



APPLICATION

REVISED

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2010-0079

PROPERTY LOCATION: 4646 SEMINARY RD

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

APPLICANT:

Name: ALEXANDRIA CITY PUBLIC SCHOOLS (ACPS)

Address: 2000 N. BEAUREGARD ST

PROPOSED USE: ATHLETIC FIELD LIGHTS FOR AN

EXISTING ATHLETIC FIELD AT HAMMOND M.S.

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
Print Name of Applicant or Agent

[Signature] 1.17.11
Signature Date

13221 WOODLAND PARK RD
Mailing/Street Address

703.674.1306 703.674.1350
Telephone # Fax #

HERNDON, VA 20171
City and State Zip Code

KEVIN.VANHISE@KIMLEY-HORN.com
Email address

Table with 2 columns: ACTION-PLANNING COMMISSION, ACTION-CITY COUNCIL and 2 rows: DATE, DATE

**PROPERTY OWNER'S AUTHORIZATION**

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

Name: David Conrath

Phone: 703-965-2688

Please Print  
 Address: 2000 N. Boulevard St.

Email: David.Conrath@cps.k12.va.us

Signature: [Handwritten Signature]

Date: 11/10/10

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.

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. 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 \_\_\_\_\_ (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 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.

1-17-11  
Date

Kevin Van Hise  
Printed Name

[Signature]  
Signature

**Alexandria City Council**

William Euille  
Kerry Donely  
Frank Fannon IV  
Alicia Hughes  
Rob Krupicka  
Redella "Del" Pepper  
Paul Smedberg

**Planning Commission**

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

**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  
Robert Duffy  
Christina Kelley  
H. Richard Lloyd, III  
Douglas Meick  
Philip Moffat  
Deborah Rankin

Updated 7/27/2010

**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.



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

Alexandria City Public Schools is requesting approval to add lighting to an existing athletic field at Hammond Middle School (4646 Seminary Road). The property is located in the R-8 and R-20 zone, which requires a special use permit for the lighting of the athletic field area.

The existing rectangular athletic field is a well-used, and much needed athletic/recreational resource in the City, including scheduled use by the Alexandria Department of Recreation and Cultural Activities. In order to better meet the recreational needs of Alexandria's citizens and the students of Hammond Middle School, and to improve 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 on both sides of the field, with a maximum height of 70 feet.

In addition to lighting the field, ACPS proposes to add safety lighting for the track as a courtesy to neighboring 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 70' poles at a lower height and lower lighting level.

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 improvements and track will be submitted to the City under a separate grading plan application.

**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, BUT HOURS WILL BE EXTENDED WITH APPROVAL OF LIGHTS. (PLEASE SEE ATTACHED FOR EXISTING USERS).

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:

MON - FRI

8:00<sup>am</sup> - 10:00 pm

SAT - SUN

8:00 AM - 10:00 pm

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 ATHLETIC FIELD 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 ATHLETIC FIELD USE.  
(CUPS, WATER BOTTLES ETC.). NO CHANGE

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. USERS DO NOT USE NEIGHBORING  
STREETS. NO CHANGE.

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:

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

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  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.

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**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? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No
--

- 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?

NO CHANGE. ADEQUATE

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**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 N/A

How large will the addition be? \_\_\_\_\_ square feet.

