

Docket Item #2
Development Special Use Permit #2010-0017
Cameron Run Regional Park-4001 Eisenhower Ave

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.

Application	General Data	
Project Name: Cameron Run Regional Park – Play Structure	PC Hearing:	November 4, 2010
	CC Hearing:	November 13, 2010
	If approved, DSUP Expiration:	November 13, 2013 (36 months)
Location: 4001 Eisenhower Avenue	Plan Acreage:	30.91 acres (entire site) 0.428 acres (area of work)
	Zone:	POS/ Public open space and community recreation
	Proposed Use:	Play Structure
Applicant: Northern Virginia Regional Park Authority (NVPRA)	Dwelling Units:	n/a
	Floor Area:	n/a
	Small Area Plan:	Seminary Hill

Purpose of Application

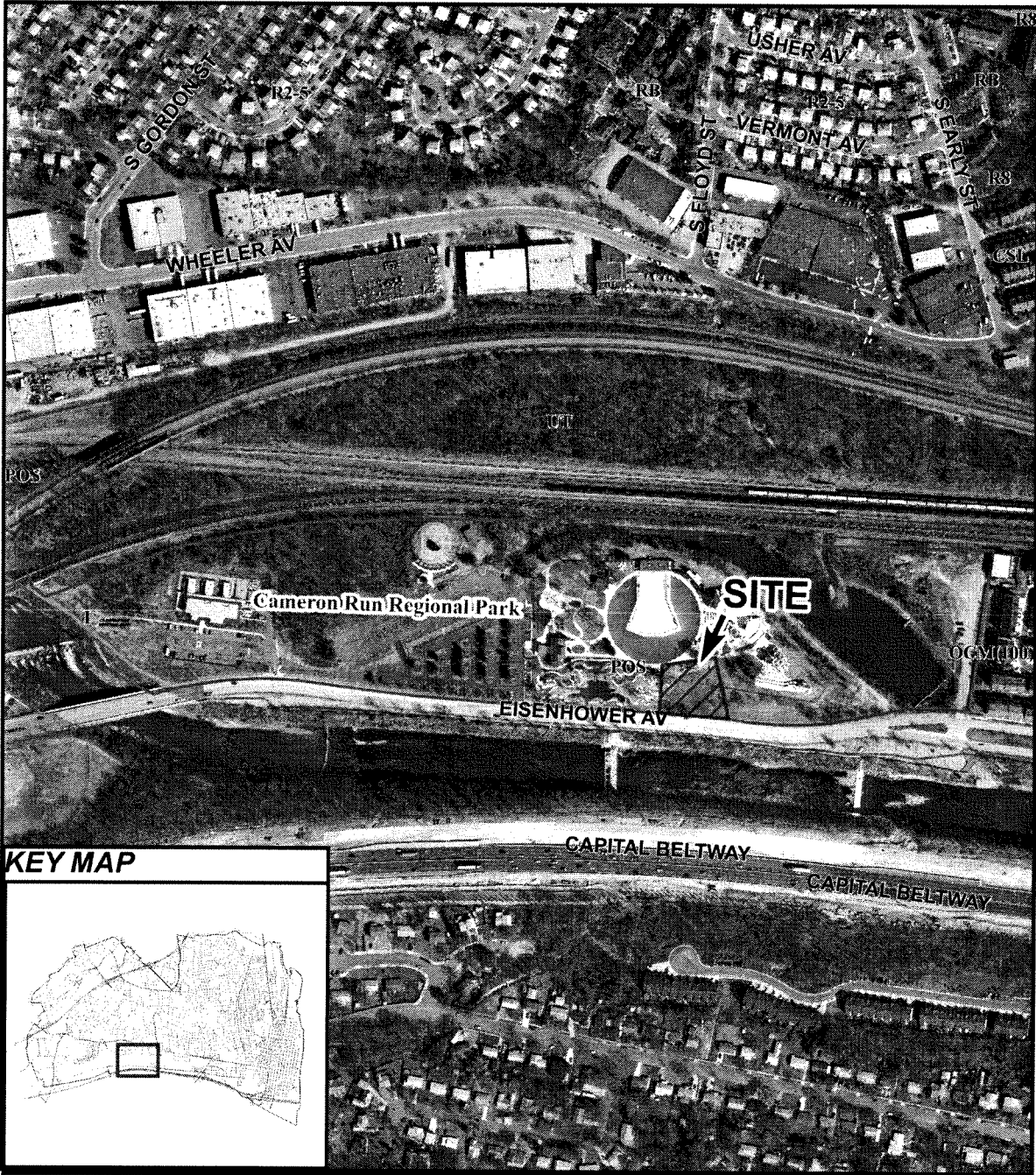
Approval of a 2,400 sf, 30-foot tall, play structure at the existing Cameron Run Regional Park.

