



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2011-0068

PROPERTY LOCATION: 1001 Jefferson Street

TAX MAP REFERENCE: 080.01-10-40 **ZONE:** POS

APPLICANT:

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

Address: 1108 Jefferson Street, Alexandria, VA 22301

PROPOSED USE: Lights for the Miracle Field at the existing Lee Center ball field site

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.

James Spengler, Director, RPCA

Print Name of Applicant or Agent

1108 Jefferson Street

Mailing/Street Address

Alexandria, VA 22314

City and State

Zip Code

James B Spengler 9-15-2011
Signature Date

703-746-5502

Telephone #

Fax #

james.spengler@alexandriava.gov

Email address

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

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

PROPERTY OWNER'S AUTHORIZATION

As the property owner of _____, I hereby
(Property Address)
grant the applicant authorization to apply for the _____ use as
(use) N/A
described in this application.

Name: _____ Phone _____
Please Print
Address: _____ Email: _____
Signature: _____ Date: _____

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.

N/A

- Required floor plan and plot/site plan attached.
- Requesting a waiver. See attached written request.

2. The applicant is the (check one):

- 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

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. City of Alexandria, VA		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 _____ (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. City of Alexandria, VA		100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require 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 the 12-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. All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity below and "None" in the corresponding fields)

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.

_____ Date _____ Printed Name _____ Signature

Alexandria City Council

William Eulle
Kerry Donley
Frank Fannon IV
Alicia Hughes
Redella "Del" Pepper
Paul Smedberg
Rob Krupicka

Planning Commission

John Komoroske
H. Stewart Dunn, Jr.
Jesse Jennings
Mary Lyman
J. Lawrence Robinson
Eric Wagner
Donna Fossum

Board of Zoning Appeals

Mark Allen
Geoffrey Goodale
John Keegan
Stephen Koenig
David Lantzy
Jennifer Lewis
Eric Zander

**Board of Architectural Review
Old and Historic District**

Chip Carlin
Oscar Fitzgerald
Thomas Hulfish
Arthur Keleher
Wayne Neale
Peter Smeallie
John Von Senden

Board of Architectural Review

Parker-Gray District

William Conkey
Theresa dei Ninno
Robert Duffy
Christina Kelley
Douglas Meick
Phillip Moffat

Updated 8/2/2011

Definition of business and financial relationship.

Section 11-351(A) of the Zoning Ordinance defines a business or financial relationship as any of the following:

- (1) a direct one;
- (2) by way of an ownership entity in which the member or a member of his immediate household is a partner, employee, agent or attorney;
- (3) through a partner of the member or a member of his immediate household;
- (4) through a corporation in which any of them is an officer, director, employee, agent or attorney or holds 10 percent or more of the outstanding bonds or shares of stock of a particular class. In the case of a condominium, this threshold shall apply only if the applicant is the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium;
- (5) not as an ordinary customer or depositor relationship with a professional or other service provider, retail establishment, public utility or bank, which relationship shall not be considered a business or financial relationship;
- (6) created by the receipt by the member, or by a person, firm, corporation or committee on behalf of the member, of any gift or donation having a value of more than \$100, singularly or in the aggregate, during the 12-month period prior to the hearing on the application from the applicant.

USE CHARACTERISTICS

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

- 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 (see attached schedule), but hours will be extended with approval of lights
- B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).
T-ball averages 6-8 coaches/volunteers per game. Miracle League games average 30 volunteers per game.

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

<p>Day: <u>Monday-Sunday</u></p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>Hours: <u>8:00am-10:00pm</u></p> <p>_____</p> <p>(The field will be available for permit use during</p> <p><u>these times, though it will not always be in use)</u></p> <p>_____</p> <p>_____</p>
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7. Please describe any potential noise emanating from the proposed use.

- A. Describe the noise levels anticipated from all mechanical equipment and patrons.
No change in noise level. Normal noise associated with recreational use.
- B. How will the noise 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? (i.e. office paper, food wrappers)
waste associated with recreational 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)

No change from existing use

C. How often will trash be collected?

daily

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

Trash cans are provided on site

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 nearby residents, employees and patrons?
No change from existing use. Existing use poses no safety concerns.

