



## DEPARTMENT OF PLANNING AND ZONING

Sent via E-mail

December 10, 2010

Kevin Van Hise, CLA  
Bob Barusefski  
Kimley-Horn & Assoc., Inc.  
13221 Woodland Park Road  
Suite 400  
Herndon, VA 20171

Re: Hammond Middle School – Athletic Field Lighting – SUP 2010-0079

Gentlemen;

City staff has completed the review of preliminary plan for the above referenced project. As part of our review, the attached comments have been identified and need to be addressed with the subsequent submissions.

Please be advised that prior to proceeding to the Planning Commission/City Council public hearings for this application, it is advised that various local civic groups meetings be attended to allow for community input for the proposed improvements to the Hammond Middle School athletic field. Staff recommends that the following groups be notified and that City staff is made aware of the dates and times of when you will be presenting to these civic groups.

Brookville Seminary Valley – Geoffrey Goodale, President - [geoff.goodale@bsvca.net](mailto:geoff.goodale@bsvca.net)  
Seminary Hill – Nancy Jennings, President - [Nrjennings@comcast.net](mailto:Nrjennings@comcast.net)  
Parkside at Alexandria – Jeremy Hogg, President - [jeremyhogg@gmail.com](mailto:jeremyhogg@gmail.com)

In the event you have any questions, please feel free to contact me at 703.746.3812 or via email at [Paricia.Escher@alexandriava.gov](mailto:Paricia.Escher@alexandriava.gov).

Regards,

Patricia Escher, AICP, ASLA  
Principal Planner, Development

cc: Gwen Wright, Chief, Development

Please respond to the following comments:

**PLANNING AND ZONING**

1. While the bleachers are an ancillary use to the athletic fields, the incorporation of this amenity into this application would require an amendment to the existing development site plan (DSP2004-0044), in addition to the requested special use permit for the lighting of the fields.
2. The construction of the synthetic field and redesign of the track will be processed under a separate grading plan application.
3. The proposed storage shed will be part of the grading plan and preliminary elevations of the shed should be submitted with that application.

**TRANSPORTATION & ENVIRONMENTAL SERVICES**

**Findings:**

4. Parcel is flagged as being in a Marine Clay Area and Hazardous Use. (T&ES)

**Recommendations:**

5. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
6. The proposed lights shall be shielded and directed in a manner as to not create a nuisance to the residential properties along the south side of North Pickett Street, the east side of Seminary Road or the west side of North Pegram Street. (T&ES)
7. A grading plan showing all improvements and alterations to the site must be approved prior to installation of site improvements. (T&ES)

**Code Requirements:**

8. 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. (T&ES)

**RECREATION PARKS & CULTURAL ACTIVITIES**

9. The applicant shall provide field schedule documents and plan to Recreation staff for review and approval prior to finalization for each season of play.
10. On sheets 1,3, and 4 show all adjacent residential units, including those on the opposite

side of North Pickett Street

**CODE ADMINISTRATION**

C-1 The proposed installation will require a Building Permit for foundation/footings/erection, etc. and electrical permit for wiring

C-2 Application for the above building permit will require five sets of plans with emphasis on soil conditions and foundation details, anchorage, wind load design, etc. These plans will need to be sealed by a PE licensed in the Commonwealth.

C-3 Installation/erection is subject to special inspections.

**City of Alexandria, Virginia**  
**Minimum Average Lighting Design Standards**  
**Under Section 622.6 of BOCA Code**

Type of Area	Unit	Single Family (4 Units or Less)	Office and Multi-Family	Shopping Areas Wholesale and Retail	Industrial
Parking Area	*Foot-candles	0.6	1.0	2.0	1.0
	Uniformity Ratio (Avg/Min)	6:1	3:1 except in aisle	3:1	3:1
Walkways	*Foot-candles	0.6	1.0	2.0	1.0
	Uniformity Ratio (Avg/Min)	6:1	6:1	3:1	3:1
Roadways (Without Parallel Walks or Parking)	*Foot-candles	0.6	0.6	2.0	0.5
	Uniformity Ratio (Avg/Min)	6:1	6:1	3:1	6:1

\*Average design level of foot-candles defined as luminance on a surface that is everywhere one foot from a uniform point source of light of one candle and equal to one lumen per square foot.  
 Note:

**TRANSPORTATION AND ENVIRONMENTAL SERVICES**  
**PLANNING AND ZONING**  
 Minimum Requirements for Lighting Plans

1. Show and indicate existing and proposed lighting fixtures on street and site development plan sheet.
2. Provide detail and specifications for all proposed fixtures; manufacture, strength, monument height.
3. Include existing lights on photometric plan, show clearly existing and proposed fixtures, type, north arrow, public/private streets and orient plan consistent with development plan.
4. Provide lighting calculation to verify that lighting level meets City standards.
5. Provide lighting schedule indicating number of each style of fixture to be installed.
6. Provide City standard signature block.
7. Lighting should be shield to mitigate impact on adjoining properties per Sec. 13-1-3 on the Code of the City of Alexandria, 1981, as amended.

