

Docket Item #10  
DEVELOPMENT SPECIAL USE PERMIT #2005-0022  
Charles Houston Community Recreation Center  
Redevelopment

Planning Commission Meeting  
October 3, 2006

**ISSUE:** Request for development special use permit with site plan, a parking reduction and increase in height to construct a community recreation center with outdoor pool and playground.

**APPLICANT:** City of Alexandria, Department of General Services  
by Jeremy McPike

**LOCATION:** 901 Wythe Street

**ZONE:** POS/Public Open Space and Community Recreation

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**I. IMPACTS/BENEFITS:**

<b>IMPACT / BENEFIT</b>	<b>COMMENTS</b>
<b>Consistency with the Braddock Road Metro Small Area Plan</b>	<ul style="list-style-type: none"> <li>• Appropriate mass, transition in height/setbacks for adjacent residential and low-scale community serving structures.</li> <li>• Conforms to plan for making Wythe a major pedestrian linkage between waterfront and Metro.</li> </ul>
<b>Use</b>	<ul style="list-style-type: none"> <li>• 34,935 square foot Community Recreation Center to serve local residents</li> </ul>
<b>Affordable Housing</b>	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
<b>Open Space</b>	<ul style="list-style-type: none"> <li>• 44% ground level open space, including entry plaza on Wythe Street, children’s play equipment, outdoor pool with deck, central lawn area, and landscaped setbacks along N. Patrick and Alfred Streets.</li> </ul>
<b>Pedestrian/Streetscape</b>	<ul style="list-style-type: none"> <li>• Sidewalk improvements, plaza gathering space on Wythe Street and amenities.</li> </ul>
<b>Mass and Scale/Building Compatibility</b>	<ul style="list-style-type: none"> <li>• Appropriate mass and scale of building in relation to adjacent residential and low-scale community serving structures. Adequate setback or building transition adjacent to adjoining smaller scale buildings.</li> </ul>
<b>Traffic/Transit</b>	<ul style="list-style-type: none"> <li>• Approximately three City blocks from Braddock Road Metro Station.</li> </ul>
<b>Parking</b>	<ul style="list-style-type: none"> <li>• 40 total spaces (45 existing, parking). Reduction requested</li> <li>• 38 compact/hybrid spaces and 2 handicap spaces</li> </ul>
<b>Environment</b>	<ul style="list-style-type: none"> <li>• Green building elements such as a green roof, rain gardens, non-toxic building materials, energy efficient appliances, low emission paints, high efficiency mechanical equipment, and recycled materials.</li> </ul>

## II. EXECUTIVE SUMMARY

### A. *Overview:*

The applicant is requesting approval of a development special use permit to construct a 34,935 sq.ft. community recreation center within the POS (Public Open Space and Community Recreation) zone. The special use permit requests include:

- an increase in floor area from the existing 20,856 sq.ft. to 34,935 sq.ft.;
- an increase in height from the 15 permitted by the Zoning Ordinance to 30 feet; and
- a reduction in the number of required on-site parking spaces.



*Site Area Context*

The existing Charles Houston Recreation Center, built in 1976, will be demolished to accommodate the proposed center which is larger than the existing facility and includes amenities such as a pool and a civic open space-plaza. The redevelopment also presents an opportunity to create an updated recreational building for a heavily used civic building with an urban design that ties together the facility and the neighborhood. By designing the entire-block facility as an urban focal point with active streetwalls, street frontages, and an architectural relationship to the adjoining Black History Museum and the Watson Reading Room, located across Wythe Street, and by treating Wythe Street as the major east-west pedestrian connection envisioned by the upcoming Braddock Plan, it provides a focus – in both function and design – for the community. The primary issues raised by the proposal include:



*Existing Building*



*Prospective of Proposed Wythe Street Elevation*

- Parking;
- Open Space; and
- Building.

**B. *Parking Reduction:***

The proposal provides 40 on-site parking spaces, which is 135 less than required by the Zoning Ordinance. While technically, it is a very large reduction, the practical reduction is not large. There are 90 on-street spaces on the perimeter of the site which are generally available for use by the recreation center, bringing the number of parking spaces, as a practical matter, to 130, comparable to the zoning requirements. In addition, many of the users of the facility live in the neighborhood and some also walk to the center. Finally, the proposal provides a parking ratio comparable to similar facilities such as those listed in **Table 1**.

**Table 1: Comparison of Parking at Similar Facilities**

	Number of Parking Spaces	Spaces/ 1,000 sq.ft.
Durant 1605 Cameron Street	106 (113 required)	0.94
Mount Vernon Recreation Center 2701 Commonwealth Avenue	79 (106 required)	0.63
Cora Kelly 25 West Reed Avenue	100 (100 required)	1.07
YMCA-Monroe Avenue 420 East Monroe Avenue	109 (109 required)	3.88
Charles Houston	45 (105 required)  40 (175 required)	Current Facility: 1.91  Proposed Facility: 1.14

The proposal is comparable to similar recreational facilities which tend to function successfully and fit into the context of the neighborhood in which they are located. To test this finding, staff prepared a parking analysis of the existing facility and found that on-site parking spaces easily accommodate daytime activities such as senior and pre-school programs. Peak use of the existing facility generally occurs Monday through Thursday evenings between the hours of 6 - 7 p.m. During these peak hours, the parking spaces required range from a maximum of 72 users on Monday evenings, to a maximum of 59 users on Tuesday evenings. During these peak periods there are approximately 63 to 76 spaces available surrounding the block.



*Existing  
Parking  
Conditions*

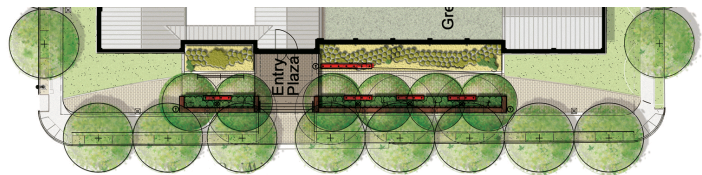
The amount of parking on-site and within one block of the site will be sufficient to accommodate the majority of typical events and services which will be offered by the facility. However, there will certainly be events such as basketball or boxing events where there will likely be spillover parking. Staff notes that there are several large parking lots within a one-block radius of the site; if deemed necessary by the City, arrangements could be made to use some of these lots. However, staff anticipates these types of events will occur a limited number of times throughout the year.

It should be noted that the 40 spaces proposed are “hybrid” parking spaces. The proposed spaces are the standard length and drive aisle width, but rather than 9 feet wide, the proposed spaces are 8.5 feet wide. This was recommended by staff in order to maximize parking and open space. In addition, staff included a masonry screen wall and landscaping to screen the parking lot from the perimeter of the site. Due to the perimeter landscaping and screening, staff does not recommend the inclusion of the two landscape islands which would typically be provided in a lot of this size.

Based on the adjoining on-street parking, the pedestrian visitors, and the types of uses, and programming anticipated by the facility, as well as the analysis of parking at similar facilities, staff finds the proposal represents an appropriate balance between the provision of a new and attractive urban recreation center, open space and parking.

### **C. *Open Space - Quality:***

Ground level open space has been incorporated into the site, offering a balance within the development and an amenity for this urban neighborhood. The total area of the site is 87,205 sq. ft., 44% of which has been retained as open space. Approximately 40% of the open space is consolidated within a grassy interior courtyard, an adjacent play area, and an outdoor swimming pool. The remaining 4% of the open space is composed of landscaped areas surrounding the building.



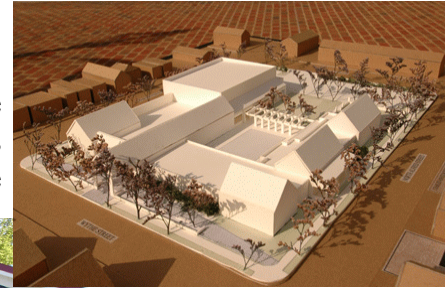
*Wythe Street Courtyard*

The Wythe Street frontage, which will function as a civic open space plaza consistent with the Braddock Plan, incorporates seat-walls, landscaping, benches, and special paving to enhance the main entrance to the facility, as well as to accommodate gathering during recreational activities. Staff anticipates that this pedestrian entrance will have a considerable amount of pedestrian and children activity, helping to activate this space.