ALCOHOL SALES

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

Yes 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.

PARKING AND ACCESS REQUIREMENTS

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

- 45 Standard spaces*
- Compact spaces
- 6 Handicapped accessible spaces.
- Other.

** 129 additional spaces are located in the back of the Lee Center and can be used after work hours and on weekends (see attached map)*

Planning and Zoning Staff Only

Required number of spaces for use per Zoning Ordinance Section 8-200 A

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

- B. Where are off-street loading facilities located? No loading to occur
- 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?
adequate

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? 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: _____
 other. Please describe: Therapeutic Recreation Field

End of Application

Request for a Special Use Permit to install Field Lighting at the Lee Center Fields for by the Miracle Field

The Department of Recreation, Parks and Cultural Activities is requesting approval to add lighting to the existing recreational field site (1001 Jefferson Street) at the Lee Center (1108 Jefferson Street). The property is located in a POS zone, which requires a special use permit for the lighting of athletic fields.

If approved, the lighting would supplement the renovation of the existing field to a diamond "Miracle Field" entirely covered with a rubberized surfacing. The rubber allows a firm, yet cushioned, surface for wheelchairs and walkers, allowing Alexandria residents with physical and mental disabilities to play softball. Given the nature of the field it can also be used by adults and seniors for softball and kickball or by youth sports, such as t-ball. The field conversion requires a separate grading plan permit, currently under review by the Department of Transportation & Environmental Services.

Lights would allow a flexible schedule and better accommodate a variety of uses on the field. This flexibility is particularly necessary for after work hours and on weeknights when required coaches and volunteers are typically available. The proposed lighting for the athletic field will consist of twelve individual lights mounted onto four poles, with a maximum height of 30 feet. 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. A preliminary assessment (attached) of the lights show a 0.2 foot candle reading 100 feet from the outfield pole. There would be no spill over 200 feet from the light pole.

Preliminary outreach to the community and adjacent neighborhood indicates support for this lighted recreational use.

