



DOCKET ITEM #2

**Special Use Permit #2010-0006**

**4800 Brenman Park Dr –Ben Brenman Park Lighting**

**CONSENT AGENDA ITEM**

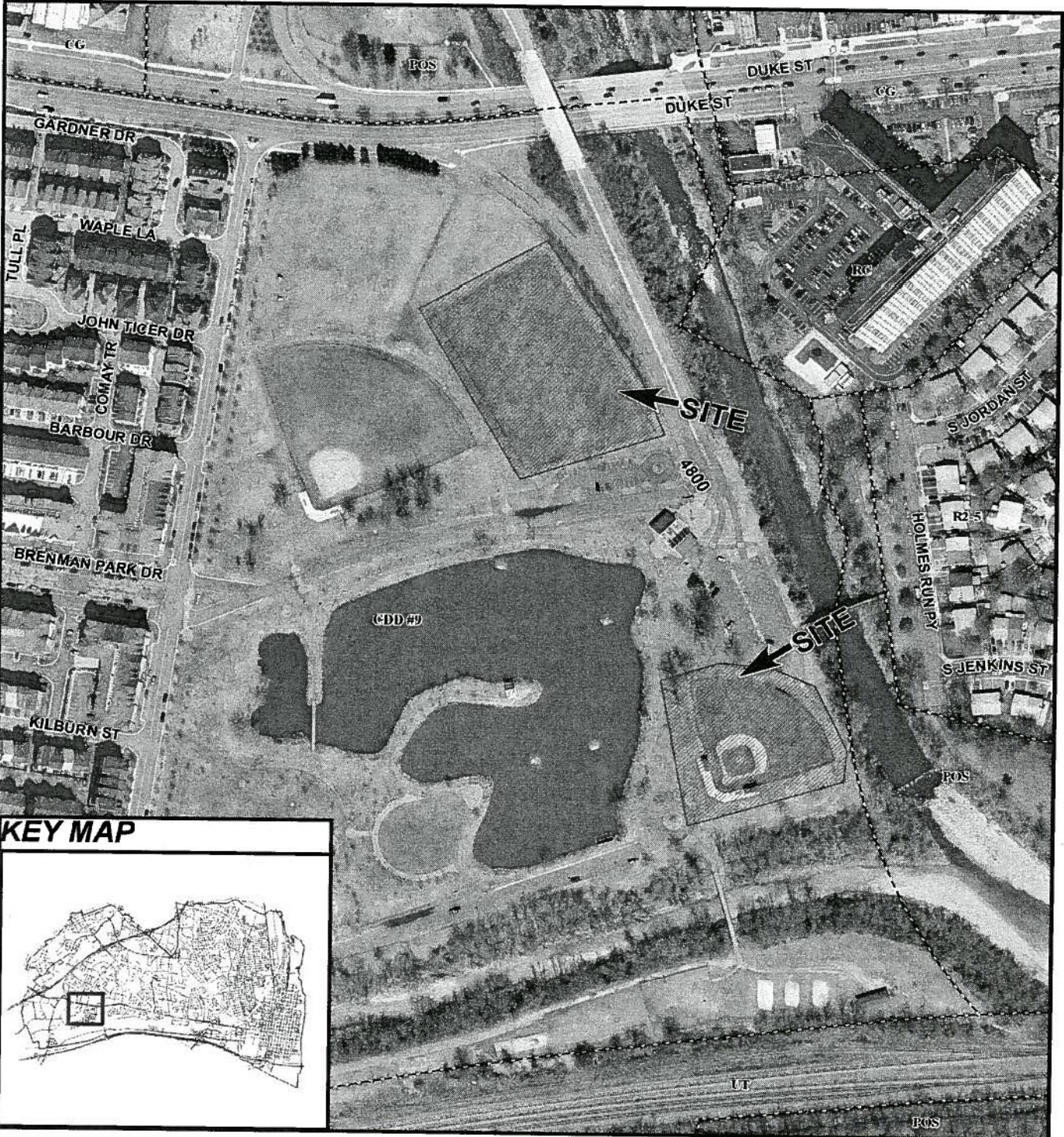
If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

<b>Application</b>	<b>General Data</b>	
<b>Request:</b> Consideration of a request to add lighting to two existing athletic fields.	<b>Planning Commission Hearing:</b>	May 4, 2010
	<b>City Council Hearing:</b>	May 15, 2010
<b>Address:</b> 4800 Brenman Park Drive	<b>Zone:</b>	CDD#9
<b>Applicant:</b> City of Alexandria	<b>Small Area Plan:</b>	Landmark-Van Dorn

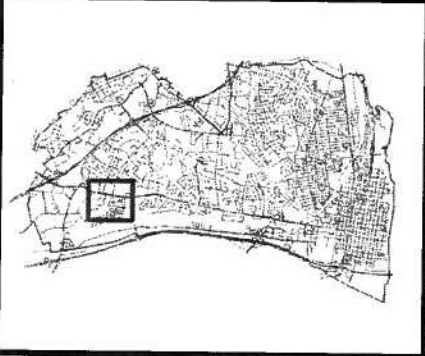
**Staff Recommendation:** APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

**Staff Reviewers:** Nathan Randall [nathan.randall@alexandriava.gov](mailto:nathan.randall@alexandriava.gov)





KEY MAP



**SUP #2010-0006**

**05/04/10**





## I. DISCUSSION

### REQUEST

The applicant, the City of Alexandria, Department of Recreation, Parks and Cultural Activities, requests special use permit approval for to add field lighting at Ben Brenman Park, located at 4800 Brenman Park Drive.