Special Use Permits, Modifications, and other Approvals Requested:

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

Staff Recommendation: APPROVAL WITH CONDITIONS

Staff Reviewers: Katy Parker, Urban Planner katy.parker@alexandriava.gov



DSP #2010-0017

11/04/10



I. INTRODUCTION

A. Recommendation

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

B. Project Description

The applicant, the Northern Virginia Regional Park Authority (NVRPA), has requested approval for installation of a 2,400 sf play structure, measuring 60 feet by 40 feet, within the park. The play structure will be a multi-level structure measuring 30 feet tall at the highest point and will be located on a concrete slab. A special use permit is required for all recreational structures within the POS zone.

II. BACKGROUND

A. Site Context

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

B. Site History

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

Date of Approval	Request
February 1982	Wave Pool Addition (SIT 81-0064)
February 1984	Waterslide Addition (SIT 84-0006)
May 1989	Tot and Play Pool Addition (SIT 89-0013)
May 1991	Miniature Golf Course (SIT 91-0004)
September 1994	Lighting in the parking lot (SUP 2822)
November 2002	Water slides (SUP 2002-0097)
November 2003	Group picnic shelter (DSUP 2003-0027)
February 2009	Group picnic shelter (DSUP 2008-0020)

III. PROJECT DESCRIPTION

NVRPA has requested approval to install a 60 foot by 40 foot (2,400 sf) play structure measuring 30 feet at the tallest point, which would accommodate 242 children up to the age of 12. Soft Play, the company that will manufacture the play structure, has a commitment to safety and has certified that the design complies with the American Society for Testing and Materials (ASTM) Standard Safety Performance Specification for Soft Contained Play Equipment. Additionally, design complies with all ADA guidelines for play areas, thus creating a play structure that is accessible to a variety of users. The overall capacity of the park (2,000 patrons) will not be increased by the addition of the play structure. Rather, it will be another amenity for the park patrons to use when coming to the park

The proposed play structure is approximately 30 feet from Eisenhower Avenue and would be located east of the miniature golf course and south of the water slides, wave pool and the new picnic shelter that was approved in 2009. The play structure would be connected to the water park and the picnic area by walkways and a new fence would be installed closer to Eisenhower Avenue to contain the new structure within the larger park area. Patron access to the play structure will be through the main park gates. Since the play structure and picnic shelter will be open March to October, the area will be separated from the water park by additional fencing and gates to be locked during the months when the water park is not in operation.

IV. ZONING

The portion of the property where the play structure is proposed is zoned POS. Section 6-105 of the Zoning Ordinance requires a special use permit for “active and/or congregate recreational facilities” within the POS zone, such as this proposed play structure. Additional zoning information for the proposal is included in the table below.

Total Site Area:	30.91 acres (total site), 0.428 acres (area of work)	
Zone:	POS/ Public open space and community recreation	
Current Use:	Park with waterslides, miniature golf, picnic areas, and play areas	
Proposed Use:	Park with waterslides, miniature golf, picnic areas, and play areas	
	<u>Permitted/Required</u>	<u>Proposed</u>
Floor Area:	n/a for POS	n/a
Height:	15 feet, 30 feet with an SUP	30 feet
Setbacks:	n/a for POS	30 feet from Eisenhower Ave
Parking:	No regulations for this use in the Zoning Ordinance	405 spaces*
* 405 spaces have adequately accommodated park patrons in the past.		

V. STAFF ANALYSIS

A. *Structure Location and Design*

The play structure will be located along Eisenhower Avenue and will be fairly visible from the street. However, it is in keeping with the other structures on the site (miniature golf course, water slides, etc.) and will be somewhat screened by new fencing and landscaping. While the height of the structure is at the upper limit of what is allowed in the zone, it is permitted by the Zoning Ordinance through a Special Use Permit. Staff is comfortable with the height of this structure given its location within the larger park and the relative isolation from the other uses along Eisenhower Avenue.