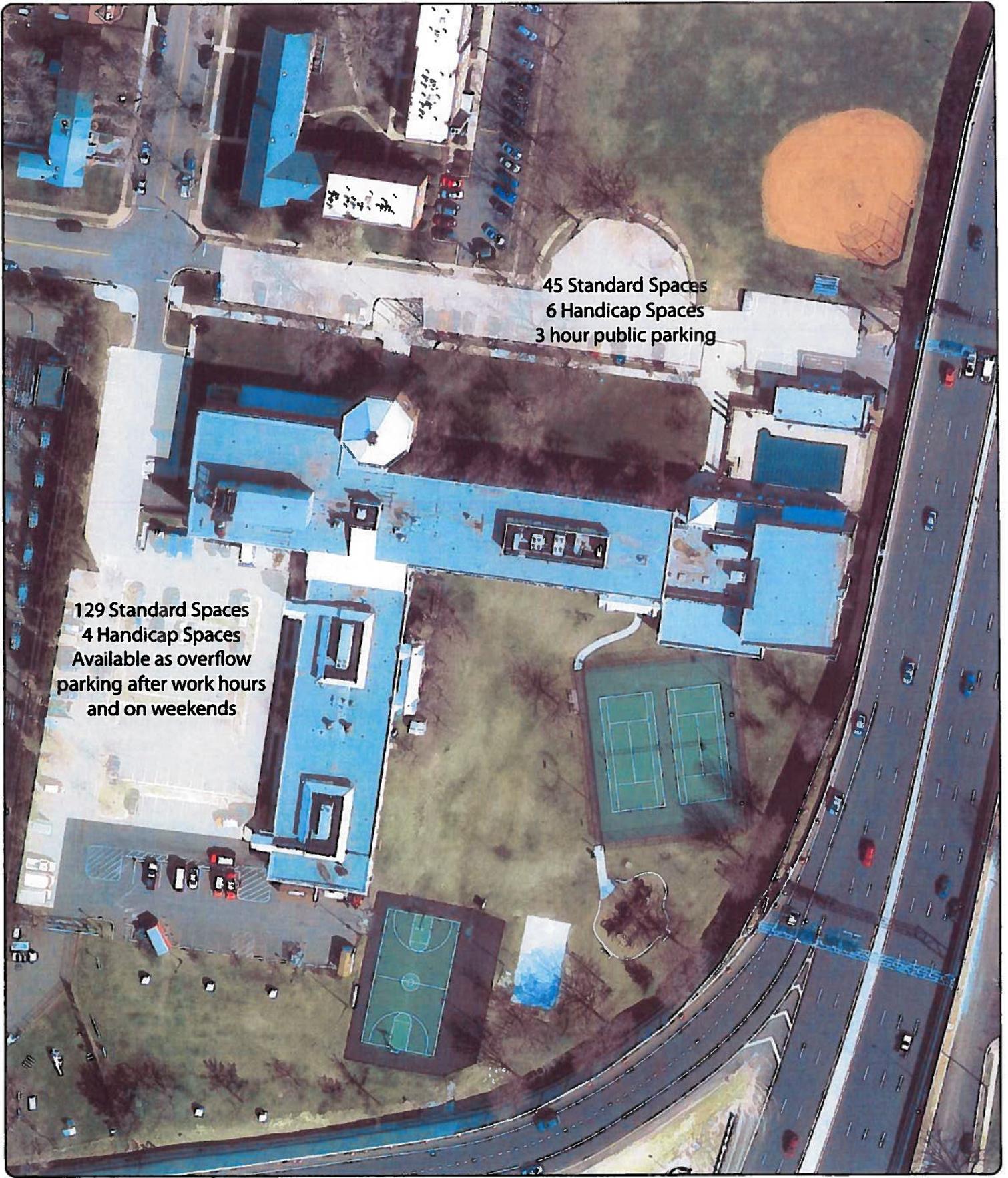


Future site of the Miracle Field at the Lee Center

2011 Schedule on Lee Center Fields (baseball and league programs occur on field #1, soccer occurs on overlay of fields)

Spring	Youth Sports Baseball	March - June	Monday - Friday	4:00 - 8:00 p.m. (shared use with ASA)
Spring	Miracle Baseball League Program	March - June	Saturday	12:00 - 6:00 p.m.
Spring	Alexandria Soccer Association	March - June	Saturday/Sunday	8:00 a.m. - 12:00 p.m./12:00 - 5:00 p.m.

Fall	Alexandria Soccer Association	September - November 15	Monday - Friday	4:00 - 8:00 p.m.
Fall			Saturday/Sunday	8:00 a.m. - 12:00 p.m./12:00 - 5:00 p.m.
Fall	Miracle Baseball League Program	September - October	Saturday	12:00 - 6:00 p.m.



