



***Special Use Permit #2022-00006***  
***2700 Witter Drive – Witter Recreational Fields Netting***

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Application	General Data	
<b>Request:</b> Consideration of a request to allow athletic safety netting up to 30 feet in height.	<b>Planning Commission Hearing:</b>	April 7, 2022
	<b>City Council Hearing:</b>	April 23, 2022
<b>Address:</b> 2700 Witter Drive	<b>Zone:</b>	POS/Public Open Space
<b>Applicant:</b> City of Alexandria, Department of Recreation, Parks and Cultural Activities	<b>Small Area Plan:</b>	Taylor Run

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

**Staff Reviewer:** Abigail Harwell, Urban Planner, [abigail.harwell@alexandriava.gov](mailto:abigail.harwell@alexandriava.gov)  
Robert M. Kerns, AICP, Division Chief  
Tony LaColla, Land Use Services Division Chief

**PLANNING COMMISSION ACTION, APRIL 7, 2022:** On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Special Use Permit #2022-00006. The motion carried on a vote of 7-0.

**Reason:** The Planning Commission agreed with the staff analysis.

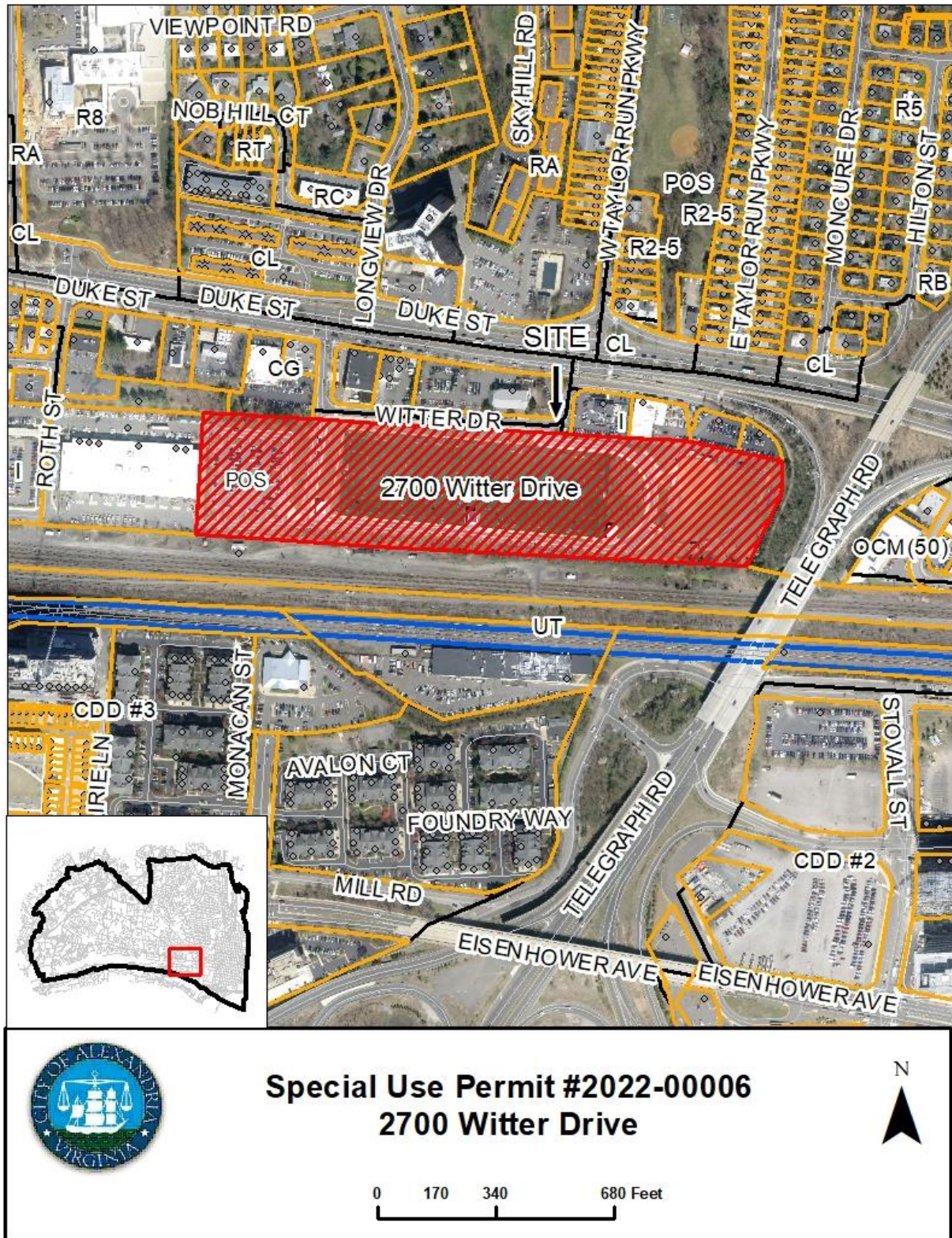
**Discussion:** Commissioner Lyle asked staff about what consideration has been made to raising the height of fencing around athletic fields taller than the standard 6 feet. Jack Browand, Deputy Director for Recreation, Parks and Cultural Activities, stated that fences can go up to 15 feet by-right without SUP approval and all locations are looked at individually, considering the condition of the area in which the fields are located.

Chair Macek commented that clarity on a policy when high netting for sports facilities would be helpful, as not all sites would be appropriate. He stated that in the case of Witter Field it did appear appropriate, but not all soccer fields or playing fields would. Chair Macek also noted that possible of allowance of administrative actions, similar to restaurant SUPs, on requests such as this should be considered as a possible stream-lining approach. Lastly, Chair Macek thought it a missed opportunity that funds were being used from ASA rather than potential development occurring in the immediate area as a contribution condition.

Speaker: Thomas Park, representing the Alexandria Soccer Association, spoke in support of the project. He noted that Witter Field supported a variety of sports at an intensity not originally intended, which has resulted in an increase in incidents of balls leaving the field over the existing six foot fence and impacting, spectators, other park users, drivers, vehicles and adjacent properties. The amount of issues has increased to the point that ASA raised the funds to help the City with installation of the netting, for the purposes of improving the safety of future participants and spectators.

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



PROJECT LOCATION MAP



## **I. REPORT SUMMARY**

### **REQUEST**

The applicant, The City of Alexandria, Department of Recreation, Parks and Cultural Activities (RPCA) requests Special Use Permit approval to allow athletic safety netting up to 30 feet in height at Witter Recreational Fields located at 2700 Witter Drive.

### **SITE DESCRIPTION**

The site is one lot of record, located south of Duke Street between Witter Drive and the Norfolk Southern and WMATA railroad corridor. It measures approximately 1,660 feet wide by 355 feet deep and has a total lot area of approximately 13.7 acres. The property is known as Witter Recreational Fields and includes one diamond athletic field, two rectangular multi-purpose fields, a restroom facility, two pavilions, and surface parking areas.



The surrounding area has a mix of institutional and commercial uses. A Land Rover automobile dealership, its noncontiguous annex building, an animal hospital, and a church are located immediately to the north of the site. The Telegraph Road public right-of-way is located to the east. The Norfolk Southern and WMATA railroad corridor is located to the south. A City-owned office and storage building, known as 2900 Business Center Drive, is located to the west.

### **BACKGROUND**

City Council approved DSUP#2007-0014 in October 2007 for the construction of Witter Fields. The approval included a Master Plan Amendment and rezoning of the property from I / Industrial to POS / Public Open Space and Community Recreation. The fields opened in 2012. In October 2014, the City Council approved SUP#2014-0078 to allow safety netting up to 30 feet in height on north sides of the diamond athletic field and two multipurpose fields. Upon approval, the netting was installed for the diamond athletic field in 2015 but not for the multipurpose fields due to funding limitations. Since that time, the Alexandria Soccer Association has donated the funds to complete the installation around the perimeter of the multipurpose fields, which was accepted by the City Council on December 14, 2021 (Resolution No. 3040). With the funding now available, and the previous SUP approval expired, new entitlements are required.



## PROPOSAL

The applicant proposes to complete installation of safety netting around the two multipurpose rectangular fields at Witter Recreational Fields in order to protect adjacent properties from errant soccer balls, lacrosse balls, and similar sporting projectiles that typically travel through the air during sports games and practices. The netting would be approximately 775 linear feet along north and south sides of the two athletic fields, and 240 linear feet along the west and east sides. On the south side, the fencing will terminate at the west and east side of the restroom building. The netting will extend above the existing six-foot-tall chain-link fence to measure up to a maximum height of 30 feet. Gaps in the netting and fencing will be provided for maintenance access to the field.

## ZONING/MASTER PLAN DESIGNATION

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

## PARKING

The Zoning Ordinance does not specify a parking requirement for recreation fields. The existing 169 parking spaces at the site will remain in three locations: 1) the surface parking lot at the western side of the property, 2) several spaces near the diamond athletic field, and 3) parallel spaces along the driveway that circles the site.

## **II. STAFF ANALYSIS**

Staff supports the request to install new safety netting at the Witter Recreational Fields, which requires SUP approval given that its height would exceed 15 feet. The proposal would significantly reduce the likelihood for damage to adjacent properties due to errant athletic projectiles. Visual impacts from the netting are expected to be minimal given that the netting material is quite thin and fairly transparent that one can see through the small squares that the netting creates. Also, the height is lower than a typical townhouse in scale. The netting is being requested by the Alexandria Soccer Association, who has provided the necessary funding to complete the project that was started in 2015.

Overall, staff views the proposal as a sensible and reasonable improvement at these existing, highly used athletic fields to enhance their compatibility with the neighborhood. Subject to the conditions contained in Section III of this report, staff recommends approval of the request.

### III. RECOMMENDED CONDITIONS

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

1. Coordinate site improvements in a manner that ensures adequate maintenance access for athletic fields. (RP&CA)
2. Perimeter safety fence for rectangular and diamond fields shall be designed and located to the satisfaction of the Director of Recreation, Parks and Cultural Activities. All fencing material, not including safety netting, shall be dark green vinyl-coated. (RP&CA)(P&Z)

### IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

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

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

Code Enforcement:

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

Health:

F-1. No comments

Police Department:

F-1. No comments received

Fire Department:

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

Exhibit A – Site Plan of proposed netting

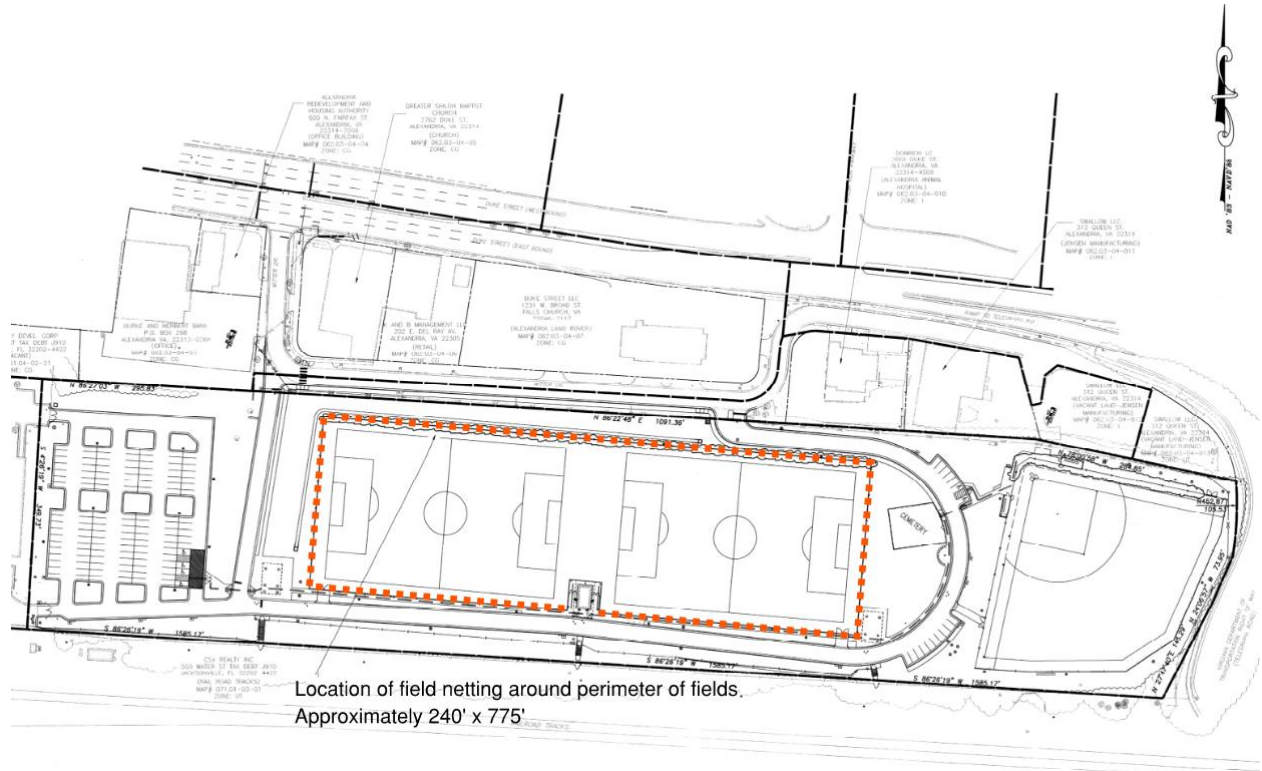
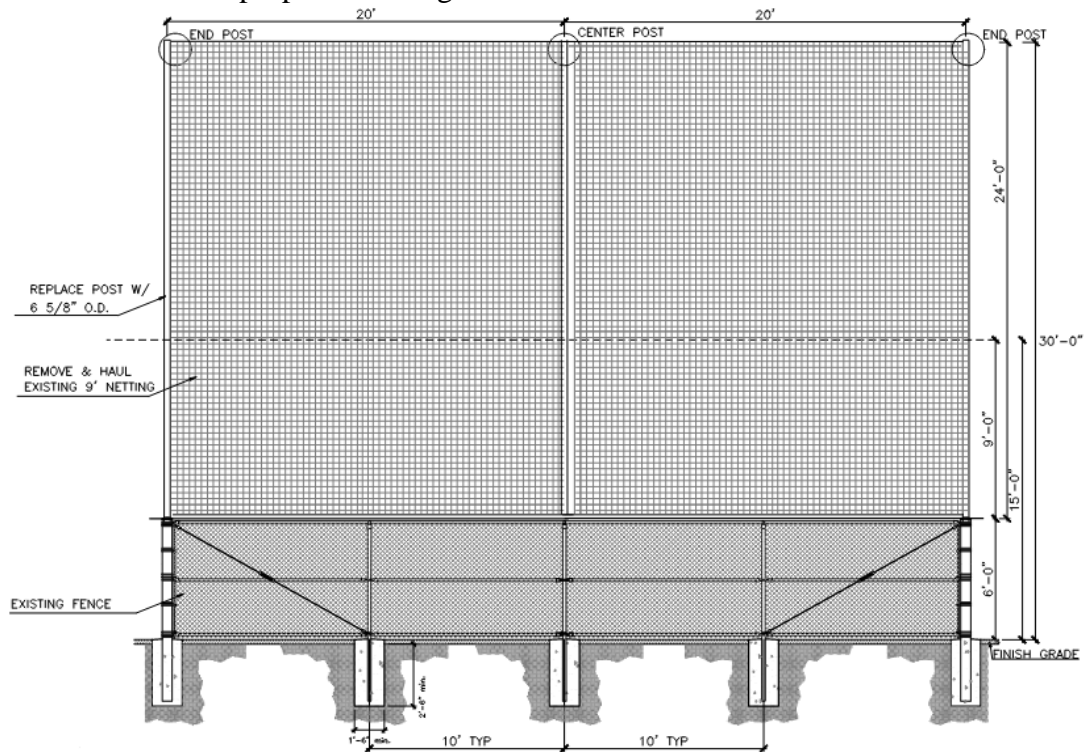


Exhibit B – Elevations of proposed netting







## APPLICATION

# SPECIAL USE PERMIT

**SPECIAL USE PERMIT #** \_\_\_\_\_

**PROPERTY LOCATION:** 2700 Witter Drive

**TAX MAP REFERENCE:** 072.01-07-01 **ZONE:** POS

**APPLICANT:**

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

Address: 2700 Witter Drive

**PROPOSED USE:** Athletic field netting above 15' height up to 30' height at Witter Fields

- ☒ 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

  
James Spengler (Jan 26, 2022 14:03 EST)

Signature

**703-746-5502**

Telephone #

**james.spengler@alexandriava.gov**

Email address

**Jan 26, 2022**

Date

Fax #

### PROPERTY OWNER'S AUTHORIZATION

As the property owner of 2700 Witter Drive, I hereby  
(Property Address)  
grant the applicant authorization to apply for the athletic field netting use as  
(use)  
described in this application.