### SITE DESCRIPTION

The subject property is one irregularly-shaped lot of record with 240 feet of frontage on Duke Street, approximately 1,950 feet of frontage on Somerville Street, and a total lot area of approximately 60 acres. The site is occupied by Ben Brenman Park.

The surrounding area is occupied by a mix of residential and commercial uses. Immediately to the west is the Cameron Station residential community. To the north across Duke Street is All Veterans Park along Holmes Run, the Alexandria Public Library, and the Foxchase Shopping Center. To the east across Holmes Run are the 4600 Duke Street condominium building and a neighborhood of semi-detached residential dwellings.



### BACKGROUND

The site was dedicated to the City in 1996 from the Federal Government for park use upon closure of the Cameron Station military base. On June 13, 1998, City Council approved SUP#98-0048 for Ben Brenman Park, known at the time as "East End Park." The park was completed in September 2001. On September 16, 2006, City Council approved SUP#2006-0057 to add a playground at the park adjacent to the Little League field.

### PROPOSAL

The applicant proposes to add field lighting to the athletic field and the Little League ballfield at Ben Brenman Park. The lighting will consist of four poles, not to exceed 70 feet in height, at each of the two fields. One of the poles will feature a rotated light fixture to direct light onto the children's playground adjacent to the ballfield. Advanced field lighting technology will be used to significantly limit light spill-over beyond the playing fields. Both fields are expected to close at 10:00pm daily, at which time the new lighting will be turned off.

### PARKING

Based on industry standards, 35 parking spaces are typically needed for each baseball and softball game. For soccer, 38 parking spaces are usually required for each game. When the park is at its heaviest use, when three soccer games and one baseball game are occurring simultaneously, the parking need is estimated at 149 spaces. The park currently includes 210 parking spaces, not counting spaces located along Somerville Street, as shown in the application package. To prevent the possibility of parking shortages, staff proposes to stagger game times to avoid parking overlap from multiple games occurring at one time. Another means of ensuring sufficient parking at Ben Brenman Park in the future would be to assign parking permits to coaches and participants for specific parking lots.

### ZONING/MASTER PLAN DESIGNATION

The subject property is located in the CDD#9 zone and the Landmark/Van Dorn Small Area Plan chapter of the Master Plan which designates the property for park use.

## **II. STAFF ANALYSIS**

Staff supports the request of the Department of Recreation, Parks, and Cultural Activities to add field lighting at Ben Brenman Park. Although the new lighting will increase the amount of time each day that the two fields can be used, activity at those fields will not be more intense than what currently occurs there at any one time. With the potential for spill-over from the new lights being greatly reduced through the use of modern lighting technology, staff views the lights as a positive addition to the park that will improve the quality of evening play and better meet the recreational needs of Alexandria citizens.

As to lighting impacts, particularly as to residences to the east of the park across Holmes Run, closest to the fields, the closest residence is 260 feet away. The distance from the closest light



pole at the athletic field to the closest residence is 400 feet. In addition, the proposed new lights will use modern lighting technology to reduce spill-over. The design of standard lamps allows light to bounce out and away from the intended target. The more modern technology proposed here will feature a redesigned lamp that better captures light and bounces it back toward the target, in this case, the ball fields. Staff has prepared two graphics (see attached) showing the expected dramatic drop-off in spill-over lighting at each field as a result of the new technology. The diagrams show light levels diminishing dramatically to 0.5 foot candles at a point only 100 feet from the edge of the field; the light becomes indiscernible from ambient light just beyond that point. Compared to the distances to residences, there appears to be little likelihood that lights will have a negative impact on neighbors. Similar technology is successfully used at other City-owned parks, such as the fields at Minnie Howard and Fort Ward Park.

Staff understands that concerns about parking at Ben Brenman have been expressed in the past by the community. RP&CA plans to stagger the start time for games at the ball fields in order to increase the turn over of parking spaces. RP&CA is also exploring the possibility of assigning specific parking areas to coaches and visitors based on the location of their assigned ball field.

Finally staff also notes that RP&CA has reached out to the community regarding this proposal. A public hearing on the matter is scheduled before the Park & Recreation Commission on April 22. The Cameron Station Civic Association and Cameron Station Homeowners Association have also been notified. The plan was also discussed with City Council at a recent public work session.

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

### **III. RECOMMENDED CONDITIONS**

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

1. Spill-over light from the light poles shall be minimized through the use of modern lighting technology to the satisfaction of the Directors of Planning & Zoning and Recreation, Parks & Cultural Activities. (P&Z)
2. Field and playground lighting shall be turned off no later than 10:30pm each night. (P&Z)
3. A grading plan showing all improvements and alterations to the site must be approved by the Department of Transportation & Environmental Services prior to installation of site improvements. (T&ES)

4. If the staff determines that the newly installed lights have impacted surrounding properties adversely then the Department of RP &CA of the City of Alexandria will provide additional improvements to the satisfaction of the Directors of Transportation and Environmental Services and Recreation, Parks & Cultural Activities to correct the adverse condition. (T&ES)

**STAFF:** Barbara Ross, Deputy Director, Department of Planning and Zoning;  
Nathan Randall, Urban Planner.

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



#### IV. CITY DEPARTMENT COMMENTS

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

##### Transportation & Environmental Services:

- R-1 A grading plan showing all improvements and alterations to the site must be approved by T&ES prior to installation of site improvements. (T&ES)
- R-2 If the staff determines that the newly installed lights have impacted surrounding properties adversely then the Department of RP &CA of the City of Alexandria will provide additional improvements to the satisfaction of the Directors of Transportation and Environmental Services (T&ES) and Recreation, Parks & Cultural Activities to correct the adverse condition. (T&ES)

##### Code Enforcement:

- C-1 An electrical permit is required for the proposed lighting.

