



***Development Special Use Permit #2026-10003
1609 Cameron Street – Old Town Pool Replacement***

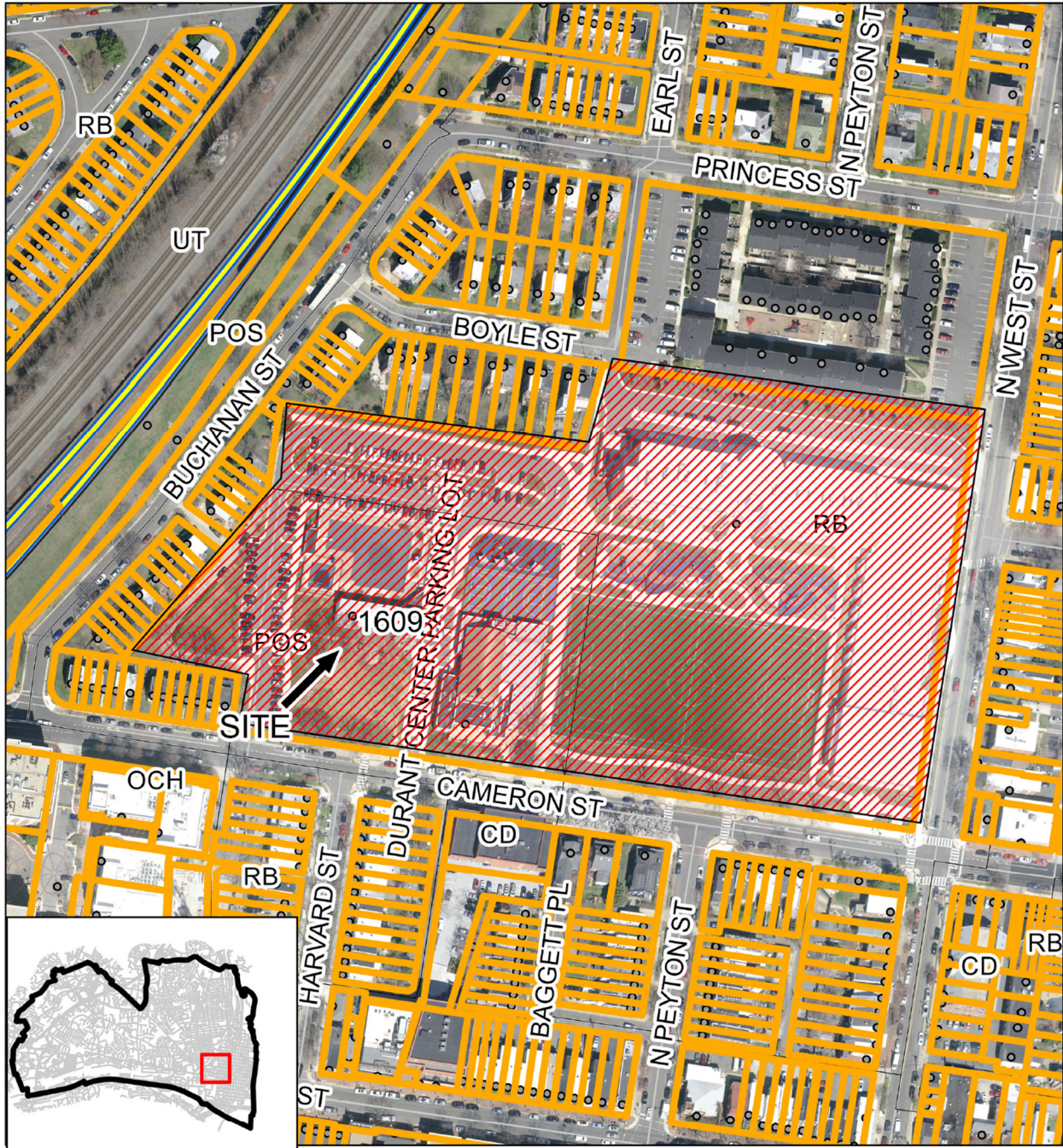
Application	General Data	
Project Name: Old Town Pool Replacement	PC Hearing:	May 5, 2026
	CC Hearing:	May 16, 2026
	If approved, DSUP Expiration:	May 16, 2029
	Project Area:	50,965 square feet (1.17 acre)
Location: 1609 Cameron Street (Parcel address: 1501 Cameron Street)	Current Zones:	POS/ Public Open Space and Community Recreation Zone
	Proposed Zones:	No Change
Applicant: City Department of Project Implementation, on behalf of the Department of Recreation, Parks & Cultural Activities	Existing Building Area:	3,640 square feet
	Proposed Building Area:	3,888 square feet
	Small Area Plan:	Braddock Road Metro Station
	Historic District:	Parker Gray Historic District
	Green Building:	LEED Gold or equivalent, and Net Zero per 2019 Green Building Policy
Purpose of Application		
Consideration of a request to demolish and replace public community pool facility.		
Amendments, Special Use Permits and Modifications Requested:		
Development Special Use Permit (DSUP) for demolition and reconstruction of a public pool facility, with a Special Use Permit for the Congregate Recreational Facility.		
Staff Recommendation: APPROVAL WITH CONDITIONS		
Staff Reviewers: Robert M. Kerns AICP, Division Chief, Planning & Zoning, robert.kerns@alexandriava.gov Abigail Harwell, Urban Planner, Planning & Zoning, abigail.harwell@alexandriava.gov		
<u>PLANNING COMMISSION ACTION, MAY 5, 2026:</u> On a motion by Commissioner Lenninhan, seconded by Vice Chair Koenig, the Planning Commission voted to recommend approval of Development Special Use Permit #2026-10003, subject to all applicable codes and staff recommendations. The motion carried on a vote of 7-0.		
<u>Discussion:</u> Commissioner Dube spoke in favor of the project and asked staff about the construction timeline. Deputy Director of Recreation, Plans & Cultural Activities Jack Browand stated the hope is the project would be on a two-year timeline, completing it by the Summer of 2028.		

Chair McMahon encouraged the project to increase the amount of shade available on the deck area, speaking in favor of the universal changing rooms and lockers outside of the changing room. The Chair asked staff how the project will get to net zero energy for the building, Deputy Director Browand responded stating that at this point in the design process, RPCA has the funding to equip the bath house with solar panels to achieve net zero. Considering the project is still 6 to 9 months away from construction, if at the time of acquisition, the solar panels are not affordable with the current budget, there is an option to place solar plans through a negotiated power purchase agreement.

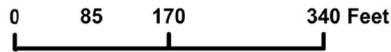
Commissioner Lennihan spoke in support of the project.

