

Docket Item #6 Special Use Permit #2022-00052 4200 Eisenhower Avenue – Joseph Hensley Park Field Netting

Application	General Data		
Request:	Planning Commission	September 6, 2022	
Consideration of a request to allow	Hearing:		
athletic safety netting and fencing	City Council	September 17, 2022	
up to 30 feet in height.	Hearing:		
Address:	Zone:	POS/Public Open Space	
4200 Eisenhower Avenue			
(main parcel address)			
Applicant:	Small Area Plan:	Eisenhower West	
City of Alexandria, Department of			
Recreation, Parks and Cultural			
Activities			

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

Staff Reviewer: Abigail Harwell, Urban Planner, <u>abigail.harwell@alexandriava.gov</u> Dirk H. Geratz, AICP, Principal Planner Tony LaColla, AICP, Land Use Services Division Chief



PROJECT LOCATION MAP

I. REPORT SUMMARY

<u>REQUEST</u>

The applicant, the City of Alexandria Department of Recreation, Parks and Cultural Activities (RPCA), requests Special Use Permit approval to allow athletic safety netting and fencing up to 30 feet in height for three athletic fields as part of the renovation of Joseph Hensley Park, located at 4200 Eisenhower Avenue.

SITE DESCRIPTION

Joseph Hensley Park (Hensley Park) is a 14.76-acre public City park located in the Eisenhower Avenue corridor area. Hensley Park is different from the rest of Alexandria's citywide parks because it is remotely located, apart from residential neighborhoods. The park is bound by the Capital Beltway to the south, Eisenhower Avenue to the north, and WMATA Metrorail and CSX railroad tracks to the west. A City recycling drop-off center is located north across Eisenhower Avenue from the park. The park is partially located in the flood basin of Cameron Run, a tributary stream of the Potomac River which runs along the east side of the park.

The site is zoned POS/Public Open Space and Community Recreation zone and has been used as an active recreation site since the City's acquisition of the property in 1977. A Land and Water Conservation Fund grant was awarded to the City to assist in purchasing the property. Development on the site is restricted to recreation uses in perpetuity based on the terms of the grant.

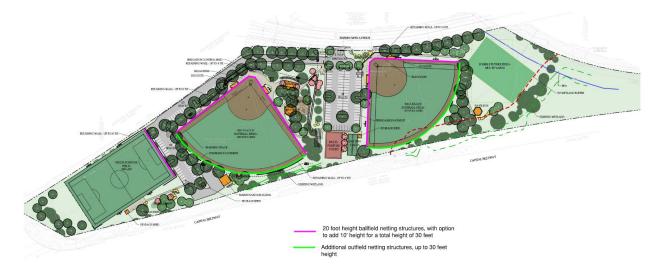
BACKGROUND

On March 2, 2021, the Planning Commission approved Development Site Plan #2020-00027, to renovate the park, with increases in parking spaces and amenity improvements at the City Park. All the proposed park renovations are consistent with the Citywide Parks Improvement Plan 2014 recommendations and were endorsed by the Parks and Recreation Commission on January 21, 2021. The renovations involve replacing three softball diamond fields with two regulations sized adult softball fields, and to replace the synthetic turf rectangular multi-purpose field. Since the approval, RPCA has clarified that the height needed for fencing and netting around the proposed new fields exceeds the maximum 15-foot height limit for structures in the POS zone and now requests approval for these additional structures. Due to Hensley Park's location near heavy vehicle traffic at its borders, special accommodations are needed to protect traffic from athletic balls that may leave the athletic fields. The proposed SUP application request and updates on the Park's renovation were shared at the July 21, 2022, Parks and Recreation Commission meeting, with no comments or issues raised.

PROPOSAL

The applicant proposes to install safety netting and fencing around the three athletic fields at Hensley Park in order to protect adjacent roadways from errant soccer balls, softballs and baseballs, and similar sporting projectiles that typically travel through the air during sports games and practices. The request involves two proposals. The first proposal is to install 20-foot tall netting on the east side of the multi-purpose field, 20-foot tall backstop fencing behind the two softball field home plates, and 20-foot netting along the first and third line for the two softball fields. These areas are indicated by pink lines in the graphic below. This proposed netting and fencing currently have funding to meet the initial anticipated safety needs of the athletic fields.

The second half of the request involves allowing the proposed netting and fencing to be extended an additional 10 feet in height, up to 30 feet, if after installation it is found that the initial fencing height is not providing enough protection. Additionally, RPCA is requesting that netting structures measuring up to 30 feet in height be approved along the two outfields of the softball fields in case balls leaving the field are causing disturbance to the Capital Beltway to the south. This additional netting, indicated by green lines in the graphic below, would only be built if needed and are not currently part of the funding for the park renovations.



