

Docket Item #5

Development Special Use Permit #2008-0020
Cameron Run Regional Park-4001 Eisenhower Ave

Application	General Data
Project Name: Cameron Run Regional Park – Picnic Shelter	PC Hearing: February 3, 2009
	CC Hearing: February 21, 2009
	If approved, DSUP Expiration: August 21, 2010 (18 months)
Location: 4001 Eisenhower Avenue	Plan Acreage: 30.91 acres (entire site) 0.3 acres (area of work)
	Zone: POS/ Public open space and community recreation
	Proposed Use: Picnic Shelter
Applicant: Northern Virginia Regional Park Authority (NVPRA)	Dwelling Units: n/a
	Floor Area: 3,040 sf
	Small Area Plan: Seminary Hill

Purpose of Application

Approval of a 3,040 sf (76' by 40'), 14.5 foot tall, open, wooden picnic shelter at the existing Cameron Run Regional Park.

Special Use Permits, Modifications, and other Approvals Requested:

Development Special Use Permit for a park building in the POS zone.

Staff Recommendation: APPROVAL WITH CONDITIONS

Staff Reviewers: Katy Parker, Urban Planner, AICP katye.parker@alexandriava.gov
 Gary Wagner, Principal Planner, RLA gary.wagner@alexandriava.gov

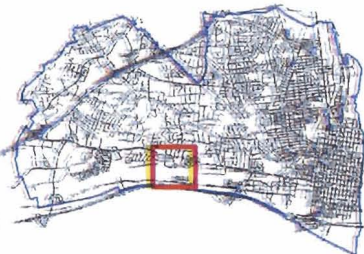
PLANNING COMMISSION ACTION, FEBRUARY 3, 2009: By unanimous consent, the Planning Commission **recommended approval** of the request, subject to compliance with all applicable codes, ordinances, and staff recommendations.

Reason: The Planning Commission agreed with the staff analysis.

CITY COUNCIL ACTION:



KEY MAP



DSUP #2008-0020

02/03/09



I. INTRODUCTION

A. Recommendation

Staff recommends **approval** of the proposed picnic shelter at Cameron Run Regional Park. The use and location of the shelter is in keeping with POS zone and activities occurring at the park. Furthermore, the use and structure are clearly intended to be accessory uses that are permitted in the park. The shelter will not increase the patron capacity of the facility, but will provide an additional amenity for existing patrons.

B. Project Description

The applicant, the Northern Virginia Regional Park Authority (NVRPA), has requested approval for installation of a 3,040 sf picnic shelter, measuring 76 feet by 40 feet, within the park. The shelter will be an open, wood frame structure measuring 14.5 feet tall and will be located on a concrete slab. A special use permit is required for all recreational structures within the POS zone.

II. BACKGROUND

A. Site Context

Cameron Run Regional Park is located at 4001 Eisenhower Avenue on the north side of the street. The site is one lot of record with approximately 1,000 feet of frontage on Eisenhower Avenue and a depth of approximately 650 feet. The 30 acre site includes a 405 space parking lot on the western portion, a fenced park with three water slides, a wave pool, miniature golf course, batting cages, and picnic areas in the center, and Lake Cook and vacant land on the eastern side. The site is surrounded by Cameron Run to the south of Eisenhower Avenue, the Vola Lawson Animal Shelter to the west, Metro and railroad lines to the north, and the Townes at Cameron Parke to the east.

B. Site History

The City of Alexandria owns the property the park is located on and leases it to NVRPA. Cameron Run Regional Park has been in operation since the early 1980s, which is more than 10 years before the 1992 Zoning Ordinance that implemented the requirement for a special use permit for active public parks such as this. However, throughout this time, various improvements have been made to the park which required special use permits and site plans. The table below summarizes the special use permits and site plans that have been approved for this site.

