

Docket Item # 7
SPECIAL USE PERMIT #2003-0107

Planning Commission Meeting
January 6, 2004

ISSUE: Consideration of a request to amend the existing special use permit #98-0049 for the Cameron Station West Park to add an electronic scoreboard to its Armistead Boothe Park ballfield.

APPLICANT: City of Alexandria, Department of Recreation, Parks and Cultural Activities

LOCATION: 520 Cameron Station Boulevard (Parcel Address: 5400 Edsall Road)

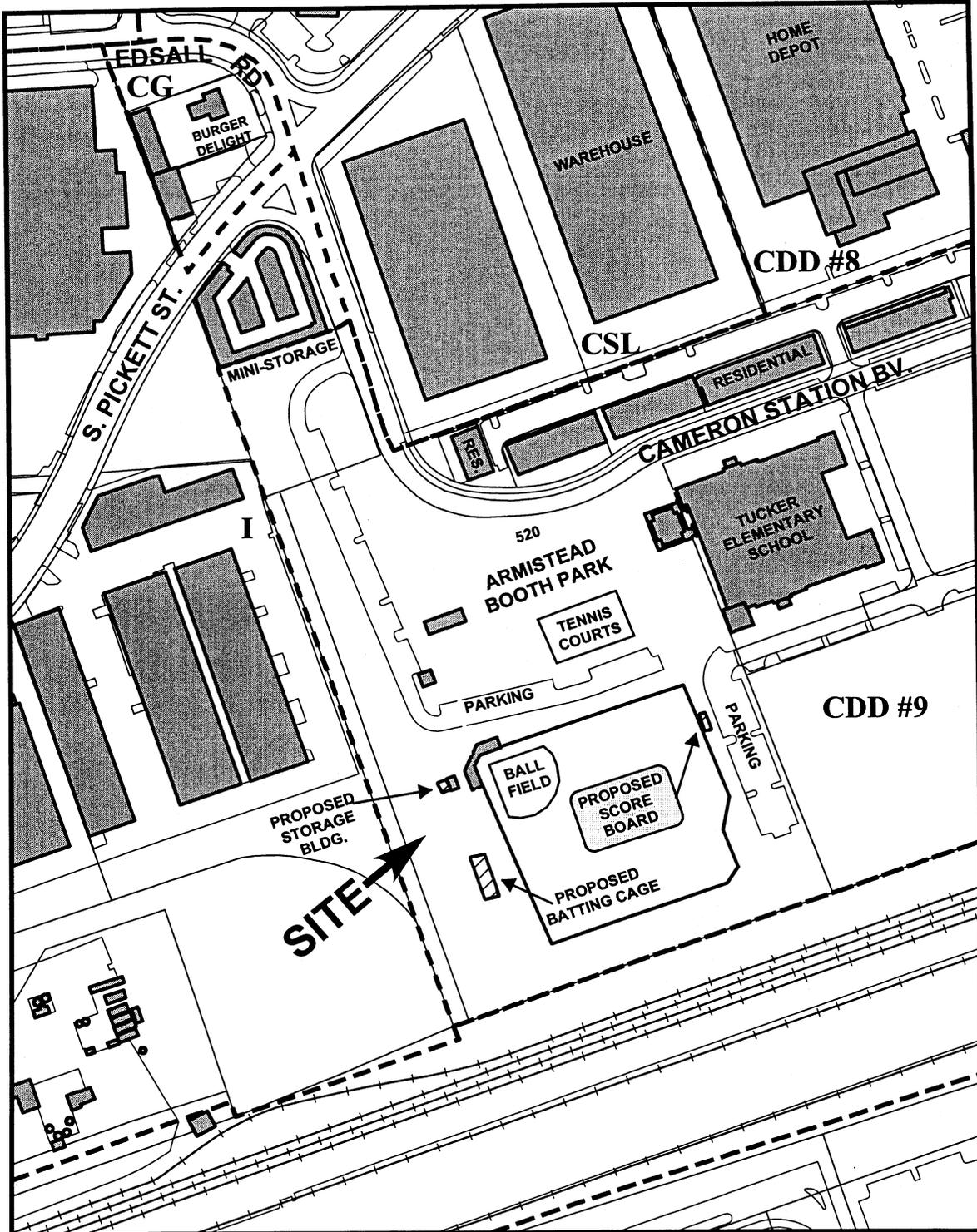
ZONE: CDD-9/Coordinated Development District

STAFF RECOMMENDATION: Staff recommends approval of the request to add an electronic scoreboard with a total height of 15 feet to the Armistead Boothe Park ballfield, subject to compliance with all applicable codes, ordinances and recommended permit conditions as outlined in Section III of this report.

