



Special Use Permit #2016-0029
4149 Taney Avenue – Taney Avenue Park

Application	General Data	
Request: Public hearing and consideration of a request to install children's play apparatus areas at Taney Avenue Park.	Planning Commission Hearing:	June 9, 2016
	City Council Hearing:	June 18, 2016
Address: 4149 Taney Avenue	Zone:	POS/Public Open Space
Applicant: City of Alexandria, Department of Recreation, Parks and Cultural Activities	Small Area Plan:	Seminary Hill/Strawberry Hill Small Area Plan

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 Reviewers: Sara Brandt-Vorel, sara.brandtvorel@alexandriava.gov

PLANNING COMMISSION ACTION, JUNE 9, 2016: On a motion made by Vice Chairman Macek and seconded by Commissioner Wasowski, the Planning Commission voted to reconsider the consent agenda. The motion carried on a vote of 6 to 0, with Commissioner Koenig absent. Vice Chairman Macek, seconded by Commissioner Wasowski, the Planning Commission recommend approval of Special Use Permit #2016-0029, subject to compliance with all applicable codes, ordinances and staff recommendations. The motion carried on a vote of 6 to 0, with Commissioner Koenig absent.

Reason: The Planning Commission agreed with staff analysis. Chairwoman Lyman requested additional police patrol at the park in response to community concerns about after-dark activities. Commissioner Lyle inquired about ongoing maintenance should the community clean-up days not occur, to which Ms. Lo, from the Department of Recreation, Parks and Cultural Activities, indicated the park would enter the standard park cleanup schedule. Commissioner Wasowski inquired if there would be any additional lighting added to Taney Avenue Park and Ms. Lo indicated that the park was unlit and the installation of lighting could encourage more nighttime activity. Commissioner Macek, while acknowledging the concerns of nearby residents, indicated that on-street parking is a shared resource and that as a neighborhood park, demand for parking would likely be low as most visitors would walk to the park. However, Commissioner Macek directed the Department of Transportation & Environmental Services to monitor the park should parking become an issue. Commissioner McMahon indicated that during the spring the Parking Board had a request to remove three parking spaces at 4149 Taney Avenue and that in the future a similar request could be made by residents should this become a problem. Commissioner

Wasowski reiterated a desire for more information before the City would consider removing public parking for a public park. Commissioner Macek offered guidance from the Planning Commission to request additional review by the Department of Transportation and Environmental Services during future periods of development to which Karl Moritz, Director of Planning and Zoning offered staff assurances that the Department would monitor the situation. Commissioner Brown supported the proposed park improvements and encouraged the scheduled improvements.

Speakers:

Branka Al-Hamdyi, 4147 Taney Avenue, spoke in support of the proposed installation of playground equipment at the Taney Avenue Park, but voiced concern over potential parking near the entrance of the park. She also noted concerns over the widening of the bike trail, a proposed later phase of park improvements that would increase the number of riders on the trail in proximity to driveways of nearby houses. Ms. Al-Hamdy also noted concerns about nighttime activity in the park and asked for increased police presence after dark.

Janell Pezzulicl, 4148 Taney Avenue, also spoke in support of the proposed park improvements but indicated concern over the proposed trail widening and nighttime activities in the park.

Judy Lo, representative of the Department of Recreation, Parks and Cultural Activities responded to Planning Commission members' questions related to the upcoming design and engineering phase of the trail widening, park cleanup scheduling, and the location of lighting in the park.



Special Use Permit #2016-0029
4149 Taney Avenue



I. DISCUSSION

REQUEST

The applicant, the City of Alexandria, Department of Recreation, Parks and Cultural Activities (DRPC), requests special use permit approval to install children's play apparatus areas in Taney Avenue Park, located at 4149 Taney Avenue.

SITE DESCRIPTION

The subject site, Taney Avenue Park, is an irregularly-shaped lot of record, located directly on the north side of Taney Avenue, and surrounded by residential uses. The park has approximately 2.6 acres in area and is designated as a neighborhood park by the DRPC. The park measures 573 feet along its eastern edge, 270 feet along its southern edge, 540 feet along the western edge, and 185 feet along the northern edge. The park sits between two dead-end sections of the street and serves as the functional terminus of both segments of Taney Avenue. The public right-of-way directly south of the park has been rezoned as park land. Taney Avenue picks up again on the other side of the park and continues eastward as a vehicular road.

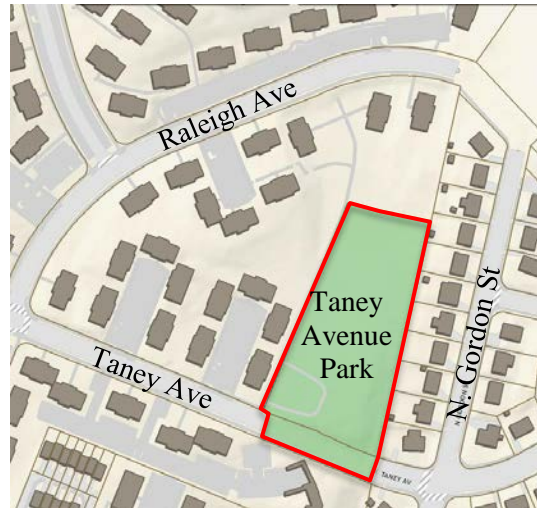


Figure 1: Taney Avenue Park and surrounding roadways.

The park is surrounded by residential uses, with single family homes bordering the eastern side and multi-family buildings, known as Foxchase Apartments surrounding the remaining sides of the park. Due to the heavily residential nature of the area, the DRPC estimates that approximately 200 youth and their families live within a quarter mile of the park.

The park is currently undeveloped passive space consisting of grass and native trees. A sidewalk forms the western border of the park, and approximately eight to ten picnic tables and benches are located in the southern half of the park. Taney Avenue Park also includes a charcoal grill for barbequing and two city sponsored trashcans. The approved park hours are 5:00 a.m. to 10:00 p.m., daily, however the park does not contain any lighting and therefore its operational hours are sunrise to sunset. The park can be accessed in the southwest corner at the terminus of Taney Avenue, and from the northwest corner by a sidewalk that connects to Raleigh Avenue.

BACKGROUND

In December 1976, 2.58 acres of land was conveyed to the City of Alexandria to be used as Taney Avenue Park by Davis Mortgage Company and the Prudential Insurance Company of America as part of a subdivision related to the development of the Shirley-Duke Apartments, now known as the Foxchase Apartments. At the time of conveyance a permanent sidewalk and

stormwater easement were placed on the parcel. In 1992 the adoption of the Small Area Plan for Seminary Hill/Strawberry Hill recommended the rezoning of the land from RA/Residential Medium to park POS/Public Open Space in order to reflect the existing land use. The 1992 plan also made a transportation recommendation to change the land use of the right-of-way along Taney Avenue, directly south of the park between Raleigh and North Gordon, into land designated as park land.