Date of Approval	Request
February 1982	Wave Pool Addition (SIT 81-0064)
February 1984	Waterslide Addition (SIT 84-0006)
May 1989	Tot and Play Pool Addition (SIT 89-0013)

Date of Approval	Request
May 1991	Miniature Golf Course (SIT 91-0004)
September 1994	Lighting in the parking lot (SUP 2822)
November 2002	Water slides (SUP 2002-0097)
November 2003	Group picnic shelter (DSUP 2003-0027)

III. PROJECT DESCRIPTION

NVRPA has requested approval to install a 76 foot by 40 foot (3,040 sf) wooden picnic shelter measuring 14.5 feet in height. The proposed picnic shelter is set back approximately 100 feet from Eisenhower Avenue within the fenced portion of the park, between the miniature golf course, the water slides, and the wave pool. The structure will be open on the sides and installed on a concrete slab. A barbeque area will be provided on the concrete slab outside the shelter footprint.

While the overall capacity of the park (2,000 patrons) will not be increased, NVRPA has indicated that the shelter is large enough to accommodate 200 people and will be available for group reservations from March 15th to November 2nd. When not reserved, the shelter will be available to the pool patrons. Groups making reservations for the shelter will be required to obtain a permit through the park manager on site.

IV. ZONING

The portion of the property where the shelter is proposed is zoned POS, but it should be noted that the eastern third of the 30 acre site, which includes Lake Cook, is zoned OCM (100). Section 6-105 of the Zoning Ordinance requires a special use permit for "public park and community recreation buildings, including enclosed and semi-enclosed shelters and pavilions" within the POS zone, such as this proposed picnic shelter. Additional zoning information for the proposal is included in the table below.

Total Site Area:	30.91 acres (total site), 0.3 acres (area of work)	
Zone:	POS/ Public open space and community recreation	
Current Use:	Park with waterslides, miniature golf, and picnic areas	
Proposed Use:	Park with waterslides, miniature golf, and picnic areas	
	<u>Permitted/Required</u>	<u>Proposed</u>
Floor Area:	n/a for POS	3,040 sf (picnic shelter)
Height:	15 feet, 30 feet with an SUP	14.5 feet
Setbacks:	n/a for POS	100 feet from Eisenhower Ave
Parking:	No regulations for this use in the Zoning Ordinance	405 spaces*
* 405 spaces have adequately accommodated park patrons in the past.		

V. STAFF ANALYSIS

A. Building Location and Design

Although the proposed shelter will be located in the portion of the site that fronts Eisenhower Avenue, it will be approximately 100 feet away from the road and screened by new landscaping. Also, considering the relatively low height of less than 15 feet, the visual impact of the shelter from Eisenhower Avenue will be negligible. In fact, during summer months, the park often installs temporary shade structures in this location, and the installation of a permanent wood structure may be a benefit to the streetscape, as well as the park.

B. Parking

Approximately 405 parking spaces are provided in the surface parking lot west of the park. Parking requirements for a park use such as this are not specified in the Zoning Ordinance, but this amount of parking has adequately accommodated patrons and employees in the past. Given that many attendees to the park have children who do not drive and often arrive in large groups, staff estimates that the number of parking spaces will continue to adequately accommodate the number of patrons at the park. Furthermore, the shelter will accommodate current patrons of the park, rather than attracting a significant portion of additional patrons, and the overall capacity of the park will not be increased.

VI. CONCLUSION

Staff recommends **approval** of the development special use permit with site plan subject to compliance with all applicable codes and the following staff recommendations.

Staff: Faroll Hamer, Director, Planning and Zoning;
Gwen Wright, Chief, Development;
Gary Wagner, Principal Planner; and
Katie Parker, AICP, Urban Planner.

