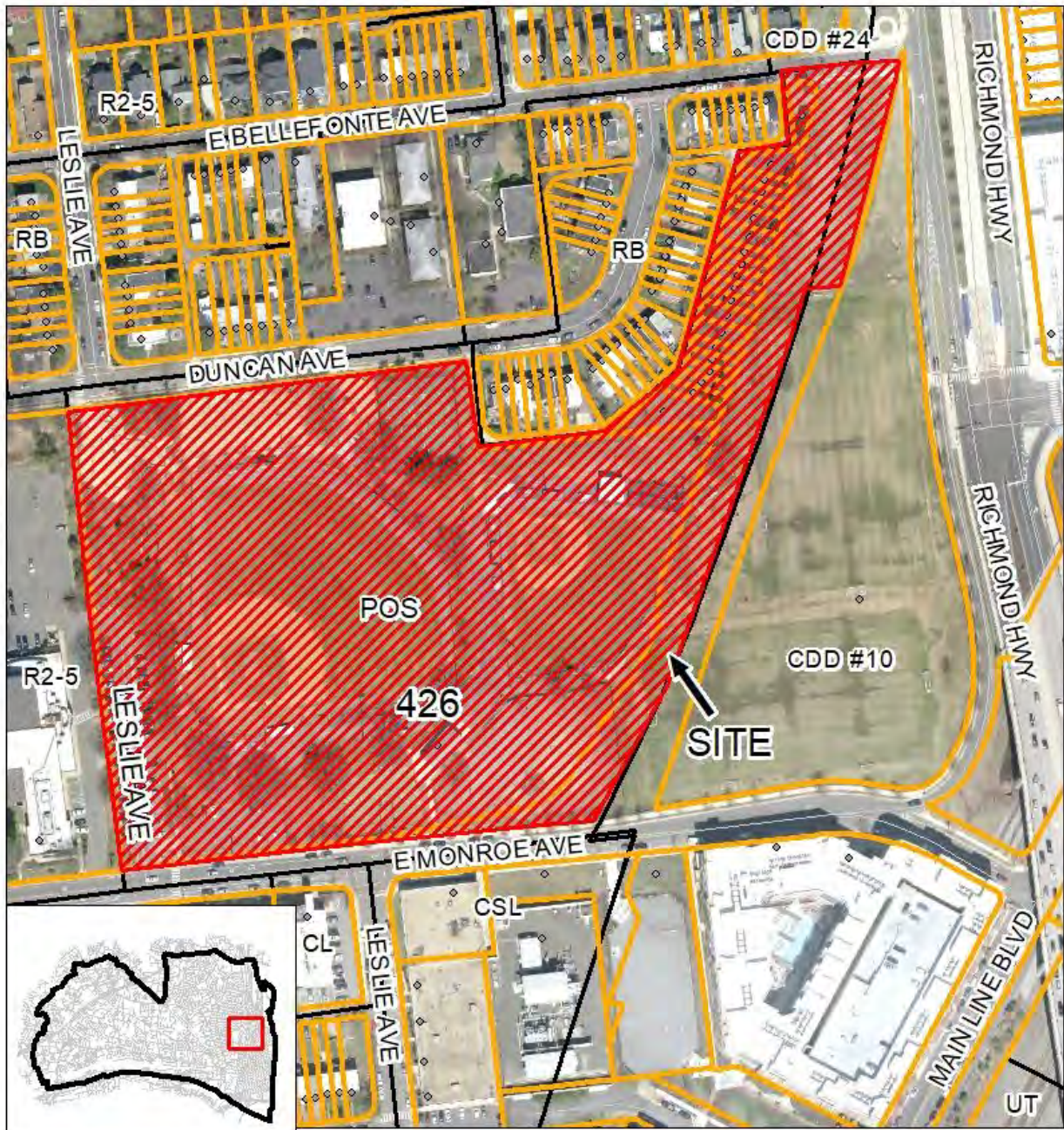





DOCKET ITEM #7
Development Special Use Permit #2023-10003
426 E Monroe Avenue – Simpson Stadium Park Renovation

