

Docket Item #16
SPECIAL USE PERMIT #2006-0057

Planning Commission Meeting
September 7, 2006

ISSUE: Consideration of a request for a special use permit to install a playground at Ben Brenman Park.

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

LOCATION: 4800 Brenman Park Drive

ZONE: CDD #9/Coordinated Development District

PLANNING COMMISSION RECOMMENDATION: On a motion by Ms. Fossum, seconded by Mr. Leibach, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis.

Speakers:

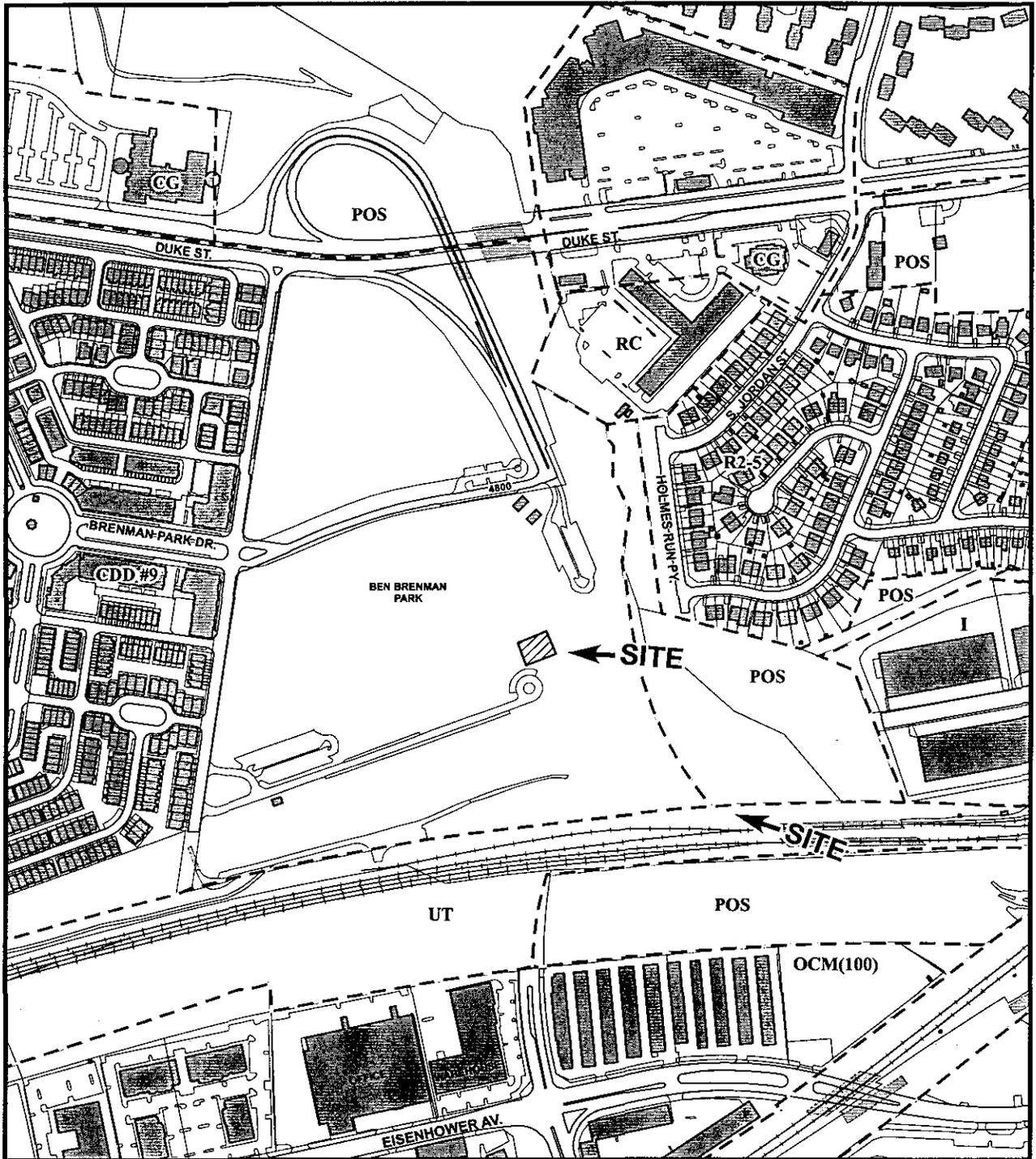
Ashley Profaizer, Cameron Station Civic Association, spoke in strong support of the application.

