

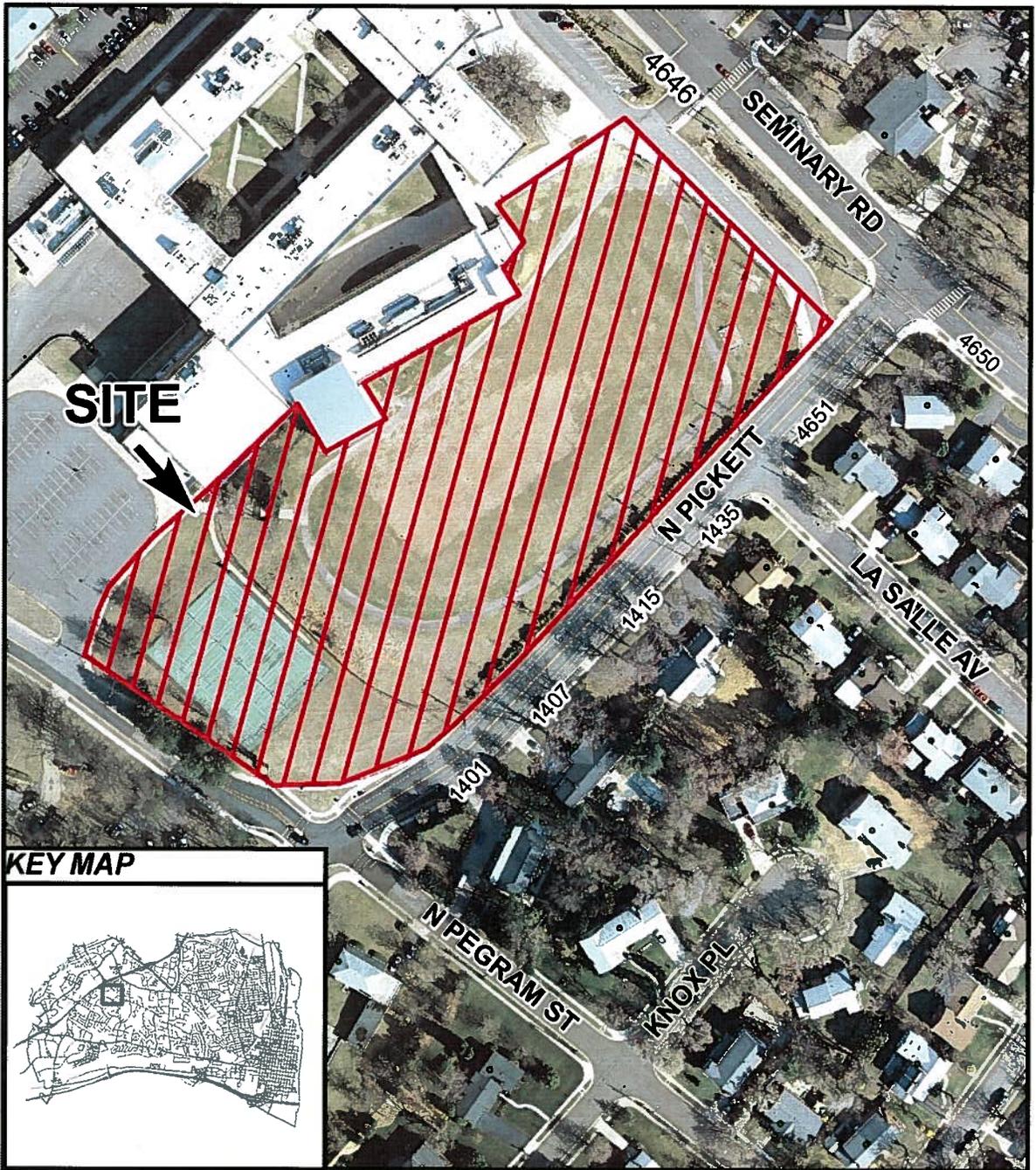


DOCKET ITEM #10
Special Use Permit #2010-0079
4646 Seminary Road – Francis Hammond Middle School

Application	General Data	
Request: Consideration of a request to add lighting to an existing athletic field/track and minimum a modification to the minimum front yard setback.	Planning Commission Hearing:	June 7, 2011
	City Council Hearing:	June 25, 2011
Address: 4646 Seminary Road	Zone District:	R-20/R8 – Single Family Residential
Applicant: Alexandria City Public Schools	Small Area Plan:	Seminary Hill / Strawberry Hill

Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found within this report.

Staff Reviewers: Dana Wedeles, Park Planner dana.wedeles@alexandriava.gov
Patricia Escher, Principal Planner patricia.escher@alexandriava.gov



SUP #2010-0079 6/7/2011



I. SUMMARY

The applicant, Alexandria City Public Schools (ACPS), requests a Special Use Permit (SUP) to construct four, 60 foot tall field lights at Francis Hammond Middle School's existing athletic field/track. The request includes a modification to the R-20 front yard setback of 70 feet from property line to allow two of the four proposed light poles.

II. BACKGROUND

The 25 acre subject property is located at the corner of Seminary Road and N. Pickett Street, within the R-20/R-8 residential zone districts. The property is an irregularly shaped lot with frontages along Seminary Road, N. Pickett Street and N. Pegram Street.

The site amenities consist of:

- A middle school building along the Seminary Road frontage;
- An athletic field, exercise course, and irregular configured track along the N. Pickett Street and Seminary Road frontages;
- Tennis courts and a large surface parking lot in the rear of the property along the N. Pegram Street frontage;
- A roller skating rink in the western portion of the property; and
- Additional recreational fields northwest of the roller rink in an area known as Hammond's lower field.

The site is surrounded by residential and institutional uses. The Seminary Apartments are located to the northwest of the site; single family homes are located on the southern and western perimeters and multi-family residences are on the northeastern side of Seminary Road as is the City's Fire Station #6 and the Burke Library. Due to the irregular and elongated shape of the property, the school site also abuts the Parkside and the Alexandria Overlook multi-family communities to the northwest.

Site History

The Hammond school was opened in 1956 as a second high school within the City and dedicated in honor of Francis C. Hammond, a World War II medaled veteran. The school was built in addition to the existing George Washington High School on Mount Vernon Avenue to accommodate the growing demands of the City's student population. The school was used as a high school until 1971, housing both the 9th & 10th grades. Eventually both the Hammond and George Washington high schools' student populations were combined and relocated to the T. C. Williams' site on King Street and Hammond school was converted into middle school facility.

During the original construction of the high school, the campus contained, in the same location as the existing field to be lighted, a full sized track, athletic field, bleachers and an amplified sound system all of which were in active use until the year 2000. At that time, the ACPS requested and received an approval of a development site plan (DSP #2000-0044) for a 55,000 sq. ft. addition to the existing school facility to accommodate an expected increase in the general school population. The redesign of the school facility required the removal of

the bleachers and reconfigured the track into the irregular shape that exists today. The athletic field remained and has since been used continuously by ACPS and for City programs. It was also during the 2000 review process that the Planning Commission amended a development condition requiring ACPS to go through a Special Use Permit review when considering the installation of athletic field lighting.



Hammond Middle School Athletic Amenities Configuration as Existed up to 2000

III. PROPOSAL

The proposed lighting will consist of four poles, not to exceed 60 feet in height. All four of the poles will feature additional rotated light fixtures to direct light onto the running track surrounding the field. Advanced field lighting technology will be used to significantly limit light spill-over beyond the playing fields. The field will be surrounded by a 6' fence with limited access/use for City-sponsored programs. The field and athletic lights are not to be programmed past 10:00pm Monday through Saturday and 6:00pm on Sundays. Track lighting will be controlled by a user-push button until 10:00pm. Exercise equipment will also be replaced.

Parking

Based on industry standards, 38 parking spaces are typically needed for each soccer game, which is when the field will be at its heaviest use. The school currently includes 226 parking spaces that will not be used for school when games are being played, as shown in the application package. The gated entrance to the field will be next to the parking lot,

encouraging participants and spectators to park on and access the field directly from the parking lot and not along the adjacent residential streets.

Compliance with Master Plan

The Hammond School site is located within the 1992 Seminary Hill/Strawberry Hill Small Area Plan. The Plan acknowledges the existing land use by designating the land area as an institutional use.

IV. ZONING

The Hammond School site is located within both the R-20 and R-8 Zone Districts. While these zone districts are primarily residential, public schools are a permitted use within these districts as are their ancillary uses of athletic fields, tracks, tennis courts, etc.

Special Use Permit

The request for athletic field lighting requires the applicant to obtain a Special Use Permit, of which the permit has two components.

The first portion of the Special Use Permit is the direct result of a condition of a previously approved development site plan (DSP #2000-0044, Cond. 16). The Planning Commission amended the condition to require a Special Use Permit and therefore a public review of any proposed lighting of the athletic fields. ACPS has held (in addition to the required public hearings), two community meetings and a public review with the Parks and Recreation Commission and with the Youth Sports Advisory Board. The second portion of the use permit is to allow a public school facility to construct a structure (athletic field lights) up to 60 feet within the City (Sec.7-2100). Staff is recommending approval of the Special Use Permit.

Front Yard Modification

The site has a unique lot configuration abutting three City streets. Pursuant to the City's Zoning Ordinance, a portion of a lot that abuts a street is considered a front yard. The Ordinance further defines lots with several street frontages as lots with more than one front yard.

In an effort to ensure adequate separation for uses/structures within the residential zone districts, the Ordinance requires buildings/structures to be setback from property lines as defined by their "yard" requirement. In a case when a land use is not a residential use; the non-residential setbacks are usually greater or more restrictive than the residential setback.

The existing athletic amenities lie within both the R-20 and the R-8 zone districts and within both Seminary Road and Pickett Street front yards. The portion of the track/field next to Pickett Street is within the R-20 zone that has a 70' front yard setback requirement due to the non-residential institutional use. Although the City's setback requirements do not apply athletic amenities at ground level, they do apply to structures including, in this case, two of the four proposed light poles that will be located approximately 23 and 25 feet from property line. The impact of the light poles will be mitigated by provision of additional deciduous trees and evergreen trees along N. Pickett Street, the use of cut off shields and advanced

technologies that will direct the light onto the field/track and will have minimal impact the adjacent properties. Therefore, staff is recommending approval of this modification to the front yard requirement.

V. STAFF ANALYSIS

Increased Demand for Recreational Amenities

Staff supports the request of Alexandria City Public Schools (ACPS) to add field lighting at Hammond Middle School. The City is in critical need of rectangular fields with safe playing conditions and flexible play hours. RP&CA, alone, has a need for over 6,700 additional annual play hours to meet its current demand for rectangular field intensive use sports, such as soccer and lacrosse.¹ Coaches for youth and adult sports programs are volunteers and are typically only available after-work hours when field lights are most needed. Lighting the field will increase the amount of time each day that the field can be used, particularly during early sunsets in the early spring and late fall when sports seasons are most heavily underway. Moreover, participation in youth recreational programs increased 22% between FY09 and FY10. There is not additional land available for provision of facilities to meet this demand. The demand for programs is anticipated to rise as the City's population continues to grow. ACPS anticipates a 23% increase in student enrollment between FY15 and FY20. The City's recent Capital Improvement Program approval of three new K-8 schools validates this trend. It is projected that this student increase is will also be reflected in recreation participation.

City's Athletic Fields Master Plan & Fields Priority Strategy

The athletic field lights are consistent with the City of Alexandria Athletic Fields Master Plan conducted in 2006 (adopted by Council with the passage of the 2008 Capital Improvements Program) which found that "field conditions in Alexandria are below acceptable industry standards due to a field shortage, lack of field capacity, and poor field conditions." A recommendation from that study included conversion of natural turf fields to synthetic turf with lights to increase playable hours. Following that plan, a Fields Priority Strategy in 2009 (presented to Council in January, 2010 and documented in a letter from the City Manager in March, 2011) found that Hammond Upper Field had the highest potential for conversion, following Ben Brenman, as determined by its size, location, field condition, access, constructability and fiscal impact. Each of these studies were presented in multiple venues for public comments and adopted by City Council. Subsequently, City Council has provided funding for the conversion of athletic fields from natural grass to synthetic turf with lights as part of the City's ten-year Capital Improvement Program.

A review of similar strategies by nearby jurisdictions found that the Arlington, Virginia 2005 Open Space Master Plan recommended a minimum conversion of one natural grass athletic field to synthetic per year and that all synthetic grass conversions should have existing lighting or a plan for athletic field lighting installation.

¹ The number of hours in need was determined by finding the difference between the average number of hours RP&CA annually programs the fields and the national standard of annual hours used to keep fields well maintained and safe. A Fields Priority Strategy was conducted in 2009 using this exact method. Since 2009, synthetic turf and lighting have been installed at Ben Brenman Park, decreasing the number of hours in need by 2,750 hours.

Lighting

Spill-over from the new lights is significantly reduced through the use of advanced lighting technology. As the following chart shows, for public safety purposes, the City standard for street lamps in new residential neighborhoods in Alexandria is .6 fc. The highest existing foot candle reading along the residential side of N. Pickett Street (approximately 126 feet) is .26 fc. With the proposed athletic field lights are activated, the light level would increase to .44 fc, an increase of .18 fc but still .16 fc below the City standard of .6 fc.

Full Moonlight	Highest Existing Foot Candle along east sidewalk of N. Pickett Street	Highest Proposed Foot Candle along east sidewalk of N. Pickett Street (combined athletic lights and street lamps)	Alexandria Standard for lighting along sidewalks in single family residential areas
.02	.26	.44	.6

This technology is successfully in use at other City-owned parks, including the fields at Minnie Howard (2006) and Fort Ward Park (2009). Most recently, advanced lighting was successfully used at Ben Brenman Park for both the rectangular and diamond fields. In addition, a “kill switch” that allows coaches and staff to immediately turn the lights off themselves if a practice or game ends earlier than scheduled is being provided at Hammond. Staff views the lights as a positive addition to the school that will improve the quality of evening play and better meet the recreational needs of Alexandria citizens.

Pursuant to discussions with the community, staff reviewed another local jurisdiction’s criteria to evaluate the current proposal and found that in 2003 Fairfax County, Virginia conducted a lighting study and subsequent Athletic Field Lighting Performance Outline Specifications and County ordinance 14-904. Through this ordinance the Fairfax County Park Authority does not have a setback between lights and a residential property, but rather, measures the off-site light spill at 150’, regardless of location. Fairfax County Park Authority specifications require a maximum of .3 fc at 150’ from the light source. In comparison, the proposed lights for Hammond would have a maximum of .09 fc on the North Pickett Street side or less than 1/3 of the Fairfax County Off-Field Spill Light Limitation requirements.