*0.25 foot candles @ property line*

### Other Requirements for New Fixtures

1. No frosted fixtures.
2. Sodium vapor bulbs, except mercury vapor can be used where over 80% of existing lights are mercury vapor.
3. Consider shade tree location.
4. Use manufacturer's charts for fixture used when available.
5. Outages caused by wiring problems must be corrected within thirty (30) days.
6. Fixtures cleaned, etc., and bulbs replaced upon notice of defect (maximum seven days).
7. Spacing fixtures along walks and parking spaces to be maximum 5 times the height.
8. One side lighting to be spaced at maximum 2½ times the depth of walk and/or parking space being lighted.
9. The uniformity requirements shall not be used to preclude focus lighting of special buildings and/or objects.
10. The above standards are not to apply in areas with previously City Council approved lighting standards, such as Gadsby Incandescent District Limits.

**Sec. 13-1-3 - Commercial properties and residential properties—night illumination.**

(a) It shall be unlawful for the owner or operator of any commercial property or the owner or occupant of any residential property when located adjacent to property used for residential purposes, to use for the outdoor lighting of the commercial property or residential property lights which are so arranged that the illumination and glare therefrom is thrown upon the side yard or rear yard of the adjacent property occupied for residential purposes in an amount of illumination which measures more than point twenty-five hundredths footcandles measured at any point seven feet beyond the property line of the adjacent property used for residential purposes.

(b) All lights used by an owner or operator of a commercial property or an owner or occupant of residential property shall be shielded or directed so as to confine the area of diffusion to the property which it is intended to illuminate.  
(Code 1963, Sec. 23-6)

- § 13-1-40 Metal detecting and digging on city property.  
 § 13-1-41 Panhandling.

### Sec. 13-1-1 Abusive language.

If any person shall, within the city, in the presence or hearing of another, curse or abuse such person, or use any violent, abusive language to such person concerning himself or any of his relations, or otherwise use such language, under circumstances reasonably calculated to provoke a breach of the peace, he shall be guilty of a class 3 misdemeanor. (Code 1963, Sec. 23-1; Ord. No. 2826, 6/28/83, Sec. 1)

State Law Reference: Similar provisions, Code of Va., Sec. 18.2-416.

### Sec. 13-1-2 Assault; assault and battery.

Any person who shall commit a simple assault or assault and battery shall be guilty of a class 1 misdemeanor. (Code 1963, Sec. 23-2; Ord. No. 2826, 6/28/83, Sec. 2)

### Sec. 13-1-3 Commercial properties and residential properties—night illumination.

(a) It shall be unlawful for the owner or operator of any commercial property or the owner or occupant of any residential property when located adjacent to property used for residential purposes, to use for the outdoor lighting of the commercial property or residential property lights which are so arranged that the illumination and glare therefrom is thrown upon the side yard or rear yard of the adjacent property occupied for residential purposes in an amount of illumination which measures more than point twenty-five hundredths footcandles measured at any point seven feet beyond the property line of the adjacent property used for residential purposes.

(b) All lights used by an owner or operator of a commercial property or an owner or occupant of residential property shall be shielded or directed so as to confine the area of diffusion to the property which it is intended to illuminate. (Code 1963, Sec. 23-6)

### Sec. 13-1-4 Cursing and swearing—over telephone.

If any person shall curse or abuse anyone or use obscene, vulgar, profane, lewd, lascivious or indecent language, or make any suggestion or pro-

posal of an obscene nature, or threaten any illegal or immoral act with the intent to coerce, intimidate or harass any person, over any telephone in the city, he shall be guilty of a class 1 misdemeanor. (Code 1963, Sec. 23-8; Ord. No. 2826, 6/28/83, Sec. 3)

State Law Reference: Similar provisions, Code of Va., Sec. 28.2-427.

Cross Reference: Abusive language, Sec. 13-1-1.

### Sec. 13-1-5 Public intoxication.

If any person is intoxicated in public, whether such intoxication results from alcohol, narcotic drug or other intoxicant or drug of whatever nature, he shall be deemed guilty of a class 4 misdemeanor. If there is a court-approved detoxification center in the city or a neighboring jurisdiction, a law enforcement officer may authorize the transportation, by police or otherwise, of a person who is in violation of this section to such detoxification center in lieu of arrest; provided, however, that no person shall be involuntarily detained in such center. (Code 1963, Sec. 23-11; Ord. No. 2826, 6/28/83, Sec. 4; Ord. No. 3599, 10/17/92, Sec. 1)

Charter Reference: Authority, Sec. 2.04(a).

State Law Reference: For similar state law, see Code of Va., Sec. 18.2-388.

### Sec. 13-1-5.1 Possession of open or opened receptacles containing an alcoholic beverage.

(a) It shall be unlawful for any person, while in the city, to possess an open or opened receptacle containing an alcoholic beverage (i) in or on any publicly or privately owned park, playground, street, alley, sidewalk or other pedestrian walkway or parking lot to which the public has, or is permitted to have, access, or (ii) in a motor vehicle located on any such street, alley or parking lot, whether or not such vehicle is moving. Any person violating this section shall be guilty of a class 4 misdemeanor.

(b) Nothing in subsection (a) shall prevent a person from possessing an open or opened receptacle containing an alcoholic beverage (i) in a place licensed by the Virginia Alcoholic Beverage Control Board ("Board") to sell alcoholic beverages at retail for on-premises consumption, (ii) in an area approved by the Board and during an event for which the Board has granted a banquet license or mixed beverage special events license, or (iii) in a public street which has been tempo-



Kimley-Horn  
and Associates, Inc.

