

EXHIBIT NO. 1

3
9-15-07

Docket Item #2
SPECIAL USE PERMIT #2007-0040

Planning Commission Meeting
September 6, 2007

ISSUE: Consideration of a request for a special use permit to install field lights at Fort Ward Park.

APPLICANT: City of Alexandria, Department of Parks and Recreation
by Kirk Kincannon, Director

STAFF: Richard W. Bray
Richard.bray@alexandriava.gov

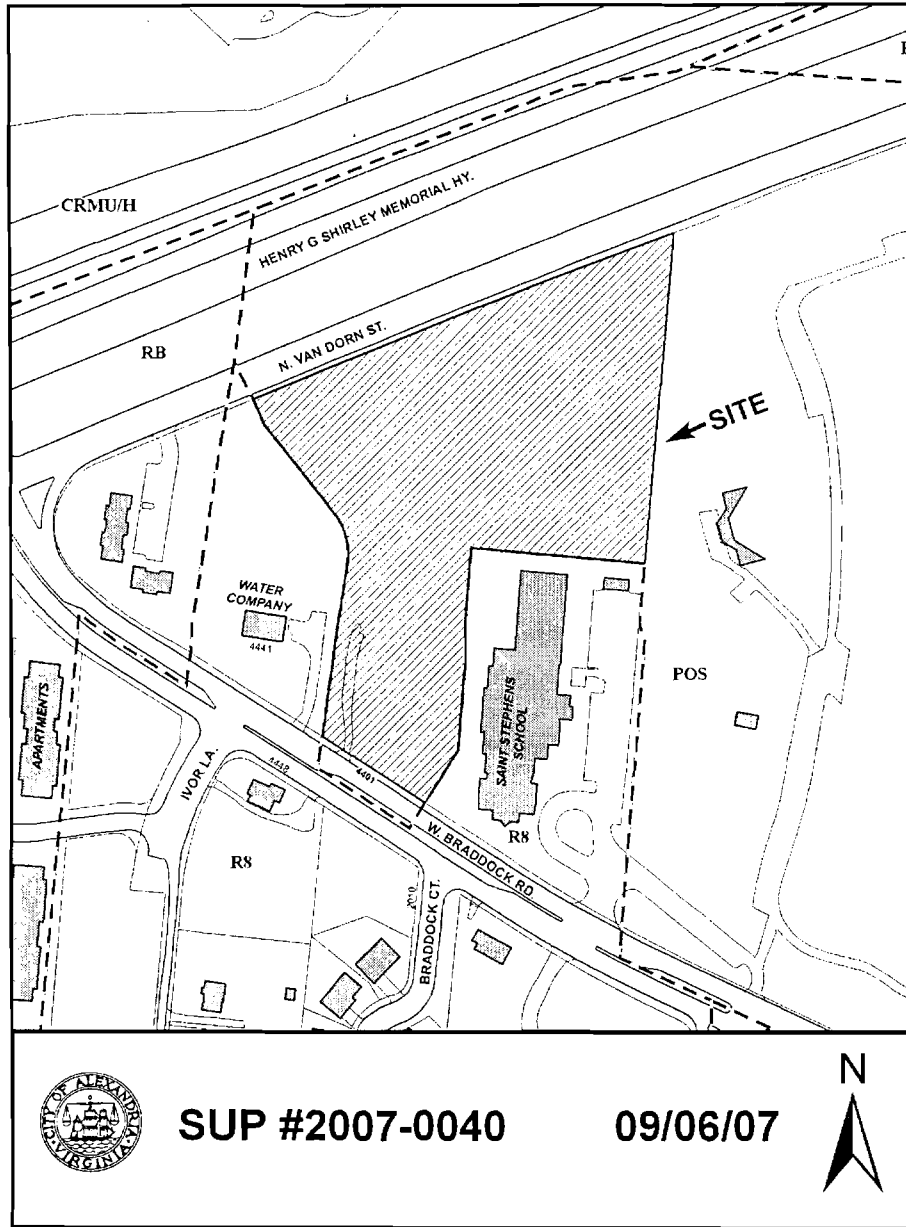
LOCATION: 4401 Braddock Road

ZONE: POS/Parks and Open Space

PLANNING COMMISSION ACTION, SEPTEMBER 6, 2007: 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.