18. What will the total area occupied by the proposed use be? NO CHANGE

\_\_\_\_\_ 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: \_\_\_\_\_

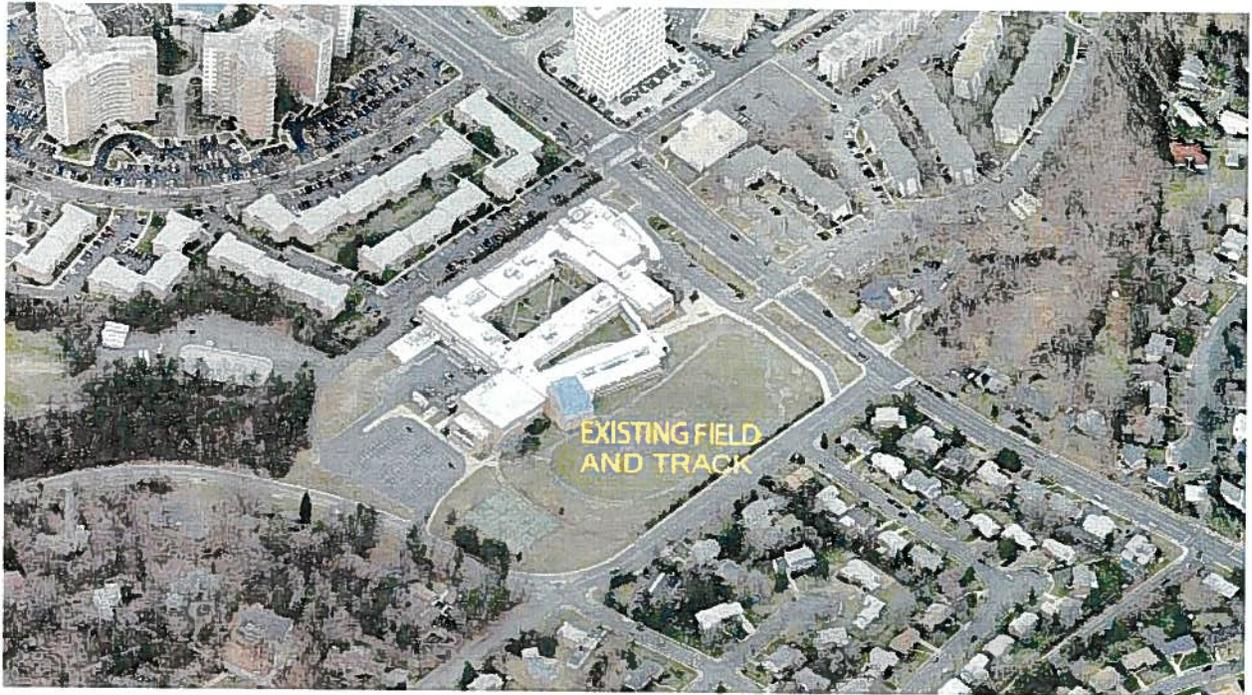
other. Please describe: ATHLETIC FIELD

End of Application

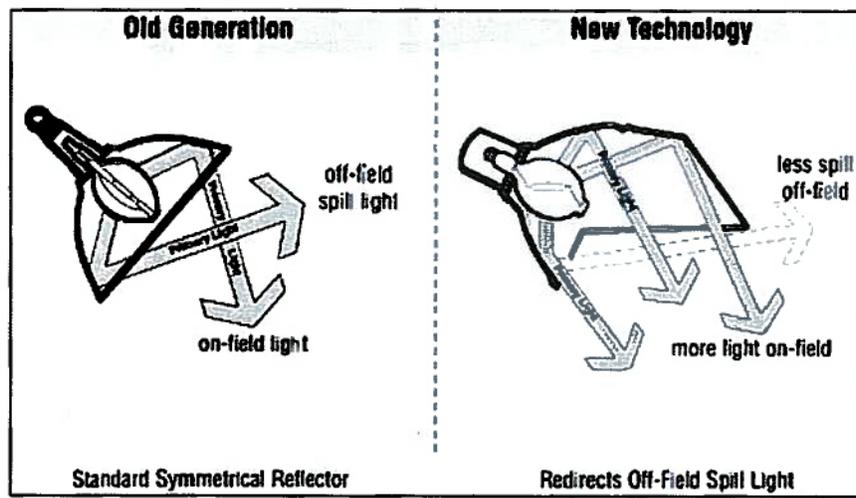
# Alexandria Department of Recreation, Parks and Cultural Activities

## Athletic Field & Tennis Court Users

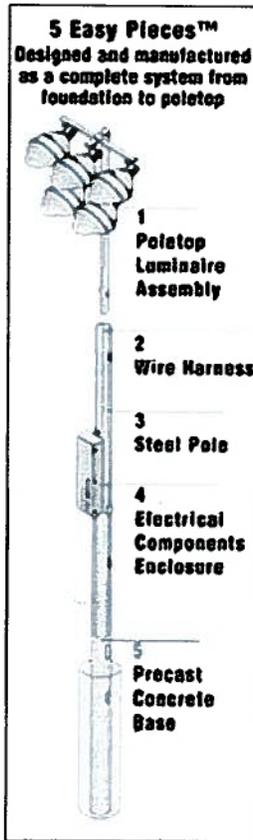
Field	Season	User Group	Dates of Use	Days of Use	Time of Use
		<b>FY 2011</b>	<b>July 2010 - June 2011</b>		
Francis Hammond MS Upper	Spring	Adult Sports Soccer (Rentals) (several teams)	February 28 - June	Saturday/Sunday	8:00 a.m. - 5:00 p.m.
	Spring	Physical Fitness Classes	March - June	Monday - Friday	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) (several leagues)	September - November	Saturday/Sunday	8:00 a.m. - 5:00 p.m.
	Fall	Physical Fitness Classes	September - December	Monday - Friday	8:00 am - 4:00 pm



