

EXHIBIT NO. 1

25  
9-14-02

Docket Item # 14  
SPECIAL USE PERMIT #2002-0070

Planning Commission Meeting  
September 3, 2002

**ISSUE:** Consideration of a request for a special use permit to provide a skatepark.

**APPLICANT:** City of Alexandria, Department of Recreation, Parks and Cultural Activities  
by Sandra Whitmore, Director

**LOCATION:** 3360 Duke Street  
Luckett Park

**ZONE:** POS/Public Open Space

---

**PLANNING COMMISSION ACTION, SEPTEMBER 3, 2002:** On a motion by Mr. Dunn, seconded by Ms. Fossum, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations and to amend conditions #1 and #4. The motion carried on a vote of 6 to 0. Mr. Robinson was absent.

Reason: The Planning Commission agreed with the staff analysis. Planning Commission members discussed their concern about the need for landscaping and about security when the park is closed and added language to conditions #1 and #4 to address those issues.

Speakers:

Richard Kain, representing Quaker Village Home Owners Association, spoke in opposition, expressing concerns about traffic and safety, liability, enforcement of park regulations, and inadequate notice.

Robert Haines, resident of Quaker Village, was concerned about safety at the park and discussed how the intersection at Duke Street and Quaker Lane is dangerous and not a good location for a skatepark.

Steve Holloway, resident of Quaker Village, spoke in support of a skatepark, but generally in opposition to the Luckett Park location.

Connie Eisaman, resident of Quaker Village, spoke in opposition to the skatepark, raising issues about adequate notice, impacts of lighting and the proposed lack of supervision at the skatepark.

Peter Smeallie IV, an area skater, spoke in support of the application.

John Yeingst, an area skater, spoke in support of the application stating that it would be the only safe place in the City to skate. He stated that the only place to go currently is to Potomac Mills.

Carol Freeman, representing her son, spoke in support of the application stating that it had been a community effort, with many youth involved in planning for the park and with approximately 40 youth attending the community meeting in February. She noted that many more youth would have been present at the Planning Commission meeting if it were not for the late hour. She noted that Arlington and Fairfax both have skateparks and cited an article in USA Today newspaper, which states that skateboarding is currently the fastest growing sport in America.

Peter Smeallie, father to an area skater, spoke in support of the application saying that the park will keep skateboarders off the street and that the location is relatively isolated from housing in the area.



SUP #2002-0070

09/03/02



STAFF RECOMMENDATION:

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

1. **CONDITION AMENDED BY PLANNING COMMISSION:** Landscaping for the Lockett Park complex shall be installed to the satisfaction of the Director of Planning and Zoning and the Director of Recreation, Parks and Cultural Affairs. (P&Z) (PC)
2. A 12 foot wide access lane and mountable curb from the parking area to the skatepark shall be installed for ambulance access. (Code Enf)
3. No trespassing signs and the hours in which the park is open shall be posted in English and Spanish. (Police)
4. **CONDITION AMENDED BY PLANNING COMMISSION:** The park shall be closed, locked and secured during the hours of darkness. (Police) (PC)
5. The stormwater collection system is part of the Cameron Run/Holmes Run watershed. All stormwater inlets shall be duly marked to the satisfaction of T&ES. (T&ES)
6. The applicant shall provide a drainage map for the area flowing to the chosen BMP facility, including topographic information and storm drains. (T&ES)
7. The applicant is advised that all stormwater designs that require analysis of pressure hydraulic systems and/or inclusion and design of flow control structures must be sealed by a professional engineer, registered in the Commonwealth of Virginia. If applicable, the Director of Transportation and Environmental Services may require resubmission of all plans that do not meet this standard. (T&ES)
8. The surface appurtenances associated with the on-site structural BMPs shall be marked to the satisfaction of the Director of Transportation and Environmental Services to identify them as part of the structural BMP system. (T&ES)
9. For any surface-installed BMPs, i.e. Bio-Retention Filters, Vegetated Swales, etc. employed on-site, descriptive signage for the BMP is required to be installed to the satisfaction of the Director of Transportation and Environmental Services . (T&ES)

10. The stormwater Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design engineer or designated representative. The design engineer shall make a written certification to the City that the BMP(s) are constructed and installed as designed and in accordance with the approved Final Site Plan. In addition, aggregate layers and collector pipes may not be installed unless the design engineer, or representative is present. (T&ES)
11. The Developer shall furnish the owners with an Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include an explanation of the functions and operations of each BMP and any supporting utilities, catalog cuts on any mechanical or electrical equipment, a schedule of routine maintenance for the BMP(s) and supporting equipment, and a copy of the maintenance agreement with the City. (T&ES)
12. A "Certified Land Disturber" must be named on the Erosion and Sediment Control plan prior to release of the final site plan and in accordance with Virginia Erosion and Sediment Control Law. (T&ES)
13. All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, Virginia Marine Resources must be in place for all project construction and mitigation work prior to release of the final site plan. (T&ES)
14. The Director of Planning and Zoning shall review the special use permit one year after the use becomes operational and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions, (b) the director has received a request from any person to docket the permit for review as a result of a complaint that rises to the level of a violation, or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

---

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.

DISCUSSION:

1. The applicant, City of Alexandria, Department of Recreation, Parks and Cultural Activities (RPCA) by Sandra Whitmore, Director, requests special use permit approval for the operation of a skatepark at 3360 Duke Street on the Lockett Park site.
2. The subject property is one lot of record with 332 feet of frontage on Duke Street and a total lot area of approximately five acres. It is a City athletic facility known as Lockett Park and includes a baseball field. To the west of the property is the City's fueling station and the Alexandria City Public Schools bus facility. To the south of the subject property is the City Maintenance Facility. To the east is a Wendy's fast food restaurant. The Quaker Village townhomes are located north of the park across Duke Street.
3. RPCA is proposing a skatepark to provide a facility for skateboarding and in-line skating to be located at the northeast corner of Lockett Park along Duke Street. Currently, Alexandria has neither public nor private facilities for residents who participate in skateboarding and in-line skating.
4. The skatepark is proposed to be 12,000 square feet of hard surface with attached sport equipment consisting of a combination of jumps, pipes, rails, wedges and boxes to be purchased and installed (see attached examples).
5. The hours of operation are daylight hours between 5:00 a.m. to 10:00 p.m. daily, which is consistent with all other City parks. A sign will be posted at the facility listing the hours of operation. There will be no lighting at the skatepark and no building is proposed.
6. RPCA anticipates a maximum of 30 individuals using the hard surface and ten individuals waiting or watching, for a total of 40 patrons at the facility at a time. The peak times of the park are anticipated to be after school and during non-school days. The skatepark is expected to attract primarily users in the middle school age group, although there will be some younger and older participants.
7. Similar to City tennis courts, the park will be open to residents on a first come, first play, basis. There will be no entrance fee charged to use the park. City staff will not be assigned to the park on a full time basis, but will check on the park periodically and will perform routine maintenance.

8. RPCA requested and received funds in the FY 2002 Capital Improvement Program budget to study the feasibility of creating a skatepark in Alexandria. The Park and Recreation Commission formed a focus group that consisted of two members of the Commission, several youth skaters, parents, and staff from RPCA. The focus group was directed to identify potential skatepark locations and to provide a cost analysis. Meetings began in November 2000 and the group identified Luckett Field as the preferred site because of its central location with mostly non-residential neighbors, large lot size, visibility, existing parking, proximity to food/beverage sales, and ability to co-exist with other activities on the site.

A public meeting was held on February 17, 2002, to present the focus group's recommendations and to solicit feedback (see attached flyer and newspaper article). More than 60 youth and adults attended the meeting and expressed support for the skatepark at Luckett Field. Several issues were raised including surface materials and types of equipment permitted. No one at the meeting spoke in opposition of the proposal.

9. A volunteer sub-group was formed to assist in developing the plan for the skatepark and formulating program details. The group is composed of parents, youth, business leaders, and a representative from the Parks and Recreation Commission. The Parks and Recreation Commission suggested a funding plan that would have costs shared by the City and individuals and/or organizations that support the skatepark. City Council added \$200,000 in the FY 2003 Capital Improvements Program budget for the development of the skatepark.
10. The rules and regulations of the facility will be posted at the entrance (see draft rules and regulations attached). Safety equipment will be required of each user of the facility and will be indicated in the rules and regulations posted at the entrance of the facility. RPCA staff will work in conjunction with the Police Department to ensure the skatepark is not used after hours. RPCA staff will also spot check the site during operating hours to monitor participant behavior, including compliance with posted safety regulations. RPCA staff is working with the City's Risk Management Office to establish appropriate procedures and rules for the skatepark operation.
11. RPCA is proposing that the skatepark share the Alexandria City Public Schools (ACPS) parking lot on the immediately contiguous property which is already shared with Luckett Park participants. The shared parking lot has 127 full size parking spaces. According to Section 8-200 (A) (20) of the zoning ordinance, the ACPS requires 65 parking spaces. As to the parking requirements for the skatepark and the baseball field, the zoning ordinance

does not provide specific requirements for a public athletic facility. Staff estimates that the actual need of the facilities include the following:

<u>Use</u>	<u>Number of spaces</u>
Baseball field	30
Skatepark	20

The numbers assume approximately 15 spaces required for each team for the baseball field and that roughly half the attendants at the skatepark at any time would require a parking space. When combined with the number of spaces required for the ACPS building, there are more than the required number of spaces in the lot.