Speakers:

None



DSUP2026-10003
1609 Cameron Street



I. SUMMARY

Recommendation

Staff recommends approval of the request for a development special use permit to demolish the existing public community swimming pool and bath house, known as Old Town Pool, and replace it with new facilities that will accommodate increased capacity, be upgraded and code compliant, and address issues that improve the active use of the site for all age groups and abilities. The proposal provides a range of public benefits for the City and surrounding community including:

- ✓ Rebuilding the current 8-lane, competition length lap pool and integrated dive well;
- ✓ New zero-entry family pool with spray features and shade structure;
- ✓ Increased deck space with shading and storage, including a flexible event space;
- ✓ New larger bath house with gendered and universal changing rooms, spaces for check-in, first-aid and a lifeguard station;
- ✓ Increased seating and improved entrance plaza;
- ✓ Enhanced stormwater management through the use of bio-retention areas that comply with the City's Green Building policy for 100% treatment through green infrastructure; and
- ✓ Preservation and enhancement of park open space, preserving larger shade trees and planting new trees and landscaping.

II. BACKGROUND

A. Site Context and History

Old Town Pool occupies a 1.17-acre portion of a larger 10.28-acre parcel shared with Jefferson-Houston PreK-8 School, the Oswald Durant Recreation Center and City recreational facilities. The site is bordered to the north by residential dwelling units, including Jefferson Village; to the east by N. West Street; to the south by Cameron Street; and to the west by residential dwelling units and the Metro Linear Park. The site is located within the Parker-Gray Historic District and is approximately one-third of a mile from the King Street Metrorail Station and about one-half mile from the Braddock Metrorail Station.

The pool site and Durant Center are located on a portion of the property zoned POS/Public Open Space and Community Recreation zone, and the school portion to the north and east is zoned RB/Townhouse zone. The site is surrounded by a mix of residential and small commercial buildings, with a mix of RB and CD/Commercial Downtown zoning. The site and surrounding properties are located in the Braddock Road Metro Station Small Area Plan (SAP). Both the pool site and Durant Center are managed by the City's Department of Recreational, Parks and Cultural Activities (RPCA). The pool facility is only open seasonally during the months of May through September, during daylight hours.



Image 1: Aerial view of Old Town Pool site and surrounding area.

Alexandria’s first public pool was originally constructed at this site in 1926, after the City acquired the land from the YMCA. The current facilities were part of a major renovation of the site that opened in 1977. Old Town Pool continues to be one of the most popular and overcrowded pools in the City. The existing site consists of an eight-lane, 25-yard competition pool, with an attached dive well and a separate one- to three-foot-deep training pool with ramp. The existing 3,640 square foot (SF) bath house, a separate foot pump room, and decking area is surrounded by a ten-foot-tall fence and walls.

B. Budget and Project Timeline

The project has received prior year Capital Improvement Program funds totaling \$3,274,400. Funding has been used to date for design and project management services. An additional \$9,283,000 is proposed for Old Town Pool in the Proposed FY2027 Capital Improvement Program. This funding will be combined with prior year funding and used for construction and construction administration.

Construction is anticipated to begin with demolition at the end 2026 or early 2027, and complete construction for the opening of the Summer 2028 pool season.

C. Detailed Project Description

The DSUP request seeks to replace all of the site's existing facilities, which are timeworn and failing, with new, ADA-accessible facilities as noted below.

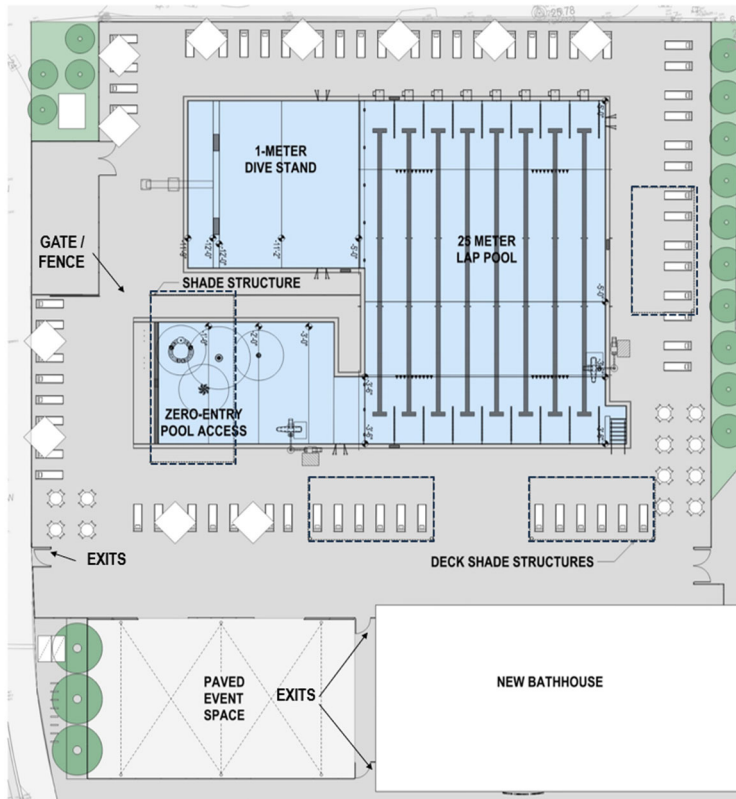


Image 2: Proposed new pool area and bath house.

Pool and deck area

The proposed swimming pool will be constructed on the northern portion of the site, generally within the footprint and location of the existing pool. As designed, the new pool maintains the eight-lane, competition-length (25 meters) lap pool with integrated dive well. This will serve both recreational and competition needs, as this is one of the most active competition pools in the City during the summer season. As shown in Image 1, the new family pool will be adjacent to the lap pool, which creates one continuous pool surface to help maintain the filtration process.

Additional improvements include spray features in the zero-entry family pool for children and a windsail shade structure, which will shade a portion of the family pool area. Fencing and a gate will separate the family pool area from the dive well.

The new pool area adds 3,754 SF of shaded deck area, for a total of 12,680 SF, in response to community feedback. This includes a designated storage area for the decking furniture, and a paved event space for special events, rentals, and other uses. The overall bather load will increase from 278 to 284 swimmers to increase needed capacity for the pool site.

Bath House

The new bath house will have gendered and universal changing rooms, spaces for check-in, first-aid and a lifeguard station. The new building will also have integrated pump and filtration rooms with new equipment, which will be modernized for maintenance and operation. In response to community feedback, personal lockers will be moved from inside the bath house to the outside pool deck for easier access. There will be gates adjacent to the new bath house that will allow circulation through the site during events without having to go through the building.



Image 3: Proposed green space.