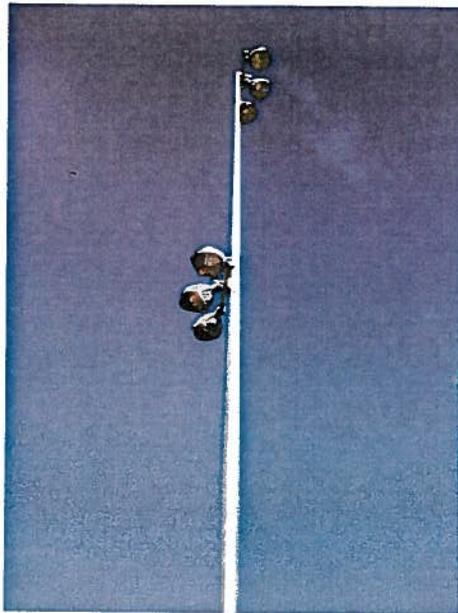
**Existing Athletic Field at Hammond Middle School**



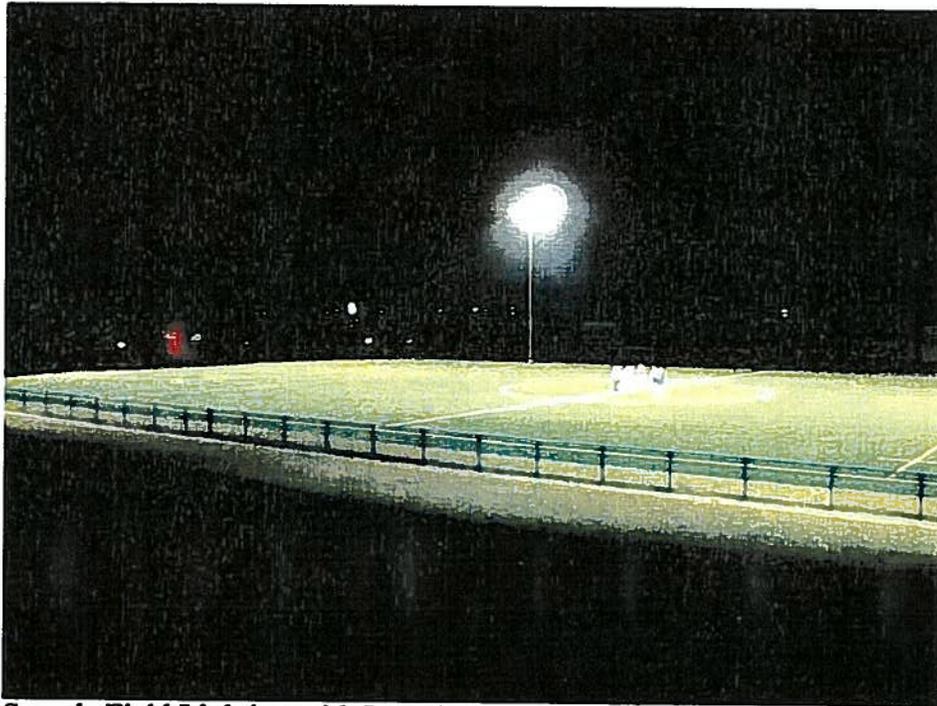
**Advance Field Lighting Technology**



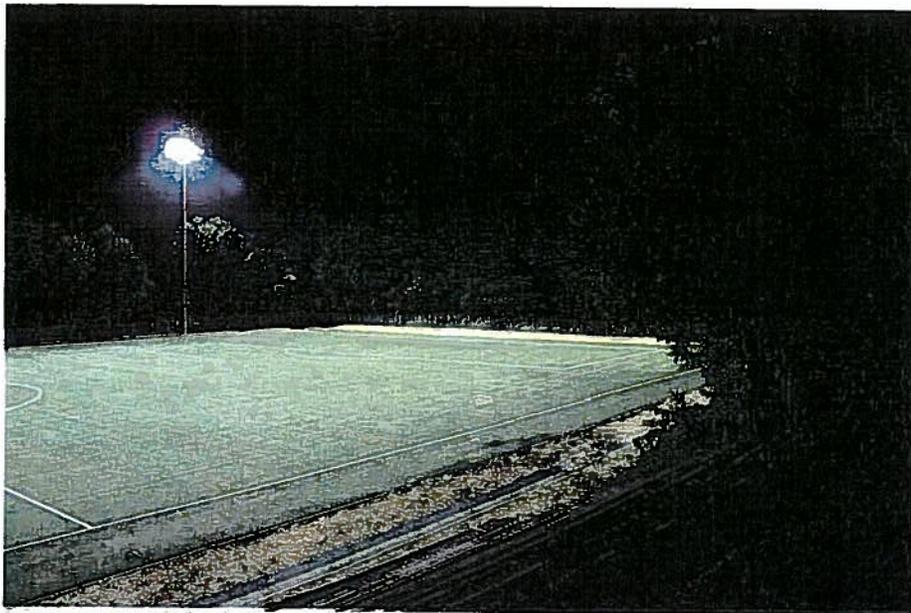
