17
6-25-11

DOCKET ITEM #10

Special Use Permit #2010-0079
4646 Seminary Road – Francis Hammond Middle School

Application	General Data	
Request: Consideration of a request to add lighting to an existing athletic field/track and minimum a modification to the minimum front yard setback.	**Planning Commission Hearing:**	June 7, 2011
	City Council Hearing:	June 25, 2011
Address: 4646 Seminary Road	**Zone District:**	R-20/R8 – Single Family Residential
Applicant: Alexandria City Public Schools	**Small Area Plan:**	Seminary Hill / Strawberry Hill

Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found within this report.

Staff Reviewers: Dana Wedeles, Park Planner dana.wedeles@alexandriava.gov
Patricia Escher, Principal Planner patricia.escher@alexandriava.gov

PLANNING COMMISSION ACTION, JUNE 7, 2011: On a motion by Commissioner Jennings, and seconded by Commissioner Lyman, the Planning Commission voted to recommend approval of SUP #2010-0079 with the addition of three conditions. The motion carried on a vote of 4 to 2 with Commissioners Jennings, Lyman, Dunn and Komoroske in support, Commissioners Wagner and Fossum not in support and Commissioner Robinson was not in attendance.

Reason: The majority of Planning Commission agreed with the staff analysis and associated recommendations and conditions. The Planning Commission added three conditions to their recommendation.

Conditions added by the Planning Commission:

14. The applicant shall provide 4 more trash receptacles on site within close proximity to the recreational amenities. Litter on the site and on public rights-of-way along N. Pickett St. shall be picked up at least once a day. (PC)

15. The Director of Planning and Zoning shall review the Special Use Permit one year after approval, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, or (c) the director has determined that there are problems with the operation of the use and that new or

revised conditions are needed. (PC)

16. The neighborhood's parking demands shall be reviewed by staff within one year of operation/completion of the athletic amenities and the associated field lights. Adjustments to the SUP 2010-0079 conditions shall be made if deemed necessary.(PC)

Speakers:
Anthony Zamora, 111 N. Ripley St., Apt 303 – Supports the proposal because he plays sports and believes it is a good influence for young people.

Bill Rivers, 15 W. Mount Ida Ave., Youth Sports – Supports the proposal because he believes that the City doesn't have enough recreational amenities.

Clark Mercer, 3318 Valle Dr., Parks & Recreation Commission – Supports the proposal as he coached at Hammond, but due to the fact he had to keep a very early schedule at work in order to get to Hammond at 4:30pm, he eventually quit coaching.

Fred Wixson, 417 E. Windsor Ave., Alexandria Rugby – Supports the proposal as he is a sports advocate and lives in a neighborhood with lighted fields and doesn't believe the lights negatively effects his area.

Nancy R Jennings, 2115 Marlboro Dr., Seminary Hill Assoc., Inc. - Does not support the proposal because it will have an adverse impact on the neighborhood due to glare, noise, traffic and trash.

Judy R. Guse- Noritake, 605 Prince St., Parks & Recreation Commission – Supports the proposal as she believes the City should provide more recreational opportunities for it's youth.

Steve Beggs, 2508 Terrett Ave. - Supports the proposal as he attended Alexandria schools growing up and hoped that the athletic facilities would be better than they are today.

Donnell R. Fullerton, 1407 N. Pickett St. - Does not support the proposal due to negative effects of the lights will have on his enjoyment of this property and loss in his property value.

John W. Timmons, Alexandria Soccer Association, 2408 Davis Ave., ASA – Supports the proposal and stated that the Bishop O'Connell situation is different as the facility is not a public school and will serve a more limited group than the Hammond fields.

Frank Putzu, 1423 Juliana Pl. - Does not support the proposal due to the impacts of the field lights and believes that the City has not done enough to mitigate the impacts. He believes that the application does not comply with the City's ordinance criteria as it related to the modification's requested to setbacks.

Jim & Suzanne Richardson, 4551 La Salle Ave. - Do not support the proposal due to noise that will occur every night and additional traffic due to the games.

Megan Smith, 1415 N. Pickett St. - Does not support the proposal due the additional noise that will occur late at night as she has a small child who goes to bed early.

Gerry Benson, 4535 La Salle Ave. - Does not support the proposal and thinks the City should improve the fields, but wait on the lights to see the impacts of the improved fields have on the neighborhood.

Jon Sargeant, Hammond PTA, - Supports the proposal and believes that sport activities lead to a sense of community and pride. The new technology lighting has minimal impacts with little light spillage onto adjacent properties.

Jim Gibbson, Knox St., - Supports the proposal because he believes sports are good for children and we should give back to the community by having these improvements for our children.

Joe Gerad, 1401 Knox Pl. - Does not support the proposal believes that it has not been looked a comprehensively with all the other activities in the area such as BRAC and other school activities.