Site Improvements and Landscaping

Outside of the pool and bath house area, the park will have an improved waiting and seating area with a new tree-lined walkway leading from Cameron Street to the entrance, that is set away from the drive aisles. No changes to the surrounding parking area are proposed as part of the project.

A concerted effort was made not only to preserve existing large trees, but also the large green open space for passive use outside of the pool space. The four large trees along Cameron Street will be preserved. Additionally, 17 new trees will be added around the perimeter of the site. The open space will also include the green stormwater infrastructure so all treatment will occur onsite.

D. Community Outreach

Table 1: Community Meetings and Outreach

Meeting	Date	Attendees
Community Update Meeting	September 16, 2025	16
Park & Recreation Commission Update	September 18, 2025	6
BAR Concept Review Meeting	January 7, 2026	3
Community Update Meeting	March 5, 2026	5
P&Z Virtual Community Update	March 17, 2026	15
Park & Recreation Commission Public Hearing	April 16, 2026	5

Since initial design plans in May 2025, the project team has held or attended six community meetings to share design plans with the public and interested parties. Two of these meetings were RPCA-sponsored, publicly noticed meetings. During these meetings, community support for new facilities has been strong. There were questions about the different options on the pool and bath house design, deck space use, and operations of the facility. Discussion with attendees about the City’s limit of what the budget can accommodate along with balancing the many different users and interested parties of the facilities helped with overall scope understanding. Key design factors, such as relocating the lockers to be accessible from the pool deck and increased shading and seating, were all a result of community input. The general consensus was for the project to be completed as soon as possible to hopefully reduce the facility closure to just one season for construction. At their April 16th meeting, the Park & Recreation Commission voted to endorse the plan without any additional recommendation (endorsement letter attached).

III. ZONING

The pool site is located and governed by POS/Public Open Space and Community Recreation zone, as the school portion of the lot to the north and east zoned RB/Townhouse zone is not applicable to this project site. The zoning details applicable to the park are listed in Table 2 below.

Table 2: Zoning Information

Property Address:	1609 Cameron Street (Parcel Address: 1501 Cameron Street)		
Total Site Area:	10.28 AC / 447,967 square feet (SF)		
Project Area:	1.17 AC / 50,965 SF		
Zone:	POS / Public Open Space and Community Recreation zone		
Existing Use:	Public park with congregate recreational facilities		
	POS Required	Existing	Proposed
FAR	No Standards	0.33%	0.328%
Setbacks	None	Front: 152 feet	Front: 115 feet
Parking	86 spaces	130 spaces	130 spaces (no change)
Height	30 feet	22 feet	17'-6"
Open space	No standards	24,568 SF	18,045 SF
Crown Coverage	12,741 SF (25%)	5,782 SF (11%)	21,700 SF (43 %)

IV. STAFF ANALYSIS

A. Consistency with City Plans

Staff supports the proposed park project and finds the renovations and upgrades will be a much-needed improvement for the community. Per the 2012 Department of Recreation, Parks and Cultural Activities commissioned City Aquatic Facilities Study, the study recommended a renovation and plan to improve the City’s aging aquatic facilities, including Old Town Pool. This was reaffirmed in the 2013, 2015, 2017 and 2019 Parks and Recreation Needs Assessments and the 2016 Old Town Pool Assessment. The 2023-2025 Recreation, Parks and Cultural Activities Strategic Plan identified swimming pools as one of the greatest recreation facility needs in the City, with facilities that are insufficient for the needs of the community. The project also complies with the City Council approved Open Space Master Plan, which established goals for protecting, enhancing and expanding open space in the City. Further, the Braddock Road Metro Station Small Area Plan advocated for protecting and enhancing park resources and maximizing use of public open space areas to satisfy local needs. The proposed improvements are all with the intent of addressing these goals, as well as the upgrades complying with current standards for pool facilities, landscaping, and stormwater management.

B. Architecture & Board of Architectural Review

The BAR held a Concept Review for the proposed replacement of the Old Town Pool at 1609 Cameron Street on January 7, 2026. Following a presentation by the architect, the Board was generally supportive of the proposed design. Requests by the Board included variation in the heights of the fences

to create a visual hierarchy, simplification of the wood detailing, and to utilize colors and textures that are more finished than the simple gray CMU that was proposed. At the end of the discussion, the Board endorsed the project for height, mass, scale, and general architectural character. The architectural character of the proposed bath house, with a flat roof form, brick cladding and aluminum window systems, are characteristic of later-period commercial and institutional buildings within the historic district and are compatible with the architectural context. Other sustainable design features include a large, overhanging shading of the building with solar on the roof, screened openings at the North and South sides to ventilate and provide natural light to the locker room, with the electrically lit and mechanically ventilated areas limited to the central building spine.



Image 4: Rendering of front of new Old Town Pool bath house.

C. Green Building

The City's 2019 Green Building Policy requires projects to target achieving LEED Gold or an equivalent and to be Net Zero for energy use. This project is currently expected to meet LEED Gold equivalency. However, the City may elect not to certify the project through the US Green Building Council (USGBC). The building is designed to be “solar ready” for installation of solar panels. Achieving the net-zero requirements for this project may include a power purchase agreement for solar generation, both on- and/or off-site. Both direct ownership of the solar panels and the use of a power purchase agreement are options being considered for designing and constructing a building which contributes to our community's use of renewable energy. Staff believes achieving the net-zero requirement using either option satisfies the intent of the Green Building Policy to achieve high-performance, sustainable buildings fueled by clean energy. Further, all stormwater management systems have been designed to treat 100 percent of stormwater through green infrastructure, with native plantings that will require no irrigation systems.

D. Stormwater Management

Stormwater management for this project meets the requirements of the Virginia Stormwater Management Program (VSMP) Regulations and the Chesapeake Bay Act in accordance with Article XIII of the Zoning Ordinance for control of stormwater quality and quantity. Water quality improvements are compliant with the City’s Green Building Policy, which requires achievement of the required stormwater quality treatment through green infrastructure. The plan proposes bioretention and permeable pavement facilities to meet the required phosphorus reduction. Based on the water quality compliance results, the proposed BMPs reduce the treated post-development phosphorus load to 0.72 lb/yr, which represents approximately a 15% reduction from the existing adjusted phosphorus load of 0.85 lb/yr. The project is required to achieve a phosphorus load reduction of 0.27 lb/yr and provides 0.28 lb/yr of reduction, thereby exceeding the required reduction by 0.01 lb/yr, or approximately 4%.