VII. GRAPHICS



Figure 1: View of Park from the south



Figure 2: View of location for proposed picnic shelter

VIII. STAFF RECOMMENDATIONS

GENERAL:

1. The applicant shall provide all improvements depicted on the preliminary site plan dated November 11, 2008 and comply with the following conditions of approval. (P&Z)
2. The hours for shelter use shall be consistent with the hours of operation for the water park within Cameron Run Regional Park. (P&Z)
3. The overall capacity of 2,000 patrons shall not be increased with this application. (P&Z)

OPEN SPACE / LANDSCAPING:

4. The applicant shall develop, provide, install and maintain an integrated Landscape Plan for the disturbed portion of the site that is coordinated with other associated site conditions to the satisfaction of the Directors of RP&CA, P&Z, and T&ES. At a minimum the Landscape Plan shall:
 - a. Fully conform to the *City of Alexandria Landscape Guidelines*.
 - b. Be sealed by a Landscape Architect licensed to practice in the state of Virginia.
 - c. Provide an enhanced level of detail plantings throughout the site (in addition to street trees). Plantings shall include a simple mixture of seasonally variable, evergreen and deciduous shrubs, ornamental and shade trees, groundcovers and perennials that are horticulturally acclimatized to the Mid-Atlantic and Washington, DC National Capital Region.
 - d. Ensure positive drainage in all planted areas.
 - e. Provide planting details for all proposed conditions including street trees, multi-trunk trees, shrubs, perennials, and groundcovers.
 - f. Provide a landscape plan that depicts the area within limits of disturbance at a minimum scale of 1" - 10'.
 - g. Coordinate note 19 on Sheet C-1 with note 15 on Sheet L-2 for seeding and sod requirements.
 - h. Revise landscape notes (note # 5, 6, 9 & 11) to include RP&CA as an additional approving authority.
 - i. Provide 4 street trees on Eisenhower Avenue along the length of the disturbed area. Trees shall be spaced at a maximum of 30 feet per City of Alexandria Landscape Guidelines and located in consultation with the City Arborist. (RP&CA)
5. Provide a site irrigation/water management plan developed, installed and maintained to the satisfaction of the Directors of RP&CA and Code Enforcement. (RP&CA)
6. Tree protection shall be verified in field by City Arborist. (RP&CA)

SITE PLAN:

7. Develop a palette of site furnishings in coordination with City staff. Provide location and specification for site furnishings (benches, tables, bicycle racks, trash receptacles, drinking fountains, etc.) that depict scale, massing and character. (RP&CA)
8. The applicant shall provide five (5) bicycle parking racks to provide ten (10) bicycle parking space(s) on ground level to the satisfaction of the Director of T&ES. Bicycle parking racks shall be located in a manner that will not obstruct the existing/proposed sidewalks. Bicycle parking standards and details for acceptable locations are available at: www.alexandriava.gov/bicycleparking. (T&ES)
9. All applicable easements and dedications shall be submitted as part of the submission for first final site plan and shall be approved and recorded prior to the release of the final site plan. (P&Z)
10. The proposed group shelter shall be ADA compliant. (T&ES)
11. All improvements to the City's infrastructure shall be designed and constructed as per the City of Alexandria standards and specifications. (T&ES)
12. All Traffic Control Device design plans, Work Zone Traffic Control plans, and Traffic Studies shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. (T&ES)
13. Applicant shall underground all secondary utilities serving the picnic shelter. (T&ES)
14. A lighting plan that complies with City standards shall be provided if the shelter becomes available to patrons outside of the hours of operation for the water park and/or at night. (P&Z) (T&ES)

SIGNAGE:

15. A temporary informational sign shall be installed on the site prior to the approval of the final site plan for the project and shall be displayed until construction is complete or replaced with a marketing sign incorporating the required information; the sign shall notify the public of the nature of the upcoming project and shall provide a phone number for public questions regarding the project. (P&Z)(T&ES)
16. All public notice signage erected by the applicant prior to the public hearing(s) shall be removed within 10 days of the completion of the public hearing process for the project. (P&Z)

CONSTRUCTION:

17. The applicant shall identify a person who will serve as a liaison to the community throughout the duration of construction. The name and telephone number, including an emergency contact number, of this individual, shall be provided in writing to residents, property managers, and business owners whose property abuts the site, and shall be placed on the project sign, to the Directors of P&Z and T&ES. (P&Z)(T&ES)
18. A "Certified Land Disturber" (CLD) shall be named in a letter to the Division Chief of C&I prior to any land disturbing activities. If the CLD changes during the project, that change must be noted in a letter to the Division Chief. A note to this effect shall be placed on the Phase I Erosion and Sediment Control sheets on the site plan. (T&ES)
19. During the construction phase of this development, the site developer, their contractor, certified land disturber, or owner's other agent shall implement a waste and refuse control program. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and all sanitary waste at the construction site and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment to the satisfaction of Directors of T&ES and Code Enforcement. All wastes shall be properly disposed offsite in accordance with all applicable federal, state and local laws. (T&ES)
20. The applicant shall prepare and submit a plan that delineates a detailed construction management plan for the entire project for review and approval by the Directors of P&Z, T&ES, and Code Administration prior to the release the final site plan. (P&Z) (T&ES)
21. A pre-construction walk/survey of the site shall occur with the Construction and Inspection staff to document existing conditions prior to any land disturbing activity. If the curb, gutter, and side walk are in a state of disrepair adjacent to the proposed development or are damaged during construction then the applicant shall repair the same to the satisfaction of Director of T&ES. (T&ES)
22. No major construction staging shall be allowed from Eisenhower Avenue. The applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. (T&ES)
23. Prior to the release of the final site plan, a Traffic Control Plan for construction detailing proposed construction entrances, haul routes, and storage and staging shall be provided for information purpose; however, an amended Traffic Control Plan, if required by the Director of T&ES shall be submitted to the Director of T&ES along with the Building Permit Application. (T&ES)
24. As part of the request for a certificate of occupancy permit, the applicant shall submit a height certification and a location survey for all site improvements to the Department of P&Z. The height certification and the location survey shall be prepared and sealed by a

registered architect, engineer, or surveyor. The height certification shall state that the height was calculated based on all applicable provisions of the Zoning Ordinance. (P&Z)

STORMWATER:

25. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
26. In order to meet the requirements of the City of Alexandria Zoning Ordinance (AZO) Article XIII, the applicant shall prepare a Stormwater Management Plan and demonstrate the availability of an adequate storm water outfall per the requirements of Article XI of AZO. If the applicant proposes to seek waiver from the requirements of detention then and the plan shall meet the requirements of Memorandum to Industry No. 2002-0001 on Stormwater Waiver Request. (T&ES)
27. The Plan shall demonstrate compliance with *City's flood plain ordinance, Section 6-300 of the Alexandria Zoning Ordinance*. No final site plan shall be released until full compliance with flood plain ordinance has been demonstrated. (T&ES)
28. The storm water collection system is located within the Cameron Run watershed. All on-site storm water curb inlets and public curb inlets within 50 feet of the property line shall be duly marked using standard City markers, or to the satisfaction of the Director of T&ES. (T&ES)
29. Revise the first sentence under the Stormwater Management Analysis to read "a slight increase in impervious area". (T&ES)

WASTEWATER / SANITARY SEWERS:

30. The City of Alexandria's storm water management regulations regarding water quality are two-fold: first, phosphorus removal requirement and second, water quality volume default. Compliance with the phosphorus requirement does not relieve the applicant from the water quality default requirement. The water quality volume determined by the site's proposed impervious area shall be treated in a Best Management Practice (BMP) facility.
31. Provide BMP narrative and complete pre and post development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMP's and a completed Worksheet A or B and Worksheet C, as applicable. (T&ES)
32. Prior to release of the performance bond, the Applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that any existing storm water management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations and that they are functioning as designed and are unaffected by construction activities. If maintenance

of the facility or systems were required in order to make this certification, provide a description of the maintenance measures performed. (T&ES)