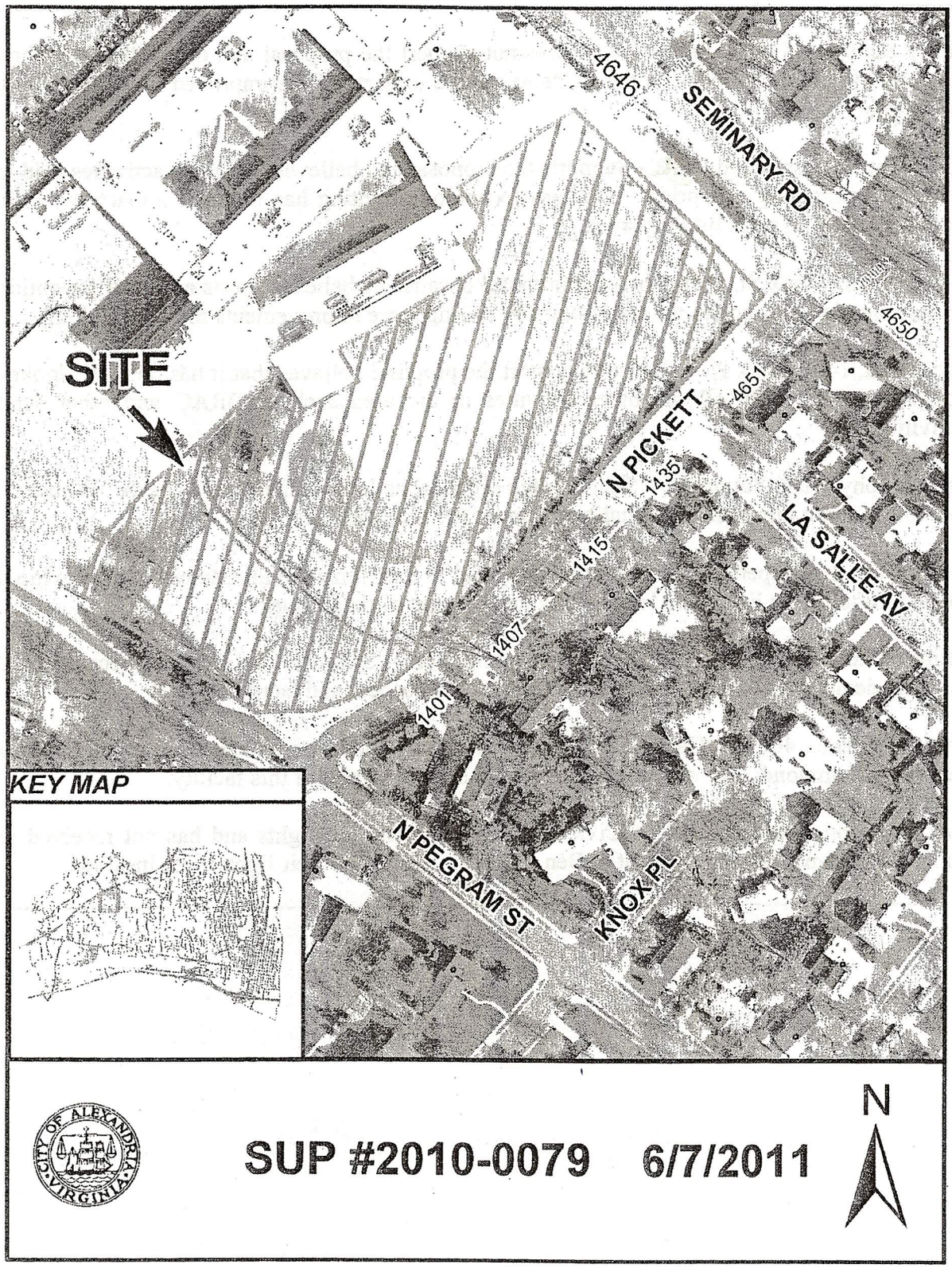
Jeff Murphy, 5106 Sutton Pl. - Supports the proposal as he is a father and coach. He believes that this is about improving the quality of life for the City's children.

Garry Carr, 216 Aspen St. - Supports the proposal to maximize the investment of improving the fields by adding the lights and lengthening the duration of field usage.

Mimi Carter, 106 E. Cliff St., Lacrosse Commission – Supports the proposal because of the growing demand for athletic fields in the City for both soccer and lacrosse.

Joanne Lepanto, 4009 N. Garland St. - Does not support the lights and stated that when the City expanded Hammond, they stated that they would not have lights at this facility.

Dak Harwood, Cameron Station Civic Assoc. – Supports the lights and has not received any complaints from residents adjacent to Ben Brenman Park since their lights were installed.


4646
SEMINARY RD
4650
SITE
4651
N PICKETT
1435
LA SALLE AV
1415
1407
1401
KEY MAP
N PEGRAM ST
KNOX PL
CITY OF ALEXANDRIA VIRGINIA
SUP #2010-0079 6/7/2011
N

I. SUMMARY

The applicant, Alexandria City Public Schools (ACPS), requests a Special Use Permit (SUP) to construct four, 60 foot tall field lights at Francis Hammond Middle School's existing athletic field/track. The request includes a modification to the R-20 front yard setback of 70 feet from property line to allow two of the four proposed light poles.

II. BACKGROUND

The 25 acre subject property is located at the corner of Seminary Road and N. Pickett Street, within the R-20/R-8 residential zone districts. The property is an irregularly shaped lot with frontages along Seminary Road, N. Pickett Street and N. Pegram Street.
The site amenities consist of:

- A middle school building along the Seminary Road frontage;
- An athletic field, exercise course, and irregular configured track along the N. Pickett Street and Seminary Road frontages;
- Tennis courts and a large surface parking lot in the rear of the property along the N. Pegram Street frontage;
- A roller skating rink in the western portion of the property; and
- Additional recreational fields northwest of the roller rink in an area known as Hammond's lower field.

The site is surrounded by residential and institutional uses. The Seminary Apartments are located to the northwest of the site; single family homes are located on the southern and western perimeters and multi-family residences are on the northeastern side of Seminary Road as is the City's Fire Station #6 and the Burke Library. Due to the irregular and elongated shape of the property, the school site also abuts the Parkside and the Alexandria Overlook multi-family communities to the northwest.

Site History

The Hammond school was opened in 1956 as a second high school within the City and dedicated in honor of Francis C. Hammond, a World War II medaled veteran. The school was built in addition to the existing George Washington High School on Mount Vernon Avenue to accommodate the growing demands of the City's student population. The school was used as a high school until 1971, housing both the 9th & 10th grades. Eventually both the Hammond and George Washington high schools' student populations were combined and relocated to the T. C. Williams' site on King Street and Hammond school was converted into middle school facility.

During the original construction of the high school, the campus contained, in the same location as the existing field to be lighted, a full sized track, athletic field, bleachers and an amplified sound system all of which were in active use until the year 2000. At that time, the ACPS requested and received an approval of a development site plan (DSP #2000-0044) for a 55,000 sq. ft. addition to the existing school facility to accommodate an expected increase in the general school population. The redesign of the school facility required the removal of

the bleachers and reconfigured the track into the irregular shape that exists today. The athletic field remained and has since been used continuously by ACPS and for City programs. It was also during the 2000 review process that the Planning Commission amended a development condition requiring ACPS to go through a Special Use Permit review when considering the installation of athletic field lighting.



