

Docket Item #3
SPECIAL USE PERMIT #SUP2005-0116

Planning Commission Meeting
January 3, 2006

ISSUE: Consideration of a request for a special use permit to expand an existing playground area.

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

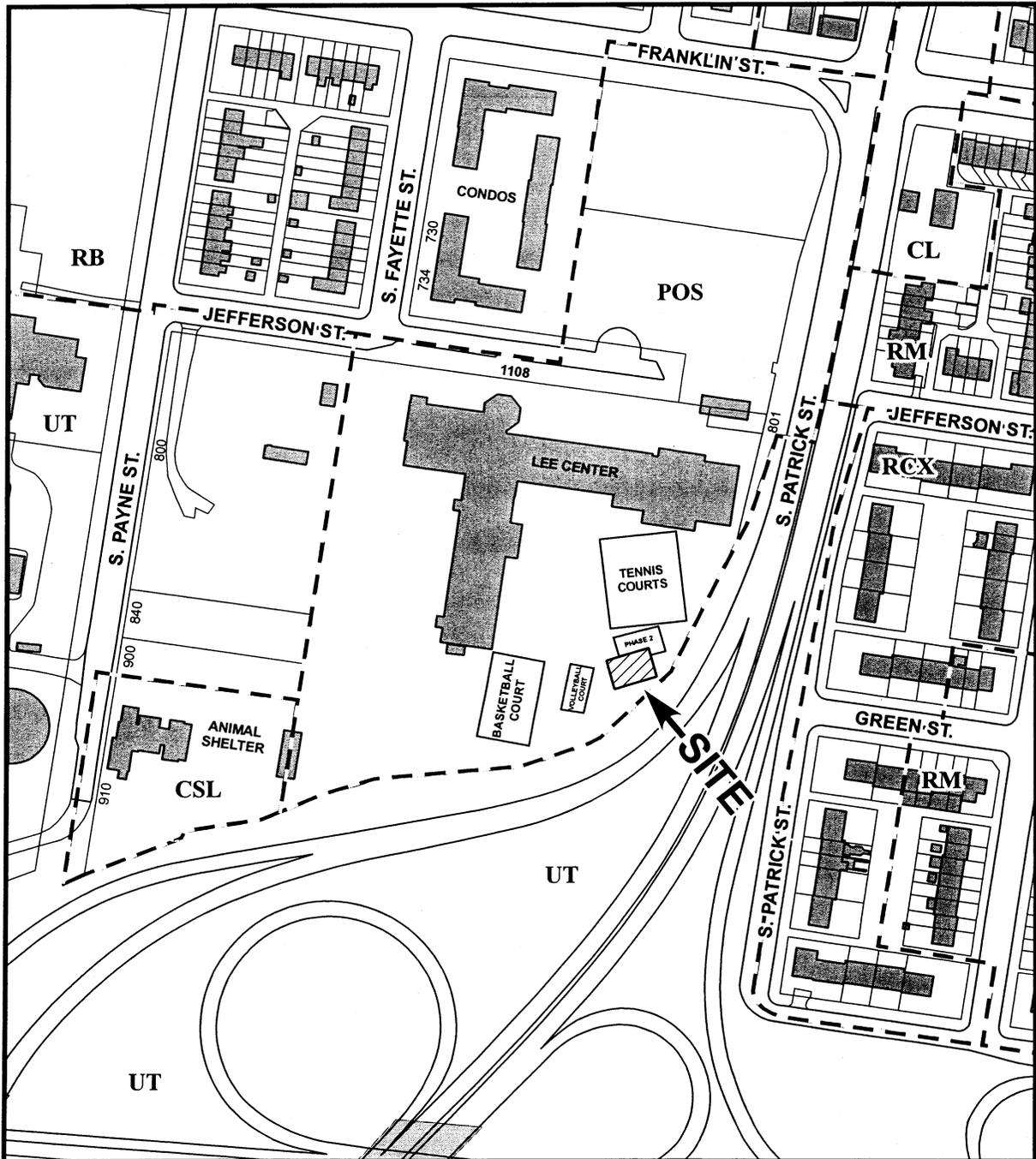
LOCATION: 1108 Jefferson Street
Nannie J. Lee Recreation Center

ZONE: POS/ Public open space and community recreation

PLANNING COMMISSION ACTION, JANUARY 3, 2006: By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

Reason: The Planning Commission agreed with the staff analysis.

