APPLICATION
SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2010-0079

PROPERTY LOCATION: 4646 Seminary Road (Francis C. Hammond M.S.)

TAX MAP REFERENCE: 031.01-01-03 **ZONE:** R8 & R20

APPLICANT:

Name: Alexandria Public Schools (ACPS)

Address: 2000 N. Beauregard St. Alexandria, VA

PROPOSED USE: ACPS is requesting a Special Use Permit to add lights to an athletic facility. The SUP application has two aspects to it: The first aspect of the SUP is pursuant to a condition of a previously approved Development Site Plan (DSP 2000-0044)which requires public review of any proposed lighting of athletic fields at Hammond. The second aspect of the SUP is to allow a public school facility to construct a structure up to 60' within the City (Sec. 7-2100). ACPS also requests a modification to the minimum front yard setback within the R-20 zoning district per section 3-106(A)

[/] **THE UNDERSIGNED**, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 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 staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

[/] **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 IV, Section 4-1404(D)(7) 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 Director of Planning and Zoning 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.

Kevin Van Hise		5.12.11
Print Name of Applicant or Agent	Signature	Date
13221 Woodland Park Road	703.674.1306	703.674.1350
Mailing/Street Address	Telephone #	Fax #
Herndon, VA 20171	kevin.vanhise@kimley-horn.com	
City and State Zip Code	Email address	

ACTION-PLANNING COMMISSION: _____ **DATE:** _____

ACTION-CITY COUNCIL: _____ **DATE:** _____

SUP # 2010-0079

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 4646 SEMINARY ROAD (Property Address), I hereby grant the applicant authorization to apply for the ATHLETIC FIELD LIGHTS (use) use as described in this application.

Name: MARK KRAUSE (Please Print) Phone 703 461 4168

Address: 2000 N. BEAUREGARD ST Email: mKrause@acps.k12.va.us

Signature: Mark Krause Date: 5/5/11

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

   [X] **Required floor plan and plot/site plan attached.**

   [ ] **Requesting a waiver. See attached written request.**

2. The applicant is the *(check one)*:
   [X] 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 or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent.

N/A

SUP #2010-0079

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. 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. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Alexandria City Public Schools	2000 N. Beauregard St.	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 4646 Seminary Rd. (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Alexandria City Public Schools	2000 N. Beauregard St.	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.		
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

5.12.11 Kevin Van Hise

Date Printed Name Signature

SUP # 2010-0079

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?

[X] **Yes.** Provide proof of current City business license
Please find City Business License Attached

[ ] **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

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. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

Please see attached narrative.

SUP #2010-0079

USE CHARACTERISTICS

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

[X] a new use requiring a special use permit,
[ ] an expansion or change to an existing use without a special use permit,
[ ] an 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).
No change from existing use in capacity. But hours will be extended with approval of lights (see attached existing users list)

B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).
No Change

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

Day:	Hours:
Monday - Saturday	8:00am - 10:00pm
Sunday	8:00am - 6:00pm

*Times proposed are for both the track safety lighting and the field lighting.

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

A. Describe the noise levels anticipated from all mechanical equipment and patrons.
Normal noise associated with athletic field use.
No amplified sound permitted.

B. How will the noise be controlled?
When programmed, RPCA staff/coaches will always be on site and will monitor sound.

SUP # 2010-0079

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? (i.e. office paper, food wrappers)
Waste associated with athletic field use.(cups, bottles, etc.)

B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)
N/A

C. How often will trash be collected?
No Change

D. How will you prevent littering on the property, streets and nearby properties?
Trash cans will be provided in the field area.

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:

SUP #2010-0079

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. [X] No.

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

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

User-controlled safety lighting is proposed to light the track for neighbors to use.

ALCOHOL SALES

13.

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

[ ] Yes [X] No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

SUP # 2010-0079

PARKING AND ACCESS REQUIREMENTS

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

216 Standard spaces

_____ Compact spaces

6 Handicapped accessible spaces.

_____ Other.

Planning and Zoning Staff Only
Required number of spaces for use per Zoning Ordinance Section 8-200A_____
Does the application meet the requirement? [ ] Yes [ ] No

B. 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?

_____

PLEASE NOTE: 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.