##### Health Department:

- F-1 No Comment

##### Police Department:

- F-1 The Police Department is in support of the proposed lighting and the placement of the light poles for the two athletic fields and the playground area at Ben Brenman Park.
- F-2 The Police Department is in support of the hours of operation for the park, Sunday thru Saturday, 8:00 am – 10:00 pm.

##### Archeology:

- F-1 Ben Brenman Park is situated at the confluence of two streams. Historically, the area would have been a floodplain and low terrace environment. There is a possibility for the discovery of Native American sites on some of the low terraces. However, previous archaeological work has indicated that these alluvial deposits are covered with approximately 10 or more feet of fill. Archaeological work to investigate the areas under this fill would require removing extensive areas of fill to allow for work in compliance with OSHA standards. There are 8 light poles, and although the poles may penetrate the fill, they will be put in place through auguring and will cause extremely minimal ground disturbance. Given the depth of the fill deposits along with the minimal ground disturbance, no archaeological action is required.



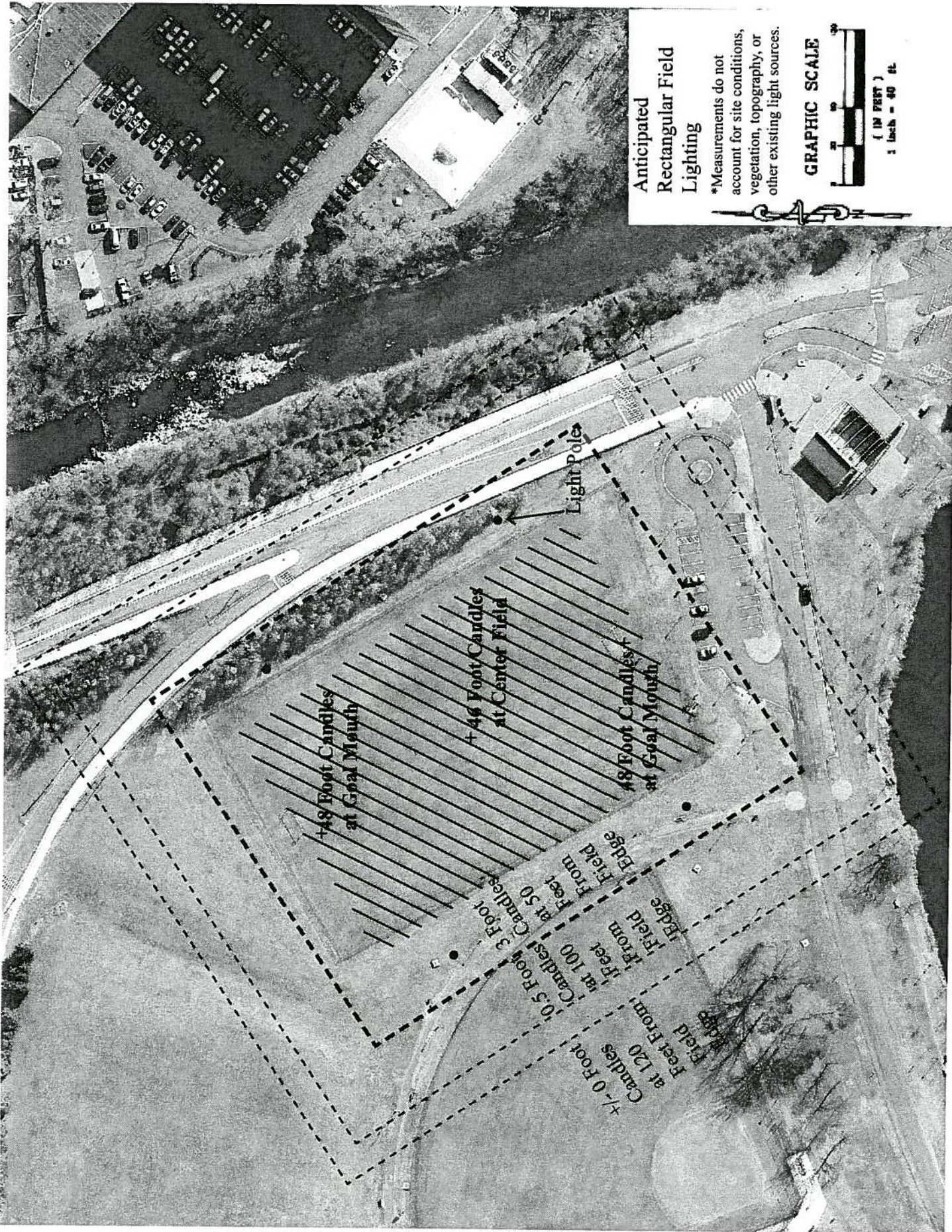
# Anticipated Rectangular Field Lighting

\*Measurements do not account for site conditions, vegetation, topography, or other existing light sources.