In the fall of 2014, the Department of Recreation, Parks and Cultural Activities began collecting community input to assess the park's use and future improvements that could be made to the space. Through online surveys, community workshops and a "graffiti board" in the park where residents could write in suggestions, staff was able to compile a list of community desired improvements and draft a park plan. Key improvements requested by the community included widened sidewalks, additional pathways, and a large emphasis on playground equipment for children. These requests were integrated into the 2015 Neighborhood Parks



Figure 2: Taney Avenue Park as undeveloped open space for community use.

Improvement Plan for Taney Avenue. Since adopting the plan, DRPC staff has worked with the community to begin fundraising to purchase and install equipment. Pending the approval of the Special Use Permit the DRPC has proposed park clean up and volunteer build days for fall 2016.

Park and Recreation Commission endorsed on November 19, 2015

Improvement Recommendations



Figure 3: Diagram of community desired improvements at Taney Avenue Park.

PROPOSAL

The applicant, the Department of Recreation, Parks and Cultural Activities requests special use permit approval to install children's play apparatus areas at Taney Avenue Park. Please see Figure 4 for a detailed site plan for the proposed locations of the proposed play equipment. Specifically the applicant proposes the installation of three wooden play structures to encourage climbing and creative play (Equipment pieces A, B, and E), and three smaller pieces of wooden play equipment (Equipment pieces C, D, and F) to develop balance (detailed equipment sheets included at the end of the report).



Figure 4: Diagram of proposed play equipment to be located in the southern end of Taney Avenue Park.

Table 1: Key of proposed play equipment and model numbers.

Key	QTY	Manufacturer	Description/Model No.
A	1	TIMBERFORM COLUMBIA CASCADE	Custom Classic Timberform Playstructure
B	1	TIMBERFORM COLUMBIA CASCADE	Log Scramble (4500-003M)
C	1	KOMPAN	Mule (NRO101)
D	1	KOMPAN	Spinner Plate (NRO110)
E	1	KOMPAN	Parkour 004 (NRO854)
F	1	KOMPAN	Multi Springer (NRO104)

All proposed play equipment will be less than ten feet in height and will be surrounded by mulch safety surfacing. In addition, all play areas will comply with ADA Standards for Accessible Design, Consumer Product Safety Commission Guidelines and ASTM Safety Specifications. The addition of play equipment will supplement the unstructured play areas of the park such as the existing field space.

The play equipment is suitable for children of all ages but in particular supports the play of children ages two to five years old. The park, while authorized to be open from 5:00 a.m. to 10:00 p.m. does not include lighting and is therefore functionally operational from sunrise to sunset. The proposed installation of play equipment could support additional neighborhood use of the park and may encourage up to 60 neighborhood children and adults to visit the park through the course of the day. Current park operations and staffing of approximately five persons per week to perform routine maintenance is expected to continue and provide adequate coverage. Increased amenities at the park may encourage additional visitors and increased noise, but it is not expected to increase noise above typical recreational activity noise levels associated with a public park.

PARKING

The Zoning Ordinance does not require off-street parking for public open space, as such, the applicant meets their parking requirement. As a neighborhood serving park, many of the proposed park visitors will likely walk to the park.

ZONING/MASTER PLAN DESIGNATION

The subject property is zoned POS/Public Open Space and as such the installation of children's play apparatus areas requires Special Use Permit approval. The Seminary Hill/Strawberry Hill Small Area Plan advocates for the preservation of open space and continued operation of Taney Avenue Park.

II. STAFF ANALYSIS

Staff supports the Department of Recreation, Parks and Cultural Activities request for special use permit approval for the installation of children's play apparatus areas at the Taney Avenue Park. The installation of new playground equipment will enhance a community amenity and encourage residents to use the park more frequently. Aside from providing physical health benefits for children and users of the park, increased usage of the park will enhance the park's vibrancy and solidify the destination as a community gathering space.

As Taney Avenue Park has been a neighborhood park since 1976 and has not received noise complaints, staff does not anticipate noise concerns over the addition of new play equipment. In addition, since the park does not have electric lights, play equipment will be used during daylight hours and will not generate undue noise at night. As a stormwater easement through the park was included in the deed of transfer to the City, staff included Condition 1 requiring the applicant to identify any easements on the property to ensure no structures are placed over existing easements.

III. RECOMMENDED CONDITIONS

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

1. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

STAFF: Alex Dambach, Director, Land Use Regulatory Services,
Department of Planning and Zoning;
Sara Brandt-Vorel, Urban Planner.

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 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

City Code Requirements:

- C-1 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)
- C-2 A GRADING/PARK PLAN showing all improvements and alterations to the site shall be required prior to any land disturbing activities of 2500 square feet or greater. The grading plan must be approved prior to issuance of a building permit. (5-6-224) (T&ES)
- C-3 An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2500 square feet. (Sec.5-4-1.1) (T&ES)
- C-4 The applicant shall comply with the provisions of the City's Environmental Management Ordinance (Article XIII of the City's Zoning Ordinance) current at the time of plan submittal. (T&ES)
- C-5 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec.5-2-1) (T&ES)
- C-6 Roof, surface and sub-surface drains shall be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-7 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-8 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-361) (T&ES)

Health Department:

No comments or concerns.

Police Department:

No comments received.