Hammond Middle School Athletic Amenities Configuration as Existed up to 2000

III. PROPOSAL

The proposed lighting will consist of four poles, not to exceed 60 feet in height. All four of the poles will feature additional rotated light fixtures to direct light onto the running track surrounding the field. Advanced field lighting technology will be used to significantly limit light spill-over beyond the playing fields. The field will be surrounded by a 6' fence with limited access/use for City-sponsored programs. The field and athletic lights are not to be programmed past 10:00pm Monday through Saturday and 6:00pm on Sundays. Track lighting will be controlled by a user-push button until 10:00pm. Exercise equipment will also be replaced.

Parking

Based on industry standards, 38 parking spaces are typically needed for each soccer game, which is when the field will be at its heaviest use. The school currently includes 226 parking spaces that will not be used for school when games are being played, as shown in the application package. The gated entrance to the field will be next to the parking lot,

encouraging participants and spectators to park on and access the field directly from the parking lot and not along the adjacent residential streets.

Compliance with Master Plan
The Hammond School site is located within the 1992 Seminary Hill/Strawberry Hill Small Area Plan. The Plan acknowledges the existing land use by designating the land area as an institutional use.

IV. ZONING

The Hammond School site is located within both the R-20 and R-8 Zone Districts. While these zone districts are primarily residential, public schools are a permitted use within these districts as are their ancillary uses of athletic fields, tracks, tennis courts, etc.

Special Use Permit
The request for athletic field lighting requires the applicant to obtain a Special Use Permit, of which the permit has two components.

The first portion of the Special Use Permit is the direct result of a condition of a previously approved development site plan (DSP #2000-0044, Cond. 16). The Planning Commission amended the condition to require a Special Use Permit and therefore a public review of any proposed lighting of the athletic fields. ACPS has held (in addition to the required public hearings), two community meetings and a public review with the Parks and Recreation Commission and with the Youth Sports Advisory Board. The second portion of the use permit is to allow a public school facility to construct a structure (athletic field lights) up to 60 feet within the City (Sec.7-2100). Staff is recommending approval of the Special Use Permit.

Front Yard Modification
The site has a unique lot configuration abutting three City streets. Pursuant to the City's Zoning Ordinance, a portion of a lot that abuts a street is considered a front yard. The Ordinance further defines lots with several street frontages as lots with more than one front yard.

In an effort to ensure adequate separation for uses/structures within the residential zone districts, the Ordinance requires buildings/structures to be setback from property lines as defined by their "yard" requirement. In a case when a land use is not a residential use; the non-residential setbacks are usually greater or more restrictive than the residential setback.

The existing athletic amenities lie within both the R-20 and the R-8 zone districts and within both Seminary Road and Pickett Street front yards. The portion of the track/field next to Pickett Street is within the R-20 zone that has a 70' front yard setback requirement due to the non-residential institutional use. Although the City's setback requirements do not apply athletic amenities at ground level, they do apply to structures including, in this case, two of the four proposed light poles that will be located approximately 23 and 25 feet from property line. The impact of the light poles will be mitigated by provision of additional deciduous trees and evergreen trees along N. Pickett Street, the use of cut off shields and advanced

technologies that will direct the light onto the field/track and will have minimal impact the adjacent properties. Therefore, staff is recommending approval of this modification to the front yard requirement.

V. STAFF ANALYSIS

Increased Demand for Recreational Amenities

Staff supports the request of Alexandria City Public Schools (ACPS) to add field lighting at Hammond Middle School. The City is in critical need of rectangular fields with safe playing conditions and flexible play hours. RP&CA, alone, has a need for over 6,700 additional annual play hours to meet its current demand for rectangular field intensive use sports, such as soccer and lacrosse.[1] Coaches for youth and adult sports programs are volunteers and are typically only available after-work hours when field lights are most needed. Lighting the field will increase the amount of time each day that the field can be used, particularly during early sunsets in the early spring and late fall when sports seasons are most heavily underway. Moreover, participation in youth recreational programs increased 22% between FY09 and FY10. There is not additional land available for provision of facilities to meet this demand. The demand for programs is anticipated to rise as the City's population continues to grow. ACPS anticipates a 23% increase in student enrollment between FY15 and FY20. The City's recent Capital Improvement Program approval of three new K-8 schools validates this trend. It is projected that this student increase is will also be reflected in recreation participation.

City's Athletic Fields Master Plan & Fields Priority Strategy

The athletic field lights are consistent with the City of Alexandria Athletic Fields Master Plan conducted in 2006 (adopted by Council with the passage of the 2008 Capital Improvements Program) which found that "field conditions in Alexandria are below acceptable industry standards due to a field shortage, lack of field capacity, and poor field conditions." A recommendation from that study included conversion of natural turf fields to synthetic turf with lights to increase playable hours. Following that plan, a Fields Priority Strategy in 2009 (presented to Council in January, 2010 and documented in a letter from the City Manager in March, 2011) found that Hammond Upper Field had the highest potential for conversion, following Ben Brenman, as determined by its size, location, field condition, access, constructability and fiscal impact. Each of these studies were presented in multiple venues for public comments and adopted by City Council. Subsequently, City Council has provided funding for the conversion of athletic fields from natural grass to synthetic turf with lights as part of the City's ten-year Capital Improvement Program.

A review of similar strategies by nearby jurisdictions found that the Arlington, Virginia 2005 Open Space Master Plan recommended a minimum conversion of one natural grass athletic field to synthetic per year and that all synthetic grass conversions should have existing lighting or a plan for athletic field lighting installation.

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[1] The number of hours in need was determined by finding the difference between the average number of hours RP&CA annually programs the fields and the national standard of annual hours used to keep fields well maintained and safe. A Fields Priority Strategy was conducted in 2009 using this exact method. Since 2009, synthetic turf and lighting have been installed at Ben Brenman Park, decreasing the number of hours in need by 2,750 hours.

Lighting

Spill-over from the new lights is significantly reduced through the use of advanced lighting technology. As the following chart shows, for public safety purposes, the City standard for street lamps in new residential neighborhoods in Alexandria is .6 fc. The highest existing foot candle reading along the residential side of N. Pickett Street (approximately 126 feet) is .26 fc. With the proposed athletic field lights are activated, the light level would increase to .44 fc, an increase of .18 fc but still .16 fc below the City standard of .6 fc.

