

Docket Item # 2
BAR CASE #2006-0074

BAR Meeting
May 3, 2006

ISSUE: Park improvements

APPLICANT: City of Alexandria, Department of Recreation, Parks and Cultural Affairs

LOCATION: 700 Carpenter Road

ZONE: CD/Commercial Downtown

STAFF RECOMMENDATION: Staff recommends approval of the application as submitted.

(Insert sketch here)

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for the improvements associated with the development of a new city park on land on the east side of the Potomac Greens subdivision and along the west side of the George Washington Memorial Parkway. The park improvements consist of:

- Interpretative signage. These interpretative panels approximately 3' in width, 2' in height will address the natural flora and fauna of the park area. There will be four panels: two at the north end, one in the middle section and one in the southern area.. The panels will be installed on metal posts.
- Wood trellis. The proposed trellis is semi-circular in shape and is 9'6" in overall height x approximately 40' in overall length is located in the middle section directly across Carpenter Road from the central square between the two lanes of Rose Lane. It will have simple white painted Tuscan style polymer columns supporting right angled wood members which will serve as support for growies.
- Light fixtures will be located along the park pathway in areas adjacent to Carpenter Road.
- Wood decking in low wetland areas. This section of the walkway is proposed to be located in the northern section of the park.

II. HISTORY:

Potomac Greens Park is being created on vacant land that was formerly part of Potomac Yard railyard. The proposed park on the east side of what is now Carpenter Road is unimproved.

III. ANALYSIS:

Staff has no objection to the improvements for the proposed park which has been long planned is mandated by the conditions for the Development Special Use Permit that approved the development of the Potomac Greens subdivision. The Board's purview is over the permanent fixtures of the park.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- F-1 The proposed landscaping encroaches upon the Pump Station Maintenance Road which is also an Emergency Vehicle Easement and provides secondary emergency access to the development in the event the primary access is blocked by rail traffic. Therefore it is essential to keep landscaping, including tree coverage clear of the Emergency Vehicle Easement.
- C-1 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-2 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.

Office of Historic Alexandria:

No comments