Name: James B. Spengler

Phone: 703-746-5502

Address: 1108 Jefferson Street Alexandria VA 22314

Email: james.spengler@alexandriava.gov

Signature:   
James Spengler (Jan 26, 2022 14:03 EST)

Date: Jan 26, 2022

- 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 three percent.

100% City of Alexandria/RPCA  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# 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		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 2700 Witter Drive (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		100%
2.		
3.		

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/RPCA	N/A	N/A
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.

Jan 26, 2022

James B. Spengler

Date

Printed Name

  
James Spengler (Jan 26, 2022 14:03 EST)

Signature



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

- [ ] **Yes.** Provide proof of current City business license
- [ ] **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

**NARRATIVE DESCRIPTION**

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

The Department of Recreation, Parks and Cultural Activities requests a special use  
permit to provide safety netting around the perimeter of the rectangular fields located  
at the Witter Recreational Fields. The proposed netting will extend above the existing  
six-foot (6') fence an additional twenty-four feet (24') for a total height of thirty feet (30')  
The netting provides additional safety to the adjacent right-of-way and private property  
from aerial projecting balls associated with normal use of the athletic fields.  
Refer to approved DSUP#2007-00014 and SUP#2014-00078

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## 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, DSUP2007-00014 and SUP#2014-00078
- ☐ other. Please describe: \_\_\_\_\_

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect?  
Specify time period (i.e., day, hour, or shift).  
No change from approved DSUP#2007-00014 (total of 540 cars per day from trip analysis)

B. How many employees, staff and other personnel do you expect?  
Specify time period (i.e., day, hour, or shift).  
5 employees stationed off-site will service Witter field as they currently do today

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

Day:	Hours:
<u>No change from approved DSUP#2007-00014</u>	_____
<u>M-F: 8:00 am - 10:00 pm</u>	_____
<u>Sat: 8:00 am - 10:00 pm</u>	_____
<u>Sun: 8:00 am -10:00 pm</u>	_____

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

A. Describe the noise levels anticipated from all mechanical equipment and patrons.  
No change from approved DSUP; no amplified or mechanical noise will be  
generated; typical recreational activity noise expected.

B. How will the noise be controlled?  
No change from approved DSUP---No controls needed

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

No change from approved DSUP, no odors with current use

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

- A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)  
Per DSUP#2007-001014-- users and spectator generated trash (i.e. possible paper and beverage waste)
- 

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

Limited as described above. Sufficient trash cans and recycling containers are provided as shown on the approved DSUP plans

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- C. How often will trash be collected?

Daily

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

City park is maintained by City staff on regular maintenance schedule. Trash

cans provided as shown on the approved DSUP plans.

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

☐ Yes.

☒ No.

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

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

☐ Yes.      ☒ No.

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

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

The proposed netting is requested to provide and ensure the safety of park  
users and users of adjacent properties

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## **ALCOHOL SALES**

**13.**

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

☐ Yes      ☒ No

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

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**PARKING AND ACCESS REQUIREMENTS**

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

161 Standard spaces  
           Compact spaces  
8 Handicapped accessible spaces.  
           Other.

<p>Planning and Zoning Staff Only</p> <p>Required number of spaces for use per Zoning Ordinance Section 8-200A <u>          </u></p> <p>Does the application meet the requirement?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
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B. Where is required parking located? *(check one)*

☒ on-site  
☐ off-site

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

\_\_\_\_\_

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

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

**☐ Parking reduction requested; see attached supplemental form**

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

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

<p>Planning and Zoning Staff Only</p> <p>Required number of loading spaces for use per Zoning Ordinance Section 8-200 <u>          </u></p> <p>Does the application meet the requirement?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
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- B. Where are off-street loading facilities located? N/A
- C. During what hours of the day do you expect loading/unloading operations to occur?  
N/A
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?  
N/A

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

N/A

## 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?

No change from approved  
DSUP#2007-00014, proposed netting  
extends above existing fence

\_\_\_\_\_ sq. ft. (existing) + \_\_\_\_\_ sq. ft. (addition if any) = \_\_\_\_\_ sq. ft. (total)

19. The proposed use is located in: (check one)

- ☐ a stand alone building
- ☐ a house located in a residential zone
- ☐ a warehouse
- ☐ a shopping center. Please provide name of the center: \_\_\_\_\_
- ☐ an office building. Please provide name of the building: \_\_\_\_\_
- ☒ other. Please describe: Athletic/recreation field

End of Application





## Department of Planning & Zoning Special Use Permit Application Checklist

### Supplemental application for the following uses:

- ☐ Automobile Oriented
- ☐ Parking Reduction
- ☐ Signs
- ☐ Substandard Lot
- ☐ Lot modifications requested with SUP use

### Interior Floor Plan

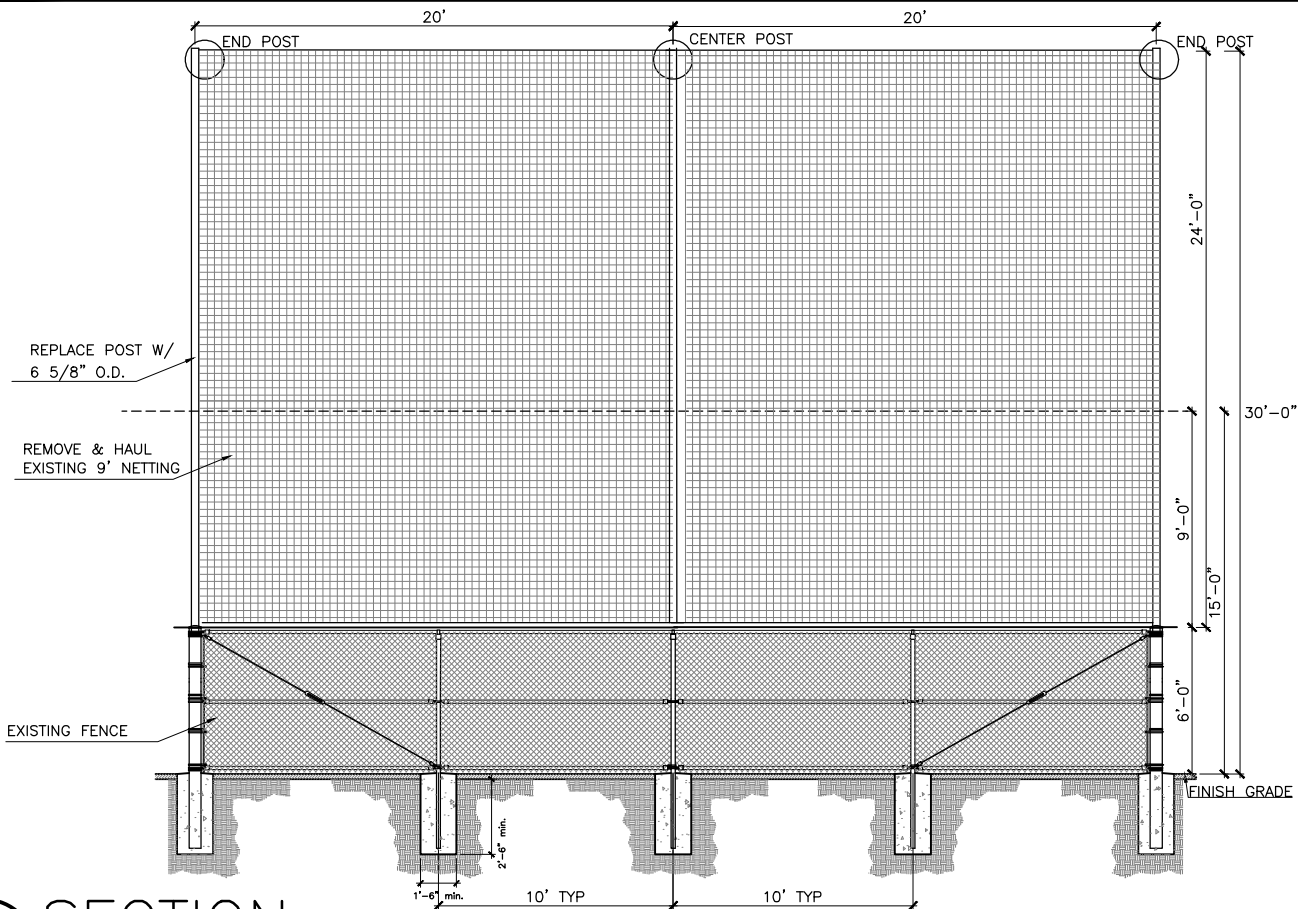
- ☐ Include labels to indicate the use of the space (doors, windows, seats, tables, counters, equipment)

### If Applicable

- ☒ Plan for outdoor uses

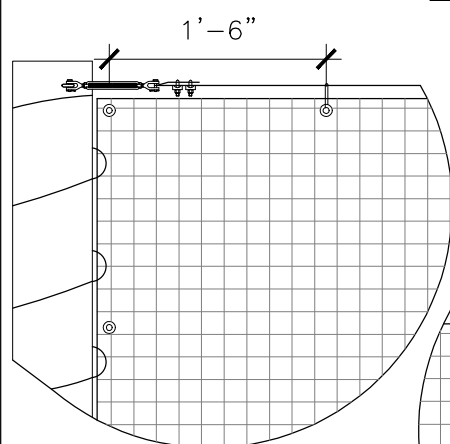
### Contextual site image

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



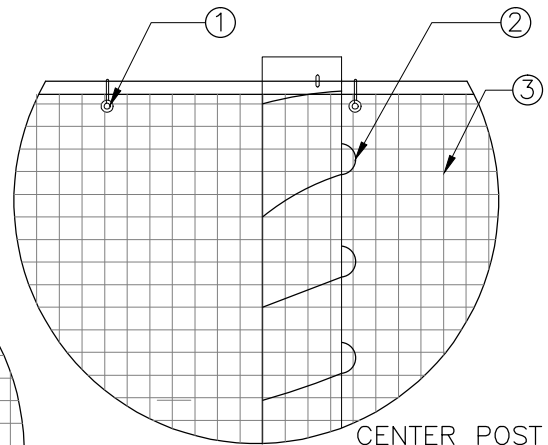
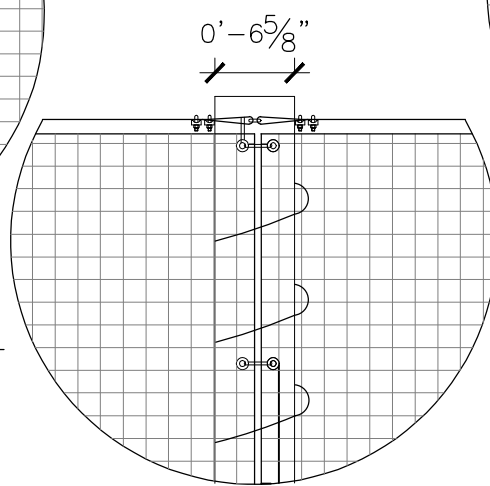
# A SECTION

1/8" : 1'0"



END POST

END POST



CENTER POST

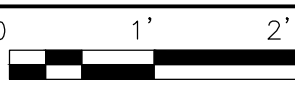
① GROMMETS ATTACHED TO CABLE W/ METAL CLIPS

② NYLON LACING TWINE

③ #36 KNOTTED BLACK NYLON FIELD NETTING

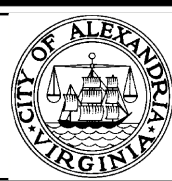
# B DETAILS

3/4" : 1'0"



