

Docket Item #9
DEVELOPMENT SPECIAL USE PERMIT #2003-0027
CAMERON RUN REGIONAL PARK

Planning Commission Meeting
November 6, 2003

ISSUE: Consideration of a request for a development special use permit, with site plan, to install and operate a group picnic shelter at Cameron Run Regional Park

APPLICANT: Northern Virginia Regional Park Authority

LOCATION: 4001 Eisenhower Avenue

ZONE: POS/Public Open Space and Community Recreation

SUMMARY:

Staff is recommending approval of the development special use permit, with site plan, requested by the Northern Virginia Regional Park Authority to construct and operate a group picnic shelter within the Cameron Run Regional Park at 4001 Eisenhower Avenue. The 3,300 sq.ft. picnic shelter and connecting pathways will be located between the existing wave pool and parking lot. The 30 ft. height of the picnic shelter requires approval of a special use permit and due to the overall size of the structure a site plan is required. The proposed improvement is part of physical enhancements for the park, that such as the \$400,000 refurbishing of the water park, which was completed in August of 2003.

The picnic shelter will accommodate approximately 200 patrons and will be available for group reservations between March 15th and October 31st. The shelter, which is a “tent-like” structure as depicted below will be disassembled between October and March. The hours of the shelter will be consistent with current hours of the park. The shelter will be available to all pool patrons during normal pool hours when it is not reserved for group use.

Staff supports the proposed development special use permit for the 30 ft. height of the picnic shelter because the structure is setback 270 ft. from Eisenhower Avenue and the existing trees, which will all remain and will screen a significant portion of the proposed shelter. The uses that surround the site are primarily nonresidential, including railroad and metro lines to the north; Lake Cook to the east; and the Vola Lawson Animal Shelter to the west. The proposed use will not have a negative impact on any nearby residential areas. The park has a considerable amount of parking (405 spaces), which are sufficient to accommodate the proposed shelter. According to the park authority the intent of the shelter is to accommodate current patrons of the park and water park, rather attracting a significant portion of additional patrons for use of the shelter.

Staff recommends **approval** of the proposed development special use permit, contingent upon the recommendations as outlined within this report.

STAFF RECOMMENDATION:

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

1. The proposed relocated fence between the shelter and the parking lot shall be a decorative material to the satisfaction of the Director of Planning and Zoning. (P&Z)
2. The hours for shelter use shall be consistent with the hours of operation for Cameron Run Regional Park. (P&Z)
3. The use of the shelter will shall be between March 15th and October 31st. (P&Z)
4. A temporary informational sign shall be installed on the site prior to the approval of the final site plan for the project and shall be displayed until construction is complete incorporating the required information; the sign shall notify the public of the nature of the project and shall provide a phone number for public questions regarding the project. (P&Z)
5. Any inconsistencies between the various drawings shall be reconciled to the satisfaction of the Directors of Planning and Zoning and Transportation and Environmental Services. (P&Z)
6. Show existing and proposed site lights. Indicate the type of fixture, and show mounting height, and strength of fixture in Lumens or Watts. Provide manufacturer's specifications for the fixtures. Provide lighting calculations to verify that lighting meets City Standards. (T&ES)
7. Plan must demonstrate to the satisfaction of the Director of T&ES that adequate stormwater outfall is available to the site or else developer is to design and build any on or off-site improvements to discharge to an adequate outfall. (T&ES)
8. Show all existing and proposed easements, both public and private. (T&ES)
9. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
10. Delineate the existing 100-year water surface elevation of Lake Cook.(T&ES)
11. Revise the Environmental Site Assessment to address the presence of the Resource Protection Area (RPA) on the site.(T&ES)

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12. Revise the RPA buffer location. The RPA buffer is measured as 100 feet from the top of bank of adjacent Tributary Stream.(T&ES)
13. Based on the location of the proposed improvements in relation to the RPA, the applicant is required to prepare a Water Quality Impact Assessment in accordance with Article XIII of the City's Zoning Ordinance to the satisfaction of the Director of Transportation and Environmental Services. The WQIA would support an RPA exception. The RPA exception process of reviewing and approving the WQIA must be completed prior to submitting the final site plans. Therefore, final plan approvals could be delayed due to the encroachment into the RPA. It is noted that while this property and associated RPA buffer encroachments existed prior to adoption of Article XIII, the ordinance does not provide for these properties to build additional encroachments into the RPA.(T&ES)
14. 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 the existing stormwater management facility adjacent to the project was not adversely affected by the construction and that it is functioning as designed.(T&ES)
15. During the construction phase of this development, the site developer, its contractor, certified land disturber, or owner's other agents shall implement a waste and refuse control program. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them and sanitary waste at the construction site and prevent its off site migration that may cause adverse impacts to the neighboring properties or the environment to the satisfaction of Directors of Transportation and Environmental Services and Code Enforcement. All wastes shall be disposed off site properly in accordance with all applicable federal, state and local laws.(T&ES)
16. The assembly and disassembly of the proposed structure seasonally will require an annual building permit for the of the proposed tent. (Code)
17. Trees are not to be planted under or near light poles. (Police)
18. No shrubs higher than 3 feet to be planted within 6 feet of walkways. (Police)
19. All archaeological work will be carried out in accordance with the *City of Alexandria Archeological Standards* and is subject to the approval of the City Archaeologist. (Police)