B. *Parking*

As discussed in the DSUP staff report for the picnic shelter, 405 parking spaces are provided in the surface parking lot west of the park. Parking requirements for a park use such as Cameron Run are not specified in the Zoning Ordinance, but this amount of parking has adequately accommodated patrons and employees in the past. The play structure will be an additional feature for patrons of the park and the overall capacity of the park will not be increased. Additionally, given that many attendees to the park have children who do not drive and often arrive in large groups, staff estimates that the number of parking spaces will continue to adequately accommodate the number of patrons at the park.

VI. CONCLUSION

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

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

VII. GRAPHICS



Figure 1: View of Cameron Run from the south (location of proposed play structure circled)



Figure 2: View of location for proposed play structure

VIII. STAFF RECOMMENDATIONS

1. The Final Site shall be in substantial conformance with the preliminary plan dated August 20, 2010 and comply with the following conditions of approval.

A. *OPEN SPACE/LANDSCAPING:*

2. Develop, provide, install and maintain an integrated Landscape Plan with the final site plan that is coordinated with other associated site conditions to the satisfaction of the Directors of P&Z and RP&CA. At a minimum the Landscape Plan shall:
 - a. Fully conform to the City of Alexandria Landscape Guidelines.
 - b. Provide an enhanced level of detail plantings within the project area (in addition to street trees). Plantings shall include a simple mixture of seasonally variable, evergreen and deciduous shrubs, ornamental and shade trees, groundcovers and perennials that are horticulturally acclimatized to the Mid-Atlantic and Washington, DC National Capital Region.
 - c. Ensure positive drainage in all planted areas.
 - d. Provide planting details for all proposed conditions including trees, multi-trunk trees, shrubs, perennials, and groundcovers.
 - e. Provide a landscape plan that depicts the area within limits of disturbance at a minimum scale of 1" - 10'. (P&Z)(RP&CA)
3. Provide the following modifications to the landscape plan and supporting drawings:
 - a. Provide location, species and quantities of proposed grass plantings
 - b. Label each existing tree with the tree species and caliper.
 - c. Provide planting detail of proposed grass/perennial plantings. (RP&CA)
4. Provide a site irrigation/water management plan developed installed and maintained to the satisfaction of the Directors of RP&CA and Code Administration. (RP&CA)
5. Develop a palette of site furnishings in consultation with staff.
 - a. Provide location and specification for site furnishings that depicts the scale, massing and character of site furnishings to the satisfaction of the Directors of RP&CA, P&Z and T&ES.
 - b. Site furnishings shall include benches, trash receptacles, and other associated features.
 - c. Incorporate ADA accessibility into site features such as benches. Locate features on an ADA accessible route.
 - d. Fencing shall comply with the most current standards as specified in ASTM F-2049-10, Standard Guide for Fences/Barriers for Public, Commercial, and Multi-Family Residential Use Outdoor Play Areas, as applicable. (RP&CA)(P&Z)(T&ES)
6. Provide a coordinated design palette of play area structures/equipment. Play area and site equipment must comply with the most recent guidelines, specifications and recommendations of the Consumer Product Safety Commission (CPSC) Handbook for

Public Playground Safety, ASTM Specification for Playground Equipment for Public Use (ASTM F1487) and ASTM Specification for Impact Attenuation of Surface Systems Under and Around Playground Equipment (ASTM F1292). Applicant shall provide certification that the play areas have been designed, reviewed and approved by a certified playground safety inspector (CPSI professional) with current certification. Play area and equipment shall comply with Americans with Disabilities Act Accessibility Guidelines (ADAAG) for Buildings and Facilities; Play Areas 36DFR Park 1191; Final Rule. (RP&CA)