Application	General Data	
Project Name: Eugene Simpson Stadium Park Renovation Project	PC Hearing:	June 6, 2023
	CC Hearing:	June 17, 2023
	If approved, DSUP Expiration:	June 17, 2026
	Plan Acreage:	10 acres
Location: 426 East Monroe Avenue	Current Zones:	POS/ Public Open Space and Community Recreation Zone and CDD #10/Coordinated Development District #10
	Proposed Zones:	POS/ Public Open Space and Community Recreation Zone and CDD #10/Coordinated Development District #10
Applicant: City Department of Project Implementation, on behalf of the Department of Recreation, Parks & Cultural Activities	Existing Floor Area:	4,401 square feet
	Proposed Floor Area:	5,021 square feet
	Small Area Plan:	Potomac West
	Historic District:	N/A
	Green Building:	N/A
Purpose of Application		
Consideration of a request to renovate two athletic fields and associated accessory buildings and structures, including a relocated basketball court with lighting, expansion of the surface parking lot with an additional 16 parking spaces, walkway paths and pedestrian plazas, and enhanced stormwater management for the existing Eugene Simpson Stadium Park.		
Amendments, Special Use Permits and Modifications Requested:		
a. Development Special Use Permit (DSUP) with Site Plan for the construction and enlargement of accessory buildings associated with the existing athletic fields and providing more than five new parking spaces. b. Special Use Permit (SUP) for community recreation buildings. c. SUP for congregate recreational facilities. d. SUP for facilities for the lighting of any area in the POS zone for nighttime use. e. SUP for lighting taller than 15 feet. f. SUP for accessory buildings and netting taller than 15 feet. g. Modifications for a reduction of the 35 foot light pole setback.		
Staff Recommendation: APPROVAL WITH CONDITIONS		
Staff Reviewers: Robert M. Kerns AICP, Division Chief, Planning & Zoning, robert.kerns@alexandriava.gov Dirk Geratz, AICP, Principal Planner, Planning & Zoning, dirk.geratz@alexandriava.gov Abigail Harwell, Urban Planner, Planning & Zoning, abigail.harwell@alexandriava.gov		



 **Development Special Use Permit #2023-10003**
426 East Monroe Avenue
Simpson Stadium Park renovation

0 85 170 340 Feet

N

I. SUMMARY

Recommendation

Staff recommends approval of the request for a development special use permit with site plan, modifications and associated special use permits, to renovate outdoor recreational facilities and park area associated with Eugene Simpson Stadium Park. The proposal provides a range of public benefits for the City and surrounding community including:

- ✓ Renovation of existing outdoor recreation amenities including the replacement of two athletic fields (one synthetic, one natural turf), replacement of bleachers, dugouts, additional storage, a new dedicated concession stand, and new basketball court with lighting;
- ✓ Increased landscaping throughout the park, including a planted tree buffer along the E. Duncan alleyway, additional landscaping around the dog park area, and doubling the amount of crown coverage for the project area with over 100 new trees;
- ✓ Improved pedestrian amenities, including hardscape trails, American with Disabilities Act (ADA) compliant access, picnic areas, increased safety lighting and pedestrian safety along E. Monroe Avenue;
- ✓ Enhanced stormwater management through the use of bio-retention areas, planted swales and below grade retention areas under the new synthetic turf field that complies with the Green Building policy for 100% treatment through green infrastructure; and
- ✓ Additional 16 parking spaces, including two new ADA spaces, and new curb cuts to address traffic circulation.

General Project Description

The Department of Recreation, Parks and Cultural Activities (RPCA) is proposing to renovate the existing Eugene Simpson Stadium Park (Simpson Park). The project area will be restricted to just the areas of disturbance for the proposed improvements, with the two rectangular fields on the east side of the park remaining open, as well as the tennis courts, playground, garden area and a portion of the dog park currently undergoing renovations. The parking lot areas are also being renovated with an additional 16 parking spaces, new lighting and pedestrian improvements. The project is based on the community feedback and needs assessment for all park users as documented in the Eugene Simpson Stadium Park Improvement Plan endorsed by the Park and Recreation Commission in 2014, and updated in 2021.

II. BACKGROUND

A. Site Context

Eugene Simpson Stadium Park and the two adjoining athletic fields (Simpson Park) and right-of-way combine for a 16-acre public City Park located in the northeast area of the City, connecting the Del Ray neighborhood to the north and west with the Potomac West/Yards neighborhoods to the east. The park is bordered by Richmond Highway to the east, East Monroe Avenue to the south, the YMCA

Alexandria to the west, and a mix of townhouses and apartments to the north. The site is split zoned, with the western portion of the park zoned POS/Public Open Space and Community Recreation zone, and the eastern portion zoned CDD#10/Coordinated Development District #10. As such, the property is also split between the Potomac West Small Area Plan and the Potomac Yard/Potomac Greens Small Area Plan, as noted on Image #1 below.