E. Open Space & Landscape

The project is maintaining the green open space at the front of the property. The amount of open space on the project site is decreasing due to the expanded pool decking and increase in bath house size. The open space will be planted with trees surround the space, with the walkway leading to the pool entrance moved to the side of the site in order to preserve usable, passive green space. Being an urban park site, the availability of open green spaces is a benefit to the community and this was expressed during the community meetings.

All proposed landscaping and trees will comply with the 2019 City of Alexandria Landscape Guidelines. The project involves removing nine existing trees that are impacted by the proposed construction and planting 17 new trees (one outside of the limits of disturbance), plus additional shrubs and vegetation, that are 100 percent native. The new trees will provide 43% crown coverage within the site area, exceeding the 25% minimum requirement and significantly increasing the amount of crown coverage that exists today (11%). As mentioned previously, the project was designed so the four large trees along Cameron Street will not be impacted by the project and the large grass lawn between the street and new bath house building will be preserved as passive outdoor space for the community.

Table 3: Canopy Cover and Tree Preservation

Total Proposed Canopy Cover	43%
Preserved Trees	0%
Proposed Trees*	43%
Existing Trees*	9
Preserved Trees	0
Removed Trees**	9

*The four, large trees along Cameron Street are located outside of the limits of disturbance and therefore were not counted towards canopy coverage or preserved trees.

**All trees removed are within the project limits of disturbance.

F. Parking

The off-street parking for the site is shared with the Durant Center and Jefferson-Houston PreK-8 School, which includes 32 spaces for the school and 98 spaces for recreational uses. As the pool is operated seasonally and outside of school operating hours, the existing off-street parking has no proposed changes and will continue to meet the parking requirements of the City's Zoning Ordinance. The site is located near multiple transit options, further encouraging pool users to visit the site in other ways than a personal vehicle.

G. Special Use Permit for Congregate Recreational Facilities

Special Use Permit (SUP) approval is required for congregate recreational facilities located within the POS zoned portion of the property. Congregate recreational facilities, as defined by the City's Zoning Ordinance (ZO Section 2-129.1), is a public use devoted to recreational activities typically or often pursued as a group or team, such as outdoor swimming pools.

As no prior approval was ever granted for the long-standing pool use, considered a legal, non-conforming use, the demolition of the existing facilities requires the approval of a SUP for the new facilities. ZO Section 11-500 of the Zoning Ordinance gives authority to the City Council to approve special use permits. The zoning ordinance requires the following provisions to be met for approval of a SUP, which are supported by Staff's analysis as follows:

1. *Will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use:*

The new buildings and facilities will not pose a health or safety hazard to the neighborhood as they are improvements to already existing uses and structures. No new uses are being proposed at the site but are uses that existed prior to the creation of the POS zone and its regulations. The renovation and rebuild requires compliance with today's ordinance, which requires SUP approval. The recreational uses will be an enhanced resource by providing improved recreational spaces and amenities that have long been identified as needed, that benefit athletic groups, the adjoining neighborhood and the greater Alexandria community.

2. *Will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood:*

The Zoning Ordinance requires a SUP for the congregate recreational facilities in order to regulate the use of the site to minimize the impacts to the community. The proposed uses will replace the existing facilities, so this would be a continuation of the existing uses. The uses and structures are generally in the same location as the current uses and structures and not being relocated closer to residential properties. The pool area will be regulated by entry through a controlled entrance with lifeguards on duty during open pool areas. Further, the site will be secured by fencing and walls as required by City and State Health Departments.

3. *Will substantially conform to the master plan of the city:*

The Master Plan and Braddock Road Metro Station Small Area Plan for this area encourages protecting and enhancing existing parks and defining opportunities for park renovation to satisfy local needs. Fulfilling a long-sought renovation to an aging facility, identified in the City's 2012 Aquatic Facilities Study, and addressing community needs per the 2023-2025 Recreation, Parks and Cultural Activities Strategic Plan meets the goals of the City's Master Plan.

V. CONCLUSION

Staff recommend **approval** of the Development Special Use Permit, subject to compliance with City codes, ordinances and staff recommendations below.

Staff: Paul Stoddard, AICP, Director, Planning & Zoning
Robert Kerns, AICP, Chief, Planning & Zoning
Abigail Harwell, Urban Planner, Planning & Zoning

VI. STAFF RECOMMENDATIONS:

1. The Final Site Plan shall conform substantially with the preliminary plan dated February 6, 2026, and comply with the following conditions of approval.

I. SITE PLAN

2. Per § 11-418 of the Zoning Ordinance, the development special use permit shall expire and become null and void, unless the applicant commences substantial construction of the project within 36 months after initial approval and the applicant thereafter pursues such construction with due diligence. The applicant shall provide a written status report to Staff 18 months after initial approval to update the City Council on the project status if they have not yet commenced substantial construction. The applicant may petition to extend the validity period after adequate notice and a public hearing. (P&Z)
3. Show site utilities compatibly with other conditions on the site plan to the satisfaction of the Directors of P&Z, T&ES prior to Final Site Plan release, specifically: (P&Z) (T&ES) *
 - a. Locating above grade service openings and required clearances for items such as transformers, telephone, HVAC units, and cable boxes.
 - b. Minimizing conflicts with plantings, pedestrian areas, and major view sheds.
 - c. Excluding above grade utilities from dedicated open space areas and tree wells.
 - d. Screening all utilities from the public right-of-way.
4. Provide a site lighting plan prior to Final Site Plan release, unless otherwise identified below, to verify that lighting meets the City's Design and Construction Standards. The plan shall be to the satisfaction of the Directors of P&Z, T&ES, Code, and the Climate Action Officer of OCA and shall include: (P&Z) (T&ES) (OCA) (Code) *
5. Provide a georeferenced CAD file in AutoCAD 2018.dwg or greater format that adheres to the National CAD Standards prior to Final Site Plan release. The file shall have the dimension plan including existing conditions, proposed conditions, and grading elements. If proposing a subdivision, include the existing and new parcels and neighboring parcels. Identify legal lot numbers for each lot and document the square footage. Show adjacent lots and their Tax Map numbers on the subdivision plat. (GIS) *

A. BUILDING

6. Provide a building code analysis with these building code data prior to Final Site Plan release: (1) use group, (2) number of stories, (3) type of construction, (4) total floor area per floor, (5) height of structure, (6) non-separated or separated mixed use, (7) fire protection system requirements, and (8) accessible routes. (P&Z) (Code) *