# OF UPDATES: 01 LAST UPDATED: 07-16-2014: SW

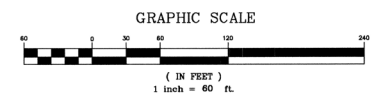
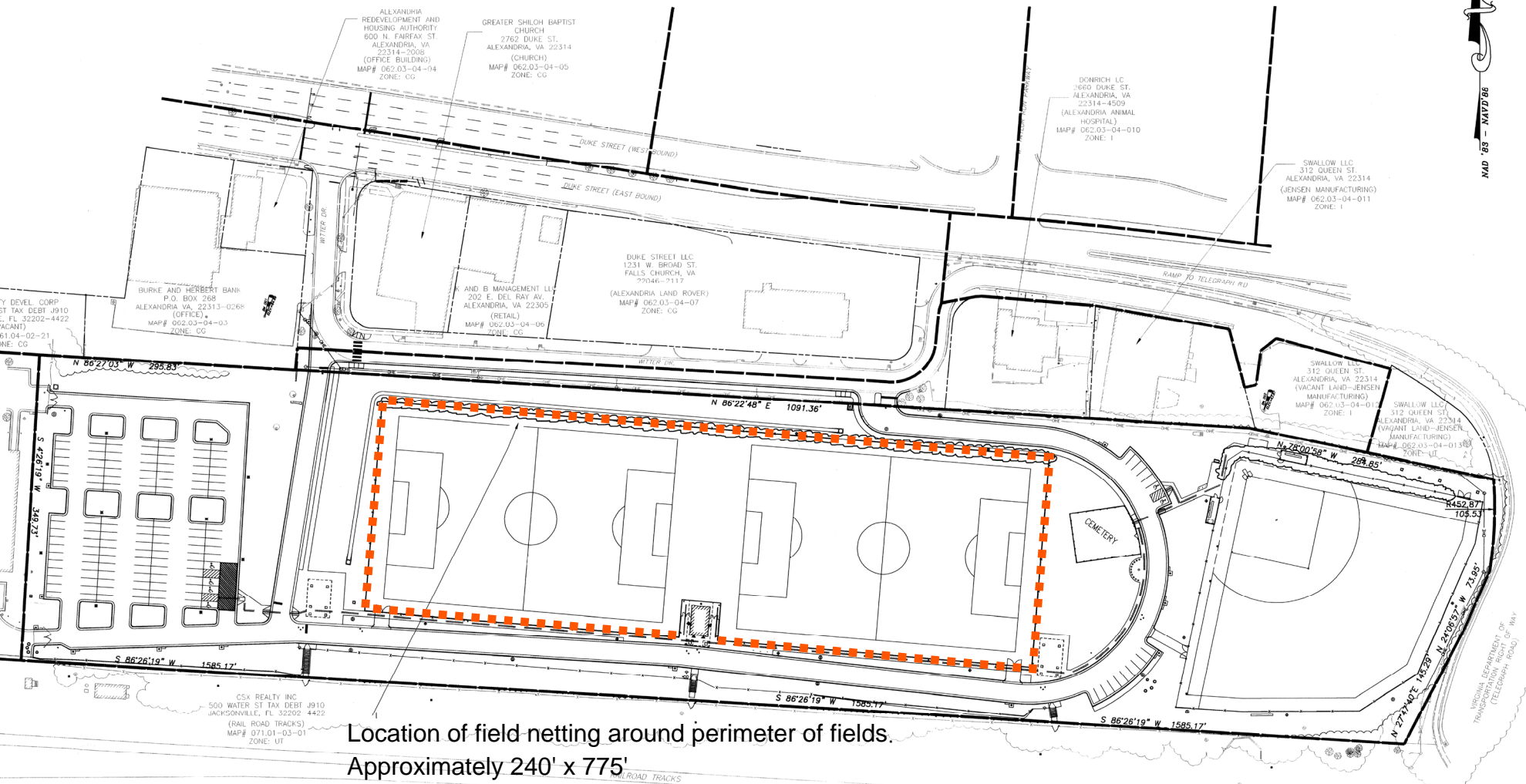
**RPCA**  
DETAILS LIBRARY  
CITY OF ALEXANDRIA, VA  
DEPARTMENT OF RECREATION, PARKS  
AND CULTURAL ACTIVITIES



NOTE:  
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Source:  
BALLFABRICS  
Approved by:  
I.N.  
1 OF 1

**FENCE NETTING SYSTEM**  
Date drawn:  
07/10/12  
03-FE-NS



# City of Alexandria, Virginia

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## MEMORANDUM

**DATE:** APRIL 6, 2022

**TO:** MEMBERS OF PLANNING COMMISSION

**FROM:** JACK BROWAND, DEPUTY DIRECTOR, PARK SERVICES  
RECREATION, PARKS AND CULTURAL ACTIVITIES *JB*

**ITEM:** QUESTIONS REGARDING DOCKET ITEM 4: SUP# 2022-00006,  
WITTER RECREATIONAL FIELDS SAFETY NETTING

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Many of the City's athletic fields have either chain link fence, safety netting, or a combination of fence and netting, less than fifteen feet in height. Safety netting and fencing up to fifteen feet in height is a permitted use in residential and POS/Public Open Space zones. Safety netting and fencing above fifteen feet in height requires a Special Use Permit. The attached chart identifies the locations where the Department of Recreation, Parks & Cultural Activities (RPCA) or Alexandria City Public Schools have received approval for safety fencing and netting greater than fifteen feet. (Attachment 1).

In October 2014, SUP #2014-0078 (Attachment 2) was approved providing for the installation of safety netting above fifteen feet in height on the north side of the Witter rectangular fields (2) and the softball field. Due to limited funding, the safety netting was installed on the softball field first. Funding for the north side netting was approved in the FY 2022 Capital Improvement Budget.

Witter Fields are regularly programmed to include adult and youth, including high school, soccer, lacrosse and field hockey. RPCA makes decisions to install netting and fencing greater than fifteen feet in height based on a number of factors including, but not limited to, type of sport activities, pedestrian and spectator areas, proximity to roads and drive aisles, structures, and adjacent activity areas.

Since the opening of Witter Fields, there has been a steady increase in use and programmatic changes resulting in the need for cross field league and practice play. In addition, the proposed Witter Place, a 90-to-100-unit residential development project planned across from the north side of the field, will increase vehicular and pedestrian traffic increasing the likelihood for damage to private property and incidents with pedestrians resulting from errant athletic balls and the crossing of roadways and drive aisles by youth and adults retrieving these balls.

Approaches to mitigating safety issues and user experience are considered before higher safety netting or fencing is recommended. As appropriate, when additional safety measures are recommended, staff will brief the Park & Recreation Commission. In this instance, the Park & Recreation Commission was informed of the Alexandria Soccer Association's (ASA) desire to donate additional funding to the City to expand the safety netting to include the entire field. As a

practice, the Park and Recreation Commission supports safety enhancements and typically defers to staff when safety netting is appropriate (Attachment 3).

On December 14, 2021, City Council approved the receipt of a \$100,000 donation from ASA (Attachment 4) and the City and ASA signed a Gift Agreement on December 21, 2021 (Attachment 5). Finally, ASA provided their observations and continued support of the installation of safety netting at the Witter Fields (Attachment 6).

Attachments:

1. Field Chart of Existing/Planned Approved Safety Netting above fifteen feet
2. SUP #2014-0078
3. Park & Recreation Commission support of Safety Fencing/Netting
4. December 14, 2021 City Council Approval - \$100,000 donation
5. December 21, 2021 Gift Agreement between City and ASA
6. ASA Email of Support and Observations

cc: Emily Baker, Deputy City Manager  
James Spengler, Director, Recreation, Parks & Cultural Activities  
Bethany Znidersic, Acting Division Chief, Park Planning & Capital Development  
Judy Lo, Acting Principal Planner, Park Planning  
Gina Baum, Chair, Park & Recreation Commission  
Thomas Park, ASA Executive Director

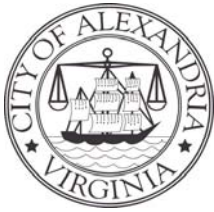


**ATHLETIC FIELDS WITH 20-30 FOOT SAFETY BARRIER  
(Netting / Fence / Combination)**

ATTACHMENT 1

Field Name / Location	Address	Owner	Field Type	Fencing (Y/N)	Safety Netting / Fence Up to 15' (Y/N)	Safety Netting / Fence Above 15'(Y/N)
Alexandria City High School (MH)	3801 W. Braddock Rd.	ACPS	Rectangular	Y	Y	Y
Douglas MacArthur School	1101 Janneys Ln.	ACPS	Rectangular	Y	Y	Y
Patrick Henry School	4643 Taney Ave.	ACPS	Rectangular	Y	Y	Y
Armistead L. Boothe Park	520 Cameron Station Blvd.	City	Diamond	Y	Y	Y
Joseph Hensley Park #1	4200 Eisenhower Ave.	City	Diamond	Y	Y	Y
Joseph Hensley Park #2	4200 Eisenhower Ave.	City	Diamond	Y	Y	Y
Limerick Field	1820 Limerick St.	City	Rectangular	Y	Y	Y
Witter Softball Field	2700 Witter Dr.	City	Diamond	Y	Y	Y
Witter Fields #1 (approved 2014 north side)	2700 Witter Dr.	City	Rectangular	Y	N	N
Witter Fields #2 (approved 2014 north side)	2700 Witter Dr.	City	Rectangular	Y	N	N

***Approved 6-Apr-22***



***Docket Item #4***  
***Special Use Permit #2014-0078***  
***2700 Witter Drive – Witter Athletic Fields Safety Netting***

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**CONSENT AGENDA ITEM**

If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

<b>Application</b>	<b>General Data</b>	
Consideration of a request to allow athletic safety netting and associated structures to increase to 30 feet in height.	<b>Planning Commission Hearing:</b>	October 7, 2014
	<b>City Council Hearing:</b>	October 18, 2014
<b>Address:</b> 2700 Witter Drive	<b>Zone:</b>	POS/Public Open Space and Community Recreation
<b>Applicant:</b> City of Alexandria, Department of Recreation, Parks, and Cultural Activities	<b>Small Area Plan:</b>	Taylor Run

**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:** Nathan Randall [nathan.randall@alexandriava.gov](mailto:nathan.randall@alexandriava.gov)





**SUP #2014-0078**  
**2700 Witter Drive**





## I. DISCUSSION

The applicant, the City of Alexandria Department of Recreation, Parks & Cultural Activities, requests Special Use Permit approval to allow athletic safety netting and associated structures to increase to 30 feet in height at Witter Athletic Fields located at 2700 Witter Drive.

### SITE DESCRIPTION

The site is one lot of record, located south of Duke Street between Witter Drive and the Norfolk Southern and WMATA railroad corridor. It measures approximately 1,660 feet wide by 355 feet deep and has a total lot area of approximately 13.7 acres. The property is known as Witter Athletic Fields and includes one diamond athletic field, two rectangular athletic fields, a restroom facility, two pavilions, and surface parking areas.

The surrounding area has a mix of institutional and commercial uses. A Land Rover automobile dealership, its non-contiguous annex building, an animal hospital, and a church are located immediately to the north of the site. The Telegraph Road public right-of-way is located to the east. The Norfolk Southern and WMATA railroad corridor is located to the south. A City-owned office and storage building, known as 2900 Business Center Drive, is located to the west.



### BACKGROUND

City Council approved DSUP#2007-0014 in October 2007 for the construction of Witter Fields. The approval included a Master Plan Amendment and rezoning of the property from I / Industrial to POS / Public Open Space and Community Recreation. After extensive site preparation work, the fields opened in 2012. Safety netting, similar to the material proposed as part of this request, currently exists along the north side of the diamond athletic field up to a total height of 15 feet.

### PROPOSAL

The applicant proposes to install safety netting in two locations at Witter Fields in order to protect adjacent properties from errant baseballs, lacrosse balls, and similar sporting projectiles that typically travel through the air during sports games and practices. One location for the netting would be approximately 150 linear feet along north side of the diamond athletic field.

The new netting would serve as a replacement for an existing fence/netting structure that does not exceed 15 feet in height. The second location is approximately 765 feet of new netting along the north side of the two rectangular athletic fields. In both cases the netting would be installed on top of an existing six-foot tall chain link fence. The overall height of the structures, including the existing chain-link fence and associated support posts, is 30 feet.

#### PARKING

The Zoning Ordinance does not specify a parking requirement for recreation fields. The existing 169 parking spaces at the site will remain in three locations: 1) the surface parking lot at the western side of the property, 2) several spaces near the diamond athletic field, and 3) parallel spaces along the driveway that circles the site.

#### ZONING/MASTER PLAN DESIGNATION

The subject property is zoned POS / Public Open Space and Community Recreation. Section 6-106(A) of the Zoning Ordinance allows structures greater than 15 feet in height, up to a maximum of 30 feet, only with Special Use Permit approval.

The proposed use is consistent with the Taylor Run Small Area Plan chapter of the Master Plan which designates the property for public recreation uses.

## **II. STAFF ANALYSIS**

Staff supports the request to install new safety netting at Witter Athletic Fields, which requires SUP approval only given that its height would exceed 15 feet. The proposal would significantly reduce the likelihood for damage to adjacent properties due to errant athletic projectiles, which has already occurred on at least one occasion despite the existence of shorter netting at the diamond athletic field. Visual impacts from the netting are expected to be minimal given that the material is quite thin and one can see through the small squares that the netting creates.

Staff has carried forward all of the existing DSUP conditions and has amended only Condition #7. The amendment clarifies that the requirement for green fencing does not include any safety netting.

Overall, staff views the proposal as a sensible and reasonable improvement at these new athletic fields to enhance their compatibility with the neighborhood. Subject to the conditions contained in Section III of this report, staff recommends approval of the request.

## **III. RECOMMENDED CONDITIONS**

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions, all of which have been derived from the prior DSUP for Witter Fields and remain in effect except as amended (Condition #7 only).

**PEDESTRIAN IMPROVEMENTS:**

1. The level of pedestrian improvements shall be provided as depicted on the preliminary site plan dated July 20, 2007 and shall also provide the following to the satisfaction of the Directors of RP&CA, P&Z and T&ES:
  - a. Revise the main entrance on Witter Drive by shifting the drive aisle approximately five feet to the west to provide the following:
    - i. A 5 ft. wide landscape strip adjacent to the drive aisle, a 6 ft wide continual concrete sidewalk and a 10 ft. landscape strip between the sidewalk and the retaining wall.
    - ii. A continual row of street trees shall be provided along the west entrance.
    - iii. A city standard stone and precast concrete park sign shall be along the entrance drive aisle.
  - b. The design of the median at the intersection of Duke Street and Witter Drive shall be further explored to support street trees or other landscaping and/or groundcover.
  - c. Pedestrian count down signals shall be provided on the south side of Duke Street at the signalized intersection. Install PRISMA DAPS accessible buttons for the pedestrian crossing.
  - d. Provide a pedestrian crosswalk across Witter Drive at the entrances to the park. Ensure that the sidewalks on both sides of the streets are ADA compliant.
  - e. The sidewalk to the south of the cemetery shall be a minimum 8 feet wide and shall be a special paving material.
  - f. Provide a concrete sidewalk on the east side of the west parking lot. The sidewalks located in the bioretention areas in the west parking lot shall be reduced in width in an effort to reduce impervious areas.
  - g. Extend the sidewalk on the south side of the eastern access drive to provide pedestrian access to the baseball field.
  - h. All pedestrian crosswalks shall be a stamped asphalt crosswalk within the site.
  - i. Final dimensions for all of the above shall be determined at Final Site Plan to the satisfaction of the Directors of P&Z, T&ES, and RP&CA.
- General***
  - j. Sidewalks shall be a minimum of six feet wide, made of concrete, and shall conform to City Standards.
  - k. Americans with Disability Act (ADA) ramps shall comply with the requirements of Memorandum to Industry No. 03-07 on Accessible Curb Ramps dated August 2, 2007 with truncated domes on the end of the ramp with contrasting color from the rest of the ramp.
  - l. Provide all pedestrian and traffic signage in accordance with the *Manual of Uniform Traffic Control Devices* (MUTCD), latest edition to the satisfaction of the Director of T&ES.
  - m. The trash cans shall be City standard black decorative street trash cans.
  - n. All raised speed tables shall be stamped asphalt. (RP&CA)(P&Z)(T&ES) (DSUP#2007-0014)
2. Provide ten (10) bicycle parking spaces on-site to the satisfaction of the Director of T&ES. (T&ES) (DSUP#2007-0014)



### **LANDSCAPING:**

3. A revised landscape plan shall be provided with the final plan submission to the satisfaction of the Directors of P&Z and RP&CA. At a minimum the plan shall provide the amount, location and quantity of landscaping depicted on the preliminary landscape plan and shall also provide the following:
  - a. The street trees adjacent to Witter Drive shall be selected in consultation with the City Arborist.
  - b. Seasonal landscaping shrubs and plantings shall be provided at each entrance in conjunction with site signage.
  - c. Explore the use of naturalizing with wild flowers or native groundcovers under the grove of Maples south of the cemetery to reduce long term maintenance.