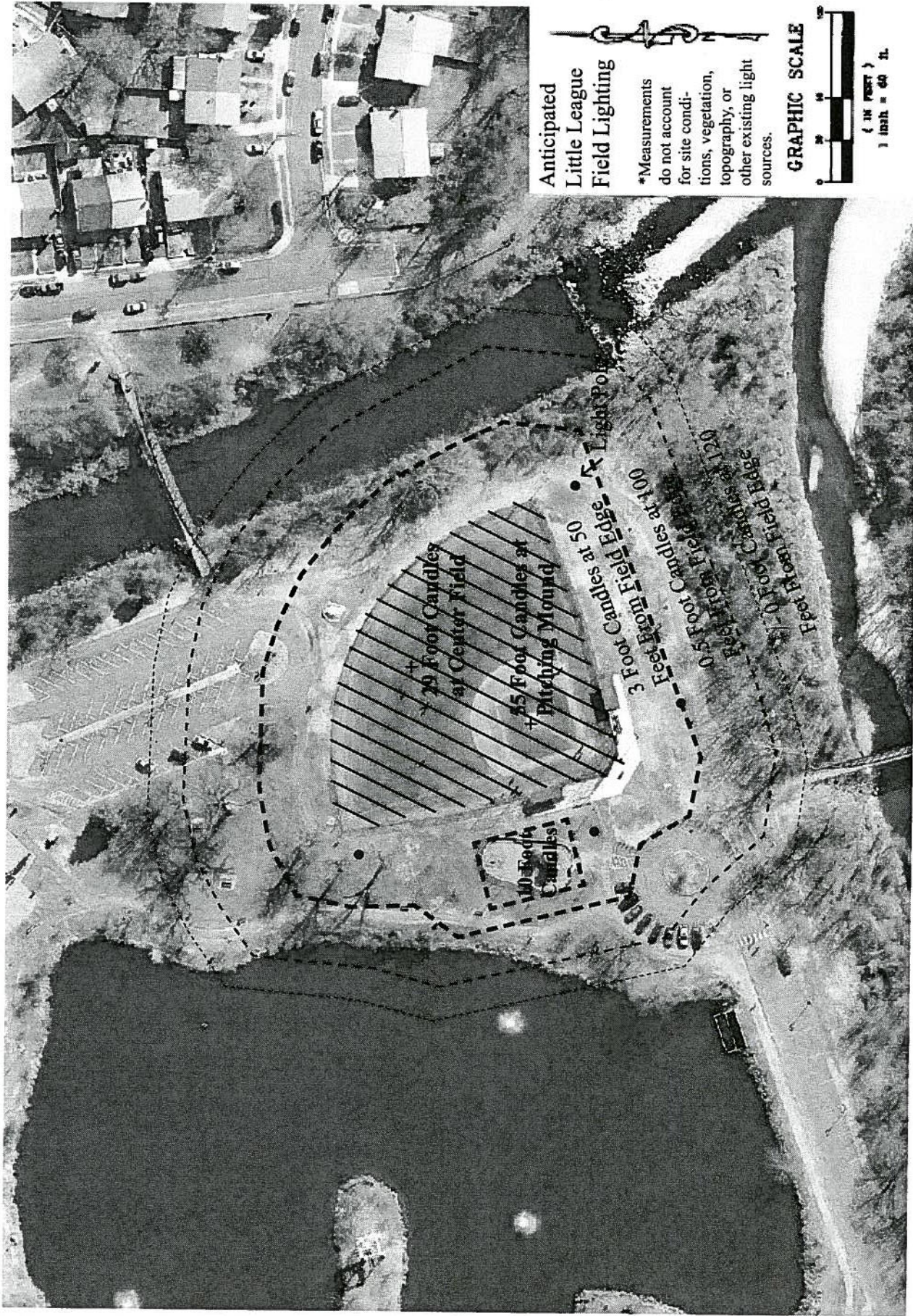
GRAPHIC SCALE



( IN FEET )  
1 Inch = 40 ft





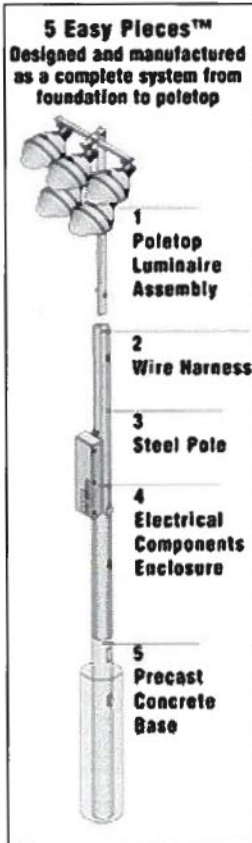


**Anticipated  
Little League  
Field Lighting**

\*Measurements do not account for site conditions, vegetation, topography, or other existing light sources.







**Standard Pole Mounted Lighting**



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

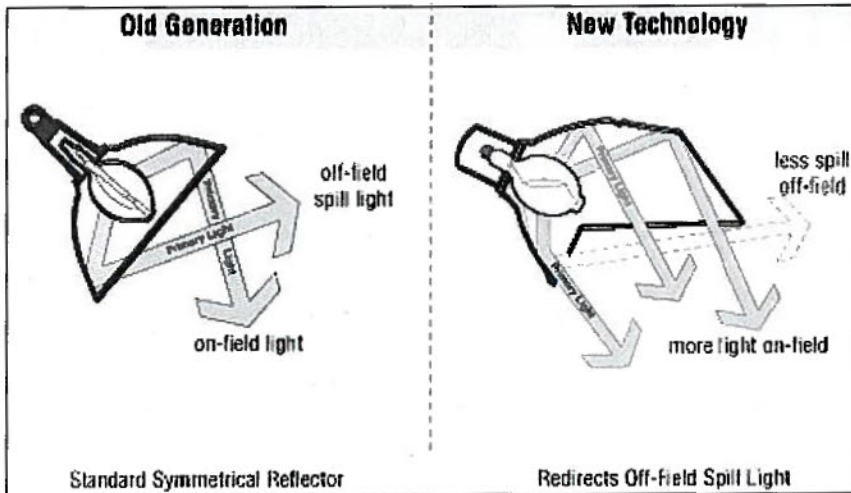




**Sample Field Lighting with Low-Spill Technology at Fort Ward Field**



Existing Little League Field and Playground at Ben Brenman Park



**Advance Field Lighting Technology**





# APPLICATION

## SPECIAL USE PERMIT

**SPECIAL USE PERMIT #** 2010-0006

**PROPERTY LOCATION:** 4800 Brenman Park Drive

**TAX MAP REFERENCE:** 059.01-02-01 **ZONE:** CDD # 9

**APPLICANT:**

Name: City of Alexandria (Department of RP&U)

Address: 301 King Street, Alexandria, VA 22314

**PROPOSED USE:** Lights for athletic field and baseball diamond

Currently existing at Ben Brenman Park.