ZONING/MASTER PLAN DESIGNATION

The subject property is zoned POS/Public Open Space. Section 6-106(A) of the Zoning Ordinance allows structures greater than 15 feet in height, up to a maximum of 30 feet, with Special Use Permit approval. The proposed use is consistent with the Eisenhower West Small Area Plan chapter of the Master Plan which designates the property for public recreation uses.

II. STAFF ANALYSIS

Staff supports the request to install new safety netting and fencing at the Hensley Recreational Fields, which requires SUP approval given that its height would exceed 15 feet. The proposal includes common recreational accessories found around recreational fields that will reduce the likelihood for damage to adjacent roadways and parking areas due to athletic projectiles. Visual impacts from the netting are expected to be minimal given that the netting material is quite thin and fairly transparent. Additionally, staff supports the request for future netting height and coverage and is recommending that this approval be extended up to five (5) years in order to

provide RPCA staff, through a Director determination, the necessary approval to obtain permits for additional netting and fencing up to 30 feet to address public safety and welfare needs as quickly as possible.

Overall, staff views the proposal as a sensible and reasonable improvements to the renovated athletic fields for a highly used City park. Subject to the conditions contained in Section III of this report, staff recommends approval of the request.

III. RECOMMENDED CONDITIONS

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

- 1. This approval is for five (5) years and must be consistent with the approved site plan. This will allow for the proposed netting and fencing to be installed with the park renovations to address issues of public safety and welfare once the athletic fields are in full operational use.
- 2. Additional fencing and netting, up to a maximum of 30 feet in height, shall be permitted around all athletic fields, if found necessary for public safety and welfare by the Director of Recreation, Parks and Cultural Activities.
- 3. Coordinate site improvements in a manner that ensures adequate maintenance access for athletic fields. (RP&CA)
- 4. Perimeter safety fence for rectangular and diamond fields shall be designed and located to the satisfaction of the Director of Recreation, Parks and Cultural Activities. All fencing material, not including safety netting, shall be dark green vinyl-coated. (RP&CA)(P&Z)

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

F-1. Transportation Planning, SWM, OEQ, D-ROW, and Floodplain have no comments

F-2. All conditions of DSUP2007-00014 remain in effect on this site. (T&ES)

Code Enforcement:

F-1. A building permit and plan review are required prior to the start of construction.

Health:

F-1. No comments

Police Department:

F-1. No comments received

Fire Department:

F-1. All exits shall remain accessible with the installation of netting around the athletic field.



Exhibit A – Site Plan of proposed netting

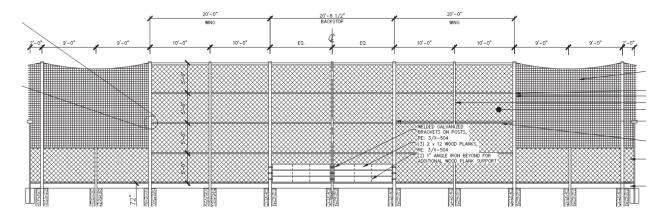
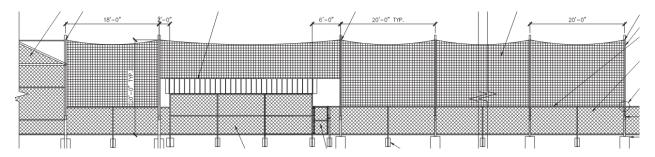


Exhibit B – Elevation of proposed 20 foot tall softball field backstop fencing and netting

Exhibit C – Elevation of typical safety fencing and netting proposed up to 20 feet tall





APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERMIT #_

PROPERTY LOCATION: 4200 EISENHOWER AVENUE

ΤΑΧ ΜΑΡ	REFERENCE:	069.	.02-0)2-05

APPLICANT:

Name: City of Alexandria, Department of Recreation, Parks and Cultural Activities

Address:

4200 Eisenhower Avenue

ZONE: POS

PROPOSED USE: Athletic Field Netting Above 15' height up to 30' height and Ballfield Backstop up to 20' height at Joseph Hensley Park

- 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.

