

EXHIBIT NO. 1

9  
10-19-02

Docket Item # 12  
DEVELOPMENT SPECIAL USE PERMIT #2002-0024  
DURANT RECREATION CENTER

Planning Commission Meeting  
October 1, 2002

**ISSUE:** Consideration of a request for extension of a development special use permit for construction of an addition to a recreation center and elementary school connector.

**APPLICANT:** City of Alexandria, Department of Recreation, Parks and Cultural Activities, by Kirk Kincannon, Deputy Director

**LOCATION:** 1605 Cameron Street

**ZONE:** RB/Residential and POS/Public Open Space

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**PLANNING COMMISSION ACTION, OCTOBER 1, 2002:** On a motion by Mr. Dunn, seconded by Mr. Komoroske, the Planning Commission voted to recommend approval of the application subject to compliance with all applicable codes and ordinances and staff recommendations. The motion carried on a vote of 7 to 0.

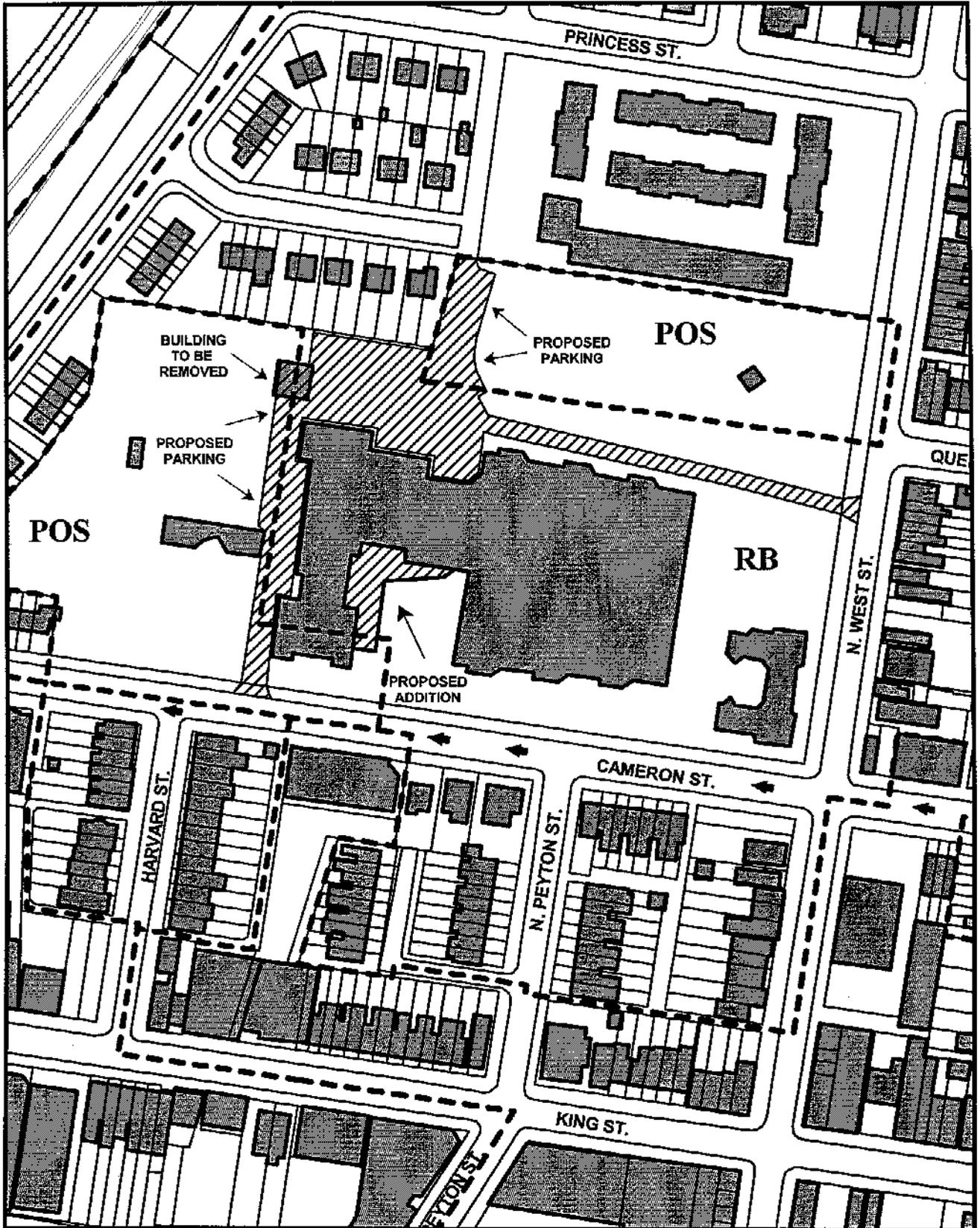
Reason:

The Planning Commission generally agreed with the staff recommendations. Mr. Leibach indicated that he would support approval of the application, but noted that he believed that the Commission should give thought to the issues raised by Ms. Crenshaw.

Speakers:

George Delimba, General Services, represented the application.

Julie Crenshaw spoke to having the application deferred until the proposal can be examined in conjunction with the Open Space Study with regard to the impacts of combining recreation centers with schools where younger children are being educated. She also spoke to the loss of open space needed for the building addition and expanded parking facilities.



**DSUP #2002-0024**

**10/01/02**



**STAFF RECOMMENDATION:**

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

**The following is a new condition.**

20. **NEW CONDITION ADDED BY STAFF: The lighting level is to be a minimum of 2.0 foot candles minimum maintained so long as it is provided in conjunction with the use of timers and/or manual controls that will permit the lights to be turned off when evening functions at the Center have concluded. This will eliminate the perceived nuisance to the neighborhood of the area being over lit. (Police) (P&Z)**

**The following conditions are carried forward from DSUP #2000-0041**

1. Modify the site layout and building design treatment along the frontage of Cameron Street to retain the existing entrance to the Durant Center.(P&Z)
2. Exterior finish materials and window treatments used for the building addition and/or existing recreation center renovation shall be consistent and compatible with the existing features of the Durant Center subject to approval by the Parker-Gray District Board of Architectural Review and to the satisfaction of the Director of P&Z. (P&Z)
3. Provide additional landscaping along the frontage of the Durant Center and adjacent plaza entrance to the school, in order to enhance the appearance of the area to the satisfaction of the Director of P&Z. (P&Z)
4. Provide a plan for tree protection for all existing trees shown in areas adjacent to "areas of disturbance" to the satisfaction of the Director of P&Z and the City Arborist. The 24" Oak tree shown to be saved near the new front entrance shall be protected if the Arborist determines it is feasible to save the tree; if the tree is not saved, at least three additional trees shall be provided to replace it. (P&Z)
5. The applicant shall submit a final "as-built" plan for the "building addition" prior to applying for a certificate of occupancy permit. (P&Z)
6. Any inconsistencies between the various drawings shall be reconciled to the satisfaction of the Directors of P&Z and T&ES. (P&Z)