Full Moonlight	Highest Existing Foot Candle along east sidewalk of N. Pickett Street	Highest Proposed Foot Candle along east sidewalk of N. Pickett Street (combined athletic lights and street lamps)	Alexandria Standard for lighting along sidewalks in single family residential areas
.02	.26	.44	.6

This technology is successfully in use at other City-owned parks, including the fields at Minnie Howard (2006) and Fort Ward Park (2009). Most recently, advanced lighting was successfully used at Ben Brenman Park for both the rectangular and diamond fields. In addition, a "kill switch" that allows coaches and staff to immediately turn the lights off themselves if a practice or game ends earlier than scheduled is being provided at Hammond. Staff views the lights as a positive addition to the school that will improve the quality of evening play and better meet the recreational needs of Alexandria citizens.

Pursuant to discussions with the community, staff reviewed another local jurisdiction's criteria to evaluate the current proposal and found that in 2003 Fairfax County, Virginia conducted a lighting study and subsequent Athletic Field Lighting Performance Outline Specifications and County ordinance 14-904. Through this ordinance the Fairfax County Park Authority does not have a setback between lights and a residential property, but rather, measures the off-site light spill at 150', regardless of location. Fairfax County Park Authority specifications require a maximum of .3 fc at 150' from the light source. In comparison, the proposed lights for Hammond would have a maximum of .09 fc on the North Pickett Street side or less than 1/3 of the Fairfax County Off-Field Spill Light Limitation requirements.

Community Concerns

In response to community concern about noise and litter resulting from field use, staff recommends that the field only be used by RP&CA or ACPS sponsored programs, including P.E. programs, T.C. Williams, Power-Up recreation programs, City of Alexandria youth and adults sports leagues, and summer camps/clinics. Each of these programs requires an on-site staff or coach to supervise the team, monitor sound levels, and ensure that the site is left in clean condition. No private rentals would be permitted. If a team does not respond to the required conditions, their permit will be revoked and they would no longer be allowed to use the field. As with synthetic fields at Minnie Howard, Fort Ward and Ben Brenman there are posted regulations for use of the synthetic fields and a 6' tall gated fence is proposed to secure the field and would prevent unauthorized use.

Concerns about parking and traffic in Hammond's adjacent residential neighborhood have been expressed by the community. With over 200+ on-site parking spaces, the school can easily accommodate vehicles for both participants and spectators. Industry standard suggests the need for 38 parking spaces for a rectangular field; on average, in Alexandria, youth games generate 20-25 vehicles and, generally, do not coincide with rush hour. The 6' gated entrance to the field will be next to the parking lot, encouraging participants and spectators to park on site and not along the adjacent residential streets.

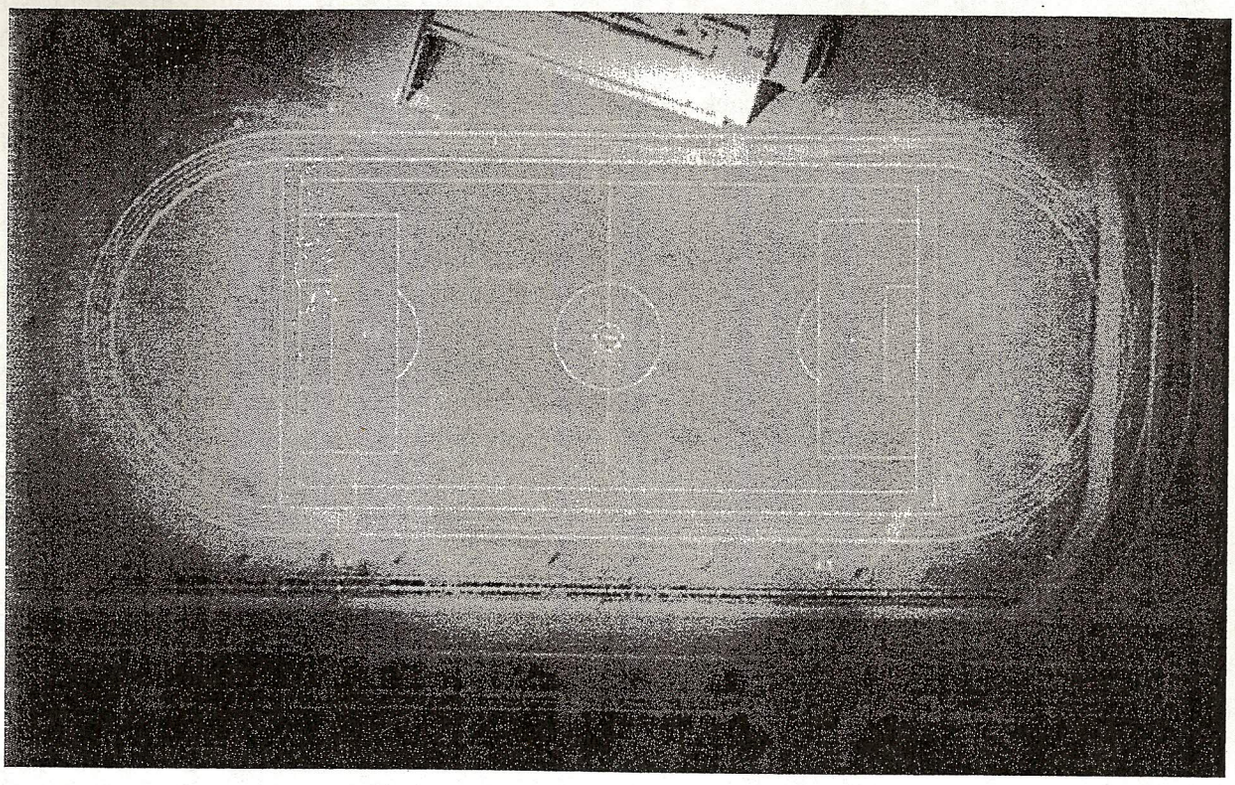
Additionally, during the community outreach process, the community expressed concern about the amount of increased traffic that is generated by the ancillary use of religious organizations using the school's facilities during the week and on weekends. The greatest traffic impact occurs on Sunday. While this issue is not directly related to this SUP, ACPS has agreed to require that Sunday worship groups contract services with the Alexandria City Police Department for an off duty officer to direct traffic at the intersection of Seminary Road and Pickett Streets.