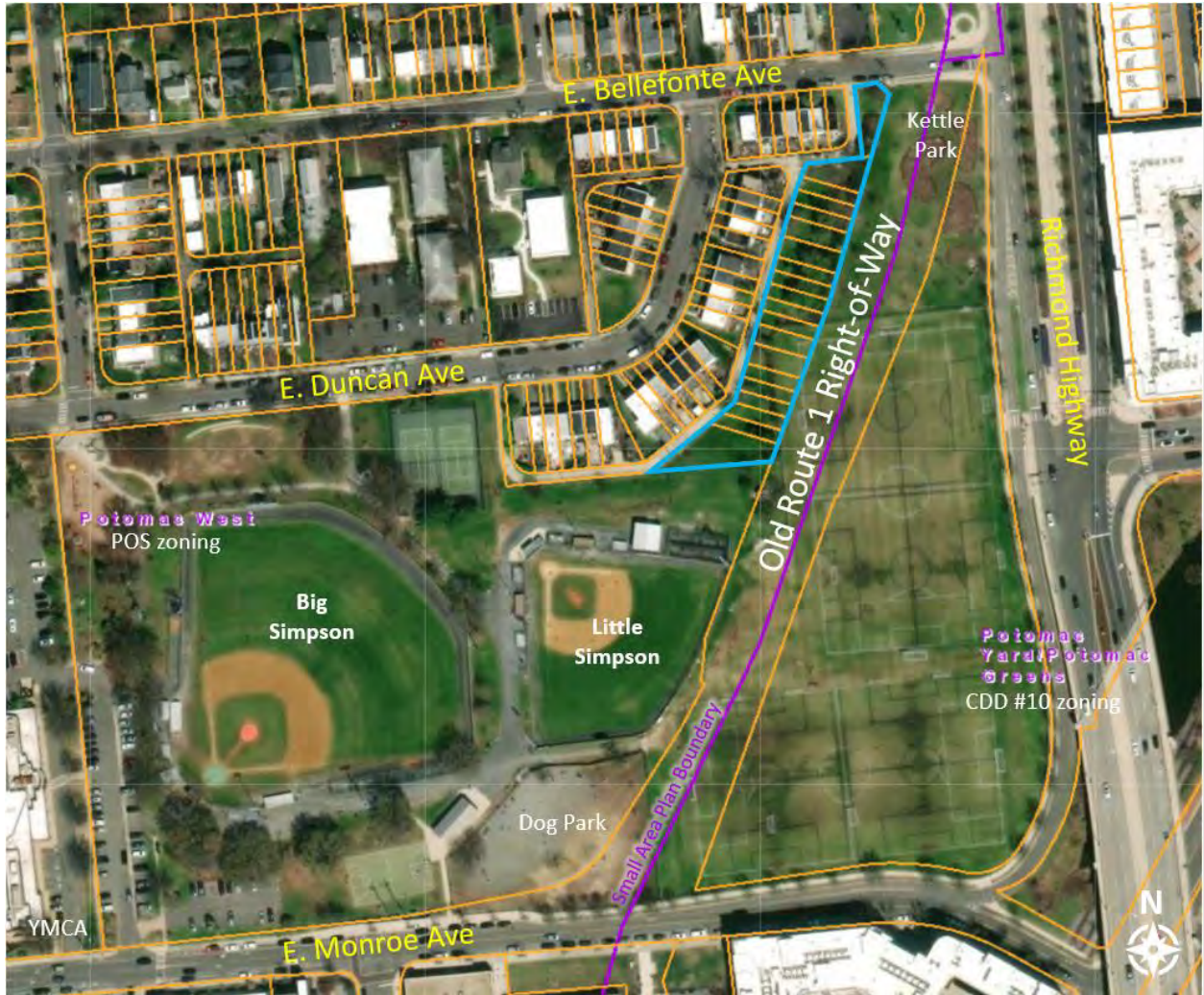


Image #1: Aerial view of Simpson Park existing conditions

The land for Simpson Park was donated to the City in the 1940's. In 1953, Eugene Simpson contributed the funds to build the two diamond fields that are still used today. In the Summer of 2012, RPCA began to develop with the public a Parks Improvement Plan for Citywide Parks. Simpson Park was one of the Citywide Parks that RPCA surveyed and met with the public to document the needs and wants of the community. After extensive public outreach and input, the Citywide Parks Improvement Plan was endorsed by the Park and Recreation Commission on April 10, 2014. In July 2021, a Park Plan amendment was proposed to the Park and Recreation Commission in response to community requests for additional improvements, which included converting one or both natural diamond athletic fields to synthetic turf. Following months of community engagement, the amendment was endorsed in