STAFF RECOMMENDATION: Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.



SUP #2005-0116

01/03/05



I. DISCUSSION

REQUEST

The applicant, City of Alexandria Department of Recreation, Parks and Cultural Activities, requests special use permit approval for a playground expansion located at 1108 Jefferson Street.

SITE DESCRIPTION

The subject property is one lot of record with approximately 485 feet of frontage on Jefferson Street and a total lot area of approximately 6.2 acres. The site is developed with a tennis court, basketball court, an outdoor pool, and the Nannie J. Lee Recreation Center building. Access to the property is from Jefferson Street.



SURROUNDING USES

The surrounding area is occupied by a mix of residential and commercial uses. Immediately to the north are two baseball/ softball fields and a multi-purpose field that is primarily used for soccer and football managed by the City of Alexandria Department of Recreation, Parks, and Cultural Activities. To the south and east are South Patrick Street, the Capital Beltway, and residential uses. West of the Nannie J. Lee Center is the Virginia Public Service Communications Facility as well as some residential properties.

BACKGROUND

The proposed play equipment will be located in an area of the Lee Center that previously was occupied by play equipment. During past months, the previous play equipment has been removed due to safety concerns regarding equipment deterioration, therefore the Recreation, Parks, and Cultural Activities Department requests to put new equipment at the same location.

After consulting with the City of Alexandria's Transportation and Environmental Services Department, it was determined that the Virginia Department of Transportation will be placing sound barriers between the Lee Center Property and South Patrick Street/Capital Beltway.

PROPOSAL

The applicant proposes to expand the existing 500 square feet playground area and install new modular playground equipment. The proposed structure will be able to accommodate up to 40 children ages two to 12 years old. The equipment will be in compliance with the Americans with Disabilities Act, ASTM Specifications, and CPSC Guidelines for Public Playground Equipment Safety. The proposed equipment will be located between the existing tennis courts and the existing basketball court.

Whole Foods Market has contributed \$50,000 to the Department of Recreation, Parks, and Cultural Activities for new playground equipment at the Nannie J. Lee Center. The Department believes the funding will enable the city to provide a renovated playground for neighborhood children, that otherwise is not currently possible.

- Hours: (Daily) 5:00 A.M.- 10:00 P.M.
The open hours of the proposed playground will be consistent with those specified in the city code 6-1-1, which are 5am- 10pm Daily.
- Expected Number of Users: The number of users is expected to be 130 youth during the summer and 55 during the after- school program.
- Noise: Minimal additional noise is expected. Children currently play in the area proposed for the new equipment. Recreation and Parks staff will monitor noise in the summer and during the after-school programs.
- Trash/Litter: Trash cans are available and will be monitored by Recreation and Parks staff. An increase in trash is expected, therefore an additional trash receptacle will be provided. Trash is and will be removed by staff on a daily basis during Recreation Center hours.

SOUND BARRIER AND LANDSCAPING

The Virginia Department of Transportation has provided funds in the amount of \$9,450 for landscape mitigation at the Lee Center. Several existing trees at the Lee Center property were removed for the construction of the Route 1 sound barrier. The Department of Recreation will use these funds to purchase and plant 40 trees on the Lee Center property to replace the removed trees and to help screen the impact of the sound barrier on the existing facilities. There will be a mix of evergreen and deciduous trees. The locations and species of trees shall be determined by the Department of Recreation. Seven (7) of the 40 trees shall be planted in the vicinity of the proposed playground. These trees shall be planted after installation of the play equipment. The remaining trees shall be planted after completion of sound barrier construction.