7. The applicant shall attach a copy of the final released site plan to each building permit document application and be responsible for insuring that the building permit drawings are consistent and in compliance with the final released site plan prior to review and approval of the building permit by the Departments of Planning and Zoning and Transportation and Environmental Services. (P&Z)
8. Tree protection shall be established and maintained throughout the duration of the project, in accordance with "Alexandria Landscape Guidelines", and to the satisfaction of the City Arborist. Tree protection must be established, and approved by the City Arborist before any clearing, grading or construction begins on the site. (RP&CA)
9. Developer to comply with the peak flow requirements of Article XIII of zoning ordinance. (T&ES)
10. The storm water Best Management Practices (BMPs) required by this project shall be constructed and installed under the direct supervision of the design engineer or his/her designated representative. The design engineer shall make a written certification to the City that the Best Management Practices are constructed and installed as designed and in accordance with the approved final site plan. In addition, aggregate layers and collector pipes may not be installed unless said engineer or his/her representative is present. (T&ES)
11. The developer shall furnish the owner with an owner's operation and Maintenance Manual for all Best Management Practices on the project. The manual shall include at a minimum an explanation of the functions and operations of the BMP and any supporting utilities, catalog cuts on any mechanical or electrical equipment, a schedule of routine maintenance for the BMP and supporting equipment, and a copy of maintenance agreement with the city. (T&ES)
12. The Narrative Description on the cover sheet refers to using a bio-retention area as the proposed BMP for the site, but on sheet 5, it indicates an underground filtration vault will be used. Plans need to be corrected and consistent. If both are proposed the bio-retention area needs to be labeled. (T&ES)
13. Show existing and proposed street lights and site lights. Indicate the type of fixture, and show mounting height, and strength of fixture in Lumens or Watts. Provide manufacturer's specifications for the fixtures. Provide lighting calculations to verify that lighting meets City Standards. (T&ES)
14. All driveway entrances and sidewalks in public ROW or abutting public ROW shall meet City standards. (T&ES)

15. Prior to the release of the final site plan, provide a Traffic Control Plan for construction detailing proposed controls to traffic movement, lane closures, construction entrances, haul routes, and storage and staging. (T&ES)
16. The applicant is to consult with the Crime Prevention Unit of the Alexandria Police Department regarding locking hardware and alarms for the center. (Police)
17. A site security survey is to be completed for the construction trailers as soon as they are placed on site. (Police)
18. The proposed evergreen trees are to be limbed up a minimum of 6 feet, to enhance natural surveillance. (Police)
19. Signage shall be provided to direct drivers to the available parking resources at the rear of the site. (PC)

**DISCUSSION:**

The applicant, City of Alexandria, is requesting an extension to the development special use permit plan for construction of a building addition to the existing Oswald Durant Recreation Center located at 1605 Cameron Street that was approved by City Council on February 24, 2000 (DSUP#2000-0041). The applicant filed for the extension on August 24, 2002, prior to the plans expiration on August 24, 2002.

This project has been delayed because bids received last year by the City were over the estimated cost and budget for the project. After careful review by the City and the architect, it was determined that much of the higher cost was attributable to exterior site work, parking expansion, architectural detail and other design elements. It was determined that all the work was necessary for the successful implementation of the renovation/expansion of the recreation center, therefore the project was delayed until additional funding could be identified. This process was recently completed and the project has been advertised for bid. City staff has completed the review and processing of the final site plan which was ready to be released when the plan was about to expire. All conditions from the prior approval have been satisfied including a redesign of the building entrance that retains the appearance of a major entrance along the Cameron Street elevation.

The applicant must also acquire reapproval by the Parker-Gray District Board of Architectural Review. Their current Certificate of Appropriateness expires on September 26, 2002. The BAR staff has noted changes to the storefront window system used for the corridor connection between the school and the recreation center. This revision will be addressed during the application review process for consideration by the Parker-Gray District Board of Architectural Review.

Staff has no objection to the extension request and recommends approval.

**STAFF:** Eileen P. Fogarty, Director, Department of Planning and Zoning;  
Kimberley Johnson, Chief, Development;  
Gregory Tate, Urban Planner.

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Planning and Zoning (Board of Architectural Review)