***D. Building Compatibility:***

The perimeter of the site is surrounded by buildings which range in height from 18 to 25 ft. An initial challenge with this site was creating a framework for the plan and a scale that would be compatible with the scale of the adjoining buildings.

The other challenge was to develop a one-story building with varied height to allow the varied functional elements to coexist with the facility's small scale neighbors. The building has been designed with a variety in roof heights and volumes and a prominent main entrance to integrate and relate well with the adjoining small scale buildings.



*Compatibility with Existing Buildings*

The site is located within the Parker Gray historic district and the proposal has received conceptual approval by the Parker Gray historic district commission.

***E. Community:***

Staff held meetings with the community to discuss the project. The Park and Recreation Commission also met to discuss the proposal and has recommended approval of the current proposal. In general, the redevelopment of the site has been positively received, although issues identified by the community include:

- Providing a temporary facility for use during construction;
- Considering the inclusion of an indoor pool; and
- Ensuring pedestrian accessibility.

To address the first concern, staff from the Department of Recreation, Parks, and Cultural Activities is working with the community and facility staff to identify alternative locations and transportation services to ensure continued operation during construction. The idea of including an indoor pool received significant discussion, but was ultimately ruled out for several reasons. All City pools are operated seasonally, primarily to serve children during summer months; the cost of operating and maintaining a small indoor pool, as initially proposed for the center, is very high relative to a seasonal pool; and an indoor pool for City-wide use is located at the Chinquapin Park Recreation Center. As discussed in the report, the design of the streetscape and building focused on the pedestrian environment.

### **III. BACKGROUND**

#### ***A. History of the Site:***

The site is significant in Alexandria's history as the home of the Parker-Gray School. The block was an undeveloped part of the Henry Daingerfield estate in the last quarter of the 19th century, with the main house and other outbuildings generally located south of the area. The use of the block over the next forty years is unknown. In 1920 the Parker-Gray Elementary School was constructed on the southern end of the square, facing Wythe Street. The Parker-Gray Elementary School was constructed for the education of African American boys and girls, replacing the deteriorating and inadequate Hallowell (boys) and Snowden (girls) schoolhouses. The new building was named for John F. Parker and Sarah J. Gray, beloved teachers respectively in those two schools. Initially, the school served grades one through eight.



*Former Parker-Gray School*

In 1932, Parker-Gray became Alexandria's first African American high school. Before this time, African American students who wished to continue their education had to travel by bus to Washington, D.C., to attend either Dunbar, Armstrong or Phelps High Schools or go away to boarding high schools. Parker-Gray's first four-year high school class graduated in 1936. Over time the Parker-Gray High School gained a reputation for its dedicated teaching staff who, despite the constraints of segregation, were able to provide a positive learning experience. Despite a series of additions in the intervening years, increased enrollment created a need for larger quarters for the high school by 1950. That year, the high school relocated to a new building at 1207 Madison Street, but retained the name, Parker-Gray. The old school on Wythe Street was then renamed Charles Houston Elementary School, in appreciation of the famous NAACP lawyer who used his influence, power and knowledge to aid the Alexandria African American community in their fight to secure a separate high school building. It was Charles Houston, dean of Howard University Law School, who trained the lawyers and developed the strategy used before and then wrote the brief that upheld the cause of integration in the Supreme Court.

Integration of Alexandria's schools was achieved in 1964. During the desegregating years, Charles Houston Elementary School closed and it eventually burned. The existing Charles Houston Recreation Center building was constructed in 1976. The center was renovated in 1990 at which time a boxing area was added on the west side.

**B. Site Description:**

The site has frontage on Madison, North Alfred, Wythe, and North Patrick Streets. The site is relatively flat, sloping slightly from the north to the southeast corner, dropping about four feet in 350 feet. An existing asphalt parking lot is located on the southwest corner, with a single entrance onto Wythe Street at the center of that street frontage. Much of the existing site is paved, with concrete walks in addition to the parking areas. Several large trees are scattered throughout the existing site, as well as planted along North Patrick and Wythe Streets.



*Existing Recreation Center*

All of the properties surrounding the site are residential, except for a small area across North Patrick Street, which includes light industrial and commercial uses. With the exception of renovations in 1990, there have been no significant modifications to the 20,856 square foot center since its construction in 1976.



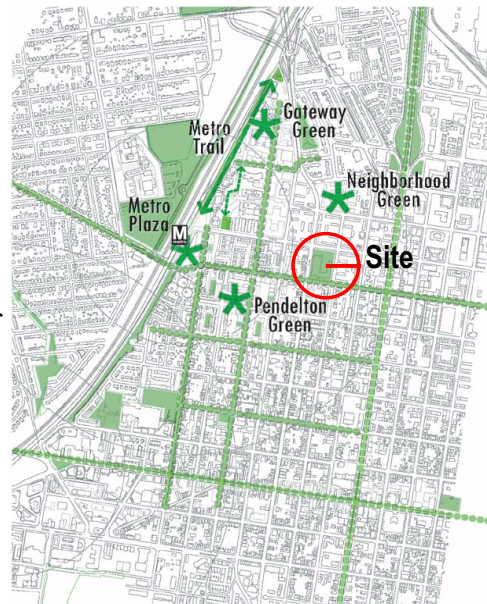
*Black History Museum*

The Charles Houston Recreation Center is one of 12 recreation facilities dispersed relatively evenly throughout the City. The others are Chinquapin, the City's largest facility centrally located on King Street and completed in 1985, as well as John Adams, MacArthur, Buddie Ford, Charles Barrett, Cora Kelly, Mt. Vernon, Lee Memorial Center, Patrick Henry, William Ramsay, and the Oswald Durant Center.

**C. Braddock Road Plan:**

The history of the Braddock Road Metro Station area is rich and diverse and its residents have expressed their desire to preserve and celebrate its history while ensuring that new development is compatible in mass, scale and use with the neighborhood. Developed over the course of a year-long planning process with community meetings, Planning Commission and City Council work sessions, the Braddock Metro Neighborhood Plan proposes to create an active urban village that:

- optimizes the Metro Station;



*Public Spaces in Braddock Road Area*



- provides safe, walkable and bicycle friendly streets;
- improves key intersections to provide safe crossings and improve circulation; and
- requires new development to provide publicly accessible open space, affordable housing and a mix of uses to bring much needed shops and services to the neighborhood.

Streetscape and urban design standards are identified in the Plan for each of the potential redevelopment sites, including the Charles Houston site, to ensure that new development is consistent with the community's desire for neighborhoods that are compatible and well-integrated with the existing neighborhood fabric and to create a sense of place. A plan is being circulated to members of the community, the Planning Commission and City Council for review, and will be discussed at a community meeting to be followed by a joint Planning Commission/City Council Work Session and public hearings to adopt the Plan.

**D. *Evolution of the Plan:***

Renovation of the Charles Houston Recreation Center was first included in the FY 2004 Capital Improvement Program. The CIP funding, although allocated, was subject to revision until a definitive project and related costs were solidified. City staff began preliminary work on the project in the fall of 2003, and the preliminary program refinement and schematic design process commenced with the selection of The Lukmire Partnership in 2005.

During the schematic design phase, members of the community, program managers, staff, and members of the Parks and Recreation Commission were interviewed and community meetings were held to develop facility options and to obtain a definition of the needs, issues and desired improvements for the project. The input received from these discussions, together with findings from a preliminary investigation of the current facility and site conditions, resulted in the development and consideration of four options.

**Option #1:**

The first option presented by the project architects was to renovate and expand the existing facility. This option was not recommended by the project team because of costs associated with the renovations required. Due to the manner in which the existing building was constructed, it would be costly to add a functional addition and both the mechanical and electrical systems would require replacement if the facility was renovated.