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



I. DISCUSSION

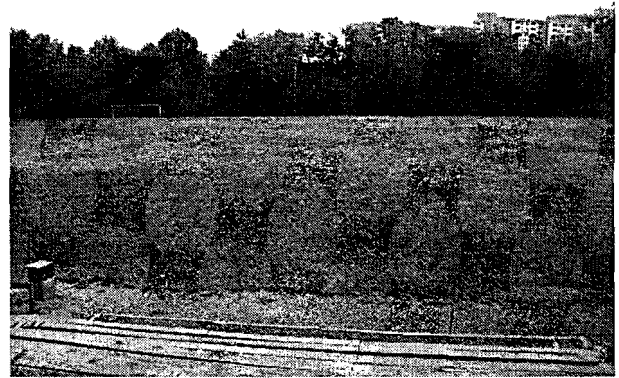
REQUEST

The applicant, City of Alexandria, Department of Recreation, Parks and Cultural Activities, requests special use permit approval for the installation of lighting at the Fort Ward athletic field, located at 4401 West Braddock Road.

SITE DESCRIPTION

The subject property is one irregularly shaped lot with 167 feet of frontage on West Braddock Road and 217,800 square feet of lot area. The site is developed with tennis courts and an athletic field. Access to the property is from Braddock Road.

The athletic fields are bordered by North Van Dorn Street and 395 on the north and Saint Stephens School on the south. To the east is Fort Ward Park and an Alexandria Water Company installation is to the west.



PROPOSAL

The Alexandria Department of Recreation, Parks and Cultural Activities proposes to add six pole mounted lights to the athletic field at Fort Ward Park to enhance night time usability. The lights will have a maximum height of 70 feet. The lights will be directed at the field and utilize a low spill design that prevents the light from penetrating beyond the field.

PARKING

The athletic field is used for scheduled games only. The parking is accommodated at the on-site parking area which supplies 25 spaces beside the field and 63 spaces in the Saint Stephens parking lot. The Department of Recreation, Parks & Cultural Activities has never had more than 40 vehicles at a game. If the 88 parking spaces provided on site are full there is overflow parking available at Fort Ward Park.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the POS/Public Open Space zone. Section 6-105(G) of the Zoning Ordinance allows lighting facilities in the POS zone only with a special use permit.

The proposed use is consistent with the Seminary Hill Small Area Plan chapter of the Master Plan which designates the property for recreational use.

II. STAFF ANALYSIS

Staff supports the request to add lighting at the Fort Ward athletic field. The proposed lighting will not have any negative effect on the surrounding community. The athletic field is surrounded by public open space and institutional uses. With the low spill design of the lights the residential neighborhood north of 395 will not be adversely affected. The lights will allow for more games to be played at the field, furthering the City's recreational opportunities.

The Department of Recreation, Parks & Cultural Activities has spoken to community members to explain the proposal. Representatives from RP&CA visited the Seminary Hills Civic Association and the proposal was presented at the Parks and Recreation Commission. The proposal received positive feedback at all forums.

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

III. RECOMMENDED CONDITIONS

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

1. The special use permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z)
2. Provide a lighting plan to verify that lighting meets City standards. The plan shall be to the satisfaction of the Director of T&ES in consultation with the Chief of Police and shall include the following:
 - a. Clearly show location of all existing and proposed site lights, shading back less relevant information;
 - b. A lighting schedule that identifies each type and number of fixtures, mounting height, and strength of fixture in Lumens or Watts and numeric summary;
 - c. Manufacturer's specifications and details for all proposed fixtures; and a photometric plan with lighting calculations that include all existing and proposed light fixtures.(T&ES)
3. The Director of Planning and Zoning shall review the special use permit after it has been operational for one year, 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 which were not corrected immediately, constitute repeat violations or which create a direct

and immediate adverse zoning impact on the surrounding community; (b) the director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, (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: Richard Josephson, Deputy Director, Department of Planning and Zoning;
Richard Bray, Urban Planner.