PARKING

The Zoning Ordinance does not specify a parking requirement for playground use. A total of 224 spaces are provided on the property and were approved by site plan number 95-012. This parking will adequately serve the proposed playground expansion.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the POS (Public Open Space) zone. Section 6-105 B (1) of the Zoning Ordinance allows a children's play apparatus in the Public Open Space zone only with a special use permit.

The proposed use is consistent with the Southwest Quadrant Small Area Plan chapter of the Master Plan which designates the property for Public Open Space use.

II. STAFF ANALYSIS

Staff does not object to the proposed playground expansion on the existing Nannie J. Lee Center property, located at 1108 Jefferson Street. The proposed new playground facility will more adequately accommodate residents of the nearby community. Staff recommends that trees be placed along the interior side of the fence to aid in blocking the view of the sound barrier. With the following conditions, staff recommends approval of the special use permit.

III. RECOMMENDED CONDITIONS

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

1. A plot plan showing all improvements and alterations to the site must be approved by T&ES prior to issuance of a building permit with any land disturbing activity in excess of 2500 square feet. (T&ES)
2. An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2500 square feet. (T&ES)
3. The park should be closed at 10:00 P.M. (Police)
4. Well-placed entrance signs should be used to clearly mark the hours the park is open to the public. (Police)
5. The signs should be in both English and Spanish. (Police)
6. **CONDITION DELETED:** ~~The applicant shall install signs stating, "NO TRESPASSING AFTER HOURS."~~ (Police)
7. **CONDITION DELETED:** ~~Park rules should be posted at access or gathering points in the park to designate acceptable uses and discourage unacceptable uses of the park.~~ (Police)

8. Trees are not to be planted under or near light poles. (Police)
9. All trees are to be limbed up a minimum of 6 feet as they mature to allow for natural surveillance. (Police)
10. The Director of Planning and Zoning shall review the special use permit after it has been operational for one year, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the director has received a request from any person to docket the permit for review, or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)
11. **CONDITION ADDED: If a sound barrier wall is constructed along the boundary between Route 1 and the Nannie J. Lee Center, the impact of the wall on the security of the park should be assessed by a review one year after the completion of the wall.(Police)**

STAFF: Eileen Fogarty, Director, Department of Planning and Zoning;
Richard Josephson, Deputy Director;
James Hunt, Urban Planner

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.

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- R-1 A plot plan showing all improvements and alterations to the site must be approved by T&ES prior to issuance of a building permit with any land disturbing activity in excess of 2500 square feet. (T&ES)
- R-2 An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2500 square feet. (T&ES)
- F-1 Construction resulting in land disturbing activity in excess of 2500 square feet shall require the applicant to comply with the provisions of Article XIII of the City's zoning ordinance for storm water quality control. (T&ES)

Code Enforcement:

- C-1 A construction permit is required for the proposed project.
- C-2 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 taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.

Health Department:

- F-1 No Comment

Police Department:

- R-1 The park should be closed from 10:00 P.M.-5:00A.M
- R-2 Well-placed entrance signs should be used to clearly mark the hours the park is open to the public.
- R-3 The signs should be in both English and Spanish.
- R-4 Install signs stating, "NO TRESPASSING AFTER HOURS."

- R-5 Park rules should be posted at access or gathering points in the park to designate acceptable uses and discourage unacceptable uses of the park.
- R-6 Trees are not to be planted under or near light poles.
- R-7 All trees are to be limbed up a minimum of 6 feet as they mature to allow for natural surveillance.
- F-1 There will be a “sound barrier” wall constructed in the near future by VDOT along the east side of the Center which runs along the Route 1 corridor. This wall not only reduces noise but it will also reduce the natural surveillance of the Center’s park from both foot and vehicular traffic. This presents a security concern in that some of the park will become secluded. Therefore, the following recommendation is made:
 - a) A review one year after completion of the wall to assess security concerns.
- F-2 The Police Department has no objections to the proposal to renovate the playground at Nannie J. Lee Recreation Center.