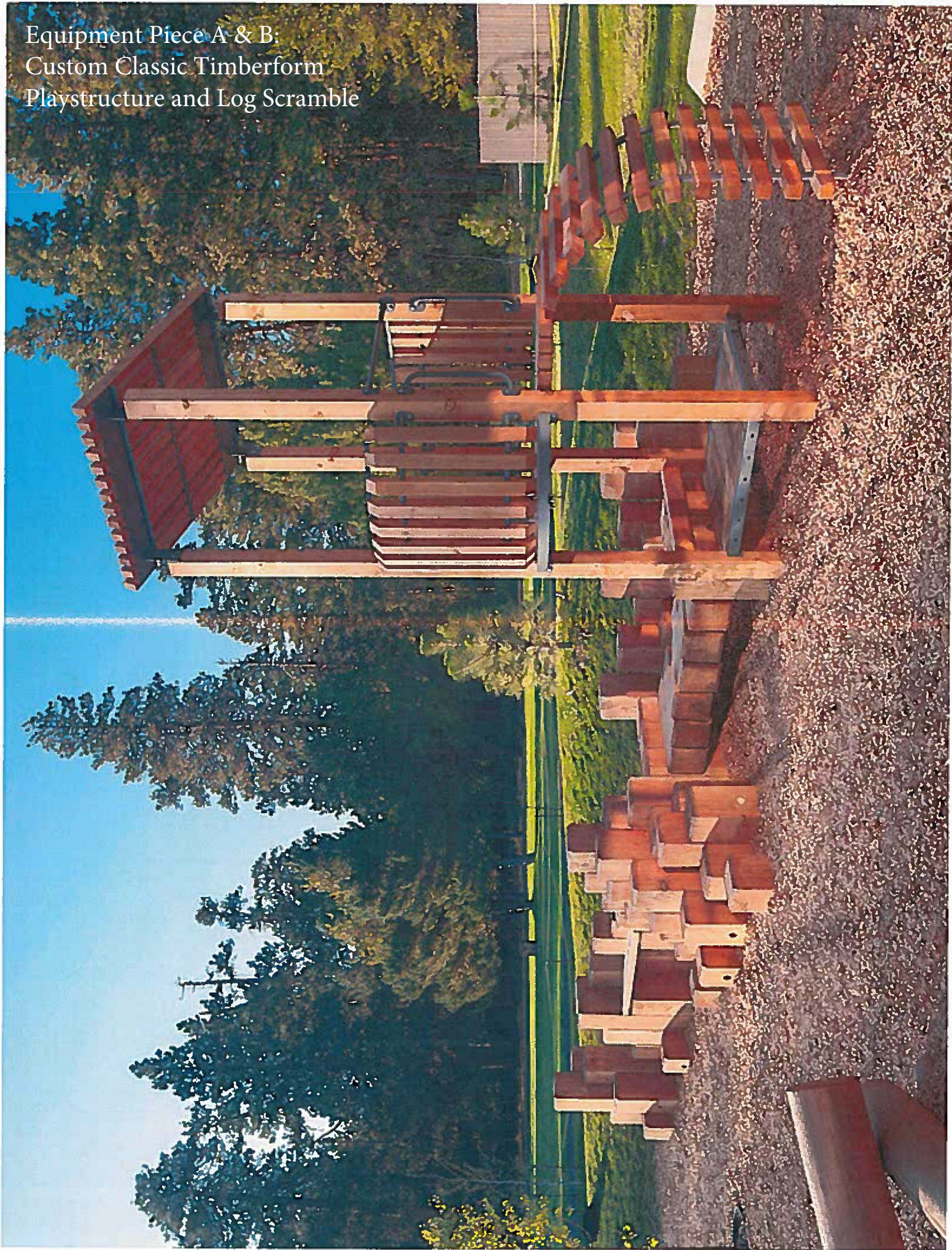
Fire Department:

No comments or concerns.

Equipment Piece A:
Custom Classic Timberform Playstructure



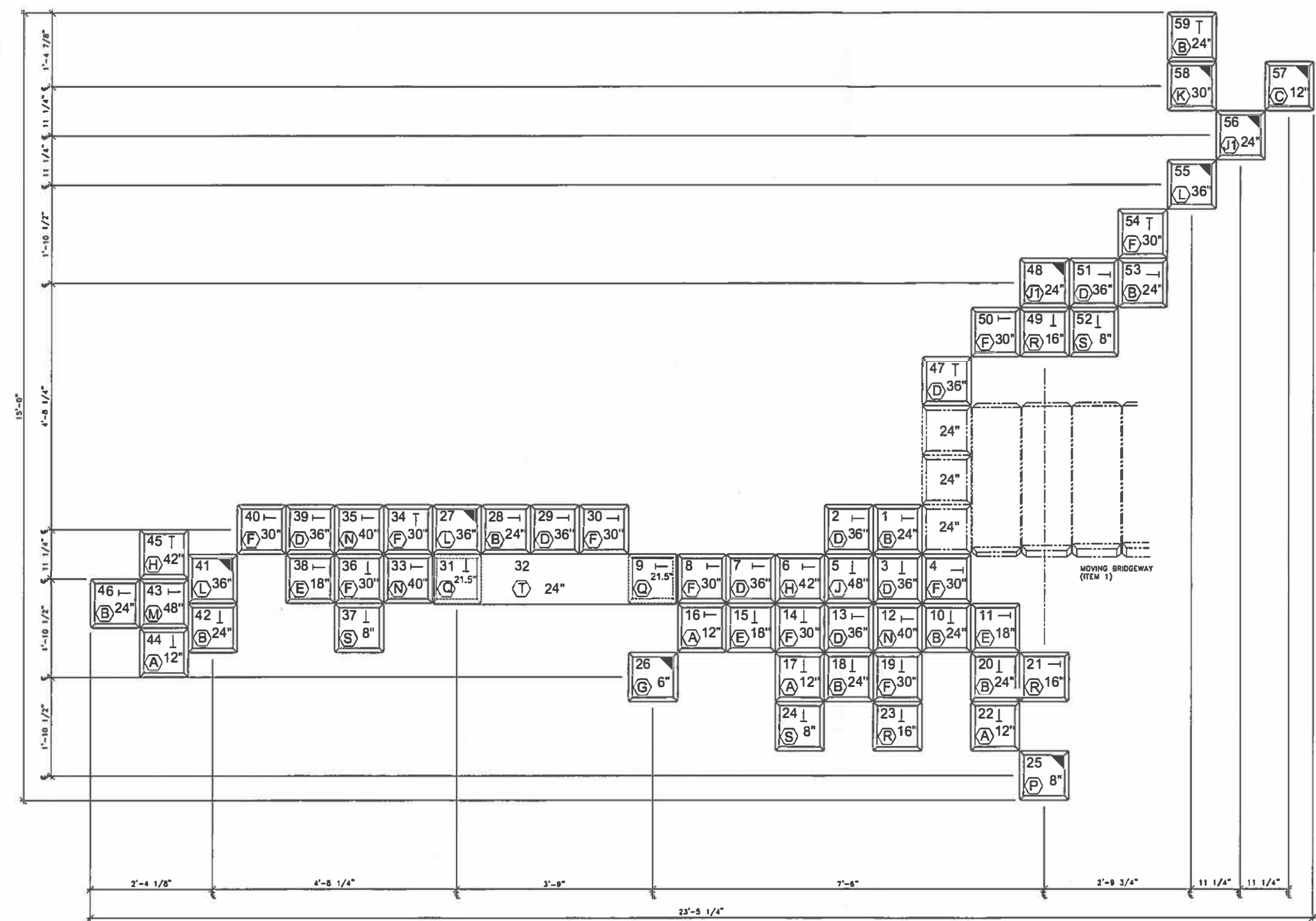
Equipment Piece A & B:
Custom Classic Timberform
Playstructure and Log Scramble



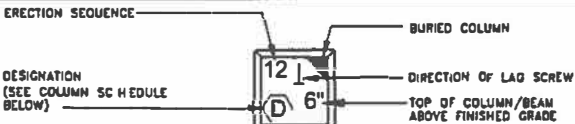
Equipment Piece A & B:
Custom Classic Timberform
Playstructure and Log Scramble