The field at Hammond has on occasion been used as a helicopter landing zone for emergency situations. The Alexandria Fire Department has been notified of the project and the Emergency Medical Services Operations Manager stated that the Fire Department's use of the site should not affect a decision to install the field; the City may decide to relocate to an alternative landing zone in the area without operational impact.

Staff also notes that ACPS has reached out to the community regarding this proposal. Public meetings were held on both February 7, 2011 and April 26, 2011. The plan was also presented at the Parks and Recreation Commission on January 20, 2011. The Seminary Hill Association, Youth Sports Advisory Board, and Hammond PTA have all been notified.

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

Artist's Rendering of Hammond Lights



VI. RECOMMENDED CONDITIONS

Staff recommends **approval** SUP 2010-0079 as submitted and discussed within this report, with compliance with all applicable codes and ordinances and the following recommended conditions..

1. The front yard minimum setback from Pickett Street shall be reduced to 23 feet for the northern most pole and 25 feet for the southern pole as indicated within the submitted materials. (P&Z)

2. Access to the field will be restricted by installation of a 6 foot fence with a gated entry point at the southwest and northwest portion of the field adjacent to parking lots. (P&Z)

3. Spill-over light from the light poles shall be controlled through the use of advanced lighting technology to the satisfaction of the Directors of Planning & Zoning, Recreation, Parks & Cultural Activities and Transportation and Environmental Services. (P&Z)

4. Field and track lighting shall be turned off no later than 10:00pm Monday through Saturday and 6:00pm on Sunday. (P&Z)

5. A grading plan showing all improvements and alterations to the site must be approved by the Department of Transportation & Environmental Services and Planning and Zoning prior to installation of site improvements for the athletic field, track, and exercise course. (P&Z, T&ES)

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

7. 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)

8. 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)

9. The applicant shall provide additional shade and evergreen trees (15 total) along Pickett Street. Trees shall be used to infill between existing trees and vegetation. Size and species shall be consistent with City of Alexandria Landscape Guidelines. (P&Z, RP&CA)

10. If the staff determines that the newly installed lights have impacted surrounding properties adversely then the Applicant will provide additional improvements to the satisfaction of the Directors of Planning & Zoning, Transportation and Environmental Services and Recreation, Parks & Cultural Activities to amend the adverse condition. (T&ES)

11. The proposed installation will require a Building Permit for foundation/footings/erection, etc. and electrical permit for wiring. (Code Administration)

12. 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. (Code Administration)

13. Installation/erection is subject to special inspections. (Code Administration)

14. **CONDITION ADDED BY PLANNING COMMISSION:** The applicant shall provide 4 more trash receptacles on site within close proximity to the recreational amenities. Litter on the site and on public rights-of-way along N. Pickett St. shall be picked up at least once a day. (PC)

15. **CONDITION ADDED BY PLANNING COMMISSION:** The Director of Planning and Zoning shall review the Special Use Permit one year after approval, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (PC)

16. **CONDITION ADDED BY PLANNING COMMISSION:** The neighborhood's parking demands shall be reviewed by staff within one year of operation/completion of the athletic amenities and the associated field lights. Adjustments to the SUP 2010-0079 conditions shall be made if deemed necessary.(PC)

STAFF:
James Spengler, Director, Recreation, Parks & Cultural Activities
Barbara Ross, Deputy Director, Planning & Zoning
Gwen Wright, Division Chief, Development, Planning & Zoning
Dana Wedeles, Park Planner, Recreation, Parks & Cultural Activities
Patricia Escher, Principal Planner, Planning & Zoning Development

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

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services

F-1 Parcel is flagged as being in a Marine Clay Area.

Police Department

F-1 ACPS has agreed to require that the groups using the school facility during the weekends will contract with Alexandria Police Department to have an off duty officer direct traffic at the intersection of Seminary Road and N. Picket Street during their Sunday services.

APPLICATION
SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2010-0079

PROPERTY LOCATION: 4646 Seminary Road (Francis C. Hammond M.S.)

TAX MAP REFERENCE: 030. 01-01-03 **ZONE:** R8 & R20

APPLICANT:

Name: Alexandria Public Schools (ACPS)

Address: 2000 N. Beauregard St. Alexandria, VA

PROPOSED USE: ACPS is requesting a Special Use Permit to add lights to an athletic facility. The SUP application has two aspects to it: The first aspect of the SUP is pursuant to a condition of a previously approved Development Site Plan (DSP 2000-0044) which requires public review of any proposed lighting of athletic fields at Hammond. The second aspect of the SUP is to allow a public school facility to construct a structure up to 60' within the City (Sec. 7-2100). ACPS also requests a modification to the minimum front yard setback within the R-20 zoning district per section 3-106(A)

[/] **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	[signature]	5.12.11
Print Name of Applicant or Agent	Signature	Date
13221 Woodland Park Road	703.674.1306	703.674.1350
Mailing/Street Address	Telephone #	Fax #
Herndon, VA 20171	kevin.vanhise@kimley-horn.com	
City and State Zip Code	Email address	

ACTION-PLANNING COMMISSION: _____ DATE: _____

ACTION-CITY COUNCIL: _____ DATE: _____

SUP # 2010-0079

PROPERTY OWNER'S AUTHORIZATION

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

Name: MARK KRAUS (Please Print) Phone 703 461 4168

Address: 2001 N. BEAUREGARD ST Email: MKraus@acps.k12.va.us

Signature: [signature] Date: 2/15/11

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

SUP #2010-0079

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

[✓] **Yes.** Provide proof of current City business license
Please find City Business License Attached

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

NARRATIVE DESCRIPTION

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

Please see attached narrative.

SUP #2010-0079

USE CHARACTERISTICS

4. The proposed special use permit request is for *(check one)*:
   [ ] a new use requiring a special use permit,
   [ ] an expansion or change to an existing use without a special use permit,
   [ ] an expansion or change to an existing use with a special use permit,
   [ ] other. Please describe:_____

5. Please describe the capacity of the proposed use:

   A. How many patrons, clients, pupils and other such users do you expect?
   Specify time period (i.e., day, hour, or shift).
   No change from existing use in capacity. But hours will be extended with approval of lights (see attached existing users list)

   B. How many employees, staff and other personnel do you expect?
   Specify time period (i.e., day, hour, or shift).
   No Change

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

Day:	Hours:
Monday - Saturday	8:00am - 10:00pm
Sunday	8:00am - 6:00pm

*Times proposed are for both the track safety lighting and the field lighting.