APPLICATION for SPECIAL USE PERMIT # 2005-0116

[must use black ink or type]

PROPERTY LOCATION: 1108 Jefferson St.

TAX MAP REFERENCE: 080.03-01-04 ZONE: POS

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

Address: 1108 Jefferson St., Alexandria, Va 22314

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

Address: 1108 Jefferson St., Alexandria, Va 22314

PROPOSED USE: Proposal to renovate the playground at Nannie J. Lee Recreation Center

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.

Kirk Kincannon-Director RPCA
Print Name of Applicant or Agent


Signature

1108 Jefferson St.
Mailing/Street Address

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

Alexandria, VA 22314
City and State *Zip Code*

10/25/05
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: _____ of the subject property.

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.

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.

See attached drawings.

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)

The Department of Recreation, Parks and Cultural Activities has been working with the community and Whole Foods Market to develop a much needed playground renovation at Nannie J. Lee Recreation Center and Park. Originally the playground consisted of swings, a slide, and a climbing apparatus. The Recreation Center is located at 1108 Jefferson Street. From 1954 to 1978 the building was the Robert E. Lee Elementary School. In 1978, the building was converted to a multi-use recreation and community center. Adjacent to the north of the building, is a multi-purpose field primarily used for soccer, football, and two little league softball/baseball fields. The 10 acre park is well used by the neighboring community, and also provides city-wide activities that include summer camps and year-long recreation classes. The playground is located south of the existing building.

With all that the park has to offer, it does not currently provide an adequate playground for the youth of the community. As there are no other nearby parks, the playground renovation is a much needed resource for this neighborhood. Whole Foods Market has contributed \$50,000 to the Recreation Department for new playground equipment at this center, one of the City's core public recreation sites. This funding will enable the City to provide a renovated playground for neighborhood children, that otherwise is not currently possible.

The proposed play equipment is a modular composite piece with up to twelve play components. The structure can accommodate up to forty children ages 2-12 years. The structure will be in compliance with American Disabilities Act and ASTM Specifications and CPSC Guidelines for Public Playground Equipment Safety. The equipment is located between the existing tennis courts and existing basketball court.

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: _____

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).

Approx. 130 youth during the summer and 55 during the after-school program

(3:30 - 6 pm). Site is a public park and used daily by the community.

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

At the existing Recreation Center there are 5 full-time employees, summer volunteers and part-time staff.

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

Day:	Hours:
<u>Recreation Center Hours: M-F</u>	<u>9 am - 9 pm.</u>
<u>Sat.</u>	<u>9 am - 6 pm.</u>
<u>Sun.</u>	<u>10 am - 2 pm.</u>
<u>Park Hours: Daily</u>	<u>5 am- 10 pm.</u>
_____	_____

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

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

There are existing amenities that include a basketball court, tennis courts, ballfield, and outdoor pool. Minimal additional noise is expected.

Children currently play in the area proposed for the new equipment.

B. How will the noise from patrons be controlled?

Staff will monitor noise in the summer and during the after-school programs.

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

N/A

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?

Food and beverage containers; paper.

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

An increase in trash is expected. An additional trash receptacle will be provided.

C. How often will trash be collected?

Trash is removed by staff on a daily basis during normal operations and will add the new receptacle to their current schedule.

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

Trash cans are available. Trash is monitored and will continue to be monitored by Recreation and Park staff.

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:

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:

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

Play equipment will be in compliance with ADA and U.S. Consumer Product Safety

Commission Guidelines for Public Playground Equipment.

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.

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?

224 parking spaces exist. No additional parking needed as this application is for renovation of the play equipment.