7. The building design, including the appearance, color, and quality of materials; final detailing; three-dimensional expression; and depth of all plane changes, shall be consistent with the elevations dated February 6, 2026; the BAR feedback from January 7, 2026, the Certificate of Appropriateness and the following conditions. Provide this information regarding materials and design to the satisfaction of the Director of P&Z prior to Final Site Plan release: (P&Z) (Code) (BAR) *
8. Provide the items listed below to allow Staff to review the materials, finishes, and architectural details. These materials shall conform substantially to the preliminary plan at application submission. (P&Z)
 - a. Before ordering final building materials, provide a materials board that includes all proposed materials and finishes prior to Final Site Plan release. The materials board shall remain with P&Z until the issuance of the final Certificate of Occupancy, when Staff will return all samples to the applicant. (P&Z)*, ***
 - b. Materials may be modified or substituted only if in substantial conformance with the Preliminary Site Plan approval and to the satisfaction of the Director of P&Z. The materials board should be updated to reflect any changes to the Preliminary Site Plan approval.*

B. OPEN SPACE/LANDSCAPING & TREE PROTECTION/PRESERVATION

9. Develop a palette of site furnishings for review and approval by Staff prior to Final Site Plan release. (P&Z) (T&ES) *
10. Provide location, specifications, and details for site furnishings that depict the installation, scale, massing, and character of site furnishings to the satisfaction of the Directors of P&Z and T&ES.
11. Provide material, finishes, and architectural details for all retaining, seat, decorative, and screen walls prior to Final Site Plan release. Indicate methods for grade transitions, handrails, directional changes, and above and below-grade conditions. Coordinate with adjacent site and building conditions. The design and construction of all walls shall be to the satisfaction of the Directors of P&Z, T&ES, and Code. (P&Z) (T&ES) (Code) *
12. Provide a Tree and Vegetation Protection Plan per the City of Alexandria's Landscape Guidelines for approval prior to Final Site Plan release and implement the plan for the duration of construction. (P&Z) *

C. ARCHAEOLOGY

13. Call Alexandria Archaeology immediately at 703.746.4399 if you discover any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts during development. Cease work in the discovery area until a City archaeologist

inspects the site and records the finds. Include the preceding text on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology) *

14. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, or allow independent parties to collect or excavate artifacts, unless authorized by Alexandria Archaeology. Failing to comply shall result in project delays. Include the preceding text on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology) *

D. PARKING / CURB MANAGEMENT

15. Provide bicycle parking per current Bicycle Parking Standards, available at: www.alexandriava.gov/bicycleparking. (T&ES) *, ***,
 - a. Include details on the locations and types of bicycle parking prior to Final Site Plan release. Install bicycle parking prior to the issuance of the first Certificate of Occupancy.

E. SUSTAINABILITY

16. The project shall comply with the requirements of the City of Alexandria Green Building Policy that is in effect at the time of DSUP approval. (OCA) *, **, ***
17. The applicant shall provide these items to comply with the Green Building Policy at Final Site Plan: (OCA) *
 - a. Evidence of the project’s registration with LEED, Green Globes, EarthCraft, NGBS, or equivalent.
 - b. A copy of the draft certification scorecard which indicates the project will meet the required performance points as outlined in the Green Building Policy for LEED, Green Globes, EarthCraft, NGBS, or equivalent.
18. The applicant shall provide these items to comply with the Green Building Policy with the Building Permit: (OCA) **
 - a. An updated copy of the draft certification scorecard/checklist prior to building permit release for above-grade construction for LEED, Green Globes, EarthCraft, NGBS, or equivalent.
 - b. A draft commissioning plan and verification, if required by the Green Building Rating System and the building code, from a certified third-party reviewer that includes items “i” through “iii” below, prior to receiving building permits for above-grade construction.
 - i. A narrative describing the activities that will be accomplished during each phase of commissioning, including the personnel intended to accomplish each of the activities.
 - ii. A listing of the specific equipment, appliances, or systems to be tested and a description of the tests to be performed, to include, but are not limited to, calibrations and economizer controls, conditions under which the test will be

- performed. The testing shall affirm winter and summer design conditions and full outside air conditions.
- iii. Measurable criteria for performance; the plan should match the project's submitted plans and sustainability certification scorecard.
 - c. Energy efficiency, water efficiency and indoor environmental quality documentation for the priority performance points in the Green Building Policy prior to building permit release for above-grade construction for LEED, Green Globes, EarthCraft, NGBS, or equivalent.
19. The applicant shall provide these items to comply with the Green Building Policy at with requests for Certificates of Occupancy: (OCA) ***
- a. Evidence that design phase credits (for the certifying party) have been submitted by Temporary Certificate of Occupancy for LEED, Green Globes, EarthCraft, NGBS, or equivalent.
 - b. A commissioning report verified by a certified third-party reviewer, including issues log, completed pre-function checklists, and any completed functional performance tests to match scorecard and approved permit plans prior to issuance of the final Certificate of Occupancy.
 - c. Evidence showing that the project meets the priority performance points for Energy Use Reduction, Water Efficiency, and Indoor Environmental Quality for Design Phase credits for LEED, Green Globes, EarthCraft, NGBS, or equivalent.
 - d. If the project fails to achieve the required certification level and priority performance points, then demonstrate a good faith, reasonable, and documented effort to achieve the certification level to the satisfaction of the Climate Action Officer.
20. The applicant shall provide the following to comply with the Green Building Policy at Certificate of Occupancy: (OCA) ***
- a. Documentation of applicable green building certification showing that the project meets the priority performance points for Energy Use Reduction, Water Efficiency, and Indoor Environmental Quality for LEED, Green Globes, EarthCraft, NGBS, or equivalent.
 - b. Evidence of meeting the Net Zero energy criteria.
21. Demonstrate that the roof(s) are solar ready, with the necessary conduit and available electrical panel area to enable future solar panel installation, on the Building Permit. (OCA) **
22. At the Final Site Plan, demonstrate that the building will be fully electric including all mechanical systems. For limited accessory elements, if using gas, food and beverage uses in retail spaces and outdoor grills, must be controlled with occupancy sensors, timers not to exceed two hours, or other technology to prevent the accessory element from using natural gas when not being used by an occupant of the building. (OCA) *
23. Incorporate and interpret elements of site environmental features (e.g., innovative stormwater facilities and plantings) into the design of the public realm in consultation with

Staff. Provide text, graphics, and materials for interpretive elements prior to Final Site Plan release subject to approval by the Director of P&Z and the Climate Action Officer of OCA. Install the interpretative elements prior to issuance of the Certificate of Occupancy. (OCA)
*, ***

II. TRANSPORTATION & PUBLIC WORKS

24. Repair any of the City's existing public infrastructure that construction damages per the most recent version of the T&ES Design and Construction Standards Memo to Industry 23-01, or to the satisfaction of Director of T&ES, prior to Certificate of Occupancy. (T&ES) ***
25. Provide full curb to curb restoration for any asphalt patches larger than 20 percent of the total asphalt surface, measured along the length of the road adjacent to the property frontage and/or extending to the centerline of the street prior to Certificate of Occupancy. (T&ES) ***
26. Connect all the discharges from the pool(s) to the sanitary sewer. (T&ES).