C. 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.

[ ] Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

A. How many loading spaces are available for the use? N/A

Planning and Zoning Staff Only
Required number of loading spaces for use per Zoning Ordinance Section 8-200_____
Does the application meet the requirement? [ ] Yes [ ] No

SUP # 2010-0079

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

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

D. 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?

Existing access is adequate.

SITE CHARACTERISTICS

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

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

How large will the addition be? N/A square feet.

18. What will the total area occupied by the proposed use be? No Change / N/A

_____ sq. ft. (existing) + _____ sq. ft. (addition if any) = _____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: _____
[X] other. Please describe: Athletic Field

End of Application

Narrative Request for a Special Use Permit to Install Athletic Field Lighting at Hammond Middle School (SUP # 2010-0079)

Alexandria City Public Schools (ACPS) is requesting approval to add lighting to an existing athletic field at Francis C. Hammond Middle School (4646 Seminary Road). The property is located in the R-8 and R-20 zoning districts.

The Special Use Permit (SUP) Application to add lighting has two aspects to it. The first aspect of the SUP is pursuant to a condition set forth in a previously approved Development Site Plan (DSP#2000-0044, Cond. 16). The Planning Commission amended a condition to require a public review process for the addition of any proposed lighting to the athletic fields at Francis C. Hammond Middle School. The second aspect of the SUP is to allow a public school facility to construct a structure up to 60 feet in height within the City (Sec. 7-2100).

In addition, ACPS is requesting a modification to the minimum front yard setback within the R-20 zoning district per section 3-106(A). Two of the light poles located in the R-20 zoning district are within a 70' front yard setback.

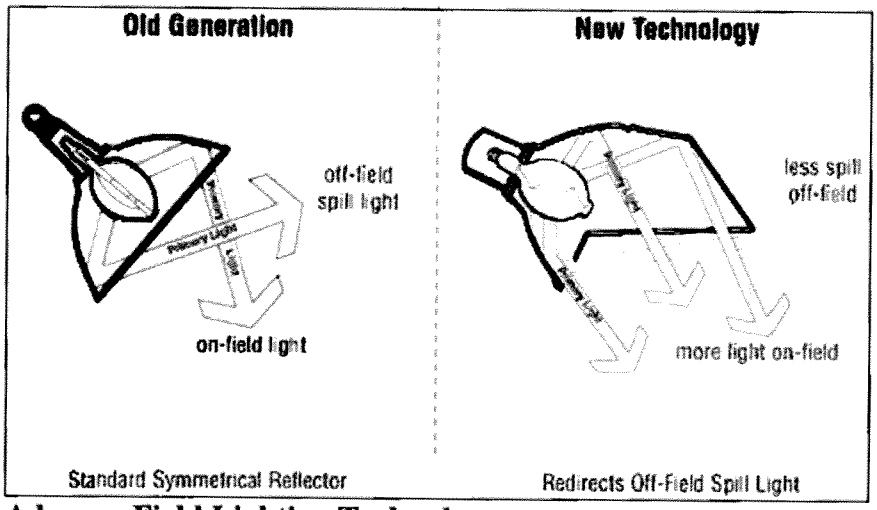
The existing rectangular athletic field is a well-used, and much needed athletic/recreational resource in the City. In order to better meet the recreational needs of Alexandria's citizens and the students of Hammond Middle School, and to provide evening use of the site, ACPS is proposing to add lighting to the athletic field. The proposed lighting for the athletic field will consist of field lights mounted on four poles, with a maximum height of 60 feet.

In addition to lighting the field, ACPS proposes to add safety lighting for the track as a courtesy to citizens so that they have the ability to use the track in the evening. Safety lighting for the track will be provided with fixtures that will be mounted on the same four 60' poles at a lower height and lower lighting intensity.