**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.

ROGER BLAKELEY  
Print Name of Applicant or Agent

[Signature] 2/23/10  
Signature Date

1108 Jefferson Street  
Mailing/Street Address

703-746-5495  
Telephone # Fax #

Alexandria, VA 22314  
City and State Zip Code

roger.blakeley@alexandriava.gov  
Email address

<b>ACTION-PLANNING COMMISSION:</b> _____	<b>DATE:</b> _____
<b>ACTION-CITY COUNCIL:</b> _____	<b>DATE:</b> _____

**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of \_\_\_\_\_, I hereby  
(Property Address)  
grant the applicant authorization to apply for the \_\_\_\_\_ use as  
(use)  
described in this application.

Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Please Print  
Address: \_\_\_\_\_ Email: \_\_\_\_\_  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

N/A

n/a

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  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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

**Yes.** Provide proof of current City business license

**No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

**NARRATIVE DESCRIPTION**

3. The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

See attached narrative

**Request for a Special Use Permit to Install Athletic Field Lighting At Ben Brenman Park**

The Department of Recreation, Parks and Cultural Activities is requesting approval of a request to add lighting to two athletic fields at Ben Brenman Park (4800 Ben Brenman Park Drive). The property is located in the CDD#9 zone, which requires a special use permit for the lighting of the athletic field area.

The existing rectangular athletic field, Little League ball field, adjacent softball field and playground area are well-used, and much needed athletic/recreational resources in the City, including scheduled use by the Alexandria Little League and Alexandria Soccer Association.

In order to better meet the recreational needs of Alexandria's citizens, and to improve evening play on the fields, RP&CA is proposing to add lighting to the athletic field, Little League ball field and play area at their current locations. The proposed lighting for the athletic field will consist of field lights mounted on four poles, with a maximum height of 70 feet; ballfield lights mounted on four poles, and one rotated light fixture on the nearest proposed ball field pole for the adjacent playground area. 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. An example of a similar product is attached for information/demonstration only. Additional improvements to the Ben Brenman athletic field are planned in the future, including replacement of the existing natural turf field with a synthetic turf infill system.



**Existing Athletic Field Area at Ben Brenman Park**



**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 (2))

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 - Friday

8:00 a.m. to 10:00 p.m.

Saturday - Sunday

8:00 a.m. to 10:00 p.m.

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

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

No change in noise level. Normal noise associated w/athletic use.

B. How will the noise be controlled?

n/a

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) No change.  
Waste associated w/ athletic field use (cups, water 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)  
No change.

C. How often will trash be collected? No change.  
Daily

D. How will you prevent littering on the property, streets and nearby properties? No change.  
Trash cans are provided within the park. Users do not use neighboring streets other than Somerville (which has city maintenance + litter control)

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:

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12. What methods are proposed to ensure the safety of nearby residents, employees and patrons?

No change from existing use

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**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.

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**PARKING AND ACCESS REQUIREMENTS**

14. A. How many parking spaces of each type are provided for the proposed use: *No change.*
- 210 <sup>@ Park</sup> Standard spaces \* Current SUP for Ben Brenman Park allows for 250 spaces w/ overflow on the lawn (restricted).
- \_\_\_\_\_ Compact spaces
- \_\_\_\_\_ Handicapped accessible spaces.
- \_\_\_\_\_ Other.

*Adjacent Street Parking on Somerville = 53 spaces.*

Planning and Zoning Staff Only

Required number of spaces for use per Zoning Ordinance Section 8-200A \_\_\_\_\_

Does the application meet the requirement?

Yes  No

*See attached parking map.*

- 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?

Yes  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? No change.

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

n/a

How large will the addition be? \_\_\_\_\_ square feet.

18. What will the total area occupied by the proposed use be? No change  
\_\_\_\_\_ sq. ft. (existing) + \_\_\_\_\_ sq. ft. (addition if any) = \_\_\_\_\_ sq. ft. (total)

19. The proposed use is located in: (check one) No change.

- 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, diamond field, playground

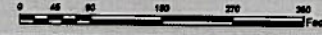
# Alexandria Department of Recreation, Parks and Cultural Activities