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

   A. Describe the noise levels anticipated from all mechanical equipment and patrons.
   Normal noise associated with athletic field use.
   No amplified sound permitted.

   B. How will the noise be controlled?
   When programmed, RPCA staff/coaches will always be on site and will monitor sound.

SUP # 2010-0079

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, bottles, etc.)

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

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:

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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:

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

User-controlled 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?

_____

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

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

[ ] Parking reduction requested; see attached supplemental form

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

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

Planning and Zoning Staff Only
Required number of loading spaces for use per Zoning Ordinance Section 8-200_____
Does the application meet the requirement? [ ] Yes [ ] No

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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?

Existing access is adequate.

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? [ ] Yes [X] No

Do you propose to construct an addition to the building? [ ] Yes [X] No

How large will the addition be? N/A square feet.

18. What will the total area occupied by the proposed use be? No Change / N/A

_____ 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: _____
[X] other. Please describe: Athletic Field

End of Application

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

Alexandria City Public Schools (ACPS) is requesting approval to add lighting to an existing athletic field at Francis C. Hammond Middle School (4646 Seminary Road). The property is located in the R-8 and R-20 zoning districts.

The Special Use Permit (SUP) Application to add lighting has two aspects to it. The first aspect of the SUP is pursuant to a condition set forth in a previously approved Development Site Plan (DSP#2000-0044, Cond. 16). The Planning Commission amended a condition to require a public review process for the addition of any proposed lighting to the athletic fields at Francis C. Hammond Middle School. The second aspect of the SUP is to allow a public school facility to construct a structure up to 60 feet in height within the City (Sec. 7-2100).

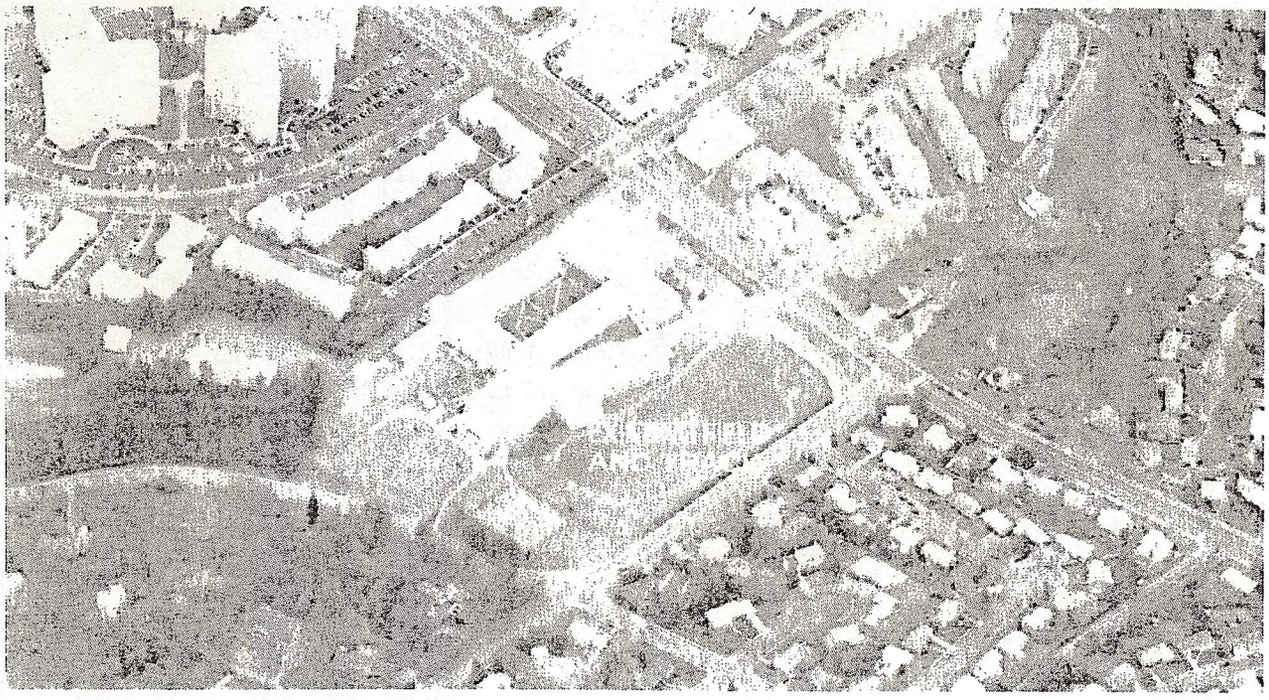
In addition, ACPS is requesting a modification to the minimum front yard setback within the R-20 zoning district per section 3-106(A). Two of the light poles located in the R-20 zoning district are within a 70' front yard setback.

The existing rectangular athletic field is a well-used, and much needed athletic/recreational resource in the City. In order to better meet the recreational needs of Alexandria's citizens and the students of Hammond Middle School, and to provide 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, with a maximum height of 60 feet.

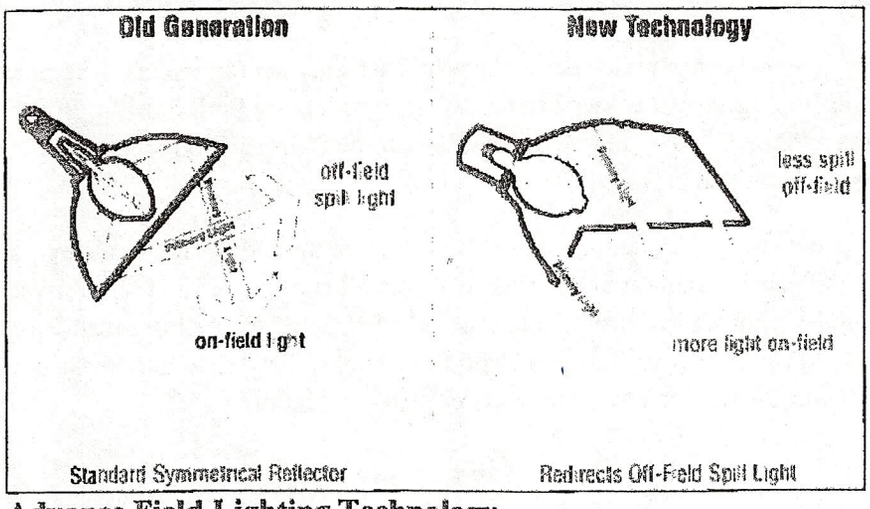
In addition to lighting the field, ACPS proposes to add safety lighting for the track as a courtesy to citizens so that they have the ability to use the track in the evening. Safety lighting for the track will be provided with fixtures that will be mounted on the same four 60' poles at a lower height and lower lighting intensity.