Joe Bennett, Cameron Station Civic Association, spoke in favor of the request.

Ingrid Sanden, Cameron Station resident, spoke in strong support of the request.

Mindy Lyle, President, Cameron Station Civic Association, spoke in support of the request.

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 #2006-0057

09/07/06



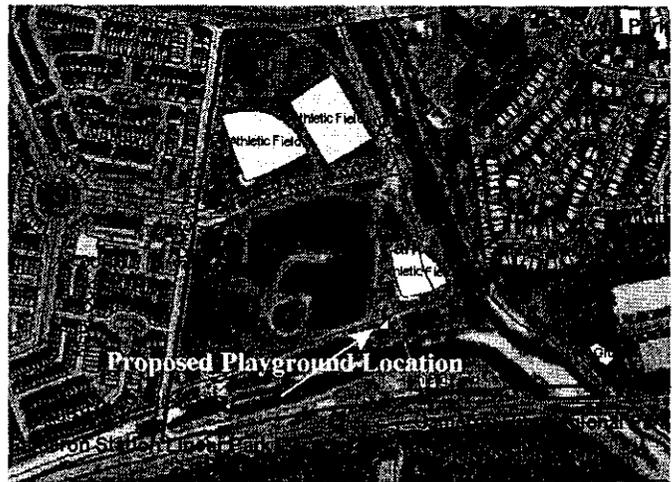
I. DISCUSSION

REQUEST

The applicant, City of Alexandria, Department of Recreation, Parks and Cultural Activities, requests special use permit approval to construct a playground at the southeast corner of Ben Brenman Park, 4800 Brenman Park Drive.

SITE DESCRIPTION

The subject property is one lot of record with 240 feet of frontage on Duke Street and a total lot area of approximately 60 acres. The site is occupied by Ben Brenman Park. The land was dedicated to the City in 1996 from the Federal government for park use when the Cameron Station military base closed. The park was completed in September 2001 and designed to have areas of active and passive recreation. The proposed playground will occupy 2,450 square feet at the southwest area of the park, adjacent to the Little League Field.



The surrounding area is occupied by a mix of residential and commercial uses. Immediately to the west is the Cameron Station community. To the south is the Norfolk Souther railroad tracks. To the north across Duke Street is All Veterans Park along Holmes Run. The Alexandria Public Library is in the near vicinity. To the east are the 4600 Duke Street condominiums and other residential and commercial uses.

BACKGROUND

On June 13, 1998, City Council approved SUP#98-0048, for Ben Brenman Park, known at the time as "East End Park". The approved plan included one full size rectangle field, two ball fields, volleyball courts, a dog exercise area, a stormwater management pond, picnic areas, a gazebo, walking paths, restrooms, open lawn areas, an amphitheater, a park office and parking. A playground was not planned for the park at that time. Existing playgrounds in the area are Armistead Booth Park, near Samuel Tucker Elementary school and two playgrounds located on the other side of Holmes Run adjacent to the park.

In November 2005, the Department of Recreation received a petition from over 200 residents in support of building a playground for Ben Brenman Park. After receiving the petition, the Department met with a small group of community members to explain the process of obtaining approvals and funding for the new playground. Additional meetings were then scheduled.

PROPOSAL

The City of Alexandria, Department of Recreation, proposes a playground of approximately 2,450 square feet. The playground will incorporate ADA accessibility, a fenced perimeter, and rubberized pervious safety surfacing, and will be appropriate for children under six years of age. The proposed play equipment includes a modular structure and tot swings. The colors of the equipment will be green and tan to fit within the natural setting of the park. The specific style of the playground equipment and its layout have not been determined, and an additional community meeting will be held for public input. Funding for the playground has been approved in the FY2007 Capital Budget. Local businesses have expressed an interest in donating funds for the playground.