## Athletic Field & Tennis Court Users

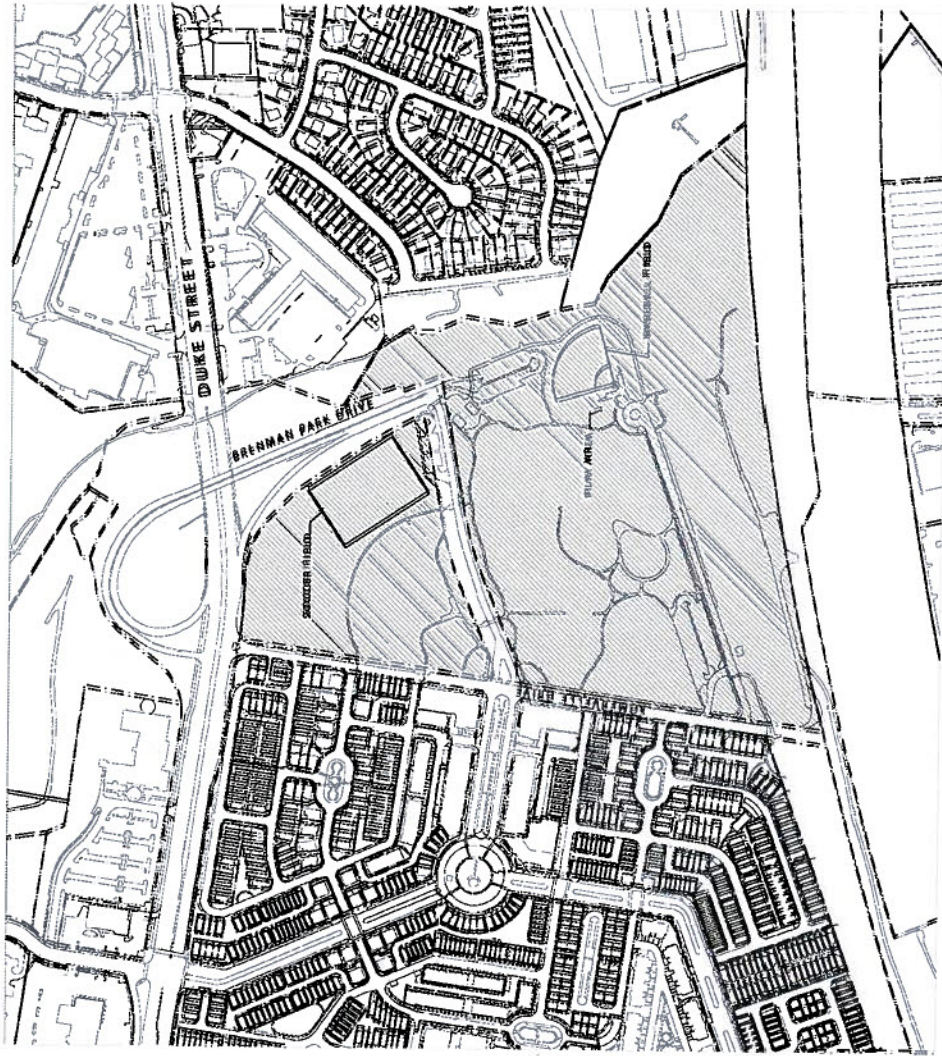
		July 2009 - June 2010			
FY 2010		Dates of Use	Days of Use	Time of Use	
Field	Season	User Group	Dates of Use	Days of Use	Time of Use
Ben Brenman Baseball Field	Spring	Alexandria Little League	March - June	Monday - Friday Saturday/Sunday	4:00 - 8:00 p.m. 8:00 a.m. - 6:00 p.m.
	Fall	Alexandria Little League	August 15 - November 15	Monday - Friday Saturday/Sunday	4:00 - 8:00 p.m. 8:00 a.m. - 6:00 p.m.
Ben Brenman Soccer Field	Spring	Alexandria Soccer Association	March - June	Monday - Friday Saturday/Sunday	4:00 - 8:00 p.m. 8:00 a.m. - 3:00 p.m.
	Fall	Alexandria Soccer Association	September - November 15	Monday - Friday Saturday/Sunday	4:00 - 8:00 p.m. 8:00 a.m. - 3:00 p.m.



# Ben Brenman Existing Parking Analysis







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**SITE EXHIBIT**  
**BEN BRENNAN PARK**  
 SUP #



Kimley-Horn and Associates, Inc.



PARCEL BOUNDARY



NO.	DATE	DESCRIPTION

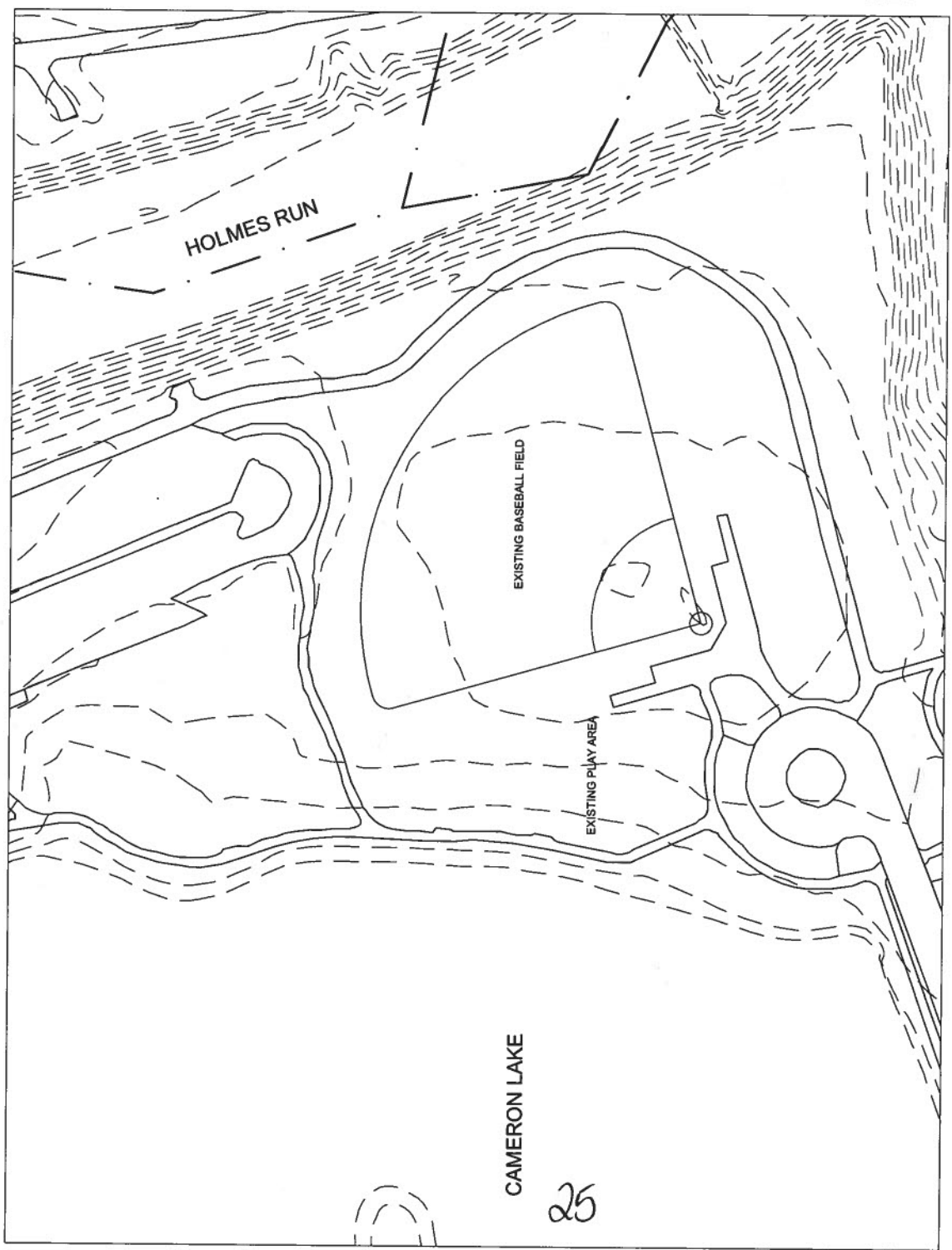
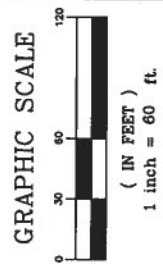
Kimley-Horn  
and Associates, Inc.  
1221 Broadleaf Park Road  
Roanoke, Virginia  
20171  
Phone: 703-674-1300  
FAX: 703-674-1300  
Engineering, Planning, and Environmental Consultants