Community Concerns

In response to community concern about noise and litter resulting from field use, staff recommends that the field only be used by RP&CA or ACPS sponsored programs, including P.E. programs, T.C. Williams, Power-Up recreation programs, City of Alexandria youth and adults sports leagues, and summer camps/clinics. Each of these programs requires an on-site staff or coach to supervise the team, monitor sound levels, and ensure that the site is left in clean condition. No private rentals would be permitted. If a team does not respond to the required conditions, their permit will be revoked and they would no longer be allowed to use the field. As with synthetic fields at Minnie Howard, Fort Ward and Ben Brenman there are posted regulations for use of the synthetic fields and a 6’ tall gated fence is proposed to secure the field and would prevent unauthorized use.

Concerns about parking and traffic in Hammond's adjacent residential neighborhood have been expressed by the community. With over 200+ on-site parking spaces, the school can easily accommodate vehicles for both participants and spectators. Industry standard suggests the need for 38 parking spaces for a rectangular field; on average, in Alexandria, youth games generate 20-25 vehicles and, generally, do not coincide with rush hour. The 6' gated entrance to the field will be next to the parking lot, encouraging participants and spectators to park on site and not along the adjacent residential streets.

Additionally, during the community outreach process, the community expressed concern about the amount of increased traffic that is generated by the ancillary use of religious organizations using the school's facilities during the week and on weekends. The greatest traffic impact occurs on Sunday. While this issue is not directly related to this SUP, ACPS has agreed to require that Sunday worship groups contract services with the Alexandria City Police Department for an off duty officer to direct traffic at the intersection of Seminary Road and Pickett Streets.

The field at Hammond has on occasion been used as a helicopter landing zone for emergency situations. The Alexandria Fire Department has been notified of the project and the Emergency Medical Services Operations Manager stated that the Fire Department's use of the site should not affect a decision to install the field; the City may decide to relocate to an alternative landing zone in the area without operational impact.

Staff also notes that ACPS has reached out to the community regarding this proposal. Public meetings were held on both February 7, 2011 and April 26, 2011. The plan was also presented at the Parks and Recreation Commission on January 20, 2011. The Seminary Hill Association, Youth Sports Advisory Board, and Hammond PTA have all been notified.

In conclusion, staff believes the additional field lighting will be a benefit to the community and recommends approval, subject to the recommended conditions and findings contained in Section VI of this report.

Artist's Rendering of Hammond Lights



VI. RECOMMENDED CONDITIONS

Staff recommends **approval** SUP 2010-0079 as submitted and discussed within this report, with compliance with all applicable codes and ordinances and the following recommended conditions.

1. The front yard minimum setback from Pickett Street shall be reduced to 23 feet for the northern most pole and 25 feet for the southern pole as indicated within the submitted materials. (P&Z)
2. Access to the field will be restricted by installation of a 6 foot fence with a gated entry point at the southwest and northwest portion of the field adjacent to parking lots. (P&Z)
3. Spill-over light from the light poles shall be controlled through the use of advanced lighting technology to the satisfaction of the Directors of Planning & Zoning, Recreation, Parks & Cultural Activities and Transportation and Environmental Services. (P&Z)
4. Field and track lighting shall be turned off no later than 10:00pm Monday through Saturday and 6:00pm on Sunday. (P&Z)
5. A grading plan showing all improvements and alterations to the site must be approved by the Department of Transportation & Environmental Services and Planning and Zoning prior to installation of site improvements for the athletic field, track, and exercise course. (P&Z, T&ES)
6. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
7. 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. (T&ES)
8. The proposed lights shall be shielded and directed in a manner as to not create a nuisance to the residential properties along the south side of North Pickett Street, the east side of Seminary Road or the west side of North Pegram Street. (T&ES)
9. The applicant shall provide additional shade and evergreen trees (15 total) along Pickett Street. Trees shall be used to infill between existing trees and vegetation. Size and species shall be consistent with City of Alexandria Landscape Guidelines. (P&Z, RP&CA)
10. If the staff determines that the newly installed lights have impacted surrounding properties adversely then the Applicant will provide additional improvements to the satisfaction of the Directors of Planning & Zoning, Transportation and Environmental Services and Recreation, Parks & Cultural Activities to amend the adverse condition. (T&ES)
11. The proposed installation will require a Building Permit for foundation/footings/erection, etc. and electrical permit for wiring. (Code Administration)

12. Application for the above building permit will require five sets of plans with emphasis on soil conditions and foundation details, anchorage, wind load design, etc. These plans will need to be sealed by a PE licensed in the Commonwealth. (Code Administration)
13. Installation/erection is subject to special inspections. (Code Administration)

STAFF:

James Spengler, Director, Recreation, Parks & Cultural Activities
Barbara Ross, Deputy Director, Planning & Zoning
Gwen Wright, Division Chief, Development, Planning & Zoning
Dana Wedeles, Park Planner, Recreation, Parks & Cultural Activities
Patricia Escher, Principal Planner, Planning & Zoning Development

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services

F-1 Parcel is flagged as being in a Marine Clay Area.

Police Department

F-1 ACPS has agreed to require that the groups using the school facility during the weekends will contract with Alexandria Police Department to have an off duty officer direct traffic at the intersection of Seminary Road and N. Picket Street during their Sunday services.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2010-0079

PROPERTY LOCATION: 4646 Seminary Road (Francis C. Hammond M.S.)

TAX MAP REFERENCE: 030.01-01-03 **ZONE:** R8 & R20

APPLICANT:

Name: Alexandria Public Schools (ACPS)

Address: 2000 N. Beauregard St. Alexandria, VA

ACPS is requesting a Special Use Permit to add lights to an athletic facility. The SUP application **PROPOSED USE:** has two aspects to it: The first aspect of the SUP is pursuant to a condition of a previously approved Development Site Plan (DSP 2000-0044) which requires public review of any proposed lighting of athletic fields at Hammond. The second aspect of the SUP is to allow a public school facility to construct a structure up to 60' within the City (Sec. 7-2100). ACPS also requests a modification to the minimum front yard setback within the R-20 zoning district per section 3-106(A)

THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Kevin Van Hise
Print Name of Applicant or Agent

Signature

5.12.11
Date

13221 Woodland Park Road
Mailing/Street Address

703.674.1306
Telephone #

703.674.1350
Fax #

Herndon, VA 20171
City and State Zip Code

kevin.vanhise@kimley-horn.com
Email address

ACTION-PLANNING COMMISSION: _____	DATE: _____
ACTION-CITY COUNCIL: _____	DATE: _____

PROPERTY OWNER'S AUTHORIZATION

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

Name: MARK KRAUSE

Phone: 703 461 4168

Please Print

Address: 2000 N. BEAUREGARD ST

Email: mKrause@acps.k12.va.us

Signature: [Handwritten Signature]

Date: 5/5/11

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

Required floor plan and plot/site plan attached.

Requesting a waiver. See attached written request.

2. The applicant is the (check one):

Owner

Contract Purchaser

Lessee or

Other: _____ of the subject property.

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

N/A

USE CHARACTERISTICS

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

- a new use requiring a special use permit,
- an expansion or change to an existing use without a special use permit,
- an expansion or change to an existing use with a special use permit,
- other. Please describe: _____

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect?

Specify time period (i.e., day, hour, or shift).

No change from existing use in capacity. But hours will be extended with approval of lights (see attached existing users list)

B. How many employees, staff and other personnel do you expect?

Specify time period (i.e., day, hour, or shift).

No Change

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

Day:

Hours:

Monday - Saturday

8:00am - 10:00pm

Sunday

8:00am - 6:00pm

*Times proposed are for both the track safety lighting and the field lighting.

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

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

Normal noise associated with athletic field use.

No amplified sound permitted.

B. How will the noise be controlled?

When programmed, RPCA staff/coaches will always be

on site and will monitor sound.

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

N/A

9. Please provide information regarding trash and litter generated by the use.

A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)
Waste associated with athletic field use. (cups, bottles, etc.)

B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)
N/A

C. How often will trash be collected?
No Change

D. How will you prevent littering on the property, streets and nearby properties?
Trash cans will be provided in the field area.

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 nearby residents, employees and patrons?

User-controlled safety lighting is proposed to light the track
for neighbors to use.

ALCOHOL SALES

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

Yes No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

PARKING AND ACCESS REQUIREMENTS

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

- 216 Standard spaces
- Compact spaces
- 6 Handicapped accessible spaces.
- Other.

Planning and Zoning Staff Only Required number of spaces for use per Zoning Ordinance Section 8-200A _____ Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> No

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

- on-site
- off-site

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

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

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

Planning and Zoning Staff Only Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____ Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> No
--

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

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

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

N/A

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

Existing access is adequate.

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? N/A square feet.

18. What will the total area occupied by the proposed use be? No Change / N/A

_____ sq. ft. (existing) + _____ sq. ft. (addition if any) = _____ sq. ft. (total)

19. The proposed use is located in: (check one)

a stand alone building

a house located in a residential zone

a warehouse

a shopping center. Please provide name of the center: _____

an office building. Please provide name of the building: _____

other. Please describe: Athletic Field

End of Application

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

Alexandria City Public Schools (ACPS) is requesting approval to add lighting to an existing athletic field at Francis C. Hammond Middle School (4646 Seminary Road). The property is located in the R-8 and R-20 zoning districts.

The Special Use Permit (SUP) Application to add lighting has two aspects to it. The first aspect of the SUP is pursuant to a condition set forth in a previously approved Development Site Plan (DSP#2000-0044, Cond. 16). The Planning Commission amended a condition to require a public review process for the addition of any proposed lighting to the athletic fields at Francis C. Hammond Middle School. The second aspect of the SUP is to allow a public school facility to construct a structure up to 60 feet in height within the City (Sec. 7-2100).

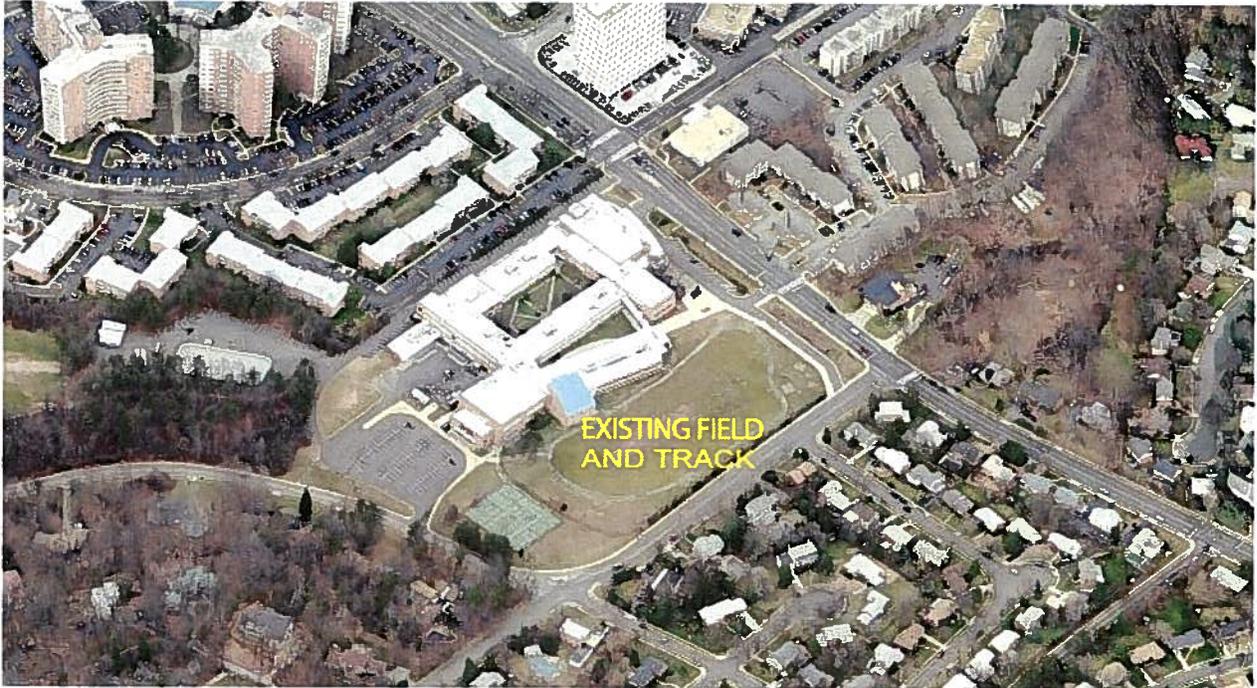
In addition, ACPS is requesting a modification to the minimum front yard setback within the R-20 zoning district per section 3-106(A). Two of the light poles located in the R-20 zoning district are within a 70' front yard setback.

The existing rectangular athletic field is a well-used, and much needed athletic/recreational resource in the City. In order to better meet the recreational needs of Alexandria's citizens and the students of Hammond Middle School, and to provide evening use of the site, ACPS is proposing to add lighting to the athletic field. The proposed lighting for the athletic field will consist of field lights mounted on four poles, with a maximum height of 60 feet.

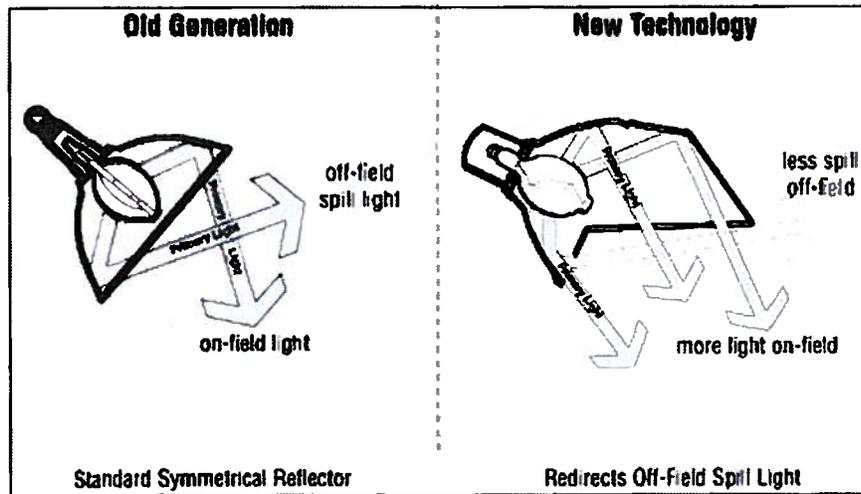
In addition to lighting the field, ACPS proposes to add safety lighting for the track as a courtesy to citizens so that they have the ability to use the track in the evening. Safety lighting for the track will be provided with fixtures that will be mounted on the same four 60' poles at a lower height and lower lighting intensity.

Locations for the light poles are indicated on the proposed site plan (attached). The proposed lighting system will use technologically advanced fixtures that significantly limit light spill-over beyond the playing field area and track. An example of a similar product is attached for information/demonstration only (please see below in this narrative).