November 2021, recommending the priority to convert Big Simpson with synthetic turf and Little Simpson with natural turf.

After the realignment of Richmond Highway was completed in 2008, the two rectangular fields were established as part of the development of Potomac Yard Park, approved in 2008. The right-of-way of the old the Route 1 was vacated and has been incorporated into the park, but has not been consolidated into the park property due to existing franchise agreements and easements for utilities that exist within the right-of-way. However, as it is City owned property, the City can utilize this area as part of the park’s open space. There are also 20 individual properties along the north-west side of the park that had previously been acquired for the City for park open space in the 1970’s (outlined in blue in above Image #1). As part of the proposed park renovations, these 20 lots will be consolidated with the larger park parcel for one, consolidated park property.

The portion of the park within the CDD #10 zone was designated for Alexandria City Public Schools (ACPS) use as a potential future school development (CDD2007-0001). While designated, the CDD condition stated that this area be maintained as public open space and utilized for active recreation purposes until such time ACPS and City Council pursues school development. As ACPS has not scheduled a new school at this site in the current 10-year CIP Budget, the School Board unanimously voted to allow RPCA continued use the land for recreational purposes for a minimum of 10 more years at their July 2, 2022, meeting.

B. Detailed Project Description



Image #2: Site Improvements, rendering of the athletic fields and amenities.

The DSUP submission seeks to renovate the two athletic diamond fields, the existing accessory buildings, and a portion of the parking area with improved drainage, improved accessory buildings and features, as well as new landscaping as seen in the image above. The plan strives to address site circulation for pedestrians and motorists, while improving pedestrian safety along E. Monroe Avenue. While many trees are being maintained, several of the trees within the project area need to be removed due to invasive status, poor conditions or location within the construction area, and will be replaced with more native trees than previously existed. This includes a new buffer with trees and landscaping where the property abuts the alley at the rear of residential properties along E. Duncan Avenue.

To support the two renovated diamond fields, currently identified as Big and Little Simpson fields, each field will have new bleachers with a press box, new dugouts, bullpens, batting cages, and associated safety netting and storage. The existing lighting poles used for the two diamond fields will be slightly adjusted for the renovated field locations but will be reused, as they were upgraded in 2012. Adjacent to Big Simpson field will be a new concession stand along with an improved pedestrian plaza that includes picnic tables, bench seating, new landscaping and additional bike racks. The existing basketball court will be demolished and rebuilt east of its current location to address parking lot improvements, including a new curb cut and driveway. The new basketball court will have new sports light poles measuring 40 feet tall, and due to the location will have one light pole adjacent to the property line along E. Monroe Avenue.

The proposal will replace the 20-space small parking lot parallel to E. Monroe Avenue with an expanded parking lot of 39 spaces. As the smaller lot has only one way in and out, the proposal involves a new curb cut on the east side of the expanded lot to improve traffic circulation. The existing 54-space lot adjacent to the YMCA is being adjusted to add maintenance access to the stadium and an improved driveway entrance to the smaller lot, resulting in a 51-space lot. The total amount of parking spaces for the site will increase by 16 spaces, from 74 to 90 spaces. This also includes an increase from two to four ADA parking spaces. The length of the parking along E. Monroe Avenue does not exceed 50% of the total park length along E. Monroe Avenue, as limited by the Zoning Ordinance.

In addition to all the improvements listed above, the park will also provide new landscaping and walking pathways connecting the active Simpson Park area to the smaller park area to the north, known as Kettle Park (Graphic #2). Currently, the area includes remnants of vegetation and a hedge from the old Route 1 right-of-way of plantings installed through a community partnership in Kettle Park. The plan will remove overgrown vegetation and invasive species. The design will replant the area with native trees and landscaping that provides buffers from the impacts on neighboring residential properties by traffic on Richmond Highway and pathways that can be used by all users. The amenities in this area include hardscape pathways that are ADA compliant, bench seating, and bike racks that match what is proposed for the larger park area. The fencing surrounding the rectangular athletic fields will be adjusted, but will not impact the usability of the northern most field.