#### ***General***

- d. Develop a landscape plan in compliance with City of Alexandria Landscape Guidelines as amended April, 2007 that emphasizes use of indigenous/native trees, groundcovers and other plantings.
- e. Provide a site irrigation/water management system designed to the satisfaction of the Directors of RP&CA and T&ES.
- f. Delineate location and species of existing vegetation to remain on-site and along Duke Street on site demolition, sediment/erosion control and landscape plans. In compliance with City of Alexandria Landscape Guidelines, protection measures for vegetation to remain shall be approved by the City Arborist.
- g. Develop a palette of design components and elements that provides for public interpretation of proposed best management practice/bioretenention facilities and water quality systems. (RP&CA)(P&Z) (DSUP#2007-0014)

### **ATHLETIC FIELDS:**

4. Infill synthetic turf system shall implement a manufacturer and product type(s) specified in the City's preapproved/prequalified vendor/product list. (RP&CA) (DSUP#2007-0014)
5. Field underdrainage, turf systems and associated components for rectangular and diamond fields shall be designed to the satisfaction of the Director of Recreation, Parks & Cultural Activities and Transportation & Environmental Services. (RP&CA) (DSUP#2007-0014)
6. Coordinate site improvements in a manner that ensures adequate maintenance access for athletic fields. (RP&CA) (DSUP#2007-0014)
7. **CONDITION AMENDED BY STAFF:** Perimeter safety fence for rectangular and diamond fields shall be designed and located to the satisfaction of the Director of Recreation, Parks and Cultural Activities. All fencing material, not including safety netting, shall be dark green vinyl-coated. (RP&CA)(P&Z) (~~DSUP#2007-0014~~)
8. Rectangular field areas shall incorporate a washdown system with one hose bib at each location. (RP&CA) (DSUP#2007-0014)

9. Diamond field dugouts/team shelters and scoring box spectator area shall be designed to the satisfaction of the Director of Recreation, Parks and Cultural Activities. Bleacher seating shall be of quality and quantity consistent with other similar City facilities. (RP&CA) (DSUP#2007-0014)
10. Scoreboard shall be illuminated and designed to the satisfaction of the Director of RP&CA. (RP&CA) (DSUP#2007-0014)

**PARKING:**

11. The design and allocation of parking shall be subject to the following to the satisfaction of the Directors of P&Z, T&ES, and RP&CA:
  - a. Parking shall be provided per the Woodrow Wilson Bridge Settlement Agreement.
  - b. Handicap parking spaces shall be properly signed and identified as to their purpose in accordance with the USBC and the Code of Virginia. Parking within any space identified as a handicap parking space shall be limited to only those vehicles which are properly registered to a handicap individual and the vehicle displays the appropriate license plates or window tag as defined by the Code of Virginia for handicap vehicles. The reduction or increase of any handicap parking space shall only be approved through an amendment to the approved site plan.
  - c. Provide a parking management plan that outlines construction parking for the entire project prior to the release the final site plan. Employee parking shall not be permitted on adjacent public streets. (P&Z) (DSUP#2007-0014)

**SITE PLAN:**

12. Explore modification of geometry to accommodate turning movements at the eastern entrance on Witter Drive to the satisfaction of the Directors of T&ES, RP&CA and P&Z. (P&Z) (DSUP#2007-0014)
13. As part of the request for a certificate of occupancy permit, a building and site location survey shall be submitted to the Department of P&Z for all site improvements. A certification of height for the building shall also be submitted as part of the certificate of occupancy for each building(s). The certification shall be prepared and sealed by a registered architect and shall state that the height of the building complies with the height permitted pursuant to the approved development special use permit and that the height was calculated based on all applicable provisions of the Zoning Ordinance. (P&Z) (DSUP#2007-0014)
14. Depict and label all utilities and the direction of service openings on above grade utilities such as transformers. As part of the final site plan, the applicant shall coordinate with all applicable utility companies the amount, type and location of all utilities on the final site plan. (P&Z)(RP&CA) (DSUP#2007-0014)

15. A note shall be added to the plan that a temporary informational sign shall be installed on the site prior to construction for the project and shall be displayed until construction is complete; the sign shall notify the public of the nature of the upcoming project and shall provide a phone number for public questions regarding the project. (P&Z)(T&ES) (DSUP#2007-0014)
16. The applicant shall prepare and submit a plan that delineates a detailed construction management plan for the entire project for review and approval by the Directors of P&Z, T&ES, and Code Enforcement prior to the release the final site plan. Before commencing any clearing or grading of the site, the applicant shall hold a meeting with notice to all adjoining property owners to explain the plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. Copies of plans showing the hauling route, construction worker parking, and temporary pedestrian and vehicular circulation and temporary construction trailer location shall be posted in the construction trailer and given to each subcontractor before they commence work. (P&Z) (T&ES) (DSUP#2007-0014)
17. Temporary construction trailers shall be permitted and be subject to the approval of the Directors of P&Z, T&ES, Code, and RP&CA. The trailer(s) shall be located on the final site plan and removed prior to the issuance of a certificate of occupancy permit for the park. (P&Z) (T&ES) (Code) (RP&CA) (DSUP#2007-0014)
18. Site walls shall be comprised of an open cell vegetation system such as “Geogrid” cell system. Provide top of wall and bottom of wall spot elevations for all walls and detail design sections through all site retaining walls. A separate building permit is required for retaining walls. A safety barrier shall be provided on top of the retaining walls where required by applicable codes. Detail(s) shall be submitted at Final Site Plan. (RP&CA) (Code) (P&Z) (DSUP#2007-0014)
19. Locate and design entrance gates and emergency/security access man-gates along the south property line to the satisfaction of the Directors of RP&CA and T&ES and Code Enforcement. (RP&CA) (DSUP#2007-0014)
20. Provide a lighting plan with the final site plan to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of T&ES, P&Z, and RP&CA, in consultation with the Chief of Police and shall include the following:
  - a. Clearly show location of all existing and proposed street lights and site lights, shading back less relevant information;
  - b. A lighting schedule that identifies each type and number of fixtures, mounting height, and strength of fixture in Lumens or Watts;
  - c. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s), and security lighting.
  - d. A photometric plan with lighting calculations that include all existing and proposed light fixtures, including any existing street lights located on the opposite side(s) of all adjacent streets. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite

- side(s) of all the adjacent streets and/or 20 feet beyond the property line on all adjacent properties, and right-of-way. Show existing and proposed street lights and site lights.
- e. Photometric site lighting plan shall be coordinated with architectural/building mounted lights, site lighting, street trees and street lights and minimize light spill into adjacent residential areas.
  - f. Provide location of conduit routing between site lighting fixtures so as to avoid conflicts with street trees.
  - g. Detail information indicating proposed light pole and footing in relationship to adjacent grade or pavement. All light pole foundations shall be flush to grade except as required to the satisfaction of the Directors of T&ES, P&Z, and RP&CA)
  - h. The lighting for the areas not covered by the City of Alexandria' standards shall be designed to the satisfaction of Directors of T&ES and P&Z.
  - i. Provide numeric summary for various areas (i.e., roadway, walkway/ sidewalk, alley, and parking lot, etc.) in the proposed development.
  - j. Provide site lighting that illuminates the flagpole and flag(s).
  - k. Develop athletic field lighting systems that include sharply cut-off /hooded light fixtures to minimize light spill onto adjacent properties and atmospheric glare. (RP&CA) (T&ES)(P&Z) (DSUP#2007-0014)

### **BUILDING:**

- 21. Restroom building and park pavilions shall be programmed and constructed of materials and at a scale and dimension generally consistent with information shown in the Preliminary Plan submittal. The building heights shall be consistent with the POS Zone. (RP&CA) (P&Z) (DSUP#2007-0014)
- 22. Provide hose bibs on the east, west, south and north sides of the restroom building. Provide one hose bib at each park pavilion. Provide one hose bib at each dugout/team shelter and at the scoring box for the diamond field. (RP&CA) (DSUP#2007-0014)
- 23. Provide exterior space for dedication plaque and solar power interpretive equipment on south side of restroom. (RP&CA) (DSUP#2007-0014)

### **STREETS AND TRAFFIC:**

- 24. All driveway entrances, sidewalks, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES) (DSUP#2007-0014)
- 25. The westbound left-turn lane on Duke Street shall be extended to approximately 200 feet to enable additional storage for cars making left-turns onto Witter Drive to the satisfaction of the Director of T&ES. A minimum of 30 feet separation between beginning of street corner radius and any driveway apron radius shall be maintained. Additional curb cuts at this location are not recommended since these will impede traffic flow. (T&ES) (Planning Commission) (DSUP#2007-0014)

26. If the curb, gutter, and side walk are in a state of disrepair adjacent to the proposed development or are damaged during construction then the applicant shall repair the same to the satisfaction of Director, Transportation and Environmental Services. All improvements to the City's, including but not limited to, curb, gutter, sidewalk, and driveway aprons, and patch work required for utility installation, etc., shall be designed and constructed as per the City of Alexandria standards and specifications. (T&ES) (DSUP#2007-0014)
27. Construct/install missing public infrastructure, including but not limited, to streets, alleyways, sewers, street lighting, traffic and pedestrian signals, sidewalks, curb and gutter, and storm water drop inlet structures. (T&ES) (DSUP#2007-0014)
28. Install and maintain accessible pedestrian crossings, where applicable. (T&ES) (DSUP#2007-0014)
29. All streets must comply with the City's Minimum Standards for Streets. (T&ES) (DSUP#2007-0014)
30. As a part of the final site plan, provide a Traffic Control Plan for construction detailing proposed controls to traffic movement, lane closures, construction entrances, haul routes, and storage and staging. (T&ES) (DSUP#2007-0014)
31. All Traffic Control Device design plans, Traffic Control plans, and Traffic Studies shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. (T&ES) (DSUP#2007-0014)
32. The design of parking spaces and facilities shall be completed as per the requirements of the City of Alexandria Zoning Ordinance § 8-200. Show turning movements of standard vehicles in the parking lots. The turning movements shall meet AASHTO vehicular guidelines and shall be to the satisfaction of the Director of T&ES. (T&ES) (DSUP#2007-0014)

**ARCHAEOLOGY:**

33. Develop a palette of design components and elements that provides for public interpretation of existing cultural resources on site. (DSUP#2007-0014)
34. The buffer for the cemetery shall be 10 to 25 feet on the south, east and west sides, and 45 feet on the north side. (DSUP#2007-0014)
35. The plan shall show a temporary construction fence surrounding the buffer zone around the cemetery. The plan must indicate that this is an archaeologically sensitive area. (DSUP#2007-0014)
36. The plan shall indicate the location of the previously identified prehistoric site. (DSUP#2007-0014)

37. The following statements shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including sheeting and shoring and grading) so that on-site contractors are aware of the requirements:
- a. All archaeological preservation measures shall be completed prior to ground-disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance). To confirm, call Alexandria Archaeology at (703) 838-4399.
  - b. Call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work shall cease in the area of the discovery until a City archaeologist comes to the site and records the finds. (DSUP#2007-0014)
38. To insure that significant information is not lost as a result of the current development project, the applicant shall hire an archaeological consultant to complete an Archaeological Evaluation in the areas where ground disturbance will go to the depths where significant resources could be present. (This includes areas within the cemetery buffer zone where ground disturbance will penetrate to depths below 37.5 feet above sea level, areas within the previously identified prehistoric site where ground disturbance will penetrate to depths below 39 feet above sea level, and areas to the east of the culvert where ground disturbance will penetrate to depths below 44 feet above sea level.) Contact Alexandria Archaeology to obtain the scope of work for this investigation. If significant resources are discovered, the consultant shall complete a Resource Management Plan, as outlined in the *City of Alexandria Archaeological Standards*. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist and federal and state regulators, will be implemented. (DSUP#2007-0014)
39. To insure continued protection of the cemetery shall include a historically appropriate, permanent fence surrounding the cemetery area and buffer zone. Interpretive markers shall be erected in this area, according to specifications provided by Alexandria Archaeology and the Department of Recreation. The markers will highlight the historical and archaeological significance of the property. An archaeological consultant will provide information on appropriate fencing and the identification of people possibly buried in the cemetery, and will provide text and images for the signs. (DSUP#2007-0014)
40. The contractor shall call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work shall cease in the area of the discovery until a City archaeologist comes to the site and records the finds. (DSUP#2007-0014)



41. The archaeological consultant will produce a booklet for the public on the history and archaeology of the property, according to specifications provided by Alexandria Archaeology. (DSUP#2007-0014)
42. The final site plan shall not be released until the City archaeologist confirms that all archaeological field work has been completed or that an approved Resource Management Plan is in place. (DSUP#2007-0014)