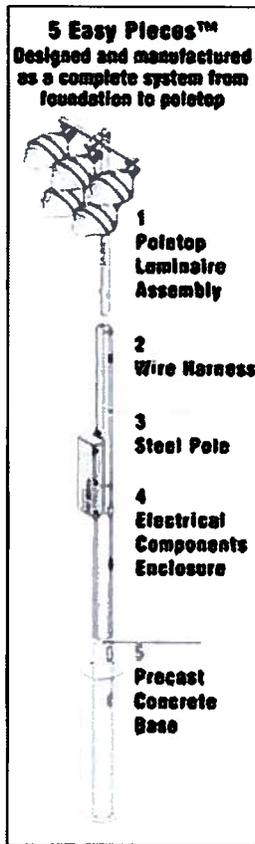
Additional improvements to the Hammond Middle School athletic field and track are planned, including the replacement of the existing natural turf field with a synthetic turf infill system. In addition, the existing track will be reconfigured around the synthetic turf field. These improvements will better accommodate athletic activities at Hammond Middle School. These field and track improvements have been submitted to the City under a separate grading plan application.



Existing Athletic Field at Hammond Middle School



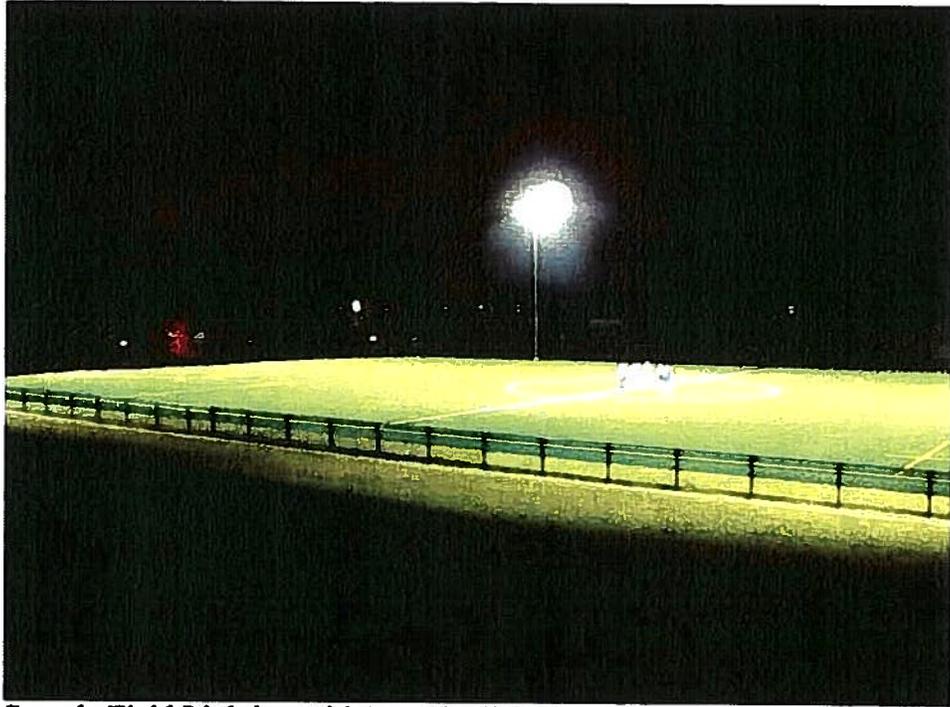
Advance Field Lighting Technology



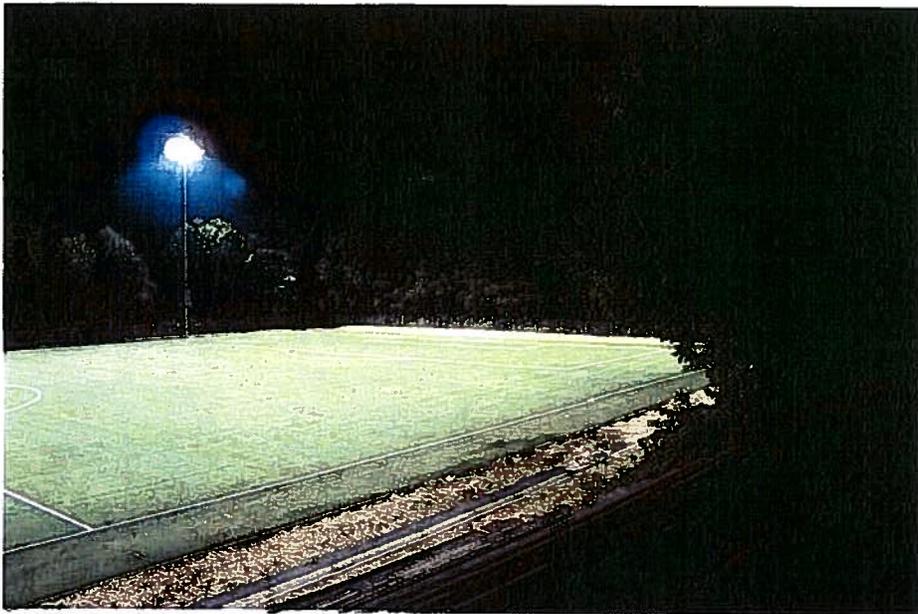
Standard Pole Mounted Lighting



Proposed Safety Lighting Concept for the Track – Lower mounted fixtures on the same pole as the athletic field lighting. A similar concept was used at Ben Brenman Park to light an adjacent playground.



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



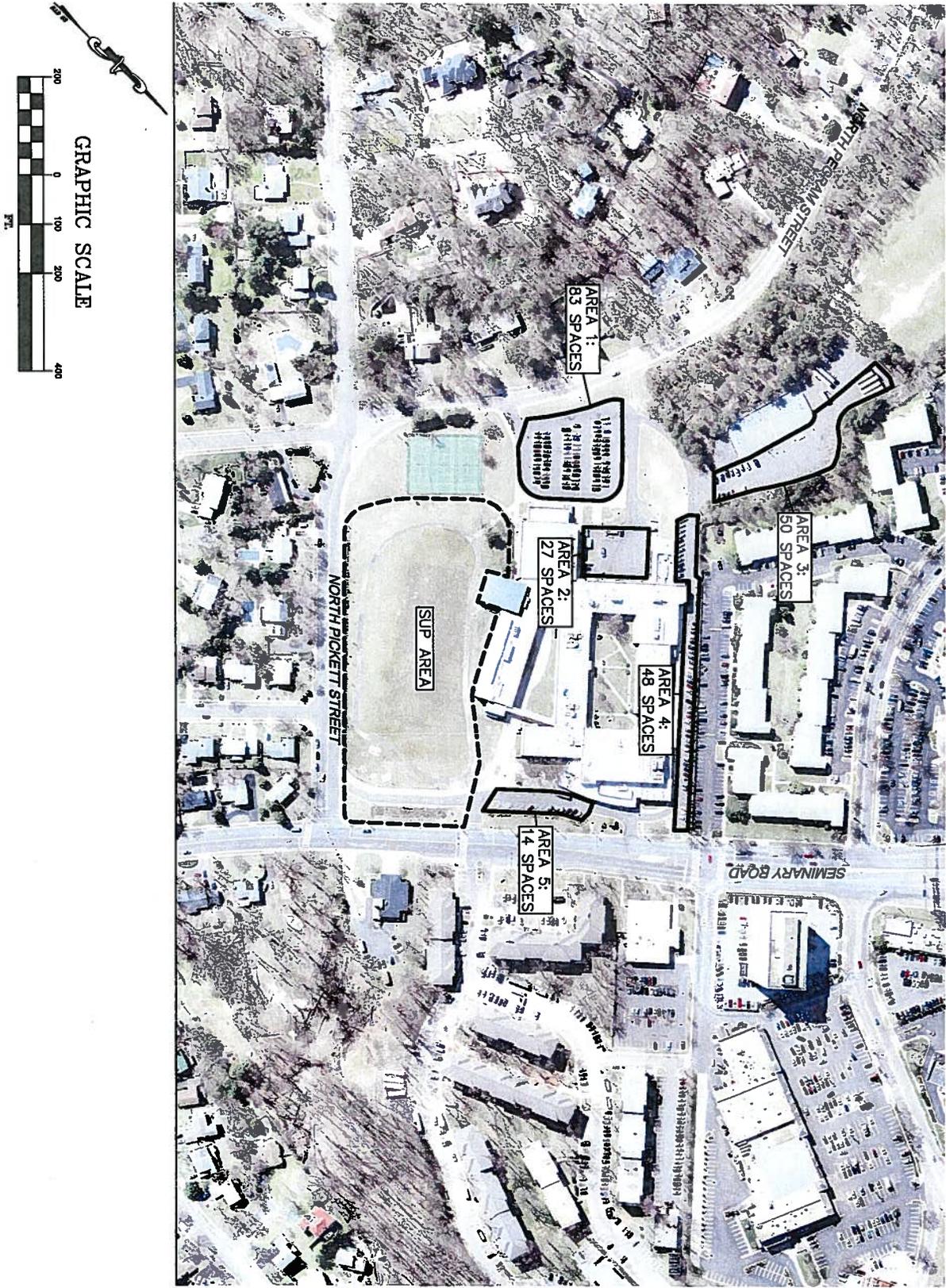
Sample Field Lighting with Low-Spill Technology at Fort Ward Field



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

Alexandria Department of Recreation, Parks and Cultural Activities

Athletic Field & Tennis Court Users						
		FY 2011		July 2010 - June 2011		
Field	Season	User Group	Dates of Use	Days of Use	Time of Use	
Francis Hammond MS Upper	Spring	Adult Sports Soccer (Rentals) (several teams)	February 28 - June	Saturday/Sunday	8:00 a.m. - 5:00 p.m.	
	Spring	Physical Fitness Classes	March - June	Monday - Friday	8:00 am - 4:00 pm	
	Summer	Adult Sports Soccer (Rentals)	June - August	Saturday/Sunday	8:00 a.m. - 5:00 p.m.	
	Fall	TC Williams Soccer Teams	September - October	Monday - Friday	3:00 - 6:30 p.m.	
	Fall	Adult Sports Soccer (Rentals) (several leagues)	September - November	Saturday/Sunday	8:00 a.m. - 5:00 p.m.	
	Fall	Physical Fitness Classes	September - December	Monday - Friday	8:00 am - 4:00 pm	



2011-01-18

HAMMOND SCHOOL
ATHLETIC FIELD IMPROVEMENTS
 SUP # 2010-0079
 ALEXANDRIA CITY PUBLIC SCHOOLS
 CITY OF ALEXANDRIA, VIRGINIA

OWNER / DEVELOPER
 CITY OF ALEXANDRIA
 301 KING STREET
 ALEXANDRIA, VA 22314

 ALEXANDRIA CITY
 PUBLIC SCHOOLS

ADDRESS: 13221 WOODLAND PARK ROAD, SUITE 400
 HERNDON, VIRGINIA 20171
PHONE NO: 703-674-1300 **FAX NO:** 703-674-1350
PROJ. MANAGER: KEVIN VAN HISE
EMAIL: KEVIN.VANHISE@KIMLEY-HORN.COM

EXISTING PARKING ANALYSIS

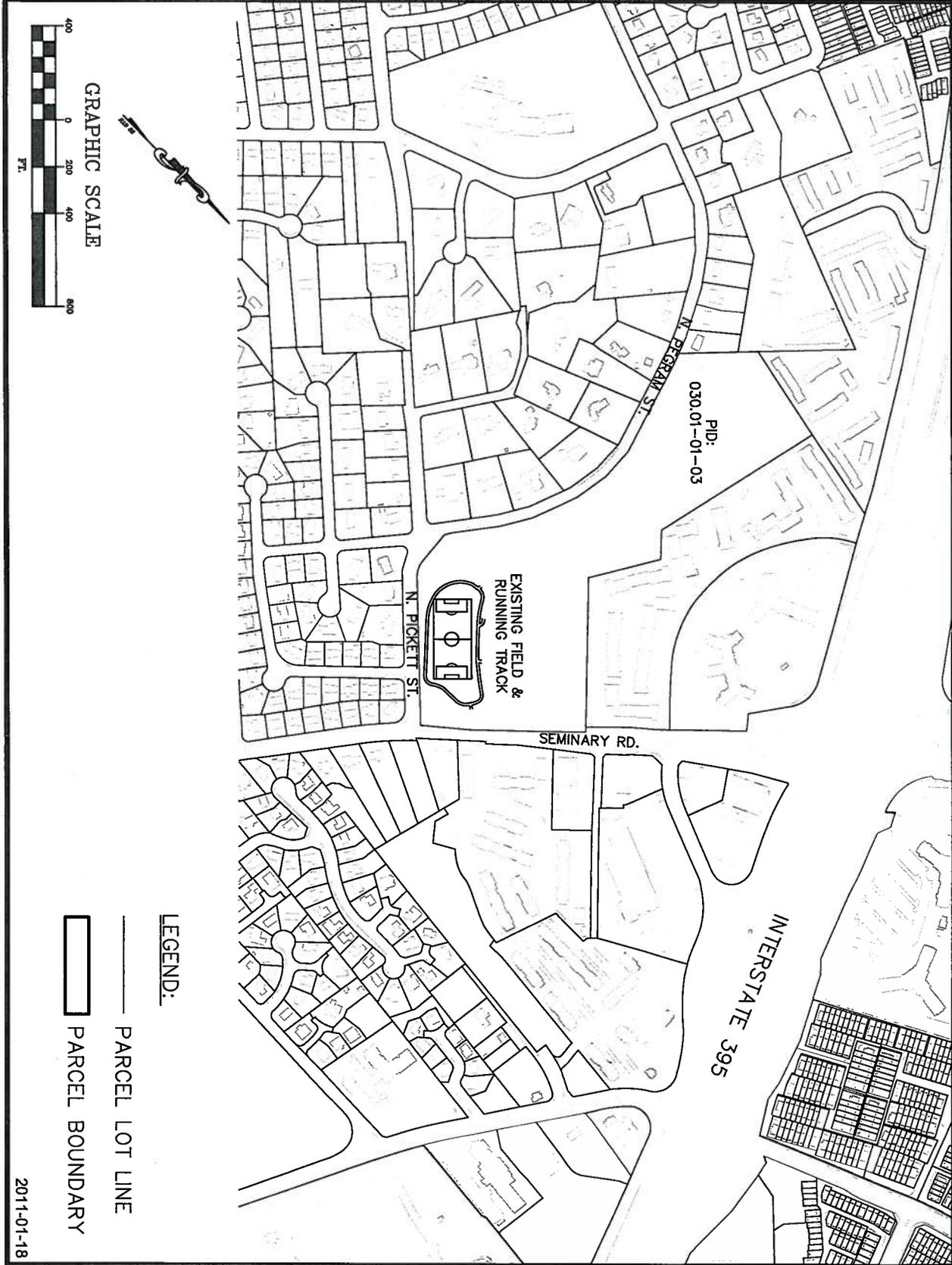
CONTACT: MARK KRAUSE
 (703) 370-7704



Kimley-Horn
 and Associates, Inc.