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).

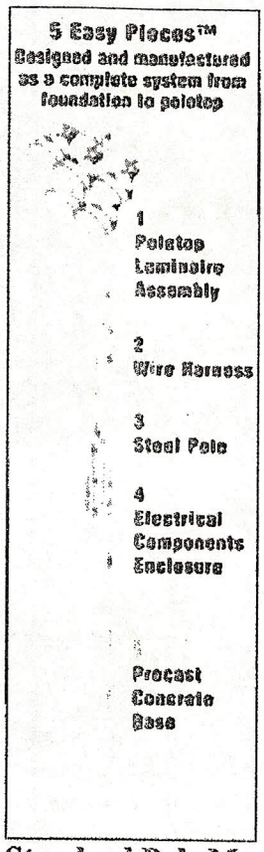
Additional improvements to the Hammond Middle School athletic field and track are planned, including the replacement of the existing natural turf field with a synthetic turf infill system. In addition, the existing track will be reconfigured around the synthetic turf field. These improvements will better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



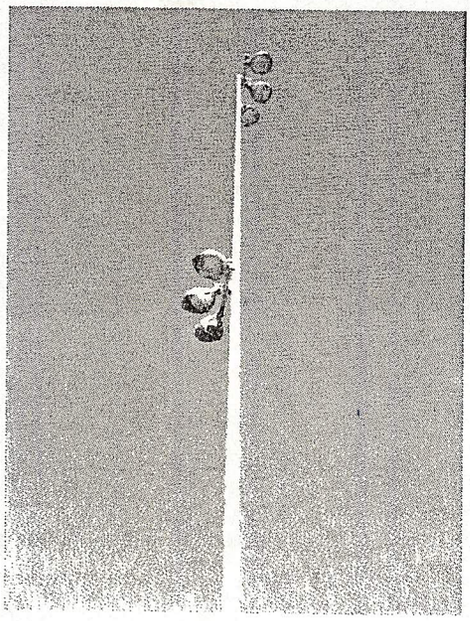
Existing Athletic Field at Hammond Middle School



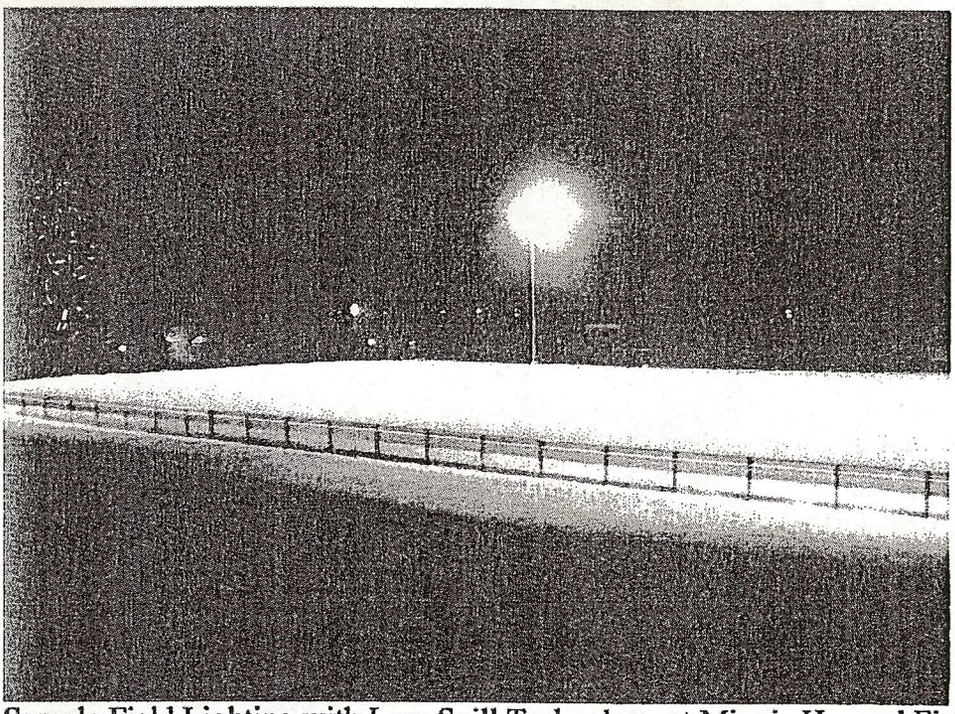
Advance Field Lighting Technology



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.