COMMUNITY OUTREACH

In response to citizen requests from past years, and in addition to the petition, the Department of Recreation held three public meetings to obtain public comment about constructing a new playground within the park. At each meeting, attendees were in support of a playground and responded positively to proposals. The main concerns from each public meeting were about the location of the playground.

LOCATION ALTERNATIVES

Several possible locations were presented at the three public meetings. These locations were selected by the Department of Recreation and Parks, with consideration to safety, views, surveillance, maintenance, access, utilities, and existing and future uses.

Along Somerville Street

A strong negative response was received to placing any playground along Somerville Street. Residents were concerned about the noise, traffic, views, and potential conflicts with existing open space in the two locations along Somerville Street.

At Picnic Areas Near Park Office

Another location considered was near the Park Office within the existing picnic areas. This location received a favorable response because of parking, restrooms, and large shade trees. However, the construction of the playground with its rubberized surfacing would affect the health of the mature shade trees. Several people preferred not to have large trees removed or to have any construction that would eventually contribute to the decline of the trees.

Adjacent to Little League Filed—PROPOSED

The last location considered and recommended by the Department of Recreation and Parks is located adjacent to the Little League Field approximately 200 feet from the picnic area. This location is accessible by two parking lots and located in the vicinity of the restrooms. There are no mature trees that will be affected by construction. The area is located outside the 50-foot Resource Protection Area (RPA), due to the proximity of the manmade pond which acts as a stormwater filter for the surrounding development. Any land disturbance will need to comply with stormwater management requirements. This location received support at the last public meeting held on May 6. The Park and Recreation Commission also provided input on the playground locations and approved this location.

CHARACTERISTICS

Operating hours for the playground will be consistent with the existing hours at the park which are 5:00 a.m. to 10:00 p.m. daily. Numbers of attendees are anticipated to vary between 20 and 60 children throughout the day. Four full-time employees are already assigned to the Ben Brenman Park, and no additional staff will be added for the playground. Minimum noise is expected. Existing trash receptacles are available throughout the park and maintained by RP&CA staff.

PARKING

The Zoning Ordinance does not specify a parking requirement for playground use. A total of 208 spaces are provided on the property. This parking will adequately serve the proposed playground.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the CDD#9/Coordinated development district zone, and the Landmark/Van Dorn Small Area Plan chapter of the Master Plan, which identify the site for park use.

II. STAFF ANALYSIS

Ben Brenman Park was developed with both active and passive elements to serve a wide range of users. Over 200 residents petitioned the Department of Recreation to construct a playground at the park to serve young children. Three public meetings took place to discuss the location of the park. Of the three potential locations identified, the location adjacent to the Little League Field was preferred by the community as it was found to cause the least impact to residents, and will not threaten mature trees. The Park and Recreation Commission approved the location adjacent to the Little League Field. The proposed playground will occupy only 2,450 square feet at the existing 60-acre park. The park will provide a recreation opportunity for the numerous young children that live in the near vicinity.

Staff recommends approval of the special use permit, subject to the following conditions.

III. RECOMMENDED CONDITIONS

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

1. The hours of operation of the playground shall be consistent with those for Ben Brenman Park. (P&Z)
2. The location of the playground shall be consistent with what has been submitted with this application. (P&Z)
3. Submit a minor site plan revision to the approved Brenman Park site plan for staff review and approval. (T&ES)
4. Loudspeakers shall be prohibited, and no amplified sounds shall be audible at the property line. (T&ES)
5. No shrubbery or trees should be planted near the playground. If shrubbery must be added, any proposed shrubbery around the playground is to have a maximum height of 24 inches when they are fully mature. This will allow for an open environment around the area where children cannot easily be lost. (Police)
6. No shrubs higher than 2 feet should be planted within 6 feet of the playground. (Police)
7. All trees near the playground should be limbed up to a minimum of 6 feet as they mature, to allow for the greatest amount of natural surveillance. (Police)
8. It is recommended that the playground be enclosed with a chain link fence or similar transparent fencing. (Police)
9. Should park benches be located on the playground, the below pictured benches are recommended. (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 as the result of a complaint that rises to the level of a violation of the permit conditions, (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)

STAFF: Eileen Fogarty, Director, Department of Planning and Zoning;
Richard Josephson, Deputy Director;
Valerie Peterson, 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:

- C-1 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line.
- R-1 Submit a minor site plan revision to the approved Brenman Park site plan for staff review and approval.
- R-2 Loudspeakers shall be prohibited, and no amplified sounds shall be audible at the property line.