87

1



LEGEND:
 _____ PARCEL LOT LINE
 [] PARCEL BOUNDARY

2011-01-18

HAMMOND SCHOOL
 ATHLETIC FIELD IMPROVEMENTS
 SUP # 2010-0079
 ALEXANDRIA CITY PUBLIC SCHOOLS
 CITY OF ALEXANDRIA, VIRGINIA

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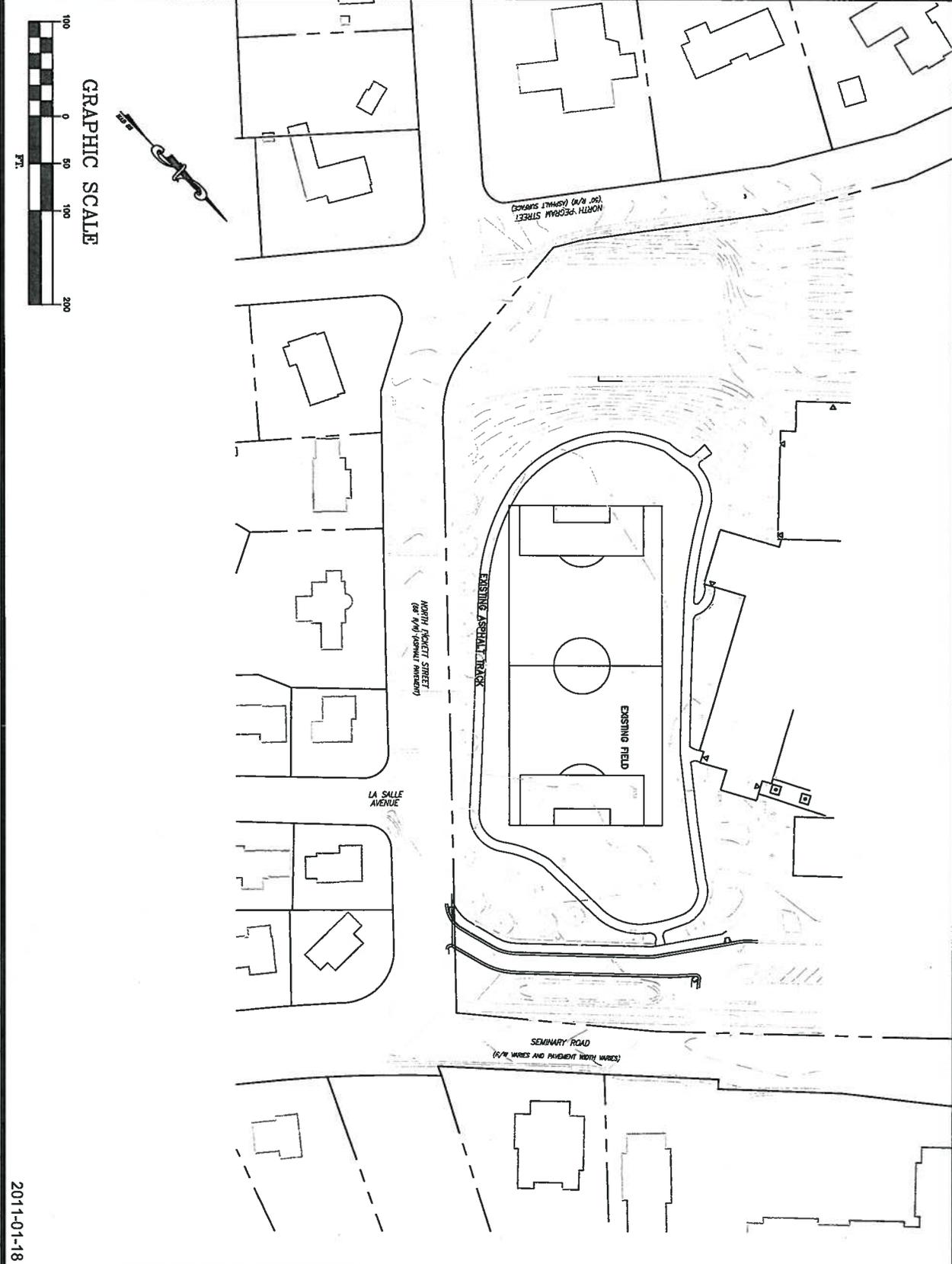


**Kimley-Horn
 and Associates, Inc.**

2

OVERALL SITE EXHIBIT

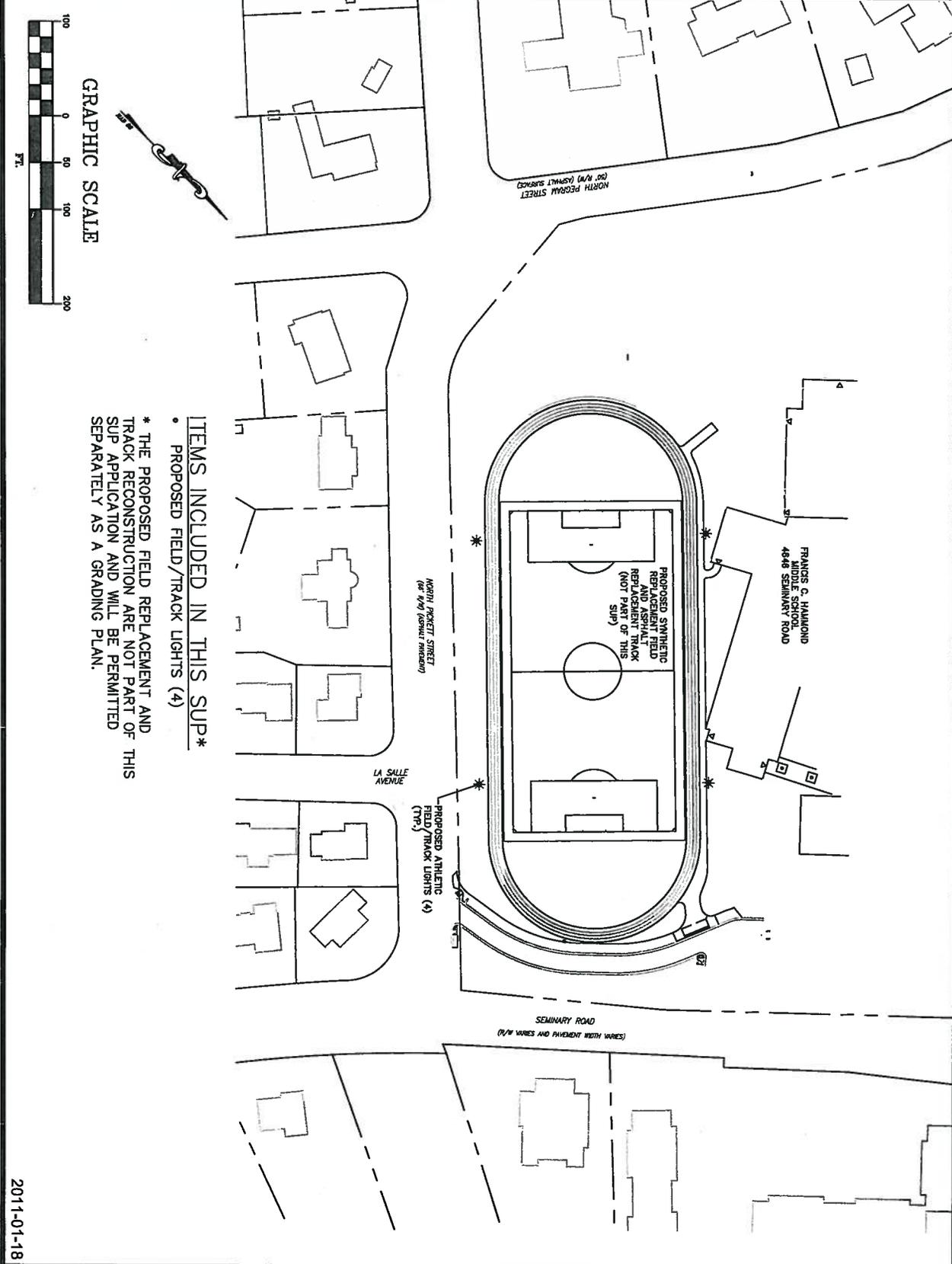
2/3



2011-01-18

209

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



2011-01-18

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HAMMOND SCHOOL
ATHLETIC FIELD IMPROVEMENTS
 SUP # 2010-0079
 ALEXANDRIA CITY PUBLIC SCHOOLS
 CITY OF ALEXANDRIA, VIRGINIA

SITE PLAN

OWNER / DEVELOPER
 CITY OF ALEXANDRIA
 301 KING STREET
 ALEXANDRIA, VA 22314

ALEXANDRIA CITY PUBLIC SCHOOLS

CONTACT: MARK KRAUSE
 (703) 370-7704

ADDRESS: 13221 WOODLAND PARK ROAD, SUITE 400
 HERNDON, VIRGINIA 20171
PHONE NO: 703-674-1300 **FAX NO:** 703-674-1350
PROJ. MANAGER: KEVIN VAN HISE
EMAIL: KEVIN.VANHISE@KIMLEY-HORN.COM



Kimley-Horn and Associates, Inc.

Kendra Jacobs

Subject: FW: Lighting Francis Hammond Field

From: jns-rshea@comcast.net [mailto:jns-rshea@comcast.net]
Sent: Thursday, January 20, 2011 11:12 AM
To: Bob.Barusefski@kimley-horn.com
Cc: Mac Slover
Subject: Lighting Francis Hammond Field

January 16, 2011

Ms. Judy Guse-Noritake

Chairperson

Park and Recreation Commission

City of Alexandria

Dear Chairperson Guse-Noritake:

I am writing on behalf of the Alexandria Lacrosse Club. We would like to voice our strong support for lighting the field at Francis Hammond Middle School. Not only is the shortage of field space in the city a concern for us, but our lack of volunteer coaches hinders the amount of children we can accept into our program. Only by accommodating working coaches can we supply a sufficient number to maintain a strong program. This requires practicing into the evening. You can clearly see the benefits of field lighting to our program.

Lighting Francis Hammond Middle School's field would not only help our club, but we strongly feel it would benefit the Alexandria community as a whole. Adult leagues would be able to make use of this field at night, as well.

As you know, technological enhancements have dimmed the impact of extraneous light on surrounding communities. As the city plans to implement such technology at Francis Hammond's field, we applaud such efforts to minimize any negative effects. We likewise applaud the city's stated intent to closely regulate the fields use.

Sports enhance Alexandria city life. However, with continued growth, field space is increasingly limited. Any effort we can make to lengthen a field's useful day will cost-effectively increase field space for all Alexandrians.

Sincerely,
Eva Shea
Commissioner Alexandria Lacrosse Club

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January 28, 2011

Ms. Judy Guse-Noritake
Chair
Park and Recreation Commission
City of Alexandria

Dear Chairwoman Guse-Noritake:

On behalf of the Youth Sports Advisory Board (YSAB), I am writing to you to express the full support of the YSAB to the proposal to install an artificial turf field along with lights at Hammond Middle School. The Alexandria City Public Schools (ACPS) has developed this proposal and would like to implement it this calendar year.

We believe that this initiative will benefit Alexandria is at least two ways: during the school day, Alexandria's youth will be able to use the field for physical education classes with minimal interruption due to weather conditions, and after school, the kids can use the field both for after-school sponsored activities and for City sponsored activities through the Department of Recreation, Parks, and Cultural Activities (DRPCA).

An artificial turf field has already been proven to provide three times the use of a natural grass field. This is particularly important in a City that has extreme limits on the availability of open space. The installation of lights helps contribute to the threefold increase in usage. Not only can more activities be scheduled for the field due to increased available time, but also the ability to use the field later in the day means that more volunteer coaches can attend practices. Just as field availability is a limiting factor in being able to provide safe activities for our youth, the availability of qualified coaches is also a factor. The use of lights at Hammond will help resolve both issues for our kids. In addition, the ACPS proposal includes a state of the art light system that minimizes the impact on adjoining neighborhoods.

We appreciate the support that the Park and Recreation Commission have provided the youth of Alexandria through the years. This has been continued through your support of the ACPS initiative at Hammond. We want you to know that we at the YSAB are also in agreement with you about the Hammond project. Please let me know if you have any questions.

Sincerely,

Jim Gibson
Chair
Youth Sports Advisory Board

Kendra Jacobs

From: Mary MacPherson <marysmacpherson@gmail.com>
Sent: Sunday, February 20, 2011 4:05 PM
To: Patricia Escher
Subject: re: stadium lighting.
Attachments: DSC00147.JPG

Hi, here is an example of a minivan parked too closely to a fire hydrant on Sunday afternoon. This is a quiet Sunday, no games on the field and only 1 church service in attendance. Even so, I will try to forward you a pic on what the street looks like on a quiet Sunday so you can see what it would be like on a busy Sunday. The lower parking lot is empty today, because everyone parks in the neighborhood street. Many are unaware that there is another parking lot to use.

At one time, I pointed out what a fire hydrant was to these church folks. Hydrants are not in developing countries. Many thought they were Religious Icons!

Mary MacPherson
1435 N. Pickett Street, Alexandria, Va.
703-370-8569



Kendra Jacobs

From: Mary MacPherson <marysmacpherson@gmail.com>
Sent: Sunday, February 20, 2011 4:17 PM
To: Patricia Escher
Subject: Re: another pic on traffic
Attachments: DSC00148.JPG

Hi, here is the pic on a quiet Sunday with not much going on at all. By 6:00 pm, the traffic will be all backed up at the traffic light near the intersection of Seminary Road and N. Pickett Street. When that light finally turns green, the other two going west and east on Seminary Road turn red, causing more gridlock! Thanks, Mary MacPherson



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Kendra Jacobs

From: Ruth Nottingham <ruthnottingham@comcast.net>
Sent: Thursday, March 03, 2011 11:02 AM
To: Patricia Escher
Subject: Plans for Hammond Field

Ms. Echer,

My wife & I attended the recent community meeting at Hammond re the artificial turf & lighting planned for the school field. As a former school teacher & principal & as a former coach in the Rec program of the City, I understand the value of a strong athletic program for our children & adults. I also have complained for decades about the too few fields and the poor condition of them. My youth baseball teams played on such lousy fields that we never knew which way the ball would bounce & we often had injuries due to holes & clumps of weeds on the fields. We won the 12 yo championship one year & coached the All-star team that competed vs. FXCO teams. Imagine showing up in our worn out, too big uniforms that arrived 2 mins. before the 1st game, playing on a FX field that was immaculate against a team dressed like the Yankees. We were representing Alexandria & it was embarrassing.