**Option #2:**

The second option advocated the demolition and reconstruction of a one-story facility. The project team analysis found that the cost of a new facility would be similar to the cost of a major renovation/addition. The added value of newer technology, the incorporation of green building elements, and greater space efficiency made option 2 more viable.

The options and a summary of the design concepts were presented to City Council on October 25, 2005. City Council voted to eliminate the renovation option and to bring option 2 back to the community for refinement. The proposal before the City now is the refined design worked out in a series of meetings with the Parks and Recreation Commission, staff and the community, in an attempt to balance recreational amenities, ground level open space and parking.

**IV. ZONING:**

The site is zoned POS/Public open space and community recreation, a zone which is applied to all public open space and recreational facilities citywide.

<u>CHARLES HOUSTON COMMUNITY RECREATION CENTER</u>			
Property Address:	901 Wythe Street		
Total Site Area:	87,205 SF (2.00 Acres)		
Zone:	POS (Public Open Space and Community Recreation Zone)		
Current Use:	Community Recreation Center		
Proposed Use:	Community Recreation Center		
	<u>Permitted/Required</u>	<u>Existing</u>	<u>Proposed</u>
FAR	N/A for POS Zone	.239	.401
Yards	Site is all front yards No setback requirements		12.3' to 72.5'
Height	15' (up to 30' with a SUP)		30' at gymnasium*
Open Space	N/A for POS Zone		38,155 SF (44% ground level open space)
Parking	1 space/200 SF of floor area 175 spaces		40 total spaces (includes 2 handicap spaces)**
*Requesting a waiver			
**Requesting a waiver			

The applicant requests SUP approval for an increase in height and a reduction of the parking requirements of the POS zone.

## **V. STAFF ANALYSIS:**

A primary emphasis of the Braddock Metro Station Small Area Plan is compatibility with existing neighborhood character. The proposed development project has been designed to provide compatibility through site orientation, height and design elements.

Over the last several months, staff has worked together extensively to address the significant issues involved in this undertaking and, in addition, have worked with the community to address their concerns. The goal has been to find ways to design a recreation facility that is functionally sound, is appropriate for its context on the site, and will be a contributing civic building for the neighborhood as well as the City. As a civic building, it is essential that high quality materials and detailing are used which reflect the importance of the building for the community.

### **A. Consistency with the Braddock Plan:**

The Plan has identified Wythe Street as an important east-west street that connects residents, workers and visitors in the Braddock area with other neighborhoods, the Metro and the waterfront. Located along the street are important civic and cultural resources, including the Charles Houston Recreation Center, the Black History Museum and the Watson Reading Room.



*Wythe Street Open Space*

Consistent with the Plan principles, the proposal incorporates the following:

- new wider sidewalks with street trees along all street frontages and other streetscape enhancements;
- new open space along Wythe Street to create an informal gathering places; and
- an opportunity for public art that celebrates the life and accomplishments of Charles Houston.

The proposal orients its primary entrance and incorporates an open space- pedestrian plaza on Wythe Street to enhance the pedestrian experience. Furthermore, the primary entrance and the plaza on Wythe Street serve to create a civic space that complements the Black History Museum and the Watson Reading Room located across the street. Creating such a civic space enhances Wythe Street as a civic amenity.

**B. Building-Site Compatibility:**

The basic principles site plan layout was to create and define an urban streetwall, provide clearly defined entrances, a variety in building heights, relate to the adjoining uses on Wythe Street, provide a contained open space-pool area and screen the surface parking. The U shaped building has been developed to frame the adjoining streets of Patrick, Wythe and Alfred Streets. The primary entrance is located on Wythe Street and also an entrance on the northern portion of the site from the parking lot. The two are connected by an internal corridor to form the “spine” of the building.

The proposal attempted to separate the active uses from the less active uses. The Route 1 portion of the building contains the active uses such as a gymnasium, fitness and weight room, dance, boxing, game room, lockers, the Wythe Street portion of the building is primarily administrative and multi-purpose rooms, the Alfred Street frontage is primarily senior room, multi-purpose rooms and preschool uses. The outdoor pool, open space and tot lot are located within the central portion of the U-shaped building.



*N. Patrick, N. Alfred, and  
Madison Street Homes*

One of the challenges with this proposal is that there are no “backs” to the building, but rather three frontages on each street facade. To address the block frontages, the internal uses have been designed in a way that almost all of the building frontages have active uses - adjacent to the sidewalks to have “eyes on the street” and address each street frontage. While elements of the building require additional refinement, staff has added recommendations to address these elements and the proposal will require approval by the Parker Gray historic district commission.

***Wythe Street:***

While generally staff encourages buildings to be closer to the streets, in this case because of the civic nature of the building, and activity and the recommendations of the Braddock Plan, the building is setback to provide an open space courtyard. There is a lot of precedent within the City for open spaces punctuating civic buildings, including City Hall



*Proposed Wythe Street Elevation*

and the Queen Street library. The courtyard includes high quality materials, seating, a low retaining wall and pavers which will provide an amenity for the facility and the street.

Because Patrick Street is one-way northbound, most people will perceive the building from the corner of Patrick and Wythe Streets. While the building is only one-story, one of the largest volume spaces has been placed at the corner to reinforce this corner architecturally. In addition the entrance is building beyond the plane of the building to create a clearly identifiable entrance.

**C. Requested Height Increase**

The POS zone, written to apply to all public open space in the City, limits height without an SUP to 15 feet. While that height is appropriate for those natural settings and open spaces without large buildings, the zone also includes permission to increase height to a maximum of 30 feet. The zone thus recognizes that the City has varied settings for recreation and that the needs and appropriateness of building height will vary depending on the locational and functional context. The SUP is an appropriate process by which the City can review the issues on a case by case basis.



*Proposed N. Patrick Street Elevation*

In this case, the site and proposed building are located in an urban setting and, while its 30 feet height may be taller than would be appropriate for some of the City's woodland settings in the west end, the proposed height is compatible with the surrounding buildings in the neighborhood. In addition, the increased height, which pertains to only a portion of the building, is necessary to accommodate a basketball court, a very popular function at the facility. Staff has worked to provide a building design that reduces the perception of mass by providing transitions among heights and roof forms, and believes that the result is appropriate for the location. Finally, the site provides sufficient open space to balance the size and height of the building. For these reasons, staff recommends approval of the SUP for increased height for the recreation facility.

**D. Parking:**

The proposal provides 40 on-site parking spaces rather than the 175 spaces required by the Zoning Ordinance. In order to illustrate the existing and proposed parking demand, the Departments of General Services and Recreation, Parks, and Cultural Activities, in consultation with the Department of Transportation and Environmental Services, conducted a parking analysis. The analysis was performed on April 10, 2006, between the hours of 10 a.m - 12 p.m.; on April 12, 2006, from 3 to 4 p.m., and April 20, 2006, between 6 - 7 p.m.



*Existing Parking Conditions*

*Existing Parking Conditions*

The existing facility provides a parking capacity of 45 parking spaces, although 2 spaces accommodate the facility's trash collection. These on-site parking spaces easily accommodate daytime activities such as senior and pre-school programs. Peak use of the existing facility generally occurs Monday through Thursday evenings between the hours of 6 - 7 p.m. During these peak hours, the parking spaces required range from a maximum of 72 users on Monday evenings, to a maximum of 59 users on Tuesday evenings.

As illustrated in the table below, daytime users generally are delivered to the recreation center by others. During the day, programs are largely for senior citizens and pre-school aged children, participants who do not require abundant parking. Seniors generally arrive by bus to scheduled programs, while pre-school children are delivered and retrieved during scheduled time frames. Similarly, the school aged children attending after school programs generally arrive by bus, although some walk. Those individuals attending meetings, classes, and athletic events during the evening hours typically drive. Therefore, the greatest parking capacity is required during the evening hours. **Table 2** provides an analysis of existing parking on a Monday, the day of highest use.