PLANNING COMMISSION ACTION, JANUARY 6, 2004: On a motion by Mr. Komoroske, seconded by Ms. Fossum, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and recommended permit conditions. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with staff's analysis. In response to questions about whether such issues as lighting, parking and landscaping have been addressed, staff explained that the original special use permit and site plan include several conditions for the development of Cameron Station West Park, and that the proposed scoreboard constitutes an addition to the successfully completed ballfield. There will be no addition to the existing and approved lighting system and the scoreboard is directed towards the west side of the park, away from the future residential development.

Speakers: None



SUP #2003-0107

01/06/04



I. DISCUSSION

REQUEST

Consideration of a request to amend the existing special use permit for the Armistead Boothe Park to add an electronic scoreboard structure to its ballfield.

Section 9-201 (A) of the zoning ordinance allows ballpark signs only with a special use permit.

SITE DESCRIPTION

Located on the western edge of the Cameron Station property, the Boothe Park is ten acres in size and can be accessed from Cameron Station Boulevard.

SURROUNDING USES

The Samuel W. Tucker Elementary School is immediately adjacent to the Armistead Boothe Park. Residential townhouse developments are located further north across Cameron Station Boulevard and will be built immediately to the west as part of Phase VII of the Cameron Station development. Warehouses and wholesale businesses are located east of the subject site, and train tracks abut the ballfield on the south side.

PROJECT DESCRIPTION

On September 12, 1998, City Council granted development special use permit #98-0049 for a city park located within the Cameron Station development project. Since opening to the public in September 2000, Armistead L. Boothe Park has become a major asset to the City's park inventory. In order to expand the facility's use, the Department of Recreation, Parks and Cultural Activities proposes to upgrade the ballfield in several ways.

Existing facilities: Facilities at the park include three lighted tennis/basket ball courts, volleyball courts, horseshoe pits, a children's playground area with equipment, and lighted softball field with a marked youth soccer field in the outfield.

Proposed amenity: This application is for an electronic scoreboard as shown in the attachment. The proposed scoreboard is 7 feet high, 28 feet wide, 6 inches deep and is mounted on polls for a total height of 15 feet. It will be located on the eastern edge of the Armistead L. Boothe Park ballfield as illustrated in the attached map. The scoreboard's face will be directed westwards and will not be visible from the residential units located to the far north across Cameron Station Boulevard.

Scope and context of the proposal: The scoreboard is part of a ballfield upgrade that ACPS (Alexandria City Public Schools) is required to provide in order to make it a field for girl's sports that is comparable to facilities provided for boys' teams. Eugene Simpson Stadium Park ballfield located at 500 Monroe Avenue is being used for the highschool's boys ball teams. Currently, the City does not have another field available for play with the same amenities for the girls' team. Additional amenities that are part of the ballfield's upgrade but do not require a special use permit and

subsequently are not part of this application include a fenced area to be used as a batting cage, a covered team bench, and a small storage building. The proposed amenities will bring the Armistead L. Boothe Park ballfield up to the standards set at the Eugene Simpson Stadium Park.

Utilization of ballfield: The field is used primarily evenings and weekends by youth and adult sport teams. Children attending the Samuel W. Tucker Elementary School use the park for physical education classes and recess during the school day. During the spring and fall sport seasons most of the afternoons are occupied by highschool teams. The applicant does not expect a significant increase in the number of people that use the park site/ball field as a result of the proposed scoreboard addition.

Staff: According to the applicant, each organization that uses the field (ACPS, RPCA/Recreation, Parks, and Cultural Activities, ASA/Alexandria Soccer Association, etc.) provides the necessary staff, including teachers and coaches, for its respective events. The field is maintained by RPCA.