Code Enforcement:

- F-1 No comment.

Health Department:

- F-1 No comment.

Police Department:

Using the principles of CPTED (Crime prevention Through Environmental Design), Harrison Grierson Consultants advises when building a playground there are key factors that need to be considered:

1) LOCATION

Location is a fundamental issue that affects the amount of activity support and consequently natural surveillance that is provided to ensure the facility is safe. Children's public play areas should usually be prominently located in relation to a public road.

The close proximity of a public road (activity generator) provides a reasonable level of activity or at least the opportunity for a car to drive by and observe what is happening. Play areas should face the activity generator and visually open up towards it. Note where open play areas are positioned next to roads, consideration needs to be given to children's safety in relation to passing traffic and possible road accidents.

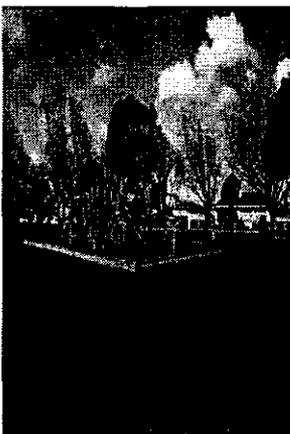
Relationships with other facilities should be considered in how activity generated by these different facilities might support one another.

By placing the playground adjacent to the Little League Field - the Park Office, the existing restrooms and the Little League Field will provide natural surveillance for the playground by people using those facilities and passers-by whether via foot traffic or vehicular traffic. This will aid in the deterrence of crime in the playground. Therefore, the following recommendation is made:

- F-1 Considering the above mentioned factors, the Police Department is in agreement with the Department of Recreation that the playground should be located adjacent to the Little League Field.

2) NATURAL SURVEILLANCE

The lack of natural surveillance is a common problem and one which can in some instances be easily remedied. For example, areas of dense planting once removed or replaced with more appropriate planting can open up the area substantially. An open area around the facility provides clear sightlines, which allow parents to watch over their children while removing the risk of creating areas of entrapment.



Surrounding properties can provide natural surveillance over play areas. If possible locate the facility where sightlines allow you to see windows of nearby buildings. Existing vegetation or other minor barriers could be cleared to allow direct views from windows over the play area.

This children's play area has been located in a very open area allowing for good visibility around the facility and ensuring areas of entrapment do not exist.

- R-1 No shrubbery or trees should be planted near the playground.
- R-2 If shrubbery must be added, any proposed shrubbery around the playground is to have a maximum height of 24 inches when they are fully mature. This will allow for an open environment around the area where children cannot easily be lost.
- R-3 No shrubs higher than 2 feet should be planted within 6 feet of the playground.
- R-4 All trees near the playground should be limbed up to a minimum of 6 feet as they mature, to allow for the greatest amount of natural surveillance.



This children's play area is not secluded by inappropriate shrubbery. The nonexistent shrubbery close to the playground allow for natural surveillance.

3) LIGHTING

Artificial Lighting is undesirable, in that it can encourage inappropriate use. Play areas are not designed to be used after dark and if lit will encourage vandalism and graffiti. Consideration particularly when placed next to a road should be given to light spill and how street lights might undesirably illuminate the play area.

4) BOUNDARY ENCLOSURE

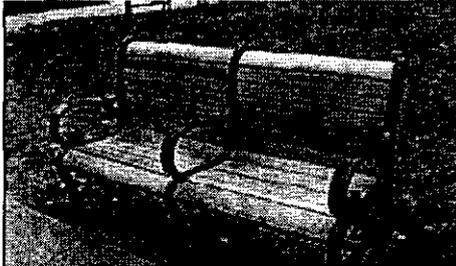
A low transparent boundary fence should be erected around play areas with a single gated entry point. Seating and litter collection facilities can be positioned close to the gate to allow parents to control egress and observe access. This not only gives parents security that their child may not run off away from the play area, but also that an abductor cannot easily snatch a child. This also discourages inappropriate use of the playground.