**Table 2: Existing Parking Analysis**

Program	8am - 12pm	1pm - 5pm	6pm - 10pm	Frequency	Total Users	Walk	Bus/Drop Off	Drive
Seniors				Daily	25		25	
Pre-School Network				Daily	32		30	2
After School Program				Daily	50	1	50	
Boxing				Daily	15			15
Boy's Academy				Bi-Weekly	--			
Computer Classes				Weekly	--			
N/A Group				Weekly	25			25
AKA Sorority				Weekly	14			14
Shad Row Condo Association				Weekly	12			12
Late Night Basketball				Weekly	10	10		
Staff				Weekly	16	2		14
<b>Total Users on Site</b>	<b>46</b>	<b>61</b>	<b>34</b>		<b>199</b>	<b>12</b>	<b>105</b>	<b>82</b>
Walk	0	1	5					
Bus	41	52	0					
Drive	5	8	29					

In addition to the parking generated by the recreation center, it is important to consider the parking requirements of the Black History Museum, located across Wythe Street, which often uses the existing recreation center parking. According to the parking analysis, the following events have an effect upon the recreation center parking accommodations. Approximately 10% of the participants either walk or travel by Metro for these events.

- The NAACP Black History Month Program - Soul Food is held the last Sunday in February each year and draws an estimated 100 - 200 participants.
- Juneteenth, an event held on a Saturday in mid-June, traditionally with Wythe Street typically blocked off for the event, which attracts between 400 - 600 participants
- Quarterly receptions for exhibit openings attract between 85 and 125 participants.
- The tutoring program held Thursday evenings at the Watson Reading Room draws approximately 15 vehicles.

While the daily activities are easily accommodated by on-site and street parking, larger events require organization by the adjoining museum and the Department of Recreation, Parks, and Cultural Activities to ensure adequate parking is available.



***Proposed Parking Conditions***

The applicant is proposing the provision of 40 on-site parking spaces, a 5 space reduction from the existing parking conditions. The proposed facility is 14,079 square feet larger than the current facility, which accommodates additional programs and activities, such as dance classes and a new weight room.

To demonstrate that the proposed parking, 40 on-site spaces and 90 street spaces, is sufficient, the parking analysis considered the worst case parking scenario. The worst case parking scenario yields a parking requirement of approximately 120 spaces. According to the parking analysis, the worst case parking scenario is accommodated with the 130 proposed parking spaces, which includes the parking spaces on the streets surrounding the center. To further illustrate the adequacy of the proposed parking, Table 3 provides an analysis of proposed parking on a Monday, the day of highest use.

**Table 3: Proposed Parking Analysis**

Program	8am - 12pm	1pm - 5pm	6pm - 10pm	Frequency	Total Users	Walk	Bus/Drop Off	Drive
Seniors				Daily	25		25	
Pre-School Network				Daily	32		30	2
After School Program				Daily	51	1	50	
Boxing				Daily	15			15
Boy's Academy				Bi-Weekly	--			
Computer Classes				Weekly	--			
Dance				Weekly	30	10		20
Weight Room				Weekly	20	5		15
N/A Group				Weekly	25			25
AKA Sorority				Weekly	14			14
Shad Row Condo Association				Weekly	12			12
Late Night Basketball				Weekly	10	10		
Staff				Weekly	16	2		14
<b>Total Users on Site</b>	<b>56</b>	<b>70</b>	<b>46</b>		<b>250</b>	<b>28</b>	<b>105</b>	<b>117</b>
Walk	0	1	5					
Bus	49	52	0					
Drive	7	17	41					

In addition to examining the on-site parking capabilities, the parking analysis also documented the street parking available on Wythe, North Patrick, Madison, and North Alfred Streets.

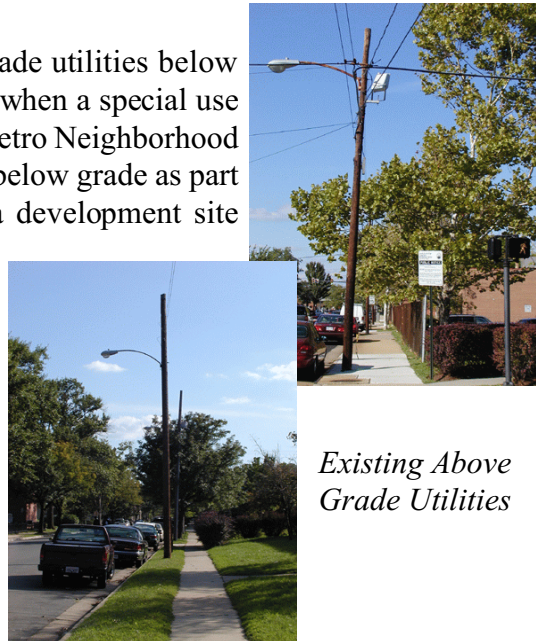
**Table 4: Street Parking Analysis**

Street Name	Total Spaces	Restricted Parking	Observed Use	Available Spaces
Parking Lot	45	0	33	12
Wythe (South)	10	0	5	5
Wythe (North)	12	0	9	3
Patrick (East)	19	0	13	6
Madison (South)	13	0	6	7
Madison (North)	14	0	7	7
Alfred (East)	19	0	14	5
Alfred (West)	21	0	16	5
Total for Time Period	153	0	103	50

In addition to the findings of the parking analysis, the parking reduction is also acceptable due to the adjoining on-street spaces, proximity of the site, comparison to other comparable facilities and the primarily neighborhood nature of the facility.

**E. Underground Utilities:**

It is the general policy of the City to relocate above grade utilities below grade as part of the redevelopment process, especially when a special use permit is being requested. In addition, the Braddock Metro Neighborhood Plan recommends that above grade utilities be located below grade as part of the redevelopment of each site. While typically a development site contains only one or perhaps two frontages with above grade utilities, in this case three and a portion of the fourth block frontage contain above grade utility lines. Estimates to locate all the existing above grade utility lines and transformers below grade is projected to be \$1,500,000 to \$2,000,000 or approximately 10 % of the total budget of the proposal. In addition, based on prior experience, the final cost could be slightly higher than the initial projections. Finally, the expense of locating the utilities below grade has not been included within the budget for the facility, and City Council will have to include this amount as part of the upcoming budget if utilities are to be undergrounded as part of the project.



*Existing Above Grade Utilities*

Although the City's clear policy for both private and public development is to relocate utilities below grade as part of redevelopment, especially when redevelopment presents the opportunity of improving an entire City block, this case is unique in that there are three frontages (and a portion of the fourth frontage) involved. Therefore, staff believes there are two options:

**Option # 1:**

Locate two of the frontages below grade, and as part of a future budget proposal or as part of adjoining redevelopment, locate the remaining utility frontage below grade. Staff is recommending that the two frontages be the Wythe Street and the North Patrick Street frontage.

Wythe Street is the most important frontage of the site, including the front facade of the building, its main entrance and a public plaza and the same street as the uses to be located below grade on a street identified by the Braddock Plan. The North Patrick Street frontage is probably the second most important frontage and is the portion of the site from which most motorists will perceive the site and building.

For this option, City Council will need to allocate approximately \$ 1,000,000 as part of the budget in addition amount already budgeted for the redevelopment of the facility.

**Option # 2:**

Locate all of the above grade utilities below grade as a condition of approval. This option presents the optimum conditions for the neighborhood, and should be part of a long term plan for the area.

To locate all of the utilities below grade, City Council will need to allocate approximately \$1,500,000 to \$2,000,000 as part of the budget in addition to the amount already budgeted for the redevelopment of the facility.

Staff is recommending that the North Patrick Street and Wythe Street above grade utilities be located below grade and if the adjoining blocks are not redeveloped within 5 years the City will be responsible for pursuing undergrounding the remaining utilities.