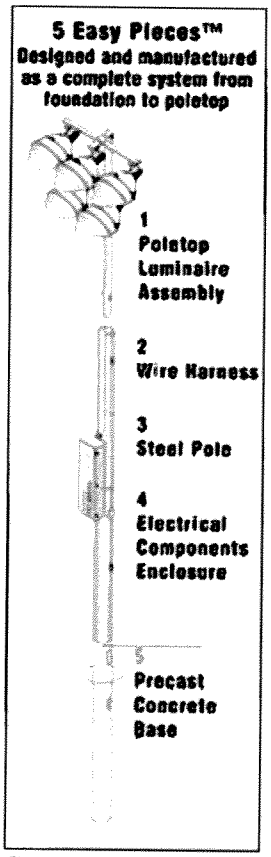
Locations for the light poles are indicated on the proposed site plan (attached). The proposed lighting system will use technologically advanced fixtures that significantly limit light spill-over beyond the playing field area and track. An example of a similar product is attached for information/demonstration only (please see below in this narrative).

Additional improvements to the Hammond Middle School athletic field and track are planned, including the replacement of the existing natural turf field with a synthetic turf infill system. In addition, the existing track will be reconfigured around the synthetic turf field. These improvements will better accommodate athletic activities at Hammond Middle School. These field and track improvements have been submitted to the City under a separate grading plan application.

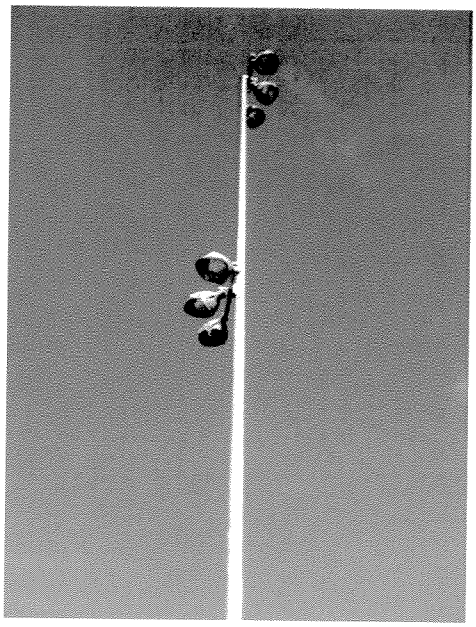
Existing Athletic Field at Hammond Middle School