20. If determined to be appropriate by the City Archaeologist, one or more historic markers will be erected on this property, according to specifications provided by Alexandria Archaeology. The markers will highlight the historical and archaeological significance of the property. The wording on the markers will be approved by Alexandria Archaeology. (Police)
21. Adjust and pull out temporary fence location and tree protection farther away from the existing trees to be saved. (RP&CA)
22. Add note to tree protection stating that the City Arborist must review and approve all tree preservation fencing at the time of construction and may make minor adjustments to ensure adequate protection of the trees. (RP&CA)

Special use permits and modifications requested by the applicant and recommended by staff:

1. Proposed height of tent mast of 30 feet.

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.

BACKGROUND:

Cameron Run Regional Park occupies an approximately 15 acre site at 4001 Eisenhower Avenue. The City owns the property and leases it to the Northern Virginia Regional Park Authority, which operates the park. The site is one lot of record with approximately 1000 ft. of frontage on Eisenhower Avenue and a depth of approximately 650 ft. The park consists of three water slides, a wave pool, miniature golf course, batting cages and picnic areas. The water park is entirely fenced. The surface parking lot has spaces for 405 cars. The park is bordered by Eisenhower Avenue by railroad and the Metro rail lines on the north, and to the east by Lake Cook. East of Lake Cook along Eisenhower Avenue is the residential development, The Townes at Cameron Run Park. To the west along Eisenhower Avenue is the Vola Lawson Animal Shelter.

The applicant, the Northern Virginia Regional Park Authority is requesting approval to install and operate a picnic shelter within the Cameron Run Regional Park at 4001 Eisenhower Avenue. The proposed shelter would be located between the existing wave pool and park parking lot.

The picnic shelter will accommodate approximately 200 patrons and will be available for group reservations between March 15th and October 31st. The shelter, which is a “tent-like” structure will be disassembled between October and March. The hours of the park from March 15 until Memorial Day Weekend are 9:00 a.m. to 7:00 p.m. daily; from Memorial Day Weekend to Labor Day Weekend are 9:00 a.m. to 9:00 p.m. daily; and from Labor Day Weekend until October 31 are 9:00 a.m. to 7:00 p.m. daily. The hours of the shelter will be consistent with current hours of the park. The shelter will be available to all pool patrons during normal pool hours when it is not reserved for group use. A temporary fence will separate the proposed shelter from the pool area on days and times when the pool is normally closed. No existing trees will be removed with this proposal and the existing chain link fence along the sidewalk between the parking lot and the shelter will be replaced. Staff is recommending a more decorative fence as a condition of approval. The height of the top of the tent is 30 feet.

ZONING:

The subject property is located in the POS/Public Open Space zone. According to section 6-105(A) of the zoning ordinance states that:

“Public park and community recreation buildings, including enclosed and semi-enclosed shelters and pavilions, providing functions and facilities such as gymnasiums, meeting rooms, game rooms, arts and crafts centers, and dining and dancing facilities may be allowed in the POS zone pursuant to a special use permit.”

Per Sec. 6-106 (A) of the Zoning Ordinance, the maximum height of a building or structure in the POS zone is 15, provided that with a special use permit the height may be increased to an amount not to exceed 30 feet. The proposed group shelter therefore requires a special use permit for the use and height of the structure.