**VI. CONCLUSION:**

Staff recommends approval of the development proposal for the new Charles Houston Recreation center, including the special use permit approvals to increase the height and for the parking reduction. Staff's recommendation is subject to the attached list of conditions for refining the plans and expects to continue to work with the architects and engineers in a collaborative way on the final stages of this public development project.

STAFF: Richard Josephson, Acting Director, Department of Planning and Zoning  
Jeffrey Farner, Chief, Development;  
Stephen Milone, Principal Planner;  
Jessica Ryan, Urban Planner.

## **VII. STAFF RECOMMENDATIONS/CONDITIONS:**

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

1. A final landscape plan shall be provided with the final site plan to the satisfaction of the Directors of P&Z and RP&CA. At a minimum the final landscape plan shall include the level of landscaping depicted on the preliminary landscape plan and shall also:
  - A. Provide an additional row of trees in the open area between the building and sidewalk along the N. Patrick Street frontage to comply with the canopy coverage.
  - B. Provide an enhanced level of detail plantings throughout the site (in addition to street trees). Plantings shall include a 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. Expand the width of landscape strips between the curb and sidewalk on all street frontages to a minimum of 5 feet on Wythe and Madison Streets.
  - D. Provide location(s), plant species, quantities, planting details and roof systems details for the proposed green roof.
  - E. Indicate materials and finishes, methods for grade transitions, directional changes, above and below grade conditions, and coordination with adjacent conditions.
  - F. Provide a coordinated design palette for any site-use related signs or wayfinding graphics including location, scale, massing and character.
  - G. Coordinate above and below grade site utilities, site furnishings, fences, architecture, lights, signs and site grading to avoid conflicts. Ensure positive drainage in all planted areas.
  - H. Provide crown area coverage calculations in compliance with City of Alexandria Landscape Guidelines including pre and post-development computations. Continue to provide crown coverage tabulation breakdown that denotes street trees under a separate tabulation.
  - I. Provide street tree species for North Patrick Street, Wythe Street, Madison Street and North Alfred Street in accordance with determinations by the City Arborist and the Director of P & Z.
  - J. All turf areas shall be sodded. Indicate limits of turf grass.
  - K. The materials and design of the Wythe Street plaza shall incorporate seating.
  - L. Low-level seat-walls, landscaping and building accent lighting to encourage its use and enhance safety and to serve as an entrance element to the recreation facility.
  - M. All landscaping shall be maintained in good condition and replaced as needed. All plant specifications shall be in accordance with the current and most up to date edition of the

- American Standard For Nursery Stock (ANSI Z60.1) as produced by the American Association for Nurserymen; Washington, D.C.
- N. All work shall be performed in accordance with Landscape Specifications Guidelines 4th Edition as produced by the Landscape Contractors Association (LCA) of Maryland, District of Columbia and Virginia; Gaithersburg, Maryland.
  - O. Utility lines such as water, storm sewer and electric lines shall be located to minimize impacts on proposed street trees and open space.
  - P. No shrubs higher than 3 feet should be planted within 6 feet of walkways.
  - Q. The proposed shrubbery should have a natural growth height of no more than 2-1/2 to 3 feet with a maximum height of 36 inches when it matures.
  - R. All trees should be limbed up a minimum of 6 feet as they mature to allow for the greatest amount of natural surveillance.
  - S. The location of all light poles shall be coordinated with the street trees. Trees should not be planted under or near light poles. Trees planted under or near light poles counteract the effectiveness of light illumination when they reach full maturity. (P&Z)(RP&CA)(Police)
2. The courtyard, open space on Wythe Street shall be consistent in design and materials with the hardscape plan(Sheet L-5) prepared by Rhodeside & Harwell. For the other areas of the site the applicant shall refine the following to the satisfaction of the Directors of P&Z and RP&CA.
- A. The location specification of the site furnishings including the scale, massing, character and material construction of benches, bicycle racks, trash receptacles, drinking fountains and other associated features;
  - B. The details for specialty sidewalk pavers and associated conditions including abutting architectural and landscape conditions.
  - C. Material, finishes and architectural details for all seat walls, decorative walls and screen walls including perimeter of biofiltration areas. Indicate methods for grade transitions, handrails-if required by code, directional changes, above and below grade conditions and coordination with adjacent conditions. (RP&CA)(P&Z)
3. Provide the following notes on the drawings:
- A. "Specifications for plantings shall be in accordance with the current and most up to date edition of ANSI-Z60.1, The American Standard for Nursery Stock as produced by the American Association of Nurserymen; Washington, DC."
  - B. "In lieu of more strenuous specifications, all landscape related work shall be installed and maintained in accordance with the current and most up-to-date edition (at time of construction) of Landscape Specification Guidelines as produced by the Landscape Contractors Association of Maryland, District of Columbia and Virginia; Gaithersburg, Maryland."

- C. “Prior to commencement of landscape installation/planting operations, a pre-installation/construction meeting will be scheduled and held with the City’s Arborist and Landscape Architects to review plant installation procedures and processes.” (RP&CA)
4. Sidewalks and pedestrian amenities provided shall at a minimum include the amenities depicted in the preliminary plans and shall be revised to provide the following improvements to the satisfaction of the Directors of P&Z.
- A. Revise the proposed to be located between the curb and sidewalk. Revise the light poles to be decorative pedestrian-scale black Virginia Power colonial light poles shall be provided along each public street frontage. Decorative pedestrian scale lighting shall also be provided for the on-site walkways.
  - B. Continue the concrete sidewalks across the parking lot entrances on Madison Street and N. Alfred Street to provide an uninterrupted, level sidewalk, as depicted in the preliminary plans.
  - C. Reduce the turning radius of the Madison Street parking lot entrance to 25 foot effective radius, including on-street parking lane to the satisfaction of the Directors of T&ES and P&Z.
  - D. All sidewalks within the site shall be connected to the public sidewalks. (P&Z)
5. Provide two handicap ramps with truncated domes at all corners of the site with each ramp facing the direction of travel through the respective intersections. Revise plans to provide two ramps where feasible or provide extra wide ramps. Provide 4' minimum landings for each ramp. Ensure that ADA accessibility is provided across the parking lot driveway entrances on Madison and N. Alfred Streets. (T&ES)(P&Z)
6. The parking lot design and screening shall be revised to include the following to the satisfaction of the Director of P&Z.
- A. Wheel stops and plantings as depicted on the preliminary plan;
  - B. The parking lot screening wall shall be relocated closer to the parking lot with the proposed landscape plant material relocated to the outside of the screening wall, adjacent to the public sidewalk.
  - C. The parking lot screen wall shall be include the incorporation of brick masonry piers to break up its length and provide visual interest. The design of the brick walls, piers at approximately 40 ft. on-center and capstones shall be coordinated throughout the site including with the design of the piers proposed around the children’s play area.(P&Z)
7. Provide an irrigation plan and details that includes location and type of heads/emitters, water delivery systems, sleeving beneath pavement/roads/sidewalks, controller(s), backflow preventer(s) and all system monitoring devices.

- A. Irrigation plan shall be prepared and sealed by an Irrigator with certification at a level commensurate to this project and licensed to practice in the Commonwealth of Virginia.
  - B. Provide external water hose bibs continuous at perimeter of building. Provide at least one fully accessible external water hose bib on all building sides (at grade and on green roof areas) at a maximum spacing of 90 feet apart.
  - C. All lines beneath paved surfaces shall be installed as sleeved connections. (RP&CA)
8. Play area related site structures/equipment shall be consistent with Department of Recreation, Parks & Cultural Activities standards as approved by the Director. Coordinate specification, location, perimeter fencing, grade conditions, specialized safety surfacing, fall/safety zones and associated site furnishings with staff. Play area and site equipment must comply with Americans with Disabilities Act requirements and standards. (RP&CA)

## **II. BUILDING:**

9. The final design for the building shall be consistent with the level of quality depicted in the preliminary architectural elevations dated July 17, 2006, and also shall provide additional refinements to the satisfaction of the Director of P&Z that shall include:
- A. All facades of the building shall be constructed entirely of masonry, precast, and metal as generally depicted in the preliminary plans.
  - B. Glass shall be non-reflective and non-tinted, and window and door systems shall exhibit a depth of reveal of traditional high-quality architecture. Details and colors of windows and door systems shall be included in the final site plan submission.
  - C. Incorporate additional detail to the extent possible through textured brickwork, corbelling, or other comparable detail elements.
  - D. Provide recessed panels on the east facade of the gymnasium.
  - E. Refine the detailing and selection of materials for the “link” elements, possibly using the heavier precast pieces for those portions of the link that sit directly on the ground (the base and piers) and going back to brick for the spanning elements.
  - F. The sloped roofs shall be entirely high-quality material such as copper, lead, or comparable high-quality roofing material and shall include projecting eaves for the sloped roofs.
- The entrance on Wythe Street shall be further refined to include the following:
- G. Refine entrance door canopy that is proposed beneath the extended roof canopy.
  - H. Columns/stanchions supporting the roof canopy shall be increased in girth and revised to be in better proportion to the large roof supported.