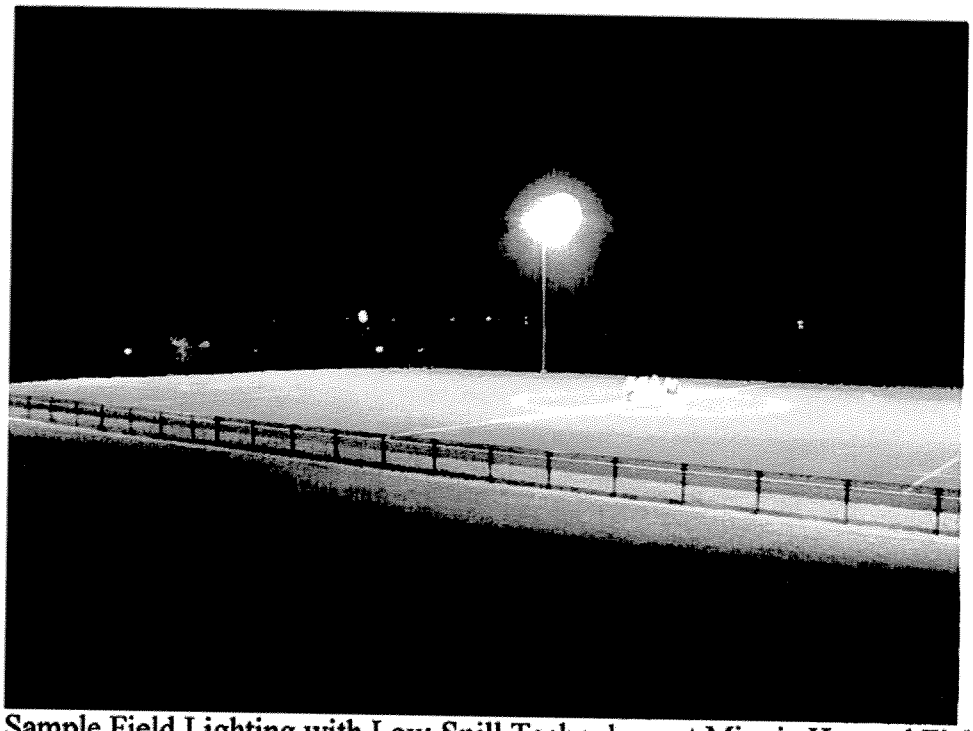
Advance Field Lighting Technology



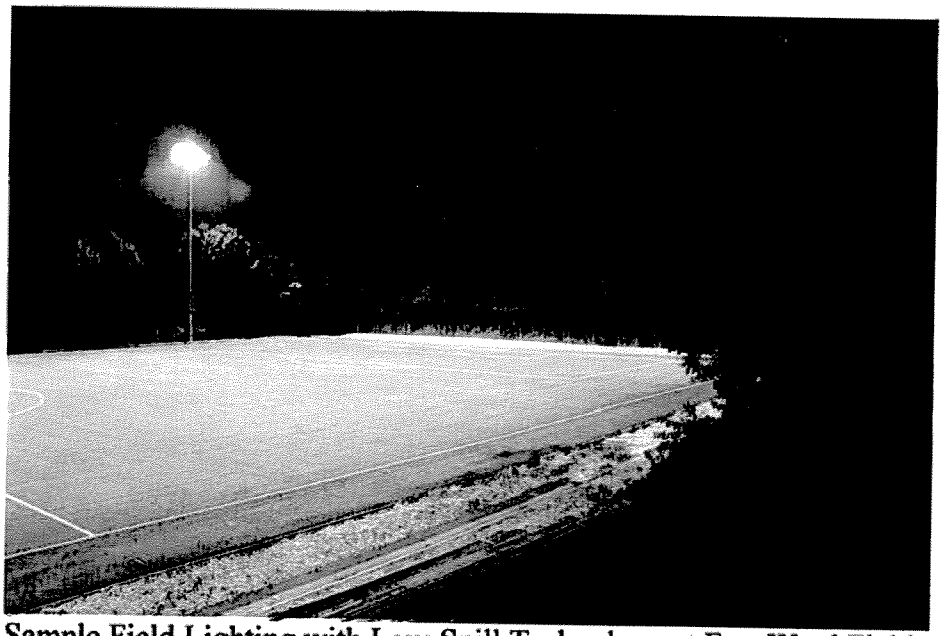
Standard Pole Mounted Lighting



Proposed Safety Lighting Concept for the Track – Lower mounted fixtures on the same pole as the athletic field lighting. A similar concept was used at Ben Brenman Park to light an adjacent playground.



