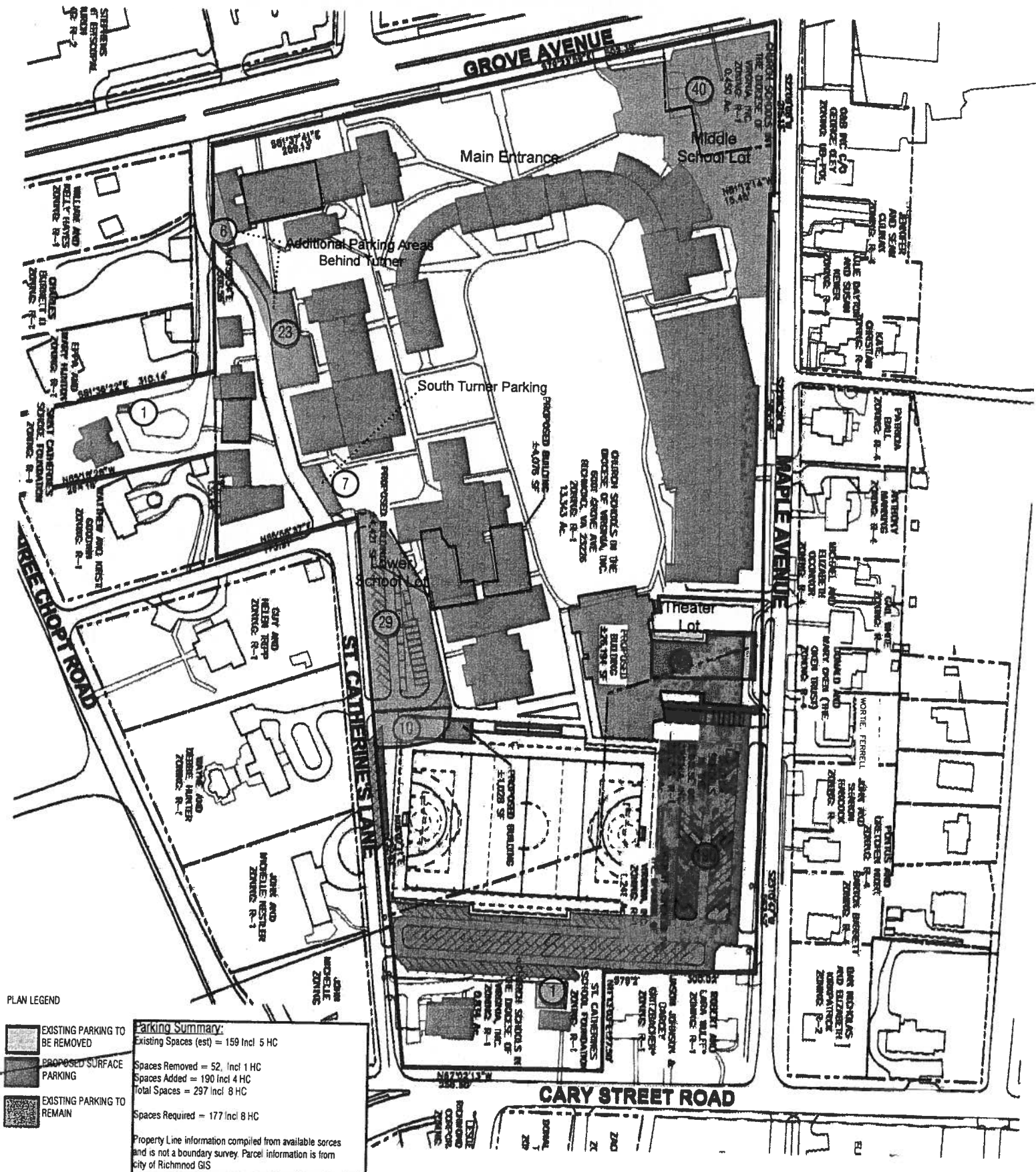
PARKING NARRATIVE

Adding more on-campus parking spaces is an important aspect of this Campus Master Plan. More parking is needed on a daily basis to support school life and the various programs that St. Catherine's School offers. St. Catherine's School also knows that on-campus parking is an important issue for its neighbors and the provision of more on-campus parking will have a positive impact on the surrounding community.