Note the enclosure and gated entry gives an ideal opportunity to name the play area, which will help promote a sense of ownership. Raised play areas on a platform symbolically define boundaries which while not physically enforcing all the advantages listed above, does nonetheless, aid safety. **Access control is clear, and an adult entering the area will draw attention to themselves if not in direct supervision of a child.**

R-5 It is recommended that the playground be enclosed with a chain link fence or similar transparent fencing.

R-6 Should park benches be located on the playground, the below pictured benches are recommended.



This is a bench style that eliminates or discourages sleeping.

APPLICATION for SPECIAL USE PERMIT # 2006-0057

[must use black ink or type]

PROPERTY LOCATION: 4800 ~~Ben~~ Brenman Park Drive

TAX MAP REFERENCE: 059.01-02-01

ZONE: CDD #9

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

Address: 1108 Jefferson Street, Alexandria, VA 22314

PROPERTY OWNER Name: City of Alexandria

Address: P.O. Box 178, Alexandria, VA 22313

PROPOSED USE: Proposed playground at Ben Brenman Park

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.

Roger Blakeley, Deputy Director, RP&CA

Print Name of Applicant or Agent



Signature

1108 Jefferson St.

Mailing/Street Address

703-838-4340

Telephone #

703-838-6344

Fax #

Alexandria, VA

City and State

22314

Zip Code

6/29/06

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.

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)

Ben Brenman Park is located at 4800 Ben Brenman Park Drive in the West End of the City. It is approximately 60 acres and is one of the City's flagship parks. The parcel of land was dedicated to the City for park use by the federal government when the Cameron Station military base closed. The park was completed in September 2001 and designed to have areas of active and passive recreation. The approved 1998 site plan includes one full size rectangle field, two ball fields, volleyball courts, a dog exercise area, a stormwater management pond, picnic areas, a gazebo, walking paths, restrooms, open lawn areas, an amphitheatre, a park office, and parking. A playground was not planned for the park at that time. Existing playgrounds in the area are Armistead Boothe Park, near Samuel Tucker Elementary school and two playgrounds located on the other side of Holmes Run Stream adjacent to the park.

In November 2005 the Department of Recreation received a petition from over 200 residents in support of building a playground for Ben Brenman Park. After receiving the petition the Department met with a small group of community members to explain the process of obtaining approvals and funding for the new playground.

In response to citizen requests from past years, and in addition to this petition, the Department of Recreation held three public meetings to obtain public comment about constructing a new playground within the park. At each meeting attendees were in support of a playground and responded positively to the proposals. Those at the meeting said many families have moved to this area with young children but there is no playground appropriate for children under five years of age. To date the Department has received over 200 e-mails in support of a playground.

The proposed playground will be approximately 2,500 square feet in size and incorporate ADA accessibility, a fenced perimeter, and rubberized pervious safety surfacing. The proposed play equipment includes a modular structure suitable for children under 6 years of age and tot swings. The colors of the equipment will be green and tan to fit within the natural setting of the park. The specific style of playground equipment and it's layout have not been determined and an additional community meeting will be held for public input. Funding for the playground has been approved in the FY2007 Capital Budget. Local businesses have also expressed an interest in donating funds for the playground.

The main concerns from each public meeting were about the location of the playground. Several possible locations were presented. These locations were selected by the Department with consideration to safety, views, surveillance, maintenance, access, utilities, and existing and future uses.

A strong negative response was received to placing any playground along Somerville Street. Residents were concerned about the noise, traffic, views, and potential conflicts with existing open space in the two locations along Somerville Street.

Another location considered was near the Park Office within the existing picnic areas. This location received a favorable response because of parking, restrooms, and large shade trees. However, the construction of the playground with its rubberized surfacing would affect the health of the mature shade trees. Several people preferred not to have large trees removed or to have any construction that would eventually contribute to the decline of the trees.