**STORMWATER:**

43. Per the requirements of the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site. If the existing storm system is determined to be inadequate then the applicant shall design and build on-site or off-site improvements to discharge to an adequate outfall; even if the post development storm water flow from the site is reduced from the pre-development flow. The Plan shall demonstrate to the satisfaction of the Director of T&ES that a non-erosive stormwater outfall is present. (T&ES) (DSUP#2007-0014)
44. Per the requirements of the City of Alexandria Zoning Ordinance (AZO) Article XXII, the applicant shall comply with the peak flow requirements and prepare a Stormwater Management Plan so that from the site, the post-development peak runoff rate from a two-year storm and a ten-year storm, considered individually, shall not exceed their respective predevelopment rates. If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of the Zoning Ordinance shall be met. (T&ES) (DSUP#2007-0014)
45. Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer outfall as per the requirements of Memorandum to the industry on Downspouts, Foundation Drains, and Sump Pumps, Dated June 18, 2004 that is available on the City of Alexandria's web site. The downspouts and sump pump discharges shall be piped to the storm sewer outfall, where applicable after treating for water quality as per the requirements of Article XIII of Alexandria Zoning Ordinance (AZO). (T&ES) (DSUP#2007-0014)
46. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES) (DSUP#2007-0014)
47. All storm sewers shall be constructed to the City of Alexandria standards and specifications. The minimum diameter for storm sewers shall be 18-inches in the public Right of Way (ROW) and the minimum size storm sewer catch basin lead shall be 15". The acceptable pipe material will be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 or Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. For roof drainage system, Polyvinyl Chloride (PVC) ASTM 3034-77 SDR 35 and ASTM 1785-76 Schedule 40 pipes will be acceptable. The acceptable minimum and maximum velocities will be 2.5 fps and 15 fps, respectively. The storm sewers immediately upstream of the first manhole in the public Right of Way shall be owned and maintained privately

- (i.e., all storm drains not shown within an easement or in a public Right of Way shall be owned and maintained privately). (T&ES) (DSUP#2007-0014)
48. In compliance with the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a sanitary sewer adequate outfall analysis as per the requirements of Memorandum to Industry No. 02-07 New Sanitary Sewer Connection and Adequate Outfall Analysis dated June 1, 2007. (T&ES) (DSUP#2007-0014)
  49. The City of Alexandria's storm water management regulations regarding water quality are two-fold: first, phosphorus removal requirement and second, water quality volume default. Compliance with the phosphorus requirement does not relieve the applicant from the water quality default requirement. The water quality volume determined by the site's proposed impervious area shall be treated in a Best Management Practice (BMP) facility. Any deviation from these requirements must be addressed by the submission of a formal exception letter to the City of Alexandria as described in Memorandum to Industry #2002-0001. (T&ES) (DSUP#2007-0014)
  50. Provide 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 Worksheet A or B and Worksheet C, as applicable. (T&ES) (DSUP#2007-0014)
  51. The storm water Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design professional or his designated representative. Prior to release of the performance bond, the design professional shall submit a written certification to the Director of T&ES that the BMPs are:
    - a. Constructed and installed as designed and in accordance with the approved 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. (T&ES) (DSUP#2007-0014)
  52. Surface-installed storm water Best Management Practice (BMP) measures, i.e. Bio-Retention Filters, Vegetated Swales, etc. that are employed for this site, require installation of descriptive signage to the satisfaction of the Director of T&ES. (T&ES) (DSUP#2007-0014)
  53. A storm water quality BMP Maintenance Agreement shall be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the final site plan. (T&ES) (DSUP#2007-0014)
  54. Prior to release of the performance bond, a copy of the Operation and Maintenance Manual shall be submitted to the Division of Environmental Quality on digital media. (T&ES) (DSUP#2007-0014)

55. Prior to release of the performance bond, the Applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that any existing storm water management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations and that they are functioning as designed and are unaffected by construction activities. If maintenance of the facility or systems were required in order to make this certification, provide a description of the maintenance measures performed. (T&ES) (DSUP#2007-0014)
56. The storm water collection system is located within the Holmes Run watershed. All on-site storm water curb inlets and public curb inlets within 50 feet of the property line shall be duly marked using standard City markers, or to the satisfaction of the Director of T&ES. (T&ES) (DSUP#2007-0014)
57. The final site plan shall not be released, and no construction activity shall take place until the following has been submitted and approved by the Director of T&ES:
  - a. Submit 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. Submit a Risk Assessment indicating any risks associated with the contamination.
  - c. Submit a Remediation Plan detailing how any contaminated soils and/or groundwater will be dealt with, including plans to remediate utility corridors. "Clean" backfill shall be used to fill utility corridors.
  - d. Submit a Health and Safety Plan indicating measures to be taken during remediation and/or construction activities to minimize the potential risks to workers, the neighborhood, and the environment.
  - e. Applicant shall submit 5 copies of the above. The remediation plan must be included in the Final Site Plan. (T&ES) (DSUP#2007-0014)

**MISCELLANEOUS:**

58. The applicant shall provide storage space for solid waste and recyclable materials containers as outlined in the City's "*Solid Waste and Recyclable Materials Storage Space Guidelines*", or to the satisfaction of the Director of Transportation & Environmental Services. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: [www.alexandriava.gov](http://www.alexandriava.gov) or contact the City's Solid Waste Division at 703-519-3486 ext.132. (T&ES) (DSUP#2007-0014)
59. Show all existing and proposed public and private utilities and easements. (T&ES) (DSUP#2007-0014)
60. The applicant shall relocate the overhead utility poles, where necessary due to interferences and/or accessibility requirements. (T&ES) (DSUP#2007-0014)
61. The site is located on marine clay areas as delineated on the City map of marine clay areas. Provide a geotechnical report, including recommendations from a geotechnical professional for proposed cut slopes and embankments. (T&ES) (DSUP#2007-0014)

62. Any structural elements that extend into public right-of-way, including footings, foundations, etc., shall be approved by the Director of T&ES. (T&ES) (DSUP#2007-0014)
63. A “Certified Land Disturber” (CLD) shall be named in a letter to the Division Chief of C&I prior to any land disturbing activities. If the CLD changes during the project, that change must be noted in a letter to the Division Chief. A note to this effect shall be placed on the Phase I Erosion and Sediment Control sheets on the site plan. (T&ES) (DSUP#2007-0014)
64. During the construction phase of this development, the applicant, their contractor, certified land disturber, or other agent shall implement a waste and refuse control program. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and all sanitary waste at the construction site and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment to the satisfaction of Directors of Transportation and Environmental Services and Code Enforcement. All wastes shall be properly disposed offsite in accordance with all applicable federal, state and local laws. (T&ES) (DSUP#2007-0014)

STAFF: Alex Dambach, Division Chief, Department of Planning and Zoning;  
Nathan Randall, Urban Planner

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Staff Note: In accordance with Section 11-506(C) of the Zoning Ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a Special Use Permit by City Council or the Special Use Permit shall become void.

#### **IV. CITY DEPARTMENT COMMENTS**

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

Transportation & Environmental Services:

F-1 T&ES has no objections to the proposed fence. (T&ES)

F-2 A minor amendment to DSUP2007-00014 shall be provided after approval of the SUP.  
(T&ES)

F-3 All conditions of DSUP2007-00014 remain in effect on this site. (T&ES)

Code Enforcement:

F-1 No comments received

Health:

F-1 No comments

Police Department:

F-1 No comments received



# APPLICATION

## SPECIAL USE PERMIT

**SPECIAL USE PERMIT #** 2014-0078

**PROPERTY LOCATION:** 2700 Watter Drive, Alexandria, VA

**TAX MAP REFERENCE:** 072.01-07-01 **ZONE:** POS

**APPLICANT:**

Name: City of Alexandria, Department of RPCA

Address: 1108 Jefferson St., Alexandria, VA 22314

**PROPOSED USE:** No change in use, Special Use Permit required for additional height for safety netting at athletic fields.

☐ **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, Director  
Print Name of Applicant or Agent

[Signature]  
Signature

for James Spengler

7/29/14  
Date

1108 Jefferson St.  
Mailing/Street Address

703.746.5502  
Telephone #

Fax #

Alexandria, VA 22314  
City and State Zip Code

James.Spengler@alexandriava.gov  
Email address

**ACTION-PLANNING COMMISSION:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**ACTION-CITY COUNCIL:** \_\_\_\_\_ **DATE:** \_\_\_\_\_



SUP # 2014-0078

**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of \_\_\_\_\_, I hereby  
 (Property Address)  
 grant the applicant authorization to apply for the \_\_\_\_\_ use as  
 (use)  
 described in this application.

Name: \_\_\_\_\_  
 Please Print

Phone: \_\_\_\_\_

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.

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SUP # 2014-0078

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

☐ **Yes.** Provide proof of current City business license

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

## NARRATIVE DESCRIPTION

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

The Department of Recreation, Parks and Cultural Activities requests a special Use Permit to provide safety netting at the perimeter of Witter Athletic Fields. The proposed netting would extend above the existing six-foot (6') fence an additional twenty-four feet (24') for a total height (of the fence netting system) of thirty-feet (30'). The netting provides additional safety to the adjacent right-of-way and private property from aerial projecting balls associated with normal use of the athletic fields.

\* See approved DSUP #2007-0014

SUP # 2014-0078

**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, DSUP#2007-0014☐ other. Please describe: \_\_\_\_\_

5. Please describe the capacity of the proposed use:

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

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

No change from approved DSUP#2007-0014; total max.  
540 cars per day from traffic/trip analysis

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

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

Five (5) employees stationed off-site will service  
Witter field as they currently do today.

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

Day:

M-F 8am-10pm

Hours:

- Sat. 8am-10pmSun. 8am-10pm\* Per approved DSUP#2007-0014 (no change)

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

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

No change from existing; no amplified or mechanicalnoise, other than maintenance equipment, will begenerated. Typical recreational activity related noise expected

B. How will the noise be controlled?

No change from existing; no controls needed

SUP # 2014-0078

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

No odors with approved and current use of  
athletic facility; no control needed

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

- A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)  
Per DSUP#2007-0014: Field users and spectator generated trash  
(i.e., possible paper + beverage waste). Trash + Recycling containers  
provided,
- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)  
Limited as described above. The current number of trash  
cans and pick-up schedule are sufficient
- C. How often will trash be collected?  
Daily
- D. How will you prevent littering on the property, streets and nearby properties?  
City park is maintained by city staff on regular maintenance  
schedule. Trash + recycling containers are provided

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:

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

SUP # 2014-0078

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

☐ Yes. ☒ No.

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

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

The proposed netting is requested to provide and ensure  
the safety of park users and nearby users of private  
property.

### ALCOHOL SALES

13.

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

☐ Yes ☒ No

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

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SUP # 2014-0078

**PARKING AND ACCESS REQUIREMENTS**

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

161 Standard spaces  
8 Compact spaces  
8 Handicapped accessible spaces.  
 \_\_\_\_\_ Other.

<p align="center">Planning and Zoning Staff Only</p> <p>Required number of spaces for use per Zoning Ordinance Section 8-200A _____</p> <p>Does the application meet the requirement?  <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
---

- B. Where is required parking located? (check one)  
☒ On-site  
☐ off-site

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

\_\_\_\_\_

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

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

☐ Parking reduction requested; see attached supplemental form

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

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

<p align="center">Planning and Zoning Staff Only</p> <p>Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____</p> <p>Does the application meet the requirement?  <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
--

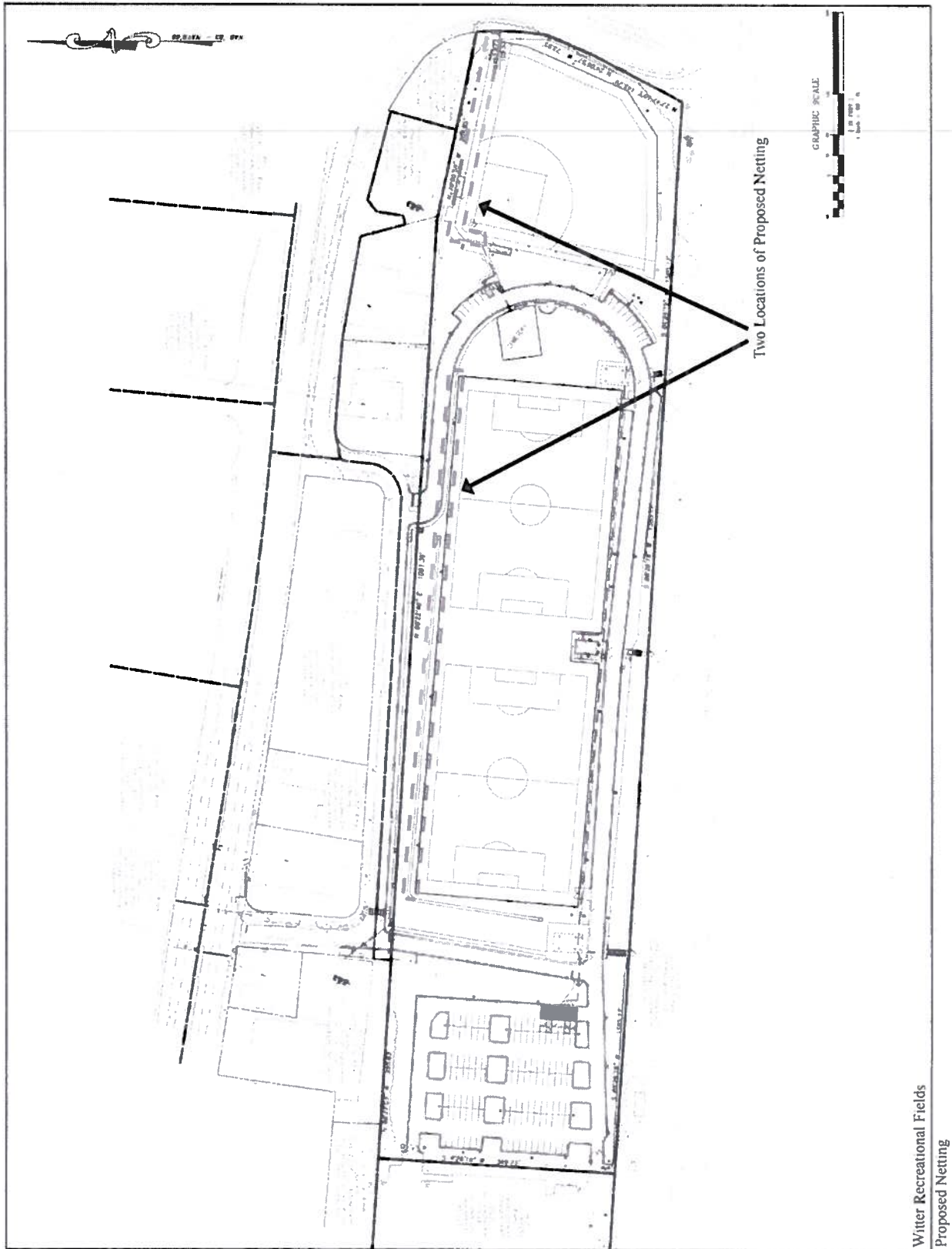
SUP # 2014-0078

- 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?  
N/A

**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? *No change from DSUP#2007-0014; proposed netting will extend above existing fence.*  
\_\_\_\_\_ sq. ft. (existing) + \_\_\_\_\_ sq. ft. (addition if any) = \_\_\_\_\_ sq. ft. (total)
19. The proposed use is located in: (check one)
- ☐ a stand alone building
  - ☐ a house located in a residential zone
  - ☐ a warehouse
  - ☐ a shopping center. Please provide name of the center: \_\_\_\_\_
  - ☐ an office building. Please provide name of the building: \_\_\_\_\_
  - ☒ Other. Please describe: Athletic / recreation field

End of Application









September 12, 2014

Mr. Karl Moritz, AICP  
Acting Director  
Department of Planning & Zoning  
City of Alexandria, Virginia  
301 King Street, Suite #2204  
Alexandria, VA 22314

Land Rover Alexandria  
2712 Duke Street, Alexandria  
VA, 22314  
T (703) 370 6565  
F (703) 370 6566  
landroveralexandria.net

**RE: Witter Athletic Fields, 2700 Witter Drive; Special Use Permit Request #2014-0078**

Mr. Moritz and Members of the Alexandria Planning Commission & City Council,

The purpose of this letter is to express Land Rover Alexandria's full support of the proposal for field netting at Witter Athletic Fields by the Department of Recreation, Parks & Cultural Activities.