- I. Masonry piers that support the roof canopy columns shall be revised to be smaller in height, more substantial in width and coordinated into the design of the low retaining wall and plaza stairs.
  - J. The material selections for the lower-scale link elements of the building that are shown as pre-cast and cast stone shall be revised to provide a connection that appears lighter in bulk than the main activity pavilions.
  - K. Signs shall be building wall mounted with final design and location to the satisfaction of the Director of P&Z and depicted on the final plans.
  - L. The HVAC units and mechanical appurtenances shall be located on the roof-tops as depicted, recessed and screened from view from the public streets. Details on the screening methods shall be indicated on the final site plan.
  - M. Color elevations shall be submitted with the final site plan.
  - N. Architectural elevations of all building facades, including the walls facing the interior pool deck shall be submitted with the final site plan. Each elevation shall indicate the average finished grade line and height of the structure.
  - O. All refinements to the design and materials shall be revised prior to the release of the final site plan. (P&Z)
10. The handicap ramp shall be relocated so as not to be positioned in front of the porch along N. Alfred Street. Locate the ramp in an alternate location such as in the lawn area south of the porch so that the ramp does not encroach into the public right-of-way and does not diminish the visibility, attractiveness and usefulness of the porch. (P&Z)
11. The building shall incorporate sustainable design elements and innovative technologies outlined below into the project to achieve a LEED certification under the U.S. Green Building Council's systems. The architect shall provide a checklist and specific examples prior to the release of a building permit, to the satisfaction of the Director of P&Z and T&ES (P&Z)(T&ES)
12. Provide shower(s) and clothes storage lockers per gender to the satisfaction of the Director of T&ES. (T&ES)

**III. SITE PLAN:**

13. The City shall underground the above grade utilities on North Patrick and Wythe Streets. If the adjoining blocks are not redeveloped within 5 years the City will be responsible for pursuing undergrounding the remaining utilities. (P&Z)(T&ES)
14. The applicant shall submit a wall check to the Department of P& Z prior to the commencement of framing for the building(s). The building footprint depicted on the wall

check shall comply with the approved final site plan. The wall check shall also provide the top-of-slab and first floor elevation as part of the wall check. The wall check shall be prepared and sealed by a registered engineer or surveyor. The wall check shall be approved by the City prior to commencement of framing. (P&Z)

15. As part of the request for a certificate of occupancy permit, the applicant shall submit a building and site location survey to the Department of P&Z for all site improvements, including the below grade garage. The applicant shall also submit a certification of height for the building as part of the certificate of occupancy for each building. The certification shall be prepared and sealed by a registered architect and shall state that the height of the building complies with the height permitted pursuant to the approved development special use permit and that the height was calculated based on all applicable provisions of the Zoning Ordinance. (P&Z)
16. Coordinate the location of site utilities with other site conditions. Provide location and direction of service openings and required clearances for above grade utilities such as transformers, telephone, and cable boxes. Minimize conflicts with plantings, pedestrian areas and major view sheds and located out of view of public rights-of-ways and shall be screened to the satisfaction of the Director of P&Z and RP&CA.. (RP&CA)(P&Z)
17. Provide a lighting plan with the first final site plan that meets City standards and provides the following refinements designed to the satisfaction of the Directors of T&ES, P&Z and RP&CA, in consultation with the Chief of Police:
  - A. Provide pedestrian-scale Colonial street lighting fixtures in City right-of-way landscape strip between the street curb and sidewalk on all street frontages.
  - B. Clearly show location of all existing and proposed street lights and site lights, shading back less relevant information.
  - C. A lighting schedule that identifies each type and number of fixtures, mounting height, and strength of fixture in Lumens or Watts.
  - D. Manufacturer's specifications and details for all proposed fixtures.
  - E. A photometric plan with lighting calculations that include all existing and proposed light fixtures, including any existing street lights located on the opposite side(s) of all adjacent streets. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties. Show existing and proposed street lights and site lights. Indicate the type of fixture, and show mounting height, and strength of fixture in lumens or watts. Provide manufacturer's specifications for and installation schedule indicating the number of each fixture to be installed. Provide lighting calculations and photometric plan to verify that lighting meets City Standards. Lighting plan to cover site, adjacent right-of-way and properties.

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- F. Specifications and details for all site lighting shall include landscape lighting, pedestrian area, sign(s) and security lighting.
  - G. Photometric site lighting plan shall include and coordinate lighting with architectural/building mounted lights, site lighting, street trees and street lights and minimize light spill into adjacent residential areas.
  - H. Detail information indicating proposed light pole, materials and footings in relationship to adjacent grade or pavement. Pole mounted light foundations shall be fully concealed from view.
  - I. Eliminate narrow lawn areas between light pole base and edge of pavement. If lawn areas surround installed fixtures, they shall be wide enough to readily maintain lawn. (T&ES)(P&Z)(RP&CA)
18. Provide (2) 4" traffic interconnect conduit along N. Patrick Street. The applicant shall depict this on the plan as any typical underground utility with a utility vault at either end of the conduit along N. Patrick St. (T&ES)
19. Provide all pedestrian and traffic signage in accordance with the *Manual of Uniform Traffic Control Devices* (MUTCD), latest edition to the satisfaction of the Director of T&ES. (T&ES)
20. Provide City standard pavement for emergency vehicle easements. All driveway entrances, sidewalks, curbing, etc. in public ROW or abutting public ROW shall meet City design standards. Replace existing curb and gutter, sidewalks, and handicap ramps that are in disrepair or broken. (T&ES)
21. Developer to comply with the peak flow requirements of Article XIII of the Alexandria Zoning Ordinance. The applicant is advised that all stormwater designs that require analysis of pressure hydraulic systems and/or inclusion and design of flow control structures must be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. If applicable, the Director of T&ES may require resubmission of all plans that do not meet this standard. (T&ES)
22. Plan must demonstrate to the satisfaction of the Director of T&ES that adequate stormwater outfall is available to the site or the developer is to design and build on-site or off-site improvements to discharge to an adequate outfall. (T&ES)
23. If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of Article XIII of AZO shall be met. (T&ES).
24. Solid waste services shall be provided by the City. In order for the City to provide solid waste service, the following conditions must be met. The development must meet all the

minimum street standards, including all standard cul-de-sac turnarounds, if applicable. The developer must provide adequate space to accommodate a dumpster and recycling containers. The dumpster and recycling containers must be placed within an enclosure that completely screens them from view. The developer must purchase the standard containers from the City or provide containers that are compatible with City collection system and approved by the Director of Transportation and Environmental Services. (T&ES)