January 20, 2011

City of Alexandria  
Office of Planning  
Attn: Patricia Escher, AICP, ASLA  
Principal Planner, Development  
301 King Street, Room 2100  
Alexandria, VA 22314

RE: Hammond Middle School – Athletic Field Lighting – Comment Responses

SUP 2010-0079

Patricia,

Pursuant to your comments dated December 10, 2010 Kimley-Horn and Associates, Inc., has amended the SUP as required for this applications' review. The following outline summarizes our response to each comment by item number. Please note that we will be submitting letters in support of this project at a later date before February 14<sup>th</sup>. This will allow us to collect the letters after the Community Informational Meeting at Hammond Middle School on February 8th.

#### **PLANNING AND ZONING**

1. While the bleachers are an ancillary use to the athletic fields, the incorporation of this amenity into this application would require an amendment to the existing development site plan (DSP2004-0044), in addition to the requested special use permit for the lighting of the fields.

***RESPONSE: Bleachers have been removed from the project.***

2. The construction of the synthetic field and redesign of the track will be processed under a separate grading plan application.

***RESPONSE: Acknowledged. The grading plan for the synthetic field and redesign of the track will be submitted separately from this SUP application but concurrently.***

3. The proposed storage shed will be part of the grading plan and preliminary elevations of the shed should be submitted with that application.

***RESPONSE: Acknowledged. The storage structure will be submitted as part of the grading plan and elevations will be provided with that application.***

#### **TRANSPORTATION & ENVIRONMENTAL SERVICES**

##### **Findings:**

4. Parcel is flagged as being in a Marine Clay Area and Hazardous Use. (T&ES)

***RESPONSE: Acknowledged. We are conducting a geotechnical analysis to determine the extent or presence of marine clay in the project area.***



**Recommendations:**

5. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)

**RESPONSE: Acknowledged. Loudspeakers will not be used on the exterior of the building and amplified sounds will not be audible at the property line.**

6. The proposed lights shall be shielded and directed in a manner as to not create a nuisance to the residential properties along the south side of North Pickett Street, the east side of Seminary Road or the west side of North Pegram Street. (T&ES)

**RESPONSE: The proposed lights will use technology that shields and directs the light to prevent glare on neighboring residential properties along the south side of North Pickett Street, the east side of Seminary Road, and the west side of North Pegram Street. Lighting levels will meet City of Alexandria code requirements set forth in Sec. 13-1-3.**

7. A grading plan showing all improvements and alterations to the site must be approved prior to installation of site improvements. (T&ES)

**RESPONSE: Acknowledged. A grading plan will be submitted separately from this SUP application but concurrently.**

**Code Requirements:**

8. 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. (T&ES)

**RESPONSE: Acknowledged. ACPS will comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5.**

**RECREATION PARKS& CULTURAL ACTIVITIES**

9. The applicant shall provide field schedule documents and plan to Recreation staff for review and approval prior to finalization for each season of play.

**RESPONSE: Acknowledged. ACPS will provide the field schedule documents and plans to Recreation staff for review and approval prior to finalization for each season of play.**

10. On sheets 1,3, and 4 show all adjacent residential units, including those on the opposite side of North Pickett Street

**RESPONSE: Sheets 1,3, and 4 have been revised to show all adjacent residential units, including those on the south side of North Pickett Street.**

**CODE ADMINISTRATION**

C-1 The proposed installation will require a Building Permit for foundation/footings/erection, etc. and electrical permit for wiring

***RESPONSE: Acknowledged.***

C-2 Application for the above building permit will require five sets of plans with emphasis on soil conditions and foundation details, anchorage, wind load design, etc. These plans will need to be sealed by a PE licensed in the Commonwealth.

***RESPONSE: Acknowledged. Five (5) sets of plans will be prepared and sealed to obtain the necessary building permits for the lights.***

C-3 Installation/erection is subject to special inspections.

***RESPONSE: Acknowledged.***

I trust you will find we have addressed all comments sufficiently. I have included one copy of the revised SUP package, along with letters of support, and this comment response letter for your review. Please do not hesitate to call should you have any questions.

Sincerely,

Kevin Van Hise

Project Manager

***Kimley-Horn and Associates, Inc.***



REVISED

APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2010-0079

PROPERTY LOCATION: 4646 SEMINARY RD

TAX MAP REFERENCE: 031.01-01-03 ZONE: R8 & R20

APPLICANT: Name: ALEXANDRIA CITY PUBLIC SCHOOLS (ACPS)

Address: 2000 N. BEAUREGARD ST

PROPOSED USE: ATHLETIC FIELD LIGHTS FOR AN EXISTING ATHLETIC FIELD AT HAMMOND M.S.

THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

KEVIN VAN HISE
Print Name of Applicant or Agent

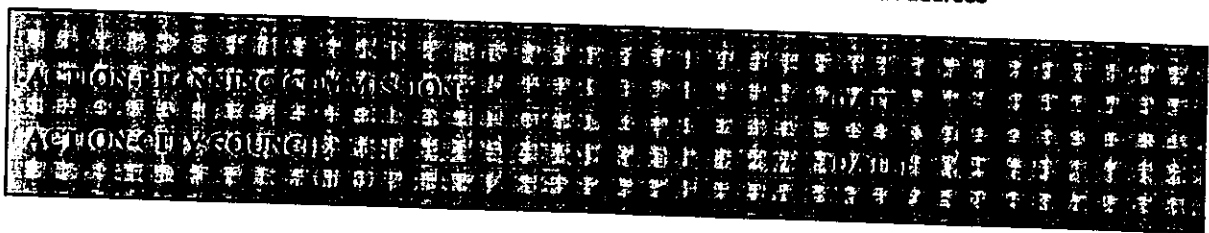
[Signature] 1.17.11
Signature Date

13221 WOODLAND PARK RD
Mailing/Street Address

703.674.1306 703.674.1350
Telephone # Fax #

HERNDON, VA 20171
City and State Zip Code

KEVIN.VANHISE@KIMLEY-HORN.COM
Email address



**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of 4646 SEMINARY RD, I hereby  
(Property Address)  
grant the applicant authorization to apply for the ATHLETIC FIELD LIGHTS use as  
(use)  
described in this application.

Name: David Conrath  
Please Print

Phone 703-965-2688

Address: 2000 N. Boulevard St.

Email: David.Conrath@scps.k12.va.us

Signature: [Handwritten Signature]

Date: 11/10/10

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

Required floor plan and plot/site plan attached.

Requesting a waiver. See attached written request.

2. The applicant is the (check one):

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

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

N/A

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**OWNERSHIP AND DISCLOSURE STATEMENT**  
Use additional sheets if necessary

**1. Applicant.** State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. ALEXANDRIA CITY PUBLIC SCHOOLS	2000 N. BEAUREGARD ST	100%
2.		
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at \_\_\_\_\_ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. ALEXANDRIA CITY PUBLIC SCHOOLS	2000 N. BEAUREGARD ST	100%
2.		
3.		

**3. Business or Financial Relationships.** Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.		
2.		
3.		

**NOTE:** Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

1-17-11  
Date

Kevin Van Hise  
Printed Name

[Signature]  
Signature

Alexandria City Council

William Euffie  
Kerry Donely  
Frank Fannon IV  
Alicia Hughes  
Rob Krupicka  
Redella "Del" Pepper  
Paul Smedberg

Board of Zoning Appeals

Mark Allen  
Geoffrey Goodale  
John Keegan  
Stephen Koenig  
David Lantzy  
Jennifer Lewis  
Eric Zander

Board of Architectural Review

Parker-Gray District

William Conkey  
Robert Duffy  
Christina Kelley  
H. Richard Lloyd, III  
Douglas Meick  
Philip Moffat  
Deborah Rankin

Planning Commission

John Komoroske  
H. Stewart Dunn  
Jesse Jennings  
Donna Fossum  
Mary Lyman  
J. Lawrence Robinson  
Eric Wagner

Board of Architectural Review

Old and Historic District

Chip Carlin  
Oscar Fitzgerald  
Thomas Hulfish  
Arthur Keleher  
Wayne Neale  
Peter Smeallie  
John Von Senden

Updated 7/27/2010

**Definition of business and financial relationship.**

Section 11-305 of the Zoning Ordinance defines a business or financial relationship as any of the following:

- (1) a direct one;
- (2) by way of an ownership entity in which the member or a member of his immediate household is a partner, employee, agent or attorney;
- (3) through a partner of the member or a member of his immediate household;
- (4) through a corporation in which any of them is an officer, director, employee, agent or attorney or holds 10 percent or more of the outstanding bonds or shares of stock of a particular class. In the case of a condominium, this threshold shall apply only if the applicant is the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium;
- (5) not as an ordinary customer or depositor relationship with a professional or other service provider, retail establishment, public utility or bank, which relationship shall not be considered a business or financial relationship;
- (6) created by the receipt by the member, or by a person, firm, corporation or committee on behalf of the member, of any gift or donation having a value of more than \$100, singularly or in the aggregate, during the 12-month period prior to the hearing on the application from the applicant.



**Narrative Request for a Special Use Permit to Install Athletic Field Lighting at Hammond Middle School (SUP # 2010-0079)**

Alexandria City Public Schools is requesting approval to add lighting to an existing athletic field at Hammond Middle School (4646 Seminary Road). The property is located in the R-8 and R-20 zone, which requires a special use permit for the lighting of the athletic field area.

The existing rectangular athletic field is a well-used, and much needed athletic/recreational resource in the City, including scheduled use by the Alexandria Department of Recreation and Cultural Activities. In order to better meet the recreational needs of Alexandria's citizens and the students of Hammond Middle School, and to improve evening use of the site, ACPS is proposing to add lighting to the athletic field. The proposed lighting for the athletic field will consist of field lights mounted on four poles on both sides of the field, with a maximum height of 70 feet.

In addition to lighting the field, ACPS proposes to add safety lighting for the track as a courtesy to neighboring citizens so that they have the ability to use the track in the evening. Safety lighting for the track will be provided with fixtures that will be mounted on the same four 70' poles at a lower height and lower lighting level.

Locations for the light poles are indicated on the proposed site plan (attached). The proposed lighting system will use technologically advanced fixtures that significantly limit light spill-over beyond the playing field area and track. An example of a similar product is attached for information/demonstration only (please see below in this narrative).