- F-1 Property is located in the Parker-Gray Historic District.
- F-2 The demolition/capsulation of portions of the Durant Center (front entry steps and north side) was approved by the Parker-Gray Historic District Board of Architectural Review (BAR2000-301, 5/23/01). This approval includes only alterations to the Durant Center building and has lapsed.
- F-3 The addition and alterations to the Durant Center were approved by the Parker-Gray Historic District Board of Architectural Review (BAR2000-302, 5/23/01). Alterations to these plans were subsequently approved (BAR2001-230, 9/26/01). The approval of the addition and alterations will lapse on September 26, 2002.
- F-4 The plans dated November 2001 accompanying DSUP2002-0024 are different in several respects from the plans previously approved by the Parker-Gray Historic District Board of Architectural Review.
- C-1 Any exterior alterations visible from the public right-of-way require the review and approval of Parker-Gray Historic District Board of Architectural Review. This includes the proposed addition, all visible exterior mechanical equipment, as well as any proposed exterior alterations made to the existing building(s). In addition, a Permit to Demolish and/or Capsulate will be required for all areas of the building where more than 25 square feet of building area is to be removed or encapsulated as a result of the proposed work.
- C-2 The removal of the wood shop building (1607 Cameron Street) will require the approval of a Permit to Demolish.
- C-3 Permits to Demolish and Certificates of Appropriateness issued by the Board of Architectural Review are good for one year. All prior approvals have already expired or will expire on September 26, 2002. The applicant must seek re-approval from the Parker-Gray Historic District Board of Architectural Review.
- C-4 The current plans differ from those approved by the Parker-Gray Historic District Board of Architectural Review. The applicant must seek approval of these alterations to the previously approved plans.

Transportation & Environmental Services:

No comments

Code Enforcement:

The following are repeat comments submitted on 8/16/01 (DSP2000-00041).  
Changes are denoted in **BOLD** type.

- C-1 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Any proposed future alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-4 Before a building permit can be issued on any proposed future alterations, a certification is required from the owner or owner's agent that the building has been inspected by a licensed asbestos inspector for the presence of asbestos (USBC [105.10]).
- C-5 The developer shall provide a building code analysis with the following building code data on the plan: a) use group; b) number of stories; c) type of construction; d) floor area per floor; e) fire protection plan. **The code analysis submitted on the Cover Sheet does not meet this requirement.**
- C-6 A soils report is required to be submitted with the permit application. **The soils report that was submitted to the City has not been received or reviewed by Code Enforcement.**
- C-7 The addition shall be separated from the existing buildings with fire walls or the means of egress and fire safety of the existing building shall be upgraded to meeting the current requirements of the USBC. This upgrade would include installing a fire sprinkler system throughout the entire recreation center. If a sprinkler system is installed then show the location of a fire department connection(fdc) and the fire hydrant that will serve the fdc. The hydrant shall be within 100 feet of the fdc.

- C-8 Prior to submission of the Final Site Plan, the developer shall provide a fire flow analysis by a certified licensed fire protection engineer to assure adequate water supply for the structure being considered. See attached guidelines for calculation methodology. **The submitted fire flow analysis is not correct and has failed the review process. Resubmit a revised fire flow analysis.**
- C-9 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 118.0.
- C-10 Additions and alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit (USBC ^[105.1). Four sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application (USBC ^[105.5).
- C-11 Required exits, parking, and accessibility within the building for persons with disabilities must comply with USBC Chapter 11. Handicapped accessible bathrooms shall also be provided.
- C-12 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers. **Noted on plans. Detailed rodent abatement plan is required for submission.**
- C-13 The emergency vehicle easement shall be signed in accordance with the attached guidelines. The easement shall be recorded in the land records prior to the release of the site plan. **Proposed emergency vehicle easement contains excessive turns and inadequate recovery of apparatus prior to entering the next turn (located at the northeast corner of the easement). Redesign easement to accommodate apparatus or demonstrate through approved, recognized methods that the proposed easement meets the City standard and can be negotiated by City fire apparatus. Curb-cut from Cameron Street into emergency vehicle easement shall be designed to City standards for emergency vehicle easements.**

Health Department:

No comments

Police Department:

**Planning and Zoning staff is not recommending this condition because tree and light locations have been coordinated:**

R-1 Trees are not to be planted under or near light poles.

**Planning and Zoning staff recommended against this condition in the prior application, however, if the applicant is utilizes timers and/or manual controls as indicated in R-3 below, staff would have no objection to this requirement:**

R-2 Lighting for the parking lots and all common areas is to be a minimum of 2.0 foot candles minimum maintained, not the City standard.

