



APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSP # 2009 - 00013 **Project Name:** Freedmen's Cemetery Memorial

PROPERTY LOCATION: 1001 South Washington Street, Alexandria, VA 22314

TAX MAP REFERENCE: 083.01-01-04 and 083.01-01-03 **ZONE:** CL

APPLICANT:

Name: Emily Baker, City of Alexandria

Address: 301 King Street, Alexandria, VA 22314

PROPERTY OWNER:

Name: City of Alexandria

Address: 301 King Street, Alexandria, VA 22314

SUMMARY OF PROPOSAL conversion of property from commercial development to memorial

MODIFICATIONS REQUESTED change in zoning from CL to POS

SUPs REQUESTED re-establish a cemetery in a POS zone

THE UNDERSIGNED hereby applies for Development Site Plan with Special Use Permit approval in accordance with the provisions of Section 11-400 of the 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 also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his/her knowledge and belief.

Emily Baker for City of Alexandria

Print Name of Applicant or Agent

301 King Street

Mailing/Street Address

Alexandria, VA 22314

City and State Zip Code

Emily Baker
Signature *FOR EMILY BAKER*

703.746.4025

Telephone # Fax #

emily.baker@alexandriava.gov

Email address

02/23/10

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____ Received Plans for Completeness: _____
Fee Paid and Date: _____ Received Plans for Preliminary: _____

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.

City of Alexandria, 301 King Street, Alexandria, VA 22314 - 100% ownership

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.

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	301 King Street, Alexandria, VA 22314	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 1001 Washington Street; 714 Church Street (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	301 King Street, Alexandria, VA 22314	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 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.

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.

2/23/2010
Date

Emily Baker
Printed Name


Signature for EMILY BAKER

Alexandria City Council

William Euille, Mayor
Kerry Donnelly, Vice Mayor
Frank Fannon IV
Alicia Hughes
Rob Krupicka
Redella "Del" Pepper
Paul Smedberg

Board of Zoning Appeals

Harold Curry, Chair
Mark Allen, Vice Chair
Geoffrey Goodale
David Lantzy
Jennifer Lewis
Eric Zander
John Keegan

Board of Architectural Review

Parker-Gray District

Christina Kelley, Chair
William Conkey
H. Richard Lloyd, III
Thomas Marlow
Douglas Meick
Philip Moffat
Deborah Rankin

Planning Commission

John Komoroske, Chair
H. Steward Dunn, Vice Chair
Donna Fossum
J. Lawrence Robinson
Mary Lyman
Jesse Jennings
Eric Wagner

Board of Architectural Review

Old and Historic District

Thomas Hulfish, Chair
Oscar Fitzgerald
Arthur Keleher
Wayne Neale
Peter Smeallie
James Spencer
John Von Senden

Definition of business and financial relationship.

Section 11-305 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.

2. Narrative description. 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. If not appropriate to the request, delete pages 6-9. (Attach additional sheets if necessary.)

The proposed site use is for the Contrabands and Freedmen's Cemetery Memorial, a passive open space use commemorating the history, lives, and struggles of the Contrabands and Freedmen of Alexandria, particularly those interred at this historic site. The site shall be a contemplative space, utilizing the landscape, monuments and sculptures in concert with interpretive text and images to convey the overall messages of veneration, reverence and memory. Visitors are primarily envisioned as individuals attending as informed visitors, small local student groups, and small historic group tours. The site as a memorial will not have any regular employees beyond weekly maintenance, and will be open from dawn to dusk consistent with other City open spaces. Parking will not be provided, access to the site will be relegated to pedestrian and bicycle traffic. The use is not anticipated to generate any additional noise for adjacent properties and/or neighborhoods.

3. How many patrons, clients, pupils and other such users do you expect?

Specify time period (i.e., day, hour, or shift).

Occasional individual visitors, small class visits or tour groups, maximum 30-50 expected rarely, daytime only

4. How many employees, staff and other personnel do you expect?

Specify time period (i.e. day, hour, or shift).