St. Catherine's School desires to address this need with the surface parking areas shown in this Campus Master Plan. The parking areas will contain a minimum of 190 spaces. The inclusion of this new surface parking will provide a minimum of 297 parking spaces on campus.



PARKING



PLAN LEGEND

- EXISTING PARKING TO BE REMOVED
- PROPOSED SURFACE PARKING
- EXISTING PARKING TO REMAIN

Parking Summary:
 Existing Spaces (est) = 159 Incl 5 HC
 Spaces Removed = 52, Incl 1 HC
 Spaces Added = 190 Incl 4 HC
 Total Spaces = 297 Incl 8 HC
 Spaces Required = 177 Incl 8 HC

Property Line information compiled from available sources and is not a boundary survey. Parcel information is from City of Richmond GIS

TRAFFIC CIRCULATION

TRAFFIC CIRCULATION AND ACCESS

St. Catherine's School's Grove Avenue campus is accessed by the public streets that bind the campus, including Cary Street, Grove Avenue, Maple Avenue, and St. Catherine's Lane. The main entrance is located on Grove Avenue (Main Entrance) and is accessed via Grove Avenue. Vehicles parking in the northeast parking lot (Middle School Lot) enter via Grove Avenue and depart via Maple Avenue. The existing theater parking lot (Theater Lot) is accessed via Maple Avenue. This Theater Lot will be replaced with the larger proposed parking area, which will also be accessed via Maple Avenue. The Lower School parking lot (Lower School Lot) is accessed via St. Catherine's Lane. The additional parking areas behind Turner Hall are accessed via Grove Avenue and St. Catherine's Lane.

PROPOSED ACCESS TO THE ARTS & INNOVATION CENTER (AIC):

Maple Avenue and St. Catherine's Lane are the two primary vehicular routes to access parking and drop-off at St. Catherine's School. Between the two roads, Maple Avenue can maintain comparatively more vehicular trips. In planning the building changes to the campus, Maple Avenue provides better road infrastructure to access the AIC than the narrower St. Catherine's Lane.

To provide for efficient movement in and out of the parking area and to reduce stacking on Maple Avenue, the new parking area will be accessed by two separate entry / exit locations. The north entrance to the parking area will be located just south of the proposed AIC building directly off of Maple Ave while the south entrance will be located at the southernmost curb cut onto Maple Ave. The parking area will contain a one way double drive aisle near the playing field to handle bus and carpool drop off. The double drive aisle is being proposed to reduce queuing congestion for student drop off in the morning as well as for peak arrival and departure times for events in the proposed theater and turf field. In addition, a gated entrance onto St. Catherine's Lane will be provided in the southwest corner of the parking area. Use of this gated entrance will be restricted to (i) emergency vehicles and buses and (ii) special events on campus by all vehicle types. This gated entrance will allow larger vehicles to move more efficiently through the parking area and will provide a third access point for special events.

The new field and parking area will be linked to the AIC and the rest of the buildings on campus with sidewalks and will provide users of the facility with easy pedestrian access to the campus.

Existing surface parking at St. Catherine's School is kept primarily to the perimeter, which insulates the core of the campus from vehicular traffic and reinforces the pedestrian nature of the site.