33. The applicant shall provide sanitary sewer improvements, information, and analyses, as described in the Memorandum to Industry No. 02-07 (New Sanitary Sewer Connection and Adequate Outfall Analysis) dated June 1, 2007, to the satisfaction of the Director of Transportation and Environmental Services (T&ES), if the estimated additional peak flow exceeds 10,000 gallons per day (0.01 MGD) or 0.0155 cfs. The information as noted on the Memorandum to Industry No. 02-07, shall be depicted on the First Final Site Plan and addressed to the satisfaction of the Director of T&ES. (T&ES)
34. The applicant shall inspect the existing 8" sanitary sewer line located under the proposed group shelter to ensure it is in good condition. If during the design and construction of the shelter, conflicts with the line arise, the applicant shall relocate the line. (T&ES)

SOLID WASTE:

35. Provide solid waste collection and recycling containers adjacent to the proposed group shelter to accommodate the waste that will be generated from events held at the shelter. (T&ES)

NOISE:

36. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)

AIR POLLUTION:

37. The Applicant shall control odors and any other air pollution sources resulting from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of Transportation and Environmental Services. (T&ES)
38. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)

ARCHAEOLOGY:

39. The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Demolition, Basement/Foundation Plans, Landscaping, Erosion and Sediment Control, Grading, Utilities and Sheeting and Shoring) so that on-site contractors are aware of the requirements:
 - a. The applicant/developer shall call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development.

Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.

- b. The applicant/developer shall call Alexandria Archaeology (703/838-4399) two weeks before the starting date of any ground disturbance so that archaeological monitoring by City archaeologists can be arranged.
- c. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

CITY DEPARTMENT CODE COMMENTS

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

Transportation and Environmental Services

- F-1 This property is within an historic swamp area which would generally engender the requirement for a vapor barrier in construction. However, due to the type of structure proposed this will not be required.
- F-2 The plan shall show sanitary line in plan and profile in the first final submission and cross reference the sheets on which the plan and profile is shown, if plan and profile is not shown on the same sheet. Clearly label the sanitary sewer in plan and profile. Provide existing and proposed grade elevations along with the rim and invert elevations of all the existing and proposed sanitary and storm sewer at manholes, and water line piping at gate wells on the respective profiles.
- F-3 All sanitary sewers shall be constructed to the City of Alexandria standards and specifications. The minimum diameter of sanitary sewers shall be 10” in the public Right of Way and sanitary lateral 6”. The acceptable pipe materials will be Polyvinyl Chloride (PVC) ASTM 3034-77 SDR 35, ASTM 1785-76 Schedule 40, Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52, or reinforced concrete pipe ASTM C-76 Class IV (For 12” or larger diameters); however, RCP C-76 Class III pipe may be acceptable on private properties. The acceptable minimum and maximum velocities will be 2.5 fps and 10 fps, respectively. Lateral shall be connected to the sanitary sewer through a manufactured “Y” or “T” or approved sewer saddle. Where the laterals are being connected to existing Terracotta pipes, replace the section of main and provide manufactured “Y” or “T”, or else install a manhole.
- F-4 Show the drainage divide areas on the grading plan or on a sheet showing reasonable information on topography along with the structures where each sub-area drains.
- F-5 Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns.
- F-6 Provide top and bottom of slab spot shots for the shelter on the site plan.
- F-7 Label the proposed sidewalk on the site plan.
- F-8 Due to the close proximity of the site and the proposed picnic shelter to Eisenhower Avenue the applicant shall acknowledge the following: That Eisenhower Avenue is a major four-lane arterial and that future traffic is expected to increase significantly as development along Eisenhower Avenue continues.
- C-1 Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer outfall as per the requirements of Memorandum to the industry on Downspouts, Foundation Drains, and Sump Pumps, Dated June 18, 2004 that is available

on the City of Alexandria's web site. The downspouts and sump pump discharges shall be piped to the storm sewer outfall, where applicable after treating for water quality as per the requirements of Article XIII of Alexandria Zoning Ordinance (AZO).