**Standard Pole Mounted Lighting**



**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.**



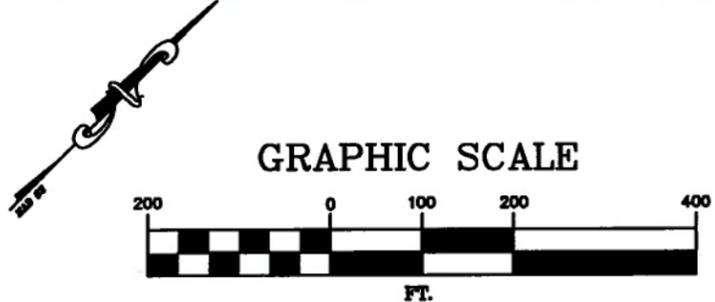
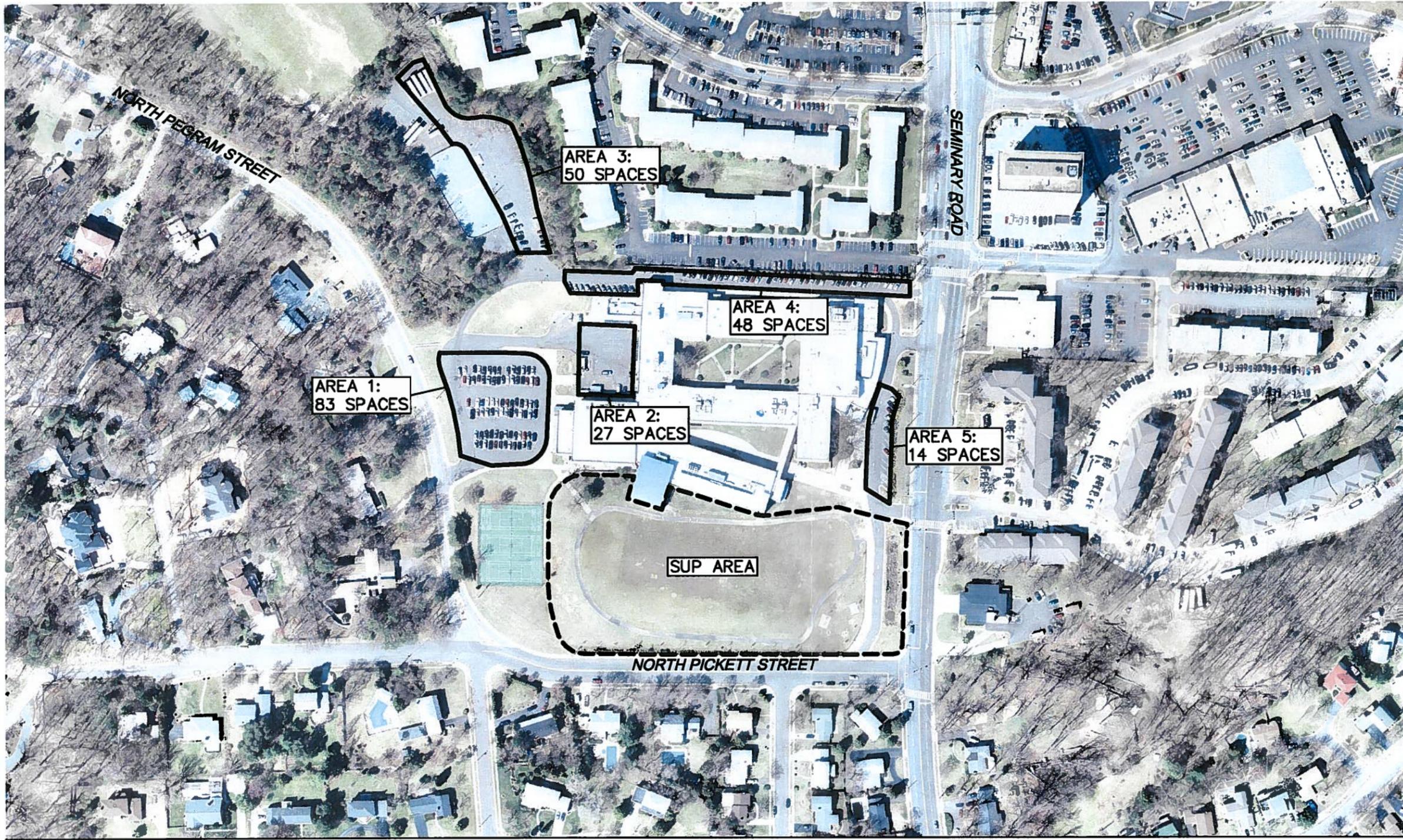
**Sample Field Lighting with Low-Spill Technology at Minnie Howard Field**