B. TREE PROTECTION AND PRESERVATION:

7. Provide, implement and follow a tree conservation and protection program that is developed per the City of Alexandria Landscape Guidelines and to the satisfaction of the Directors of P&Z, RP&CA and the City Arborist. (P&Z)(RP&CA)
8. A fine shall be paid by the applicant in an amount not to exceed \$10,000 for each tree that is destroyed and/or the City may request that replacement trees of similar caliper and species be provided for damaged trees if the approved tree protection methods have not been followed. The replacement trees shall be installed and if applicable the fine shall be paid prior to the issuance of the certificate of occupancy permit. *** (P&Z)(RP&CA)
9. The area of the limits of disturbance and clearing for the site shall be limited to the areas as generally depicted on the preliminary site plan dated August 20, 2010 and reduced if possible to retain existing trees and grades. (P&Z)(RP&CA)

C. SIGNAGE:

10. No park signage is permitted on the play structure. (P&Z)
11. Install a temporary informational sign on the site prior to the approval of the final site plan for the project. The sign shall be displayed until construction is complete or replaced with a contractor or real estate sign incorporating the required information; the sign shall notify the public of the nature of the upcoming project and shall provide a phone number for public questions regarding the project.* (P&Z)(T&ES)

D. SITE PLAN:

12. Per Section 11-418 of the Zoning Ordinance, the development special use permit shall expire and become null and void, unless substantial construction of the project is commenced within 36 months after initial approval and such construction is thereafter pursued with due diligence. The applicant shall provide a written status report to staff 18 months after initial approval to update the City Council on the project status. (P&Z)
13. Revise grading of sidewalks adjacent to proposed sand play feature to prevent the runoff from draining into the sand play feature. The sand play feature shall not be used as or considered a water treatment facility. (T&ES)

14. A lighting plan that complies with City standards shall be provided if the play structure becomes available to patrons at night. (P&Z) (T&ES)

E. CONSTRUCTION:

15. Submit a construction management plan for review and approval by the Directors of P&Z, T&ES and Code Administration prior to final site plan release. The plan shall:
 - a. Include a plan for temporary pedestrian and vehicular circulation;
 - b. Include the overall schedule for construction and the hauling route;
 - c. Copies of the plan shall be posted in the construction trailer and given to each subcontractor before they commence work;
 - d. If the plan is found to be violated during the course of construction, citations will be issued for each infraction and a correction notice will be forwarded to the applicant. If the violation is not corrected within five (5) calendar days, a "stop work order" will be issued, with construction halted until the violation has been corrected. * (P&Z)(T&ES)(Code)
16. Provide off-street parking for all construction workers without charge to the construction workers. For the construction workers who use Metro, DASH, or another form of mass transit to the site, the applicant shall subsidize a minimum of 50% of the fees for mass transit. Compliance with this condition shall be a component of the construction management plan, which shall be submitted to the Department of P&Z and T&ES prior to final site plan release. This plan shall:
 - a. Establish the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit.
 - b. Provide for the location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes.
 - c. If the plan is found to be violated during the course of construction, a correction notice will be issued to the developer. If the violation is not corrected within five (5) days, a "stop work order" will be issued, with construction halted until the violation has been corrected. * (P&Z)(T&ES)
17. The sidewalks shall remain open during construction or pedestrian access shall be maintained to the satisfaction of the Director of T&ES throughout the construction of the project. (T&ES)
18. No major construction staging shall be allowed within the public right-of-way on Eisenhower Avenue. The applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. ** (T&ES)
19. A "Certified Land Disturber" (CLD) shall be named in a letter to the Division Chief of Construction & Inspection prior to any land disturbing activities. If the CLD changes during the project, that change must be noted in a letter to the Division Chief. A note to

this effect shall be placed on the Phase I Erosion and Sediment Control sheets on the site plan. (T&ES)

20. Identify a person who will serve as a liaison to the community throughout the duration of construction. The name and telephone number, including an emergency contact number, of this individual shall be provided in writing to residents, property managers and business owners whose property abuts the site and shall be placed on the project sign, to the satisfaction of the Directors of P&Z, RP&CA and T&ES. (P&Z)(RP&CA)(T&ES)
21. Implement a waste and refuse control program during the construction phase of this development. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and all sanitary waste at the construction site and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment to the satisfaction of Directors of T&ES and Code Administration. All wastes shall be properly disposed offsite in accordance with all applicable federal, state and local laws. (T&ES)
22. Temporary construction and/or on-site sales trailer(s) shall be permitted and be subject to the approval of the Director of P&Z. The trailer(s) shall be removed prior to the issuance of a final certificate of occupancy permit. *** (P&Z)
23. Submit a wall check after the concrete slab has been poured for the play structure. The wall check shall include the slab footprint, as depicted in the approved final site plan, and the top-of-slab elevation. The wall check shall be prepared and sealed by a registered engineer or surveyor, and shall be approved by the P&Z prior to commencement of construction of the play structure. (P&Z)
24. Submit a height certification and a location survey for all site improvements to the Department of P&Z as part of the request for a certificate of occupancy permit. The height certification and the location survey shall be prepared and sealed by a registered architect, engineer, or surveyor. The height certification shall state that the height was calculated based on all applicable provisions of the Zoning Ordinance. *** (P&Z)
25. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)