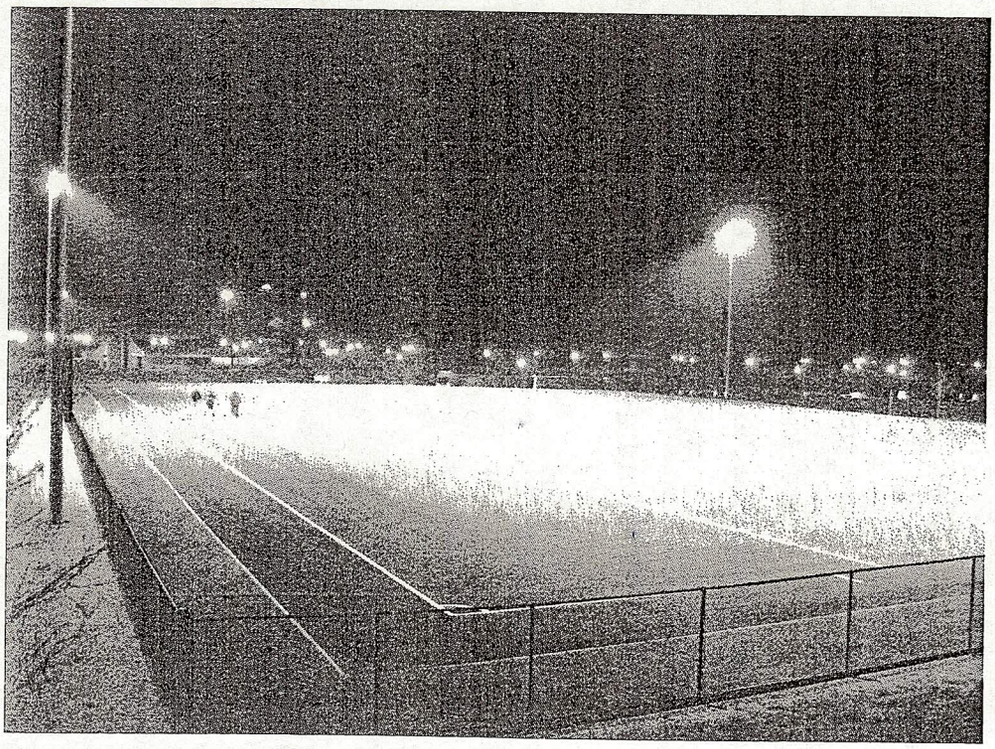


Sample Field Lighting with Low-Spill Technology at Minnie Howard Field



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





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

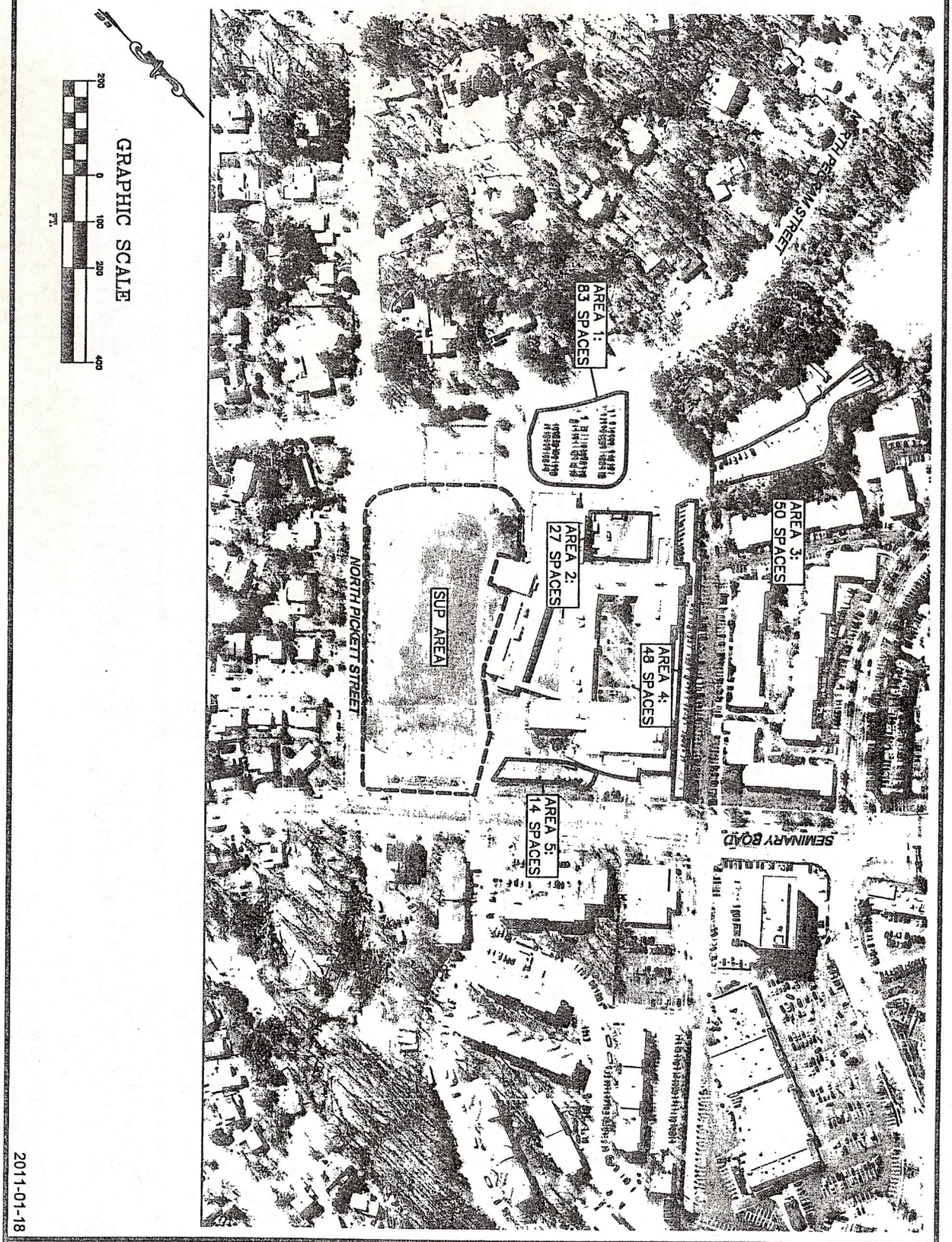
Alexandria Department of Recreation, Parks and Cultural Activities

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.
		(several leagues)			
	Fall	Physical Fitness Classes	September - December	Monday - Friday	8:00 am - 4:00 pm

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2011-01-18

1	**HAMMOND SCHOOL** ATHLETIC FIELD IMPROVEMENTS SUP # 2010-0079 ALEXANDRIA CITY PUBLIC SCHOOLS CITY OF ALEXANDRIA, VIRGINIA EXISTING PARKING ANALYSIS	**OWNER / DEVELOPER** CITY OF ALEXANDRIA 301 KING STREET ALEXANDRIA, VA 22314 ALEXANDRIA CITY PUBLIC SCHOOLS CONTACT: MARK KRAUSE (703) 370-7704	ADDRESS: 13221 WOODLAND PARK ROAD, SUITE 400 HERNDON, VIRGINIA 20171 PHONE NO: 703-674-1300 FAX NO: 703-674-1350 PROJ. MANAGER: KEVIN VAN HISE EMAIL: KEVIN.VANHISE@KIMLEY-HORN.COM Kimley-Horn and Associates, Inc.

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