

DOCKET ITEM #2

**Special Use Permit #2011-0068****1001 Jefferson Street – Athletic Field Lighting**

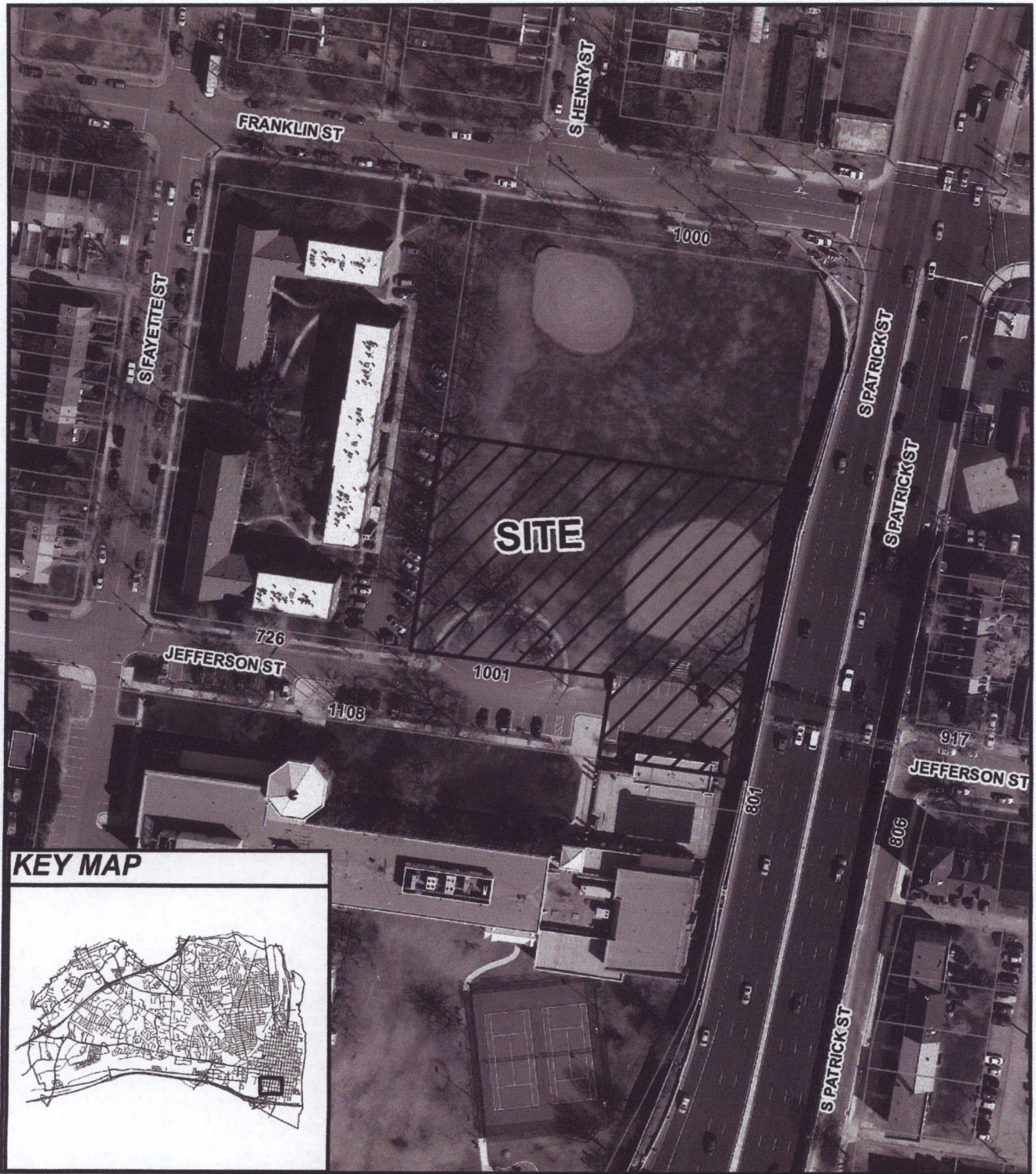
Application	General Data	
Consideration of a request to add lighting to an existing athletic field.	<b>Planning Commission Hearing:</b>	June 5, 2012
	<b>City Council Hearing:</b>	June 16, 2012
<b>Address:</b> 1001 Jefferson Street	<b>Zone:</b>	POS/Public Open Space and Community Recreation
<b>Applicant:</b> City of Alexandria, Department of Recreation, Parks, and Cultural Activities	<b>Small Area Plan:</b>	Southwest Quadrant

**Staff Recommendation:** APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

**Staff Reviewers:** Nathan Randall [nathan.randall@alexandriava.gov](mailto:nathan.randall@alexandriava.gov)

**PLANNING COMMISSION ACTION, JUNE 5, 2012:** By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

Reason: The Planning Commission agreed with the staff analysis.