C. Dog Park renovations and impacts

There is an existing dog park area that has been in this part of Simpson Park since 2001 and is well used by the community. Renovations to the dog park began in 2022 based on recommendations of the 2014 Park Improvement Plan to address stormwater, erosion, and surface concerns that were impacting park use. The larger park renovation, including adding the ADA access from E. Monroe Avenue and relocating the basketball court, will impact the east and west edges of the dog park space. To address community concerns about the impacts, staff are proposing to add buffering and modify the dog park boundaries to minimize the loss of space and improve the park user experience. The proposed changes have been documented in an updated rendering shown in the image below (Attachment #2). City staff will continue to work with park users so all park amenities can be accommodated, and a condition has been added to specially address this issue before the park receives certificate of occupancy (Condition #10).



Image #3: Rendering of changes to dog park area

III. ZONING

The property is currently split zoned between POS / Public Open Space and Community Recreation zone on the western side of the old Route 1 right-of-way, and CDD #10 / Community Development District #10 on the eastern side of the right-of-way. Only landscaping with passive amenities are located within a portion of the project zoned CDD #10, with all active recreation, buildings and associated accessory structures located within the park zoned POS. No new structures or uses are proposed in the portion of the park zoned CDD #10. The zoning details applicable to the park are listed in Table 1 below.

Table 2: Zoning Information

Property Address:	426 E. Monroe Avenue		
Total Site Area:	10.00 AC/435,636 SF		
Project Area:	7.47 AC/325,234 SF		
Zone:	POS/Public Open Space and Community Recreation zone and CDD #10/Community Development District #10*		
Existing Use:	Public Park with congregate recreational facilities		
	POS Required	Existing	Proposed
FAR	No Standards	0.01% (4,401 SF)	0.012% (5,021 SF)
Setbacks	Front: None Side: 20 feet from residential property Rear: 20 feet from residential property Special: 30 feet for congregate recreational from residential property		Front: None Side: N/A** Rear: 57 feet Special: 57 feet
Parking	No standards	74 spaces	90 spaces
Height	15 feet	NA	25 feet for press box 30 feet for netting*** 40 feet for lighting***
Crown Coverage	25%	13%	25.3%

* New structures proposed within portion of the park zoned POS, and only landscaping proposed in portion of park zoned CDD.

** Side yards for park not adjacent to residential property.

*** Subject to approval of a Special Use Permit.

IV. STAFF ANALYSIS

A. Site Plan Review

Staff supports the proposed park project and finds the renovations and upgrades will be an improvement for the community. The renovations are consistent with the 2014 Park Implementation Plan, with the recommended amendments, and are part of the City’s efforts to address needed improvements for citywide organizations, residents and recreation programs. The project would comply with the City Council approved Open Space Master Plan, which established goals for protecting, enhancing and expanding open space in the City. Further, the Potomac West Small Area Plan advocated for protecting and enriching existing parks and maximizing use of public open space areas to satisfy local needs. The proposed improvements are all with the intent of addressing these goals, as well as the upgrades complying with current standards for traffic, landscaping, and stormwater management.

Traffic and Circulation

Parking for the site is constrained to a larger parking lot located between the existing plaza and the parking lot for the YMCA Alexandria to the west, and a smaller lot between the existing plaza and E. Monroe Avenue. There is currently one curb cut serving both lots on the park property. The larger lot is connected to the adjacent YMCA parking lot, providing circulation through the lot, but the small lot only has one way in and out. As a result, cars can be stuck in the smaller lot and unable to leave if

there's traffic blocking the driveway. Per the 2014 Park Improvement Plan, parking and circulation were issues that needed addressing, especially during heavy use of the athletic fields.



Image #4: Rendering of parking, traffic and pedestrian improvements.