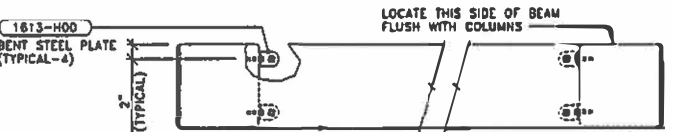
Equipment Piece B: Log Scramble



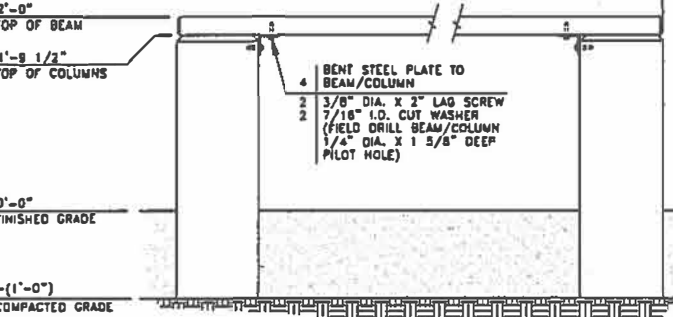
PLAN
SCALE: 1"=1'-0"



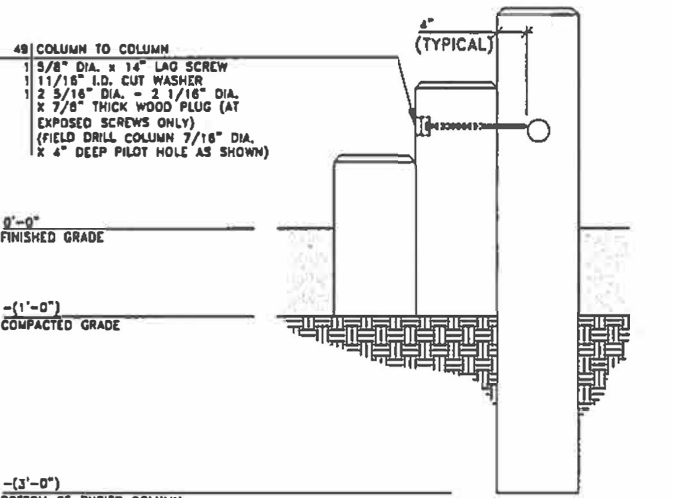
LEGEND
SCALE: 1"=1'-0"



PLAN



ELEVATION
BALANCE BEAM TO COLUMNS DETAIL
SCALE: 1"=1'-0"



TYPICAL COLUMN TO COLUMN DETAIL
SCALE: 1"=1'-0"

COLUMN SCHEDULE				
DESIGNATION	PART NUMBER	QTY	DESCRIPTION	BELOW COMPACTED GRADE BURIAL
(A)	C2A	4	12 X 12 X 2'-0" COLUMN	
(B)	C3A	9	12 X 12 X 3'-0" COLUMN	
(C)	C4B	1	12 X 12 X 4'-0" COLUMN	2'-0"
(D)	C4X	8	12 X 12 X 4'-0" COLUMN	
(E)	C26	3	12 X 12 X 2'-6" COLUMN	
(F)	C36A	10	12 X 12 X 3'-6" COLUMN	
(G)	C36B	1	12 X 12 X 3'-6" COLUMN	2'-0"
(H)	C46	2	12 X 12 X 4'-6" COLUMN	
(J)	C5A	1	12 X 12 X 5'-0" COLUMN	
(J)	C5B	2	12 X 12 X 5'-0" COLUMN	2'-0"
(K)	C56B	1	12 X 12 X 5'-8" COLUMN	2'-0"
(L)	C6B	3	12 X 12 X 6'-0" COLUMN	2'-0"
(M)	49793-W05	1	12 X 12 X 5'-0" COLUMN	
(N)	49793-W06	3	12 X 12 X 4'-4" COLUMN	
(P)	49793-W07	1	12 X 12 X 3'-8" COLUMN	2'-0"
(Q)	49793-W08	2	12 X 12 X 2'-9 1/2" COLUMN	
(R)	49793-W09	3	12 X 12 X 2'-4" COLUMN	
(S)	49793-W10	3	12 X 12 X 1'-8" COLUMN	
(T)	49793-W22	1	3 X 12 X 4'-8" BEAM	

Equipment Piece C: Mule

KOMPAN Product Info

MULE - NRO101



Best User Age: 2-12 years

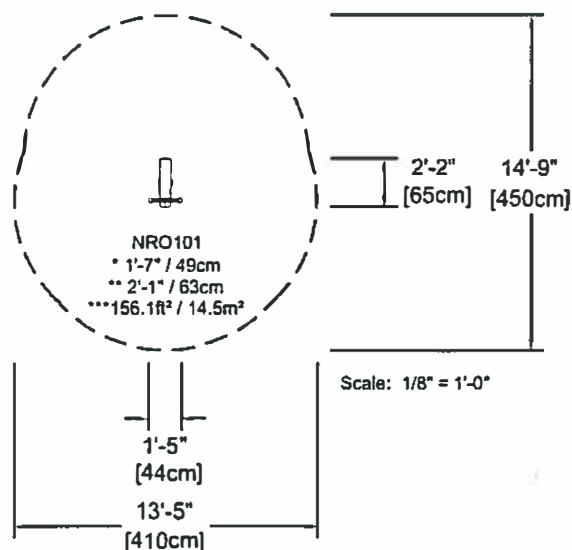
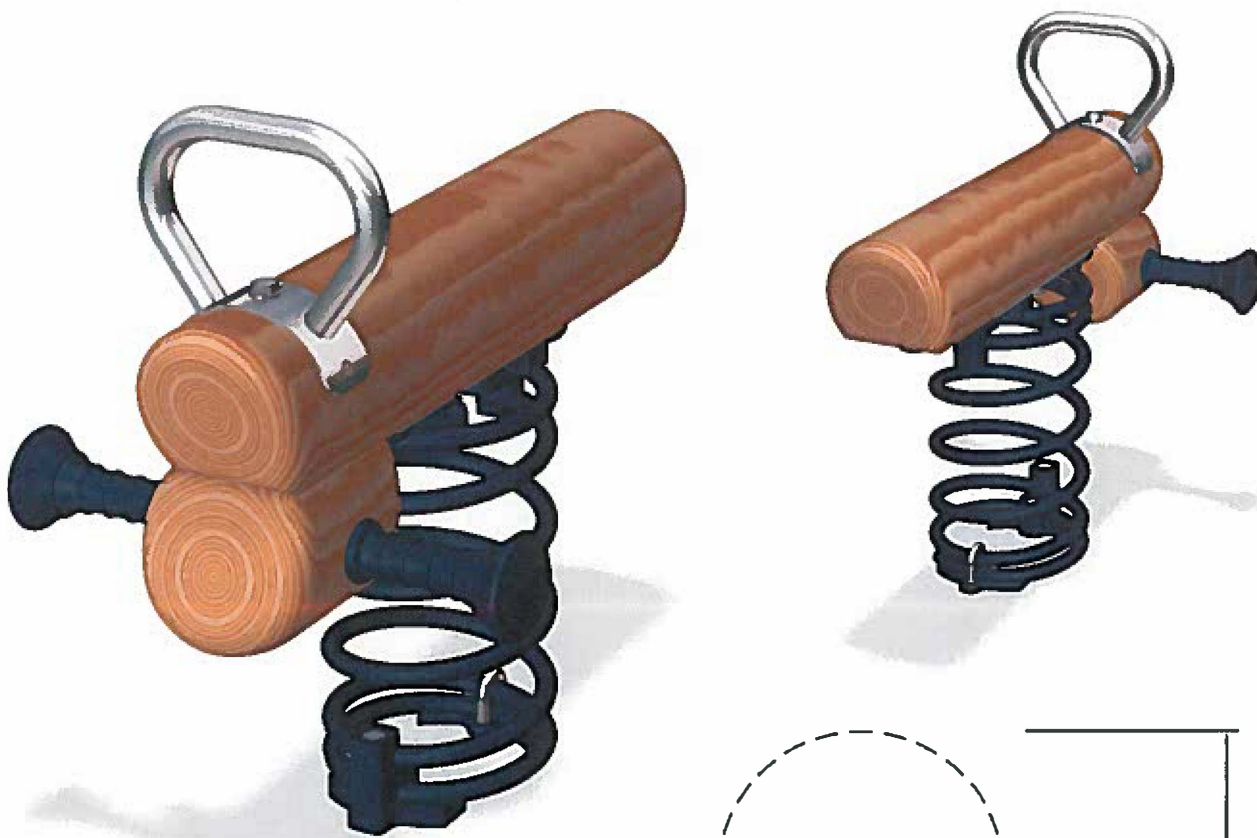
Footings: In-ground posts