12. RPCA is proposing to install a fence around the hard surface area. RPCA's landscape architect will be preparing landscaping plans for the site. Berms, a guard rail, and landscaping will be installed along Duke Street. Other amenities to be installed include benches, trash receptacles, a water fountain, a walkway to the parking area, and trees. A pay telephone is already located at the park site.
13. While RPCA does not anticipate that the skating activity itself will generate trash, it is expected that participants will bring food and soft drinks to the site creating a limited amount of trash daily. Trash will be collected daily from receptacles located on-site. Potential litter will be monitored by participants and volunteers and a no littering policy will be enforced and posted with the rules and regulations at the park entrance. Park Operations staff will police for litter daily.
14. There will be noise generated from the skateboards and roller blades as they make contact with the park's equipment and from participants talking to each other. Because it is an outside location, adjacent to a busy street, RPCA anticipates that the noise will dissipate quickly and will not create a disturbance. RPCA is not aware of any complaints about noise generated at the park or from use of the ballfield located on the site.
15. Zoning: The subject property is located in the POS/Public open space and community recreation zone. Section 6-105 (B) of the zoning ordinance allows active and/or congregate recreational facilities in the POS zone only with a special use permit.
16. Master Plan: The proposed use is consistent with the Seminary Hill/Strawberry Hill small area plan which designates the property for POS use.



STAFF ANALYSIS:

Staff does not object to the proposed skatepark at Luckett Park. It is a type of park not currently found in Alexandria, there is a demand for the use, and it can be accommodated on an already existing park site. In addition, the planning for the park has gone through extensive community participation with community support. According to RPCA, without skating facilities, individuals skate on city streets and sidewalks and use benches, flower boxes, and curbs for jumps. RPCA states that extensive skateboarding on streets in the west end, at Market Square, around the City's marina, and other locations, has caused deterioration of facilities and conflicts with other users of the area. The skatepark provides a facility for skaters and alleviates the misuse of public and private spaces.

Although noise can be a concern for this type of park, given the location of the proposed facility along a major arterial street, staff does not expect the noise from the skatepark to be an issue for the residential area located across Duke Street. Staff has included a condition that the park shall not be open during hours of darkness to alleviate any possible late night impact on the residential area.

Parking should not be a problem for users of the skatepark because there is already a large parking lot on the ACPS lot adjacent to Luckett Park. That lot, with 127 parking spaces, is used by employees of the ACPS building, including school bus drivers. ACPS does experience overcrowding in the lot, including from unauthorized vehicles, but that problem occurs during the peak ACPS hours, which are between 6:00 a.m. and 9:00 a.m. and 12:00 p.m. and 3:00 p.m., when the bus drivers leave their cars at the site in order to drive their bus routes. The peak hours for the skatepark occur after ACPS employees leave the site, and should not conflict with the need for parking for school bus drivers.

RPCA conducted a parking survey to confirm that many of the spaces on the lot sit vacant for the portion of the day the skatepark is expected to be used (after school, evenings, weekends, and school holidays). During a two-week period early in the month of June, when school was still in session, RPCA staff counted available parking spaces in the ACPS lot. Counts were taken at 10:00 a.m., 4:00 p.m., and 7:00 p.m. and showed that there were at least 22 spaces vacant each morning and at least 33 spaces vacant in the afternoons. During the evening hours, there were often as many as 124 spaces vacant (see attached survey).

Additionally, RPCA states that interest in participating at the proposed skatepark has come primarily from students in fourth through tenth grade who do not drive. Thus, a majority of the participants would walk or be driven to the site by parents or friends. Parents attending the park planning meetings talked of dropping kids off at the skatepark, and returning to pick them up later. Therefore, the skatepark participants and their parents and friends are expected to have ample space to park in the lot and neither ACPS nor the surrounding neighborhood is expected to be impacted by the parking situation. Staff has included a one-year review in order to assess how the shared parking arrangement is working.

Staff also wants to ensure that adequate landscaping is provided on the site and has included a condition requiring that a landscape plan be submitted to the satisfaction of the Director of the Department of Planning and Zoning and the Director of Recreation, Parks and Cultural Activities.

With these conditions, staff recommends approval of the special use permit.

STAFF: Eileen P. Fogarty, Director, Department of Planning and Zoning;  
Barbara Ross, Deputy Director;  
Valerie Peterson, Urban Planner.

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

- R-1 The stormwater collection system is part of the Cameron Run/Holmes Run watershed. All stormwater inlets shall be duly marked to the satisfaction of T&ES.
- R-2 Provide a drainage map for the area flowing to the chosen BMP facility, including topographic information and storm drains.
- R-3 The applicant is advised that all stormwater designs that require analysis of pressure hydraulic systems and/or inclusion and design of flow control structures must be sealed by a professional engineer, registered in the Commonwealth of Virginia. If applicable, the Director of T&ES may require resubmission of all plans that do not meet this standard.
- R-4 The surface appurtenances associated with the on-site structural BMPs shall be marked to the satisfaction of the Director of T&ES to identify them as part of the structural BMP system.
- R-5 For any surface-installed BMPs, i.e. Bio-Retention Filters, Vegetated Swales, etc. employed on-site, descriptive signage for the BMP is required to be installed to the satisfaction of the Director T&ES.
- R-6 The stormwater Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design engineer or designated representative. The design engineer shall make a written certification to the City that the BMP(s) are constructed and installed as designed and in accordance with the approved Final Site Plan. In addition, aggregate layers and collector pipes may not be installed unless the design engineer, or representative is present.
- R-7 The Developer shall furnish the owners with an Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include an explanation of the functions and operations of each BMP and any supporting utilities, catalog cuts on any mechanical or electrical equipment, an schedule of routine maintenance for the BMP(s) and supporting equipment, and a copy of the maintenance agreement with the City.

- R-8 A "Certified Land Disturber" must be named on the Erosion and Sediment Control plan prior to release of the final site plan and in accordance with Virginia Erosion and Sediment Control Law.
- R-9 All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, Virginia Marine Resources must be in place for all project construction and mitigation work prior to release of the final site plan.
- C-1 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line.
- C-2 The applicant must comply with the Chesapeake Bay Preservation Act in accordance with Article XIII of the City's zoning ordinance for stormwater quality control which includes pollutant reduction load requirements and treatment of the water quality volume default.

Code Enforcement:

- C-1 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC). Documentation on skateboard ramps and accessory equipment shall be submitted for review to determine the applicability of permit requirements.
- R-1 A 12 foot wide access lane and mountable curb from the parking area to the skatepark is recommended for ambulance access.

Health Department:

- F-1 No comments.

Police Department:

- R-1 No trespassing signs in English and in Spanish are to be posted as well as the hours in which the park is open.
- R-2 If there is not going to be lighting at the park as indicated in the Special Use Permit, the park should be closed during the hours of darkness.

APPLCATION for SPECIAL USE PERMIT # 2002-0070

[must use black ink or type]

PROPERTY LOCATION: 3360 3300 block of Duke Street

TAX MAP REFERENCE 61.03 -01-02 ZONE: POS, Block 1, part of Parcels 1 and 2

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

Address: 1108 Jefferson St., Alexandria, VA. 22314

PROPOSED USE: Skate Park developed on existing City property, Luckett Park

[XX] **THE UNDERSIGNED** hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 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 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** 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 Planning Commission or City Council in the course of public hearings 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.

Sandra Whitmore, Director-RPCA  
Print Name of Applicant or Agent

Sandra Whitmore  
Signature

1108 Jefferson St.,  
Mailing/Street Address

703-838-4842  
Telephone#

703-684-6826  
Fax#

Alexandria, Virginia 22314  
City and State Zip Code

6.25.02  
Date

=====DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY=====

Application Received: \_\_\_\_\_ Date & Fee Paid RPCA request fee be waived \$ \_\_\_\_\_

ACTION - PLANNING COMMISSION: \_\_\_\_\_

ACTION - CITY COUNCIL: \_\_\_\_\_

Special Use Permit # 2002-0070

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/City Govt. ☐ Contract Purchaser

☐ Lessee or ☐ Other:

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 or more than ten percent.

City of Alexandria - Dept. of Recreation, Parks, and Cultural Activities

1108 Jefferson St., Alexandria, VA 22314

If property owner or applicant is being represented by an authorized agents 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.

2. Submit a floor plan and a plot plan with parking layout of the proposed use. One copy of the plan is required for plans that are 8½" x 14" or smaller. Twenty-four copies are required for larger plans or if the plans cannot be easily reproduced. The planning director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver. This requirement does not apply if a site Plan Package is required.

(Please see attached plan)

**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, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how much parking is to be provided for employees, patrons, and whether the use will generate any noise. (Attach additional sheets if necessary)

*The City of Alexandria's Department of Recreation, Parks, and Cultural Activities is requesting support from the Planning Commission and City Council for a proposed skatepark on the Luckett Park site.*

*Skateboarding, in-line skating, and BMX biking have become increasingly popular activities in recent years. Currently Alexandria has neither public nor private facilities for residents who enjoy participating in these sports. Without an appropriate site for their activities, numerous "hot spots" for skateboarding have emerged in the City. Youth have taken to skating on city streets and sidewalks, and are using benches, flower boxes, and curbs for jumps. In addition to causing damage, this behavior is dangerous to the individual, pedestrians, and drivers. Extensive skateboarding on streets in the west end, at Market Square, around the City's marina, and locations in between, has caused deterioration of facilities and conflicts with other users of the area. The Department is proposing a skatepark in an effort to provide City residents with a safe, convenient location for their sport and to alleviate the misuse of public and private spaces..*

**Skatepark**

**Size:** 12,000 sf of hard surface

**Equipment:** Combination of jumps, pipes, rails, wedges and boxes to be purchased and installed (examples attached).

**Fence:** A fence will surround the hard surface, every effort will be made to design a fence that will be esthetically pleasing.