45 Standard Spaces
6 Handicap Spaces
3 hour public parking

129 Standard Spaces
4 Handicap Spaces
Available as overflow
parking after work hours
and on weekends

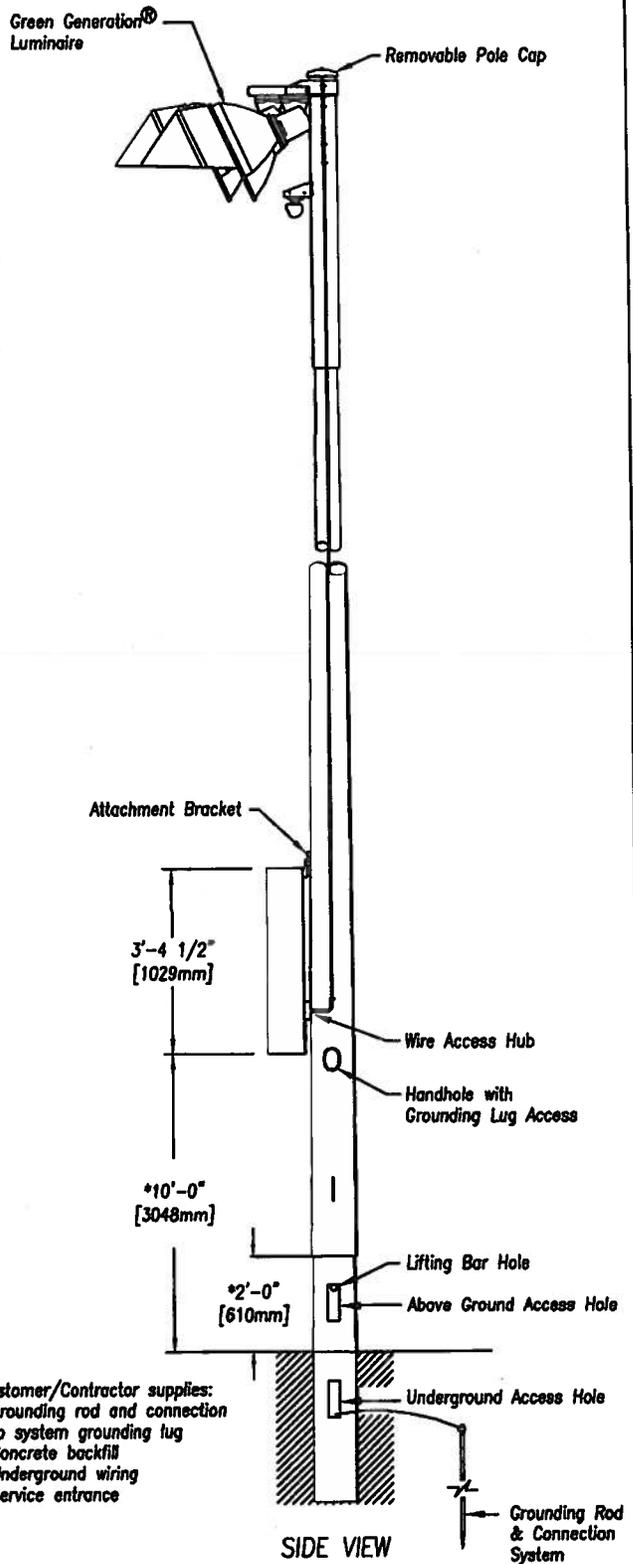
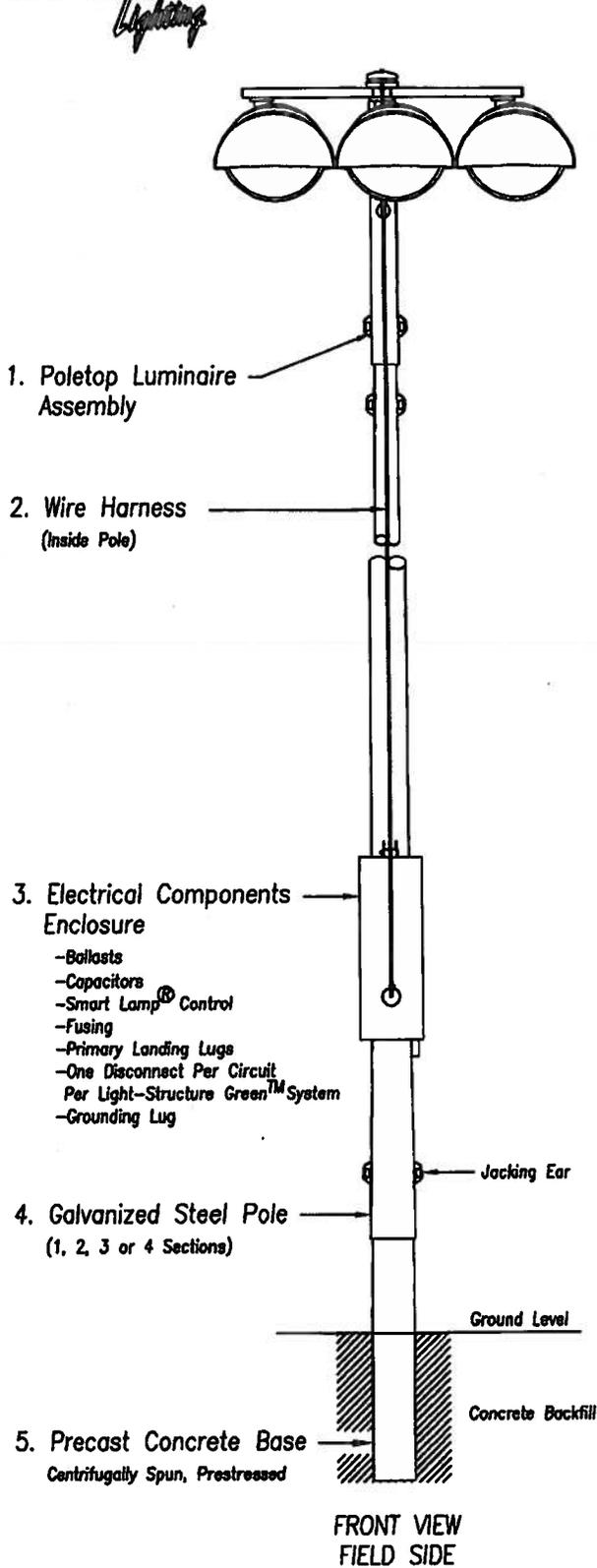