**Planning and Zoning staff has modified this condition:**

R-3 The lighting plan shown on page 11 of the blueprints is not to the satisfaction of the Chief of Police. As stated in recommendation number R-2 above, the lighting level is to be a minimum of 2.0 foot candles minimum maintained. These lights do not need to remain on all night, just during the evening hours on the nights when there are functions at the Center. This will eliminate the perceived nuisance to the neighborhood of the area being over lit.

Historic Alexandria (Archaeology):

No new comments

Parks & Recreation (Arborist):

No comments

Virginia American Water Company

1. Hydraulic calculations will be completed to verify main sizes upon final submittal of the site plan. Profiles will be required for hydraulic calculations.

APPLICATION for  
DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN  
DSUP # 2002-0024

PROJECT NAME: Oswald Durant Recreation Center

PROPERTY LOCATION: 1605 Cameron Street, Alexandria, VA

TAX MAP REFERENCE: 64.03 Block 1 Lot, Book 688, Pg 681 ZONE: RB & POS

APPLICANT Name: City of Alexandria, Virginia

Address: 301 King Street, Alexandria, Virginia

PROPERTY OWNER Name: City of Alexandria, Virginia

Address: 301 King Street, Alexandria, Virginia

SUMMARY OF PROPOSAL: Extension request to construct an addition to the existing recreation center and elementary school connector.

MODIFICATIONS REQUESTED: New paving in rear yard in excess of 50%

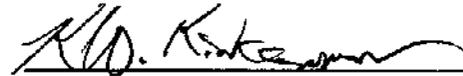
SUP's REQUESTED: Community Building in POS zone

THE UNDERSIGNED hereby applies for Development Site Plan, with Special Use Permit, approval in accordance with the provisions of the Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his knowledge and belief.

Kirk Kincannon, Deputy Director  
Print Name of Applicant or Agent  
City of Alexandria

  
Signature

RPCA-1108 Jefferson St.  
Mailing/Street Address

(703) 838-4842      (703) 684-6826  
Telephone #      Fax #

Alexandria, VA 22314  
City and State      Zip Code

August 23, 2002  
Date

=====DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY=====

Application Received: \_\_\_\_\_  
Fee Paid & Date: \$ \_\_\_\_\_

Received Plans for Completeness: \_\_\_\_\_  
Received Plans for Preliminary: \_\_\_\_\_

ACTION - PLANNING COMMISSION: \_\_\_\_\_

ACTION - CITY COUNCIL: \_\_\_\_\_

DURANT RECREATION CENTER

All applicants must complete this form.

Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is the (check one):

- Owner             Contract Purchaser
- Lessee             Other: \_\_\_\_\_

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

Not Applicable  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

- Yes.            Provide proof of current City business license
- No.            The agent shall obtain a business license prior to filing application, if required by the City Code.

**NARRATIVE DESCRIPTION**

- 2 The applicant shall describe below the nature of the request in detail so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. If not appropriate to the request, delete pages 4-7.  
*(Attach additional sheets if necessary)*

The City of Alexandria is requesting an extension of the Development Special Use Permit for the construction of an addition to the Oswald Durant Recreation Center (1605 Cameron Street) and the renovation of the existing facility. This project will provide additional space for recreation programs and services for community members, as well as added activity space for the attached elementary school, Jefferson Houston. The addition is approximately 6,364 sf. A walkway is included in the plan to connect the school to the recreation facility. New parking spaces are also included, providing 10 spaces beyond the 113 parking spaces required pursuant to the zoning ordinance.

The project was delayed last year when the bids received were over the estimated cost and budget for the project. After careful review of the project by City staff and the architect it was determined the proposed site work, parking, architectural detail, and other design elements contributed to the higher cost of the project, but were all necessary for the successful implementation of the renovation/expansion. The project was delayed until additional project funding could be identified. This process was completed recently and the project was advertised for bid. The City would like to begin construction this fall. Therefore, an extension of the Development Special Use Permit is requested.