**Operating Hours:** Daylight hours only for skate facility\*.  
(Luckett Field/Park is open 5 A.M. to 10 P.M. daily).

**Lighting:** No lighting is included in this plan.

**Fee:** None. The skatepark will be open to residents, similar to City tennis courts on a first come, first play/skate, basis.

**Water:** A drinking fountain will be installed for participants.

**Participants:** A maximum occupancy will be determined\* and posted (example 30) to be inside the activity fence at one time.

**Safety Equipment:** Helmets, wrist guards, knee & elbow pads required\*.

*Building:* No building is planned.

*Amenities:* Benches, trash receptacles, walkway, trees and a pay telephone.

*Landscaping:* Site to be landscaped by Department's Landscape Architect.

*Barrier to Duke St:* Berms, guard rail and landscaping. Fence around hard surface.

*Staffing:* Staff will not be stationed at the facility, Department staff will visit the site as they make their regular rounds checking parks.

*Parking:* Lot of 127 parking spaces. Shared use, ACPS and RPCA

*Signage:* One sign listing hours of operation, standard park sign.  
One sign listing rules and regulations (located on fence, by entry).

### ***Ballfield***

*Fence:* The Department, in an effort to accommodate City baseball players, is also planning to move the outfield fence at Luckett field. The outfield fence will be moved further away from home plate. It will be pushed out an additional ten feet at each corner where the fence meets the foul lines in Right and Left fields, and to a maximum of forty feet set back at Center field. A sideline fence will be added to protect spectators. The in-field will be changed from 65 feet to 90 feet. These changes will not impact attendance.

*\* Department staff are working with the City's Risk Management Office to establish appropriate procedures and rules for the skatepark operation in an effort to maximize participant safety.*

*(Please see attached narrative for additional information)*



## USE CHARACTERISTICS

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

- ☐ a new use requiring a special use permit,  
☐ a development special use permit,  
☐ an expansion or change to an existing use without a special use permit,  
☒ 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).

*A maximum of 30 patrons on the hard surface, with 10 participants and parents waiting in the surrounding park area, is expected. Peak season: after school and non-school days.*

B. How many employees, staff and other personnel do you expect? Specify time period (i.e., days, hour, or shift).

*The skatepark will operate similar to the City's outdoor tennis courts, and will not have staff working at the site. Department staff will check on the park periodically, and will perform routine maintenance.*

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

**Day:**

*Daily, 7 days a week*

**Hours:**

*5:00 a.m. to 10:00 p.m.\**

*(Daylight hours)*

*\*There will be no protection from the elements at the park, nor lighting; therefore, these elements will impact attendance, all City parks open 5am to 10 pm.*

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

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

*There will be noise from the skateboards, roller blades and bikes as they make contact with the equipment; and the sound of participants talking to each other. Because it is an outside location it is anticipated that the noise will dissipate quickly and will not create a disturbance. (There have been no previous noise complaints generated from the activities in the park or from use of the ballfield located on the site that the Dept. is aware of to date.)*

B. How will the noise from patrons be controlled?

*Park Operations staff will monitor site during daily routines and will control noise if needed. This program is in response to citizen requests for a skatepark. The youth and their parents recognize the park will only be allowed to operate if participants follow the established rules and behavior standards. The youth anticipate being able to self regulate (as is done at many skateparks) and are aware that compliance with posted rules is a condition of use.*

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

*It is not anticipated that the proposed activity would create an odor problem. Trash will be removed on a regular schedule. Other City outdoor courts, do not experience an odor problem, and there are no new features at this site that would cause an odor problem. Park Maintenance staff have odor control products (granular and gel) at their disposal to use in the trash cans as needed.*

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:

*The activity itself does not generate trash, but it is anticipated that participants will bring refreshments (beverages, snacks, sandwiches, etc.) to the site. This will generate trash from packages, containers, and food remnants. Trash receptacles will be provided at the site and trash will be picked up daily.*

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

*Using active ballfields and other parks as a model, the park maintenance staff estimate two bags, 30 gallons each, per day.*

C. How often will trash be collected?

*Maintenance will pickup the trash daily, 7 days a week. They will also obtain and install additional trash receptacles once the park is in operation if the amount of trash and garbage generated warrants the additional receptacles.*

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

*Staff, participants, and volunteers will monitor the site and will enforce the no littering policy. A list of rules will be posted at the site. Park Operations staff will police litter daily.*

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 residents, employees and patrons?

*Department staff will inspect equipment and amenities daily at the site and will repair as needed. Staff will work in conjunction with the Police Department to ensure the skatepark is not used after hours. Staff will also spot check the site during operating hours to monitor participant behavior, including compliance with posted safety regulations.*

*Rules will be posted at the park detailing safety equipment required for participation. A fence will surround the skatepark. A water fountain will be added to the site to provide participants with drinking water. The Luckett Field park location provides visibility from Duke St. and close proximity to the Fire Station (w/ambulance) located at 3301 Duke Street. A payphone is located at the park.*

## ALCOHOL SALES

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

☐ Yes. ☒ No.

*Alcohol is not allowed at this City park; both Dept. Staff and Police will monitor.*

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**

14. Please 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?

*Per Sec. 8-200, A 14, one space is needed for each 400 sf of lot area. The skate park at 12,00 sf, would need 30 spaces.*

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

125 Standard Spaces (Shared Parking with ACPS)

           Compact Spaces

2 Handicapped accessible Spaces

- C. Where is required parking located? ☒ On-site ☐ Off-site (check one)  
If the required parking will be located off-site, where will it be located:

*Luckett Park participants share the 127 space adjacent parking lot with the Alexandria City Public Schools. ACPS uses the lot for school bus driver's personal cars. RPCA staff performed an audit of the lot and found there were routinely 30+ spaces vacant during the times youth are expected to visit the skatepark (afternoons after-school, evenings and weekends) Because of the age of the skaters, it is anticipated that many will be dropped off/picked up, and will not be parking cars. (Please see attached parking survey)*

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.

15. Please provide information regarding the 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?

*At least one off-street parking space is required for loading and unloading for each 20,000 sf of floor area, per section 8-200; B 2 of the zoning ordinance. Dept. staff do not plan to schedule regular deliveries to the skatepark. The site has no storage and the participants bring their own equipment. The only anticipated deliveries would be to replace pipes, rails, jumps, boxes, etc. in future years. When these are scheduled the skatepark would be closed.*

- B. How many loading spaces are available ?  
*Vehicles can load/unload directly onto the skatepark if needed.*

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

*Equipment can be delivered directly to the skatepark, and will not disrupt traffic. The hard surface path leading from the parking lot to the skatepark can be used by maintenance vehicles when the park is closed to the public.*

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

*8:00 a.m. - 2:00 p.m.*

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

*Once a week, to mow and maintain the park. Yearly to pickup or drop off equipment.*

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?

*Current street access is sufficient. The parking lot is located off Wheeler Avenue. Wheeler Avenue connects with Duke Street at a stop light creating easy access for young drivers. The parking lot forms a natural drop off/pick up loop for parents.*

#### SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? ☐ Yes ☒ No

*The proposed outdoor skatepark would be built in Luckett Park. No building currently exists at this site, and none is proposed.*

Do you propose to construct an addition to the building? ☐ Yes ☒ No  
How large will the addition be? 00 square feet.

18. What will be the total area occupied by the proposed use?

*12,000 sf of hard surface for skating plus a walkway to the parking lot. Benches and trash receptacles will be added to the park. The total park site is six acres.*

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: *City Park property*

## 20. Signage

*Every effort will be taken to limit signage at the skatepark, and all signs posted will conform with Department/City standards. A sign will be posted stating the operating hours of the facility. This provides Department staff and Police with the required posting needed for enforcement.*

*A list of the Skatepark Rules and Regulations will be posted at the site gate. This sign will be similar to the Department's standard signs posted at other outdoor facilities. The Department is also considering placing small name plaques on the large pieces of equipment and benches to recognize major financial contributions and sponsors.*

*The current wooden sign at the park will be replaced to reflect the following: "Lockett Field and Skatepark".*

Sup 2002-0070

DRAFT  
NOTICE OF PUBLIC HEARINGS

September ?? 2002

Dear Property Owner:

You are hereby notified of the following public hearings to be held by the Alexandria Planning Commission and the Alexandria City Council on the skatepark proposal described below:

ALEXANDRIA PLANNING COMMISSION  
(Date)  
7:30 P.M., City Hall  
City Council Chambers  
301 King Street  
Alexandria, Virginia

ALEXANDRIA CITY COUNCIL  
(Date)  
9:30 A.M., City Hall  
City Council Chambers  
301 King Street  
Alexandria, Virginia

Proposal Description: Consideration of a request for approval of a special use permit for a skatepark to be built at Luckett Park. The applicant is the City of Alexandria, Department of Recreation, Parks, and Cultural Activities.