Cameron Run Regional Park -Picnic Structure		
Property Address:	4001 Eisenhower Avenue	
Total Site Area:	30.91 acres	
Zone:	POS	
Current Use:	Cameron Run Regional Park	
Proposed Use:	Cameron Run Regional Park, new group picnic shelter	
	<u>Permitted/Required</u>	<u>Proposed</u>
Yards	None required	
Height	15 ft./30ft. with SUP	30 ft.
Open Space	none	267,000 square feet/97%
Parking	Not regulated in POS	405 spaces

STAFF ANALYSIS:

Staff supports the proposed picnic shelter and believes that the use will enhance the facilities of an existing public park. The use and structure are clearly intended to be accessory uses that are permitted in the park. The shelter will not increase the patron capacity of the facility, but will provide an additional amenity for existing patrons.

Proposed Height:

The 30 ft. height of the proposed picnic structure requires approval of a special use permit. Staff supports the proposed special use permit for the 30 ft. height of the picnic shelter because the structure is setback 270 ft. from Eisenhower Avenue and the existing trees will screen much of the proposed shelter. While the height to the peak of the structure is 30 ft., the majority of the structure is consistent with structures that are typically found within parks.



Temporary 2000 s.f. Tent (Aug. 2003)

Parking:

Cameron Run Regional Park has a considerable amount of surface parking spaces (405 spaces), which are sufficient to accommodate the proposed shelter. According to the Park Authority, the intent of the shelter will accommodate current patrons of the park, rather than attracting a significant portion of additional patrons. Parking requirements for a park use are not specified in the Zoning Ordinance.

The capacity of the park is 2,000 and is proposed to remain the same. There are 30 seasonal employees and 3 full-time employees which will also remain the same. The 405 parking spaces at the park have adequately accommodated patrons and employees in the past. Given that many attendees to the park have children who do not drive and often arrive in large groups, staff estimates that the number of parking spaces will continue to adequately accommodate the number of patrons at the park. Staff surveys of the area at various times throughout the day and evening found that there was a considerable amount of available parking within the existing surface parking lot.

STAFF RECOMMENDATION:

Staff recommends **approval** of the proposed development special use permit, with site plan, subject to the proposed conditions outlined in the staff report.

STAFF:

Eileen Fogarty, Director, Department of Planning and Zoning;
Jeffery Farnar, Chief, Development;
Laura Durham, Urban Planner.

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- C-1 Provide site lighting plan to meet minimum city standards.
- C-2 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-3 The applicant must comply with the Chesapeake Bay Preservation Act in accordance with Article XIII of the City's zoning ordinance for storm water quality control, which includes requirements for pollutant load reductions and treatment of the Water Quality Volume Default (WQV).
- C-4 The applicant must comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. This includes naming a Responsible Land Disturber on the Erosion and Sediment Control sheets prior to engaging in land disturbing activities in accordance with Virginia Erosion and Sediment Control Law.
- C-5 All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, Virginia Marine Resources must be in place for all project construction and mitigation work prior to release of the final site plan. This includes the new state requirement for a VPDES permit for all construction activities greater than 1 acre.

Code Enforcement:

- C-1 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC). Add as general note on plan.
- C-2 Required exits, parking, and accessibility within the building for persons with disabilities must comply with USBC Chapter 11.
- C-3 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction.
- C-4 A soils report must be submitted with the building permit application.

- C-5 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 be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers. Add note to plans.
- C-6 Cooking shall be prohibited under the tent. No open flames or cooking shall be permitted within 20 feet of the tent in accordance with the Virginia Statewide Fire Prevention Code.

Health Department:

No Comments.

Police Department:

- F-1 No lighting plan submitted.

The following recommendation has not been included as the trees that would be impacted are an existing condition and would minimize the screening that is provided by the trees.

- F-2. All trees to be limbed up a minimum of 6 feet as they mature to allow for natural surveillance.

Historic Alexandria (Archaeology):

- F-1 This property is located adjacent to Holmes Run in a setting which has potential to yield evidence of Native American occupation.
- C-1 Alexandria Archaeology will conduct a field investigation to determine if significant prehistoric archaeological resources are present. If a site is discovered, the applicant must hire an archaeological consultant to complete the necessary preservation actions.
- C-2 All archaeological preservation measures must be completed prior to ground-disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance). To confirm, call Alexandria Archaeology at (703) 838-4399.
- C-3 The General Notes of the Preliminary and Final Site Plans must include the statement in C-2 above. Additional statements to be included on the Final Site Plan will be determined in consultation with Alexandria Archaeology.

C-4 If warranted by the City Archaeologist, the developer will produce a small booklet for the public on the history and archaeology of the property, according to specifications provided by Alexandria Archaeology.

Parks & Recreation (Arborist):

No comments.

Virginia American Water Company:

F-1 There is an existing 12" water main runs along bike path. Contact VAWC for further information.