The reps. from the Rec Dept. said that they would monitor the newly lighted field to minimize the negative impact on the neighborhood. My years of experience taught me not to count on the Rec people to do anything efficiently. Very poorly managed, no pride – everything that could go wrong re practice fields, equipment, uniforms, etc. did go wrong.

We need more fields & we need lights – but lights that will not ruin the quality of life for a section of the community facing BRAC, parking problems already, trash left by people who park to attend the quite frequent meetings held at the school nights & weekends. I support the artificial turf, but I think lights would be a disaster for a neighborhood that is facing many urban problems as it is.

I met a man who attended the meeting who was from a neighborhood near TCWHS. I asked him why there was not a lighted field on the high school grounds like all the other HSs in the country, and he said that he & his community association blocked it because of objections about the negative impact of the lights on the surrounding homes. Interesting. We on the West End already feel that other areas of the city receive the lion's share of the attention and resources of the city government. Is it really a good idea to plop lights on Hammond field with an already threatened neighborhood just a few feet away?

My grandson plays soccer on the field near Crystal City off Route 1. No lights or any other improvements are planned there as far as I know. This area has great potential & lights there would not cause concern for anyone. There are problems to be addressed – parking in a nightmare & quite dangerous, the fields get no attention from the City & are a mess. However, an artificial turf & lighting project there makes all the sense in the world.

The lighting project makes no sense for Hammond, & I am sure if you or any of the other people advocating this lived in Varsity Heights, you would all be opposed to it too.

John Nottingham
4543 LaSalle Ave.
Alexandria
(703)823-1420 j1nott@comcast.net

35
✓

Kendra Jacobs

From: Carter Flemming <carterflemming@gmail.com>
Sent: Sunday, March 06, 2011 11:57 AM
To: Patricia Escher
Subject: Hammond Lights

Ms. Escher: Thanks for giving us the opportunity to submit comments regarding the lights at Hammond. I want to be clear up front that I oppose these lights and any future lights that are in residential areas.

Just to begin the discussion, I think I speak for other residents in Alexandria who feel that all the increased density, building thousands of townhouse developments and including virtually no open space is what has brought us to these decisions that you and the Rec Dept must now face. It should come as no surprise to anyone in the city that when you add tens of thousands of residents, you are going to have increased demand for services, including recreation spaces. But does that justify destroying residential neighborhoods in established areas of Alexandria that are inappropriate locations for lighted fields? I don't believe so. I would argue that right now the same thing is getting ready to happen in Potomac Yards as the most recent revision of the site plan there eliminates a huge percentage of the open space that was originally called for. When families with children move into those hundreds of dwellings, will it be a surprise to your department and the Rec Department that they demand fields and play space? It certainly shouldn't be. But I can envision another series of meetings in 10-15 years with different officials and citizens saying the same things that we are saying now. I frankly do not hear the voices of the Planning Department or the Rec Department arguing for more open spaces for organized play. Instead, open space is satisfied with rooftop gardens on buildings and small, unusable grass areas. But there is no provision for accommodating the large numbers of families that will demand playing fields for their children. So we are compounding the problem rather than addressing it.

As far as the Hammond proposal goes, I think there needs to be a much more detailed presentation about what groups rent these fields at late night hours. It seems to all of us that we are talking about spending money and threatening a residential neighborhood so that adults can rent the field every night of the week, including weekends. That is just too much intrusion into a residential area. We are not talking about kids here - we are talking about adults. And while the comment was made at the last meeting that "adults have the right to recreate too", I would argue that most citizens in Alexandria do not want their neighborhoods destroyed so adults can yell and scream at all hours of the night in their backyards. Simply turfing a field changes the whole equation for neighbors by itself. The field is then used every day up until dark. There are no rain-outs, or "off days". So the noise coming from constant use of the field already intrudes upon a neighborhood far more than a grass field does. We experience this at TC Williams now on a daily basis. I don't think there is evidence that children do not have enough spaces to practice on with the newly lighted fields elsewhere in the city. If you give children the total priority for use of the fields, I think every team could schedule practice time. But when you decide that you need to rent out the facilities to pay for the upkeep, you have changed that argument completely. Our own citizens would not, I assume be paying to rent the fields, so it seems to be adult groups who are paying to play.

I also think the question of who from the Rec Dept is going to be out supervising these fields every single night until 10:00 pm and at what cost to the taxpayers has not been addressed at all. It is fine to say that it is the plan to have supervision. Such supervision does not exist at any of the other lighted fields and we would like to know what the cost of providing such supervision is. There is no data about the cost of operating these lights until 10 every night either.

What does the cost of the rental need to be to pay for Rec Dept personnel overtime and the energy costs as well?

As far as Hammond goes, we heard that the soccer field does not even conform to standard size regulations due to the way the new building sits on the site. So why would TC Williams and other high school level teams want to use such a field? Here again, it does not seem to be designed for those kinds of uses, but rather for adults from all over the region who want to play night time sports and don't care what size the field actually is..

I will not go on any more, but I just wanted to say that to me, there seems to be no plan to police the facility, no valid cost projections for all factors involved in building and then operating the lights, and no justification for what youth cannot find access to the city fields during daylight hours. This neighborhood is a close-in residential neighborhood that

is already likely to be adversely affected by the BRAC traffic disasters and they should not have to be the default location for adult leagues to play games all night in their back yards. Carter Flemming

Kendra Jacobs

From: Mary MacPherson <marysmacpherson@gmail.com>
Sent: Saturday, April 30, 2011 9:51 AM
To: Patricia Escher; Khoadinh Tran
Cc: Jim Richardson
Subject: car maintenance on LaSalle Ave.
Attachments: DSC00156.JPG

As you can see, soccer players perform routine car maintenance on LaSalle Street. Mr. Tran, I'm afraid hanging wires off of telephone poles contribute to the problem Mary MacPherson



Seminary Hill Association, Inc.
2115 Marlboro Drive
Alexandria, VA 22304

May 18, 2011

Alexandria City Public Schools
2000 N. Beauregard Street
Alexandria, Virginia 22311

Superintendent Morton Sherman and School Board Chair Yvonne Folkerts:

On November 17, 2010, Alexandria City Public Schools (ACPS) filed an application for a Special Use Permit (SUP) to erect four (4) 70 foot lighting poles at the upper field at Francis C. Hammond Middle School (Hammond). The SUP application contains a short narrative in support of the application but does not address many basic questions normally applicable to SUP applications, nor does it address technical analysis of the effects of stadium lighting on surrounding neighborhoods or how it plans to comply with City Code. The City held public meetings to discuss the issues on February 8, 2011, and April 26, 2011. Neither the applicants nor staff disclosed significant new information during these meetings or stated plans to modify the SUP application slightly. For the reasons below, Seminary Hill Association, Inc. (SHA) strongly recommends and requests that ACPS withdraw this application before the Planning Commission hearing scheduled for June 7, 2011.

1. Hammond has been designated as an emergency response staging area, and there has been no indication that Inova Alexandria Hospital or regional emergency planners concur with the loss of a facility that is already used for urgent purposes;
2. The SUP application appears to violate City Code in at least three significant ways—exceeding height restrictions of 40 feet, exceeding setback restrictions of 25 feet, and exceeding illumination restrictions—thus requiring a variance at a minimum;
3. There has been no technical or economic impact analysis performed (Note: Arlington has decided against lighting athletic fields adjacent to residential properties and Fairfax has adopted regulations which effectively bar it); and
4. The City has repeatedly recommended against installing stadium lighting at Hammond and with the opening of the Witter Fields next March, the City met its recommendations of four lighted turf fields as explained at the February public meeting.

In addition, SHA is disturbed that this proposal violates long-standing agreements between it, ACPS, the School Board, and the City, and that there was no input from the community before filing and no regard to the potentially devastating impacts the area faces when the BRAC-133 at Mark Center opens later this year. In lieu of developing and responding to the issues identified in this letter and in public meetings, City personnel were marshaled to defeat the "push back from the community," according to recent City documents describing naked political efforts.

SHA supports a strong athletic program, especially for our youth. Two lighted fields—Minnie Howard and Fort Ward Park—are within SHA boundaries but away from residential properties. SHA is disturbed by the City's handling of this issue and the lack of economic impact analysis. SHA lacks confidence in City staff in Planning & Zoning and Parks & Recreation who are advocating for their own interests rather than those of the taxpayers of Alexandria.

Sincerely,



President Nancy R. Jennings
Seminary Hill Association, Inc.

CC:

Members of the Alexandria School Board
Mayor and City Council
Planning Commission
Farroll Hamer, Planning & Zoning
James Spengler, Parks & Recreation

Mr. Mark Krause
Director, Educational Facilities
Alexandria City Public Schools
2000 N. Beauregard St.
Alexandria Virginia 22311

Mr. Krause,

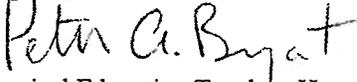
The purpose of this letter is to express support for the Hammond Middle School synthetic turf field project. As a physical education teacher at Hammond Middle School, I understand the importance of providing adequate facilities for Alexandria youth to participate in athletic programs. The existing athletic facilities at Hammond Middle School are in poor condition and are in need of upgrading to better serve the youth of our school and community. The proposed upgrades that are part of the Hammond Middle School synthetic turf field project will provide much needed improvements to better serve the youth that attend our school and live in our community.

The existing natural turf field at Hammond Middle School is in poor condition and suffers from overuse. The poor playing conditions increase the likelihood of injuries. The field is unusable after weather events because it is too wet and muddy for students to play on. The proposed synthetic turf field will provide an even playing surface that is all-weather and requires much less maintenance. Additionally, the existing track around the field is not an ideal configuration and often has standing water after weather events. The reconfigured track and associated drainage improvements around the field will provide a much better facility for the students and youth in the area.

The other important component of the project is the addition of athletic field lights. The addition of lights will extend the hours of use for the field, especially for fall and spring programs. Overall, the lights will increase the potential usability of the newly surfaced field and track and provide a great benefit to the both the adjacent residents and youth in the area.

We appreciate the opportunity for these improvements to be made at the Hammond Middle School athletic facilities. The newly surfaced field, reconfigured track, and athletic field lighting will be of great benefit to our students and Alexandria youth.

Regards,



Physical Education Teacher, Hammond Middle School

Mr. Mark Krause
Director, Educational Facilities
Alexandria City Public Schools
2000 N. Beauregard St.
Alexandria Virginia 22311

Mr. Krause,

The purpose of this letter is to express support for the Hammond Middle School synthetic turf field project. As a physical education teacher at Hammond Middle School, I understand the importance of providing adequate facilities for Alexandria youth to participate in athletic programs. The existing athletic facilities at Hammond Middle School are in poor condition and are in need of upgrading to better serve the youth of our school and community. The proposed upgrades that are part of the Hammond Middle School synthetic turf field project will provide much needed improvements to better serve the youth that attend our school and live in our community.

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We appreciate the opportunity for these improvements to be made at the Hammond Middle School athletic facilities. The newly surfaced field, reconfigured track, and athletic field lighting will be of great benefit to our students and Alexandria youth.

Regards,



Physical Education Teacher, Hammond Middle School

Dear Pat,

As per your request I am sending some thoughts and ideas regarding concerns for the lights at the Hammond athletic field.

1. I feel there should be a monetary deposit placed when a contract is issued to a group who wants to use the playing field. This deposit would be in addition to the fee paid to use the field. The deposit would be refunded if the field was left in pristine condition and all terms of the contract were fulfilled.
2. I feel the fee charged for field use should be an amount that not only recovers the cost of the electricity to run the lights but also add to the repair/replacement of the lights as needed. The lamp replacement will be a huge expense. Groups paying to use the field should be responsible for the maintenance of the lights and field.
3. There needs to be one person/facility responsible to handle community complaints and needs. With more than one responsible entity fingers can always point to another group when things go wrong. I have seen this happen time after time. Schools say it was not us. Recreation says its not us. Well then who is it?
4. In the contract it needs to state those using the field are responsible for trash pickup along Picket and Pegram streets. Part of the bargain. Maybe they did not cause all of the trash but they take on this responsibility when they contract to use the field. It would not take any time at all for a team of players to walk the area at the end of playing and make sure both sides of the streets were free of trash. If residents report this was not the case then the deposit would not be refunded.
5. My opinion is that lights should not be installed at the Hammond upper field. Such close proximity to a residential area will have a negative impact on the quality of life for those living there.
6. The increase in field hours will increase the traffic and noise at the field. The last thing needed in this area is more traffic.
7. I have a suspicion that there will be requests for portable bleachers for 'special events'. It needs to be clear from the beginning that this will not be a possibility now or in the future.
8. No food vending trucks should be allowed along the streets surrounding the field. Dangerous and will cause additional trash.

I have witnessed the field use at Gunston Middle in Arlington, Virginia. At 10:00pm the lights are blazing and enormous groups are playing and watching soccer games. Vending trucks line the street with engines running. The trash is incredible. I personally witnessed this from September through November.

Carolyn Griglione
1416 N. Ivanhoe St.
703 370-0653

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Krisna Earley

Subject: FW: COA Contact Us: In Favor of Lights for Hammond MS Turf Field

Sent from my iPhone

Begin forwarded message:

From: Cicely Woodrow <Cicely.Woodrow@alexandriava.gov>
Date: June 2, 2011 12:10:38 PM EDT
To: John Quinn <jquinn1213@comcast.net>
Cc: Graciela Moreno <Graciela.Moreno@alexandriava.gov>, Kendra Jacobs <Kendra.Jacobs@alexandriava.gov>
Subject: RE: COA Contact Us: In Favor of Lights for Hammond MS Turf Field

Dear Mr. Quinn,

Thank you for submitting comments to the Department of Planning and Zoning. By copy of this email, I'm forwarding your message to Kendra Jacobs, Administrative Staff to the Planning Commission, who will make your comments available to the Planning Commission as part of the official record. You are welcome to attend the hearing where you may express your views also.