Surface installation also available

Technical information available at kompan.com

ADA ANALYSIS	Elevated Activities: 0	Accessible Elevated Activities	Accessible Ground Level Activities	Accessible Ground Level Play Types
	Present	0	1	1
	Required	0	1	1

ROBINIA



To verify product certification, visit www.ipema.org

* = Highest designated play surface.

** = Total height of product.

*** = Total area of safety zone.

Highest designated play surface, space required and total area of safety zone are according to ASTM F1487.

Equipment must be installed over resilient surfacing appropriate to the safety guidelines in your area.

Product development is an ongoing process. We reserve the right to make modifications on all our products. This product may not be mirrored, scaled or altered in any way. Safety zones must be retained for proper placement of equipment. If any changes are required, please contact your KOMPAN representative at 1.800.426.9788.

Equipment Piece D: Spinner Plate

KOMPAN Product Info

SPINNER PLATE - NRO110



Best User Age: 5-12 years

Footings: In-ground posts

Surface installation also available

Technical information available at kompan.com

ADA ANALYSIS

Elevated
Activities: 0

Accessible Elevated
Activities

Accessible Ground
Level Activities

Accessible Ground
Level Play Types

Present

0

1

1

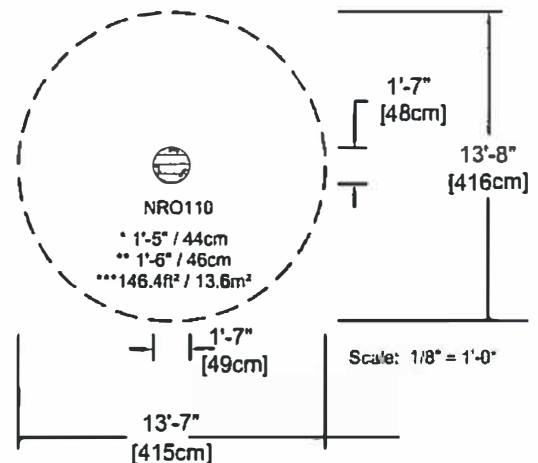
Required

0

1

1

ROBINIA



To verify product certification, visit www.ipema.org

* = Highest designated play surface.

** = Total height of product.

*** = Total area of safety zone.

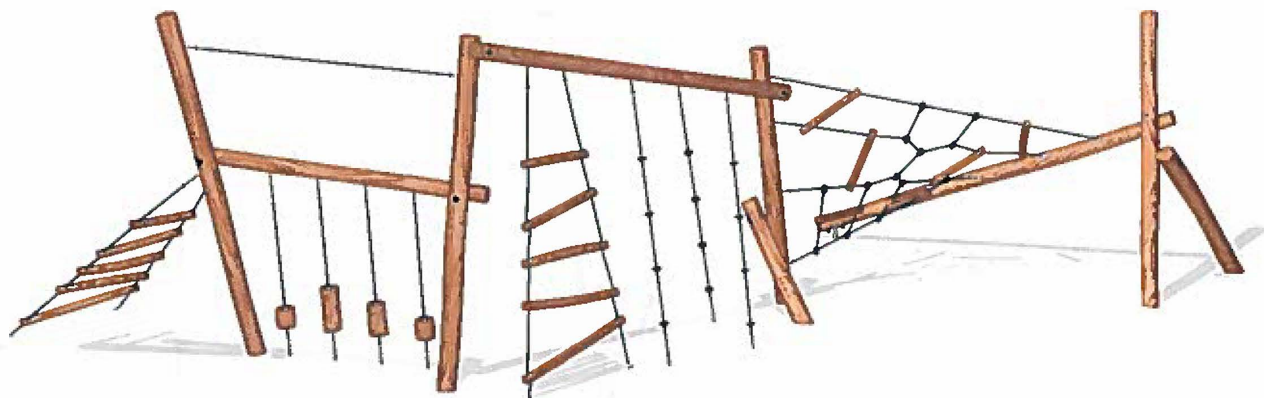
Highest designated play surface, space required and total area of safety zone are according to ASTM F1487.

Equipment must be installed over resilient surfacing appropriate to the safety guidelines in your area.

Product development is an ongoing process. We reserve the right to make modifications on all our products. This product may not be mirrored, scaled or altered in any way. Safety zones must be retained for proper placement of equipment. If any changes are required, please contact your KOMPAN representative at 1.800.426.9788.