The Department of Recreation, Parks, and Cultural Activities is proposing a skatepark at Luckett Park on the site of the old basketball court. The skatepark will be approximately 12,000 sf of hard surface that will be poured concrete. It will accommodate several pieces of equipment and will be surrounded by a fence. Skatepark participants and their parents will use the existing parking lot off Wheeler Avenue. The skatepark portion of the site will be open during daylight hours only, there is no additional lighting in the proposed plan. A fence, berms, guardrail, and shrubbery will separate Duke street from the skatepark. The park will be professionally landscaped by the Department's Landscape Architect and Arborist.

Property Address: 3300 block of Duke Street, Alexandria, Virginia.

Tax Map Reference: 61.03, Block I, part of parcels 1 and 2.

As a citizen and party in interest, you are invited to attend these meetings and share your views regarding the skatepark proposal.

If you have any questions regarding the proposed skatepark you are encouraged to call Moses Simmons, Special Assistant to the Director, or Julie Rasmussen, Division Chief, on 703-838-4842.

Sincerely,

Kirk Kincannon, Deputy Director  
Recreation, Parks, and Cultural Activities

## Background

The Department of Recreation, Parks, and Cultural Activities requested and received funds in the FY 2002 Capital Improvement Program (CIP) budget to study the feasibility of creating a skate park in Alexandria. Currently there are neither public nor private facilities in the City for skate enthusiasts. The Park and Recreation Commission formed a focus group to review various options. The focus group consisted of two members of the Commission, several young skaters, parents, and staff from RPCA.

The focus group was directed to identify potential skatepark locations and to provide a cost analysis. They also looked at issues related to size, safety, and operational procedures. Meetings began in November, 2000. The group identified Luckett Field as the preferred site because of its central location with non-residential neighbors, lot size, visibility, existing parking, proximity to food/beverage sales, and ability to co-exist with other activities on the site.

On February 17, 2002 the Park and Recreation Commission hosted a public information meeting to present the focus group's recommendations and to solicit feedback. More than 60 youth and adults attended the meeting and expressed overwhelming support for a skateboard park at the Luckett Field location. Several issues were raised by the participants, including surface material to be used (concrete was recommended over asphalt for durability), types of equipment permitted: boards, in-line, BMX bikes (it was agreed each would be welcomed, but the BMX bikes would be provided with a separate time period).

No one at the meeting spoke against the proposal. In response to the meeting notices passed out, one call was received from a home owner before the meeting. They had several questions regarding the proposal. Once the plan was discussed with them they had no objection to the proposal.

A volunteer sub-group was formed to assist with the skatepark plan. This group, made up of parents, youth, business leaders, and a representative from the Parks and Recreation Commission, continues to meet and is assisting the Department with formulating program details. The Park and Recreation Commission suggested a funding plan that would have costs shared by the City and individuals and/or organizations that support the skatepark. City Council added \$200,000 in the FY 2003 CIP budget for the development of the skatepark.

Building a community skatepark will convey a positive message to youth who have been previously evicted while skate boarding and roller blading at other City sites.

Included in the attachments is a sample layout for the skatepark. The Department of Recreation, Parks and Cultural Activities will be working over the summer with the volunteers, youth and adults, to select the units (size, construction, quantity) and design the equipment layout. They will also assist staff in establishing the rules and operating procedures.



Recruiting the assistance of the target population is anticipated to encourage their future compliance in upholding park rules, supporting volunteer efforts, fund raising support, and assisting with upkeep and maintenance. As experienced in other jurisdictions, those that participate in the design and creation become the unofficial guardians of the skatepark, and take ownership for its success.

**DRAFT**  
**SKATEPARK RULES AND REGULATIONS**

**REVISED**

1. **In case of emergency call 911.**
2. Only skateboarders and inline skaters are allowed in the skatepark. Use of other self-propelled and motorized equipment is prohibited.
3. All skateboarders and inline skaters use the park at their own risk.
4. The use of helmet, knee pads, elbow pads and wrist guards is required.
5. Profanity or reckless behavior will not be tolerated.
6. Skatepark recommended capacity is 30. Participants must wait their turn.
7. All participants must skate safely at all times and avoid collisions with other participants; fighting or other aggressive or disruptive behavior will result in ejection from the park.
8. Participants may not engage in contests of any sort while in the Park unless the contest is organized and run by the Department of Recreation, Parks and Cultural Activities.
9. Participants are encouraged to help and assist beginners.
10. Skateboarding and inline skating is allowed in authorized areas only.
11. Shoes and shirts are to be worn within fenced-in skatepark area at all times.
12. No unauthorized ramps or other obstacles are permitted.
13. No waxing of ramps, rails or obstacles is permitted.
14. No glass containers or littering allowed in the park.
15. The City reserves the right to eject anyone for not following park rules and regulations.
16. Skatepark hours are posted. Trespassing is prohibited when the skatepark is closed.
17. All other City park rules and regulations must be followed.

For additional information please call the Alexandria Department of Recreation, Parks and Cultural Activities at (703) 838-4343.



\*Department is considering waiver form for

users under 18 years of age.

## **PARKING REDUCTION SUPPLEMENTAL APPLICATION**

### **1. Describe the requested parking reduction.**

A parking reduction of 5 spaces is requested.

### **2. Provide a statement of justification for the proposed parking reduction.**

Luckett Park shares a large parking lot with Alexandria City Public Schools (ACPS). The lot has 127 full size parking spaces. During the school day ACPS bus drivers park their personal cars in the lot while they are driving school buses. The lot is used after school, evenings, and school holidays by park participants.

Recreation, Parks, and Cultural Activities (RPCA) staff conducted a survey of the parking lot in June. Everyday there were at least 22 spaces vacant in the mornings and at least 33 spaces were vacant in the afternoon. Evenings often had 124 spaces vacant. (survey attached)

The skatepark is expected to involve a maximum of 30 participants and 10 skaters or spectators waiting their turn, at a time. Interest in participating at the proposed skatepark has come primarily from students, 4<sup>th</sup> through 10<sup>th</sup> grades, non-drivers. The majority of the participants would walk, or be driven to the site by parents or friends. Parents attending the meetings talked of dropping kids off at the skatepark, and returning to pick them up later.

A parking reduction is requested because the Department does not believe the formula used accurately reflects the unique features of this site, shared lot and youthful participants.

### **3. Why is it not feasible to provide the required parking?**

Additional parking could be provided if parkland, open space, was used. The Department makes every effort to preserve as much of the City's open space as possible, especially when the land in question is part of an existing park. It does not appear creating additional parking at this location best serves the City.

### **4. Will the proposed reduction reduce the number of available parking spaces below the number of existing spaces?**

☐ Yes ☒ No

**Parking Reduction (cont.)**

**5. If the requested reduction is for more than five parking spaces, the applicant must submit a Parking Management Plan which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative affects of the parking reduction.**

n/a

**6. The applicant must also demonstrate that the reduction in parking will not have a negative impact on the surrounding neighborhood.**

Much of the large parking lot on the site sits substantially vacant for the portion of the day the skatepark is expected to be used (after-school, evenings, weekends, and school holidays). Skatepark attendance would alternate times with the ACPS's use of the parking lot, therefore, the skaters and their parents are expected to have ample space to park in the lot. The surrounding neighborhood is not expected to be impacted by the parking situation.

All City parks are open to residents from 5:00 a.m. to 10:00 p.m. Therefore, these are the hours that have been stated in this document for the new skatepark. But realistically, the vast majority of the youthful participants drawn to this site will be in school during the first part of the day and will visit the park in the late afternoons, early evenings, and weekends. After careful review of the situation, the Department of Recreation, Parks, and Cultural Activities believes participants will be served by the existing lot.

**Luckett Field Parking Survey**  
Proposed Skatepark

**SUP #2002-0070**

3360 Duke St  
Skate Park

v m p

Date	Day	Time	School Status	Weather	Empty
6-Jun-2002	Thursday	10:00 am	In Session	Sunny, 80's	39
		04:00 pm		Sunny, 90's	33
		07:00 pm		Sunny, 80's	124
7-Jun-2002	Friday	10:00 am	In Session	Cloudy, 70's	45
		04:00 pm		Sunny, 80's	76
		07:00 pm		Cloudy, 70's	101
8-Jun-2002	Saturday	10:00 am		Cloudy/Cool	124
		04:00 pm		Cloudy/Cool	124
		07:00 pm		Cloudy/Cool	124
9-Jun-2002	Sunday	10:00 am		Sunny, 70's	124
		04:00 pm		Sunny, 70's	124
		07:00 pm		Sunny, 70	124
10-Jun-200 2	Monday	10:00 am	In Session	Sunny, 80's	22
		04:00 pm		Sunny, 90's	68
		07:00 pm		Sunny, 80's	124
11-Jun-200 2	Tuesday	10:00 am	In Session	Sunny, 90's	39 (Noon)
		04:00 pm		Sunny, 90's	57
		07:00 pm		Sunny, 90's	124
12-Jun-200 2	Wednesday	10:00 am	In Session	Sunny, 80's	36
		04:00 pm		Sunny, 95	54
		07:00 pm		Sunny, 90's	63
13-Jun-200 2	Thursday	10:00 am	In Session	Cloudy, 80's	25
		04:00 pm		Partly Sunny, 90's	67
		07:00 pm		Cloudy, 80's	124
14-Jun-200 2	Friday	10:00 am	In Session	Rain	44
		04:00 pm		Rain	79
		07:00 pm		Rain	124
15-Jun-200 2	Saturday	10:00 am		Sunny, 80's	124
		04:00 pm		Sunny, 80's	124
		07:00 pm		Sunny, 80's	124

16-Jun-200 2	Sunday	10:00 am		Sunny, 65	124
		04:00 pm		Sunny, 69	124
		07:00 pm		Sunny, 65	124
17 June 2002	Monday	10:00 am	Early Out	Sunny, 70's	34
		04:00 pm		80/Upper 70's	66
		07:00 pm		Sunny, 70's	124
18-Jun-200 2	Tuesday	10:00 am	Early Out	Sunny, 80's	48
		04:00 pm		Sunny, 80's	56
		07:00 pm		Sunny, 80's	124
19-Jun-200 2	Wednesday	10:00 am	Early Out	Rain, 70's	38
		04:00 pm		Rain	68
		07:00 pm		Rain	124
20-Jun-200 2	Thursday	10:00 am	Teachers Only	Sunny, 80's	46
		04:00 pm		Sunny, 80's	74
		07:00 pm		Sunny, 80's	124

# Alexandria skaters hope for a venue

City to consider proposed  
10,000-square-foot park

By **TRIGIE EALEY**  
Journal staff writer

It was standing room only at the Alexandria Parks and Recreation meeting, as more than two dozen adolescent boys gathered to express support for their favorite pastime — skateboarding.