25. The developer agrees to deliver all solid waste, as defined by the Code of the City of Alexandria, to a refuse disposal facility designated by the Director of T&ES. The developer further agrees to stipulate in any future lease or property sales agreement that all tenants and/or property owners shall also comply with this requirement. (T&ES)
26. Applicant shall provide \$1,000/ea to the Director of T&ES for the purchase and installation of four (4) City standard street cans along the public streets, 2 per block face. (T&ES)
27. The applicant shall provide employee bicycle parking space(s) and visitor bicycle parking space(s) on the surface to the satisfaction of the Director of T&ES. (T&ES)
28. All Traffic Control Device design plans, Work Zone Traffic Control plans, and Traffic Studies shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. (T&ES)
29. Show turning movements of emergency vehicles, trash trucks and standard vehicles in the parking lots. Turning movements shall meet AASHTO vehicular guidelines and shall be to the satisfaction of the Director of T&ES. (T&ES)
30. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
31. The minimum diameter for public storm sewers is 18-inches. The minimum diameter for public sanitary sewer is 10-inches. (T&ES)
32. Hydraulic calculations (computer modeling) will be completed to verify main sizes upon final submittal of the site plan. Profiles will be required for hydraulic calculations. (VAWC)
33. VAWC will require a copy of the Code Enforcement approved needed fire flow calculations for this project. (VAWC)
34. A double detector check backflow prevention device is required on all fire services. If located inside the premise, it must have a remote reading meter in a separate accessible room. (VAWC)

35. The applicant is advised that the pool discharge shall be connected to the sanitary sewer. (T&ES)
36. All private utilities are to be located outside of public right-of-way and public utility easements. Show all existing and proposed easements, both public and private. (T&ES)
37. Provide an exhibit that demonstrates open space calculations.
  - A. Provide pre-development and post-development calculations and a narrative that demonstrates compliance with Open Space intentions of the City of Alexandria's Braddock Road Small Area Plan. (RP&CA)

#### **IV. STORMWATER:**

38. The project site lies within the City's Hooffs Run Combined Sewer District. Proposed stormwater management and compliance with the City's Chesapeake Bay Program shall be coordinated with City's policy for management of storm water discharge within the Combined Sewer District. (T&ES)
39. 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 proposal is providing a green roof and raised biofiltration areas. (T&ES)
40. 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)
41. 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)

42. The proposal shall submit a storm water quality BMP Maintenance Agreement with the City to be reviewed as part of the Final #2 Plan. It must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the final site plan. (T&ES)
43. Prior to release of the performance bond, a copy of the Operation and Maintenance Manual shall be submitted to the City on digital media. (T&ES)
44. 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 and that they are functioning as designed and are unaffected by construction activities. 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)
45. All exterior building mounted loudspeakers are prohibited. (T&ES)
46. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into any street, alley, or storm sewer. (T&ES)

**V. CONSTRUCTION AND PHASING:**

47. A “Certified Land Disturber” (CLD) shall be named in a letter to the Division Chief of C&I 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 sheet on the site plan. (T&ES)
48. During the construction phase of this development, the site developer, their contractor, certified land disturber, or owner’s other agent 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 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 Transportation and Environmental Services and Code Enforcement. All wastes shall be properly disposed offsite in accordance with all applicable federal, state and local laws. (T&ES)
49. Prior to the release of the final site plan, provide a Traffic Control Plan for construction detailing proposed controls to traffic movement, lane closures, construction entrances, haul routes, and storage and staging. (T&ES)

50. 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:
  - A. The sign shall notify the public of the nature of the upcoming construction project.
  - B. The sign shall provide a phone number for the construction management team for public questions regarding construction of the project. (P&Z)
  
51. Prepare and submit a plan that delineates a detailed construction management plan for the entire project for review and approval by the Directors of P&Z, T&ES and Code Enforcement prior to the release the a building permit. Before commencing any clearing or grading of the site, the applicant shall hold a meeting with notice to all adjoining property owners to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. The Departments of P&Z and T&ES shall be notified of the date of the meeting before it. The meeting shall occur prior to the issuance of the building permit. (P&Z)
  
52. A person shall be identified who will serve as liaison to the community throughout the duration of construction. The name and telephone number of this individual shall be provided in writing to residents, property managers and business owners whose property abuts the site, and to the Directors of P&Z and T&ES. (P&Z)
  
53. No major construction staging will be allowed from N. Patrick Street. Applicant to meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. (T&ES)
  
54. Temporary construction 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 certificate of occupancy permit for the proposed building. (P&Z)
  
55. Contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the construction trailer(s) as soon as they are in place. (Police)
  
56. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)

CITY DEPARTMENT CODE COMMENTS

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

**Planning & Zoning:**

- F-1 Reduce the height of the gymnasium parapet to be a maximum of three (3) feet to comply with zoning ordinance requirements.
- F-2 Revise the open space exhibit to eliminate areas, including the landscape strip on the north side of the parking lot that are not a minimum of eight feet by eight feet (8'x8') in dimension. This area should continue to be shown as pervious landscape area that contributes vegetated green area to the project, but does not comply with the minimum open space dimensions required by the Zoning Ordinance.

**Transportation & Environmental Services:**

- F-1. A minimum of 30 feet separation between beginning of street corner radius and any driveway apron radius shall be maintained. Additional curb cuts at this location are not recommended as they impede traffic flow.
- C-1 A performance Bond to guarantee installation of the required public improvements must be posted prior to release of the plan.
- C-2 All downspouts must be connected to a storm sewer by continuous underground pipe.
- C-3 The sanitary sewer tap fee must be paid prior to release of the plan.
- C-4 All easements and/or dedications must be recorded prior to release of the plan.
- C-5 Plans and profiles of utilities and roads in public easements and/or public right-of-way must be approved prior to release of the plan.
- C-6 All drainage facilities must be designed to the satisfaction of T&ES. Drainage divide maps and computations must be provided for approval.
- C-7 All utilities serving this site to be placed underground.
- C-8 Provide site lighting plan to meet minimum city standards.



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- C-9 Plan shall comply with the Chesapeake Bay Preservation Act in accordance with Article XIII of the City's zoning ordinance for storm water quality control.
- C-10 Provide a phased erosion and sediment control plan consistent with grading and construction per City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4.
- C-11 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-12 The applicant must comply with the Article XIII of the City of Alexandria Zoning Ordinance, which includes requirements for storm water pollutant load reduction, treatment of the water quality volume default, and storm water quantity management.
- C-13 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-14 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 state requirement for a VSMP permit for land disturbing activities greater than 2500 SF.
- F-1 Sediment trap for washwater at the construction entrance shall be provided.
- F-2 Water Treatment On Site block lists 1.33 acres of impervious area treated. The impervious area on site is listed several places as 1.13 acres. Numbers need to be reassessed..
- F-3 Not all water quality volume is being treated. Under miscellaneous the Total WQV Treated block should say "no."
- F-4 Provisions for pedestrian traffic shall be made prior to approval of erosion and sediment control.
- F-5 For phosphorous reduction and water quality volume calculation purposes the City looks upon green roofs and biofiltration areas as pervious areas. While this policy is not formalized in the ordinance it is used as an incentive for using LID techniques.

Recalculation of the impervious area may reduce phosphorous load removal requirement and determination of water quality volume left untreated calculation.

**Virginia American Water Company:**

F-1 According to VAWC records, the existing domestic service is 2 inches. The existing fire service is 8 inches; with a 12 inch by 6 inch wet tap on the main in Madison Street, then it was increased to 8 inches.

**Code Enforcement:**

The following are repeat comments. Updated comments are in **BOLD**.

F-1 Maintain ambulance access to parking lot for swimming pool. Ambulance shall be able to enter and exit parking area without turning around. The plan as submitted provides sufficient access. Revised plans provide ample ambulance access. A Fire Department is located in the area of the Emergency Vehicle Easement. If the connection is to remain in this area, the emergency vehicle easement will need to conform to the minimum turning radius requirements for fire apparatus. A curb radii of at least R-25 will be required. **The proposed FDC in the area within the Emergency Vehicle Easement exceeds the maximum 100 foot distance (as measured along the travelway) from the nearest hydrant. The FDC is also behind parked vehicles and is considered partially obstructed. The FDC and hydrant shall be relocated and coordinated to be between 40 and 100 feet of each other as measured along the travelway. The inner radii of the Emergency Vehicle Easement shall conform to R-25 radii should the FDC require access via the Emergency Vehicle Easement.**

F-2 Clearly identify all entrances and exits apart from service access doors. **Finding resolved.**

F-3 Consolidate Building Code Analysis data. Data shall include:  
a) use group; b) number of stories; c) type of construction; d) floor area per floor ; e) fire protection plan. **Finding resolved on Sheet AC-1.**

C-1 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. Condition met, Rodent Note provided on Sheet C-02.