Hours of operation: The ballfield is open seven days a week with the following schedule:

Monday -Friday	8:00 A.M. - 3:00 P.M.	Tucker Students
Monday -Friday	4:30 P.M. - 6:30 P.M.	Highschool Students
Monday -Friday	6:30 A.M. -10:00 P.M.	Adult Teams
Weekends	Daytime (varies)	ASA & other youth teams

Noise: The applicant states that the current noise level is reasonable and not likely to change. RPCA and/or ACPS staff are assigned to work at games and events and to monitor and control noise. ASA provides its own supervision when using the field.

Trash: In addition to collecting trash during games and events, staff removes trash on a daily basis. The applicant indicates that sufficient trash cans are available and that signs and staff will enforce appropriate disposal of trash. Staff does not expect an increase in trash as a result of this application.

Parking: The proposed addition of a scoreboard does not impact parking. A total of 72 spaces, including four handicapped spaces, are provided on-site.

ZONING/MASTER PLAN

The subject property is located in the CDD-9/Coordinated Development District-Cameron Station zone. The proposed addition to the ballpark is consistent with the Landmark/Van Dorn Small Area Plan chapter of the Master Plan which designates the property for uses consistent with the Cameron Station CDD and encourages the development of public open space and recreation as part of an integrated community.

II. STAFF ANALYSIS

Staff has no objection to the request for a scoreboard for the Armistead Boothe Park ballfield and believes it will be an added feature for this active recreation area. The size of the scoreboard is not excessive and it is appropriately positioned next to existing light poles and directed towards the west end of the park, away from residential areas. No visual obstruction for surrounding uses is anticipated.

The applicant notes that ACPS is currently scheduling presentations on this project with local civic associations and community groups.

Staff has included conditions for the development of the Cameron Station West Park as stipulated in the existing special use permit (SUP#98-0049). Staff further notes that the park's development has been successfully completed and that no conditions were added for the proposed scoreboard.

Staff recommends approval of the special use permit.

III. RECOMMENDED PERMIT CONDITIONS

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

1. The layout of the West Park may be altered if necessary to accommodate a proposed school on the adjacent site, to the satisfaction of the Directors of P&Z, T&ES and RP&CA. (P&Z) (SUP#98-0049)
2. Coordinate location of trees and lights so that they do not conflict and trees will not block light as they mature, to the satisfaction of the Director of T&ES. (Police, P&Z) (SUP#98-0049)
3. Clear away shrubbery and underbrush a minimum of six feet from both sides of the bike trails and walking paths. (Police) (SUP#98-0049)
4. Provide a lighting plan for the Park to the satisfaction of the Director of T&ES in consultation with the Chief of Police. The plan shall provide for lighting for the parking lots located just west and north of the ballfield in the west-end park. (T&ES) (Police) (SUP#98-0049)

5. The lighting plan shall provide for all of the following information to the satisfaction of the Director of T&ES and the Chief of Police:
 - a. existing and proposed street lights and site lights
 - b. type of fixture, mounting height and strength of fixture in Lumens
 - c. manufacturer's specifications for fixtures
 - d. building mounted lights
 - d. lighting calculations to verify that lighting meets City standards. (Police, T&ES, P&Z) (SUP#98-0049)
6. Any street lights located within the right-of-way on public streets are to be high pressure sodium vapor fixtures, which are approved fixtures in Virginia Power's lighting system. (T&ES) (SUP#98-0049)
7. Any special lights in the park or any lights that are not approved by Virginia Power for use within their street lighting system shall be operated off a circuit separate from the street light circuit. (T&ES) (SUP#98-0049)
8. Show all onsite and offsite drainage divides. (T&ES) (SUP#98-0049)
9. Use Yard Inlets (w/throats) in the unpaved areas and not grate inlets. (T&ES) (SUP#98-0049)
10. Show spotshots, elevations etc. in sufficient details on grading plan to clarify drainage patterns. (T&ES) (SUP#98-0049)

Staff Note:

In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

STAFF: Eileen P. Fogarty, Director, Department of Planning and Zoning;
Barbara Ross, Deputy Director;
Bettina Irps, Urban Planner.

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

F-1 No T&ES objection or recommendations.

Code Enforcement:

C-1 New construction must comply with the current edition of the Uniform Building Code (USBC).

C-2 A construction permit is required for the proposed project.

Police Department:

F-1 Concur.

Health Department:

F-1 No comment.