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:

- R-1 Provide a lighting plan to verify that lighting meets City standards. The plan shall be to the satisfaction of the Director of T&ES in consultation with the Chief of Police and shall include the following:
- a. Clearly show location of all existing and proposed site lights, shading back less relevant information;
 - b. A lighting schedule that identifies each type and number of fixtures, mounting height, and strength of fixture in Lumens or Watts and numeric summary;
 - c. Manufacturer's specifications and details for all proposed fixtures; and a photometric plan with lighting calculations that include all existing and proposed light fixtures.

Code Enforcement:

- C-1 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction.
- C-2 Electrical permits are required for the proposed project.

Health Department:

- F-1 No Comment

Police Department:

- F-1 The Police Department has no objections to extending the hours of lighting the athletic field for the purposes of allowing 1-2 additional games to be played.
- S-1 The Police Department suggests that the lights be put on timers set to turn off at 10:00 p.m. and that they not produce any light trespass to neighbors.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2007-0040

PROPERTY LOCATION: 4401 West Braddock Rd.

TAX MAP REFERENCE: 020.02-03-04 ZONE: Pos

APPLICANT

Name: City of Alexandria, Department of Recreation, Parks + Cultural Activities
Address: 1108 Jefferson St., Alexandria, VA 22314

PROPERTY OWNER

Name: City of Alexandria
Address: PO Box 178, Alexandria, VA 22313-1500

PROPOSED USE: Field lighting for existing athletic field.

[] **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 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.

Kirk Kincannon, Director, RP+CA
Print Name of Applicant or Agent

[Signature]
Signature

1108 Jefferson St.
Mailing/Street Address

703-838-4343 703-838-6344
Telephone # Fax #

Alexandria, VA 22314
City and State Zip Code

Kirk.kincannon@alexandriava.gov
Email address

7/20/2007
Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY	
Application Received: _____	Date & Fee Paid: \$ _____
ACTION - PLANNING COMMISSION: _____	
ACTION - CITY COUNCIL: _____	

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APPLICATION

SPECIAL USE PERMIT

All applicants must complete this form. Supplemental signs are required for child care facilities, restaurants, automobile-oriented uses and freestanding signs requiring special use permit approval.

- 1. The applicant is the (check one):
 - Owner
 - Contract Purchaser
 - Lessee or
 - Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

- Yes.** Provide proof of current City business license
- No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

- 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 11" x 17" or smaller. Twenty-four copies are required for plans larger than 11" x 17" 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.

Attached.

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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, add lighting to existing field
 - 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).
The field capacity will not change at any given time, but lighting will allow for 1 additional game (25 participants) Monday through Friday and 1-2 additional games Saturday-Sunday.
- B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).
The park currently has three employees assigned to service the facilities. No change.

6. Please describe the proposed hours and days of operation of the proposed use:
- | | |
|---------------|-----------------------------|
| Day: | Hours: |
| <u>7 days</u> | <u>8:00 a.m. to 10: p.m</u> |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

7. Please describe any potential noise emanating from the proposed use.
- A. Describe the noise levels anticipated from all mechanical equipment and patrons.
Non-amplified athletic use as expected for recreational activities. No change from current levels, for which there have been no complaints.
- B. How will the noise from patrons be controlled?
n/a

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

None

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?

No change - regular park use

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

No change.

C. How often will trash be collected?

No change.

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

No change

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

[] Yes. [X] No.

If yes, provide the name, monthly quantity, and specific disposal method below:

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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?

No change

ALCOHOL SALES

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

[] Yes. No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

PARKING AND ACCESS REQUIREMENTS

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?

No change from current use.

No change

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

- _____ Standard spaces
- _____ Compact spaces
- _____ Handicapped accessible spaces.
- _____ Other.

C. Where is required parking located? (check one)

- on-site
- off-site

If the required parking will be located off-site, where will it be located?

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 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?

N/A

B. How many loading spaces are available for the use? N/A

C. Where are off-street loading facilities located? N/A

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

N/A

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

N/A

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16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

No change proposed.

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? Yes No
Do you propose to construct an addition to the building? Yes No
How large will the addition be? _____ square feet.