Equipment Piece D: Spinner Plate





Equipment Piece E: Parkour 004

KOMPAN Product Info

PARKOUR 004 - NRO854



Best User Age: 5-12 years

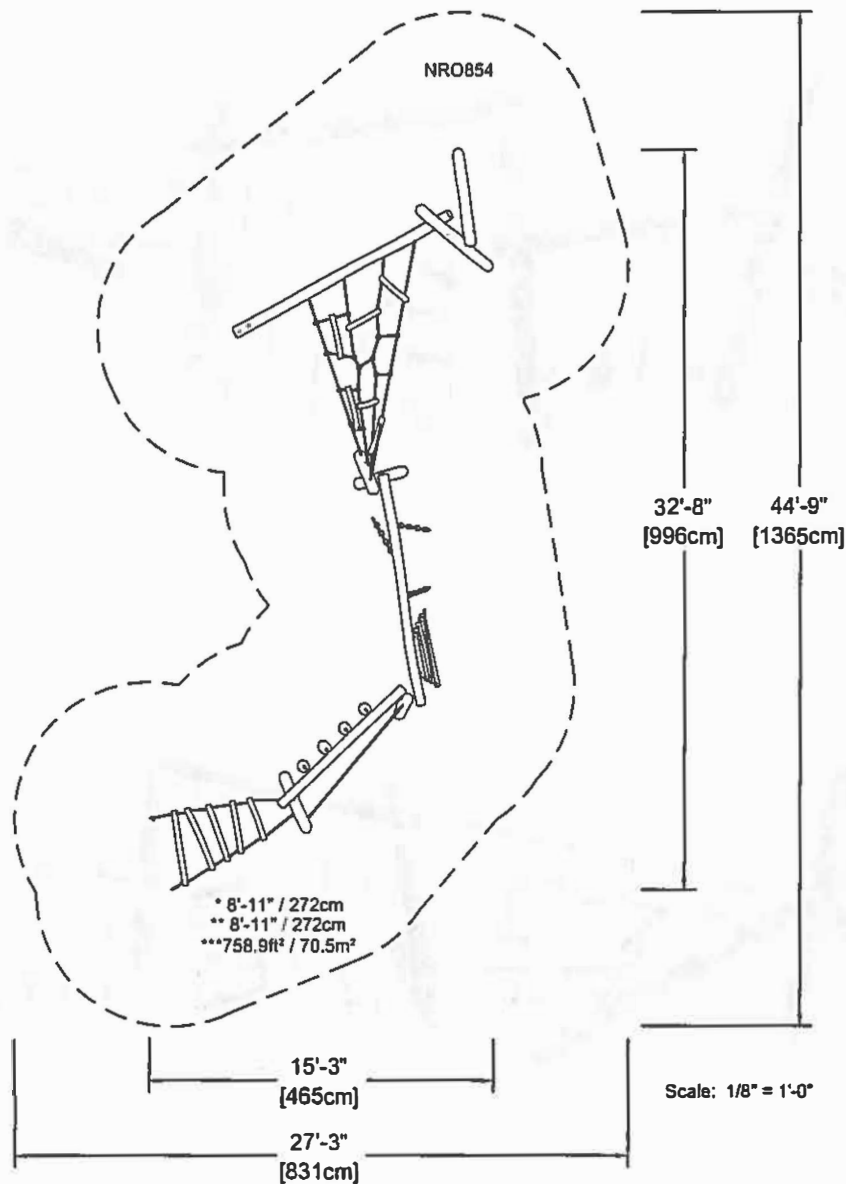
Footings: In-ground posts

Surface Installation also available

Technical information available at kompan.com

ADA ANALYSIS	Elevated Activities 0	Accessible Elevated Activities	Accessible Ground Level Activities	Accessible Ground Level Play Types
Present	0	4	2	
Required	0	2	2	

ROBINIA



To verify product certification, visit www.ipema.org

* = Highest designated play surface.

** = Total height of product.

*** = Total area of safety zone.

Highest designated play surface, space required and total area of safety zone are according to ASTM F1487.

Equipment must be installed over resilient surfacing appropriate to the safety guidelines in your area.

Product development is an ongoing process. We reserve the right to make modifications on all our products. This product may not be mirrored, scaled or altered in any way. Safety zones must be retained for proper placement of equipment. If any changes are required, please contact your KOMPAN representative at 1.800.426.9788.

Equipment Piece F: Multi Springer

KOMPAN Product Info

MULTI SPRINGER - NRO104



Best User Age: 5-12 years

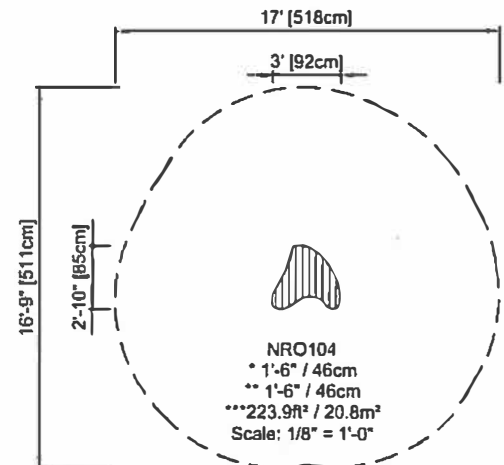
Footings: In-ground posts

Surface installation also available

Technical information available at kompan.com

ADA ANALYSIS	Elevated Activities: 0	Accessible Elevated Activities	Accessible Ground Level Activities	Accessible Ground Level Play Types
	Present	0	1	1
	Required	0	1	1

ROBINIA



To verify product certification, visit www.ipema.org

* = Highest designated play surface.

** = Total height of product.

*** = Total area of safety zone.

Highest designated play surface, space required and total area of safety zone are according to ASTM F1487.

Equipment must be installed over resilient surfacing appropriate to the safety guidelines in your area.

Product development is an ongoing process. We reserve the right to make modifications on all our products. This product may not be mirrored, scaled or altered in any way. Safety zones must be retained for proper placement of equipment. If any changes are required, please contact your KOMPAN representative at 1.800.426.9788.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2016-0029

PROPERTY LOCATION: 4149 Taney Avenue

TAX MAP REFERENCE: 050.01-01-59

ZONE: POS

APPLICANT:

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

Address: 4149 Taney Avenue, Alexandria, VA 22304

PROPOSED USE: Install play features and park improvements

☒ **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. Spengler

Print Name of Applicant or Agent

1108 Jefferson Street

Mailing/Street Address

Alexandria, VA

City and State

22314

Zip Code

703-746-5502

Telephone #

Fax #

Judy.10@alexandriava.gov

Email address

for James Spengler
[Signature] 3/18/16
Signature Date

ACTION-PLANNING COMMISSION: _____

DATE: _____

ACTION-CITY COUNCIL: _____

DATE: _____

PROPERTY OWNER'S AUTHORIZATION

As the property owner of N/A- City of Alexandria is applicant, I hereby
 (Property Address)
 grant the applicant authorization to apply for the _____ use as
 (use)
 described in this application.

Name: _____

Phone: _____

Please Print

Address: _____

Email: _____

Signature: _____

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):

☒ 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.

100% City of Alexandria

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.} City of Alexandria		100%
^{2.} City of Alexandria		
^{3.} City of Alexandria		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 4149 Taney Avenue, Alexandria, VA 22304 (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.} City of Alexandria		100%
^{2.} City of Alexandria		
^{3.} City of Alexandria		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are 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. All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).

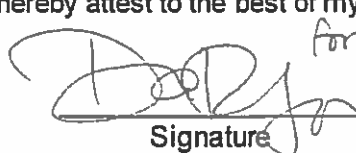
For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

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.} City of Alexandria	None	None
^{2.} City of Alexandria		
^{3.} City of Alexandria		

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.

3/18/16 James Spangler
Date Printed Name

 For James S. Spangler
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.