III. ENVIRONMENTAL

A. STORMWATER MANAGEMENT

27. The City of Alexandria's stormwater management regulations for water quality are: (1) state phosphorus removal requirement and (2) Alexandria Water Quality Volume Default. Complying with the state phosphorus reduction requirement does not relieve the applicant from the Alexandria Water Quality Default requirement. Treat the Alexandria Water Quality Volume Default, as determined by the site's post-development impervious area, in a Best Management Practice (BMP) facility. (T&ES) *
28. Provide a BMP narrative and complete pre- and post-development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMPs and a completed Virginia Runoff Reduction Method (VRMM) worksheet showing project compliance prior to Final Site Plan release. The project must use hydrologic soil group "D" in the spreadsheet unless a soils report from a soil scientist or geotechnical engineer delineates onsite soils otherwise. (T&ES) *
29. Design all stormwater (BMPs to comply with the most recent standards and specifications published in the Virginia Stormwater BMP Clearinghouse. Provide complete design details for all BMPs, including site specific plan views, cross sections, planting plans, and complete design calculations for each BMP prior to Final Site Plan release. (T&ES) *
30. Provide a BMP table with a separate listing for each individual BMP that includes the name of the practice, total area treated (acres), pervious area treated (acres), impervious area

- treated (acres), phosphorous removal efficiency (percentage), phosphorous removal efficiency (percentage), phosphorous removed by the practice (lbs.), and latitude and longitude in decimal degrees, prior to Final Site Plan release. (T&ES) *
31. Complete construction inspection checklists and associated photographic documentation for each stormwater BMP and detention facility. Submit all documents required by the City of Alexandria As-Built Stormwater Requirements including final as-built plans, CAD data, BMP certifications, and completed construction inspection checklists prior to Certificate of Occupancy. (T&ES) ***
 32. Construct and install the stormwater BMPs required for this project under the direct supervision of the design professional or their designated representative. Submit a written certification from the design professional to the Director of T&ES prior to Certificate of Occupancy certifying that the BMPs are: (T&ES) ***
 - a. Constructed and installed as designed and in accordance with the released Final Site Plan.
 - b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized.
 33. Install descriptive signage for surface-installed stormwater BMPs (e.g., Bio-Retention Filters, Vegetated Swales) prior to the submission of final As-Built Plans to the satisfaction of the Director of T&ES. (T&ES) ****
 34. Submit a certification by a qualified professional that any existing stormwater management facilities adjacent to the project and associated conveyance systems were not affected adversely by construction operations prior to Certificate of Occupancy to the satisfaction of the Director of T&ES. If maintenance of the facilities or systems were required to make this certification, describe the maintenance measures performed. (T&ES) ***

B. WATERSHED, WETLANDS, & RPAs

35. Use standard city markers to mark all on-site stormwater curb inlets and public curb inlets within 50 feet of the property line to the satisfaction of the Director of T&ES. (T&ES)
36. Provide Environmental Site Assessment Notes that delineate, map, describe, and/or explain these environmental features (if located on site): (T&ES)
 - a. Individual components of the RPA as well as the total geographic extent of the RPA, to include the appropriate buffer, intermittent streams, and associated buffers,
 - b. Highly erodible and highly permeable soils,
 - c. Steep slopes greater than 15 percent in grade,
 - d. Known areas of contamination; springs, seeps, or related features, and
 - e. A listing of all wetlands permits required by law.

C. CONTAMINATED LAND

37. Indicate on the site plan whether any soil and groundwater contamination are present. Submit supporting reports for associated environmental investigations or assessments performed to substantiate this determination. (T&ES) *
38. If environmental site assessments or investigations discover the presence of contamination on site, the Final Site Plan shall not be released, and no construction activity shall occur until these items have been submitted and approved by the Director of T&ES: (T&ES) *
 - a. A Site Characterization Report/Extent of Contamination Study detailing the location, applicable contaminants, and the estimated quantity of any contaminated soils and/or groundwater at or in the immediate vicinity of the site.
 - b. A Risk Assessment indicating any risks associated with the contamination.
 - c. A Remediation Plan detailing any contaminated soil and/or groundwater, including plans to remediate utility corridors. Utility corridors in contaminated soil shall be over excavated by two feet and backfilled with “clean” soil. Describe the environmentally sound methods of off-site transport and disposal of contaminated soils and debris (including but not limited to types of vehicles appropriate for handling specific materials and ensuring vehicle loads are covered).
 - d. A Health and Safety Plan with measures to take during remediation and/or construction activities to minimize the potential risks to workers, the neighborhood, and the environment. Initial Air Monitoring may be required during site activities to demonstrate acceptable levels of volatiles and/or airborne particles. Justify the air monitoring determination in the Health and Safety Plan submitted for review.
 - e. Screen for PCBs as part of the site characterization if any of the past uses are within the identified high risk category sites for potential sources of residual PCBs, which includes these SICs: 26&27 (Paper and Allied Products), 30 (Rubber and Misc. Plastics), 33 (Primary Metal Industries), 34 (Fabricated Metal Products), 37 (Transportation Equipment), 49 (Electrical, Gas, and Sanitary Services), 5093 (Scrap Metal Recycling), and 1221 and 1222 (Bituminous Coal).
39. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site during construction, the applicant must notify T&ES, Development Site Inspector and Office of Environmental Quality and the Fire Marshall’s Office immediately. Should unanticipated conditions warrant, stop construction within the affected area until the appropriate environmental reports identified in “a” through “e” above are submitted and approved at the discretion of the Director of T&ES. Include the preceding text as a note on the Final Site Plan. (T&ES) (Code) (Fire) *
40. If warranted by a Site Characterization report, design and install a vapor barrier and ventilation system for buildings and parking areas to prevent the migration or accumulation of methane or other gases or conduct a study and provide a report signed by a professional engineer showing that such measures are not required to the satisfaction of Directors of T&ES and Code Administration. The vapor barrier and ventilation system must include a passive ventilation system that can be converted to an active ventilation system if

warranted. If a vapor barrier and ventilation system is required, the schematic shall be signed by a professional engineer and included in the Final Site Plan. (T&ES) (Code) *

41. If a Soils Management Plan is required by the Site Characterization report, then the plan shall be included in the Final Site Plan. (T&ES) *

D. NOISE & AIR POLLUTION

42. No vehicles associated with this project shall be permitted to idle for more than 10 minutes when parked, including construction vehicles per 9 VAC 5-40-5670 of the Virginia State Code.
43. Control odors and any other air pollution sources resulting from construction operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of T&ES. (T&ES)