18. What will the total area occupied by the proposed use be?
_____ sq. ft. (existing) + _____ sq. ft. (addition if any) = _____ sq. ft. (total)

19. The proposed use is located in: (check one)
 a stand alone building a house located in a residential zone a warehouse
 a shopping center. Please provide name of the center: _____
 an office building. Please provide name of the building: _____
 Other. Please describe: City Park - existing athletic field

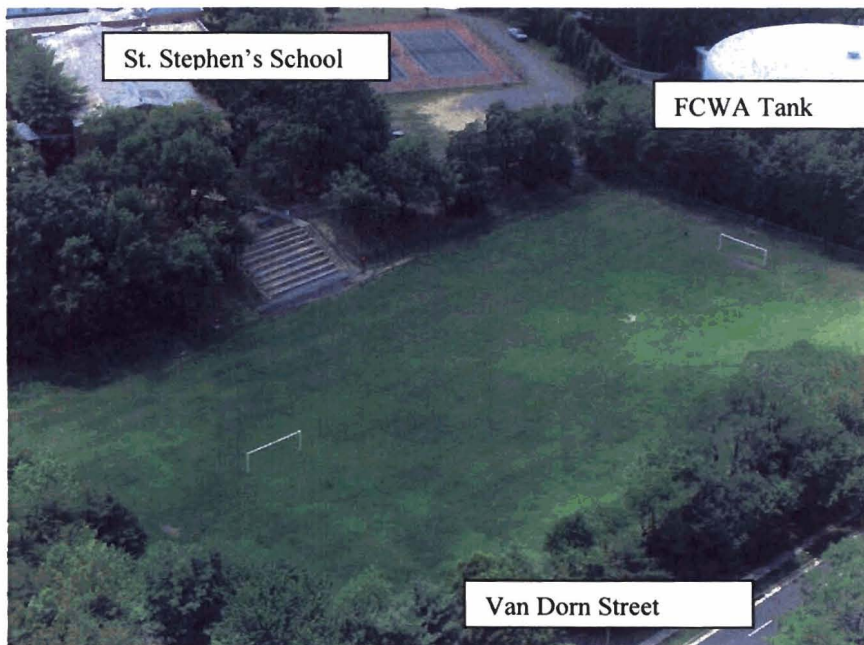
Request for a Special Use Permit to Install Lighting At Fort Ward Athletic Field

The Department of Recreation, Parks and Cultural Activities is requesting approval of a request to add lighting to the athletic field at Fort Ward Park (4301 West Braddock Road). The property is located in the POS/Public Open Space zone, which requires a special use permit for accessory uses, including lighting. See attached photos of the existing field.

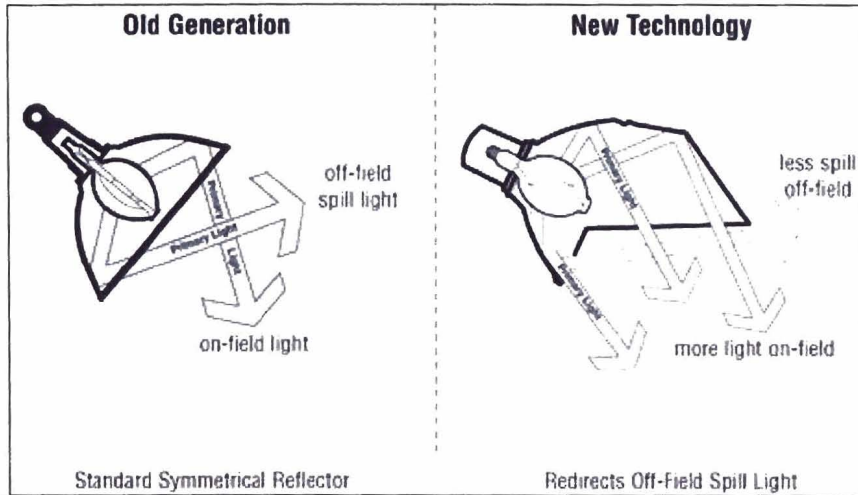
The existing field is a well-used, and much needed athletic resource in the City. Along with City-sanctioned recreational uses, the City also has an agreement with Saint Stephen's School for their use of the field. Primary uses of the field are:

- St. Stephen's Physical Education classes during the day
- Youth soccer in the afternoon and evening
- Adult soccer – summer evenings
- Weekend use youth games
- Summer Sport Camps