Additional improvements to the Hammond Middle School athletic field and track are planned, including the replacement of the existing natural turf field with a synthetic turf infill system. In addition, the existing track will be reconfigured around the synthetic turf field. These improvements will better accommodate athletic activities at Hammond Middle School. These field improvements and track will be submitted to the City under a separate grading plan application.



**USE CHARACTERISTICS**

4. The proposed special use permit request is for (check one):

- a new use requiring a special use permit,
- an expansion or change to an existing use without a special use permit,
- an expansion or change to an existing use with a special use permit,
- other. Please describe: \_\_\_\_\_

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect?  
Specify time period (i.e., day, hour, or shift).

NO CHANGE FROM EXISTING USE IN CAPACITY, BUT HOURS WILL BE EXTENDED WITH APPROVAL OF LIGHTS. (PLEASE SEE ATTACHED FOR EXISTING USERS).

B. How many employees, staff and other personnel do you expect?  
Specify time period (i.e., day, hour, or shift).

NO CHANGE

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

Hours:

MON-FRI

8:00am 10:00 pm

SAT-SUN

8:00am - 10:00pm

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

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

NO CHANGE IN NOISE LEVEL. NORMAL NOISE ASSOCIATED WITH ATHLETIC FIELD USE.

B. How will the noise be controlled?

N/A

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

N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

9. Please provide information regarding trash and litter generated by the use.

A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)  
WASTE ASSOCIATED WITH ATHLETIC FIELD USE.  
(CUPS, WATER BOTTLES ETC.). NO CHANGE

B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)  
N/A  
\_\_\_\_\_  
\_\_\_\_\_

C. How often will trash be collected?

NO CHANGE.  
\_\_\_\_\_  
\_\_\_\_\_

D. How will you prevent littering on the property, streets and nearby properties?

TRASH CANS WILL BE PROVIDED IN THE  
FIELD AREA. USERS DO NOT USE NEIGHBORING  
STREETS. NO CHANGE.

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

[ ] Yes.

No.

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

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

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

[ ] Yes.  No.

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

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

SAFETY LIGHTING IS PROPOSED TO  
LIGHT THE TRACK FOR NEIGHBORS TO USE

**ALCOHOL SALES**

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

[ ] Yes  No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

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### PARKING AND ACCESS REQUIREMENTS

14. A. How many parking spaces of each type are provided for the proposed use:

- 216 Standard spaces
- \_\_\_\_\_ Compact spaces
- 6 Handicapped accessible spaces.
- \_\_\_\_\_ Other.

Planning and Zoning Staff Only

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

Does the application meet the requirement?

Yes  No

B. Where is required parking located? (check one)

on-site

off-site

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

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

C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

A. How many loading spaces are available for the use? N/A

Planning and Zoning Staff Only

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

Does the application meet the requirement?

Yes  No

- B. Where are off-street loading facilities located? N/A
- C. During what hours of the day do you expect loading/unloading operations to occur?  
N/A
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?  
N/A

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?  
NO CHANGE. ADEQUATE

**SITE CHARACTERISTICS**

17. Will the proposed uses be located in an existing building?  Yes  No  
Do you propose to construct an addition to the building?  Yes  No N/A  
How large will the addition be? \_\_\_\_\_ square feet.

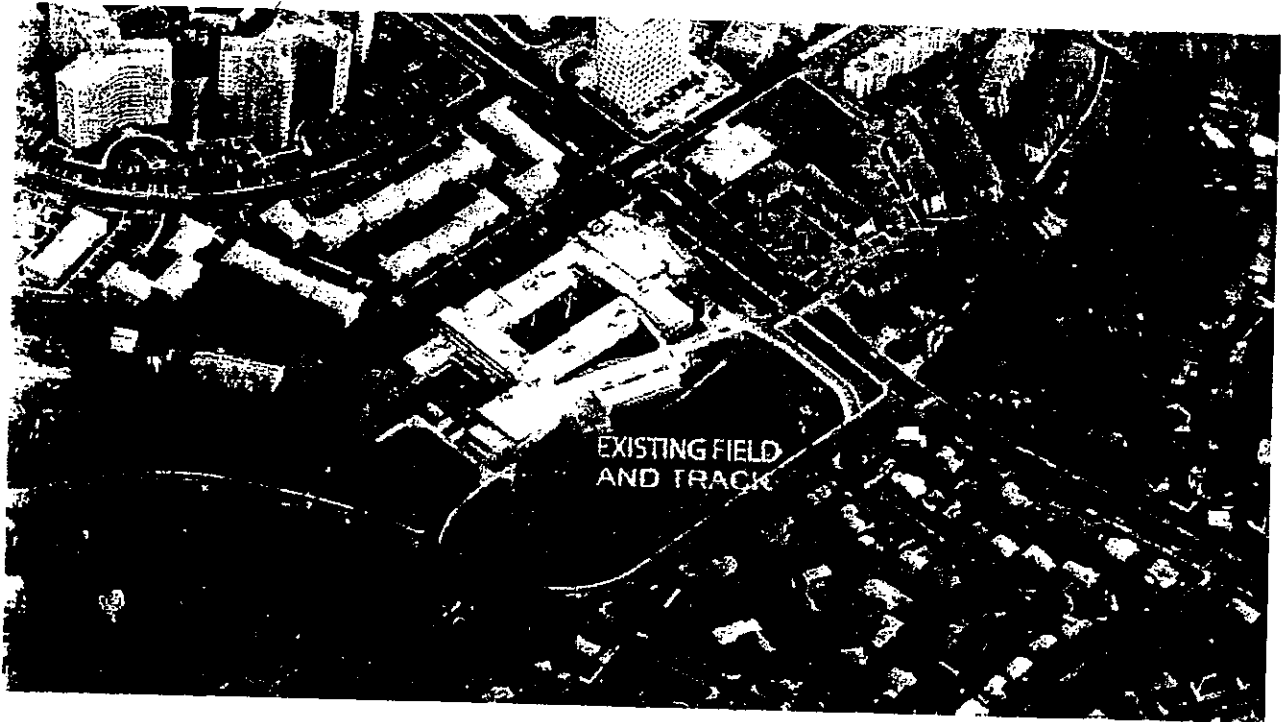
18. What will the total area occupied by the proposed use be? NO CHANGE  
\_\_\_\_\_ sq. ft. (existing) + \_\_\_\_\_ sq. ft. (addition if any) = \_\_\_\_\_ sq. ft. (total)