- C-2 The applicants will be required to submit a Recycling Implementation Plan form to the Solid Waste Division, as outlined in Article H to Title 5 (Ordinance Number 4438), which requires all commercial properties to recycle.
- C-3 All drainage facilities must be designed to the satisfaction of T&ES. Drainage divide maps and computations must be provided for approval.
- C-4 Provide a phased erosion and sediment control plan consistent with grading and construction plan.
- C-5 Per the Memorandum to Industry, dated July 20, 2005, the applicant is advised regarding a requirement that applicants provide as-built sewer data as part of the final as-built process. Upon consultation with engineering firms, it has been determined that initial site survey work and plans will need to be prepared using Virginia State Plane (North Zone) coordinates based on NAD 83 and NAVD 88. Control points/Benchmarks which were used to establish these coordinates should be referenced on the plans. To insure that this requirement is achieved, the applicant is requested to prepare plans in this format including initial site survey work if necessary.
- C-6 All pedestrian, traffic, and way finding signage shall be provided in accordance with the *Manual of Uniform Traffic Control Devices* (MUTCD), latest edition to the satisfaction of the Director of T&ES.
- C-7 All driveway entrances, sidewalks, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards.
- C-8 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately.
- C-9 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-10 The applicant must comply with the Article XIII of the City of Alexandria Zoning Ordinance, which includes requirements for storm water pollutant load reduction, treatment of the water quality volume default, and storm water quantity management.
- C-11 The applicant must comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. This includes naming a Responsible Land Disturber on the Erosion and Sediment Control sheets prior to engaging in land disturbing activities in accordance with Virginia Erosion and Sediment Control Law.

- C-12 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. This includes the state requirement for a VSMP permit for land disturbing activities greater than 2500 SF.

Code Administration:

- C-1 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Required handicap accessible parking must comply with USBC Chapter 11.
- C-3 Construction permits are required for this project. Plans shall accompany the permit application that fully details the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-4 The developer shall provide a building code analysis with the following building code data on the plan: a) use group; b) number of stories; c) type of construction; d) floor area per floor; e) fire protection plan.

Archaeology:

- C-1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.
- F-1 This property was historically at the confluence of streams, a location conducive to Native American occupation. While ground disturbance associated with this project is minimal, archaeological monitoring is needed to add to information about the potential for archaeological sites to remain intact in this area.

**APPLICATION for
DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN**

DSUP # 2009-0020

PROJECT NAME: Group Picnic Shelter and Parking Improvements

PROPERTY LOCATION: 4001 Eisenhower Ave., Cameron Run Regional Park

TAX MAP REFERENCE: 70.01.01.03 **ZONE:** POS

APPLICANT Name: Northern Virginia Regional Park Authority

Address: 5400 Ox Rd., Fairfax Station, VA 22039

PROPERTY OWNER Name: City of Alexandria

Address: 301 King St., P.O. Box 178, Alexandria, VA 22313

SUMMARY OF PROPOSAL: Install and operate a group picnic shelter at
Great Waves Water Park and enhance existing parking lot at Lake Cook.

MODIFICATIONS REQUESTED: _____

SUP's REQUESTED: Install and operate group picnic shelter in POS zone
(Zoning Ordinance Sect. 6-105A).

THE UNDERSIGNED hereby applies for Development Site Plan, with Special Use Permit, approval in accordance with the provisions of the Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his knowledge and belief.

Daniel Iglhaut

Print Name of Applicant or Agent



Signature

5400 Ox Road

Mailing/Street Address

703-359-4628

Telephone #

703-273-0905

Fax #

Alexandria, VA 22039

City and State

Zip Code

8/29/08

Date

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

Application Received: _____

Received Plans for Completeness: _____

Fee Paid & Date: \$ _____

Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

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Development Special Use Permit with Site Plan (DSUP) #2008-0020

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 the *(check one)*:

☐ Owner ☐ Contract Purchaser

☒ Lessee ☐ 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 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.