OPEN SPACES





OPEN SPACE NARRATIVE

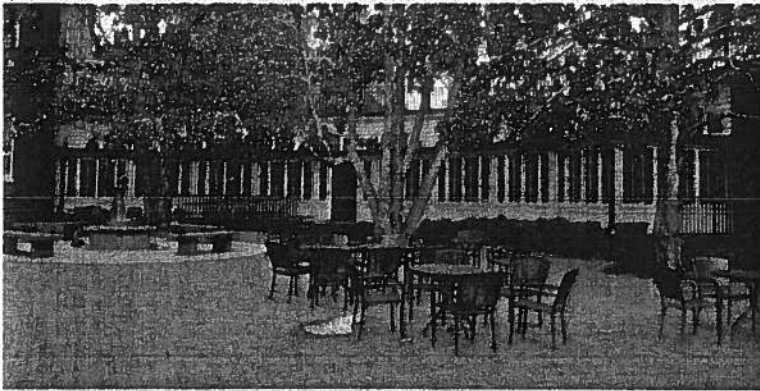
The Grove Avenue campus at St. Catherine's School has large formal open spaces for students and faculty and also contains unique opportunities for the creation of new outdoor areas. The existing campus green space will continue as the central organizing element of the campus buildings but will contain a transition to a new lower-level arts plaza as well. In addition to the plaza, the existing outdoor recreation space adjacent to the Lower School will remain and a new lawn and expanded field sports spectator seating area will now reside at the south end of the campus, adjacent to the new field. Pedestrian paths will connect these open spaces.

Campus grounds and the identified open spaces will be used to further St. Catherine's School's academic, arts, and athletic programming and for other educational related uses. These uses include outdoor classroom space, athletic practices, athletic competitions, school-related events and programming, and other similar educational related uses.

OPEN SPACE PLAN LEGEND

- ① EXISTING CAMPUS GREEN SPACE
- ② EXISTING SECONDARY LAWN SPACE
- ③ NEW ARTS PLAZA
- ④ NEW TURF FIELD/ SURFACE PARKING
- ⑤ SPECTATOR / TEAM AREA FOR NEW FIELD
- ⑥ EXISTING LOWER SCHOOL PLAYGROUND
- ⑦ EXISTING EXTERIOR DINING TERRACE
- ⑧ EXISTING FRONT LAWN

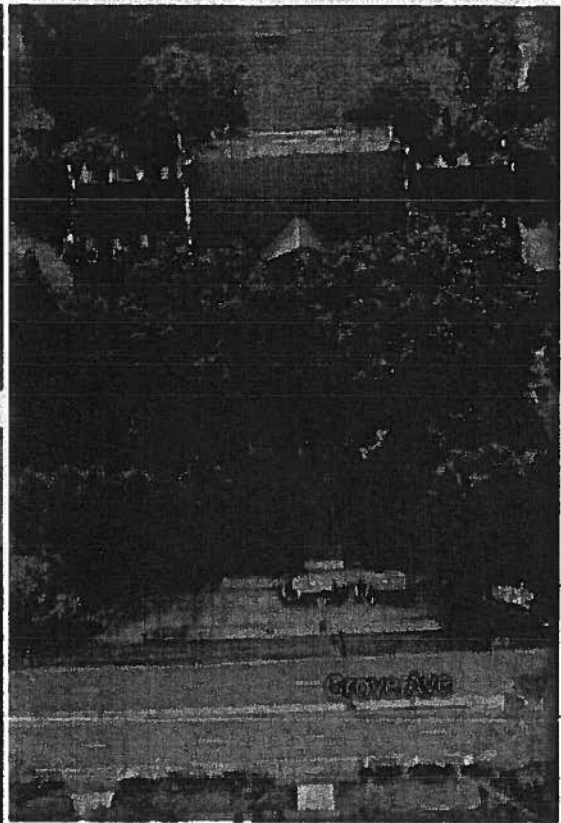
- MAIN CAMPUS VIEW AXIS 
- PROPOSED PEDESTRIAN ACCESS 
- PROPERTY LINE 
- PROPOSED BUILDING 