1:1,000

Lee Center Parking for Miracle Field



Typical Light-Structure Green™ System Detail - 3 Luminaires



Notes:

1. This drawing is not to scale.
2. * This dimension for reference only. Variances may occur depending on steel pole tolerances, concrete tolerances, galvanizing thickness, hole depth accuracy.
3. Musco provides a base installation bar, an installation level modified for taper, and installation wedges.
4. Provisions for auxiliary equipment such as speaker or security lighting can be incorporated.
5. Copyright 1991, 2007, 2008 Musco Lighting. Patents issued and pending.



GUARANTEED PERFORMANCE

ILLUMINATION SUMMARY

Blanket Grid

Lee Center Miracle Field
Alexandria, VA

Blanket Grid

- Grid Spacing = 30.0' x 30.0'
- Values given at 3.0' above grade

- Luminaire Type: Green Generation
- Rated Lamp Life: 5,000 hours
- Avg Lumens/Lamp: 134,000

CONSTANT ILLUMINATION

HORIZONTAL FOOTCANDLES

No. of Target Points: 180
 Entire Grid
 Average: 7.8
 Maximum: 109
 Minimum: 0
 Avg/Min: 411.53
 Max/Min: 5715.96
 UG (Adjacent Pts): 34.36
 CV: 2.70

Average Lamp Tilt Factor: 1.000
 Number of Luminaires: 12
 Avg KW over 5,000: 18.77
 Max KW: 20.4

Guaranteed Performance: The CONSTANT

ILLUMINATION described above is guaranteed for the rated life of the lamp.

Field Measurements: Averages shall be +/-10% in accordance with IESNA RP-6-01 and CIBSE LG4. Individual measurements may vary from computer predictions.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.