The last location considered and recommended by the Department is located adjacent to the Little League Field approximately 200 feet from the picnic area. This location is accessible by two parking lots and located in the vicinity of the restrooms. There are no mature trees that will be affected by construction. The area is located outside the 50 feet Resource Protection Area (RPA), due to the proximity of the man-made pond which acts as a stormwater filter for the surrounding development. Any land disturbance will need to comply with stormwater management requirements. This location received support at the last public meeting held on May 6. The Park and Recreation Commission also provided input on playground locations and approved of this location.

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).

Varies, 20-60 children throughout the day. Site is an existing 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).

4 Full Time employees (1 Park Manager, 3 Support staff) are already located on-site. No additional employees will be added due to this SUP request.

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

Day:	Hours:
<u>Daily - during existing park</u>	<u>5am- 10pm</u>
<u>operating hours:</u>	_____
_____	_____
_____	_____

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

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

Minimal additional noise is expected. The proposed site is adjacent to an existing ballfield, located within an existing park where children already gather and play.

B. How will the noise from patrons be controlled?

N/A

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?

Paper, food/beverage containers.

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.

Trash is already removed by staff.

C. How often will trash be collected?

Trash is removed by staff on a daily basis during normal operations.

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

Existing trash receptacles are available throughout the park.

They are maintained by RP&CA 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?

The playground will be fenced in. Play equipment will be in compliance with ADA and U.S. Consumer Product Safety Commission Guidelines for Public Play 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.

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?

Street access is adequate. No street improvements are needed.

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?

0 sq. ft. (existing) + 2,450 sq. ft. (addition if any) = 2,450 sq. ft. (total)

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

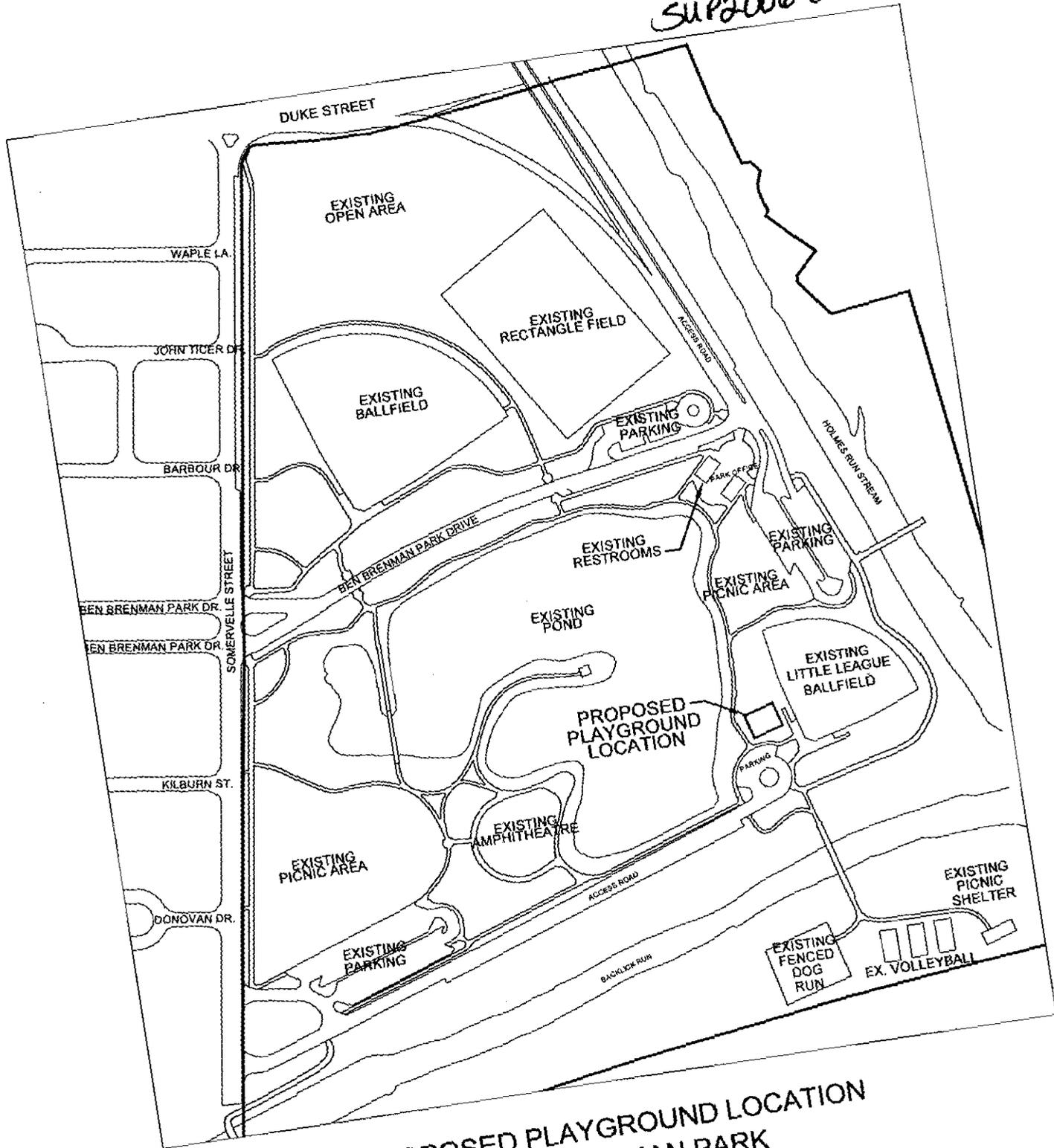
a stand alone building a house located in a residential zone a warehouse