Sample Field Lighting with Low-Spill Technology at Minnie Howard Field



Sample Field Lighting with Low-Spill Technology at Fort Ward Field

Sample Field Lighting with Low-Spill Technology at Ben Brenman Park

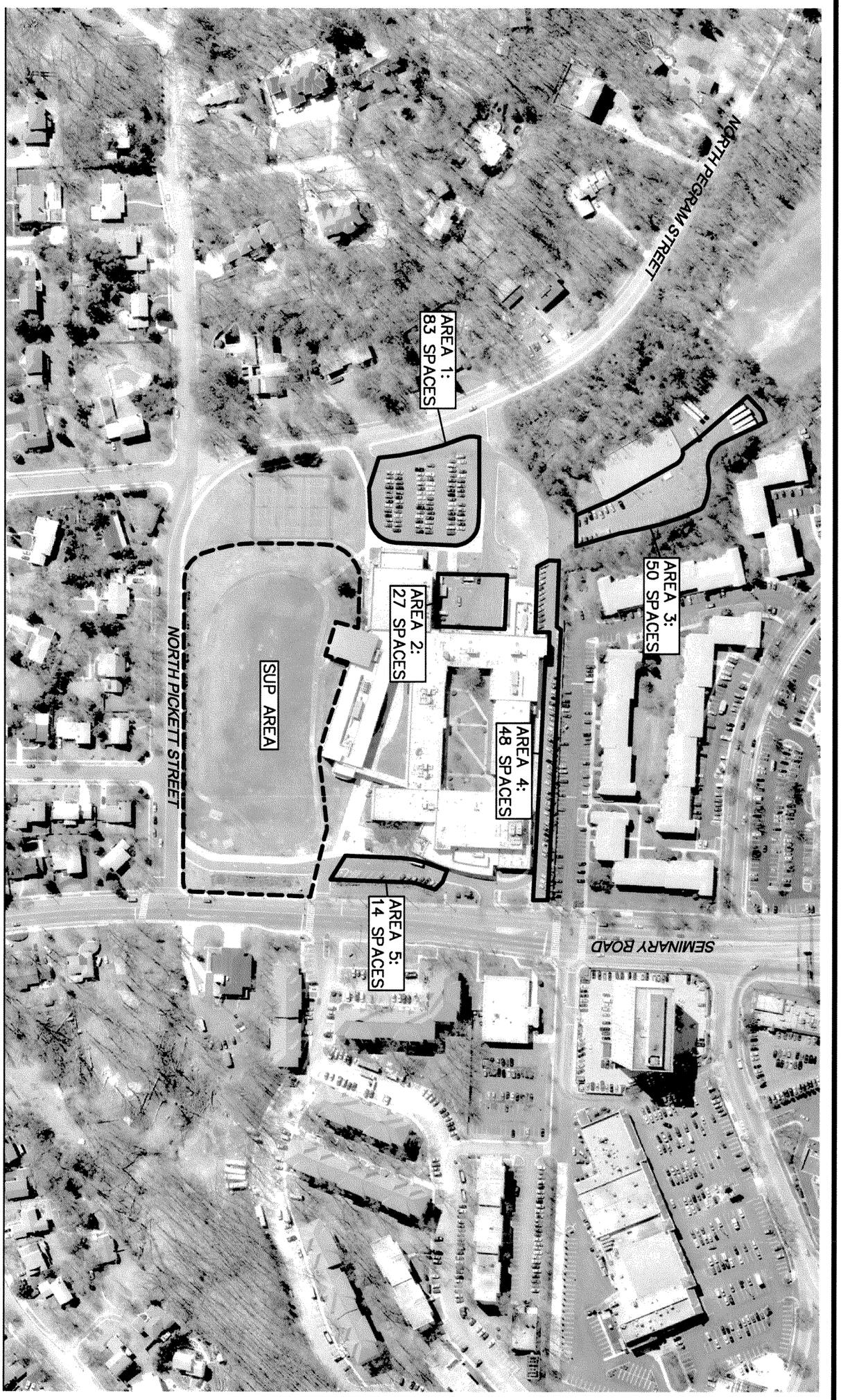
Alexandria Department of Recreation, Parks and Cultural Activities

Athletic Field & Tennis Court Users

FY 2011 July 2010 - June 2011

Field	Season	User Group	Dates of Use	Days of Use	Time of Use
Francis Hammond MS Upper	Spring	Adult Sports Soccer (Rentals)	February 28 - June	Saturday/Sunday	8:00 a.m. - 5:00 p.m.
		(several teams)			
	Spring	Physical Fitness Classes	March - June	Monday - Friday	8:00 am - 4:00 pm
	Summer	Adult Sports Soccer (Rentals)	June - August	Saturday/Sunday	8:00 a.m. - 5:00 p.m.
	Fall	TC Williams Soccer Teams	September - October	Monday - Friday	3:00 - 6:30 p.m.
	Fall	Adult Sports Soccer (Rentals)	September - November	Saturday/Sunday	8:00 a.m. - 5:00 p.m.
		(several leagues)			
	Fall	Physical Fitness Classes	September - December	Monday - Friday	8:00 am - 4:00 pm

K:\NVA_LALP\110266000 Hammond School\CADD\SHEET\SUP\1-Parking Exhibit.dwg, Layout:Layout1 Jan 17, 2011 bob.barusefski
XREFS: x110266000_tblk-CD11-17
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



GRAPHIC SCALE
200 0 100 200 400
FT.

2011-01-18

1

HAMMOND SCHOOL
ATHLETIC FIELD IMPROVEMENTS
SUP # 2010-0079
ALEXANDRIA CITY PUBLIC SCHOOLS
CITY OF ALEXANDRIA, VIRGINIA

EXISTING PARKING ANALYSIS

OWNER / DEVELOPER
CITY OF ALEXANDRIA
301 KING STREET
ALEXANDRIA, VA 22314

ALEXANDRIA CITY PUBLIC SCHOOLS

CONTACT: MARK KRAUSE
(703) 370-7704

ADDRESS: 13221 WOODLAND PARK ROAD, SUITE 400
HERNDON, VIRGINIA 20171
PHONE NO: 703-674-1300 FAX NO: 703-674-1350
PROJ. MANAGER: KEVIN VAN HISE
EMAIL: KEVIN.VANHISE@KIMLEY-HORN.COM

Kimley-Horn and Associates, Inc.