City RPCA maintenance staff only, daytime use, small crews (2-6), once weekly maintenance anticipated

5. Describe the proposed hours and days of operation of the proposed use:

Day	Hours	Day	Hours
All days	Dawn to Dusk only		

6. Describe any potential noise emanating from the proposed use:

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

City RPCA maintenance equipment only - lawnmowers, etc. / Patrons - non-amplified voices only

B. How will the noise from patrons be controlled?

No amplified voice, music, or other projections will be allowed on site, hours are limited to dawn to dusk

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

None - no trash generating, food, or other uses are proposed or allowed

8. Provide information regarding trash and litter generated by the use:

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

None - no sales, distribution or other trash generation from the use/site

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

None - see above

- C. How often will trash be collected?
Trash will not be generated or collected

- D. How will you prevent littering on the property, streets and nearby properties?
Trash will not be generated by the use/site, incidental trash will be cleaned via City of Alexandria RPCA maintenance

9. 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:

10. 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:

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

The memorial will be open only between dawn and dusk, and is a surveillable site with a maintenance and police vehicle/emergency vehicle access path surrounding the site

ALCOHOL SALES

12. 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

13. 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?

Not Applicable

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

- 0 Standard spaces
- 0 Compact spaces
- 0 Handicapped accessible spaces
- 0 Other

- C. Where is required parking located? (check one) **on-site** **off-site**
Not Applicable

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**.

14. 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? Not applicable

- B. How many loading spaces are available for the use? 0

- C. Where are off-street loading facilities located?

none

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

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

None/Not Applicable

15. 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 new facilities or street improvements are required or proposed