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



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



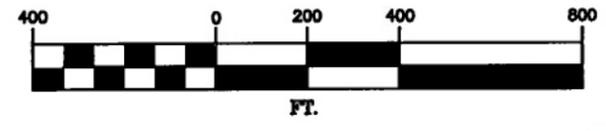
**REVISED**

<p><b>HAMMOND SCHOOL</b>          ATHLETIC FIELD IMPROVEMENTS          SUP # 2010-0079          ALEXANDRIA CITY PUBLIC SCHOOLS          CITY OF ALEXANDRIA, VIRGINIA</p>	<p><b>OWNER / DEVELOPER</b>          CITY OF ALEXANDRIA          301 KING STREET          ALEXANDRIA, VA 22314          ALEXANDRIA CITY          PUBLIC SCHOOLS</p>	<p><b>ADDRESS:</b> 13221 WOODLAND PARK ROAD, SUITE 400          HERNDON, VIRGINIA 20171  <b>PHONE NO:</b> 703-674-1300 <b>FAX NO:</b> 703-674-1350  <b>PROJ. MANAGER:</b> KEVIN VAN HISE  <b>EMAIL:</b> KEVIN.VANHISE@KIMLEY-HORN.COM</p>
<p><b>EXISTING PARKING ANALYSIS</b></p>	<p><b>CONTACT: MARK KRAUSE</b>          (703) 370-7704</p>	<p><b>Kimley-Horn</b>  <b>and Associates, Inc.</b></p>

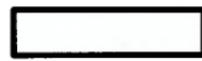
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 THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



GRAPHIC SCALE



LEGEND:

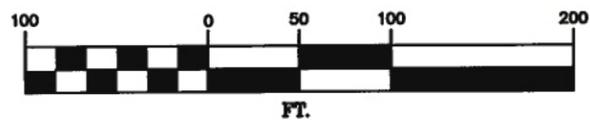
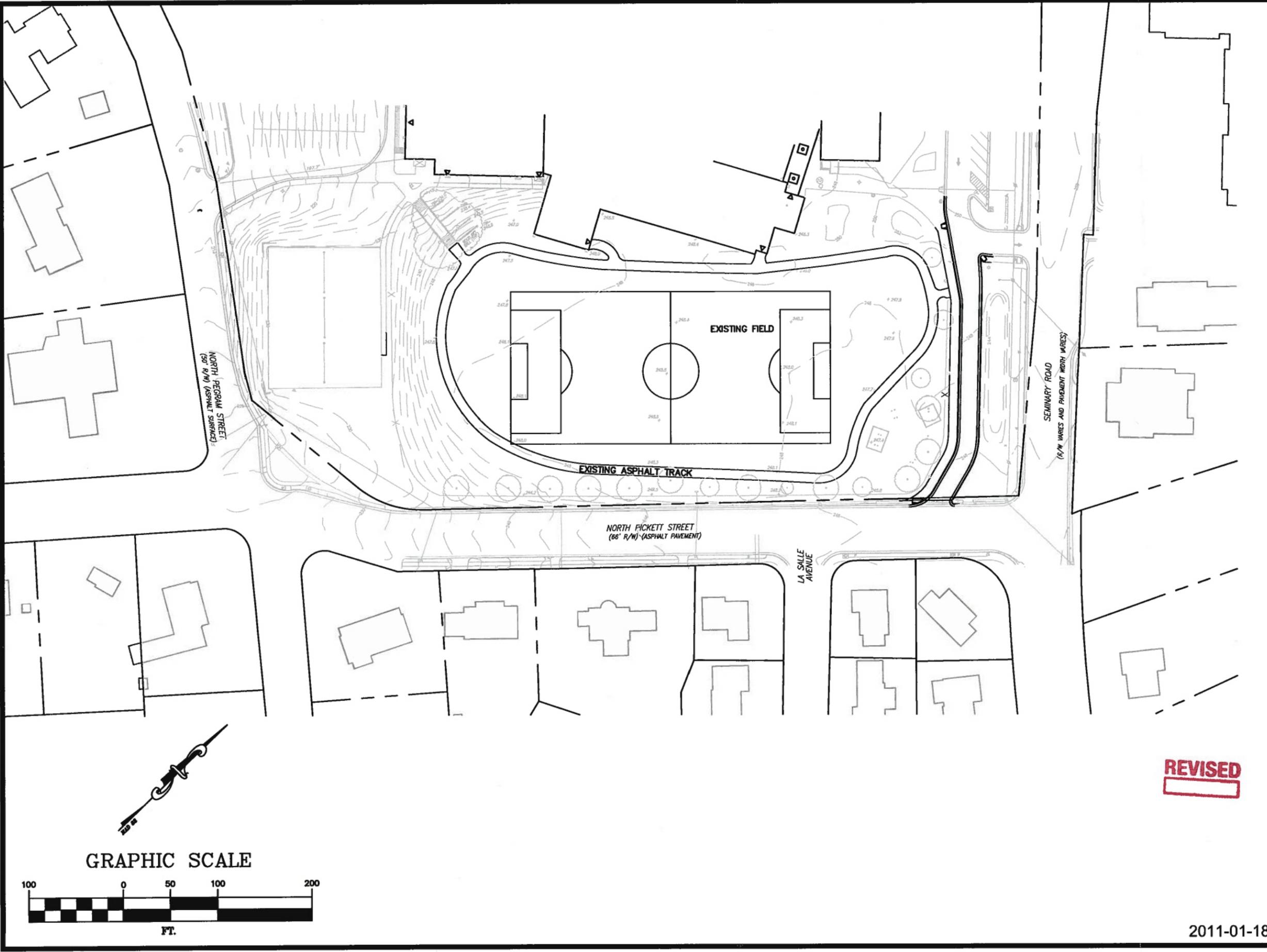
-  PARCEL LOT LINE
-  PARCEL BOUNDARY

**REVISED**

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<p><b>2</b></p>	<p><b>OVERALL SITE EXHIBIT</b></p>	<p><b>CONTACT: MARK KRAUSE</b>          (703) 370-7704</p>
<p><b>Kimley-Horn and Associates, Inc.</b></p>		