BEN BRENNAN PARK  
EXISTING CONDITIONS PLAN  
SUF #

SCALE: 1" = 60' (AS SHOWN)  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
DATE: 12/28/2018

Sheet 1 of 4



Kimley-Horn and Associates, Inc. is a registered professional engineering firm in the State of Virginia. This plan was prepared by the firm and is not to be used for any other purpose without the written consent of the firm. The firm and its employees accept no liability for any errors or omissions in this plan.

NO.	DATE	DESCRIPTION

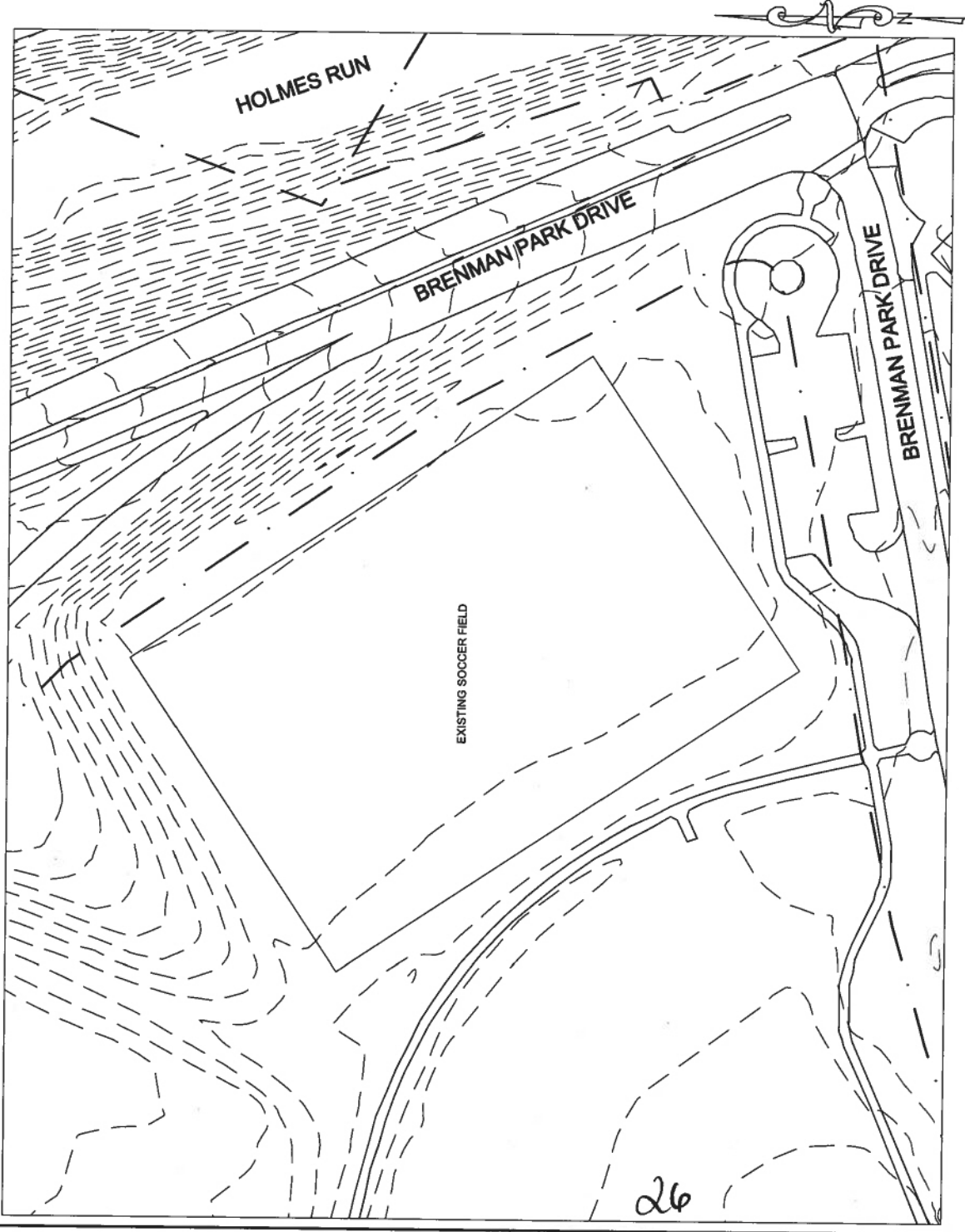
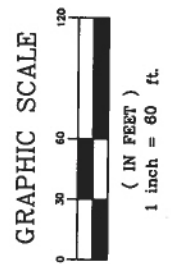
Kimley-Horn  
and Associates, Inc.  
13221 Woodside Park Road  
Suite 400  
Manassas, Virginia  
20117  
Phone: 703-874-1300  
Fax: 703-874-1300  
Engineering, Planning, and Environmental Consultants