F. STREETS / TRAFFIC:

26. If the City's existing public infrastructure is damaged during construction, or patch work required for utility installation then the applicant shall be responsible for construction/ installation or repair of the same as per the City of Alexandria standards and specifications and to the satisfaction of Director, Transportation and Environmental Services. (T&ES)

27. A pre-construction walk/survey of the site shall occur with Transportation and Environmental Services Construction and Inspection staff to document existing conditions prior to any land disturbing activities. (T&ES)

G. UTILITIES:

28. Provide utility company coordination information regarding access to the utility facilities within the proposed fenced area. (T&ES)
29. Locate all private utilities outside of the public right-of-way and public utility easements. (T&ES)

H. WATERSHED, WETLANDS, & RPAs:

30. The storm water collection system is located within the Cameron Run watershed. All on-site storm water curb inlets and public curb inlets within 50 feet of the property line shall be duly marked using standard City markers, or to the satisfaction of the Director of T&ES. (T&ES)
31. The project is located within an existing RPA or mapped wetland area, therefore the applicant shall prepare a Water Quality Impact Assessment in accordance with the provisions of Article XIII of the City of Alexandria Zoning Ordinance to the satisfaction of the Director of T&ES. (T&ES)
32. Wherever a RPA is shown, the following note shall accompany it: "RPA buffer shall be vegetated with native riparian species and remain undisturbed. RPA is limited to water dependent facilities or limited redevelopment." (T&ES)

I. BMP FACILITIES:

33. The City of Alexandria's storm water management regulations regarding water quality are two-fold: first, phosphorus removal requirement and second, water quality volume default. Compliance with the phosphorus requirement does not relieve the applicant from the water quality default requirement. The water quality volume determined by the site's proposed impervious area shall be treated in a Best Management Practice (BMP) facility. (T&ES)
34. Provide BMP narrative and complete pre and post development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMPs and a completed Worksheet A or B and Worksheet C, as applicable. (T&ES)
35. The storm water Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design professional or his designated representative. Prior to release of the performance bond, the design

professional shall submit a written certification to the Director of T&ES that the BMPs are:

- a. Constructed and installed as designed and in accordance with the approved Final Site Plan.
 - b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. **** (T&ES)
36. Surface-installed storm water Best Management Practice (BMP) measures, i.e. Bio-Retention Filters, Vegetated Swales, etc. that are employed for this site, require installation of descriptive signage to the satisfaction of the Director of T&ES. (T&ES)
37. Prior to release of the performance bond, the Applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that any existing storm water management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations. If maintenance of the facility or systems were required in order to make this certification, provide a description of the maintenance measures performed. ****(T&ES)

J. CONTAMINATED LAND:

38. Indicate whether or not there is any known soil and groundwater contamination present as required with all preliminary submissions. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site, the Applicant must immediately notify the City of Alexandria Department of Transportation and Environmental Services, Office of Environmental Quality. (T&ES)

K. NOISE:

39. All exterior loudspeakers shall be prohibited and no amplified sound shall be audible at the property line. (T&ES)
40. Supply deliveries, loading and unloading activities shall not occur between the hours of 11:00 pm and 7:00 am. (T&ES)
41. Due to the close proximity of the site and the proposed play area to Eisenhower Avenue, the applicant shall acknowledge the following: That Eisenhower Avenue is a major four-lane arterial and that future traffic is expected to increase significantly as development along Eisenhower Avenue continues. (T&ES)