NARRATIVE DESCRIPTION

2. The applicant shall describe below the nature of the request in detail so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. If not appropriate to the request, delete pages 4-7.
(Attach additional sheets if necessary)

Please see attached description.

NARRATIVE DESCRIPTION

2.

The Northern Virginia Regional Park Authority is proposing to install and operate a group picnic shelter within the existing Great Waves Water Park and enhance the existing gravel parking lot located on the east side of Lake Cook at Cameron Run Regional Park.

The proposed group shelter would be located between the existing wave pool and the park fence that parallels Eisenhower Avenue. The improvements include a 3,040 square foot open-sided shelter on a concrete pad with a connecting pathway and a buffet/grilling area outside the shelter footprint. The height of the shelter roof is 14.5 feet. The shelter will accommodate 200 patrons and will be available for group reservations between March 15th and November 2nd. The shelter will be available to all pool patrons during normal pool hours from Memorial Day to Labor Day weekends when it is not reserved for group use. Groups that request catered events, special entertainment arrangements, and live or amplified music will be required to obtain a permit from the park manager.

The proposed parking lot enhancements include reconfiguring the existing gravel lot to include designated drive aisles, parking stalls with wheel stops, landscaping and fencing. Thirty-eight designated parking spaces will be provided. The existing paved handicapped spaces will remain in their current location. The lot will continue to be used by visitors to Lake Cook's fishing pier and scenic trail as well as other park patrons. The defined parking stalls and drive aisles will provide safer traffic flow and more efficient and controllable parking. The proposed improvements and landscaping will enhance the visual appearance of the existing parking area. The parking lot area also provides access to the adjacent WMATA substation. The parking lot improvements will not interfere with WMATA access, nor will WMATA's access interfere with park access. The existing paved parking lot located on the west side of the water park contains 405 spaces and the reconfigured gravel lot will contain 38 spaces. The 443 total parking spaces will be adequate for the existing and proposed use.

The water park hours, patron capacity (2,000), number of employees (60 seasonal, 4 full-time), and noise level will remain the same.

Development Special Use Permit with Site Plan (DSUP) # 4006050

3. How many patrons, clients, pupils and other such users do you expect?
Specify time period (i.e., day, hour, or shift).
Shelter will accommodate 200 patrons. Existing water park
capacity will remain the same. (2,000).
4. How many employees, staff and other personnel do you expect?
Specify time period (i.e. day, hour, or shift).
Current staff of 60 seasonal employees and 4 full-time
employees will remain the same.
5. Describe the proposed hours and days of operation of the proposed use:
- | Day | Hours | Day | Hours |
|--|-------|-----|-------|
| <u>Please see attached hours of operation.</u> | | | |
| | | | |
| | | | |
| | | | |
6. Describe any potential noise emanating from the proposed use:
- A. Describe the noise levels anticipated from all mechanical equipment and patrons.
Live or amplified music will be allowed subject to a park
permit and the requirements of the City noise ordinance.
- B. How will the noise from patrons be controlled?
Proposed shelter is over 100 feet from Eisenhower Ave. and
approximately 700 feet west of the adjacent residential use.
Park staff will enforce park rules and the requirements of the
City's noise ordinance.
7. Describe any potential odors emanating from the proposed use and plans to control them:
The only odors would be from the preparation of food. Food
preparation would be controlled by park permits and the
health department.