While video games may entertain some youth, it is skateboarding that keeps the minds and bodies of these boys occupied. The problem, they said Thursday, is a lack of places to freely pursue their sport.

That will change if a 10,000-square-foot skateboard park, now being planned, is eventually approved by the City Council. After a year of research, the Parks Department has narrowed down the skatepark site to an abandoned asphalt basketball court at Lockett Field, along the intersection of Duke Street and Quaker Lane.

Moses Simmons, a Parks and Recreation staff member, said he has learned a lot about the sport since he began working with a focus group of skateboarding youths. Words like "half-pipe" and "ledges" flow easily from the lips of the man with salt-and-pepper hair.

He said the Lockett site, with its existing



Skateboarder Brian Smith, with microphone, extols the joys of skateboarding as fellow skaters listen Thursday at an Alexandria Parks and Recreation meeting to discuss a proposed 10,000-square-foot skate park.

Brig Cabe/Journal

parking and generally central location, made it the logical choice. Most details about the park remain under study, including the number of ramps, whether it will free or have an entrance fee and if supervisors will be on site.

If funding can be found in tight economic times, the \$200,000 park could open in fall 2003, he said. The park can't open soon

enough for skateboarders who won't be children for long. One older teen-ager asked if the park would be open by the time he graduates from high school.

Jonathan Freeman, 14, still has time. He came to Thursday's meeting with several classmates from George Washington Mid-

Please see **SKATE, A10**

## SKATE from **A1**

dle School. Like many of his friends, Freeman doesn't like asking his mother Carol to drive him 45 minutes south to the Vans Skate Park at Potomac Mills mall. A two-hour skateboarding session in the 61,000-square-foot facility costs up to \$11.

"It's way out there and you have to drive," Freeman said Thursday. "There really isn't a safe place to skate around here."

David "D.J." Jones, 13, said skating is not allowed on city streets. Many parking lots and unused tennis courts also are off-limits.

"You can't skateboard anywhere anymore," Jones said Thursday.

Freeman and Jones said they have had problems with Alexandria police harassing them and confiscating their skateboards.

Alexandria police spokeswoman Amy Bertsch said when city officers encounter skateboards, they explain state and local laws barring such activities in the streets and on public property. She said there are no skateboards currently in the city's confiscated property room. Since September, there have been at least eight complaints from the Rosemont neighborhood about skateboarders, she said. Freeman and Jones live in Rosemont.

"We've had skateboarders blocking traffic, blocking the street and creating a disturbance," Bertsch said Friday, describing the calls police have received. "There have been no tickets issued and no confiscations we are aware of."

According to state law, no person shall "play" in the streets or use roller skates, skateboards, toys or other devices on wheels or runners — except bi-

nate sites where these activities are permitted, Bertsch said she was not aware of any such sites. City Attorney Ignacio Pessoa was not available for comment Friday.

Some parents said such laws leave many non-couch potato youth without a welcoming place to pursue their interest.

Carol Freeman, Jonathan's mother, asked the Parks Commission where her son can go skate while waiting for the park to open.

"Can we ask the police to not harass them," she asked.

Judy Guse-Noritake, Parks Commission chairwoman, suggested parents and skaters seek police cooperation along with support from the Alexandria City Council. She said it is never too early to ask for a funding commitment from the city. The fiscal 2003 budget will be considered by the elected officials next month.

"This isn't going to the City Council soon," she said. "It's still good to express support [for the park] anyway to City Council members."

While Alexandria considers its park, skateboarders will have more skating options by the end of the year, when Fairfax County is slated to open a 25,000-square-foot skating park in Wakefield Park. The \$287,000 cost is financed through a 1998 park bond program.

Another skateboard park is slated for Arlington's \$1.2 million Powhatan Springs Park, between Ashlawn Elementary School and Arlington Christian Missionary Church on the south side of Wilson Boulevard. The 5-acre park will include a youth-sized soccer and lacrosse field, an interactive nature area for children, a nature trail, shel-

**SUP #2002-0070**

3360 Duke St

Skate Park

v m p

**Department of Recreation, Parks and Cultural Activities  
1108 Jefferson Street  
Alexandria, Virginia 22314**



## **MEDIA ADVISORY**

**For Information, Call:  
Moses Simmons / (703) 838-4343**

**For Immediate Release:  
February 4, 2002**

### **ALEXANDRIA PARK AND RECREATION COMMISSION SETS PUBLIC INFORMATION MEETING FOR A PROPOSED SKATEPARK IN ALEXANDRIA FOR THURSDAY, FEBRUARY 21**

The Alexandria Park and Recreation Commission will hold a Public Information Meeting for interested residents to discuss plans for a proposed skatepark at Luckett Field on Duke Street on Thursday, February 21 at 7:00 p.m. at the Lee Center, 1108 Jefferson Street. A regular Commission meeting will follow.

Residents who are unable to attend may send written comments to the Park and Recreation Commission at the Department of Recreation, Parks and Cultural Activities, 1108 Jefferson Street, Alexandria, Virginia 22314.

Please call (703) 838-4842 for an agenda or related information.

**--END--**



**FLYER DISTRIBUTION**  
Proposed Skatepark Public Information Meeting

v m p

ADDRESS	NAME	DISTRIBUTION DATE
3510 Dike Street	McDonald's	2/5/02
3300 Duke Street	Wendy's	2/5/02
25 S. Quaker Lane	The Foundation School	2/5/02
25 S. Quaker Lane	Alexandria City Public Schools	2/5/02
25 S. Quaker Lane	Jeffery's Café	2/5/02
3303 Duke Street	AMI	2/7/02
3305 Duke Street	Back Care Center	2/7/02
3307 Duke Street	Bullock and Love Law	2/7/02
3311 Duke Street	Nationwide Insurance	2/7/02
3317 Duke Street	Dictating Machine	2/7/02
3317 Duke Street	Khalili D.D.S.	2/7/02
3319 Duke Street	Certified Public Accountant (Marsha Murphy)	2/7/02
3321 Duke Street	Certified Public Accountant (Elizabeth Holtzclaw)	2/7/02
3323 Duke Street	Seal Engineering	2/7/02
3327 Duke Street	Paula Mckenzie M.D.	2/7/02
3331 Duke Street	Abilay Potentials	2/7/02
3333 Duke Street	Adult Counseling Services	2/7/02
3337 Duke Street	Platinum Marketing	2/7/02
3339 Duke Street	Tax Professionals	2/7/02
3341 Duke Street	GBS Solutions	2/7/02
3343 Duke Street	Morant Data Company	2/7/02
3345 Duke Street	Physical Therapy	2/7/02
3347 Duke Street	Travel Corp.	2/7/02
3349 Duke Street	Alexandria Chiropractic Center	2/7/02
Arell Ct.; Cross Street Duke	Townhouse Residents; Unit 1-81	2/7/02