RECEIVED
OCT 28 2003
PLANNING COMPLIANCE

APPLICATION for SPECIAL USE PERMIT # 2003-0107

[must use black ink or type]

PROPERTY LOCATION: 520 Cameron Station Blvd - Boothe Park
(5400 Edsall Road)

TAX MAP REFERENCE: 68.01-02-03 ZONE: CDD

APPLICANT Name: City of Alexandria - Dept. of Recreation, Parks & Cultural Activities

Address: 1108 Jefferson St., Alexandria, Va. 22314

PROPERTY OWNER Name: City of Alexandria - Dept. of Recreation, Parks & Cultural Activities

Address: 1108 Jefferson St., Alexandria, Va. 22314

PROPOSED USE: Proposal to add scoreboard, dugout, batting cage and small storage building at the Boothe Park ballfield for use by participating teams. The field is currently being used by school & recreation teams. This will continue.

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 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 hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Sandra Whitmore - Director-RPCA
Print Name of Applicant or Agent


Signature

1108 Jefferson St.
Mailing/Street Address

703-838-4842
Telephone #

703-684-6826
Fax #

Alexandria, Va. 22134
City and State Zip Code

October 27, 2003
Date

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

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

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

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 (check one) the Owner Contract Purchaser
 Lessee or Other: Alexandria City Govt.

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.

City of Alexandria - Department of Recreation, Parks & Cultural Activities.

1108 Jefferson St., Alexandria, Va. 22314

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.

2. Submit a floor plan and a plot plan with parking layout of the proposed use. One copy of the plan is required for plans that are 8½" x 14" or smaller. Twenty-four copies are required for larger plans or if the plans cannot be easily reproduced. The planning director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver. This requirement does not apply if a Site Plan Package is required.

(Drawing Attached)

NARRATIVE DESCRIPTION

3. 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. (Attach additional sheets if necessary)

In September 2000 the Armistead L. Boothe Park opened to the public. Located on the western edge of the Cameron Station property, the park is part of the property received by the City from the federal government pursuant to the Base Realignment and Closure Act of 1988. Boothe Park, made up of ten acres, has become a major asset to the City's park inventory. Facilities at the park currently include three lighted tennis/basketball courts, volleyball courts, horseshoe pits, a children's playground area with equipment, and a lighted softball field with a marked youth soccer field in the outfield. Children attending the Samuel W. Tucker Elementary School use the park for physical education classes and recess during the school day. The ball field is used by youth sports after school and on weekends. The adult sports program plays games on the field in the evenings.

The additional amenities for Boothe Park, listed in this request (scoreboard, fenced area to be used as a batting cage, covered team bench, and a small storage building), are in response to ACPS's need to identify a field for girls' sports that is comparable to facilities provided for boys' teams. Simpson Stadium Park field, 500 Monroe Avenue, is being used for the high school's boys ball teams. Currently, the City does not have another field available for play with the same amenities for the girls' teams. The proposed amenities listed in this SUP will bring the Boothe field up to the standards set at Simpson.

The scoreboard proposed is a medium size electronic scoreboard (see attachment). The proposed covering of the existing team bench is made of chain link fence, with a plywood/pressure treated roof deck with metal fascia trim. The small batting cage is also designed with chain link. A twelve foot by twelve foot storage building is designed to match the storage building already located on the property (see attachment). The building will match the existing structure in design and materials (aggregate block).

ACPS is currently scheduling presentations on this project with local civic associations and community groups.

USE CHARACTERISTICS

4. The proposed special use permit request is for: (check one)

- a new use requiring a special use permit,
- a development special use permit,
- an expansion or change to an existing use without a special use permit,
- expansion or change to an existing use with a special use permit,
- other. Please describe: Changes to Park Amenities

5. Please describe the capacity of the proposed use:

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

The basic use of this park site/ballfield is not expected to change with the addition of these amenities. The field is used primarily evenings & weekends by sport teams (youth & adults) during the school day by students from Tucker School and afternoons by highschool teams during the spring & fall sport seasons.

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

Each organization provides the necessary staff/teachers/coaches or event (ACPS, RPCA, ASA, etc). The field is prepared by RPCA maintenance staff before games/events, plus regular upkeep is performed as needed by staff

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

Hours:

M - F

8:00 - 3:00 Tucker students

M - F

4:30 - 6:30 HS practices later for games

M - F

6:30 - 10:00 Adult teams

Weekends

Daytime ASA & other youth teams

7. Please describe any potential noise emanating from the proposed use:

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

There is a reasonable amount of noise from the current users of the park/ballfield. This level is not anticipated to be changed with the addition of the proposed items.