Our Dealership is adjacent to Witter Athletic Fields between Duke Street and Witter Drive and abuts the property north of the softball field. Extending the existing six-foot height fence at the softball field to thirty feet overall will provide an additional safety enhancement for our property and contents. As I am sure you recall, approved adjacent proposed development conditions were different (as compared to the existing conditions of today) when Witter Athletic Fields was designed. Although previous concerns appear to have been fully resolved through field programming revisions, the proposal for safety netting along Witter Drive-should it be needed in the future-will also provide an additional measure of safety for the Right of Way and our dealership. In both cases, we believe these to be creative low-impact and reasonable ideas that are in the best interest of our Dealership and the City.

As General Manager of the Dealership, I have been pleased with the Recreation and Park Department's responsiveness to our concerns over-time and continue to appreciate our joint neighborliness on behalf of the community. Thank you for your consideration of this matter. I would be glad to speak to you directly should you have questions. My contact information is [cbeck@landroveralexandria.net](mailto:cbeck@landroveralexandria.net) or via phone at 703.370.6565.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Charley Beck".

Charley Beck, General Manager  
Land Rover Alexandria

September 23, 2014

Karl Moritz, AICP  
Acting Director  
Department of Planning & Zoning  
City of Alexandria, Virginia  
301 King Street, Suite #2204  
Alexandria, VA 22314

**RE: Witter Athletic Fields, 2700 Witter Drive  
Special Use Permit Request #2014-0078**

Dear Mr. Moritz, Members of the Alexandria Planning Commission and Alexandria City Council,

On behalf of the Park & Recreation Commission, this letter is to express the Commission's full support of the proposal for field netting at Witter Athletic Fields. At our Commission meeting on September 18, Recreation, Parks & Cultural Activities Staff brought this item before the Commission. Commission members representing all Park Districts subsequently voted unanimously in support of the item.

We believe that extending the existing six-foot height fence along the north side of the softball field with an additional 24 feet of netting will provide an extra measure of safety at the Park. It also appears that the existing rectangular fields paralleling Witter Drive are approximately eight feet below the roadway elevation and that the continuous six foot height fence is about fifty feet south of the curb line. However, we think that the proposal for similar netting in this location may provide an additional measure of safety should it be needed in the future. We also appreciate Staff's processing these two requests together to address a current need and possible future need in a thoughtful and efficient manner.

We would be glad to provide additional input if necessary. Our contact information is below.

Your Respectfully,



Judy Coleman  
Co-Chair  
Park & Recreation Commission  
City of Alexandria, VA  
[judycolemanalexprc@gmail.com](mailto:judycolemanalexprc@gmail.com)



Jennifer Atkins  
Co-Chair  
Park & Recreation Commission  
City of Alexandria, VA  
[jennifer.atkins@cloudigylaw.com](mailto:jennifer.atkins@cloudigylaw.com)

**From:** [Gina Baum](#)  
**To:** [Jack Browand](#)  
**Subject:** [EXTERNAL]Winter Netting  
**Date:** Sunday, April 3, 2022 10:54:42 PM

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Hi Jack,

Field netting is nothing new. The commission fully supports field netting. Otherwise, at some locations, there would be balls flying onto highways, into busy streets or at pedestrians. We leave those decisions regarding field netting placement up to the Rec Dept. You guys are the experts and I (nor anyone else on the commission) have any intentions of telling you how to do your job.

Many thanks,

Gina

Gina Baum  
| [ginabaum@kw.com](mailto:ginabaum@kw.com) |

iPhone

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**DISCLAIMER:** This message was sent from outside the City of Alexandria email system.  
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source.

# **City of Alexandria**

*301 King St., Room 2400  
Alexandria, VA 22314*



## **Action Docket - Final**

**Tuesday, December 14, 2021**

**6:00 PM**

**Council Chambers**

**City Council Legislative Meeting**

The December 14, 2021 Legislative Meeting of the Alexandria City Council is being held in the Council Chamber (301 King Street, Alexandria, Virginia, 22314) and electronically. Members of City Council and staff are participating either in-person or from remote locations through a video conference call on Zoom. The meeting can be accessed by the public in the City Council Chamber, through the live broadcast on the government channel 70, streaming on the City's website, and can be accessed via Zoom by the following link:

**Registration Link:**

[https://zoom.us/webinar/register/WN\\_DaB64gmxQo2jAOuPeFwSTg](https://zoom.us/webinar/register/WN_DaB64gmxQo2jAOuPeFwSTg)

**Webinar ID: 961 0707 0936**

**Webinar Passcode: 319582**

**Dial-In Number: 301.715.8592**

If you use the Zoom webinar application, please be sure you have updated the application to the latest version for best results. If you are unable to access Zoom, please use the Dial-In number to access the meeting.

**\*\*\*PLEASE LOG-IN EARLY IF POSSIBLE\*\*\***

**Links:**

**Meeting Agenda and Live Webcast**

The meeting will be webcast live and video and audio recordings will be available a few days after the meeting.

**Zoom Registration**

If you wish to use Zoom to watch the meeting or to address Council, you must register first.

**\*\*\*\*\***

Individuals requiring translation services should contact the City Clerk and Clerk of Council at [gloria.sitton@alexandriava.gov](mailto:gloria.sitton@alexandriava.gov) or at 703.746.4550. We request that you provide 48-hour notice so that proper arrangements may be made. Please specify the language for translation when you make the request.

**PLEASE NOTE:** There will be an organizational meeting of the Landmark Community Development Authority (CDA) held at 5:30 PM.

**1. Calling the Roll.**

*Mayor Wilson called the meeting to order and the City Clerk called the roll. All the members of Council were present, with Vice Mayor Bennett-Parker arriving during the*

*Executive Session.*

## 2. 6:00 PM - Closed Executive Session.

[22-0600](#)

6:00 p.m.- Consideration of a closed meeting for the discussion of the investment of public funds where competition or bargaining is involved, where, if made public initially, the financial interest of the governmental unit would be adversely affected and to consult with legal counsel regarding actual or probable litigation, where such consultation or briefing in open meeting would adversely affect the negotiating or litigating posture of the public body. [ROLL-CALL VOTE]

*City Council convened in closed executive session at 6:00 p.m. to discuss the investment of public funds where competition or bargaining is involved, where, if made public initially, the financial interest of the City would be adversely affected; actual or probable litigation, where such consultation or briefing in open meeting would adversely affect the negotiating or litigating posture of the City; specifically, potential investment of public funds for development in the Old Town neighborhood of the City, and an update on a damage claims case and an update on a potential case involving the sale of City property in the Old Town neighborhood of the City; pursuant to Sections 2.2-3711(A)(6), and (A)(7) of the Code of Virginia.*

*City Council reconvened in open session at 7:01 p.m.*

*City Council adopted the resolution regarding the closed Executive Session previously circulated to Council. (RES. NO. 3036)*

## 3. Moment of Silence and Pledge of Allegiance

*City Council observed a moment of silence and recited the Pledge of Allegiance led by Cub Scouts Troop 687 from St. John's Lutheran Church.*

## 4. Reading and Acting Upon the Minutes of the Following Meetings of City Council:

[22-0577](#)

Reading and Acting Upon the Minutes from the Following Meetings:

The Regular Meeting Minutes of October 26, 2021;  
The Regular Meeting Minutes of November 9, 2021;  
The Public Hearing Meeting Minutes of November 13, 2021;  
The Special Meeting Minutes of December 1, 2021; and the  
Meeting Minutes from the City Manager Hiring Process.

*City Council approved the minutes from the following meetings of City Council: the regular meeting minutes of October 26, 2021, the regular meeting minutes of November 9, 2021, the public hearing meeting minutes of November 13, 2021, and the meeting minutes from the City Manager Hiring Process.*

## PROCLAMATIONS

5. [22-0578](#) Presentation of a Proclamation Recognizing December 31, 2021 as a Fair Weather Night For First Night Alexandria.  
*City Council endorsed the proclamation.*
6. [22-0579](#) Presentation of a Proclamation Recognizing December as Human Rights Month.  
*City Council endorsed the proclamation.*

\*\*\*\*\*

**Presentation of Proclamations to Outgoing Members of City Council – Vice Mayor Elizabeth Bennett-Parker, Councilwoman Redella Pepper, and Councilman Mohamed Seifeldein.**

\*\*\*\*\*

*Mayor Wilson and the members of City Council presented proclamations to the following outgoing City Council members and thanked them for their service to the City of Alexandria during this Council term: Councilman Mohamed Seifeldein, Vice Mayor Elizabeth Bennett-Parker, and Councilwoman Pepper.*

*The Town Crier presented Councilwoman Pepper with a declaration honoring her retirement from City Council and service to the City of Alexandria after 36 years.*

\*\*\*\*\*

*WHEREUPON, upon motion from Councilman Chapman, seconded by Councilman Seifeldein and carried unanimously by roll-call vote, City Council adopted a resolution to name the new consolidated facility at 4850 Mark Center Drive in honor of Councilwoman Redella S. "Del" Pepper. (RES. NO. 3037)*

*\*\*\*\*\*WHEREAS, Alexandria Councilwoman Redella S. "Del" Pepper is the longest serving member of the Alexandria City Council; and  
WHEREAS, Councilwoman Pepper has been a steadfast champion for Alexandria, its residents, its businesses and its neighborhoods; and  
WHEREAS, the City of Alexandria recently contracted to purchase 4850 Mark Center Drive to consolidate operations of the Department of Community and Human Services, Neighborhood Health Services and the Alexandria Health Department; and  
WHEREAS, as recognition of Councilwoman Pepper's legendary service to our community, the Alexandria City Council would like to consider the naming of this new facility in her honor;*

*NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ALEXANDRIA VIRGINIA THAT:*

1. *The City Manager be requested to submit an application for naming this new facility for Redella S. "Del" Pepper before the Naming Committee prior to March 2022 for subsequent consideration by the City Council.*

**ORAL REPORTS FROM MEMBERS OF CITY COUNCIL ON BOARDS, COMMISSIONS, AND COMMITTEES**



**\*COG TRANSPORTATION PLANNING BOARD (TPB)(Councilman Aguirre)**

**\*Northern Virginia Transportation Commission (NVTC)(Councilman Aguirre and Vice Mayor Bennett-Parker)**

**\*Eisenhower Partnership Board of Directors (Councilwoman Jackson and Councilwoman Pepper)**

**\*Update on Douglas MacArthur Elementary School Construction (Councilwoman Jackson)**

**\*Ad Hoc Stormwater Utility and Flood Mitigation Advisory Group (Councilman Chapman)**

**\*ARHA Redevelopment Committee (Mayor Wilson and Councilman Chapman)**

**\*Northern Virginia Transportation Authority (NVTA)(Mayor Wilson)**

*City Council gave the reports.*

## **ORAL REPORT FROM THE CITY MANAGER**

*City Manager Jinks reported that the Annual Employee Awards Ceremony was held today virtually and honored City employees for the many years of service to local government, with four employees honored for 40 years of service.*

*City Manager Jinks also reported that the City was awarded a grant from Virginia Housing for the Amazon Reach competition recognizing the AHDC/Arlandria project in the amount of \$17 million.*

## **REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER (five min.)**

### **CONSENT CALENDAR (7-23a)**

#### **(Resignations and Uncontested Appointments)**

7. [22-0580](#) Receipt of the following resignations from Members of Boards, Commissions, and Committees:
  - (a) Alexandria Transportation Commission  
Jeremy Drislane
  - (b) Budget and Fiscal Affairs Advisory Committee  
Kirk McPike

- (c) Commission for Women  
Charlotte Florance  
Julie Harbour
- (d) Commission on HIV/AIDS  
Ben Kirst
- (e) Commission on Persons with Disabilities  
Katherine Lloyd
- (f) Community Criminal Justice Board  
Abdel Elnoubi
- (g) Community Services Board  
Holly Batal
- (h) Human Rights Commission  
Katherine Lloyd

### **Uncontested Appointments to Boards, Commissions and Committees:**

8. [22-0581](#) Uncontested Appointments to Boards, Commissions and Committees:
- (a) Alexandria Gang Prevention Community Task Force  
1 Alexandria Public School employee
  - (b) Alexandria Housing Affordability Advisory Committee  
1 Real Estate Professional  
1 Alexandria Public School employee
  - (c) Beautification Commission  
1 Citizen Member
  - (d) Children, Youth and Families Collaborative Commission  
1 Young Adult  
2 Community Members with experience as parents, guardians, teachers and/or expertise in early childhood, youth, or general education policy  
2 Community Members with expertise in children, youth, and family issues, public safety, medical/health related profession or non-profit experience
  - (e) Commission for the Arts  
1 Member with expertise in the arts, including, but not limited to, arts educators, professional practitioners of various art disciplines and professional administrators working in the arts

2 Professionals in fields relevant to arts and cultural development, including cultural planning, marketing, finance, funding, tourism, promotion, nonprofit organizational development, and real estate development

(f) Commission on Aging

1 Citizen Member

(g) Commission on Employment

1 Recognized Area Business including minority-owned and small-businesses

(h) Commission on Persons with Disabilities

2 Citizen Members

(i) Environmental Policy Commission

1 Member from the field of Environmental Sciences or who have Alexandria waterfront expertise, provided that at least four members shall have scientific expertise

(j) George Washington Birthday Celebration Committee

1 Citizen Member

(k) Potomac Yard Design Advisory Committee

1 Member Representing the Potomac East area

(l) Waterfront Commission

1 Visit Alexandria Board of Governors representative

### **(Reports and Recommendations of the City Manager)**

9. [22-0174](#) Consideration of the Monthly Financial Report for the Period Ending October 31, 2021.
10. [22-0389](#) Consideration of Draft Citizen Participation Plan for Housing and Community Development Activities.
11. [22-0513](#) Consideration of a Form Lease for Renewing and Issuing Leases to Artists and Arts Organizations through September 30, 2022, at the Torpedo Factory Art Center located at 105 N. Union Street.
12. [22-0515](#) Consideration of Acceptance of Arts Project Grant from the National Endowment for the Arts for Creative Neighborhoods Grant Program.
13. [22-0531](#) Consideration of a License Extension, Amendment No. 4, between the City of Alexandria and the Tall Ship Providence Foundation for the Docking of the Tall

Ship Providence in the City Marina.