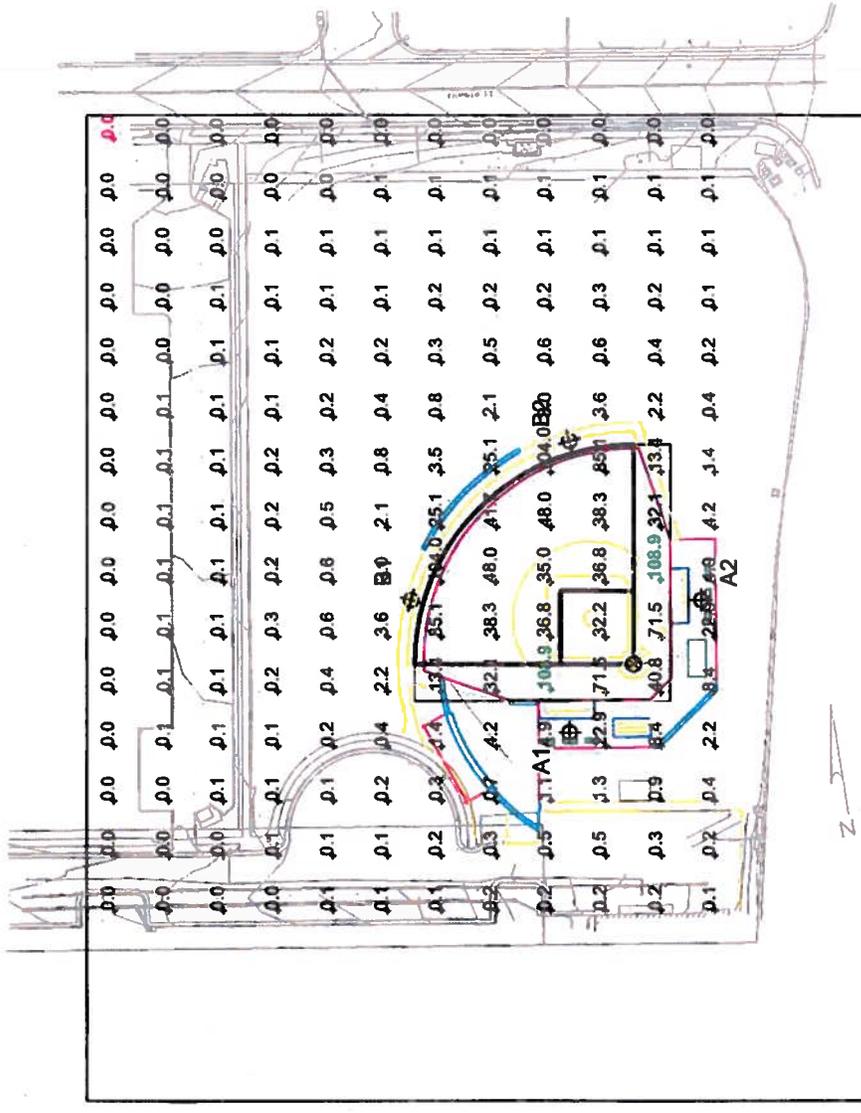
By: Justin Van Soelen

File #: 153826R2.1

Date: 14-Sep-11

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EQUIPMENT LIST FOR AREAS SHOWN			
Pole		Luminaires	
QTY	LOCATION	SIZE	GRADE ELEVATION
4	A1-A2	30'	24.5'
	B1-B2		1500W MZ
		TOTALS	
4		12	12
		0	0



NOTES: Musco recommends higher pole mounting heights. Short heights will significantly increase glare produced by fixtures.

SCALE IN FEET 1 : 100



Pole location(s) dimensions are relative to 0.0 reference point(s)



GUARANTEED PERFORMANCE

ILLUMINATION SUMMARY

Miracle Field
Lee Center Miracle Field
Alexandria, VA

Miracle Field
• Size: 120'/120'/120' - 40' Basepath
• Grid Spacing = 20.0' x 20.0'
• Values given at 3.0' above grade

- Luminaire Type: Green Generation
- Rated Lamp Life: 5,000 hours
- Avg Lumens/Lamp: 134,000

CONSTANT ILLUMINATION HORIZONTAL FOOTCANDLES

Entire Grid

No. of Target Points:	39
Average:	52.4
Maximum:	83
Minimum:	34
Avg/Min:	1.56
Max/Min:	2.48
UG (Adjacent Pts):	2.09
CV:	0.35

Average Lamp Tilt Factor: 1.000
Number of Luminaires: 12
Avg KW over 5,000: 18.77
Max KW: 20.4

Guaranteed Performance: The CONSTANT ILLUMINATION described above is guaranteed for the rated life of the lamp.

Field Measurements: Averages shall be +/-10% in accordance with IESNA RP-6-01 and CIBSE LG4. Individual measurements may vary from computer predictions.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