The proposed project involves expanding the smaller lot and adding a new curb cut east of the lot that aligns with the intersection of E. Monroe Avenue and Leslie Avenue. This additional access point will allow visitors to park and drop off passengers for sports practice and events without having to do a three-point-turn to exit the parking lot. In addition to the traffic circulation improvements, multiple improvements are proposed for pedestrians, including wider sidewalks, bumps out and high visibility crosswalks across E. Monroe Avenue and within the parking lots, and additional signage to alert drivers to pedestrians. These improvements will align with the City's Complete Streets policy to incorporate infrastructure into the existing public streets to improve the safety, convenience and comfort of all roadway users (Resolution No. 2621).

Stormwater Management

Stormwater management for the Simpson Park Development Special Use Permit (DSUP2023-10003) meets the requirements of the Virginia Stormwater Management Program (VSMP) Regulations and the Chesapeake Bay Act in accordance with Article XIII of the Zoning Ordinance for control of stormwater quality and quantity. Water quality improvements are compliant with City's Green Building Policy which requires 100% achievement of the required stormwater quality treatment using green infrastructure. The plan proposes bioretention, a level II permeable synthetic turf baseball field, and stormwater detention to meet water quality and quantity requirements. The proposed BMPs achieve a 38% reduction in phosphorus compared to the predevelopment condition. The level II synthetic turf field provides dual benefits, one in the form of stormwater detention, where surface runoff infiltrates through the turf/underlying media, helping detain stormwater onsite and reduce flooding. The other benefit the turf field provides is through phosphorus reduction, which is how permeable pavement filters stormwater runoff as it infiltrates through the underlying soil media. The proposed level II permeable synthetic turf baseball field and detention facility provide a 20% reduction in the post development discharge rate when compared to the predevelopment condition. These runoff reducing practices follow compliance requirements with Article XII of the Zoning Ordinance for control of stormwater quantity in known localized flood-prone areas.

Landscape

All proposed landscaping and trees will comply with the 2019 City of Alexandria Landscape Guidelines. The project involves removing existing trees that are either invasive, in poor condition or impacted by the proposed construction, including 12 large trees, and planting over 100 new trees, plus additional shrubs and vegetation, that are local to Virginia. The new trees, combined with the trees that will be preserved, will provide 25.3% crown coverage within the site area, meeting the 25% minimum requirement and doubling the amount of crown coverage that exists today (12%). Based on community feedback, additional landscape buffering was desired in the northeast portion of the park to provide screening and buffering between the residential properties and Richmond Highway.

Staff has revised the proposed plans to enhance the landscaping in this area with additional trees and shrubs for a layered landscape buffer, as shown in the updated rendering below (also attachment #3). These changes were presented to the Park and Recreation Commission at the May 18, 2023 meeting,



who endorsed the entire project including the proposed changes to the landscaping. The enhanced landscaping will result in additional native trees and shrubs, adding to the project's crown coverage and addressing community concerns. The invasive species management plan will be coordinated with ongoing efforts by the Recreation, Parks and Cultural Activities Natural Lands Management Section. As the majority of the site is either grass or synthetic turf to accommodate the athletic fields, the trees and other landscaping are arranged in a way to provide shade around the fields and in the passive recreation areas, and to enhance the overall shading and appearance of the site while accommodating the site program.

Image #5: Rendering of changes to landscaping in northeast portion of the park.

Green Building

The City adopted an update to the Green Building Policy in 2019, which established an expected standard for green building certification for public projects. The policy expectation which is intended to apply primarily to buildings capable of qualifying for certifiable levels of compliance with one of several green building ratings systems developed by third parties. Staff granted an exemption for the proposed site buildings due to their small sizes, which occupy less than 1% of the total site. The vast majority of the site is open, green space that will utilize green infrastructure to address stormwater treatment. Water quality improvements are compliant with the City's Green Building Policy, which requires 100% achievement of the required stormwater quality treatment using green infrastructure. The City is planning to pursue Envision certification for the park, which is a framework and rating system for all types of civil infrastructure projects developed by the Institute for Sustainable Infrastructure.

B. Special Use Permits and Modification Requests

Section 11-500 of the Zoning Ordinance gives authority to the City Council to approve special use permits, five of which are requested with this application. The zoning ordinance requires the following provisions be met for approval of a SUP:

1. Will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use;
2. Will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood; and
3. Will substantially conform to the master plan of the city.