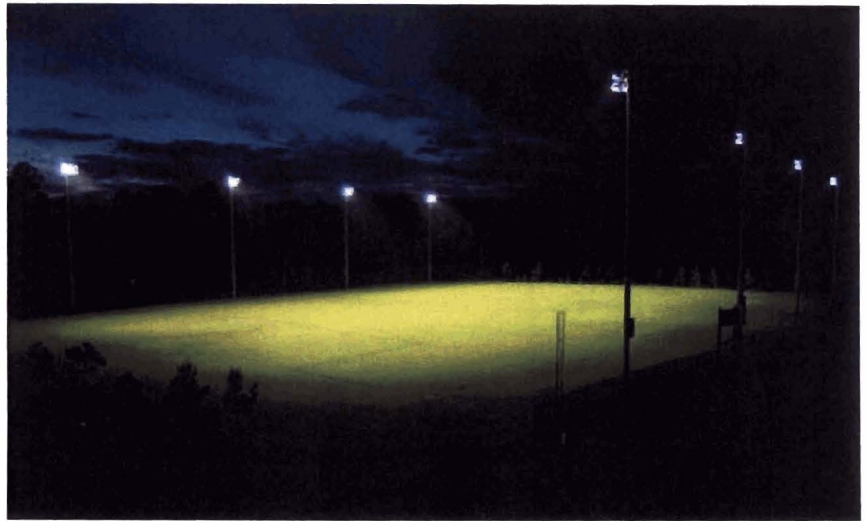
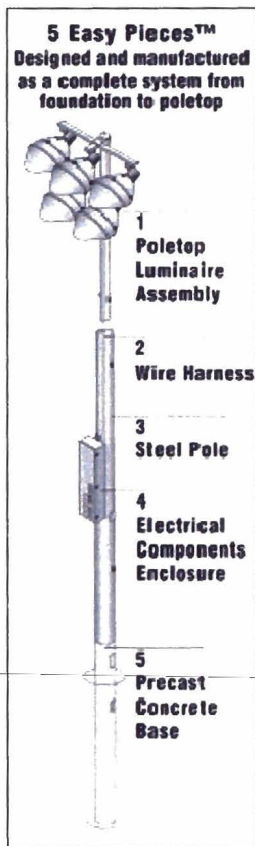
In order to meet the recreational needs of Alexandria's citizens, and to improve evening play on the field, RP&CA is proposing to add lighting to the field in its existing configuration. The proposed lighting will consist of six pole-mounted field lights, with a maximum height of 70 feet. Locations for the light poles are indicated on the proposed site plan. The proposed lighting system will use technologically advanced fixtures that significantly limit light spill-over beyond the playing field area. An example of a similar product is attached for information/demonstration only. Additional improvements to the Fort Ward field are planned in the future, including replacement of the existing natural turf field with a synthetic turf infill system.