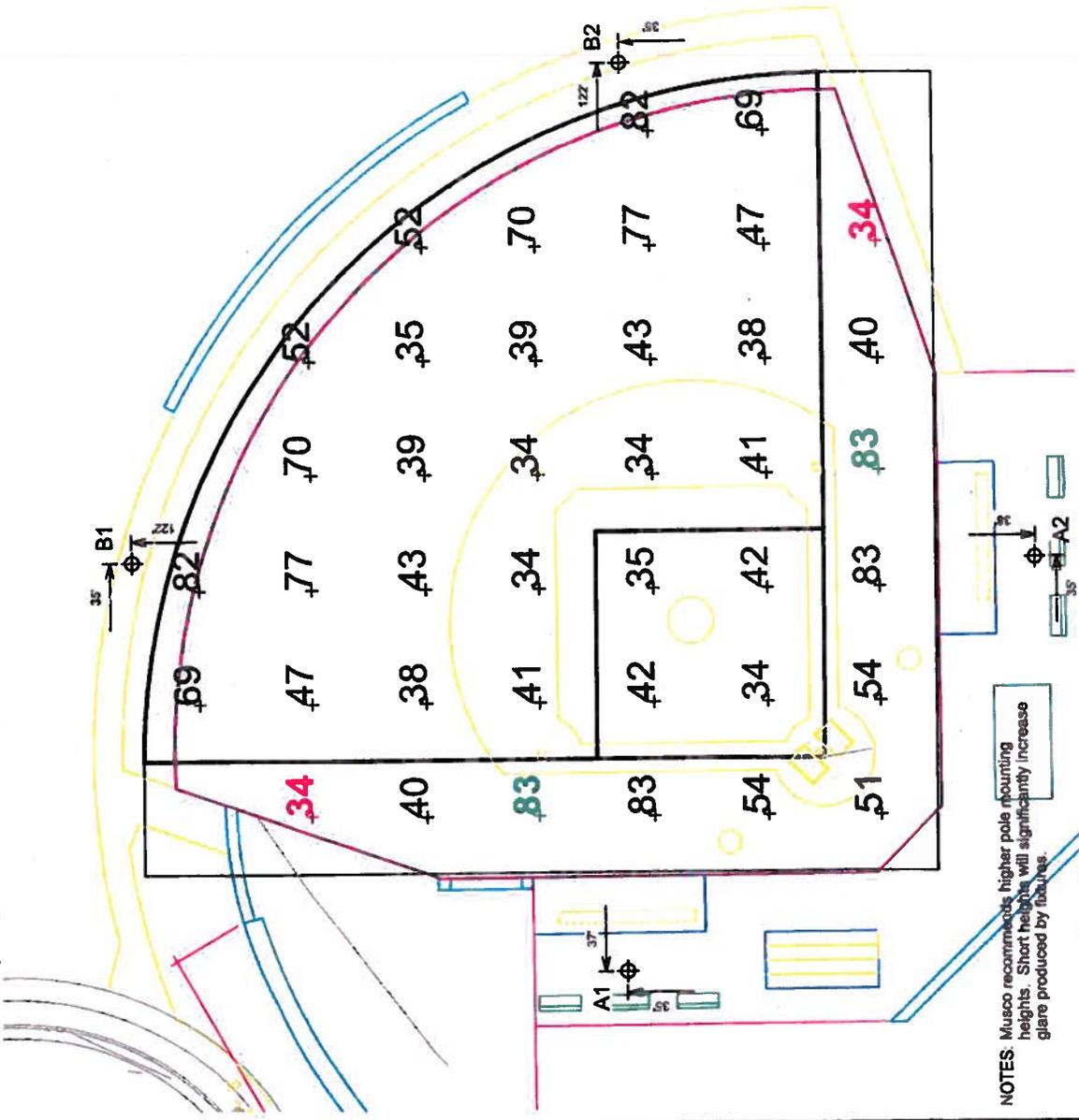
Installation Requirements: Results assume +/-3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.

By: Justin Van Soelen
File #: 153826R2
Date: 22-Aug-11
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EQUIPMENT LIST FOR AREAS SHOWN

QTY	LOCATION	POLE SIZE	GRADE ELEVATION	MOUNTING HEIGHT	Luminaires		
					LAMP SIZE	THIS GRID	OTHER GRID
4	A1-A2	30'	-5.2'	1500W MZ	3	3	0
4	B1-B2				12	12	0
TOTALS							

Existing evergreen trees, sound wall and adjacent building will block and help reduce off site spill light.



NOTES: Musco recommends higher pole mounting heights. Short heights will significantly increase glare produced by fixtures.

SCALE IN FEET 1 : 30

Pole location(s) ⌀ dimensions are relative to 0.0 reference point(s) ⊗