James B. Spengle	r	James Spengler (Jun 28, 2022 12:34 EDT)	Jun 28, 2022
Print Name of Applicant or A	gent	Signature	Date
1108 Jefferson Str	eet	703-746-5500	
Mailing/Street Address		Telephone #	Fax #
Alexandria, VA	22314	james.spengler@ale	exandriava.gov
City and State	Zip Code	Email addı	ress

PROPERTY OWNER'S AUTHORIZATION			
As the property owner of 4200 Eisenhowe	, I hereby		
(Property Address) grant the applicant authorization to apply for the	athletic field netting and hallfield backston	use as	
	(use)		
described in this application.			
_{Name:} James B. Spengler	703-746-5500		
Please Print Address: <u>1108 Jefferson Street, Alexandri</u>	<u>a, VA</u> Email: <u>james.spengler@alexan</u>	driava.gov	
Signature:	Jun 28, 2022 Date:		

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):*
 - [v] 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 three percent. The City of Alexandria is the recorded property owner.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

<u>1. Applicant.</u> 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 three 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 City of Alexandria		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 <u>4200 Eisenhower Avenue</u> (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three 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 City of Alexandria		100%
2.		
3.		

<u>3. Business or Financial Relationships.</u> Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose **any** business or financial relationship, as defined by <u>Section 11-350 of the Zoning Ordinance</u>, existing at the time of this application, or within the12-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. All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).

For a list of current council, commission and board members, as well as the definition of business and financial relationship, <u>click here.</u>

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

Jun 28, 2022		Jsp~	
	James B. Spengler	James Spengler (Jun 28, 2022 12:34 EDT)	
Date	Printed Name	Signature	

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

[] Yes. Provide proof of current City business license

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

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.)

The Department of Recreation, Parks and Cultural Activities (RPCA) requests a total of three structures of twenty (20) foot tall athletic field netting and fencing, with two netting and fencing backstop structures along first and third baselines of the two diamond ballfields, and one netting structure along the eastern side of the rectangle field. The netting provides additional safety to pedestrians, park users, vehicles, and the adjacent roads including I-495 from aerial projecting balls associated with the normal use of athletic fields.

Additionally, RPCA is requesting the following additional height if needed in the future: --10 feet of height be granted for all 20 foot height netting structures, allowing the structures to be built up to 30 feet in height

--Additional outfield netting for the two diamond ballfields, up to 30 feet in height

This request for additional height is being made if it's found that the 20 foot structures do not adequately keep projectiles from leaving the playing areas. If after the 20 foot fencing is constructed, RPCA will determine if the additional height is needed for public safety and welfare.

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: DSP#2020-00027
- **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 approved DSP #2020-00027
 - B. How many employees, staff and other personnel do you expect?
 Specify time period (i.e., day, hour, or shift).
 No change from existing operations. Three staff currently monitor the park daily...
- **6** Please describe the proposed hours and days of operation of the proposed use:

Day: No change from approved DSP#2020-00027	Hours:
M-F 8:00am-10:00pm	
Sat 8:00am-10:00pm	
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 from approved DSP#2020-00027

B. How will the noise be controlled?No change from approved DSP#2020-00027. No controls needed.

8. Describe any potential odors emanating from the proposed use and plans to control them: No change from approved DSP#2020-00027. No odors with current use.

- **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) Per DSP#2020-00027, user and spectator generated trash (possible paper and beverage waste)
 - B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)
 Limited per above. Recycling and trash receptacles are shown on the approved plans.
 - C. How often will trash be collected? Daily.
 - D. How will you prevent littering on the property, streets and nearby properties?
 This City park is maintained by City staff on a regular maintenance schedule. Recycling and trash cans are placed throughout the park as shown on the approved plans.
- **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:

12. What methods are proposed to ensure the safety of nearby residents, employees and patrons? The proposed netting is requested to provide and ensure the safety of park users and adjacent properties.

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.

PARKING AND ACCESS REQUIREMENTS

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

139 Standard spaces

_____ Compact spaces

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

7

[] 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 offsite 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? <u>NA</u>

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

B.	Where are off-street loading facilities located?	NA

- C. During what hours of the day do you expect loading/unloading operations to occur? NA
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
 NA
- **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?

NA

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	
	How large will the addition be? square feet.			
18.	What will the total area occupied by the proposed use be?			
	<u>NA</u> sq. ft. (existing) + <u>NA</u> sq. ft. (addition if any) =	NA 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/recreation field 			

End of Application



Department of Planning & Zoning

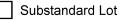
Special Use Permit Application Checklist

Supplemental application for the following uses:



Parking Reduction

] Signs



Lot modifications requested with SUP use

Interior Floor Plan

Include labels to indicate the use of the space (doors, windows, seats, tables, counters, equipment)

If Applicable



Plan for outdoor uses

Contextual site image

Show subject site, on-site parking area, surrounding buildings, cross streets



Hensley Park Final Site Rendering



height