2011-01-18

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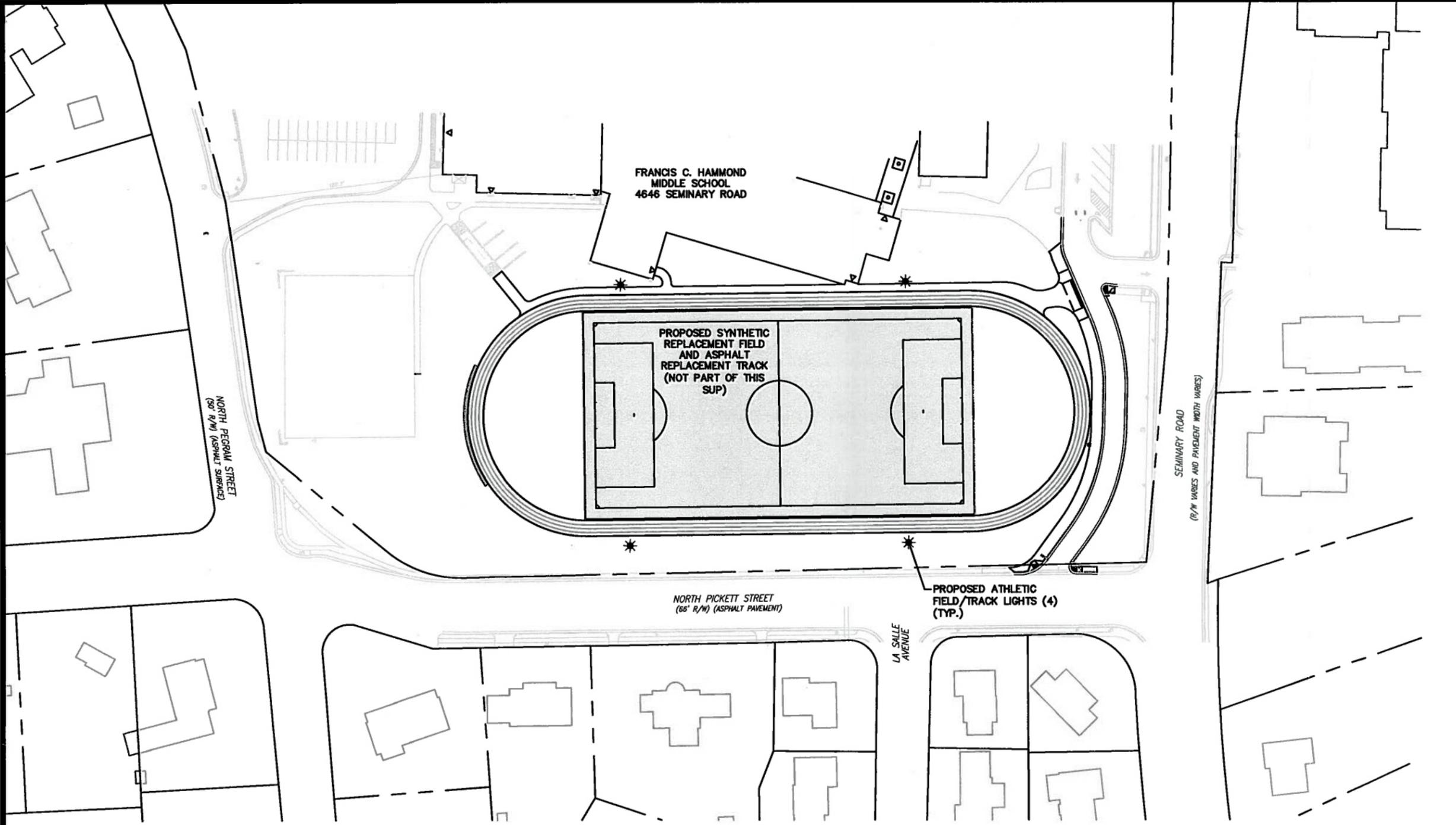
GRAPHIC SCALE

**REVISED**

2011-01-18

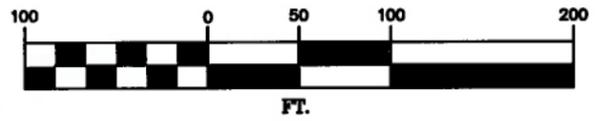
<h1>3</h1>	<p><b>HAMMOND SCHOOL</b>          ATHLETIC FIELD IMPROVEMENTS          SUP # 2010-0079          ALEXANDRIA CITY PUBLIC SCHOOLS          CITY OF ALEXANDRIA, VIRGINIA</p>	<p><b>OWNER / DEVELOPER</b>          CITY OF ALEXANDRIA          301 KING STREET          ALEXANDRIA, VA 22314</p> <p>ALEXANDRIA CITY          PUBLIC SCHOOLS</p> <p><b>CONTACT: MARK KRAUSE</b>          (703) 370-7704</p>	<p><b>ADDRESS:</b> 13221 WOODLAND PARK ROAD, SUITE 400          HERNDON, VIRGINIA 20171</p> <p><b>PHONE NO:</b> 703-674-1300 <b>FAX NO:</b> 703-674-1350</p> <p><b>PROJ. MANAGER:</b> KEVIN VAN HISE  <b>EMAIL:</b> KEVIN.VANHISE@KIMLEY-HORN.COM</p>
<p><b>EXISTING CONDITIONS</b></p>		 <p><b>Kimley-Horn          and Associates, Inc.</b></p>	

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**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.



**REVISED**

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<p><b>4</b></p>		
<p>2011-01-18</p>		