BEN BRENNAN PARK  
EXISTING CONDITIONS PLAN  
SHEET #

SCALE: AS SHOWN  
DRAWN BY: [Name]  
DESIGNED BY: [Name]  
CHECKED BY: [Name]  
DATE: 09/29/06

Sheet 2 of 4

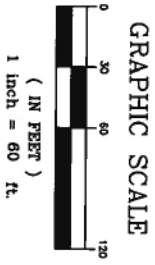
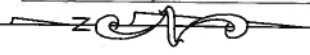
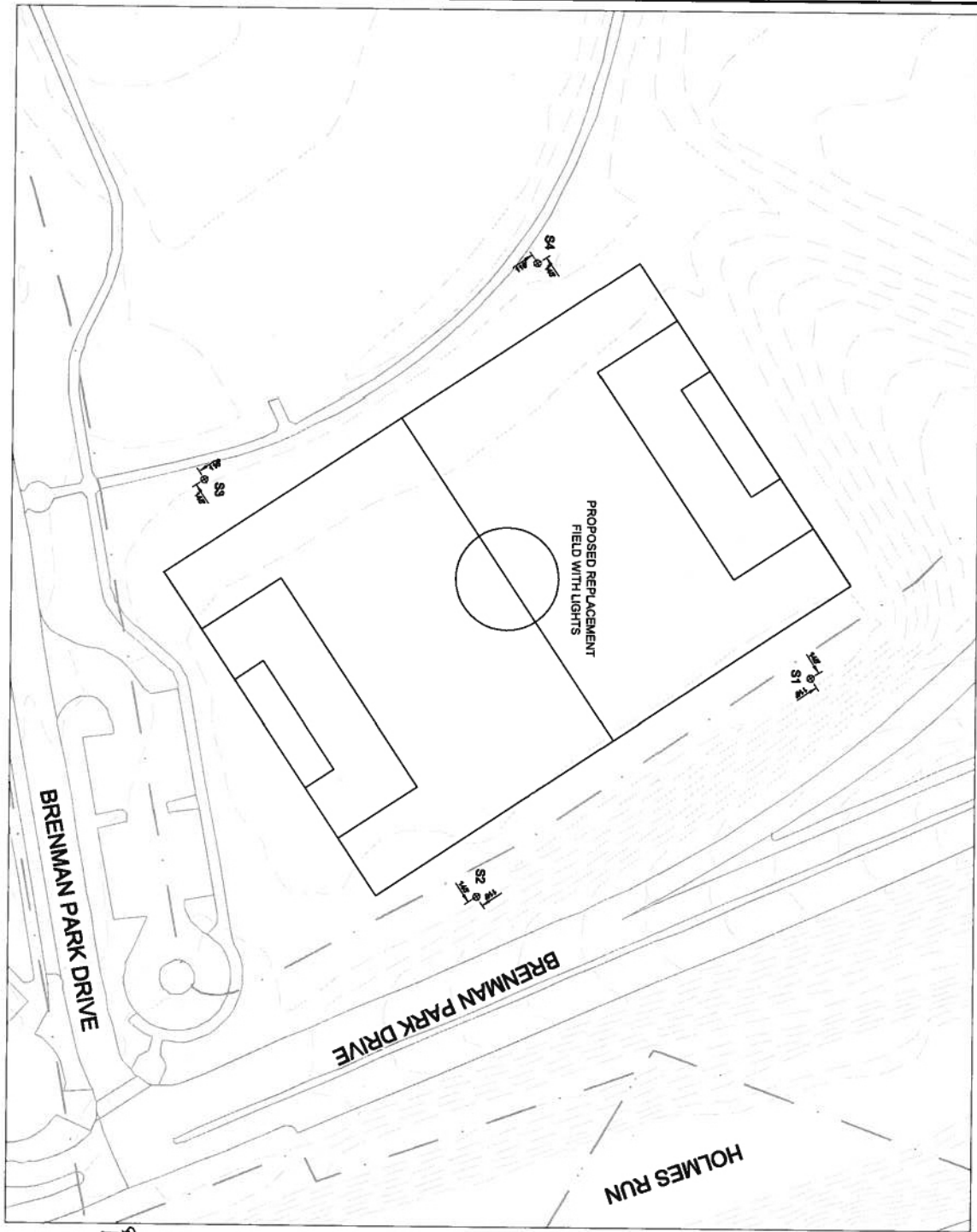


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<p>Sheet 4 of 4</p>	<p><b>BEN BRENNAN PARK SITE PLAN SOCCER FIELD SUP #</b></p>		<p><b>Kimley-Horn and Associates, Inc.</b> © 2009 KIMLEY-HORN AND ASSOCIATES, INC. 13221 Woodland Park Road Suite 400 Harrison, Virginia 20171 Phone: 703-874-1300 Fax: 703-874-1300 Engineering, Planning, and Environmental Consultants</p>	<p>REVISIONS</p>																											
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