K:\NVA_LALP\110266000 Hammond School\CADD\SHEET\SUP\2-Overall Site Exhibit.dwg, Layout:Layout1 Jan 17, 2011 bob.barusefski
XREFS: x266000_topo x266000_base x110266000_tblk-CD11-17 x266000_GIS-Road x266000_GIS-Bldg x266000_GIS-Parcels x266000_GIS-Parking
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

2011-01-18

2

HAMMOND SCHOOL

ATHLETIC FIELD IMPROVEMENTS

SUP # 2010-0079

ALEXANDRIA CITY PUBLIC SCHOOLS

CITY OF ALEXANDRIA, VIRGINIA

OVERALL SITE EXHIBIT

OWNER / DEVELOPER
CITY OF ALEXANDRIA
301 KING STREET
ALEXANDRIA, VA 22314

ALEXANDRIA CITY PUBLIC SCHOOLS

CONTACT: MARK KRAUSE
(703) 370-7704

ADDRESS: 13221 WOODLAND PARK ROAD, SUITE 400
HERNDON, VIRGINIA 20171
PHONE NO: 703-674-1300 FAX NO: 703-674-1350
PROJ. MANAGER: KEVIN VAN HISE
EMAIL: KEVIN.VANHISE@KIMLEY-HORN.COM

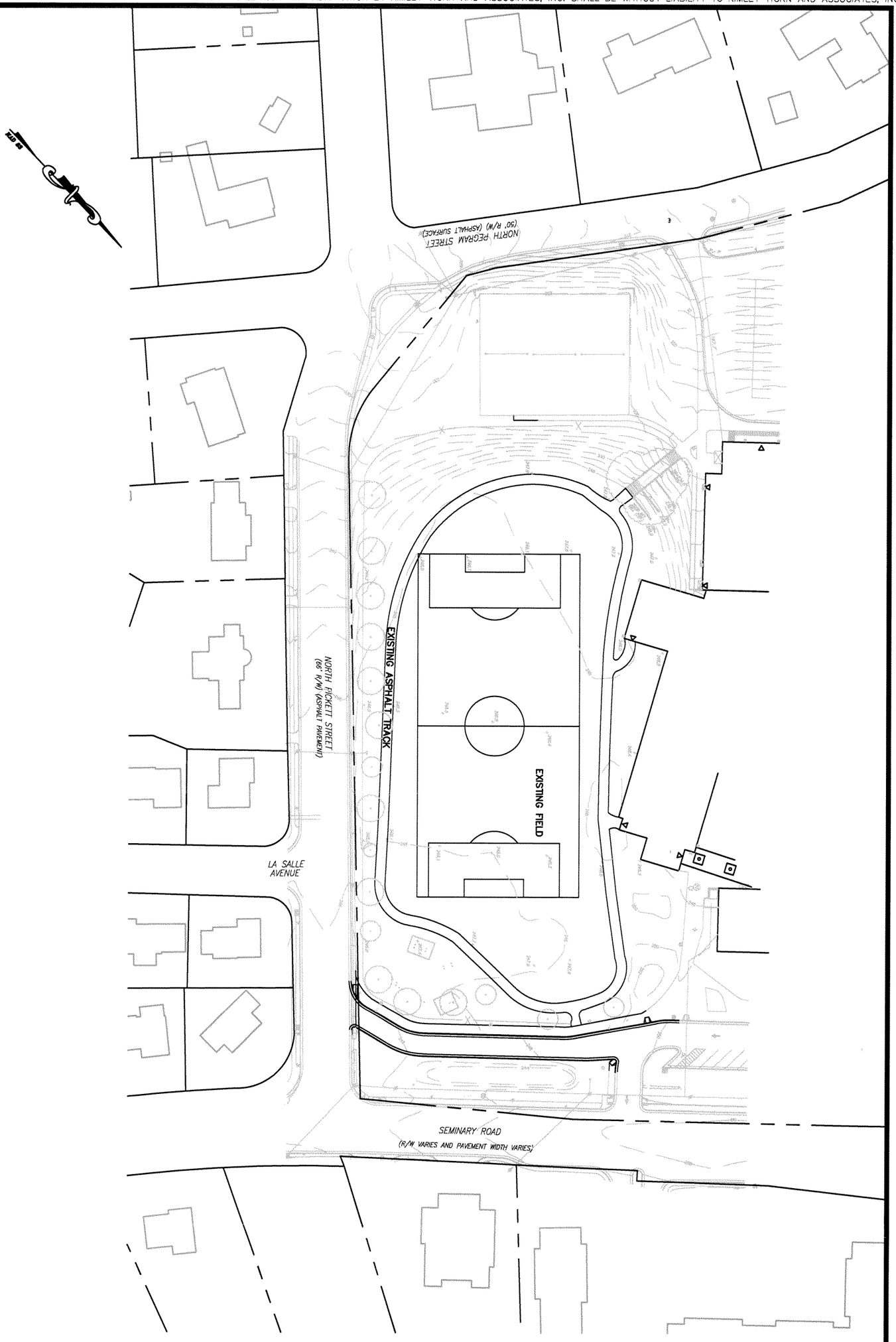
Kimley-Horn and Associates, Inc.