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

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

other, please describe: Ben Brenman Park

SUP2006-0057



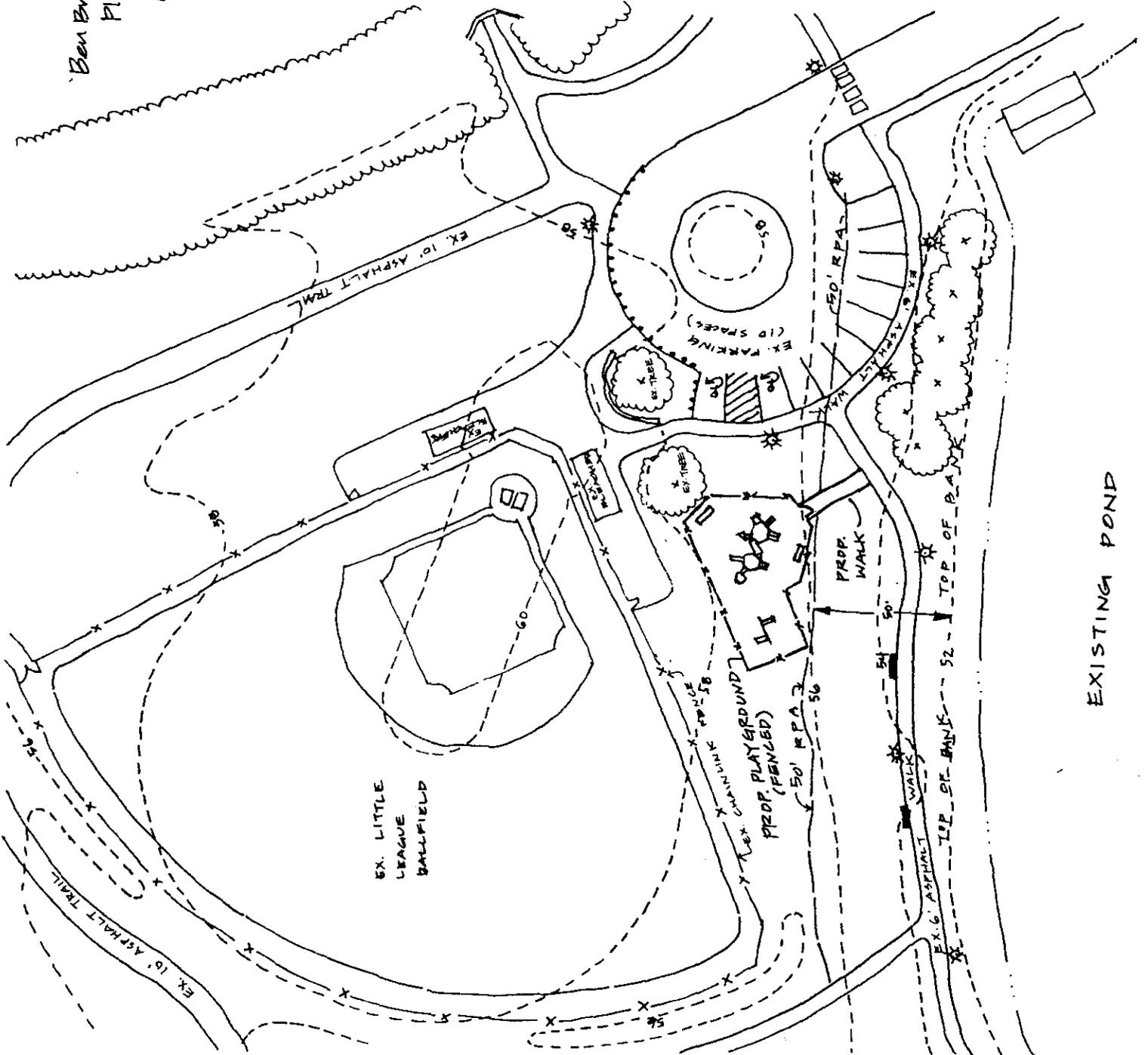
PROPOSED PLAYGROUND LOCATION
AT BEN BRENNAN PARK

Ben Brennan Park
Play ground

6/26/06

← NORTH

SUP2006-0057



EXISTING POND

PnZFeedback/Alex
09/07/2006 10:48 AM

PC Docket Item # 16
Case Number(s) 2006-0057

bcc
Subject Fw: Playground at Ben Brenman Park

----- Forwarded by PnZFeedback/Alex on 09/07/2006 10:48 AM -----



"Lynne.M.Murphy@usdoj.gov"

<Lynne.M.Murphy@usdoj.gov>

09/06/2006 08:33 PM

To "pnzfeedback@alexandriava.gov"
<pnzfeedback@alexandriava.gov>

cc

Subject Playground at Ben Brenman Park

On August 30, 2006, I received a Notice of Public Hearing regarding a special use permit to install a playground at Ben Brenman Park. My work precludes me from attending the public hearings in person. Thus, I am notifying you of my concerns in writing.

As a resident of Cameron Station (231 Somerville Street), I am concerned about the installation of a playground at the park for the following reasons:

1. I fear the increased traffic flow. The traffic flow is currently manageable, even though there are numerous sporting events occurring at the park regularly, such as baseball, soccer and volleyball.
2. I am concerned about unsupervised children.
3. I also question if the expenditures are necessary in light of the fact that there is a playground at the park (right next door to the Samuel Tucker School). An option might be to expand that playground.