19. The proposed use is located in: (check one)  
 a stand alone building  
 a house located in a residential zone  
 a warehouse  
 a shopping center. Please provide name of the center: \_\_\_\_\_  
 an office building. Please provide name of the building: \_\_\_\_\_  
 other. Please describe: ATHLETIC FIELD

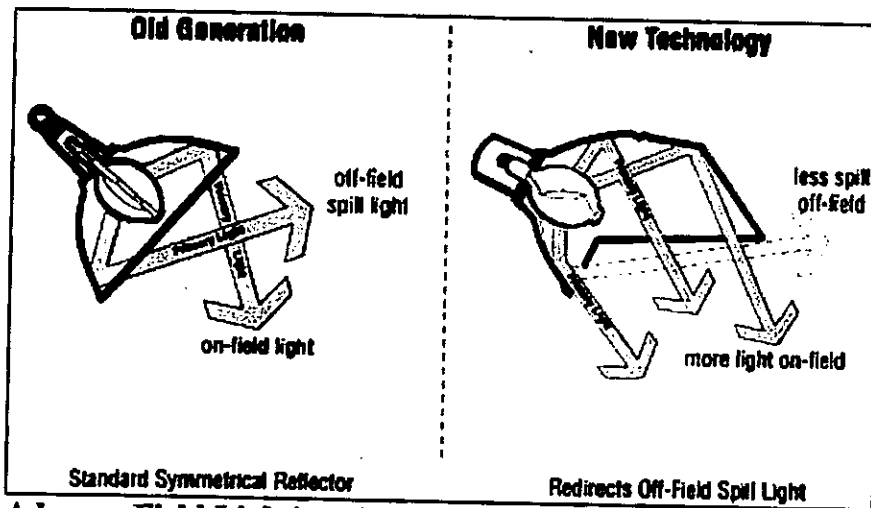
End of Application

# Alexandria Department of Recreation, Parks and Cultural Activities

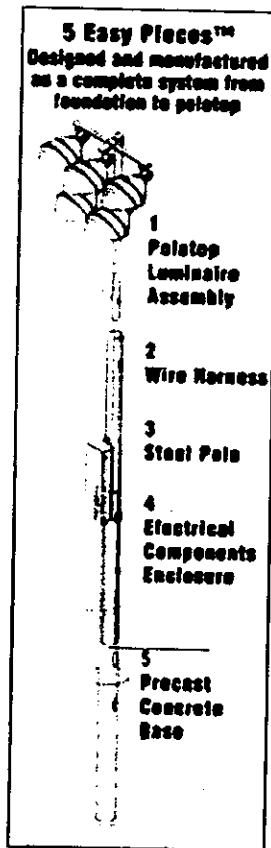
		Athletic Field & Tennis Court Users			
		FY 2011		July 2010 - June 2011	
Field	Season	User Group	Dates of Use	Days of Use	Time of Use
Francis Hammond MS Upper	Spring	Adult Sports Soccer (Rentals)	February 28 - June	Saturday/Sunday	8:00 a.m. - 5:00 p.m.
		(several teams)			
	Spring	Physical Fitness Classes	March - June	Monday - Friday	8:00 am - 4:00 pm
	Summer	Adult Sports Soccer (Rentals)	June - August	Saturday/Sunday	8:00 a.m. - 5:00 p.m.
	Fall	TC Williams Soccer Teams	September - October	Monday - Friday	3:00 - 6:30 p.m.
	Fall	Adult Sports Soccer (Rentals)	September - November	Saturday/Sunday	8:00 a.m. - 5:00 p.m.
	Fall	Physical Fitness Classes	September - December	Monday - Friday	8:00 am - 4:00 pm



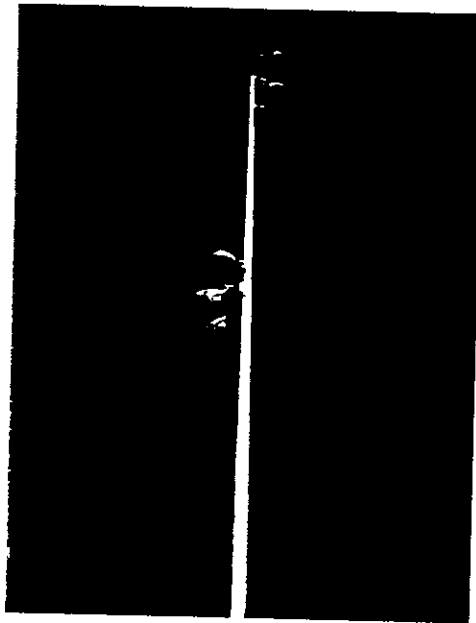
**Existing Athletic Field at Hammond Middle School**