14. [22-0555](#) Authorization for the Early Acceptance of a Portion of Wesmond Drive Roadway.
15. [22-0556](#) Consideration of a Grant Application to the National Park Service, Save America's Treasures Program, to Support the Exterior Restoration of the Freedom House Museum.
16. [22-0557](#) Consideration of a Grant Application to the National Trust for Historic Preservation, Telling the Full History Preservation Fund, for the Freedom House Museum.
17. [22-0564](#) Consideration of a grant application to the FY 2021 Assistance to Firefighters Grant Program (AFG) through the Federal Emergency Management Agency (FEMA) for Funding for Needed Equipment for the Alexandria Fire Department.
18. [22-0583](#) Consideration of an Amendment to the Membership of the City Naming Committee.
19. [22-0458](#) Consideration of the Release of \$30,000 from Contingent Reserves for the Department of Transportation and Environmental Services (T&ES) for Outreach Efforts and Reusable Bag Distribution in Response to the Adopted Plastic Bag Tax Ordinance.

### **(Ordinances for Introduction and First Reading)**

20. [22-0459](#) Introduction and First Reading. Consideration. Passage on First Reading of an Ordinance to Make Supplemental Appropriations for the Support of the City Government for Fiscal Year 2022.
21. [22-0528](#) Introduction and First Reading. Consideration. Passage on First Reading of an Ordinance to amend and reordain the Master Plan of the City of Alexandria, Virginia, by adopting and incorporating therein the amendment heretofore approved by city council to the Sanitary Sewer Master Plan chapter of such master plan as Master Plan Amendment No. 2021-00008 and no other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendment (Implementation Ordinance for Master Plan Amendment No. 2021-00008 associated with Sanitary Sewer Master Plan Update approved by City Council on November 13, 2021).
22. [22-0546](#) Introduction and First Reading. Consideration. Passage on First Reading of an Ordinance authorizing the owner of 2601 Oakville Street to construct and maintain an encroachment for building canopies at that address, in the City of Alexandria, Virginia (Implementation Ordinance for Encroachment No. 2021-00007 associated

with 2601 Oakville Street approved by City Council on January 23, 2021).

23. [22-0548](#) Introduction and First Reading. Consideration. Passage on First Reading of an Ordinance authorizing the owner of 2501 Oakville Street to construct and maintain an encroachment for building canopies at that address, in the City of Alexandria, Virginia (Implementation Ordinance for Encroachment No. 2021-00008 associated with 2501 Oakville Street approved by City Council on January 23, 2021).
- 23a. [22-0566](#) Introduction and First Reading. Consideration. Passage on First Reading of an Ordinance Authorizing the Disposition and Sale of City Vacant Land Located at 4575 Seminary Road to the Alexandria Housing Development Corporation, and Request for Public Hearing, Second Reading and Final Passage.

## END OF CONSENT CALENDAR

*City Council approved the consent calendar, with the exception of docket item #8, which was considered under separate motion. The City Manager's recommendations were as follows:*

*7. City Council received the following resignations with regret: (a) Jeremy Drislane, Alexandria Transportation Commission; (b) Kirk McPike, Budget and Fiscal Affairs Advisory Committee; (c) Charlotte Florance and Julie Harbour, Commission for Women; (d) Benjamin Kirst, Commission on HIV/AIDS; (e) Katherine Lloyd, Commission on Persons with Disabilities; (f) Abdel Elnoubi, Community Criminal Justice Board; (g) Holly Batal, Community Services Board; and (h) Katherine Lloyd, Human Rights Commission.*

*8. City Council appointed the following persons to the City boards, commissions, and committees: (a) waived the residency requirement and appointed Carlos Gonzalez as the Alexandria City Public School employee to the Alexandria Gang Prevention Community Task Force; (b) appointed Jonathan Frederick as the real estate professional to the Alexandria Housing Affordability Advisory Committee; (c) appointed Monica Murphy as the citizen member to the Beautification Commission; (d) appointed Nelsa Tientore as the young adult member, appointed Katie Greenway and Zachariah Lowe as the two community members with experience as parents, guardians, teachers and/or with expertise in early childhood, youth, or general education policy and appointed Christine Raino and Jennifer Van Pelt as the two community members with expertise in children, youth and family issues, public safety, medical/health related profession or nonprofit experience to Children, Youth and Families Collaborative Commission; (e) waived the residency requirement and appointed Sheryl Sims as the member with expertise in the arts, including, but not limited to, arts educators, professional practitioners of various art disciplines and professional administrators working in the arts and appointed Ryan Belmore and David Pritzker as the two professionals in fields relevant to arts and cultural development, including cultural planning, marketing, finance, funding, tourism, promotion, nonprofit organizational development, and real estate development to the Commission for the Arts; (f) reappointed David Kaplan as the citizen member to the Commission on Aging; (g) appointed Susan Picerno as the representative from recognized area businesses including minority-owned and small businesses to the Commission on Employment; (h) appointed Alison O'Connell and Jennifer Wiser as the two citizen members to the Commission on Persons with Disabilities; (i) appointed Oleksandr Faryga as the member from the field of environmental sciences or who have Alexandria waterfront*

*expertise, provided that at least four members shall have scientific expertise to the Environmental Policy Commission; (j) appointed Sally Graham as the citizen member to the George Washington Birthday Celebration Committee; (k) appointed James Horsman as the member representing the Potomac East area to the Potomac Yard Design Advisory Committee; (l) waived the residency requirement and appointed Charlotte Hall as the Visit Alexandria Board of Governors representative to the Waterfront Commission; and (m) appointed Sarah Porter as the youth member to the Commission for Women. (separate motion)*

9. *City Council received the Monthly Financial Report.*

10. *City Council received the Draft Citizen Participation Plan for Housing and Community Development Activities and scheduled it for public comment at the public hearing on Saturday, December 18, 2021.*

11. *City Council scheduled a public hearing on December 18, 2021 regarding the form and content of the proposed lease to be used for renewals and new leases at the Torpedo Factory Art Center.*

12. *City Council: (1) authorized the acceptance of \$30,000 in grant funds which are part of the Arts Project grant from the National Endowment for the Arts; (2) designated the Office of the Arts, division of the Recreation, Parks and Cultural Activities as the official local arts agency in the City thereby having the authority to subgrant funds on behalf of the City of Alexandria; and (3) authorized the City Manager and staff to execute the necessary documents that may be required. (RES. NO. 3039)*

13. *City Council scheduled the proposed License Extension, Amendment No. 4 for public hearing on December 18, 2021.*

14. *City Council: (1) agreed to accept the portion of the Wesmond Drive roadway consistent with the term outlined; and (2) authorized the City Manager to execute the necessary documents.*

15. *City Council: (1) approved the application to the National Parks Service, Save America's Treasures (SAT) grant program, for up to \$500,000; (2) approved the acceptance of funds from the Save America's Treasures grant for up to \$500,000, if the grant is awarded; and (3) authorized the City Manager to execute the necessary documents that may be required.*

16. *City Council: (1) approved the application to the National Trust for Historic Preservation, Telling the Full History Preservation Fund, for up to \$50,000, and (2) authorized the City Manager to execute the necessary documents that may be required.*

17. *City Council: (1) approved the submission of a grant application for \$803,430 in Federal FEMA funding for the Alexandria Fire Department (AFD); and (2) authorized the City Manager to execute the necessary documents that may be required.*

18. *City Council: (1) amended the membership of the City's Naming Committee to replace the City Manager's Office position with a third member of City Council; and (2) requested that the City's Naming Committee meet early in 2022 to discuss the various naming policies and consolidate the naming process.*

19. *City Council allocated \$30,000 in budgeted contingent reserve funding to the*



*Department of Transportation and Environmental Services for use to implement the Plastic Bag Tax ordinance.*

*20. City Council passed the ordinance on introduction and first reading and scheduled it for public hearing, second reading and final passage on Saturday, December 18, 2021.*

*21. City Council passed the ordinance on introduction and first reading and scheduled it for public hearing, second reading and final passage on Saturday, December 18, 2021.*

*22. City Council passed the ordinance on introduction and first reading and scheduled it for public hearing, second reading and final passage on Saturday, December 18, 2021.*

*23. City Council passed the ordinance on introduction and first reading and scheduled it for public hearing, second reading and final passage on Saturday, December 18, 2021.*

*23a. City Council passed the ordinance on introduction and first reading and scheduled it for public hearing, second reading and final passage on Saturday, December 18, 2021.*

## ROLL-CALL CONSENT CALENDAR (24-30)

24. [22-0120](#) Consideration of a Resolution to support a Funding request for \$4.5 Million in FY 2028 Congestion Mitigation and Air Quality (CMAQ) and Regional Surface Transportation Program (RSTP) Funds. [ROLL-CALL VOTE]
25. [22-0474](#) Introduction and First Reading. Consideration. Passage on First and Second Reading of an Ordinance to adopt Supplement 89 of the Zoning Ordinance. [ROLL-CALL VOTE]
26. [22-0530](#) Consideration of a Resolution to Authorize the City Manager to execute an Agreement to finalize a Proposed Donation from the Alexandria Soccer Association for Improvements (ASA) at the Witter Athletic Fields.
27. [22-0540](#) Introduction and First Reading. Consideration. Passage on First and Second Reading of an Ordinance to adopt Supplement 140 of the City Code. [ROLL-CALL VOTE]
28. [22-0543](#) Consideration of a Resolution Creating an Audit and Finance Subcommittee of City Council. [ROLL-CALL VOTE]
29. [22-0576](#) Consideration of a Resolution to Extend the Term of the RiverRenew Stakeholder Advisory Group. [ROLL-CALL VOTE]

30. [22-0417](#) Consideration of a Resolution to Authorize the City Manager to Execute an Agreement to Finalize the Distribution of the Bequest from the Demaris Jarroll Williams Revocable Trust to The Lyceum.[ROLL-CALL VOTE]

## END OF ROLL-CALL CONSENT CALENDAR

*City Council approved the roll-call consent calendar. The approvals were as follows:*

*24. City Council: (1) approved the resolution to support the FY 2028 CMAQ/RSTP \$4.5 million funding request; and (2) authorized the City Manager to execute the necessary agreements. (RES. NO. 3038)*

*25. City Council adopted on first and second reading an ordinance to adopt Supplement 89 of the Zoning Ordinance. (ORD. NO. 5389)*

*26. City Council approved a resolution authorizing the City Manager to execute an agreement to finalize a donation of \$100,000 from the Alexandria Soccer Association (ASA) to implement the expansion of sports netting at the Witter Rectangular Fields. (RES. NO. 3040)*

*27. City Council adopted on first and second reading an ordinance to adopt Supplement 140 of the City Council. (ORD. NO. 5390)*

*28. City Council approved a resolution creating an Audit and Finance Subcommittee of the City Council. (RES. NO. 3041)*

*29. City Council approved a resolution to extend the term of the RiverRenew Stakeholder Advisory Group. (RES. NO. 3042)*

*30. City Council approved a resolution to authorize the City Manager to execute an agreement to finalize the distribution of the bequest from the Demaris Jarroll Williams revocable trust to the Lyceum. (RES. NO. 3043)*

## CONTESTED APPOINTMENTS

31. [22-0594](#) Archaeological Commission  
1 Citizen Member residing in Planning District II  
*City Council appointed Esther White as the citizen member residing in Planning District II to the Archaeological Commission.*
32. [22-0595](#) Beauregard Urban Design Advisory Committee  
1 Citizen Member  
*City Council reappointed Fatimah Mateen as the citizen member to the Beauregard Urban Design Advisory Committee.*
33. [22-0599](#) Commission for Women  
2 Citizen members  
*City Council appointed Rochelle Hall and Maxanne Witkin as the two citizen members to the Commission for Women.*

34. [22-0596](#) Historical Restoration and Preservation Commission  
1 Citizen Member  
*City Council appointed Barbara Hayes as the citizen member to the Historical Restoration and Preservation Commission.*
35. [22-0597](#) Landlord-Tenant Relations Board  
1 Tenant Representative  
*City Council appointed Katherine O'Connell as the tenant representative to the Landlord-Tenant Relations Board.*
36. [22-0598](#) Real Estate Assessments Review Board  
1 Citizen Member  
*City Council reappointed Anne Rector as the citizen member to the Real Estate Assessments Review Board.*

## REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER FOR DISCUSSION (60 min.)

37. [22-0387](#) Final Approval of the Proposed Alexandria Legislative Package for the 2022 General Assembly.  
*City Council adopted the Proposed 2022 General Assembly Legislative Package which is comprised of Legislative Principles and Priorities.*
38. [22-0588](#) American Rescue Plan Act (ARPA) Program and Projects Update.  
*City Council received the report.*
39. [22-0525](#) Request for City Housing Opportunities Fund (HOF) Loan Funds for the Alexandria Redevelopment and Housing Authority (ARHA) to Support Ongoing Affordable Housing Repositioning and Redevelopment Activities Using Braddock Funds Reserved for ARHA.  
*City Council: (1) allocated \$300,000 from the City's Housing Opportunities Fund (HOF) Braddock Metro Neighborhood Plan monies to be loaned, as described and depicted in this report, to support ARHA efforts to modernize, redevelop, and reposition portions of its affordable housing stock; and (2) indicated to ARHA that City council supports the use of Braddock Metro Neighborhood Plan monies (currently \$3.4 million) reserved for ARHA for its ongoing modernization, redevelopment and repositioning activities, subject to specific ARHA request and Council allocation.*
40. [22-0396](#) Consideration of Scenarios for the Revitalization of the Torpedo Factory Art Center.  
*City Council received the presentation and moved to: (a) Create a task force to consist of mostly artists, community members and council members. City Council also moved to create a separate public entity to consolidate Alexandria's artistic real estate assets (Old Town North arts space, Torpedo Factory and beyond) with the mission to: (a) Strategically manage Alexandria's artistic real estate; (b) take*

*advantage of unique financing tools to rehabilitate, build-out and sustain real estate assets; (c) provide a framework for future consideration of public/private partnerships; and (d) project financing and a schedule of City facility capital investments. City Council also moved to ensure that the Torpedo Factory remains a world-class center for the arts, by defining a structure within the newly-created authority that: (a) implements the approved Action Plan for Vibrancy and Sustainability, to build and sustain a high-quality arts program and visitor experience; (b) retains a place for Torpedo Factory artists as the facility evolves; (c) broadens scope of artistic expression included in the Art Center and throughout the district (e.g. performing arts, etc.); (d) solicits and incorporates structural changes from the City's Race and Social Equity Officer to improve diversity of artists; (e) retains a place for non-Art Center tenants (Art League and Archaeology Museum); (f) extends the Torpedo Factory brand; combine with the Old Town North Arts District; and (g) engage all stakeholders to develop a coherent vision/mission for the Torpedo Factory and the connected Arts District.*

**41. [22-0527](#)**

Consideration of a City Grant/Equity Investment of up to \$5 Million to the Alexandria Housing Development Corporation (AHDC) to Develop Affordable Mixed Ability Housing, Including 36 Homeownership Units, on Seminary Road.