REVISED

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 Special Use Permit to provide a play area and associated park improvements at Taney Avenue Park, 4149 Taney Avenue. The 2.6 acre park is zoned POS and currently has an lawn area, seating areas, and a shaded picnic area. This neighborhood serving park is situated within multi-family and single family residences. While over 200 youth and their families reside within a quarter mile distance of the park, a designated play area suitable for young children does not exist. Community input from the 2015 Neighborhood Park Improvement Plan (attached) identifies several improvements to the site, which has not changed since 1976. Improvements include the addition of a small children's play area, a more defined park entry area, pedestrian trail improvements, park identification signage, invasive plant removal, and improved ADA accessibility. Several community organizations have partnered with the Department of Recreation to fund and implement the improvements. It is anticipated that implementation will involve volunteer clean ups and community build days Fall of 2016. The proposed play areas are intended to support unstructured natural play to complement the passive character of the site. Play areas will feature stone boulders, garden areas, and elements that can support imaginative play, such as low platforms or small gazebos. The play areas will be suitable for multiple age groups, in particular children ages 2-5 years old. Manufactured commercial play equipment will be used in a limited manner and will include climbing components and balancing equipment. Play structures will not exceed a height of 10 feet and will have mulch safety surfacing. The play areas will comply with ADA Standards for Accessible Design, Consumer Product Safety Commission Guidelines and ASTM Safety Specifications.

The play areas will be located on the southern portion of the site, where the park is most visible from Taney Avenue. Existing overgrown brush and vegetation along the south property line will be pruned, cleared and replanted as appropriate to improve sight lines into the existing picnic area and new play areas.

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).

Varies, 20-60 children and adults are anticipated throughout the day. The site is an existing public park and is used daily by the neighborhood.

B. How many employees, staff and other personnel do you expect?

Specify time period (i.e., day, hour, or shift).

Park operations staff of approx. five persons are on-site on a weekly basis to perform routine maintenance work.

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

Day:

Monday thru Sunday (Daily)

Hours:

5:00am -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.

The addition of play features is not anticipated to increase noise above the typical recreational activity noise level. The park currently has seating areas and picnic areas with grills

B. How will the noise be controlled?

No change from existing; no controls needed.

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

No change from existing. The park currently has picnic areas with grills.

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)

Paper, food/beverage containers

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

An increase of trash is anticipated. An additional trash receptacle will be provided near the play area and picnic area.

- C. How often will trash be collected?

Trash is monitored and the receptacles are emptied by Park and TES staff on a weekly basis, or more frequently as needed.

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

Existing trash receptacles are located throughout the park. Trash is monitored and the receptacles are emptied on a weekly basis, or more frequently as needed.

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?
N/A

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:

_____ Standard spaces
 _____ Compact spaces
 _____ Handicapped accessible spaces.
 N/A _____ Other.

Planning and Zoning Staff Only	
Required number of spaces for use per Zoning Ordinance Section 8-200A	_____
Does the application meet the requirement?	
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?

Existing on-street parking is available within 300 feet on Taney Avenue.

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? _____

Planning and Zoning Staff Only	
Required number of loading spaces for use per Zoning Ordinance Section 8-200	_____
Does the application meet the requirement?	
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?

Current street access is adequate. Trail improvements are anticipated to be completed in conjunction with the play area and park improvements construction.

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?

0 sq. ft. (existing) + 9,000 sq. ft. (addition if any) = 9,000 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: Existing Public Park

End of Application

Taney Ave Park

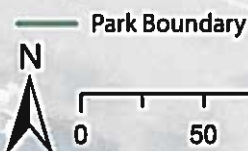
Improvement Recommendations

Draft (Spring 2015)

- 1 Install widened trail connection between the two parts of Taney Ave**
The current sidewalk between the east and west end of Taney Ave is in disrepair. A new trail would be 10 ft wide, allowing both pedestrians and cyclist to safely pass through. The trail would also create a new east-west pedestrian-cyclist link that runs parallel to Duke Street.
- 2 Clear non-native brush between the trail and Park**
The area between the Taney trail connection and the park is full of overgrown non-native brush. This plan proposes removing some of the brush to make both sections of the park feel cohesive and give sightlines to the trail from the park, enhancing safety.
- 3 Create entry plaza to the Park**
The park does not currently have a formal entrance. The park rules and regulation sign is on the fence and a single pathway, without designation, leads users into the park. A plaza at the corner would include park furniture such as a bench, bike racks, and a sign. Its shown on the corner of Taney to invite park users either into the park or onto the trail.
- 4 Install No Parking sign at the two spaces closest to the park**
Taney Avenue dead ends at the park and there is no space for a car to turn-around. By making the last two spaces "no parking," cars and maintenance vehicles will have the space and ability to back up and preform a 3-point turn.
- 5 Install climbing play features**
The center of this lawn can serve as an area for natural play and climbing features while still retaining the passive character of the park. Natural play may include boulders, balancing equipment, and other child-friendly structures. Existing benches on either side of the lawn provide spaces for parents to sit and watch their children.
- 6 Provide accessible path to new benches**
Park Operations recently replaced the park furniture in this Park, including an ADA picnic table. A pathway will be added for people with disabilities to access the table.
- 7 Repair split rail fence**
The existing fence is in disrepair and needs replacement.

Location of Kompan Equipment, Model NRO101,104,110 and custom Timberform steppers and small structure