**Advance Field Lighting Technology**



**Standard Pole Mounted Lighting**



**Proposed Safety Lighting Concept for the Track – Lower mounted fixtures on the same pole as the athletic field lighting. A similar concept was used at Ben Brenman Park to light an adjacent playground.**





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



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



**Sample Field Lighting with Low-Spill Technology at Ben Brenman Park**

## Julie Fuerth

---

**From:** David Lantzy <david.lantzy@comcast.net>  
**Sent:** Thursday, June 23, 2011 4:09 PM  
**To:** Julie Fuerth  
**Subject:** Is this right?

Julie,

I saw this note on Alexandria ENews email, that a decision of the Planning Commission was being appealed to the BZA. I thought decision of the Commission were appealed to Council and decisions of the Planning Director came to BZA. Did Council change the appeals process on Planning Commission's decision. I seem to recall something like that, but I'm not clear on it.

BTW, this is th right email for me, unless it's urgent.

David

---

Public Hearing On Hammond Field Lights Deferred By BZA Appeal

<http://www.alexandrianews.org/2011/06/public-hearing-on-hammond-field-lights-deferred-by-bza-appeal/>

Saturday's City Council public hearing on whether to allow lights on the athletic field at Francis C. Hammond Middle School has been delayed because the Seminary Hill Civic Association has appealed the Planning Commission's decision to the Board of Zoning Appeals

## Julie Fuerth

---

**From:** Julie Fuerth  
**Sent:** Thursday, June 23, 2011 5:27 PM  
**To:** 'David Lantzy'  
**Subject:** RE: Is this right?

Mr. Lantzy,

We received an appeal for 4646 Seminary Road submitted jointly by SHA and Donnell Fullerton appealing parts of the director's decisions that the height and setback restrictions should be reviewed as an SUP. The specifics of the appeal and the June 16, 2011 director's determination letter are included in the appeal submissions which I will email you once we receive the electronic file the appellants are sending today.

Thank you,

Julie Fuerth  
Senior Planning Technician  
Planning & Zoning  
703-746-3831

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## Julie Fuerth

---

**From:** Julie Fuerth  
**Sent:** Friday, July 01, 2011 5:32 PM  
**To:** 'David Lantzy'; David A. Lantzy (dlantzy@csc.com)  
**Subject:** 4646 Seminary Road Appeal  
**Attachments:** BZA Appeal rev.PDF; Site Plan Appeal rev.PDF

Mr. Lantzy,

I apologize for the delay in providing you with the electronic copies of the appeal application for 4646 Seminary Road. We did not receive the images until this week and our scanner is not working. I have attached the appeal application materials but did not attach the supporting materials as all the images were over 19MG which is too large for the City's email server. Please let me know if you would like the supporting materials and I can send them to you on a CD.

Thank you,

Julie Fuerth  
Senior Planning Technician  
Planning & Zoning  
703-746-3831

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Public Hearing On Hammond Field Lights Deferred By BZA Appeal

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*City of Alexandria, Virginia*

MEMORANDUM

DATE: MARCH 8, 2010  
TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL  
FROM: JAMES K. HARTMANN, CITY MANAGER  
SUBJECT: BUDGET MEMO # 7 : ATHLETIC FIELD SITE RANKING FOR  
CONVERSION TO ARTIFICIAL TURF

---

This memo is a response to a request from Councilwoman Hughes to provide the most up-to-date ranking of City and School athletic field sites being considered for conversion to artificial turf.

The FY 2011 – FY 2020 Proposed Capital Improvement Program does not include new funding on the City side for installation of artificial turf fields until FY 2017. Funding for four new fields is included in FY 2017 – FY 2020. The Proposed CIP does include funding for ACPS to install an artificial turf field at the School's Hammond Upper Field in FY 2011. Prior year City balances are intended to be used to convert Ben Brenman field to artificial turf in FY 2011. Additionally, as a component of the City's Woodrow Wilson Bridge settlement agreement, Federal funds will be used to install two new artificial turf fields at the Witter site beginning in FY 2011. The sum total of all these planned actions would be the addition of eight new artificial turf fields in the next ten years, with four of those coming within the next two years.

In 2009, City staff developed an updated ranking of potential sites for installing artificial turf fields. For this process, only sites capable of fitting a regulation soccer field (320' x 185') were considered as these sites would provide the most return on the City's investment. A detailed analysis of existing conditions at the eligible sites was conducted.

The scores for field sites are based on nine weighted criteria, specifically: (1) size; (2) direct fiscal impact; (3) process; (4) impact to an existing use; (5) location; (6) field condition; (7) public access & site amenities; (8) indirect fiscal impact; and (9) constructability. Weights for each criterion are reflective of current City goals.