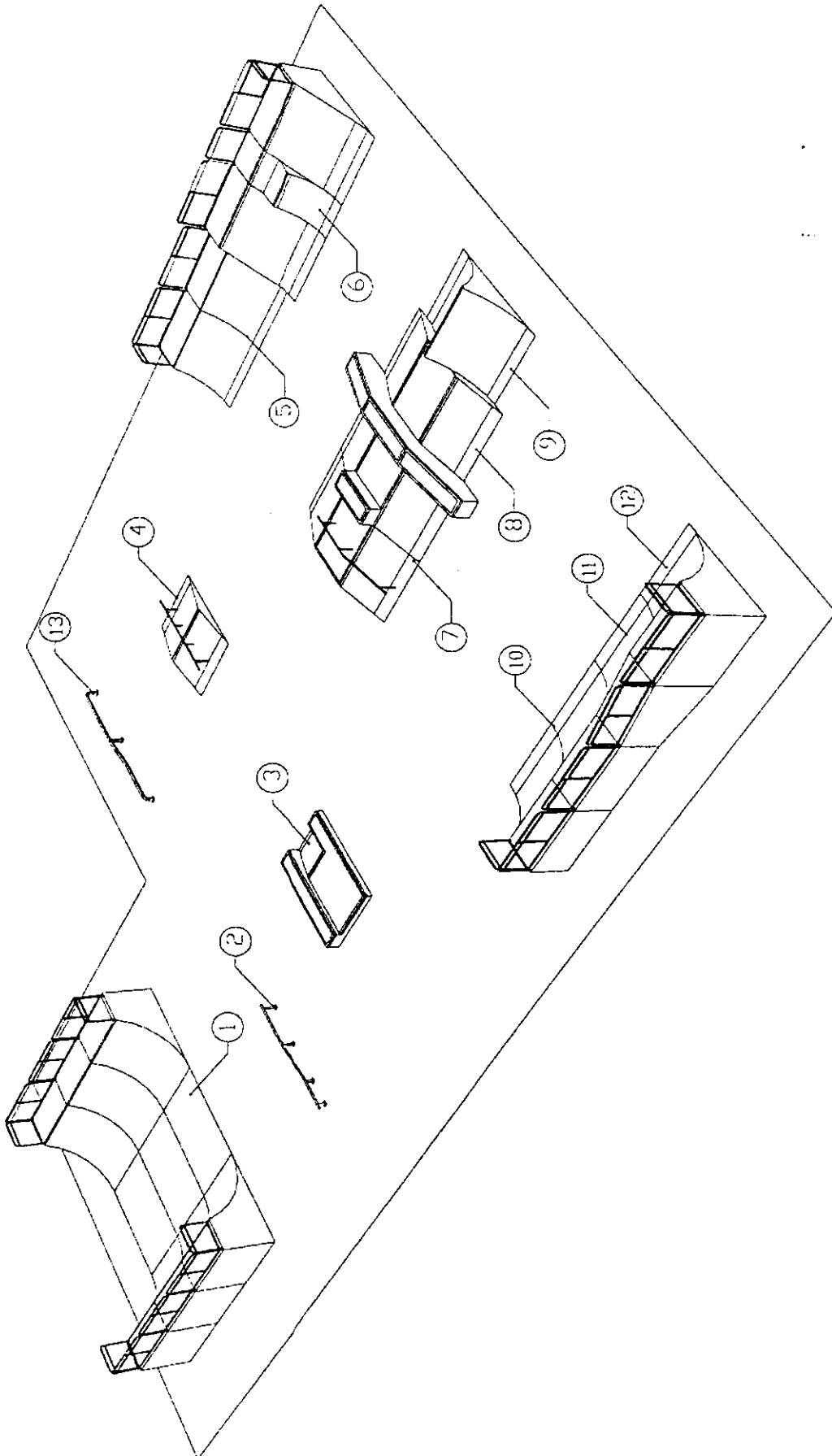
SUP #2002-0070  
3360 Duke St  
Skate Park



# Sample Layout

v m p

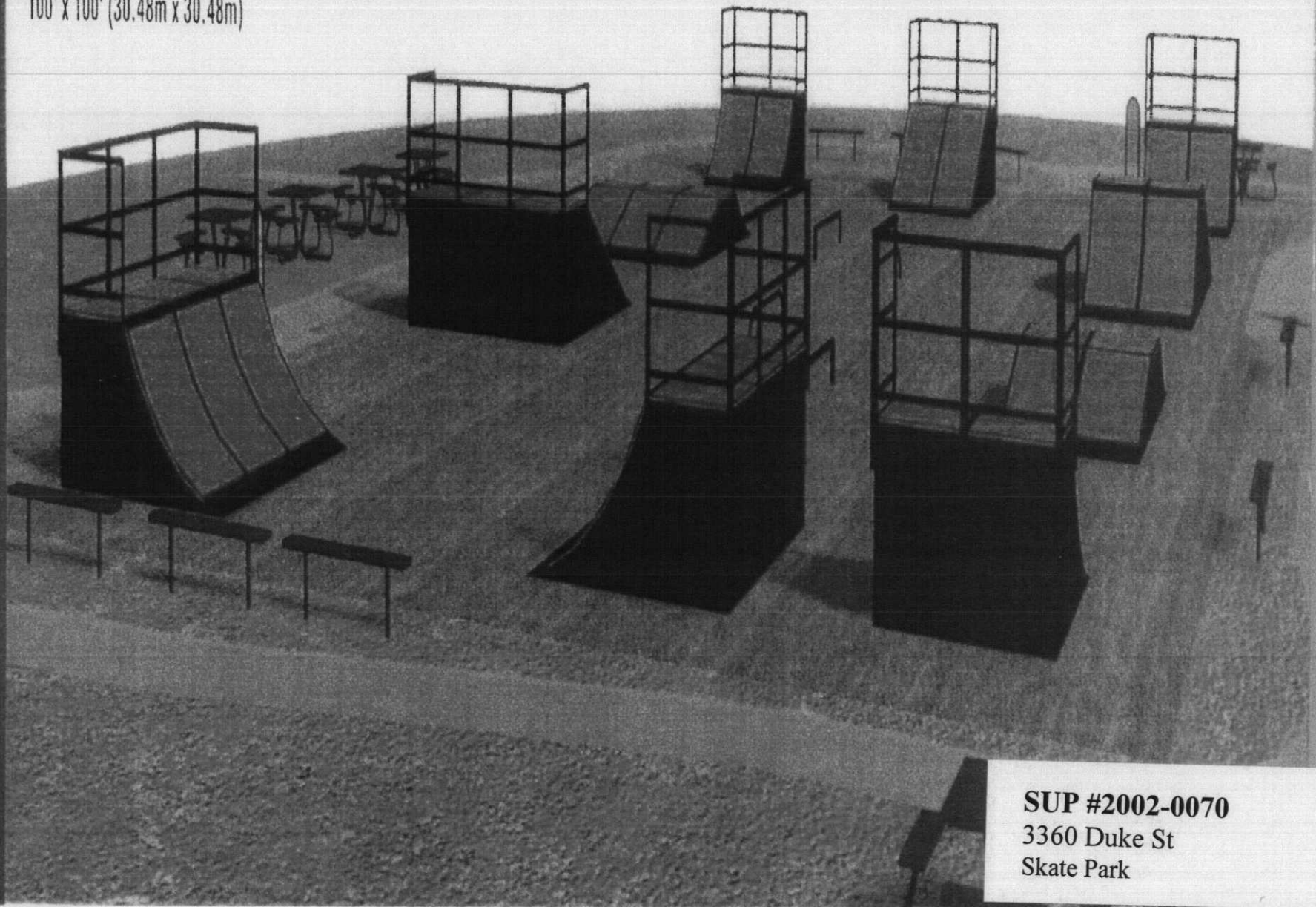
**SUP #2002-0070**  
3360 Duke St  
Skate Park



## Sample Layout

10,000 SQ. FT.

100' x 100' (30.48m x 30.48m)



**SUP #2002-0070**

3360 Duke St

Skate Park

v m p

**DRAFT**  
**SKATEPARK RULES AND REGULATIONS**

**REVISED**

1. **In case of emergency call 911.**
2. Only skateboarders and inline skaters are allowed in the skatepark. Use of other self-propelled and motorized equipment is prohibited.
3. All skateboarders and inline skaters use the park at their own risk.
4. The use of helmet, knee pads, elbow pads and wrist guards is required.
5. Profanity or reckless behavior will not be tolerated.
6. Skatepark recommended capacity is 30. Participants must wait their turn.
7. All participants must skate safely at all times and avoid collisions with other participants; fighting or other aggressive or disruptive behavior will result in ejection from the park.
8. Participants may not engage in contests of any sort while in the Park unless the contest is organized and run by the Department of Recreation, Parks and Cultural Activities.
9. Participants are encouraged to help and assist beginners.
10. Skateboarding and inline skating is allowed in authorized areas only.
11. Shoes and shirts are to be worn within fenced-in skatepark area at all times.
12. No unauthorized ramps or other obstacles are permitted.
13. No waxing of ramps, rails or obstacles is permitted.
14. No glass containers or littering allowed in the park.
15. The City reserves the right to eject anyone for not following park rules and regulations.
16. Skatepark hours are posted. Trespassing is prohibited when the skatepark is closed.
17. All other City park rules and regulations must be followed.

For additional information please call the Alexandria Department of Recreation, Parks and Cultural Activities at (703) 838-4343.



\*Department is considering waiver form for

users under 18 years of age.

#14. SUP 2002-0070



ddmcd@tca-llc.com

To: Barbara Ross@Alex

08/29/2002 10:30 AM

Subject: for skate park

Ms. Ross:

I'm registering my support for the city to develop the skate park. This is a healthy sport when properly supervised.

My kids have benefited immeasurably from their involvement in all kinds of sports and I think the city should encourage such positive activity. Besides, having a safe place to participate in this particular sport will help get kids off the street and out of the way of cars and trucks. This safety argument by itself is a strong argument for a well run skate park.

Dennis McDonald  
2201 Valley Circle  
Alexandria VA 22302

.....  
Dennis McDonald  
Technology Consulting Associates LLC  
Phone (cell) 703-402-7382  
Email <mailto:ddmcd@tca-llc.com>  
.....