CITY DEPARTMENT CODE COMMENTS

Legend: C - Code Requirement R - Recommendation S - Suggestion F – Finding

Transportation and Environmental Services

- F - 1. Sheet C-1: Under General Notes remove the comment that the sand box will act as a BMP.
- F - 2. Sheet C-1: Under Environmental Site Assessment add a note that an RPA exists on the property shall be added. The sentence that states “There are no...buffer areas associated with shores, streams or wetlands located on this site” is incorrect and should be deleted.
- F - 3. Sheet C-5: RPA shall be field verified. RPA line appears incorrect on the western portion of the property. Contact Claudia Hamblin-Katnik, 703 746-4068, for appointment.
- F - 4. Sheet C-6: Detail of a Filter Sock is provided yet no direction as to where it is to be used. Show location on the final site plan
- F - 5. Sheet C-7: The drainage divide where the majority of the work is to be done is unlabeled and no information provided. Revise as appropriate.
- F - 6. Sheet C-8: Remove any references of the sand box functioning as a BMP.
- F - 7. Sheet C-8: Provide Worksheet C as this provides information as to meeting the phosphorous removal requirements.
- F - 8. This property is within an historic swamp area which would generally engender the requirement for a vapor barrier in construction. However, due to the type of structure proposed this will not be required.
- F - 9. The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown.
- F - 10. Show the drainage divide areas on the grading plan or on a sheet showing reasonable information on topography along with the structures where each sub-area drains.
- F - 11. Provide proposed elevations (contours and spot shots) in sufficient detail on grading plan to clearly show the drainage patterns.
- F - 12. All the existing and proposed public and private utilities and easements shall be shown on the plan and a descriptive narration of various utilities shall be provided.
- C - 1. Per the requirements of the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a drainage study and adequate outfall analysis for the total

drainage area to the receiving sewer that serves the site. If the existing storm system is determined to be inadequate then the applicant shall design and build on-site or off-site improvements to discharge to an adequate outfall; even if the post development storm water flow from the site is reduced from the pre-development flow. The Plan shall demonstrate to the satisfaction of the Director of T&ES that a non-erosive stormwater outfall is present.

- C - 2. Per the requirements of the City of Alexandria Zoning Ordinance (AZO) Article XIII, the applicant shall comply with the peak flow requirements and prepare a Stormwater Management Plan so that from the site, the post-development peak runoff rate from a two-year storm and a ten-year storm, considered individually, shall not exceed their respective predevelopment rates. If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of the Zoning Ordinance shall be met.
- C - 3. Per the requirements of Article 13-113 (d) of the AZO, all stormwater designs that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and storm water flow conveyance systems shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. The design of storm sewer shall include the adequate outfall, inlet, and hydraulic grade line (HGL) analyses that shall be completed to the satisfaction of the Director of T&ES. Provide appropriate reference and/or source used to complete these analyses.
- C - 4. Americans with Disability Act (ADA) ramps shall comply with the requirements of Memorandum to Industry No. 03-07 on Accessible Curb Ramps dated August 2, 2007 with truncated domes on the end of the ramp with contrasting color from the rest of the ramp. A copy of this Memorandum is available on the City of Alexandria website.
- C - 5. The applicant shall be responsible to deliver the solid waste, as defined by the City Charter and Code of the City of Alexandria, to the Covanta Energy Waste Facility located at 5301 Eisenhower Avenue. A note to that effect shall be included on the plan.
- C - 6. The applicants will be required to submit a Recycling Implementation Plan form to the Solid Waste Division, as outlined in Article H to Title 5 (Ordinance Number 4438), which requires all commercial properties to recycle.
- C - 7. Bond for the public improvements must be posted prior to release of the site plan.*
- C - 8. Provide a phased erosion and sediment control plan consistent with grading and construction plan.
- C - 9. The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line.

- C - 10. The applicant shall comply with the Article XIII of the City of Alexandria Zoning Ordinance, which includes requirements for stormwater pollutant load reduction, treatment of the water quality volume default and stormwater quantity management.
- C - 11. The applicant shall comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4.
- C - 12. All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, Virginia Marine Resources shall be in place for all project construction and mitigation work prior to release of the final site plan. This includes the state requirement for a VSMP permit for land disturbing activities greater than 2500 SF. *

Code Administration:

- C - 1. Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Administration that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C - 2. New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C - 3. Construction permits are required for this project. Plans shall accompany the permit application that fully details the construction.
- C - 4. A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.
- C - 5. The applicant must provide emergency access to the proposed development.
- C - 6. A Knox box key system must be in place if emergency access within the development will be impeded by a gate.