**KEY MAP**



**SUP #2011-0068**

**6/5/2012**



## I. DISCUSSION

The applicant, the City of Alexandria Department of Recreation, Parks & Cultural Activities, requests Special Use Permit approval for the addition of light poles exceeding 15 feet in height at 1001 Jefferson Street.

### SITE DESCRIPTION

The site is one irregularly-shaped lot of record, located immediately across Jefferson Street from the Nannie J. Lee Recreation Center, with approximately 226 feet of frontage on Jefferson Street, 240 feet of frontage on South Patrick Street (Route 1), and a total lot area of approximately 60,000 square feet (1.38 acres). The lot is improved with a baseball field and several parking spaces.

The surrounding area has a mix of institutional, residential and commercial uses. The City-owned Lee Center is located immediately to the south of the site, and a second baseball/soccer field is located immediately to the north on a separate parcel. Residential uses are located to the east across Route 1 and to the west. Commercial establishments, including two gas stations, are located to the northeast along Route 1.



### PROPOSAL

The applicant proposes to add four 30-foot light poles to an existing baseball field. Advanced field lighting technology will be used to significantly limit light spill-over beyond the playing field. The field will be open only during scheduled events and is expected to close no later than 10 p.m. daily. No lighting will be present at the field after 10:30 p.m. each night.

The new lighting is part of a series of improvements planned at the field through a joint City capital project initiative between the City and the nonprofit group Miracle League of Alexandria, which has received numerous donations from City residents and businesses. Upon completion, the field will be renamed "Miracle Field" to reflect its primary use by children and adults with physical and developmental disabilities and to signify the first field in the City with this mission. Specifically, the addition of lights as a part of this project will improve safety for disabled athletes and allow for greater scheduling flexibility. Other improvements at the field include a rubberized playing surface, upgraded bleachers, dugout enclosures, a rain garden, and fencing. Additional trees will be added to the existing plantings on the western side of the property, and new trees will also be added to the east along the Route 1 sound wall. The field will also be available for other special athletic activities, such as Senior League games and T-Ball.

### PARKING

A total of 51 parking spaces will remain available for field users in a mix of on and off-street parking immediately adjacent to the ball field. An additional 129 parking spaces are located behind the Lee Center for overflow parking on nights and weekends.

### ZONING/MASTER PLAN DESIGNATION

The subject property is zoned POS / Public Open Space and Community Recreation. Section 6-106(A) of the Zoning Ordinance allows structures greater than 15 feet in height, up to a maximum of 30 feet, only with Special Use Permit approval.

The proposed use is consistent with the Southwest Quadrant Small Area Plan chapter of the Master Plan which designates the property for public recreation uses.

## **II. STAFF ANALYSIS**

Staff supports the request to install field lighting at this site and believes that it will benefit the City in at least two ways. First, the lighting and other planned improvements will create the first field in Alexandria specifically designed for disabled individuals. Second, the lighting will allow for greater flexibility in field scheduling, which is particularly important given the high demand throughout the City for play time on athletic fields.

Staff does not believe the proposal will have a significant impact on the neighborhood. The field is already in existence and is used for a variety of athletic events. The Department of Recreation, Parks & Cultural Activities (RPCA) reports that although the lighting will extend the amount of time during the day in which games will occur, the number of games or events at the field each day is not expected to increase.

The potential for spill-over lighting having a negative impact on the neighborhood is low. Although residential uses are present nearby, the nearest residences are about 150 feet away to the east, and across Route 1, from the nearest light pole. These uses are shielded from the athletic field and its lights by two tall sound barrier walls located on the east and west sides of Route 1. Four unshielded roadway lights and an illuminated overhead sign, installed as a part of the Woodrow Wilson Bridge project, are present along this section of Route 1. Two 35-foot height

cobra head style street lights will also remain on site immediately adjacent to the proposed field project.

Lights for this project are similar in height (at 30 feet) and light output to tennis court lights. By comparison, larger-scale lights for athletic fields such as Fort Ward and Ben Brenman Park are 70 feet in height. Spill-over lighting will be reduced here through the use of advanced lighting technology. A photometric analysis that supports the minimal lighting impact has been performed.

Finally, staff also notes that RPCA has reached out to the community regarding this proposal. The Fayette Court Condominiums, which at over 200 feet away to the west are the second-closest residences to the field, expressed support when presented with the plan at an HOA meeting held in October 2011 and in subsequent conversations with the HOA President. PRCA and Planning & Zoning staff also met with representatives from three civic associations in December 2011 to discuss the lighting and other improvements expected for "Miracle Field." It received generally positive feedback, including a letter from the Southwest Quadrant Civic Association in support of the request.

In conclusion, staff believes that the proposal will offer important benefits to the City and therefore recommends approval of the Special Use Permit request subject to the conditions contained in Section III of this report.