#14. SUP 2002-0070

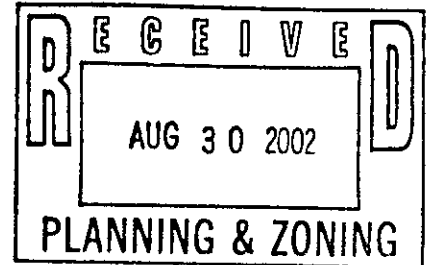


athenawilliams@att.net  
t

To: Barbara Ross@Alex  
Subject: Skate park at Luckett Field

08/29/2002 09:30 PM

I wanted to express to the planning commission my support for the special use permit to allow Luckett Field to be used for a skateboard park. My sons are very excited and grateful that the city of Alexandria is supporting the building of the skatepark. Thank you! Athena Williams (and sons Michael and Steven) 610 West View Terrace, Alexandria.



**Mary E. Scanlan**

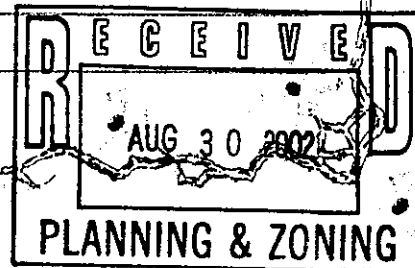
19 Arell Ct  
Alexandria VA 22304-6346

To whom it may concern:

I received notice of  
the hearings on the  
proposed skatepark and  
will be out of town.

I am opposed to the  
proposed skatepark because  
of the traffic congestion  
+ believe it will affect  
the value of my  
property.

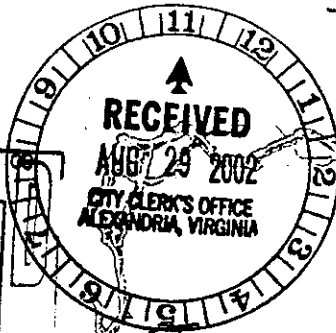
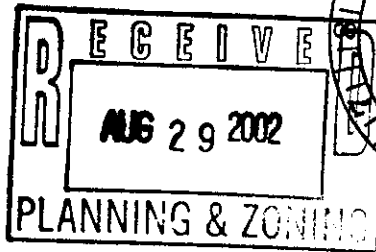
Mary E. Scanlan





#14. SUP 2002-0070  
Sent to CC, P42

9/14/02 PH



Mary E. Scanlan  
19 Arell Ct  
Alexandria VA 22304-6346

To whom it may concern.

I will be out of town when the hearing on the proposed skatepark is held.

I want to register my opposition to both the location + the proposal. The location because of the closeness to my home + the effect that may decrease my property value. The proposal because in tight economic times I would think that the city could find better ways to spend money.

Mary E. Scanlan

#14. SUP 2002-0070



bbinder@cpcug.org

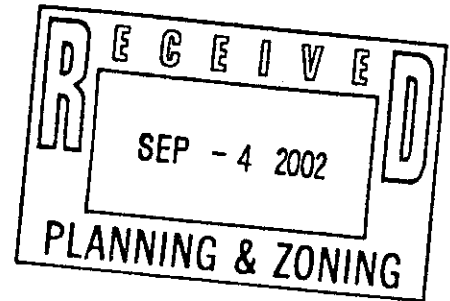
09/03/2002 06:53 PM

To: Barbara Ross@Alex  
Subject: skatepark

my 11-year-old son sam binder will not be able to attend tonight's meeting - he has school tomorrow - but we would like to register our strong support for the skatepark.

wish we could be there,

john & barbara binder  
6 washington circle  
alexandria, va 22305  
703-548-5684  
bbinder@cpcug.org

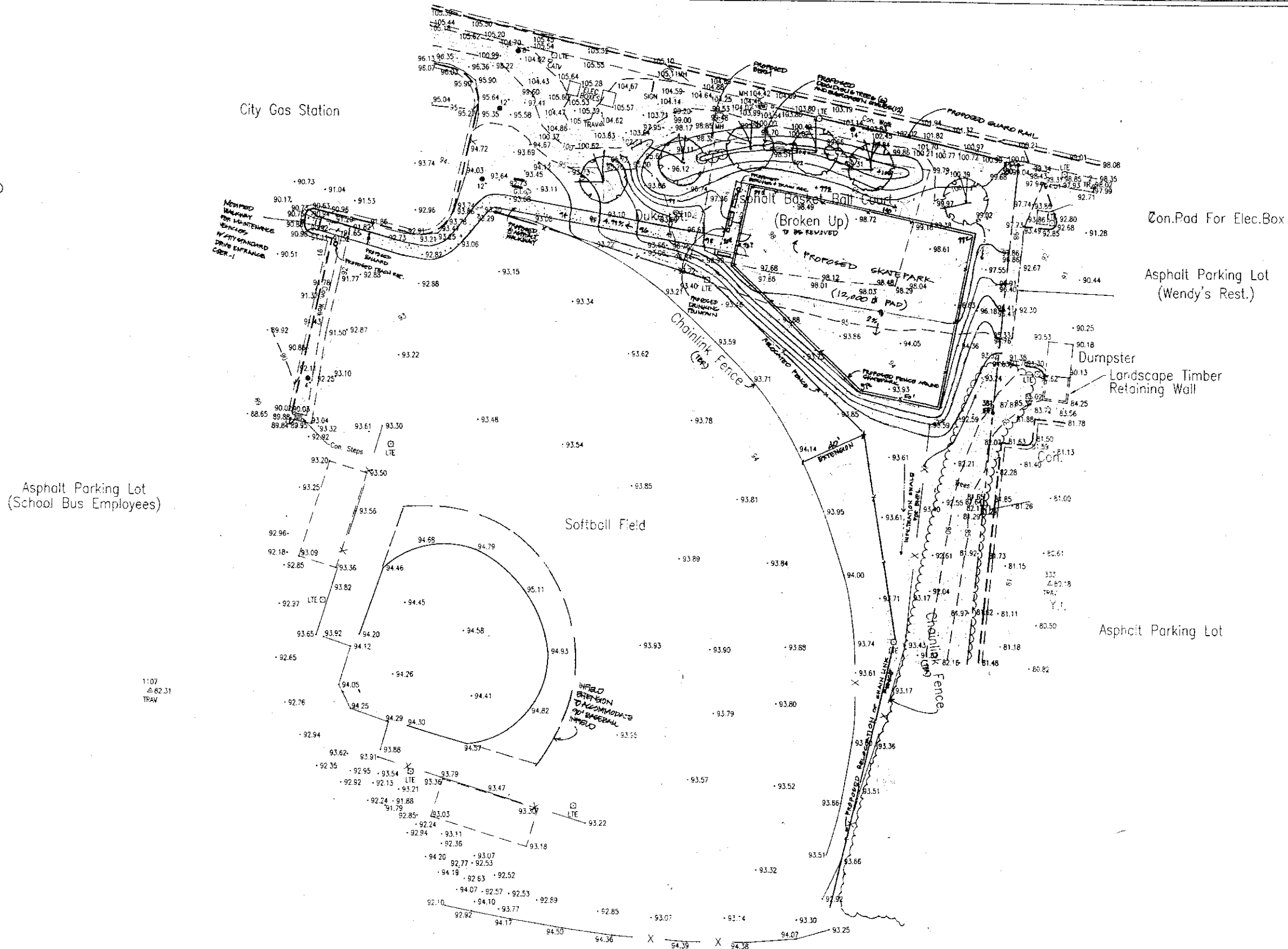




SUP #2002-0070

3360 Duke St  
Skate Park

25  
9-14-02  
v m p

$$\frac{25}{9.14.02}$$


Lucket Softball Field (Topo)

Transportation & Environmental Services  
Engineering & Design Division - Survey Section

P.O. Box 178 Alexandria, Va. 22313



## REVISIONS

CAD By: TJK

Scale: 1"=30' Project No.

Sheet 1 of 1

**SUP #2002-0070**  
3360 Duke St  
Skate Park

v m o

SUP PLOT PLAN  
6/24/02 11:30!  
DEPARTMENT OF RECREATION,  
PARKS AND CULTURAL ACTIVITIES  
703-688-6041

## City of Alexandria, Virginia

25  
9-14-02

## MEMORANDUM

DATE: SEPTEMBER 9, 2002

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

THROUGH: PHILIP SUNDERLAND, CITY MANAGER *PS*

FROM: SANDRA WHITMORE, DIRECTOR OF RECREATION, PARKS AND CULTURAL ACTIVITIES *SW*

SUBJECT: SKATE PARK: ISSUES RAISED AT PLANNING COMMISSION MEETING

---

On Tuesday, September 3, the Planning Commission recommended the Department's request for a Special Use Permit at Luckett Park related to the planned construction of a skate park. During the public hearing, approximately four citizens, who live in Arell Court on Duke Street, opposed the skate park at this site. Concerns raised included the level of noise that the skate park would generate and the manner in which the property owners received notice for the February 21 Park and Recreation Commission meeting and public information meeting regarding the proposed skate park at Luckett Park.

In response to those concerns, staff has reviewed the skate park project records and verified that staff distributed flyers to property owners adjacent to Luckett Park and surrounding businesses on February 5, 6 and 7. In addition, flyers were distributed to public schools and a media notice was sent out regarding the meeting on February 4. As a result of the flyer distribution and media notification, the attendance at the skate park information meeting was approximately 50-60 citizens, including two neighbors living in the town homes at Arell Court on Duke Street.

In response to noise concerns, the location of the site is below the surface level of Duke Street and will include a berm next to Duke Street, as well as landscaping that will provide additional sound reduction and noise buffers. In addition, the surface of the concrete pad and the skate elements will be smooth surfaced, which will further reduce the sound created by the wheels of the skateboards.