Dining Terrace at St. Catherine's School

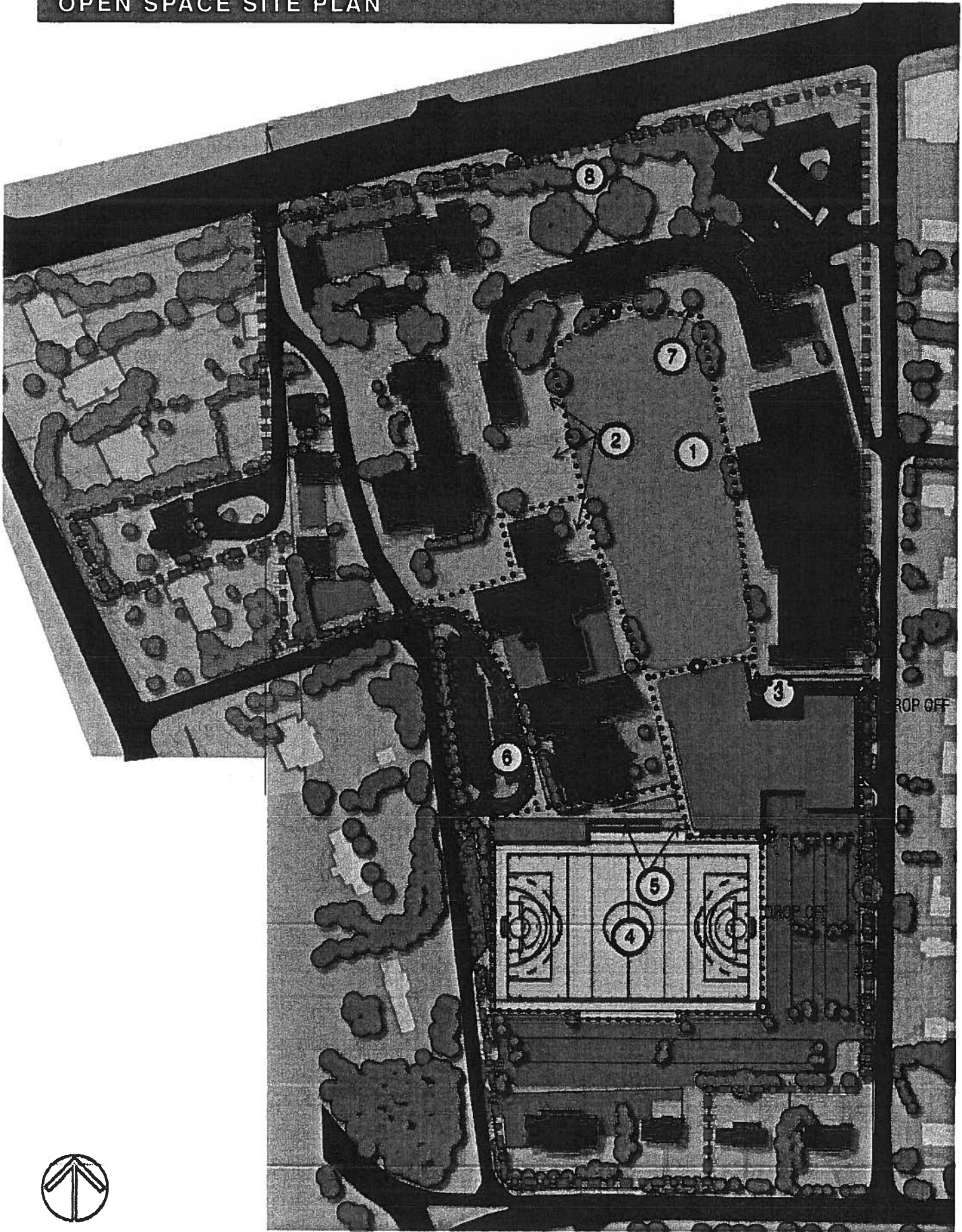


Campus Green at St. Catherine's School



Aerial View of Main Campus Entry at Bacot Hall

OPEN SPACE SITE PLAN





St. Catherine's School