K:\NVA_LALP\110266000 Hammond School\CADD\SHEET\SUP\3-Existing Conditions.dwg, Layout:Layout1 Jan 17, 2011 bob.barusefski
XREFS: x266000_topo V-MAP x266000_base x110266000_tblk-CD11-17 x266000_GIS-Bldg x266000_GIS-Parcels
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

GRAPHIC SCALE

100 0 50 100 200

FT.



2011-01-18

3

HAMMOND SCHOOL

ATHLETIC FIELD IMPROVEMENTS

SUP # 2010-0079

ALEXANDRIA CITY PUBLIC SCHOOLS

CITY OF ALEXANDRIA, VIRGINIA

EXISTING CONDITIONS

OWNER / DEVELOPER
CITY OF ALEXANDRIA
301 KING STREET
ALEXANDRIA, VA 22314

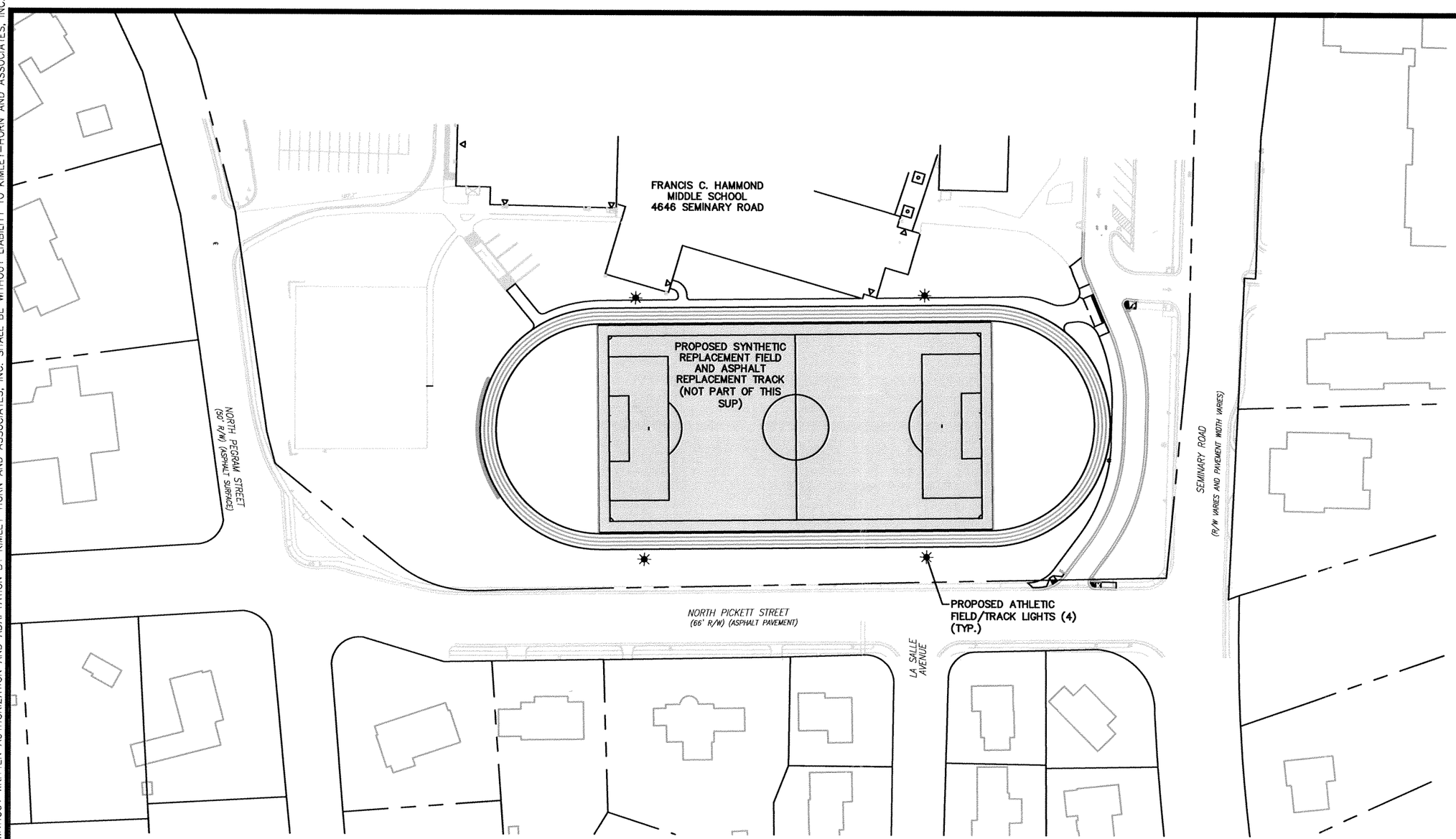
ALEXANDRIA CITY
PUBLIC SCHOOLS

CONTACT: MARK KRAUSE
(703) 370-7704

ADDRESS: 13221 WOODLAND PARK ROAD, SUITE 400
HERNDON, VIRGINIA 20171
PHONE NO: 703-674-1300 FAX NO: 703-674-1350
PROJ. MANAGER: KEVIN VAN HISE
EMAIL: KEVIN.VANHISE@KIMLEY-HORN.COM

Kimley-Horn
and Associates, Inc.

K:\NVA_LAP\110266000-Hammond School\CADD\SHEET\SUP\4-Site Plan.dwg, Layout:Layout1 Jan 17, 2011 bob.barusefski