B. How will the noise from patrons be controlled?

RPCA and/or ACPS are assigned to work games/events in the park and they monitor/control noise. ASA provides their own supervision when using the field

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

This request will not create any odors in the park.

9. Please provide information regarding trash and litter generated by the use:

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

Any additional trash is expected to be food or beverage containers from students snacks. This will be removed as part of the current trash pick up from the site

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

The amount of trash at the site varies from 1yd to 10yds per pickup depending on the activities scheduled . There is only a limited amount of increase in trash anticipated.

C. How often will trash be collected?

Park/ballfield trash is removed by staff after /during games/events and on a daily basis during normal operations.

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

Trash cans will be available, signs will be posted and City Staff will enforce when they are present.

10. 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:

N/A

11. 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:

N/A

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

Staff will continue to monitor the site and activities.

ALCOHOL SALES

13. 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.

N/A

PARKING AND ACCESS REQUIREMENTS

14. Please 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?

The addition of a scoreboard, dugout and storage building at the site will not impact parking.

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

68 currently exist.

No change anticipated Standard spaces

_____ Compact spaces

4 currently exist,

No change anticipated Handicapped accessible spaces.

_____ Other.

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

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

N/A

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.

15. Please 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? N/A

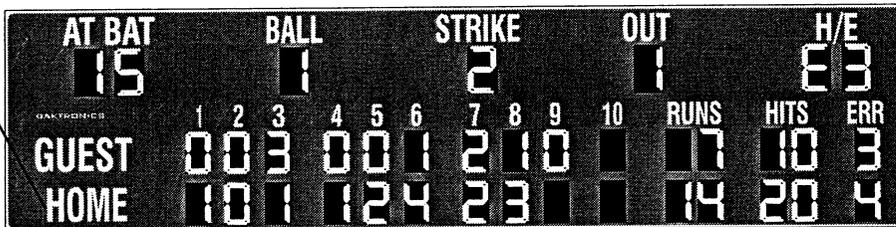
- B. How many loading spaces are available for the use? **Several**

- C. Where are off-street loading facilities located? **In the parking lot**

SUP2003-0107

BA-3718 BASEBALL/SOFTBALL SCOREBOARD SPECIFICATIONS

TIGERS
Optional programmable
team name message center
(TNMC)



BA-3718-11



BA-3718

This baseball/softball scoreboard displays HOME and GUEST scores for each inning up to 10 innings, BALL to three, STRIKE to two, OUT to two, AT BAT to 99, H/E (hit or error) with the corresponding initial and field position number, total RUNS and HITS to 99 and ERR (error) to 9 for each team. Scoreboard shown with optional 1" border striping.

BA-3718:

Model	Digit Technology	Digit Description	Max Power	Volts	Amps	Weight
BA-3718	Incandescent	3x5 (1)	12,025 W	*	57	800 lb (364 kg)
BA-3718-11	LED	7 segments (2)	900 W	120	7.5	640 lb (291 kg)

*120/240 or 120/208 V AC

BA-3718 with 8x32 programmable team name message centers:

Model	Digit Technology	Digit Description	Max Power	Volts	Amps	Weight
BA-3718	Incandescent	3x5 (1)	13,945 W	*	65	900 lb (409 kg)
BA-3718-11	LED	7 segments (2)	1,200 W	120	10	720 lb (327 kg)

*120/240 or 120/208 V AC

PRODUCT SPECIFICATIONS

PRODUCT SAFETY

APPROVAL: ETL listed to UL Standards 48 and 1433 and tested to CSA standards for outdoor use.

DIMENSIONS: Height 7'0", Width 28'0", Depth 6" (2134 mm, 8534 mm, 152 mm)

CONSTRUCTION: Alcoa aluminum alloy for excellent corrosion resistance. This scoreboard is shipped in four sections.