4. My house faces the park and I do not wish to spend the rest of my life looking at a playground that will more than likely become an eye sore in a few years. I pay far too much in property taxes to be subjected to such a view.

Thank you for your assistance and cooperation with this matter. If you have any questions, you may contact me by e-mail or call me at (202) 514-5881.



<lynne.m.murphy@usdoj.gov>

09/06/2006 08:25 PM

Please respond to
<lynne.m.murphy@usdoj.gov>

To <alexvamayor@aol.com>, <macdonaldcouncil@msn.com>, <timothylovain@aol.com>, <councilmangaines@aol.com>, <council@krupicka.com>, <delpepper@aol.com>

cc

bcc

Subject COA Contact Us: Playground at Ben Brenman Park

14

9-16-06

COA Contact Us: Playground at Ben Brenman Park

Time: [Wed Sep 06, 2006 20:25:11] IP Address: [149.101.1.116]

Response requested:

First Name: Lynne M.
Last Name: Murphy
Street Address: 231 Somerville Street
City: Alexandria
State: VA
Zip: 22304
Phone: (202) 514-5881
Email Address: lynne.m.murphy@usdoj.gov
Subject: Playground at Ben Brenman Park

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Comments:

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3. I also question if the expenditures are necessary in light of the fact that there is a playground at the park (right next door to the Samuel Tucker School). An option might be to expand that playground.
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