Police

- C - 1. The proposed shrubbery should have a natural growth height of no more than 2 ½ to 3 feet with a maximum height of 36 inches when it matures and should not hinder the unobstructed view of patrolling law enforcement vehicles.

Archaeology

- F - 1. There is low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.

Alexandria Sanitation Authority (ASA)

- C - 1. Some of the proposed development is within the 20-foot sanitary sewer easement.
Sanitary sewer easement to remain.

Asterisks denote the following:

- * Condition must be fulfilled prior to release of the final site plan
- ** Condition must be fulfilled prior to release of the building permit
- *** Condition must be fulfilled prior to release of the certificate of occupancy
- **** Condition must be fulfilled prior to release of the bond



APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSP # 2010-0017 **Project Name:** Cameron Run Regional Park Play Feature

PROPERTY LOCATION: 4001 Eisenhower Ave.
TAX MAP REFERENCE: 70.01-01-03 **ZONE:** POS

APPLICANT:

Name: Northern Virginia Regional Park Authority
Address: 5400 Ox Road, Fairfax Station, VA 22039

PROPERTY OWNER:

Name: City of Alexandria
Address: P.O. Box 178, Alexandria, VA 22313

SUMMARY OF PROPOSAL Install and operate multi-level children's play feature within Great Waves Water Park. Extend hours of picnic shelter use beyond regular pool hours.

MODIFICATIONS REQUESTED _____

SUPs REQUESTED Sect. 6-106(A): Proposed height of structure 29'4.5"; Sect. 6-105(B)(1): Add children's play apparatus.

THE UNDERSIGNED hereby applies for Development Site Plan with Special Use Permit approval in accordance with the provisions of Section 11-400 of the Zoning Ordinance of the City of Alexandria, Virginia.

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

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

Todd E. Hafner
Print Name of Applicant or Agent
5400 Ox Road
Mailing/Street Address
Fairfax Station, VA 22039
City and State Zip Code

Todd E. Hafner
Signature
703-352-5900 703-273-0905
Telephone # Fax #
thafner@nvrpa.org
Email address
8-18-10
Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____	Received Plans for Completeness: _____
Fee Paid and Date: _____	Received Plans for Preliminary: _____
ACTION - PLANNING COMMISSION: _____	
ACTION - CITY COUNCIL: _____	

ALL APPLICANTS MUST COMPLETE THIS FORM.

Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is: (check one)

- the Owner Contract Purchaser Lessee or Other: _____ of the subject property.

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

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

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

2. Narrative description. The applicant shall describe below the nature of the request ***in detail*** so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. If not appropriate to the request, delete pages 6-9. (*Attach additional sheets if necessary.*)

Please see attached.

2. NARRATIVE DESCRIPTION

The Northern Virginia Regional Park Authority is proposing to install and operate a multi-level, children's play feature within Great Waves Water Park at Cameron Run Regional Park. The outdoor structure will be located between the existing miniature golf course and the existing group picnic shelter in an area that is currently open lawn. Cameron Run Regional Park is designated as Public Open Space in the Zoning Ordinance.

The play feature will accommodate 242 children up to the age of 12. The contained structure will have multiple ground level entrance and exit points. In-line activities and destination components will help children develop lower and upper body strength, muscular coordination, and balance, as well as promote aerobic exercise and concentration to complete challenges. A spiral climb will allow disabled users with upper body strength access to upper levels as well as access by adults.

The improvements include a 2,400 square foot, 29'4.5" tall pipe-frame structure on a 4-inch concrete pad without footings. Thirty-inch diameter polyethylene tubes will be used for slides and crawl tubes. Post pad foam and no-climb, vandal-resistant netting enclosures are part of the structure's safety features. The structure will meet the standards of the Consumer Product Safety Commission's "Handbook for Public Playground Safety" and ASTM's "Standard Consumer Safety Performance Specification for Playground Equipment for Public Use." All fall zones will have impact attenuation flooring that meets the 6-foot fall height requirement. Although the structure will be located within the water park, it will not have any water features associated with it.