### III. RECOMMENDED CONDITIONS

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

1. Field lighting shall be turned off no later than 10:30pm each night. (P&Z)
2. A grading plan showing all improvements and alterations to the site must be approved by the Department of Transportation & Environmental Services prior to installation of site improvements. (T&ES)
3. If the staff determines that the new lighting has impacted surrounding properties adversely then the Department of RP&CA will provide additional improvements to the satisfaction of the Directors of Recreation, Parks & Cultural Activities and Transportation and Environmental Services to correct the adverse condition. (T&ES)
4. The grading plan shall show location of conduit, electrical connections, transformers and similar appurtenances. A photometric plan shall be provided to the satisfaction of the Directors of T&ES, P&Z, and RP&CA in consultation with the Chief of Police and shall include the following:
  - a. Clearly show location of all existing and proposed street lights and site lights, shading back less relevant information.
  - b. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.

- c. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s) and security lighting.
  - d. A photometric plan with lighting calculations that include all existing and proposed light fixtures, including any existing street lights located on the opposite side(s) of all adjacent streets. The Illumination Summaries, File #153826R2 and #153826R2.1 dated 14-Sep-11 provided with the Preliminary submission show the minimum lighting levels as 0; however, still provide ratios of Avg/Min and Max/Min while mathematically these ratios must be infinity. Therefore, remove the grid lines showing lighting levels as zero from the photometric plan such that the Avg/Min and Max/Min ratios can mathematically be defined other than infinity.
  - e. Photometric site lighting plan shall be coordinated to minimize light spill into adjacent residential areas.
  - f. Provide location of conduit routing between site lighting fixtures.
  - g. Detailed information indicating proposed light pole and footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view.
  - h. The lighting for the areas not covered by the City of Alexandria' standards shall be designed to the satisfaction of Directors of T&ES and P&Z.
  - i. Provide numeric summary for various areas (i.e., roadway, walkway/ sidewalk, alley, and parking lot, and play field, etc.) in the proposed development.
  - j. As proposed full cut-off lighting shall be used at the play field site to prevent light spill onto adjacent properties. (T&ES)
5. The grading plan shall include the dimensions of the pole base and shall specify the materials of construction (i.e., Class of concrete, etc.) (T&ES)

STAFF: Barbara Ross, Deputy Director, Department of Planning and Zoning;  
Nathan Randall, Urban Planner.

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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:

- F-1 The Illumination Summaries, File #153826R2 and #153826R2.1 dated 14-Sep-11 show the minimum lighting levels as 0; however, still provide ratios of Avg/Min and Max/Min while mathematically these ratios must be infinity. (T&ES)
- R-1 A GRADING PLAN showing all improvements and alterations to the site must be approved by T&ES prior to installation of site improvements. (T&ES)
- R-2 If the staff determines that the newly installed lights have impacted surrounding properties adversely then the Department of RP &CA of the City of Alexandria will provide additional improvements to the satisfaction of the Director of Transportation and Environmental Services (T&ES) to correct the adverse condition. (T&ES)
- R-3 The grading plan shall show location of conduit, electrical connections, transformers and similar appurtenances. A photometric plan shall be provided to the satisfaction of the Directors of T&ES, P&Z, and RP&CA in consultation with the Chief of Police and shall include the following:
- a. Clearly show location of all existing and proposed street lights and site lights, shading back less relevant information.
  - b. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.
  - c. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s) and security lighting.
  - d. A photometric plan with lighting calculations that include all existing and proposed light fixtures, including any existing street lights located on the opposite side(s) of all adjacent streets. The Illumination Summaries, File #153826R2 and #153826R2.1 dated 14-Sep-11 provided with the Preliminary submission show the minimum lighting levels as 0; however, still provide ratios of Avg/Min and Max/Min while mathematically these ratios must be infinity. Therefore, remove the grid lines showing lighting levels as zero from the photometric plan such that the Avg/Min and Max/Min ratios can mathematically be defined other than infinity.
  - e. Photometric site lighting plan shall be coordinated to minimize light spill into adjacent residential areas.
  - f. Provide location of conduit routing between site lighting fixtures.
  - g. Detailed information indicating proposed light pole and footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view.
  - h. The lighting for the areas not covered by the City of Alexandria' standards shall be designed to the satisfaction of Directors of T&ES and P&Z.

- i. Provide numeric summary for various areas (i.e., roadway, walkway/ sidewalk, alley, and parking lot, and play field, etc.) in the proposed development.
- j. As proposed full cut-off lighting shall be used at the play field site to prevent light spill onto adjacent properties. (T&ES)

R-3 The grading plan shall include the dimensions of the pole base and shall specify the materials of construction (i.e., Class of concrete, etc.) (T&ES)

Code Enforcement:

C-1 Building permits will be required for the erection of the light standards. Height, material, and anchorage method will be required to be reviewed prior to the issuance of the permit.

C-2 Electrical permits are required for the wiring

Health:

F-1 No comment

Police Department:

F-1 No comments received





# 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 <sup>9-15-2011</sup>  
Signature Date

703-746-5502

Telephone #

Fax #

james.spengler@alexandriava.gov

Email address

**ACTION-PLANNING COMMISSION:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**ACTION-CITY COUNCIL:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

X  
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