Best regards,

Cicely Woodrow

From: John Quinn [<mailto:jquinn1213@comcast.net>]
Sent: Thursday, June 02, 2011 11:42 AM
To: PnZFeedback; Cicely Woodrow; Graciela Moreno
Subject: COA Contact Us: In Favor of Lights for Hammond MS Turf Field

COA Contact Us: Planning and Zoning General Feedback

Time: [Thu Jun 02, 2011 11:42:08] **Message ID:** [30574]

Issue Type: Planning and Zoning General Feedback
First Name: John
Last Name: Quinn
Street Address: 1205 Summit Avenue
City: Aleaxndria
State: VA
Zip: 22302
Phone: 7/ 379-1875
Email Address: jquinn1213@comcast.net
Subject: In Favor of Lights for Hammond MS Turf Field
Comments: Dear city planning and zoning, I understand that Hammond MS will soon have

a playing field converted to turf and feedback is now being sought to determine the popularity and need for this facility to be lighted. As a parent of two children who are heavily involved in Alexandria City Youth Sports I strongly support the addition of lights for the facility. There is a severe shortage of quality playing fields in the city and providing lights to the facility will greatly expand the usefulness, time of playability on the field. The City is desperately short of playing fields for both youth and adult sports. The City calculates that a turf field with lights can be used up to 3 times more than a regular grass field. The City fields at Minnie Howard, Ft. Ward, and Ben Brenman are all used at night under the lights with minimal impact upon the surrounding neighborhoods. There is a significant lack of playing fields in the West End. Increasing the use of Hammond will help alleviate some of that shortage, reducing car trips to other locations for West-end residents. Youth sport coaches report that they cannot get to the fields from their jobs to hold practices until 6:30 PM many nights. Lights are essential to the youth sports programs in order to support the participation of employed adults as coaches. The City's proposal for the lights actually gives the community and the City a greater control over how the field is used and by who as permits will be required for its use. A fence will be built around the field so only permitted use can be made of the field. The track around it will not be fenced and will be available at most times. Gates exit to the established parking lots to help control traffic and parking. The City will provide on-site staff during evening games. Thank you for your action on this important issue for the city.

John Quinn

Krisna Earley

Subject: FW: Seminary Hill ALERT: Contact Planning Commission re lights at Hammond Middle School

From: Nancy Jennings [mailto:nrjennings@comcast.net]

Sent: Friday, June 03, 2011 4:58 AM

To: Faroll Hamer; Patricia Escher; donna.fossum@verizon.net; erwagner@comcast.net; jssjennings@aol.com; john.komoroske@finra.org; jlrc@cpma.com; mslyman@verizon.net; hsdunn@ipbtax.com; Alicia Hughes; Del Pepper; delperpe@aol.com; Frank Fannon; Kerry Donley; paulcsmedberg@aol.com; council@krupicka.com; William Euille

Cc: dosthomp@comcast.net

Subject: FW: Seminary Hill ALERT: Contact Planning Commission re lights at Hammond Middle School

From: dosthomp@comcast.net [mailto:dosthomp@comcast.net]

Sent: Thursday, June 02, 2011 3:32 PM

To: Seminary Hill Association

Subject: Re: Seminary Hill ALERT: Contact Planning Commission re lights at Hammond Middle School

Thank you, Nan, for all the good work you do for the SHA. Please feel free to forward my comments to the City council or whomever, concerning the lighting proposal for the Hammond school fields. I am unable to attend their meeting.

I am a resident of Varsity Park, and am **shocked** that the council would even consider adding to the chaos of BRAC 133 for this neighborhood. If the traffic isn't going to be bad enough, the traffic and parking during games would be appalling. Why do they "dump" all problems onto West End residents? There were already group homes set up in this neighborhood for drug addicts, unwed mothers, etc., and then they wanted to convert the Burke Library into a center for troubled teens, right across from a middle school! Add to that the fact that the traffic light at the intersection of Seminary and N. Pickett is faulty - sometimes I have to sit through 3 light changes before the Picket St. traffic can get onto Seminary Rd., and the traffic jam will probably make the national news. Since they aren't paying attention, I guess I can only exert influence with my vote (and I do vote) - I won't vote for any one of them unless they rethink their strategies.

Regards,
Linda Thompson

PS: I have a neighbor who has lived here for 50+ years who feels the same way.

Krisna Earley

Subject: FW: COA Contact Us: Hammond Lights

Begin forwarded message:

From: Cicely Woodrow <Cicely.Woodrow@alexandriava.gov>
Date: June 3, 2011 10:52:57 AM EDT
To: Suzanne Laboy <suzannelaboy@gmail.com>
Cc: Graciela Moreno <Graciela.Moreno@alexandriava.gov>, Kendra Jacobs <Kendra.Jacobs@alexandriava.gov>
Subject: RE: COA Contact Us: Hammond Lights

Dear Ms. Laboy,

Thank you for submitting comments to the Department of Planning and Zoning. By copy of this email, I'm forwarding your message to Kendra Jacobs, Administrative Staff to the Planning Commission, who will make your comments available to the Planning Commission as part of the official record. You are welcome to attend the hearing where you may express your views also.

Best regards,

Cicely Woodrow

Cicely B. Woodrow, PHR
Management Analyst III
Department of Planning & Zoning
301 King Street, Room 2100
Alexandria, Virginia 22314
Direct: 703-746-3810
Fax: 703-838-6393

ECO-CITY  **ALEXANDRIA**

In keeping with Eco-City Alexandria please consider the environment before printing this e-mail, print on paper certified for sustainability, and save energy by turning off your computer and printer at night.

From: Suzanne Laboy [<mailto:suzannelaboy@gmail.com>]
Sent: Tuesday, May 31, 2011 9:33 PM
To: PnZFeedback; Cicely Woodrow; Graciela Moreno
Subject: COA Contact Us: Hammond Lights

COA Contact Us: Planning and Zoning General Feedback

Time: [Tue May 31, 2011 21:33:20] **Message ID:** [30508]

Issue Type: Planning and Zoning General Feedback

First Name: Suzanne

Last Name: Laboy
Street Address: 608 N. Pickett st
City: Alexandria
State: Va
Zip: 22304
Phone: 703-509-4547
Email Address: suzannelaboy@gmail.com

Subject: Hammond Lights

Dear Planning Commission:

I am writing to you today to support the

Alexandria Public School System's (ACPS) request for a Special

use permit (SUP) for lights at the playing field next to Hammond Middle School.

The City of Alexandria is in serious need of playing fields for both its youth and adults. The school age population has increased significantly and is expected to continue that growth. The expectation of this is shown in the recently approved City budget that provides funds to build two new replacement schools, which will be much larger than the ones being replaced. Just looking at the recent census data shows us that Alexandria also has a growing adult population. Both segments of Alexandria will need fields for recreation purposes. However, as great

Comments: as Alexandria is, it is an urban environment that has limited amount of space available anywhere in the City limits. Other than the Roth-Witter project, it is unrealistic to expect more space to open up for additional fields. Therefore we have to maximize what field space we have. The City has stated that we need 9 artificial turf fields, along with lights, to meet our current recreation demands. We now have 4 such fields.

Adding the Hammond field, along with the lights, is critical to meeting our current needs, much less our future needs. Each turf field with lights can get three times the usage of an unlit grass field. That is the only way we will be able to serve the population of the City. Please vote to support the SUP so that the entire City can benefit from this action.

Sincerely,

Suzanne Laboy, mother of 4 boys who play sports

Kendra Jacobs

Subject: FW: COA Contact Us: lights at Hammond Middle School

From: Cicely Woodrow
Sent: Wednesday, June 01, 2011 11:15 AM
To: elena zaytseva
Cc: Graciela Moreno; Kendra Jacobs
Subject: RE: COA Contact Us: lights at Hammond Middle School

Dear Ms. Zaytseva,

Thank you for submitting comments to the Department of Planning and Zoning. By copy of this email, I'm forwarding your message to Kendra Jacobs, Administrative Staff to the Planning Commission, who will make your comments available to the Planning Commission as part of the official record. You are welcome to attend the hearing where you may express your views also.

Best regards,
Cicely Woodrow

From: elena zaytseva [mailto:zaytseva@hotmail.com]
Sent: Wednesday, June 01, 2011 11:02 AM
To: PnZFeedback; Cicely Woodrow; Graciela Moreno
Subject: COA Contact Us: lights at Hammond Middle School

COA Contact Us: Planning and Zoning General Feedback

Time: [Wed Jun 01, 2011 11:02:11] Message ID: [30525]

Issue Type: Planning and Zoning General Feedback
First Name: elena
Last Name: zaytseva
Street Address: 1427 woodbine street

City: alexandria

State: va

Zip: 22302

Phone: 7036714167

Email Address: zaytseva@hotmail.com

Subject: lights at Hammond Middle School

I strongly support artificial turf and lights installation at Hammond Middle School. As a mother of 2 boys involved in lacrosse and soccer we really need to improve our field situation. Half of the games and practices

Comments: are canceled because of the weather each season. The kids want to play and

they need to exercise but opportunities are not there. The field is not

close to the houses and 10 pm curfew is a great idea. while I am writing

this, I also think that we should be able to use TC Williams field more and have lights there as well. our taxes go up every year in the city but the level of services is going down every year.

Kendra Jacobs

Subject: FW: COA Contact Us: Hammond Lights

From: Cicely Woodrow
Sent: Wednesday, June 01, 2011 9:49 AM
To: Brian McPherson
Cc: Graciela Moreno; Kendra Jacobs
Subject: RE: COA Contact Us: Hammond Lights

Dear Mr. McPherson,

Thank you for submitting comments to the Department of Planning and Zoning. By copy of this email, I'm forwarding your message to Kendra Jacobs, Administrative Staff to the Planning Commission, who will make your comments available to the Planning Commission as part of the official record. You are welcome to attend the hearing where you may express your views also.

Best regards,
Cicely Woodrow

From: Brian McPherson [mailto:brian.mcpherson@raymondjames.com]
Sent: Wednesday, June 01, 2011 9:40 AM
To: PnZFeedback; Cicely Woodrow; Graciela Moreno
Subject: COA Contact Us: Hammond Lights

COA Contact Us: Planning and Zoning General Feedback

Time: [Wed Jun 01, 2011 09:40:01] Message ID: [30515]

Issue Type: Planning and Zoning General Feedback
First Name: Brian
Last Name: McPherson
Street Address: 2356 No Early St
City: Alexandria
State: VA
Zip: 22302
Phone: 703-931-6748
Email Address: brian.mcpherson@raymondjames.com
Subject: Hammond Lights

As the Alexandria Little League representative to the Alexandria Youth Sports Advisory Board I wish to express our support for the installation of lights @ the Hammond School.

Comments: The city needs to make full use of the remaining available fields in order to accommodate the number of youths and adults who wish to participate in the city's sports programs.

The

scheduling of games and practice times is becoming increasingly difficult for the Alexandria Youth Sports Organizations. It is more complex for the spring and fall seasons when daylight becomes an issue. Coaches are forced

to schedule afternoon practices so the players have adequate daylight.

Lack of sufficient lighting becomes a safety issue. Afternoon practices

starting before 5PM also puts a strain on the parents. In many households,

both parents work full time jobs and don't have the flexibility of leaving work early so their player can participate.

It will be a shame to turn

away players who wish to participate in the city sports programs - but can't because the city lacks the necessary facilities.

DONNELL R. FULLERTON
1407 N. Pickett Street
Alexandria, VA 22304

June 3, 2011

Planning Commission
City of Alexandria
Alexandria City Hall
301 King Street
Alexandria, Virginia 22314

Re: Docket Item # 10
Special Use Permit #2010-0079
4646 Seminary Road- Francis Hammond Middle School.

I received an announcement last week about a Request for Consideration to add lighting to an existing athletic field/track and minimum a modification to the minimum front yard setback by the Alexandria City Public School ("ACPS"). I live directly across the street from the existing field and will be directly and adversely impacted by this requested Special Use Permit #2010-0079.

The application is significantly deficient in its description of the proposed project, activities to be conducted relative to the construction and use thereof and the adverse impacts resulting there from.

Absent a full description of the project including, but not limited to, light pollution, noise impacts, traffic and parking impacts and the adverse impact on the value of neighboring properties this application fails to establish any basis for the grant of two special use permits or the variances which are required but not requested by this applicant.

I live at 4722 North Pickett Street immediately across the street from the existing athletic field and within approximately 125 feet of one of the proposed sixty (60) feet tall lighting structures.¹ Below I identify a number of issues of concern relative to this application and proposal.

1. Light Pollution

Light pollution is a serious problem in Northern Virginia. The subject athletic field is immediately in front of my home. The existing skyline is in clear view of my home from the master bedroom, living room, sun room and front yard. Stars are clearly visible and the view unobstructed.

¹ My property is shown on page 2 of Staff's report identified as "1407". The application fails to contain sufficient detail to establish exactly where applicant proposes to situate its light towers but seeks to locate at least two approximately 23 and 25 feet from its property line.

Applicant proposes to introduce a series of light towers with multiple levels of lights and will fill the sky with light three hundred sixty five days a year until at least 10 p.m. every night other than Sunday which will feature illumination up until 6 pm. No dimensions are included in the application but applicant proposes to shower light over a large rectangular area roughly the size of a football field to service a yet to be installed replacement soccer field. Applicant intends to add to the towers at a lower level additional directed lights to illuminate beyond the field onto a yet to be installed oblong four lane wide running track.

The application provides no details as to total candle power of lighting to be installed, no information as to average constant illumination on the field or the track, no meaningful technical data regarding foot-candles of design, types of fixtures or manufacturing specifications.

This proposal seeks to retrofit an athletic field yet to be installed in an existing suburban neighborhood. Installation and operation of artificial lights in the manner described in the application presents significant quality of life issues. There is inadequate space between the athletic field and existing residences. Given the expansion of Hammond Middle School approximately four years ago then existing regulation track was removed as there wasn't sufficient space to keep it and erect the school addition. Now a smaller non-regulation size track and non-regulation size soccer field are the intended recipients of the lights.

Light trespass is when light crosses property lines. As noted in the White Paper on Athletic Field Lighting issued by Fairfax County Park Authority – “When light crosses property lines it can detract from the property value and quality of life of those whose property it is improperly directed. It can be a particularly objectionable problem when obtrusive recreational or commercial lighting is immediately adjacent to residential neighborhoods...”²

My property is currently the subject of light trespass and is impacted by “security” flood lights mounted on the walls of the new addition proximate to the existing athletic field which shine into the front of my house.³ This existing spill light is not addressed in the application at all.

The application utterly ignores and fails to address the new “spill light” which will be created by the installation of these light towers. No mention is made of the spill effect of the lower lights which applicant plans to direct outside the athletic field and illuminate the track which is to surround the field. A meager reference is made to spill on sidewalks but it is insufficient to inform.

² White Payer Athletic Field Lighting and Control of Obtrusive Light Pollution - Fairfax County Park Authority July 2010 at page 6.

³ After months of repeated complaints, recently modifications in the form of shades have been made to lessen this intrusion.