The park fence that parallels Eisenhower Avenue will be upgraded and relocated closer to the roadway to accommodate the play feature. The play feature will be used during normal park hours and park personnel will monitor it for safety. The play feature will not result in a change to the park hours, patron capacity (2,000), or number of employees (60 seasonal, 4 full-time).

As part of this DSUP application, the Park Authority is requesting to extend the concrete sidewalk from the miniature golf course to the play feature and group picnic shelter to provide access outside of the pool enclosure during non-pool hours when the miniature golf course and batting cages are open. A new 6-foot tall fence will be installed between the play feature/shelter area and the pool so that the play feature and shelter can be used during non-pool hours. The new shelter access and fencing would extend shelter and play feature seasonal use from the middle of March until the end of October. Currently, the shelter is only available between Memorial Day and Labor Day. No lighting is proposed.

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

Specify time period (i.e., day, hour, or shift).
Play feature will accommodate 242 patrons. Existing
water park capacity will remain the same (2,000).

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

Specify time period (i.e. day, hour, or shift).
Current staff of 60 seasonal employees and 4 full-time
employees will remain the same.

5. Describe the proposed hours and days of operation of the proposed use:

Day	Hours	Day	Hours
Please see attached.			

6. Describe any potential noise emanating from the proposed use:

- A. Describe the noise levels anticipated from all mechanical equipment and patrons.
Live or amplified music will be allowed at the picnic shelter subject to a park permit and the requirements of the City noise ordinance.
- B. How will the noise from patrons be controlled?
Proposed play feature is 30 feet and existing shelter is 100 feet from Eisenhower Avenue and approximately 700 feet west of the adjacent residential use. Park staff will enforce park rules and the requirements of the City's noise ordinance.

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

The only odors would be from the preparation of food. Food preparation would be controlled by park permits and the health department.

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CAMERON RUN REGIONAL PARK HOURS OF OPERATION

March 13 - April 25

Monday - Thursday	4:00 PM to 8:00 PM
Fridays	4:00 PM to 9:00 PM
Saturdays	10:00 AM to 9:00 PM
Sundays & Holidays	10:00 AM to 8:00 PM

April 26 - June 13

Monday - Thursday	4:00 PM to 9:00 PM
Fridays	4:00 PM to 10:00 PM
Saturdays	10:00 AM to 10:00 PM
Sundays & Holidays	10:00 AM to 9:00 PM

June 14 - September 6

Monday - Thursday	10:00 AM to 9:00 PM
Fridays, Saturdays, Sundays & Holidays	10:00 AM to 10:00 PM

September 7 - October 31

Monday - Tuesday	Closed
Wednesday & Thursday	4:00 PM to 8:00 PM
Fridays	4:00 PM to 9:00 PM
Saturdays	10:00 AM to 9:00 PM
Sundays & Holidays	12:00 PM to 8:00 PM

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

- A. What type of trash and garbage will be generated by the use?
Disposable eating utensiles, plates, and cups;
food waste.
- B. How much trash and garbage will be generated by the use?
Approximately 20 trash bags daily.
- C. How often will trash be collected?
At least twice daily.
- D. How will you prevent littering on the property, streets and nearby properties?
The proposed play feature and picnic shelter will be
within fenced enclosure and park staff will monitor and
collect trash.

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

Yes. No.

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

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

Yes. No.

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

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

On-site park staff and paid off-duty police officers will enforce park rules and ensure safety. Post pad foam and no-climb, vandal-resistant netting enclosures are part of the structure's safety features. All fall zones will have impact attenuation flooring.

ALCOHOL SALES

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

Yes. **No.**

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

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

PARKING AND ACCESS REQUIREMENTS

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

- A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?
Park use is not listed in Section 8-200(A). The park's 443 spaces are adequate for the existing and proposed uses.
- B. How many parking spaces of each type are provided for the proposed use:
- | | |
|-------------------|-------------------------------|
| <u>399</u> | Standard spaces |
| <u>38</u> | Compact spaces |
| <u>6</u> | Handicapped accessible spaces |
| <u> </u> | Other |

C. Where is required parking located? (check one) **on-site** [] **off-site**

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

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

D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the **Parking Reduction Supplemental Application**.

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

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

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

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

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

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

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

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