A summary of the five SUP requests along with a rationale for approval are provided below:

1. SUP for Community Recreational Buildings (Section 6-105.A)

2. SUP for Congregate Recreational Facilities (Section 6-105.B)

RPCA is requesting the uses of community recreational buildings and congregate recreational facilities within the POS zoned portion of the property. Community recreational buildings consist of enclosed and semi-enclosed shelters, and for this case include the new concession building, two new press boxes within the new bleachers for both diamond fields, and four new dugouts with additional storage. Congregate recreational facilities consist of public uses devoted to recreational activities typically or often pursued as a group or team, such as athletic fields and court game facilities. The project involves replacing two athletic fields (the diamond fields), one with synthetic turf and one with natural turf, and demolition and rebuild of the court game facility (basketball court). Pursuant to Section 6-105 of the Zoning Ordinance, these requested uses require approval of a Special Use Permit. The analysis below is for both special uses, as they are closely related and have similar rationale for support.

1. *Will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use:*
The new buildings and facilities will not pose a health or safety hazard to the neighborhood as they are improvements to already existing uses and structures. No new uses are being proposed at the site, but as these are uses that existed prior to the creation of the POS zone and its regulations, the renovation and rebuild requires compliance with today's ordinance, which requires SUP approval. The recreational uses will be an enhanced resource by providing improved recreational spaces and amenities, per the community's wants as documented in the Simpson Park Improvement Plan, that benefit athletic groups, the adjoining neighborhood and the greater Alexandria community.
2. *Will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood:*
The Zoning Ordinance requires a SUP for community recreational buildings and congregate recreational facilities in order to regulate the use of the site to minimize the impacts to the community. The proposed uses will replace the existing facilities, so this would be a continuation of the existing uses. The uses and structures are generally in the same location as

the current uses and structures, and not being relocated closer to the residential properties to the north. The athletic fields will have safety netting and measures installed to protect both players and park visitors from athletic equipment used for games (with special approval requested for height needed for such safety measures). Improved parking areas will continue to be located near E. Monroe Avenue, keeping all vehicle activity on the south side of the park.

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

The master plan and Potomac West small area plan for this area encourages protecting and enriching existing parks and maximizing use of public open space areas to satisfy local needs. Implementing the Simpson Park Improvement Plan, which documented the community's needs and wanted improvements for the park, conforms to the master plan of the city.

3. SUP for Facilities Lighting for Nighttime Use in POS zone (Section 6-105.G)

4. SUP to for Congregate Recreational Facility Lighting taller than 15 feet (Section 6-106.A)

The relocated basketball court is proposed to have two replacement light poles measuring 40 feet tall for nighttime use of the court. The existing diamond fields are currently lit with recreational facility lighting poles and RPCA plans to continue using the existing lights for the two renovated fields. New lighting is being proposed within the parking lot areas, measuring 30 feet in height. As this new lighting is for parking safety at night, and not associated with congregate recreational facilities, no additional approval is required.

Pursuant to Zoning Ordinance section 6-105(G) and section 6-403(F), facilities for the lighting of any area in the POS zone for nighttime use and the lighting for congregate recreational facilities that exceeds the permitted height of the zone requires approval of a Special Use Permit. The POS zone limits structure height to 15 feet without an SUP. The analysis below is for both requested special uses, as they are closely related and have similar rationale for support.

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

The proposed light poles will not adversely affect the health or safety of the neighborhood. The recreational facilities on the site are currently lit to provide visibility in the evenings for extended use of the recreational amenities. Per the Simpson Park Improvement Plan, the community would like to continue evening use with the proposed renovations of the park. Allowing the light poles would increase the use of the outdoor facilities, allowing athletes and residents alike more opportunities for recreational activity. The existing basketball court lights measure 40 feet tall, and the new lights would also measure 40 feet in height. Using the latest in lighting technologies, including LED lighting, coupled with new and preserved trees around the perimeter of the site will minimize impacts to the adjacent residential neighbors, traffic along E. Monroe, and other surrounding areas.

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

The proposed lighting has been designed so it will not be detrimental to the public welfare or property. The two new 40-foot-tall lighting poles on the north and south sides of the basketball court are designed with LED lighting and shields so the light is focused on the court with minimal spillage. The two diamond fields will reuse their existing 60 and 70-foot-tall lighting

poles. Understanding the impacts of such tall lights being used at night adjacent to residential properties, the light technology type and shielding of the lights have been designed so there is minimal light spillage beyond the field and therefore not lighting beyond the property line. Further, as is currently regulated by the City Code for the existing recreational fields, use of the lights will be permitted from dusk through 10 p.m., seven days a week. The field lights will be programmable and will not operate past 10 p.m. unless special permission is granted, and the basketball court will be on a timer not to be used after 10 p.m. New parking lot and pathway lighting is proposed to be installed to assist with night safety if the recreational lighting is turned off while park users are still present, an existing community issue the renovations are planned to address.