The application fails to address at all glare. Glare is excessive brightness occurring in the normal field of vision. Glare differs from spill light as would occur when I look out my windows or walk into my front yard and while not directly facing the source see illumination of the field and other objects receiving light from it. As addressed in the White Paper, "Glare can be a significant problem that seriously impairs both safety and quality of life. Glare can be a serious safety hazard (for example for drivers and pedestrians) in that it demands attention since one's eyes are naturally attracted to bright light, and at night this destroys the eye's dark adaptation (i.e., the eye's sensitivity to lower light levels).⁴

Glare is exasperated by the degree of the light being cast. For this reason Fairfax County prescribes either a 70' or 80' light pole to minimize glare and its impact. This applicant fails to identify the height of the poles it intends to install but specifies that they "will not exceed 60' in height. It is clear that the pole height applicant proposes will not meet recommended standards to attempt to minimize the impact of glare.

This application will result in spill light and glare and impact detrimentally Varsity Park and my property. There is no basis for granting any special use permit or making any finding of hardship or grounds for a variance as this lighting proposal is entirely an elective being sought by this applicant.

The applicant claims separately to have obtained all necessary approvals and funding to install both a new athletic field and track and has repeatedly admonished concerned citizens that regardless of its lighting application these facilities will be installed.⁵

There is no intention for students at Hammond Middle School to use the lighted field as part of educational or physical education curricula sponsored by ACPS. The fields will not even be under the control of ACPS after 6 pm in the evening.

The instant application for a Special Use Permit is by the repeated statements of the applicant independent and not subject to their existing commitment to install an upgraded

⁴ White Paper at page 7.

⁵ Applicant claims to have received authorization and budget approval at a special meeting months prior to alerting this community of its plan to install lighting at Hammond Middle School. Two public hearings have been held at Hammond Middle School to which the public has been invited. At the last public meeting the School Board Chair, Yvonne Folkerts, attended. I spoke at the meeting and related to Ms. Folkerts, the meetings with ACPS and my community immediately prior to the expansion of Hammond Middle School and the statements made by Board Member Roger D'Giolo at that time on behalf of ACPS that there would be no stands and no lighting of this field. I requested that Ms. Folkerts withdraw the pending proposal. I never received a response, however, I am advised that at the most recent City/Schools meeting at which the Mayor, Councilman Krupicka, Ms. Folkerts and Sheryl Gorsuch and staff members for both the City and ACPSSS an agenda item dealing with lights at Hammond was discussed.

athletic field and track on their property. As such Hammond's educational mission is unaffected in any manner by a rejection of the pending Special Use Permit request.

2. Noise

Applicant proposes to deliver possession of its athletic field to the Alexandria Department of Recreation, Parks and Cultural Activities ("RCPA"). Applicant proposes operations from 8 am until 10 pm Monday through Saturday and 8 am until 6 pm on Sunday. It describes its proposed use as "Athletic Field". The current schedule attached at page 26 indicates that Adult Sports Soccer (Rentals) (several leagues) will use the field September through November.

Noise from players will present itself when ever games are played. It exists now. Noise from officials, whistles, will intrude upon and punctuate my property and the community evenings all year long. The noise of parking cars, horns as players and spectators lock and unlock their vehicles will be present ending officially at 10 pm but in reality until players and spectators leave either dressing on the field or in or next to their cars some time later.

I plainly hear in my house and rear yard the ongoing noise from players as do a number of my neighbors. It is annoying and detracts from my enjoyment of my house and pool and interferes with my use of my property. It is a nuisance to permit such noise to continue after dark when it currently ends until after 10 p.m. in the evening. There are small children in the neighborhood whose sleep is interrupted. My grandchildren go to bed at 7:30 pm. Shouts and yells, car alarms being disengaged, doors and trunks being opened and closed are intrusive and obnoxious. This all is a natural result of this application and can not be minimized and it has a significant adverse impact on me and my neighbors.

3. Parking

Varsity Park has a serious and ongoing parking problem. The application does nothing to address this problem only will add to it. The applicant assumes because there is a parking lot at the rear of Hammond Middle School that it's projected 20-25 additional vehicles "can be easily accommodated". It ignores the "Industry Standard suggestion of 38 parking spaces for a rectangular field. It ignores the overlap between games ending and the need for the next team to have already parked and be suiting up for play. It ignores the reality which is that often there are competing functions at the school which take up the parking lot and that human nature being what it is that convenience will dictate parking on the street as close as one can get to the corner of Seminary and North Pickett.

I have lived at 1407 N. Pickett Street for over twenty years and observe it on a daily basis. Users of the track and of the field routinely park in front of my house and up the street. Users routinely ignore the No Parking signs, routinely make U turns on North Pickett Street and create hazards as they park their vehicles. All this will only be exasperated when the hours of usage extend into the night.

ACRP will do nothing to address the parking impact. ACPS will patrol its lot and possibly write a ticket if someone is blocking a lane or an exit. They have no jurisdiction and no interest in what goes on outside of their lot. I and my neighbors are left to Traffic Enforcement which is ill staffed especially in the evenings or weekends to deal with parking issues.

As a result of BRAC our current parking problems will only be worsened. In fact the Mayor as part of his request for impact payments from the federal government has acknowledged this and is requested \$300,000 + to hire and equip additional traffic enforcement resources for this area.

Grant of this application will draw a significant number of additional vehicles will result in parking and traffic congestion and will materially detract from the quality of life in Varsity Park.

4. Traffic

Hammond Middle School generates significant traffic during the day especially when school buses drop off and pick up students. This is augmented by parents lining up to drop off and pick up their children. BRAC is projected to add at least four thousand vehicles a day to the already congested area surrounding Hammond Middle School. BRAC will not restrict its limited parking spaces to car pools and thousands of employees will descend on Varsity Park (circling Hammond Middle School into Varsity Park) seeking parking and short cuts to avoid grid lock on I-395.

The addition of an evening draw of traffic to play and observe evening soccer leagues will compound an already existing problem. Applicant has no solution to this other than ignore its contribution to the problem.

5. Health and Safety

The Fire Station, at the corner of North Pickett and Seminary is extremely busy and will only get busier. Fire Trucks routinely are called out on emergencies as is their paramedic unit. Often they drive down North Pickett on emergency runs under full siren. They are the designated "Jaws of Life" unit and respond to accidents on I-395 and throughout the city where motor vehicles are involved and entrapment exists. Their mission will be compromised by the addition of traffic to Hammond in the evenings.

The Mayor has gone on record to the federal government seeking impact assistance noting that the critical response time (less than 4- 6 minutes) is already illusive in this area and will not be able to be maintained once BRAC opens. A request for an additional paramedic unit has been made and is pending.

The addition of a steady stream of soccer players to Hammond Middle School every evening of the week and congestion and traffic, glare and light pollution resulting from this application will further degrade the health and safety of our community.

6. Aesthetic Issues

Varsity Park is suburban community zoned R-20 in large part. It features lawns and well maintained neighborhoods in scale stepping down from the high rise apartments bordering I-395. We have beautiful trees, birds and an open and quiet community. Our skyline is beautiful not marred by commercial structures and is in proportion. Erection of sixty foot towers will mar our vistas and is out of character and will negatively impact and detract from the quality of life in this community.

Applicant has chosen to site its lights in what is know as the upper field. Curiously, Applicant has other areas on its property which if used would significantly mitigate on the aesthetic impact on the skyline these towers present, address significant glare abatement issues due to the existing large vegetation and tree borders separating the lower fields from the road and neighbors. This applicant could, if it so chose, mitigate substantially some of the previously identified negative impacts by locating any lighted athletic field on the North end of its property, i.e. in "death valley" and reconfiguring the existing fields located there.

7. Negative Impact of the Value of Homes

Approval of this application will materially and adversely impact the value of homes in Varsity Park. Despite this issue having been raised by me and others at these public meetings and direct reference being provided to the recent application to install artificial lights at Bishop Dennis J. O'Connell High School, the study conducted as to diminution in property values and the decision by Arlington County to reject the proposal, neither the applicant nor staff in its report address this vital concern.

The applicant has retained and spent considerable sums on a consultant to package its application and market its proposal for the addition of lights at Hammond Middle School. The applicant was made aware of the serious concern held by me and others that this lighting project would seriously reduce property values in our neighborhood. Applicant has chosen to ignore the issue.

I have discussed this situation with four highly credentialed and experienced appraisal companies in recent days and shared with them the application, staff's report and the Arlington study conducted as to impact on values in Arlington and its conclusions. All concurred with the soundness of the Arlington study's approach and its conclusion that there will be a negative impact on the value of homes as a result of installation of athletic lighting.

The issue each appraiser expressed is how to best quantify the magnitude of impact as a result of this application. All concurred that given my home's location directly across the street from a light tower and the field that a diminution in value would exceed the Arlington County study average impact and likely result in a twenty to thirty percent diminution in the value of my property. Each indicated that a detailed analysis could be done and that it would take eight to twelve weeks. I am awaiting a proposal at this time.

Applicant has presented nothing to address the serious and significant adverse economic impact on neighbors which will result if this application were approved. The Planning Commission must draw a negative inference from this conscious omission by applicant and conclude that as a matter of fact surrounding homes will be materially impacted as a result of this proposal reducing home values from 9 to 30%.

8. Other observations and concerns

No Cost Information - we as taxpayers are to pay for this

There is no cost information provided in the application. These proposed light towers and improvements and the extensive expenditures by ACPS on its agent Kimley-Horn and Associates, Inc. will all be funded at tax payer expense. Estimates by Mr. Hise at the public meetings suggest the lights will cost upwards of \$700,000.00. Issues have been raised not only with the installation costs but the operating costs- again nothing in the application or staff's review. This information should be required of the applicant. Any analysis of this application should include a review of this information and the analysis in staff's report as to fields and strategy omits this entirely. How can the Planning Commission consider this application without this basis cost information being a part of the record?

Here are some estimated costs -

- * \$1,200,000 - The cost to convert Hammond Middle School to an artificial turfed athletic field with non-regulation oval track;
- * \$ 700,000 - The addition of lights; and
- * \$3-5,000,000 - Reduction in Varsity Park home values

9. No Hardship on Applicant for relief from setbacks

The application seeks relief from the 70' front setback to install one of this light towers within 25' feet of the property line. The proposal lacks detail sufficient to identify how close to my property or others the nearest pole will be. No support for a variance is presented.

No hardship exists. ACPS has sufficient land to locate its light poles within side yard setbacks. Applicant chooses to situate its new athletic field in an area of its Property where it must seek variances from the 70' set back requirements. ACPS has a large parcel. It includes a large parcel immediately served by the rear parking lot naturally shielded by mature trees currently and for years operated for soccer and other athletic activities.

ACPS suggests that there is a VA Power transmission line which would complicate installation of a new synthetic field in that area of its property. ACPS ignores the huge negative economic impact it will cause driving down home values by ignoring this alternative and pushing forward with its current plan.

Any positioning of light towers can be easily accommodated on the vast expanse of property owned by ACPS, the fact that it chooses to position a tower within 23 or 25 feet from its property line does not create a hardship.

Summary

The application filed in this matter is deficient on its face and should be denied. If leave to amend or supplement is permitted applicant then adequate notice should be afforded the public.

Sincerely yours,

s/s

Donnell R. Fullerton

Kendra Jacobs

Subject: FW: COA Contact Us: Lights on Francis Hammond MS

From: Cicely Woodrow
Sent: Monday, June 06, 2011 9:37 AM
To: bridget spaniel
Cc: Mary Christesen; Peter Leiberger; Graciela Moreno; Kendra Jacobs
Subject: RE: COA Contact Us: Lights on Francis Hammond MS

Dear Ms. Spaniel,

Thank you for submitting comments to the Department of Planning and Zoning. By copy of this email, I'm forwarding your message to Kendra Jacobs, Administrative Staff to the Planning Commission, who will make your comments available to the Planning Commission as part of the official record. You are welcome to attend the hearing where you may express your views also.

Best regards,
Cicely Woodrow

From: bridget spaniel [mailto:bhm_16@yahoo.com]
Sent: Monday, June 06, 2011 6:52 AM
To: Mary Christesen; Peter Leiberger; Cicely Woodrow; Graciela Moreno
Subject: COA Contact Us: Lights on Francis Hammond MS

COA Contact Us: Zoning Questions or Complaints

Time: [Mon Jun 06, 2011 06:52:11] Message ID: [30655]

Issue Type: Zoning Questions or Complaints
First Name: bridget
Last Name: spaniel
Street Address: 905 e timber branch pkwy
City: alexandria
State: va
Zip: 22302
Phone: 703838955
Email Address: bhm_16@yahoo.com
Subject: Lights on Francis Hammond MS
ACPS will have use of the fields until approximately 6:30 pm most seasons,
with City recreational leagues using the fields after that time. The
Comments: installation of lights will allow greater use of the field, both by youth
and adults. As with all other parks in the City, the use would be
curtailed at 10:00 pm.
Please consider adding lights to the Francis

Hammond MS.

The City is desperately short of playing fields for both youth and adult sports. The City calculates that a turf field with lights can be used up to 3 times more than a regular grass field.

The City fields at Minnie Howard, Ft. Ward, and Ben Brenman are all used at night under the lights with minimal impact upon the surrounding neighborhoods.

There is a significant lack of playing fields in the West End. Increasing the use of Hammond will help alleviate some of that shortage, reducing car

trips to other locations for West-end residents.

Youth sport coaches

report that they cannot get to the fields from their jobs to hold practices until 6:30 PM many nights. Lights are essential to the youth sports programs in order to support the participation of employed adults as coaches.

The City's proposal for the lights actually gives the community and the City a greater control over how the field is used and by who as permits will be required for its use.

A fence will be built

around the field so only permitted use can be made of the fields. The track around it will not be fenced and will be available at most times.

Gates exit to the established parking lots to help control traffic and parking.

The City will provide on-site staff during evening games.

Thank you for your consideration, Bridget Spaniel

Kendra Jacobs

Subject: FW: COA Contact Us: Hammond

From: Cicely Woodrow
Sent: Monday, June 06, 2011 9:34 AM
To: Steve Beggs
Cc: Graciela Moreno; Kendra Jacobs
Subject: RE: COA Contact Us: Hammond

Dear Mr. Beggs,

Thank you for submitting comments to the Department of Planning and Zoning. By copy of this email, I'm forwarding your message to Kendra Jacobs, Administrative Staff to the Planning Commission, who will make your comments available to the Planning Commission as part of the official record. You are welcome to attend the hearing where you may express your views also.