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

_____ Standard spaces

_____ Compact spaces

_____ 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:

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? N/A

C. Where are off-street loading facilities located? N/A

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

N/A

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

N/A

16. 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?

Playground is located where original playground existed, in the rear open area behind Nannie J. Lee Recreation Center. No new street improvements are proposed w/ this renovation.

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? Yes No

Do you propose to construct an addition to the building? Yes No

How large will the addition be? _____ square feet.

18. What will the total area occupied by the proposed use be?

500 sq. ft. (existing) + 2,000 sq. ft. (addition if any) = 2,500 sq. ft. (total)

19. The proposed use is located in: (check one)

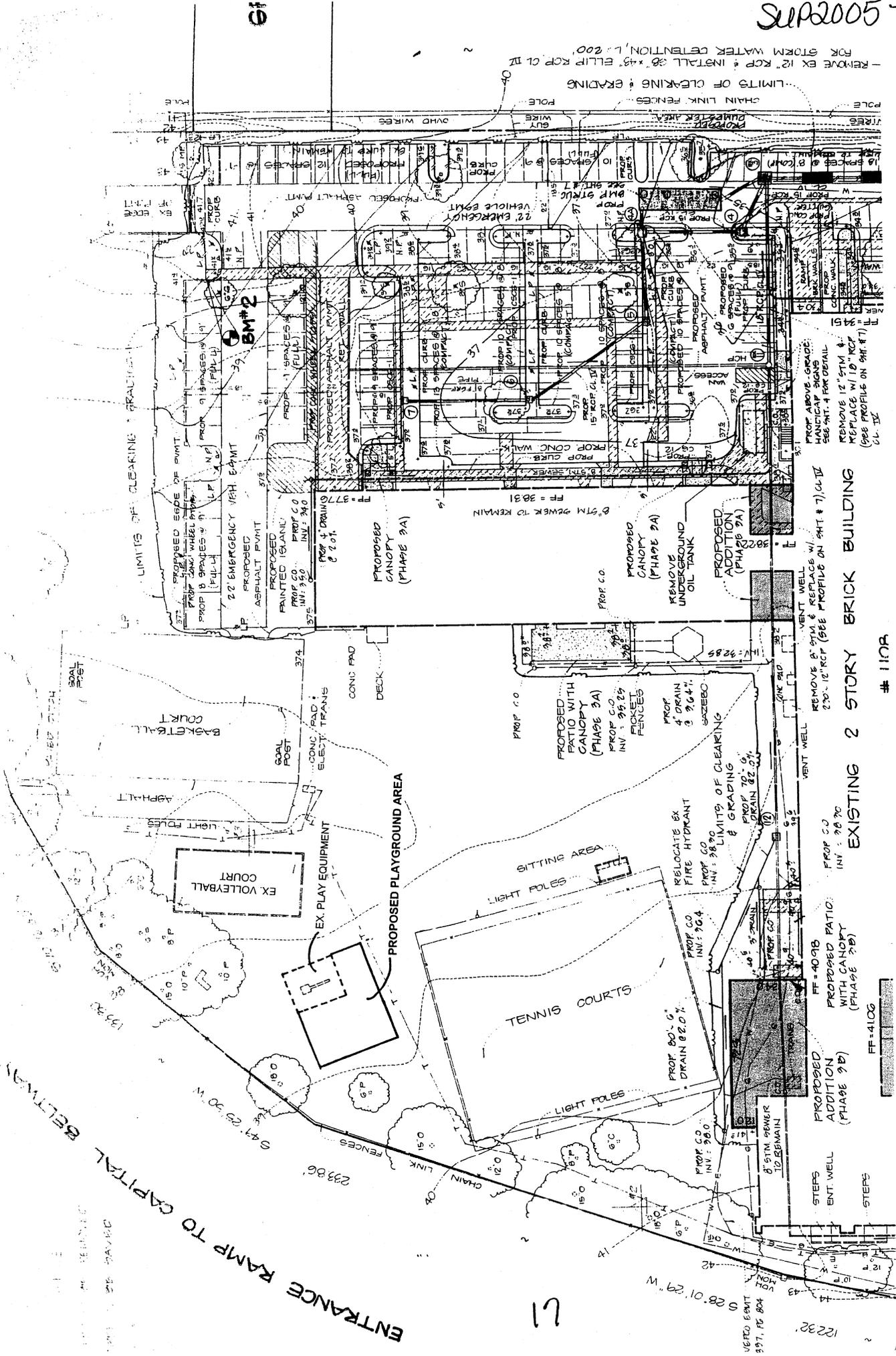
a stand alone building a house located in a residential zone a warehouse