IV. CONSTRUCTION MANAGEMENT

44. Submit a separate construction management plan to the Directors of P&Z, T&ES, and Code Administration prior to Final Site Plan release. The plan shall satisfy these requirements: (P&Z) (T&ES) (Code)
 - a. Include an analysis as to whether temporary street or site lighting is needed for safety during the construction on the site and how it is to be installed, *
 - b. Include an overall proposed schedule for construction, *
 - c. Include a plan for temporary pedestrian circulation, *
 - d. Include the location and size of proposed construction trailers, if any, *
 - e. Include a preliminary Maintenance of Traffic Plan as part of the construction management plan for informational purposes only, to include proposed controls for traffic movement, lane closures, construction entrances and storage of materials, and *
 - f. Post copies of the plan in the construction trailer and give it to each subcontractor before they start work. ***
45. Provide off-street parking for all construction workers without charge and ensure that all workers use this parking. For workers who use Metro, DASH, or another form of mass transit, subsidize a minimum of 50 percent of the fees. Complying with this condition shall be a component of the construction management plan, which shall be submitted prior to Final Site Plan release and approved by the Departments of P&Z and T&ES prior to commencing any construction activities. This plan shall: (P&Z) (T&ES) *
 - a. Establish and provide verifiable details and/or agreements on the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit, *
 - b. Post information on transit schedules and routes, *

- c. The community liaison must manage parking actively for all construction workers and ensure compliance with the off-street parking requirement, and
- d. If the off-street construction worker parking plan is found to be violated during construction, a correction notice will be issued to the applicant. If the violation is not corrected within five days, a "stop work order" will be issued, with construction halted until the violation has been corrected.

46. In the construction management plan, include chapters on: (T&ES) *

- a. **Maintaining pedestrian access.** Sidewalks adjacent to the site shall remain open during construction. If sidewalks must be closed, pedestrian access shall be maintained adjacent to the site per Memo to Industry 04-18 throughout the construction of the project.
- b. **Maintaining bicycle access.** Bicycle facilities adjacent to the site shall remain open during construction. If a bicycle facility must be closed, bicycle access shall be maintained adjacent to the site per Memo to Industry 04-18 throughout the construction of the project.
- c. **Waste control program.** This program shall control waste (e.g., discarded building materials, concrete truck washout, chemicals, litter or trash, sanitary waste) and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment. Dispose of all waste offsite per all applicable federal, state, and local laws. Provide documentation as required per the City's Green Building Policy and conditions therein.

47. Conduct these pre-construction meetings: (P&Z) (T&ES) (Code) *, **

- a. Walk/survey of the site prior to any land disturbing activities with T&ES Construction & Inspection and Code Administration staff to document existing conditions prior to Final Site Plan release.
- b. An in-person or virtual meeting to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction prior to commencing demolition, clearing, and grading of the site. Notice all adjoining property owners, civic associations, and the Departments of P&Z and T&ES at least 14 calendar days before the meeting. Hold the meeting before any building or grading permits are issued.
- c. An in-person or virtual pre-installation/construction meeting to review the scope of landscaping installation procedures and processes with the P&Z project planner prior to starting work.

48. Identify these individuals prior to Final Site Plan release: (P&Z) (T&ES) *

- a. Certified Land Disturber (CLD) in a letter to the Division Chief of Permits & Inspections prior to any land disturbing activities and include the name on the Phase I Erosion and Sediment Control sheets. If the CLD changes during the project, then note the change in a letter to the Division Chief.
- b. Community liaison for the duration of the project. Provide their name and telephone number, including an emergency contact number, to residents, property managers, and

business owners whose property abuts the site. Install a temporary informational sign prior to Final Site Plan release with the community liaison's name and contact information. Display the sign until construction finishes.

49. Submit a stamped electronic copy of a wall check survey completed by a licensed, certified public land surveyor or professional engineer when below-grade construction reaches the proposed finished grade. Ensure the wall check shows: (P&Z) ***
- Key dimensions of the building as shown on the approved Final Site Plan,
 - Key dimensions from the future face of finished wall above to the property line and any adjacent structures on the property,
 - Extent of any below-grade structures,
 - Foundation wall in place, and
 - Future face of finished wall above.
50. Submit a stamped electronic copy of a final as-built development site plan survey, per the *As-Built Development Plan Review Checklist* prior to applying for a Certificate of Occupancy permit. A registered architect, engineer, or surveyor shall prepare the final as-built plan. (P&Z) (T&ES) ***

Asterisks denote:

- * Condition must be fulfilled prior to release of the Final Site Plan
- ** Condition must be fulfilled prior to the release of the building permit
- *** Condition must be fulfilled prior to the issuance of the Certificate of Occupancy

ATTACHMENTS

1. Letter of endorsement from the Park and Recreation Commission, dated April 23, 2026



Park & Recreation Commission

Department of Recreation, Parks & Cultural Activities
1108 Jefferson Street
Alexandria, Virginia 22314

April 23, 2026

Mayor Alyia Gaskins
Vice Mayor Sarah Bagley
Councilman Canek Aguirre
Councilman John Chapman
Councilman Abdel-Rahman Elnoubi
Councilwoman Jacinta E. Greene

Alexandria City Hall
301 King Street
Alexandria, Virginia 22314

RE: Old Town Pool Replacement Project

Dear Mayor Gaskins, Vice Mayor Bagley and honorable members of the City Council:

We are writing today to express our strong support for the Old Town Pool Replacement Project as presented by RCPA Department Staff at the Park and Recreation Commission's April 16, 2026, public hearing. Old Town Pool has not had a major renovation since 1975 and is overdue for these improvements. As proposed, the new design provides new functionality, efficiency in space and use of needed equipment, and more shade!

Improvements over the current pool design include the integration of a single zero-entry pool for younger swimmers with the lap lanes and diving well for more experienced swimmers will allow for a single filtration system and improvements to the kiddie areas. Additionally, combining the bathhouse, pump room and operational storage will allow for an increase in pool deck space while allowing for a flexible, rentable event area. The addition of shade structures (a mix of permanent and movable) as well as the reorientation and improvement of the lawn space in front of the pool will increase the usability of the space. Finally, the larger size of the proposed pool will increase capacity and decrease wait times during peak usage.

Together, the proposal includes a number of needed improvements that will better serve both pool going residents and our competitive swim teams in the City. However, two important elements are needed to effectively implement these changes:

- (1) **Keep the timeline short!** The staff has already worked to limit the timeline for approval and construction to closing the pool for just one season. This is critical and we urge the City to move as swiftly as possible to start construction and reopen the pool for the Summer 2028 season.