Best regards,
Cicely Woodrow

From: Steve Beggs [mailto:stephen.beggs@transwestern.net]
Sent: Sunday, June 05, 2011 9:47 PM
To: PnZFeedback; Cicely Woodrow; Graciela Moreno
Subject: COA Contact Us: Hammond

COA Contact Us: Planning and Zoning General Feedback

Time: [Sun Jun 05, 2011 21:47:13] Message ID: [30653]

Issue Type: Planning and Zoning General Feedback
First Name: Steve
Last Name: Beggs
Street Address: 2508 Terrett Ave.
City: Alexandria
State: VA
Zip: 22301
Phone: 571.334.8098
Email Address: stephen.beggs@transwestern.net
Subject: Hammond
Facilities in Alexandria, including outdoor ballfields, should continually
be improved.
The West End of town lacks adequate recreation space
including athletic fields.
Comments: It is important as a community that we
provide recreational opportunities at all hours.
A track will not only
dramatically improve the curriculum of the athletic program for the

students at hammond, but it will also be a safe place for all members of the community to run and jog.

Kendra Jacobs

Subject: FW: COA Contact Us: Hammond SUP

From: Cicely Woodrow
Sent: Monday, June 06, 2011 9:32 AM
To: Michael Neilson
Cc: Graciela Moreno; Kendra Jacobs
Subject: RE: COA Contact Us: Hammond SUP

Dear Mr. Neilson,

Thank you for submitting comments to the Department of Planning and Zoning. By copy of this email, I'm forwarding your message to Kendra Jacobs, Administrative Staff to the Planning Commission, who will make your comments available to the Planning Commission as part of the official record.

Best regards,
Cicely Woodrow

From: Michael Neilson [mailto:michaelneilson@gmail.com]
Sent: Sunday, June 05, 2011 2:36 PM
To: PnZFeedback; Cicely Woodrow; Graciela Moreno
Subject: COA Contact Us: Hammond SUP

COA Contact Us: Planning and Zoning General Feedback

Time: [Sun Jun 05, 2011 14:35:54] Message ID: [30642]

Issue Type: Planning and Zoning General Feedback
First Name: Michael
Last Name: Neilson
Street Address: 4110 Fort Worth Place
City: Alexandria
State: Virginia
Zip: 22304
Phone: 703 751 6053
Email Address: michaelneilson@gmail.com

Subject: Hammond SUP

Dear Planning Commission members,

Due to business commitments, I will be

unable to attend the meeting at which you will consider the SUP amendments

Comments: for lights at the Hammond athletic field. I wish to express my support for

approving the ACPS requests to install lights at the field.

The schools

and community face a shortage of adequate athletic fields which the city is

working to overcome. We face a multi year process to overcome this problem.

One part of the solution is the use of synthetic turf fields and lighting which will enable us to get the most use of our existing facilities. For many of our youth and adult sports, lights are required to use fields during most of the year, except just a few summer months.

The lighting

technology to be installed at Hammond will be "full cut off"

lighting and will not disturb the surrounding neighborhood. The

longstanding use of the Hammond athletic fields have been in place for many

years and the facility offers ample parking for use of the field. In

addition, use of the athletic field will not make any meaningful impact on

use of the streets providing access which carry much more traffic unrelated

to the fields.

In summary, ACPS and the community need the lighted

fields at Hammond, city staff has properly supported the recommendation for

approval of the SUP action, there will be no adverse effects of installing

the lights, and the Planning Commission should recommend approving this.

Thank you.

Sincerely,

Michael Neilson

Kendra Jacobs

Subject: FW: COA Contact Us: Francis Hammond Field - Adding Lights

From: Cicely Woodrow
Sent: Monday, June 06, 2011 10:51 AM
To: Geralyn McNally
Cc: Graciela Moreno; Kendra Jacobs
Subject: RE: COA Contact Us: Francis Hammond Field - Adding Lights

Dear Ms. McNally,

Thank you for submitting comments to the Department of Planning and Zoning. By copy of this email, I'm forwarding your message to Kendra Jacobs, Administrative Staff to the Planning Commission, who will make your comments available to the Planning Commission as part of the official record. You are welcome to attend the hearing where you may express your views also.

Best regards,
Cicely Woodrow

From: Geralyn McNally [mailto:gmcnva@comcast.net]
Sent: Monday, June 06, 2011 10:50 AM
To: PnZFeedback; Cicely Woodrow; Graciela Moreno
Subject: COA Contact Us: Francis Hammond Field - Adding Lights

COA Contact Us: Planning and Zoning General Feedback

Time: [Mon Jun 06, 2011 10:49:35] Message ID: [30660]

Issue Type: Planning and Zoning General Feedback
First Name: Geralyn
Last Name: McNally
Street Address: 1641 Francis Hammond Pkwy
City: Alexandria
State: VA
Zip: 22302
Phone: 703-370-7834
Email Address: gmcnva@comcast.net
Subject: Francis Hammond Field - Adding Lights
Dear Planning Commission,
I have been involved with the Alexandria
Lacrosse Club (ALC) for seven years and served as a Field Commissioner
for
Comments: four seasons. The club is a youth sports organization with participants in
K through 8th grade. The home game field for ALC is Minnie Howard. We
started playing on the field when it was grass covered and continue to this
day on the artificial turf surface using the lights when needed.

The

Francis Hammond Field requires lights because the investment of the tax dollars for the artificial turf surface is only justified if the entire community benefits from the facility. The facility has to be available in the evening to meet this criterion. The registered youth and adult sport groups have a record of good citizenship regarding the use of the fields and need post sunset access. The addition of lights allows for working tax payers to volunteer as coaches and benefit from adult recreation activities.

Minnie Howard was the first rectangular field with a locked fence which made the enforcement of the permit-only play easier for the city. It was also the first field with cut-away lights which allowed ALC to recruit working adults as coaches by adding the evening practice option. The field is a fabulous facility because of the combination of the playing surface, cut-away lights and locked fence. The permit users respect the facility and keep it in good condition. The lights drive the return on investment as the play time is maximized.

The City Parks and Recreation

Department deserves high marks for the management of the Minnie Howard field. There was a learning curve. The neighborhood concerns about lax field management are based on out-dated information regarding the skill and care the city employees currently direct toward the grass and artificial turf fields. The fields are patrolled; the garbage is removed on a scheduled basis with extra pickups completed in response to observations during the patrols or in response to a request from a permit user. The lights cut off automatically at the set evening time or are kept off by the city workers when the field is not scheduled for activities by a permit user. Non-permit groups are removed from the field.

My only objection

to the plan for lighting the field is the neighborhood desire to have the field fenced but unlocked. This will place an undue burden on the Parks and

Recreation Department and the police as it leaves the field open to all

including those violating the rules regarding care of the facility. This includes people exercising their dogs, owners that fail to clean up after their pets, people holding gatherings such as birthday parties and not cleaning up and unofficial sports groups holding spontaneous competitions.

A locked permit-only field limits access to known entities. The permit is put at risk if the group leaves the facility in poor condition or they violate noise and crowd control ordinances.

Sincerely,
Geraldyn
McNally

Dear Members of City Council, School Board, Planning Commission, and City and ACPS Staff,

My name is Brendan Orsinger, in my fifth year of residence in the City of Alexandria. I am writing you **to express my strong support for the approval of lights at Hammond Middle School**. I am a west-ender, living just down the road from Hammond Middle School in Ramsey District.

I spent my youth growing up in Vienna, Virginia, benefiting from the many lighted fields in Fairfax County. Those fields that were unlighted would from time to time leave us quite literally in the dark, forcing a postponement or my baseball games into an early end. Just as in my case, lights add to the opportunities that youth and adult sports have to hold athletic events, and safety to those events that run into twilight.

The additional playing time that the lighted athletic fields afforded me was instrumental in my success with baseball, a skill that helped me gain acceptance into college. I think it would be safe to argue that without the opportunity to play after dark, my skill would not have reached its full potential, hampering my ability to be recruited to play NCAA sports and admission into the school of my choice.

Aside from points I personally made above, here are some other advantages that installation of these lights would bring to our community:

1. ***Increase playing time and fitness and recreation opportunities for youth.***

Having lights, especially in the spring and fall, will allow for practices to extend into the evening.

With the track being installed at Hammond, youth will be able to jog in the evening as well in safe environment.

2. ***Increase playing time and fitness and recreation opportunities for adults.***

It is very difficult for many of our adults to find playing fields for soccer that accommodate a full work schedule. Extra hours would help these busy professionals get the exercise they severely need after a long day of work.

The old track at Hammond was used extensively by neighbors for exercise. Having lights around the new track will give adults a chance to get their physical exercise performed in a safe environment.

3. ***Provide a greater return on investment for Alexandria taxpayers.***

Putting lights on the field at Hammond will increase the number of hours it can be used which is a better return on our investment than not having the lights.

Sincerely,

Brendan Orsinger

Dear Members of City Council, School Board, Planning Commission, and City and ACPS Staff,

My name is Clark Mercer, a lifelong resident of Alexandria and Seminary Hills, and I am writing you to express my strong support for the approval of lights at Hammond Middle School.

Both of my parents attended Hammond High School, with my father playing football and running track there all four years under Coach Yoast, made famous in the movie "Remember the Titans". I grew up in the same house my grandfather built, directly abutting Chinquapin Park— my family is one of the few that has lived in the neighborhood prior to T.C. Williams being built. All the members of my family are strong supporters of lights being installed along with synthetic turf on fields such as Hammond.

I grew up playing recreation soccer on Hammond's upper field, and then practiced there for four years when I played at T.C. Williams. After graduating from college, I came back to Alexandria and coached the men's varsity soccer team for seven seasons- coaching at Hammond every day in the spring, six times a week.

In addition to having used the Hammond field probably more than just about anyone in the city, I also am a member of the City's Parks and Recreation Commission (having also served on it as a high school member), and have worked on a variety of planning issues as a former employee of the Urban Land Institute. Given my background, I think I am in a unique position to discuss this proposal and would offer the following reasons in support of having lights at Hammond:

1. Increase playing time and fitness and recreation opportunities for youth.

Having lights, especially in the spring and fall, will allow for practices to extend into the evening. As a coach, I can tell you that I encourage my players first and foremost to stay after school, if needed, to get additional help in the classroom. This leads to our practices starting that much later and having to end when it gets dark- which, as you know, in the spring and fall is fairly early.

With the track being installed at Hammond (and it was a shame it hasn't been replaced any earlier), youth will be able to jog in the evening as well in safe environment.

2. *Increase playing time and fitness and recreation opportunities for adults.*

It is very difficult for many of our adults to find playing fields for soccer that accommodate a full work schedule. I have played in an adult soccer league for a few years comprised mostly adults who live on the West End of the City. We all work fulltime jobs and usually cannot begin playing soccer until the evening. We don't have many options in terms of where we can play, and as a result we have two or three teams worth of players playing on the same field in the early evening, trying to get whatever playing time we can in before it gets dark. This is too many people to have playing on one field. Putting lights on a field and fencing it off will result in only teams that have schedule practices and games playing, and will result in a more appropriate number of players on a field at one time. The adults I play with, most of whom are immigrants, love the game of soccer and deserve fields to play on in the evening. Because the fields are used by the youth in the afternoon and early evening, and because many adults work until the early evening, the best option for giving taxpayers in the community a chance to enjoy playing soccer is to have lights installed on appropriate fields in the community.

Additionally, the old track at Hammond was used extensively by neighbors for exercise. Having lights around the new track will give adults a chance to get their physical exercise performed in a safe environment.

3. *Provide a greater return on investment for Alexandria taxpayers.*

Putting lights on the field at Hammond will increase the number of hours it can be used which is a better return on our investment than not having the lights.

4. *Give parents and adults the opportunity to coach.*

When I coached the T.C. Williams' soccer team, I was working at Tyson's Corner and had to be at work by 5AM to get my hours in so I could be at Hammond in the afternoon for practice. That is simply not doable for most parents who not only work, but also have family duties to attend to. By putting lights in, we will open the opportunity to coach to more parents and adults. Drive by the fields at Ben Brenman Park in the evening and you will see the fields full of children being coached by their parents and adults in the community.

5. *Increase the competitiveness of Alexandria sports- soccer, for example.*

The Alexandria Soccer Association and the T.C. Williams Soccer teams do an excellent job teaching soccer to our youth. We compete against some very good teams from Arlington and Fairfax Counties. I believe every public high school in both of those counties has lights, not only at their high schools, but on turf fields throughout the counties. For the reasons I am listing here, Arlington and Fairfax have realized the advantages of having turf fields and lights, and are ahead of Alexandria in this area. The result is that they have more playing time for their youth and adults and that gives them a competitive advantage.

Lastly, I would be remiss if I didn't address some of the comments I heard about the Hammond lights' issue at a recent public information session at Hammond.

First, our open space and fields exist for all residents of our community— rich, poor, black, white, or Latino. There was discussion at the hearing about the amount of taxes some neighbors pay relative to the amount that the adults

playing soccer do, suggesting that those who pay more taxes should have more of a say over how we program our fields and open space. There were complaints that some adult soccer players who play at Hammond have beat up automobiles and are an eye sore. I cannot be more opposed to this way of thinking and believe that all of our youth and adults in the community deserve open space and recreational opportunities. As I've cited above, putting lights in will increase these opportunities and, for many, give them a chance to play on a field that they otherwise will not be able to play on.

Second, we live in an urban community. I grew up next to T.C. Williams High School and my family realizes what that means— that we will see high school kids around, we will hear high school kids, and we are part of a larger community. We really enjoy that and, while we are one of the few families to have lived next to T.C. before there was a high school, we enjoy being so close to our city's only high school. For Hammond, the situation is similar for many of my neighbors— they have chosen to live near a middle school and, as a result, there should be a reasonable expectation that youth and adults will be playing sports outside and that given the limited amount of open space we have in the city, coupled with a growing population, that Alexandria will follow Arlington and Fairfax and put lights in at appropriate fields in the city.

Third, the city has made a concession to put a six-foot fence around Hammond's field and keep it locked when not "programmed" as a way to calm concerns from neighbors. I'm not sure what those concerns are— that the field might be used by residents? While I understand that certain concessions need to be made in any effort such as this, I think walling off our open space and only letting it be used for official, "programmed" activities is unfortunate. What if I want to head out one Saturday and throw the football with a friend, kick the soccer ball around, throw a Frisbee, or if I have a dozen buddies and the field is not being used, use it for a game of pick up soccer? This is what our city's fields are supposed to be used for. I cannot always commit to a full season worth of soccer games (and many cannot pay the requisite fee to play in an organized league) and instead enjoy being able to get in exercise on a ball field when I can. I am not suggesting there be no fence at Hammond—I am pointing out this is a major concession that has been made

and it will result in only programmed activities taking place— currently there is no such fence and people have the opportunity to enjoy the field in a more casual way.

I appreciate you taking the time to read this and consider approving to put lights in at Hammond.

Sincerely,

Clark Mercer

Dear Members of City Council, School Board, Planning Commission, and City and ACPS Staff,

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Brendan Orsinger