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- C-2 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property. Acknowledged by applicant.
- C-3 A soils report must be submitted with the building permit application. Acknowledged by applicant.
- C-4 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC). Condition met, shown as Construction Note on Sheet C-02.
- C-5 Condition Deleted.
- C-6 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. Acknowledged by applicant.
- C-7 Required exits, parking, and accessibility for persons with disabilities must be provided to the building. Acknowledged by applicant.
- C-8 Provide two Siamese connections located to the satisfaction of the Director of Code Enforcement. The two provided siamese connections exceed the maximum distance from the hydrant served. One siamese is located in the area of the emergency vehicle easement for ambulance access (See F-1 above). Fire hydrants shall be located within on hundred (100) feet of each FDC, as measured along the vehicle travelway. Relocate FDCs. **Condition not met, see F-1 above.**
- C-9 A separate tap is required for the building fire service connection. Condition met.
- C-10 Prior to submission of the Final Site Plan #1, the developer shall provide a fire flow analysis by a certified licensed fire protection engineer to assure adequate water supply for the structure being considered. **Virginia American Fire Flow is insufficient to meet this condition. A Fire Flow Analysis shall be conducted by a certified, licensed Fire Protection Engineer.**
- C-11 A fire prevention code permit is required for the proposed operation at the time of Certificate of Occupancy. An egress plan showing fixture location, aisles and exit doors shall be submitted for review with the permit application. Incorrect response by applicant. Code analysis is not a Fire Prevention Permit. **A Fire Prevention Permit shall be applied for at the time of application for Certificate of Occupancy.**

- C-12 Before a building permit can be issued on any proposed future alterations or demolition, a certification is required from the owner or owner's agent that the building has been inspected by a licensed asbestos inspector for the presence of asbestos. **Acknowledged by applicant.**

**Health Department:**

- C-1 An Alexandria Health Department Permit is required for all regulated facilities. Permits are non-transferable.
- C-2 Permits must be obtained prior to operation.
- C-3 A qualified pool operator and lifeguard with CPR certification must be on duty during all hours of operation.
- C-4 Five sets of plans must be submitted to and approved by this department prior to construction. Plans must comply with the Alexandria City Code, Title 11, Chapter 11, Swimming Pools, Administrative Regulation 20-6, Swimming Pools.
- C-5 Submit six (6) sets of plans for a tourist establishment pool.
- C-6 An Alexandria Health Department Permit is required for all regulated facilities.
- C-7 This facility and all modifications must meet current Alexandria City Code requirements for food establishments.
- C-8 Five sets of plans must be submitted to and approved by this department prior to construction/modifications. Plans must comply with the Alexandria City Code, Title 11, Chapter 2, Food and Food Establishments. There is a \$135.00 fee for review of plans for food facilities.
- C-9 Permits and/or approval must be obtained prior to operation.
- C-10 The facility must comply with the Alexandria City Code, Title 11, Chapter 10, Smoking Prohibitions.
- C-11 Certified Food Managers must be on duty during all hours of operation.
- C-12 Restrooms, including those in common areas, serving the restaurant, are to meet Alexandria City Code, Title 11, Chapter 2 requirements.

- R-1 Provide a menu or list of foods to be handled at this facility prior to opening.
- F-1 This facility is currently operating as Charles Houston Senior Center under an Alexandria Health permit, issued to Alexandria Agency on Aging. This facility also houses The Child & Family Network Center-Charles Houston under an Alexandria Health permit issued to Child & Family Network Centers.

**Police Department:**

**(Staff has not included the lighting recommendations within the staff recommended conditions, and has instead recommended that the lighting plan be designed to meet city standards in consultation with the Chief of Police.)**

On Sheet "L-5" of this SUP plans indicate that the proposed light poles will be alternated between the proposed trees. If the trees are located in close proximity of the light poles, when the trees reach full maturity they could possibly nullify the intended illumination of the light poles (see the picture below). This would be in direct contrast to recommendations R-1, R-2 & R-3.

Should the developer be allowed to construct the light poles alternately within the trees, then a program should be established in trimming and maintaining tree canopies and other plant materials at and around the light pole dome.

Lighting is one of the most economical and effective forms of crime prevention available. The following recommendations are in reference to the lighting.

- R-1 Locate lighting systems along walkways to permit pedestrians to set possible risks involved with walking in the hours of darkness. Parking lots should be illuminated so one can identify a human face at 33 ft. (3 foot candles vertically above the surface).
- R-2 Illumination should fall throughout the parking area, along the walkway, along the building edge and building entrances.
- R-3 Provide lighting systems that will enhance the ability to observe surroundings.
- R-4 Provide lighting system that minimize glare, shadow, light pollution and light trespass.
- R-5 Provide lighting that is even, uniform and does not produce dark areas or sharp contrasts for concealment.

R-6 When creating uniform lighting consider the type of fixture, the height of the poles, the direction the light needs to go and the spacing of the fixtures. The general rule of thumb involving the installation of lighting in parking lots is the height of the light pole multiplied by 4 will give the distance the light poles should be apart.

On sheet A1.2 within the top chart describing the light fixture, it appears as though the applicant is able to choose either the “High Pressure Sodium” lamp or the “Metal Halide” lamp. Whether Metal Halide, High Pressure Sodium or another type of light is used, the emphasis is to have the same color light (white or orange/yellow) throughout the site. **The lamps (light bulbs) used throughout the site should be the same.** This will provide good color rendition, help with visibility and reduce contrasts. Therefore, the following recommendation is made:

R-7 It is recommended that the applicant choose the same light type that is already being used by the City in the existing light poles in that area.

R-8 The parking lot lighting should be at a minimum-maintained level of 1.0 foot-candles or 10 lux. This lighting should also spill over to the front, side and play area.

R-9 Routine maintenance of the lights throughout the property should be in place.  
a) A program should be implemented to review the light regularly to determine if any have burnt out or been broken and need replacing.  
b) Globes should be cleaned to ensure full illumination from the light.  
c) A program should be established to relamp the complex, also known as “group relamping.” This will better ensure the proper use of the light bulb, as well as reduce cost when lights need to be replaced one at a time and each individual visit has to be paid for.

The following recommendation is for the benches proposed to be used for the complex.

R-10 A bench style that eliminates or discourages sleeping should be used. Position benches in areas where intended users will be able to provide natural Surveillance and demonstrate territoriality. Usually this is near all entry/exit gates to allow parents to control and egress and observe access. This not only gives parents security that their child may not run off away from the play area, but also that an abductor cannot easily snatch a child.

R-11 The hours of operation of the play area should be clearly marked. Well placed entrance signs or gates should be used to notify the public of the hours. This will help to control and or diminish possible crime in the play area.

**Historic Alexandria (Archaeology):**

- F-1 The G.M. Hopkins Insurance map from 1877 indicates that this property was part of a large estate owned by Henry Daingerfield. The main house and most of the other mapped structures were located on the block to the south. The 1850 tax records note that John Foster was probably the occupant of the house at the middle of the 19<sup>th</sup> century. In the early 20<sup>th</sup> century, the property was the site of one of the City's African American schools—Parker Gray. While it is likely that construction of the current structure on the property would have destroyed much of the evidence of earlier historic activities, there is a possibility that deep features may still be present.
- C-1 Call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- C-2 The above statement must appear in the General Notes of all site plans so that on-site contractors are aware of the requirement.

**Recreation, Parks & Cultural Activities:**

Comments included as recommended conditions.