Notes:

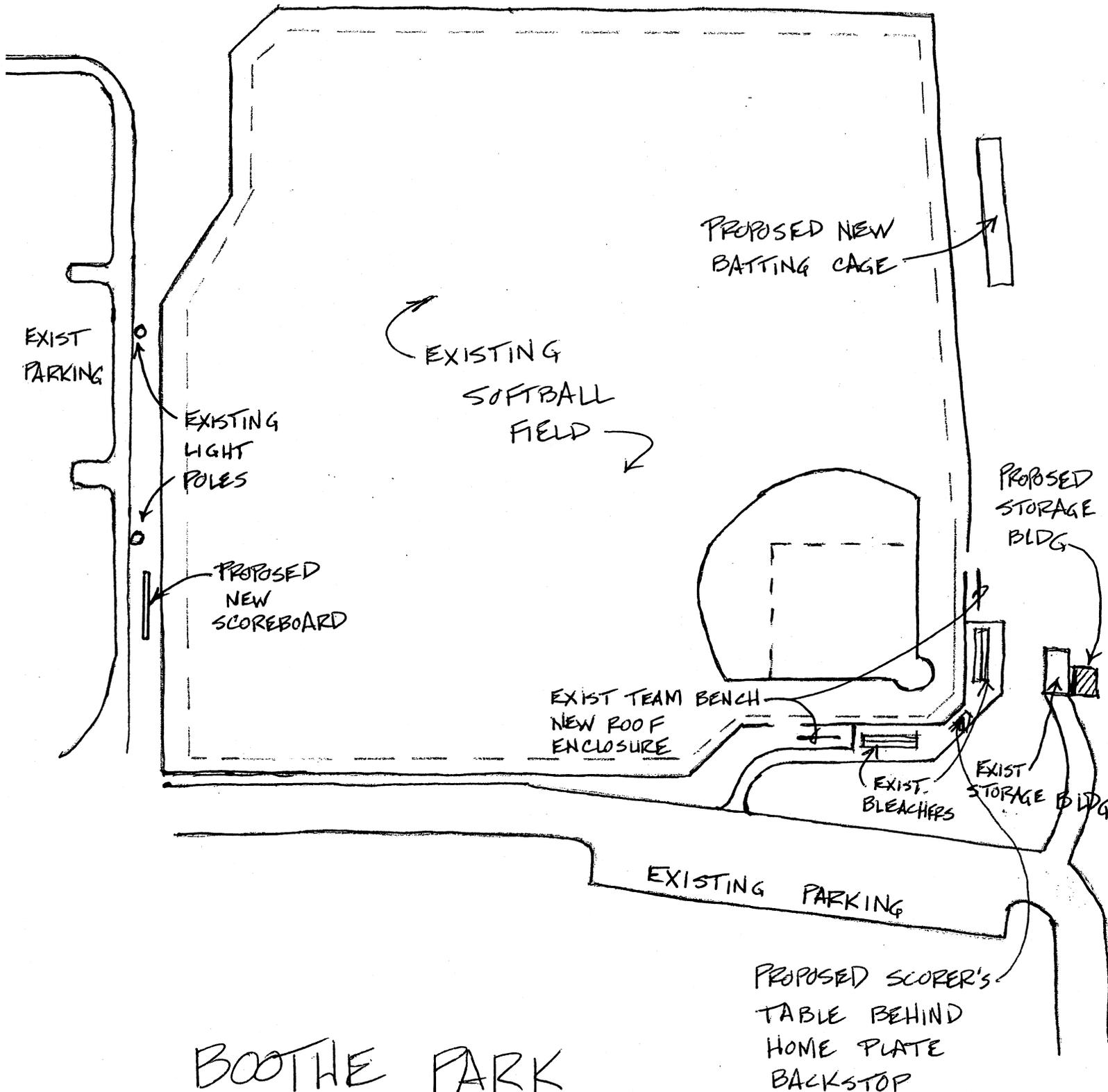
- All 3x5 digits have 25 watt incandescent lamps.
- Seven bar segments per digit; red or amber PanaView® LED digits.

DAKTRONICS, INC

331 32nd Avenue, PO Box 5128, Brookings, SD 57006
Phone: 800-325-8766 or 605-697-4300 Fax: 605-697-4700

For faster service call the appropriate Sales group toll-free:
800-DAKTRONICS (800 -325-8766) General Sales
888-DAK SCORE (888-325-7267) High School/Park & Rec Sales
888-DAK SIGN (888-325-7446) Commercial Sales
800-558-9526 Business Communications Sales

16



BOOTHE PARK

SOFTBALL FIELD