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Development Special Use Permit with Site Plan (DSUP) # 2002-0024

3. How many patrons, clients, pupils and other such users do you expect?  
Specify time period (i.e., day, hour, or shift).

The facility is opened from 9:00am to 10:00pm. The number of patrons  
varies by scheduled event.

4. How many employees, staff and other personnel do you expect?  
Specify time period (i.e. day, hour, or shift).

During the non-summer months, the staff level for the work day is 7 (4 full-  
time & 3 part-time). During the summer months, the staff level for the work day  
is 9 (6 full-time and 3 part-time).

5. Describe the proposed hours and days of operation of the proposed use:

	Day	Hours	Day	Hours
(Rec Center)	<u>Monday-Saturday</u>	<u>9:00am - 10:00pm</u>		
(School)	<u>Monday-Friday during school hours</u>			
	<u>Sunday -Special Activities</u>			

6. Describe any potential noise emanating from the proposed use:

- A. Describe the noise levels anticipated from all mechanical equipment and patrons.

Only that noise associated with recreational uses inside the building.

- B. How will the noise from patrons be controlled?

Not Applicable

7. Describe any potential odors emanating from the proposed use and plans to control them:

Not Applicable

Development Special Use Permit with Site Plan (DSUP) # 2002-0024

8. Provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?

Normal trash & garage from a recreational center use. Typical office trash and trash from special functions (i.e. reception & performance)

B. How much trash and garbage will be generated by the use?

Same as Item #8A

C. How often will trash be collected?

Trash will be collected Daily

D. How will you prevent littering on the property, streets and nearby properties?

The recreational center staff & school staff will be responsible for keeping the grounds and structure.

9. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

Yes.  No.

If yes, provide the name, monthly quantity, and specific disposal method below:

Not Applicable

10. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

Yes.  No.

If yes, provide the name, monthly quantity, and specific disposal method below:

Not Applicable

11. What methods are proposed to ensure the safety of residents, employees and patrons?

Proper exterior lighting of walkways and parking areas.

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**ALCOHOL SALES**

12. Will the proposed use include the sale of beer, wine, or mixed drinks?

Yes.      No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

Not Applicable

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**PARKING AND ACCESS REQUIREMENTS**

13. Provide information regarding the availability of off-street parking:

A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

113

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B. How many parking spaces of each type are provided for the proposed use:

<u>118</u>	Standard spaces
<u>0</u>	Compact spaces
<u>5</u>	Handicapped accessible spaces.
<u>0</u>	Other.
<b>123</b>	<b>Total</b>

Development Special Use Permit with Site Plan (DSUP) # 2002-0024

- C. Where is required parking located? (check one)       on-site     off-site.

If the required parking will be located off-site, where will it be located:

Not Applicable

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

14. Provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance?    1 loading space

- B. How many loading spaces are available for the use?    1 loading space

- C. Where are off-street loading facilities located?    In the rear of the building

- D. During what hours of the day do you expect loading/unloading operations to occur?

During the hours of 9:00am - 3:00pm

- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

One per week

15. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Street access is adequate

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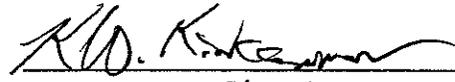
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Kirk Kincannon, Deputy Director  
Print Name of Applicant or Agent  
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Signature

RPCA-1108 Jefferson St.  
Mailing/Street Address

(703) 838-4842      (703) 684-6826  
Telephone #      Fax #

Alexandria, VA 22314  
City and State      Zip Code

August 23, 2002  
Date

**DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY**

Application Received: \_\_\_\_\_  
Fee Paid & Date: \$ \_\_\_\_\_

Received Plans for Completeness: \_\_\_\_\_  
Received Plans for Preliminary: \_\_\_\_\_

ACTION - PLANNING COMMISSION: 10/01/02      RECOMMEND APPROVAL      7-0

ACTION - CITY COUNCIL: 10/19/02PH -- CC approved the Planning Commission recommendation.