a shopping center. Please provide name of the center: _____

an office building. Please provide name of the building: _____

other, please describe: In the rear of Nannie J. Lee Recreation Center/ Lee Center (playground area)

71100-0016



EXISTING 2 STORY BRICK BUILDING

110A

FF=4100

ENTRANCE RAMP TO CAPITAL BELTWAY

EX VOLLEYBALL COURT

BASKETBALL COURT

PROPOSED PLAYGROUND AREA

TENNIS COURTS

SITTING AREA

PROPOSED PATIO WITH CANOPY (PHASE 2B)

RELOCATE EX FIRE HYDRANT

PROPOSED PATIO WITH CANOPY (PHASE 2B)

LIMITS OF CLEARING & GRADING

BM#2

PROPOSED CANOPY (PHASE 2A)

PROPOSED CANOPY (PHASE 2A)

PROPOSED ADDITION (PHASE 2A)

PROF ABOVE GRADE HANDBICAP SIGNS SEE DET. 4 FOR DETAIL REMOVE 12" STM & REPLACE W/ 18" RCP (SEE PROFILE ON SHEET 11)

8" STM SEWER TO REMAIN

FF = 38.31

PROF. CO.

REMOVE EX 12" RCP & INSTALL 36" x 48" ELLIP RCP CL II FOR STORM WATER DETENTION L=200

LIMITS OF CLEARING & GRADING

CHAIN LINK FENCES

POLE

PROPOSED CHAIN LINK FENCES

11

12232

City of Alexandria, Virginia

MEMORANDUM

DATE: JANUARY 3, 2006

TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: EILEEN FOGARTY, DIRECTOR
DEPARTMENT OF PLANNING AND ZONING *EF by LS*

SUBJECT: SUP#2005-0116 NANNIE J. LEE CENTER PARK RENOVATIONS

In discussions with staff from the Department of Recreation, Parks, and Cultural Activities and the Police Department, the following conditions are being modified in the above referenced case:

Add new condition:

- If a sound barrier wall is constructed along the boundary between Route 1 and the Nannie J. Lee Center, the impact of the wall on the security of the park should be assessed by a review one year after completion of the wall. (Police)

Delete the following conditions:

- Install signs stating, "NO TRESPASSING AFTER HOURS." (Police)
- Park rules should be posted at access or gathering points in the park to designate acceptable uses and discourage unacceptable uses of the park. (Police)

cc: Charlette Mitchell-Young; Police Department
Judy Lo; Recreation, Parks, and Cultural Activities

APPLICATION for SPECIAL USE PERMIT # 2005-0116

[must use black ink or type]

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TAX MAP REFERENCE: 080.03-01-04 ZONE: POS

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Kirk Kincannon-Director RPCA

Print Name of Applicant or Agent



Signature

1108 Jefferson St.

Mailing/Street Address

(703)838-4842 (703)684-6826

Telephone # *Fax #*

Alexandria, VA 22314

City and State *Zip Code*

10/25/05

Date

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

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

ACTION - PLANNING COMMISSION: By unanimous consent recommended approval 1/3/06

ACTION - CITY COUNCIL: 1/21/06 - CC approved the PC recommendation 7-0