*City Council contingent on the land use approvals on December 18 including receipt of a positive 9.06 report from the Planning Commission by December 18: (a) approved a City Housing Opportunities Fund grant to AHDC of up to \$3.9 million (including \$250,000 of previously predevelopment funds) for the development of 36 affordable housing units; (b) approved an additional City equity investment through the transfer of city land valued at \$0.8 million to \$1.2 million to AHDC to complete its land assemblage for the project; (c) approved a City Housing Opportunities Fund grant of up to \$1.1 million for construction of The Sheltered Homes of Alexandria units; and (d) authorized the City Manager to execute the grant agreement and negotiate terms for the land transfer which are consistent with the project's affordable housing purposes after all potential non-city funds have been secured.*

## ORDINANCES AND RESOLUTIONS

**42. [22-0570](#)**

Introduction and First Reading of An Ordinance to Amend Title 11 Chapter 5: Noise Control Ordinance.

*City Council passed the ordinance on first reading and scheduled it for public hearing, second reading and final passage on December 18, 2021.*

## ORAL REPORTS AND ORAL PRESENTATIONS BY MEMBERS OF CITY COUNCIL

### OTHER

**43. [22-0481](#)**

Consideration of City Council Schedule.

*City Council received and approved the Council Schedule which includes: the City Council Installation to be held at Alexandria City High School, 3330 King Street at 6:00 p.m., on Monday, January 3, 2022, in the auditorium; and the City Council Annual Workplan Retreat will be held for 1/2 day on Saturday, January 8, 2022 location and time to be determined.*

\*\*\*\*\*

*The meeting was adjourned at 11:55 p.m.*

\*\*\*\*\*

*NOTE: The action docket is a summary of Council's meeting deliberations prepared largely for staff follow up. Formal minutes of the meeting, when approved by Council become the official record of the meeting of Council decisions made at the meeting.*

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File #: 22-0530

Name:

Type: Resolution

Status:

Agenda Ready

File created: 11/15/2021

In control:

[City Council Legislative Meeting](#)

On agenda: 12/14/2021

Final action:

Title: Consideration of a Resolution to Authorize the City Manager to execute an Agreement to finalize a Proposed Donation from the Alexandria Soccer Association for Improvements (ASA) at the Witter Athletic Fields.

Attachments: 1. [22-0530 Exhibit A Resolution ASA Donation](#), 2. [22-0530 ASA Donation Agreement](#), 3. [22-0530 ASA Letter of Intent](#), 4. [22-0530 Final Resolution](#)

Text

## City of Alexandria, Virginia

### MEMORANDUM

**DATE:** DECEMBER 7, 2021

**TO:** THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

**FROM:** MARK B. JINKS, CITY MANAGER /s/

**DOCKET TITLE:**



**TITLE**

Consideration of a Resolution to Authorize the City Manager to execute an Agreement to finalize a Proposed Donation from the Alexandria Soccer Association for Improvements (ASA) at the Witter Athletic Fields.

**BODY**

---

**ISSUE:** Consideration of a proposed donation from the Alexandria Soccer Association (ASA) to implement the expansion of sports netting at the Witter Rectangular Fields.

**RECOMMENDATION:** That City Council approve a resolution authorizing the City Manager to execute an agreement to finalize a donation of \$100,000 from the Alexandria Soccer Association (ASA) to implement the expansion of sports netting at the Witter Rectangular Fields.

**DISCUSSION:** The Department of Recreation, Parks and Cultural Activities has an approved and funded project to install field netting on the north side of the two rectangular fields at the Witter Fields athletic complex. The Alexandria Soccer Association (ASA) approached the City with a donation to implement the expansion of sports netting at the Witter Rectangular Fields.

**FISCAL IMPACT:** Up to \$100,000 donation to the City of Alexandria.

**ATTACHMENTS:**

1. Resolution
2. Donor Agreement
3. Letter of Intent

**STAFF:**

Debra Collins, Deputy City Manager  
James Spengler, Director, Recreation, Parks & Cultural Activities  
Jack Browand, Acting Deputy Director, Recreation, Parks & Cultural Activities  
Faye Maslaki, Division Chief, Recreation, Parks & Cultural Activities  
Karen Snow, Senior Assistant City Attorney

**GIFT AGREEMENT BETWEEN THE  
CITY OF ALEXANDRIA, VIRGINIA AND  
THE ALEXANDRIA SOCCER ASSOCIATION**

**THIS AGREEMENT** is entered into this 21 day of December, 2021, between the Alexandria Soccer Association ("ASA") or ("Donors") and the City of Alexandria, a municipal corporation of the Commonwealth of Virginia ("City").

**WHEREAS**, the Alexandria Soccer Association have agreed to donate to the City of Alexandria, Virginia one hundred thousand dollars (\$100,000) to implement the expansion of rectangular field netting at the Witter Sports Fields in the City of Alexandria; and

**WHEREAS**, by Resolution No. 3040 adopted by City Council, on or about December 14, 2021, the City agreed to accept this generous gift from the Donors to be used to implement the expansion of rectangular field netting at the Witter Sports Fields and for a lasting public benefit to all users of the Witter Rectangular Fields.

**NOW THEREFORE**, in consideration of the mutual covenants set forth herein, the Donors and the City agree as follows:

1. The Donors have agreed to donate to the City \$100,000 to be used to implement the expansion of rectangular field netting at the Witter Sports Rectangular Fields.
2. The City has accepted this gift and agrees to use the funds consistent with the purpose set forth in Resolution No. 3040, which was adopted by City Council on or about December 14, 2021, and is attached hereto as Exhibit A.
3. **Modifications.** Notwithstanding any provision in paragraph 2 of this Gift Agreement to the contrary, the City with the written agreement of the Donors or their successors, may modify and amend the purposes of the donation if the purposes of the donation become impracticable or impossible to achieve. In addition, with the written consent of the Donors or their successors, the City may make changes to this Gift Agreement which it determines are to the benefit of the public and are consistent with the legal requirements for the use of charitable funds.
4. **Entire Agreement.** This Gift Agreement constitutes the full and complete agreement by and between the Donors and the City and all oral agreements, understandings and discussions between the Donors and the City are merged into this Gift Agreement and are null and void to the extent they are inconsistent with the provisions of this Gift Agreement.
5. **Amendments.** This Gift Agreement shall neither be amended nor modified except in writing signed by the authorized representatives of the City and the Donors.

6. This Gift Agreement shall be binding upon the Donors, the City and their successors and assigns.
7. **Applicable Law.** This Gift Agreement shall be construed and enforced in accordance with the laws of the Commonwealth of Virginia. The courts of Alexandria, Virginia, shall be the proper fora any disputes arising hereunder.
8. **Notices.** All notices under this Agreement shall be in writing and, unless otherwise provided in this Agreement, shall be deemed validly given if sent by certified mail, return receipt requested, or via recognized overnight courier service, addressed as follow (or to any other address which the party to be notified may designate in writing to the other party by this notice method). All notice properly given as provided for in this section shall be effective upon receipt. The Notice addresses are:

<b>DONORS:</b>	Executive Director or designee Alexandria Soccer Association (ASA) 1108 Jefferson Street Alexandria VA 22314
<b>THE CITY:</b>	Director or designee Recreation, Parks and Cultural Activities 1108 Jefferson Street Alexandria, Virginia 22314
<b>WITH A COPY TO:</b>	City Attorney 301 King Street, Suite 1300 Alexandria, Virginia 22314

9. **No Waiver of Sovereign Immunity.** Notwithstanding any other provisions of this Gift Agreement to the contrary, nothing in this Agreement nor any action taken by the City pursuant to this Agreement, nor any document which arises out of this Agreement, shall constitute or be construed as a waiver of either the sovereign immunity or governmental immunity of the City, or of its elected and appointed officials, officers and employees.

**SIGNATURE PAGE FOLLOWS**

**IN WITNESS WHEREOF**, the City of Alexandria and the Alexandria Soccer Association (ASA) have executed this Agreement as of the date set forth herein.




\_\_\_\_\_  
Thomas Park, Executive Director  
Alexandria Soccer Association (ASA)

12/21/2021

\_\_\_\_\_  
Date

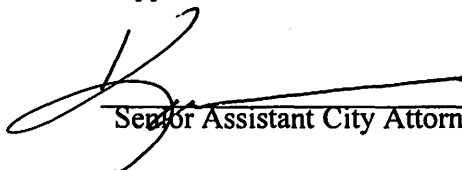
**THE CITY OF ALEXANDRIA**, a  
municipal corporation of the Commonwealth of Virginia

By:  Debra Collins, Deputy City Manager for  
\_\_\_\_\_  
James F. Parajon  
City Manager

1/26/2022

\_\_\_\_\_  
Date

Approved as to form:

  
\_\_\_\_\_  
Senior Assistant City Attorney

Attachment: Alexandria Soccer Association Donation Letter of Intent dated [October 12, 2021]

**RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN  
AGREEMENT TO FINALIZE A DONATION FROM THE ALEXANDRIA SOCCER  
ASSOCIATION TO IMPLEMENT THE EXPANSION OF FIELD NETTING AT THE  
WITTER SPORTS FIELDS**

**WHEREAS**, pursuant to Section 2.02 (e) of the Charter of the City of Alexandria, Virginia, (1950), as amended, City Council has the authority to accept gifts and donations; and

**WHEREAS**, the Alexandria Soccer Association ("ASA") wants to donate to the City of Alexandria \$100,000 to implement the expansion of rectangular field netting at the Witter Sports Rectangular Fields; and

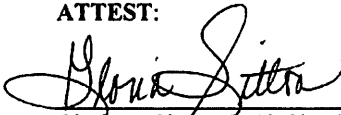
**NOW, THEREFORE, BE IT RESOLVED THAT CITY COUNCIL  
OF THE CITY OF ALEXANDRIA VIRGINIA HEREBY:**

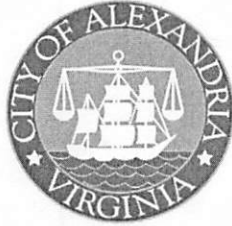
1. Accepts the donation from the Alexandria Soccer Association to expand the rectangular field netting at the Witter Sports Fields; and
2. Authorizes the City Manager to finalize and execute an agreement and if necessary other documents, to finalize the donation from the Alexandria Soccer Association to expand rectangular field netting at the Witter Sports Fields.

Adopted: December 14, 2021

  
\_\_\_\_\_  
JUSTIN M. WILSON, MAYOR

ATTEST:

  
\_\_\_\_\_  
Gloria A. Sitten, CMC City Clerk



Alexandria Soccer Association (ASA)  
1108 Jefferson Street, Alexandria VA 22314  
703.684.5425

---

October 12, 2021

Jack Browand  
Acting Deputy Director  
Recreation, Parks & Cultural Activities - City of Alexandria  
1108 Jefferson Street, Alexandria VA 22314

Jack,

Please accept this letter of intent for Alexandria Soccer Association (ASA) to commit a donation of up to \$100,000 to the City of Alexandria to support the addition of netting around the full perimeter at Witter Recreation Fields Complex.

The proposed netting would extend above the existing 6 foot fence for an additional 24 feet for a total height of 30 feet. The netting would follow the full boundary of all four sides of the sporting complex - except for the entry gates and restrooms. The netting provides additional safety to the adjacent right-of-way, private property, and miscellaneous parking from aerial projected sport balls associated with normal use of the field.

ASA is energized by the continued collaboration with RPCA to support the Alexandria community through high quality sport experiences and programming at public fields, courts, community centers, schools and parks.

Please advise any additional next steps that ASA can support to confirm the netting installation project at Witter Recreation Fields Complex.

Thank you,  
Tommy

A handwritten signature in cursive script, appearing to read "Tommy Park".

Tommy Park  
Executive Director  
Alexandria Soccer Association (ASA)  
1108 Jefferson Street, Alexandria VA 22314

**From:** [Thomas Park](#)  
**To:** [Jack Browand](#)  
**Subject:** [EXTERNAL]Witter Netting  
**Date:** Tuesday, April 5, 2022 7:07:07 PM

---

Mr. Browand,

Reaching out to share the variety of safety issues at Witter park in the absence of the industry standard of high netting/fencing at athletic fields.

Balls easily clear the 6 foot fences in place at high speeds creating a major safety issue for all who visit the park. With all four sides of the Witter fields bordered by a road the risks to drivers and pedestrians are present at all times. Just a few of the scenarios that often occur:

- Balls frequently hit moving cars startling the driver. Some drivers screech to a stop or even swerve when hit by a ball. There is a sidewalk on one side and parked cars on the other with little room creating a high risk of injury for pedestrians and drivers. Cars have often been damaged by balls.
- Balls frequently hit people walking by. There have been at last two cases of concussion from people walking without an eye on the game getting hit.
- Balls often clear the fencing down to the train tracks. In the winter when there is less brush balls have been found on the train tracks.
- When balls go over - kids naturally run after them jumping over the six foot fence. There have been at least a handful of injuries over the years from people jumping over the fences.

Thank you for paying attention to this important and ongoing safety issue with a practical solution of higher boundaries.

~ Tommy

--

Thomas Park  
 ASA Executive Director  
 703-684-5425 (Office)  
[www.alexandria-soccer.org](http://www.alexandria-soccer.org)  
[Facebook](#) | [Twitter](#) | [LinkedIn](#) | [Instagram](#) | [YouTube](#)  
 ASA Office: 1108 Jefferson Street, Alexandria, VA 22314

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