XREFS: x266000_topo x266000_base x110266000_tblk-CD11-17 x266000_GIS-Bldg x266000_GIS-Parcels
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC. AND ADAPTATION BY



ITEMS INCLUDED IN THIS SUP*

- PROPOSED FIELD/TRACK LIGHTS (4)

* THE PROPOSED FIELD REPLACEMENT AND TRACK RECONSTRUCTION ARE NOT PART OF THIS SUP APPLICATION AND WILL BE PERMITTED SEPARATELY AS A GRADING PLAN.

GRAPHIC SCALE

100 0 50 100 200

FT.

2011-01-18

OWNER / DEVELOPER
CITY OF ALEXANDRIA
301 KING STREET
ALEXANDRIA, VA 22314

ALEXANDRIA CITY
PUBLIC SCHOOLS

CONTACT: MARK KRAUSE
(703) 370-7704

ADDRESS: 13221 WOODLAND PARK ROAD, SUITE 400
HERNDON, VIRGINIA 20171
PHONE NO: 703-674-1300 FAX NO: 703-674-1350
PROJ. MANAGER: KEVIN VAN HISE
EMAIL: KEVIN.VANHISE@KIMLEY-HORN.COM

Kimley-Horn and Associates, Inc.

HAMMOND SCHOOL

ATHLETIC FIELD IMPROVEMENTS
SUP # 2010-0079
ALEXANDRIA CITY PUBLIC SCHOOLS
CITY OF ALEXANDRIA, VIRGINIA

SITE PLAN

4