Approximate Location of Kompan Model NRO854



Taney Avenue Neighborhood Park Improvement Plan

4149 Taney Avenue

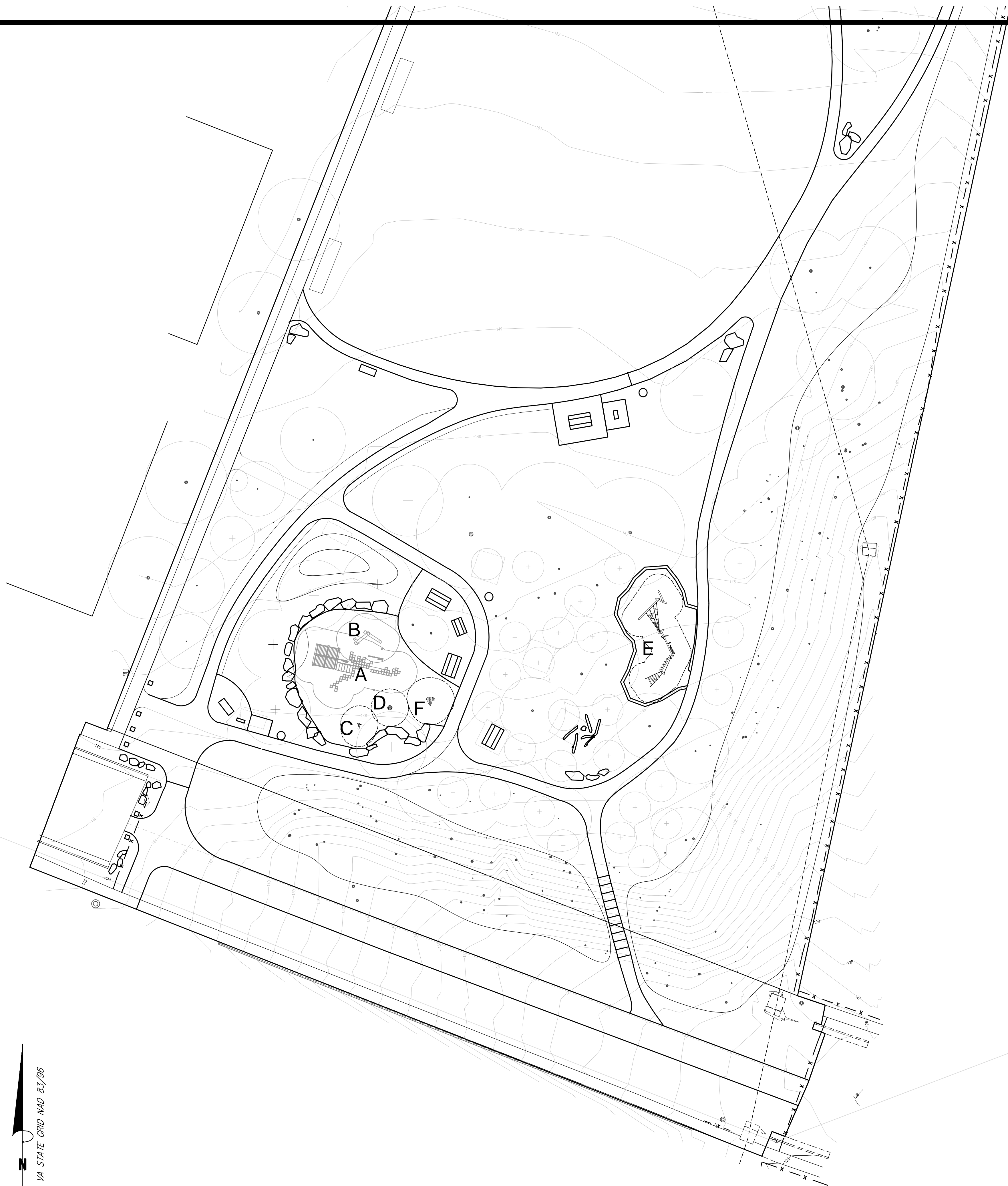
Draft Concept Site Plan

April 2016

City of Alexandria

Department of Recreation,
Parks and Cultural Activities



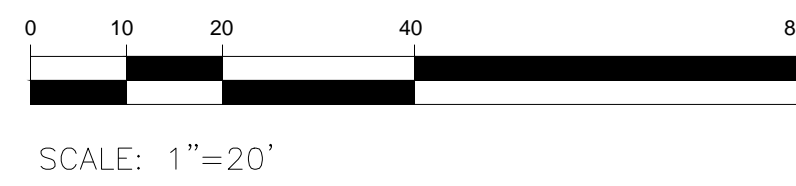


PLAY EQUIPMENT SCHEDULE

PLAYGROUND DESIGN AND EQUIPMENT INTENDED FOR CHILDREN AGES 2-5 YEARS and AGES 5-12 YEARS

KEY	QTY.	MANUFACTURER*	DESCRIPTION/MODEL NO.
A	1	TIMBERFORM COLUMBIA CASCADE	Custom classic Timberform Playstructure
B	1	TIMBERFORM COLUMBIA CASCADE	Log Scramble 4500-003M
C	1	KOMPAN www.kompan.com	MULE/ NRO101
D	1	KOMPAN www.kompan.com	SPINNER PLATE/ NRO110
E	1	KOMPAN www.kompan.com	PARKOUR 004/NRO854
F	1	KOMPAN www.kompan.com	MULTI SPRINGER/ NRO104

APPROXIMATE LOCATIONS SHOWN. LOCATIONS MAY BE ADJUSTED TO COMPLY WITH ASTM AND CPSC PLAYGROUND SAFETY REQUIREMENTS.



No.	Revision	Date
1		
2		
3		
4		
5		

Sheet Title:
PLAY AREA PLAN SHEET

Project:
TANEY AVENUE PARK IMPROVEMENTS
4149 TANEY AVENUE
CITY OF ALEXANDRIA, VIRGINIA 22301

NOTE:
THESE DRAWINGS ARE TO BE USED FOR INFORMATION ONLY. THEY SHALL NOT BE USED FOR REPRODUCTION OR FOR ANY OTHER PURPOSE WITHOUT THE EXPRESSED WRITTEN CONSENT OF RPCA, CITY OF ALEXANDRIA, VA.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE CITY OF ALEXANDRIA, VA. PRIOR TO ANY DISCREPANCIES PRIOR TO COMMENCING WORK.

SCALE:

RPCA
Regional Parks and Cultural Activities
Regional Parks and Cultural Activities
City of Alexandria, VA

Date: 04/29/16	Scale: as shown
Approved by: —	
Drawn by: JL	
Sheets in Set: —	
Sheet No. 1	



**DEPARTMENT OF RECREATION, PARKS
AND CULTURAL ACTIVITIES**

1108 Jefferson Street

Alexandria, Virginia 22314

James B. Spengler
Director

Phone 703.746.4343
Fax 703.838.6344

June 6, 2016

Mayor Allison Silberberg
Vice Mayor Justin M. Wilson
Councilman Willie F. Bailey, Sr.
Councilman John Taylor Chapman
Councilman Timothy B. Lovain
Councilwoman Redella S. Pepper
Councilman Paul C. Smedberg

Re: Taney Avenue Park

CC: City of Alexandria Planning Commission

Dear Mayor Silberberg and City Council Members:

The Park and Recreation Commission submits this letter to enthusiastically support the plan for Taney Avenue Park. The plan implements the vision set forth in the Neighborhood Parks Plan developed by the Department of Recreation, Parks, and Cultural Activities (RPCA) and presented to you in March. The improvements will provide significant benefits to the West End and leverage outside partnerships to do so. We ask you to approve the plan.

RPCA's Neighborhood Parks Improvement Plan was the culmination of a year-long process to develop a vision for 17 mid-size "neighborhood" parks. RPCA used community input and recreational needs assessments to propose a set of concepts and priorities for each park. Over time, RPCA will develop more detailed, park-specific plans based on those concepts.

The Taney Park Plan was one of the first plans to move forward, and should be approved without delay. The plan makes important improvements for bike and pedestrian access, adds play facilities and an improved picnic area, and improves park landscaping, all while retaining the existing context of passive use. In a community surrounded by apartment buildings and dense overgrowth, the open field at Taney Park is a place of respite and relaxation. It is retained that way in the plan, but with features that make it more welcoming to the community.

We also applaud RPCA's initiative in using community partnerships to make the Taney Park Plan a reality. RPCA obtained grant funding from a partnership between Running Brooke and Rebuilding Together Alexandria, and Taney Park will be included in upcoming planned September 2016 volunteer build events.

We urge you to approve the Taney Avenue Park Plan.

Sincerely yours,

Jennifer Atkins, Chair, and Judy Coleman, Vice-Chair, on behalf of the

Park and Recreation Commission