EXHIBIT A- VICINITY MAP

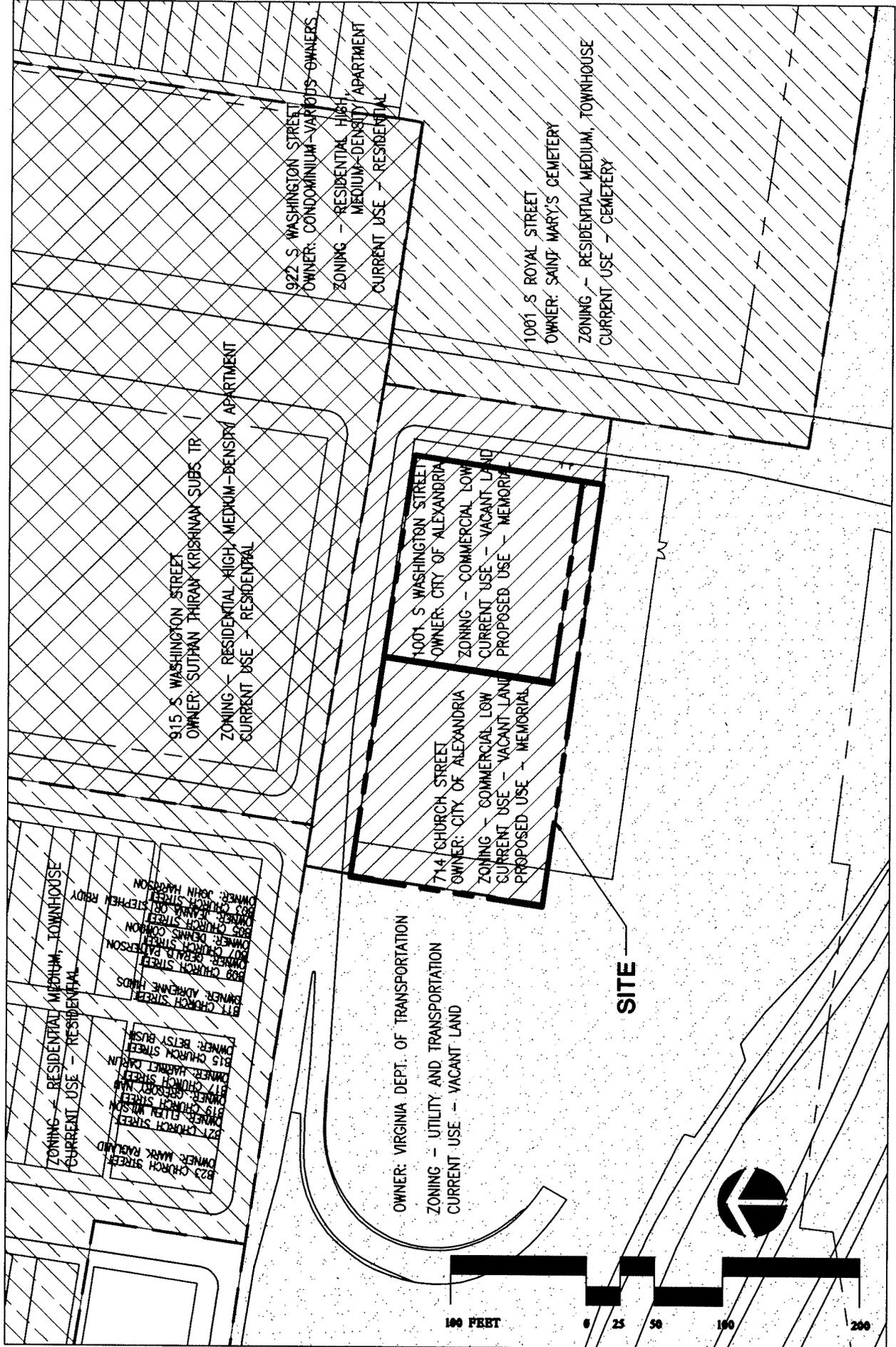
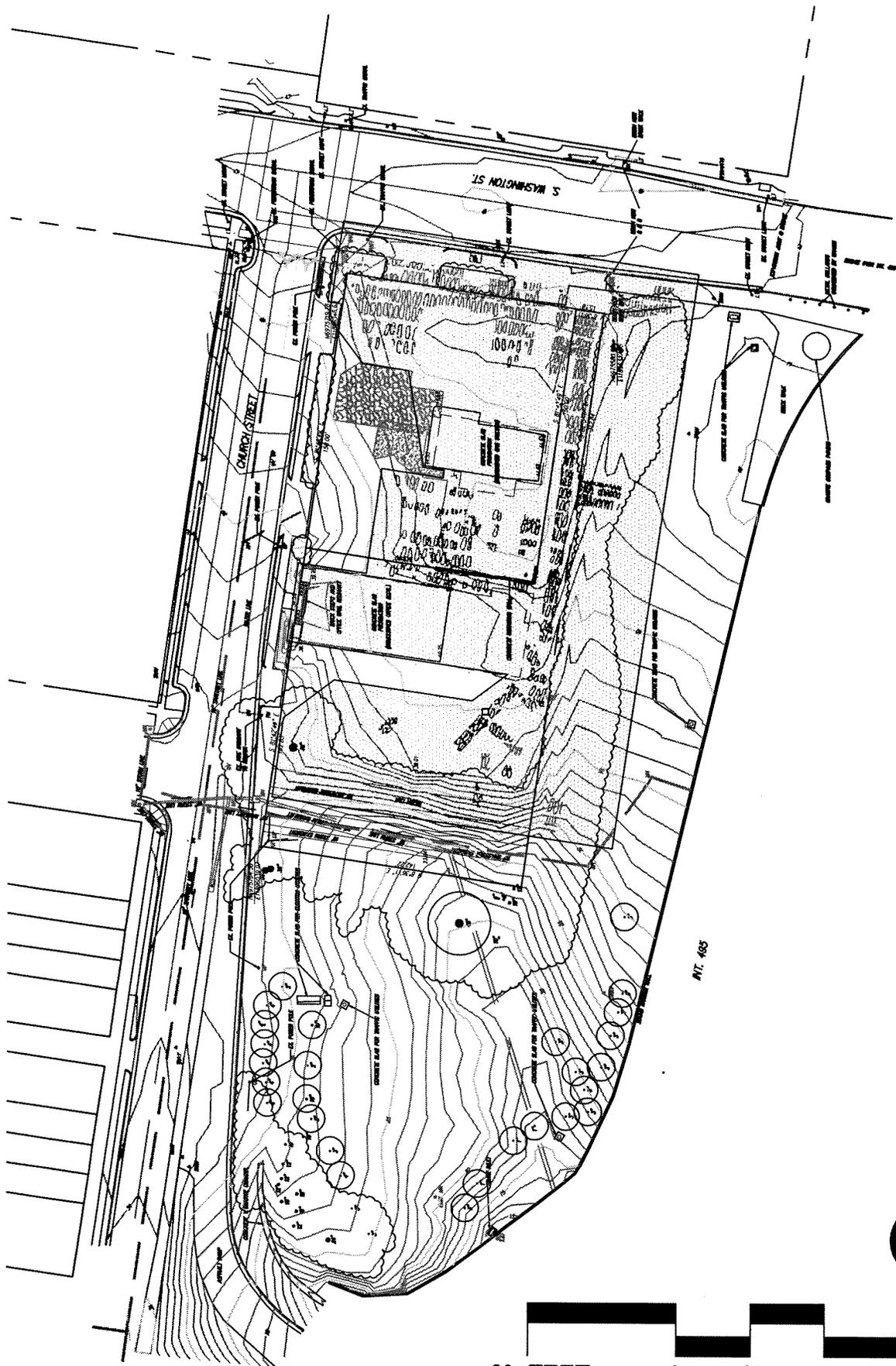


EXHIBIT B: EXISTING CONDITIONS



MT. 185