For each criterion, fields were scored on a scale of 1 - 3 with 1 being the least favorable condition and 3 being the most favorable. The total score for each field was calculated by multiplying the weight times the score, then adding these values for all nine criteria. The table below shows the final scoring for the sites considered.

Site	Score
Brenman	2.51
Hammond Upper	2.49
George Washington 1	2.29
Hammond Lower	2.29
Hensley	2.27
Patrick Henry	2.22
George Washington 2	2.11
Stevenson	2.07
Lee Center	2.07
Ramsay	2.07
Braddock	2.02
Boothe	1.98
John Adams	1.78
George Mason	1.58

On October 15, 2009 at a Park & Recreation Commission public hearing, staff recommended Ben Brenman as the next field for conversion. The Commission directed staff to move forward on the design and engineering drawings of Brenman field. Subsequently, this information was presented and discussed with City Council at a work session on January 5, 2010.



## Dorothy Juchnewicz

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**From:** Alicia Hughes  
**Sent:** Friday, July 08, 2011 5:00 PM  
**To:** Dorothy Juchnewicz  
**Subject:** FOIA Hammond Lights - Alicia Hughes' electronic messages FW: School Board letter re: Lights at Hammond Middle School  
**Attachments:** Planning Commission letter - June 6, 2011.PDF

---

**From:** Rosemary Webb [rwebb@acps.k12.va.us]  
**Sent:** Monday, June 06, 2011 5:54 PM  
**To:** john komoroske; Board; Faroll Hamer; Margaret Byess; Mark Krause; William Euille; Kerry Donley; Frank Fannon; Alicia Hughes; council@krupicka.com; Del Pepper; paulsmedberg@aol.com; Bruce Johnson; hsdunn@ipbtax.com; donna.fossum@verizon.net; jssjennings@aol.com; mslyman@verizon.net; jlr@cpma.com; erwagner@comcast.net  
**Subject:** School Board letter re: Lights at Hammond Middle School

Mr. Komoroske,

Attached is a letter from Chairman Yvonne Folkerts and members of the School Board.

Thank you,

Rosemary Webb  
Executive Assistant - Clerk of the Board  
Alexandria City Public Schools  
2000 N. Beauregard Street  
Alexandria, VA 22311

(703) 824-6614  
(703) 824-6611 (fax)

Learning to Live • Loving to Learn  
**ACPS**  
Alexandria City Public Schools

June 6, 2011

2000 N. Beauregard Street  
Alexandria, Virginia 22311

Telephone: (703) 824-6600

Facsimile: (703) 824-6699

TDD: (703) 824-6666

[www.acps.k12.va.us](http://www.acps.k12.va.us)

Mr. John Komoroske, Chairman  
And Members of the Planning Commission,  
City of Alexandria, City Hall  
301 King Street  
Alexandria, VA 22314

Dear Chairman Komoroske and Members of the Planning Commission:

On behalf of the Alexandria School Board and Superintendent Morton Sherman, I ask that at your Tuesday, June 7 meeting, you vote in favor of installing lights at the upper field of Francis C. Hammond Middle School.

Superintendent of Schools  
Morton Sherman Ed.D

The School Board unanimously approved its fiscal year 2011 budget, in which funding for upgrading this field is included. These upgrades include installing a turf field and lights. The turf field will be installed this summer.

School Board

Chairman  
Yvonne A. Folkerts

Vice Chairman  
Sheryl Gorsuch

Members  
Ronnie Campbell

Mimi Carter

Blanche D. Maness

Helen Morris

Arthur E. Peabody Jr.

Marc Williams

Charles H. Wilson

I attended one of the public meetings about this issue this Spring and appreciate concerns expressed by the school neighbors. It is my hope that if these lights are installed, the City of Alexandria and the Alexandria City Public Schools will work together to demonstrate we are responsible neighbors. This would include making certain that following each after school use, either an employee of ACPS or of the city's Recreation, Parks, and Cultural Activities Department will insure the gates are locked, lights are turned off, and trash is collected, among other responsibilities.

The School Board and Superintendent Sherman have been very public about the constraints our climbing enrollment is placing on our facilities. Therefore, we must look at all avenues for expanded use of the facilities we have. Having an improved field and lights at Hammond Middle School will allow ACPS to schedule after-school practice times for all our soccer teams at TC Williams High School, for example. We do not have enough space to meet the time demands. The improvements to our field will help.


If lights are installed with the turf field at Hammond Middle School, we expect increased requests for use. ACPS and the city's Recreation, Parks and Cultural Activities Department will work together to make certain outside groups are requesting

June 6, 2011  
Page 2

permits for use. Beyond school use, priority will be given to the Recreation, Parks, and Cultural Activities Department. The Recreation, Parks, and Cultural Activities Department will handle additional scheduling for non-ACPS activities.

The Alexandria School Board encourages all of you to vote in favor of installing lights at Hammond Middle School. We are facing capacity challenges across the city and must do what we can to accommodate all our students and their needs. Having lights at one of our fields provides us extended use of the field for our students. We would welcome continued cooperation with the city's Parks and Recreation Commission for use beyond school needs.

Sincerely,



Yvonne Folkerts  
Chairman

Cc: School Board Members  
Dr. Morton Sherman  
Ms. Margaret Byess  
Mr. Mark Krause  
Mayor Euille  
Members of City Council  
Mr. Bruce Johnson  
Ms. Faroll Hamer