Based on the projects records, proposed landscaping and site layout, staff feels that the citizen concerns listed above have been addressed, but we will continue to monitor the skate park as required by the Special Use Permit.

cc: Kirk Kincannon, Deputy Director, Department of Recreation, Parks and Cultural Activities

25  
9-14-02

## CITY COUNCIL MEETING (9-14-02)

**QUAKER VILLAGE CONCERNS REGARDING THE SKATEPARK**

Quaker Village homeowners understand that the young people of Alexandria want a skatepark. Since we live at the corner of one of the most congested intersections in Alexandria, we believe that the Park and Recreation Department has not had the opportunity to update its information concerning safety issues since the time of its initial report favoring Luckett Field as the site of the skatepark. Given the increased traffic and congestion on Duke Street as a result of the Wilson Bridge construction and other factors (the building of the PTO and numerous residential communities), Luckett Field can no longer be viewed as an ideal or even viable location for the skatepark. We respectfully ask that the City Council delay, for a short period of time, passage of this proposal until these safety issues can be addressed and a safer site location found for the skatepark. They are as follows:

(1) First and foremost, the likelihood of children skateboarding/skating down two major arteries (Quaker Lane and Duke Street) and one major residential connector between Seminary Road and Duke Street (Fort William Parkway) is a foregone conclusion. Indeed, the meeting held in February provides ample evidence that children will use any means available to them to reach the proposed skatepark. Homeowners who live along Quaker Lane already face a daunting challenge in being able to access Quaker Lane itself. Those without circular driveways along Quaker Lane must back out onto the street. With the building of the skate park at Luckett Field, they will now have to contend with both vehicular and still another form of pedestrian traffic. Although Fort William Parkway is less heavily traveled than Quaker Lane, all of the homeowners must back out onto the street, a street which at the lower end is narrow and has pronounced curves. On such a street, a child careening down the hill could approach a homeowner backing out of his/her driveway so quickly as to result in a possible injury to the child. Although we have not had children skateboarding or in-line skating down Duke Street as of yet, with the building of the skatepark drivers of cars and trucks will now have to contend with this problem as will members of the Fire Department. As my own husband will attest, he has seen young people roller-blading down Route 7.

(2) The intersections of Quaker Lane and Duke Street, S. Quaker Lane and Duke, and Wheeler Avenue and Arell Court are extremely dangerous due to a high number of individuals who speed up to run the red lights or run the red lights well after they have turned red. Even if the city were to create formal crosswalks for these three intersections, the possibility of a child being injured at any one of them cannot be ignored.

(3) Of the three intersections previously noted, two of them--Wheeler/Arell/Duke and S. Quaker/Duke--pose an additional problem. The intersection traffic lights at these two locations do not cycle unless they are triggered by vehicles emerging onto Duke Street. Children are not going to wait patiently for a vehicle to appear nor are they likely to even know how the lights work.

(4) According to the special use permit reviewed by the Planning Commission, peak hours for the skatepark during the school year will be "after school hours." Rush hour on Duke Street begins shortly after three and extends to almost 7:00pm. Although the Planning Commission maintains that many children will be dropped off, a fair number of children will be accessing and leaving the skatepark on their own between those hours. At the very least, the City will have to re-time the lights in order to accommodate these children. This is likely to add to the gridlock on Quaker Lane and Duke Street. Yet without a re-timing of the lights, the likelihood of children being injured substantially increases.

(5) As the special use permit makes clear, the skatepark will not be constantly supervised by the City of Alexandria. One member of the Planning Commission stated that members of the Fire Department will keep "a watchful eye out on the children." That is not the job of the Fire Department. What is more, members of the Fire Department cannot even see the projected skatepark since they are downhill of it.

Although the Planning Commission maintains that park personnel will periodically check the skatepark, can they assure residents that one of them will be there when an emergency occurs. In the event that a child is seriously injured (i.e., unconscious), I can foresee panick-stricken children running across Duke Street to find one of the responsible adults that their parents recommend--a policeman or a fireman. Since many of you are no doubt parents, I need not tell you what could potentially happen in a situation of this kind. We simply cannot rely on children to use the phone or their cell phones in a crisis situation. At the very least, the skatepark should be located within a sports complex where children can at least find personnel to help them and where they do not have to cross a dangerous street in the event of an emergency.

(6) Since the skatepark is to be unsupervised, a number of safety concerns must be considered. Skateboarding/in-line skating can only be classified as potentially dangerous sports. Among the possible injuries one can cite the following: chipped/broken teeth, broken jaws, broken necks, broken bones, and most devastatingly spinal cord injuries. Indeed, the news program of 12 September had a special report highlighting the type of injuries sustained in the act of skateboarding and in-line skating. Although there will be parents who have the appropriate dental/medical insurance to cover the type of injuries listed herein, what will happen to those children for whom their parents do not have such coverage? Is it acceptable for the city to say that they are responsible for monetarily covering the costs of such injuries when it will not accept the responsibility for monitoring the childrens' activities in such a way as to lessen the likelihood of injury? In Oak Park, IL, the Olympic Skatepark is supervised. Personnel do not allow children to participate in the absence of helmets and protective pads. Should inclement weather occur during the course of the day, they close the park until the concrete has thoroughly dried and is safe. Such provisions will not obtain at Luckett Field. Given the fact that Fairfax and Arlington will place their skateparks within sports complexes, we will be the only jurisdiction to have a skatepark located on an open field that is invariably bereft of adults during the daylight hours.

(7) The City of Alexandria wants this skatepark for its young people. The proposed site at Luckett Field will make this the only skatepark in Northern Virginia that is Metro & Dash accessible. If the skatepark were to be located at a safer location, the City could simultaneously assure that usage of it would be limited to the children of our city.

In conclusion, please permit me to reiterate our request for a delay in passing this proposal. The concerns I have mentioned merit further consideration by the Parks and Recreation Department, the Planning Commission, and now the City Council. Thank you for hearing some of the Quaker Village concerns.

**APPLICATION for SPECIAL USE PERMIT # 2002-0070**

[must use black ink or type]

PROPERTY LOCATION: 3300 block of Duke Street

TAX MAP REFERENCE 61.03 <sup>-01-02</sup> ZONE: POS, Block 1, part of Parcels 1 and 2

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

Address: 1108 Jefferson St., Alexandria, VA. 22314

PROPOSED USE: Skate Park developed on existing City property, Luckett Park

☒ **THE UNDERSIGNED** hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 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 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** 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 Planning Commission or City Council in the course of public hearings 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.

Sandra Whitmore, Director-RPCA  
Print Name of Applicant or Agent

Sandra Whitmore  
Signature

1108 Jefferson St.,  
Mailing/Street Address

703-838-4842  
Telephone#

703-684-6826  
Fax#

Alexandria, Virginia 22314  
City and State                      Zip Code

6-25-02  
Date

===== **DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY** =====

Application Received: \_\_\_\_\_ Date & Fee Paid 9/3/02 <sup>RPCA request fee be waived</sup> \$ \_\_\_\_\_

ACTION - PLANNING COMMISSION: \_\_\_\_\_ 9/3/02 RECOMMEND APPROVAL 6-0

ACTION - CITY COUNCIL: 9/14/02PH--SEE ATTACHED--



## REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

## Planning Commission (continued)

25. SPECIAL USE PERMIT #2002-0070  
3360 DUKE ST - LUCKETT PARK  
SKATEPARK

Public Hearing and Consideration of a request for a special use permit to provide a skatepark (public park); zoned POS/Public Open Space. Applicant: City of Alexandria, Department of Recreation, Parks and Cultural Activities, by Sandra Whitmore, Director.

COMMISSION ACTION: Recommend Approval 6-0

There was considerable discussion with respect to the meaning of "dark."

City Attorney Pessoa suggested the following language for condition #4: **"4. The park shall be closed, locked and secured between sunset and 9 a.m. as posted by the Director of Recreation, Parks and Cultural Activities."**

City Attorney Pessoa explained that would give the Director of Recreation, Parks and Cultural Activities Whitmore the direction, it would never be opened before 9 a.m., which takes care of the neighbors' concerns, and it would give her the direction to post the sign whether it's by three months, two months or whatever the periods are when sunset is to approximate the closing of the park. He indicated that he does have a concern as this park is not designed to be used in the dark. It would be a problem if we would allow people to use it in the dark. We do have to make sure that it is not accessible after dark. That condition would give her sufficient direction.

City Council approved the Planning Commission recommendation, **amended condition #4 to read: "4. The park shall be closed, locked and secured between sunset and 9 a.m. as posted by the Director of Recreation, Parks and Cultural Activities.";** and requested staff to address the issue of the pedestrian crossing, not only the time-activated pedestrian lights at Arell/Wheeler and Duke/Quaker, but also the need for a differentiated strip of brick or whatever material decided upon by the Director of Transportation and Environmental Services.

Council Action: \_\_\_\_\_

26. SPECIAL USE PERMIT #2002-0069  
4480 KING ST  
CLUBHOUSE

Public Hearing and Consideration of a request for a special use permit for a social service use; zoned OCM/Office Commercial Medium. Applicant: Alexandria Community Services Board, by William L. Claiborn, Ph.D.

COMMISSION ACTION: Recommend Approval 6-0

City Council approved the Planning Commission recommendation.  
Council Action: \_\_\_\_\_