- (2) **Support, recruit and train pool staff.** The benefit of this increased pool capacity can only be utilized if sufficient staffing is available to operate the pool. We ask that Council ensure aquatics operations funding is sufficient to meet these new capacities and provide consistent coverage and training to ensure safety.

Finally, we ask City Council to consider the availability of future funding for aquatics elsewhere in Alexandria. The addition of the Minnie Howard pool to our network has been helpful. But, the western half of the City lacks both public outdoor pools and splash parks, leading some residents to join private pools outside Alexandria. This is not only a financial loss to the City, but further reduces the size of our Alexandria swimming community that would be supportive of future funding. Investment now in this redesign of the Old Town Pool and considering other attractive facilities elsewhere in the City, could begin to reverse this recent trend.

Joseph Fray


Joseph Fray, Member
Park & Recreation Commission


Dana R. Colarulli

Dana Robert Colarulli, Chair
Park & Recreation Commission

cc: Jim Parajon, City Manager
Park & Recreation Commission members
Alethea Predeoux, Deputy City Manager
Hashim T. Taylor, Director, Recreation, Parks & Cultural Activities
Jack Browand, Deputy Director of Park Services
Laura Durham, Deputy Director for Recreation Services & Staff Liaison to the Commission

DRC

Signature: 
[Joseph Fray \(Apr 23, 2026 15:20:04 EDT\)](#)
Email: joseph.fray@gmail.com

Signature: 
[Dana Robert Colarulli \(Apr 23, 2026 15:31:06 EDT\)](#)
Email: danacolors@gmail.com



APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSUP # DSUP2026-10003 **Project Name:** Old Town Pool Replacement

PROPERTY LOCATION: 1609 Cameron Street, Alexandria, VA, 22314

TAX MAP REFERENCE: 064.03-01-0 **ZONE:** POS

APPLICANT:

Name: Jack Browand, Deputy Director, Rrcreation, Parks & Cultural Activities (RPCA)

Address: [REDACTED]

PROPERTY OWNER:

Name: City of Alexandria/RPCA

Address: [REDACTED]

SUMMARY OF PROPOSAL Old Town Pool Replacement Project

MODIFICATIONS REQUESTED Full replacement of the existng pool and bath house

SUP's REQUESTED Pool capacity/Bather load is increased.

THE UNDERSIGNED hereby applies for Development Site Plan with Special Use Permit approval in accordance with the provisions of Section 11-400 of the 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 to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his/her knowledge and belief.

Jack Browand

Print Name of Applicant or Agent

[REDACTED]

Mailing/Street Address

[REDACTED]

City and State Zip Code

Jack Browand

Signature

[REDACTED]

Telephone # Fax #

[REDACTED]

Email address

2/9/2026

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Received Plans for Completeness: _____

Fee Paid and Date: _____

Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

ALL APPLICANTS MUST COMPLETE THIS FORM.

Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is: (check one)

- The 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, unless the entity is a corporation or partnership in which case identify each owner of more than three percent.

City of Alexandria/RPCA, 1108 Jefferson Street, Alexandria VA 22314 - 100%

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.

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 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/RPCA	[REDACTED]	100%
2.			
3.			

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____(address), unless the entity is a corporation or partnership, in which case identify each owner of more than 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/RPCA	[REDACTED]	100%
2.			
3.			

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

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

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

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

2-9-2026

Jack Browand

Jack Browand

Date

Printed Name

Signature

- 2. Narrative description.** 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, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. If not appropriate to the request, delete pages 6-9. (Attach additional sheets if necessary.)

The project consists of the full demolition and rebuilding of the Old Town Pool, bathhouse and landscape improvements. The pool is designed with a bather load up to 286 patrons. Activities include free swim for toddlers through senior adults, classes, competitive swim practice and meets, and community events such as the annual doggie day swim.

The pool will operate seven days per week from Memorial Day through Labor Day. General swim is daily from 12-8 pm, competitive swim practice and meets are Monday through Friday 6-8 am. Occasional community activities may extend to 10 pm with a special event permit.

Parking for patrons and staff (13-15) are onsite and will be accommodated with the current facility. Noise generated will be consistent with public pool operations.

3. How many patrons, clients, pupils and other such users do you expect?

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

Up to 286 patrons at any given time during operating hours

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

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

13-15 staff

5. Describe the proposed hours and days of operation of the proposed use:

Day	Hours	Day	Hours
Sat & Sun	12-8 pm		
Mon-Fri	12-8 pm		
Mon-Fri	6-8 am		

6. Describe any potential noise emanating from the proposed use:

- A. Describe the noise levels anticipated from all mechanical equipment and patrons.
 Air conditioning units, pool attendees, occasional whistles, etc. with use of an aquatic facility.
 Occasional amplified equipment for swim meets, classes and special activities.
- B. How will the noise from patrons be controlled?
 Staff management consistent with use of an aquatic facility.

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

Occasional odors consistent with the operation of an aquatic facility.

8. Provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?

When in operation, paper, water bottles, etc. generated consistent with park and pool operations

B. How much trash and garbage will be generated by the use?

10-15 bags per day

C. How often will trash be collected?

Once per week or as requested

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

Standard City trash and recycle bins and dumpster.

9. 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:

Hypochlorite Solution - 331 gallons; Calcium Chloride - 100 pounds;
Sodium Bicarbonate - 50 pounds; Muriatic Acid Solution - 15 gallons;
Soda Ash - 25 pounds; Calcium Hypochlorite - 110 pounds
Disposal - Items that can be safely disposed of onsite are placed in the dumpster

Items that require containment are disposed of by a licensed pool chemical or pool service contractors.

10. 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:

Standard cleaning materials for restrooms and office space. Low quantity.

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

The site will be secured with fencing and trained lifeguards and pool operators consistent with industry standard and City Health Code

ALCOHOL SALES

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

Yes. No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

PARKING AND ACCESS REQUIREMENTS

13. Provide information regarding the availability of off-street parking:

A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

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

81 Standard spaces

_____ Compact spaces

2 Handicapped accessible spaces

47 Other

When school is not in session 32 spaces designated for ACPS are available, and an additional 15 shared spaces are available consistent with DSUP 2012-00011 totaling up to 130 spaces.

- C. 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?

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.

- D. 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**.

14. Provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance?
- B. How many loading spaces are available for the use? One (1)
- C. Where are off-street loading facilities located?
Pull off on east side of the building
- D. During what hours of the day do you expect loading/unloading operations to occur?
As needed within operating hours
- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
Twice per week within operating hours

15. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

No changes to current configuration needed.