DSUP2003-1270

5. Hours and days of operation of the proposed use:

March 15 - April 27	
Monday - Thursday	4:00 PM to 8:00 PM
Fridays	4:00 PM to 9:00 PM
Weekends & Holidays	10:00 AM to 9:00 PM
April 28 - June 13	
Monday - Thursday	4:00 PM to 9:00 PM
Fridays	4:00 PM to 10:00 PM
Weekends & Holidays	10:00 AM to 10:00 PM
June 14 - September 1	
Monday - Thursday	10:00 AM to 9:00 PM
Fridays, Weekends, & Holidays	10:00 AM to 10:00 PM
September 2 - November 2	
Monday - Tuesday	Closed
Wednesday & Thursday	4:00 PM to 8:00 PM
Fridays	4:00 PM to 9:00 PM
Weekends & Holidays	Noon to 9:00 PM
Fall - November	
Weekends (Golf Only - Weather Permitting)	Noon to 5:00 PM

Development Special Use Permit with Site Plan (DSUP) # 2008 2020

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

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

Disposable eating utensiles, plates, and cups; food
waste.

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

Approximately 20 trash bags daily.

C. How often will trash be collected?

At least twice daily.

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

The proposed shelter would be within existing fenced
enclosure and park staff will monitor and collect trash.

9. 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:

10. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

[] Yes. [X] No.

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

11. What methods are proposed to ensure the safety of residents, employees and patrons?
On-site park staff and paid off-duty police officers will
enforce park rules and ensure safety.

ALCOHOL SALES

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

☒ Yes. ☐ No.

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

Sale would be allowed only during hours when the pool is closed
(spring and fall). On-premises alcohol sales requires NVRPA
Board approval, an ABC Banquet License, and a permit from the
park manager.

PARKING AND ACCESS REQUIREMENTS

13. Provide information regarding the availability of off-street parking:

- A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

Park use is not listed in section 8-200(A). The park's
443 spaces are adequate for the existing and proposed use.

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

399 Standard spaces

38 Compact spaces

Development Special Use Permit with Site Plan (DSUP) # 2008-0020

6 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.

14. Provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? None.

- B. How many loading spaces are available for the use? Park service road provides spaces.

- C. Where are off-street loading facilities located? The existing park service road will provide off-site loading facilities. The service road is located within the park and is used exclusively by the park.

- D. During what hours of the day do you expect loading/unloading operations to occur?
9:00 a.m. to 9:00 p.m.

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

Twice daily.

Development Special Use Permit with Site Plan (DSUP) # 2008-0020

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

The existing entrances are adequate to facilitate turning
movements from Eisenhower Avenue.

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APPLICATION for
DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN
DSUP # 2008-0020

PROJECT NAME: Group Picnic Shelter and Parking Improvements

PROPERTY LOCATION: 4001 Eisenhower Ave., Cameron Run Regional Park

TAX MAP REFERENCE: 70.01.01.03 ZONE: POS

APPLICANT Name: Northern Virginia Regional Park Authority

Address: 5400 Ox Rd., Fairfax Station, VA 22039

PROPERTY OWNER Name: City of Alexandria

Address: 301 King St., P.O. Box 178, Alexandria, VA 22313

SUMMARY OF PROPOSAL: Install and operate a group picnic shelter at
Great Waves Water Park and enhance existing parking lot at Lake Cook.

MODIFICATIONS REQUESTED: _____

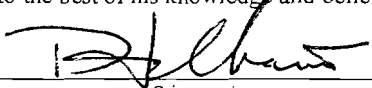
SUP's REQUESTED: Install and operate group picnic shelter in POS zone
(Zoning Ordinance Sect. 6-105A).

THE UNDERSIGNED hereby applies for Development Site Plan, with Special Use Permit, approval in accordance with the provisions of the Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his knowledge and belief.

Daniel Iglhaut
Print Name of Applicant or Agent


Signature

5400 Ox Road
Mailing/Street Address

703-359-4628 703-273-0905
Telephone # Fax #

Alexandria, VA 22039
City and State Zip Code

8/29/08
Date

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

Application Received: _____
Fee Paid & Date: \$ _____

Received Plans for Completeness: _____
Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: By ~~unanimous consent~~, recommended approval 2-3-09

ACTION - CITY COUNCIL: 2/21/09 - CC approved the PC recommendation 7-0

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