Existing Soccer Field at Fort Ward Park



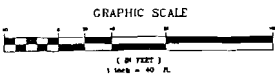
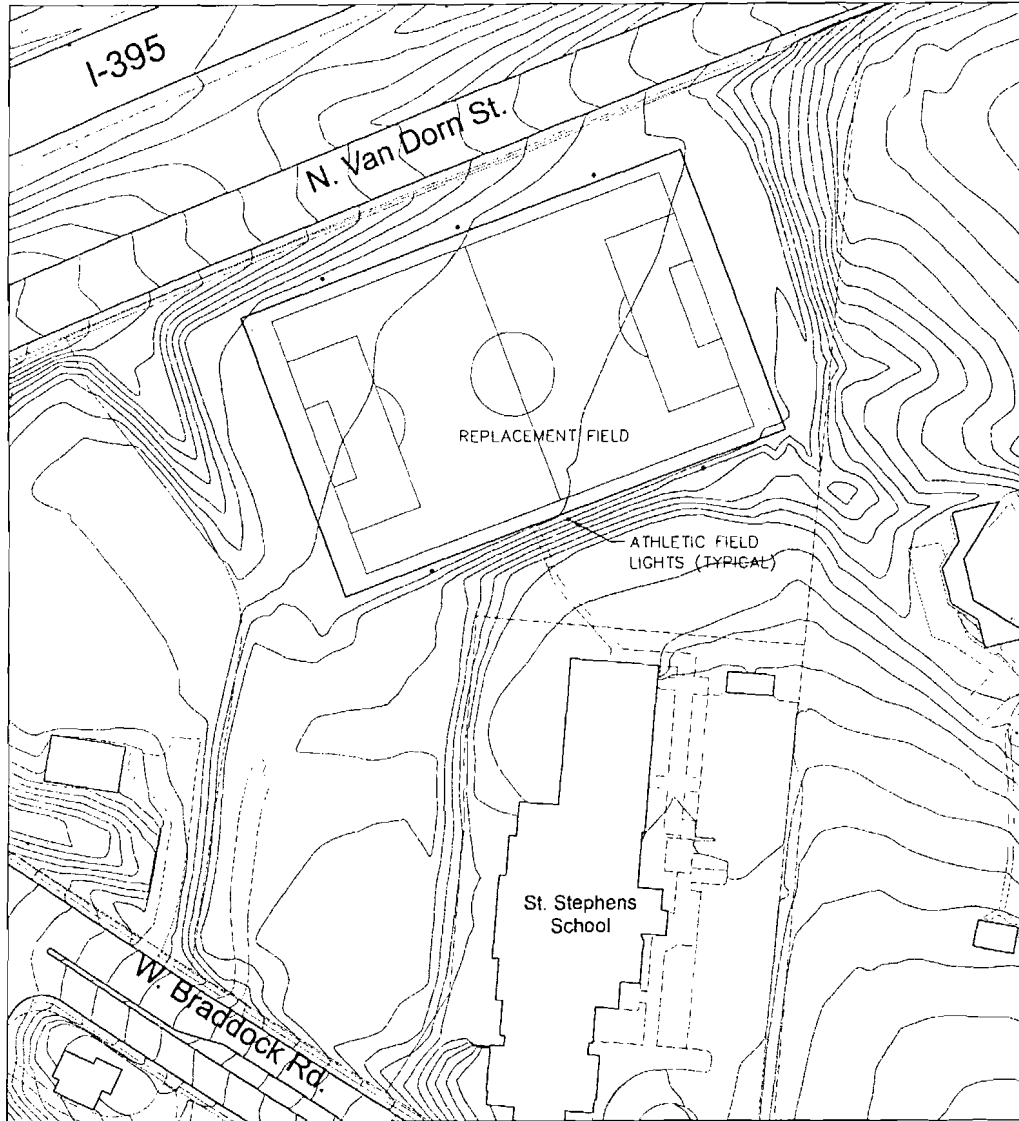
Advance Field Lighting Technology



Sample Field Lighting with Low-Spill Technology

Standard Pole Mounted Lighting

8/



APPROVED DATE _____
 DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES

A MORTON NICHOLS AND ASSOCIATES INC CIVIL ENGINEERS / SURVEYORS 1400 WASHINGTON COMMONS DRIVE, SUITE 100 FALLS CHURCH, VA 22044 TEL: 703-441-1100 FAX: 703-441-1101 WWW.AMT-VA.COM										
NO.	DATE	BY	CHKD	APP'D	REV	DESCRIPTION	DATE	BY	CHKD	APP'D

SITE PLAN FORT WARD REPLACEMENT FIELD 4401 WEST BRADDOCK ROAD ALEXANDRIA, VIRGINIA			SCALE 1" = 40' DATE MARCH 30 2007	CONTOUR INTERVAL 1' TAX MAP NO. ---	AMT FILE NO. 106-124.002 SHEET 2 OF 2
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APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2007-0040

PROPERTY LOCATION: 4401 West Braddock Rd.

TAX MAP REFERENCE: 020.02-03-04 ZONE: Pos

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Kirk Kincannon, Director, RP+CA
Print Name of Applicant or Agent

1108 Jefferson St.
Mailing/Street Address

Alexandria, VA 22314
City and State Zip Code

[Signature]
Signature

703-838-4343 703-838-6344
Telephone # Fax #

Kirk.kincannon@alexandriava.gov
Email address

7/20/2007
Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY	
Application Received: _____	Date & Fee Paid: \$ _____
ACTION - PLANNING COMMISSION: <u>by unanimous consent, recommended approval 9-6-07</u>	
ACTION - CITY COUNCIL: <u>9/15/07-CC approved PC recommendation 7-0</u>	

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