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

The master plan and small area plan for this area encourages protecting and enriching existing parks and maximizing use of public open space areas to satisfy local needs. By maintaining and providing new and improved lighting for active recreational amenities for nighttime use, the proposed lighting would be satisfying local needs documented in the Simpson Park Improvement Plan and supported through the public comment period, thus conforming with the City's master plan.

5. SUP to Increase Height of Structures and Netting taller than 15 feet (Section 6-106.A):

Several structures other than lighting exceed the 15-foot height limit in the POS zone: both diamond fields have netting up to 30 feet, as well as the new press boxes measuring 25 feet tall. Section 6-106(A) of the Zoning Ordinance states that accessory structures may be increased in height up to 30 feet with a SUP.

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

The proposed press boxes and netting, ranging from 25 to 30 feet in height, are associated with the recreational fields and activities proposed at the site, and are specifically being added to address community requests for safety. As both diamond fields are getting new, improved bleachers, the two press boxes will allow game officials and announcers to see the fields without restriction, as is common for these types of athletic fields. The netting will protect athletes, spectators and park visitors to the facilities from any balls and equipment that may leave the playing area. The press boxes are located where they will be either screened from view by landscaping or significantly away from the residential properties to the north. The proposed structures are being requested consistent with other City recreational facilities, and the height for the types of activities expected at the site.

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

In addition to protecting people around the recreational fields, the proposed netting will also protect the adjacent properties and the vehicles parked in the adjacent lots from any stray balls and equipment. The proposed height of 30 feet will be mitigated by the new and preserved trees that buffer the fields from the adjacent properties. The proposed press boxes are located and oriented away from the residential properties to the north. The Big Simpson field press box is

adjacent to the new plaza area at the southwest corner of the property. The Little Simpson field press box is located further north, closer to the residential properties, but oriented away from the residences and with new landscaping installed to minimize any visual or noise impacts. Any sound systems installed for use during games would be oriented to the immediate field and bleacher areas, at a sound level that complies with Chapter 4 of Title 11 of the City Code.

3. *Will substantially conform to the master plan of the city:*
As has been previously discussed, protecting and enriching existing parks and maximizing use of public open space areas to satisfy local needs is encouraged. The park's recreational facilities currently have field netting, and this use will be continued for the renovated recreational facilities proposed as part of the park improvements. The press boxes satisfy the athletic community's need for enhancement of the two diamond fields, providing an amenity that modernizes the fields for long-term use.

Modification to Congregate Recreational Facility Lighting Setback

The applicant is requesting a modification to allow one of two new poles for lighting of the basketball court to measure one foot from the right-of-way. As previously noted, the existing basketball court has existing lighting that is old and needs to be replaced with new lighting in a different location. The subject pole is located mid-court south of the basketball court and one foot off the property line. The second light pole is located mid-court north of the court and measures over 60 feet from the E. Monroe Avenue property line. Per Zoning Ordinance section 6-403(F), poles for lighting congregate recreational facilities, including court game facilities, are required to be setback a minimum of 35 feet from any right-of-way or residential property line.

Pursuant to Section 11-416 of the Zoning Ordinance, the Planning Commission may approve modifications the minimum setbacks if they determine that such modifications:

1. Are necessary or desirable to good site development;
2. That specific and identified features of the site design compensate for the impacts otherwise protected by the regulations for which the modification is sought; and
3. That such modification will not be detrimental to neighboring property or to the public health, safety and welfare.

Staff supports this modification for the following reasons:

1. *Are necessary or desirable to good site development.*
The modification is necessary due to limited space available for the existing basketball court to be relocated. In order to accommodate the needed traffic and parking circulation changes, the basketball court needs to be shifted east, and as a result is closer to the property line along E. Monroe Avenue. The existing lighting pole on the south side of the basketball court measures approximately 16 feet from the property line, which allows for evening use of the popular park use. The Simpson Park Improvement Plan documented how the "highly visible court is amongst the most heavily used in the City, with players using [the court] throughout the day and up until 10:00 PM when the lights automatically shut off" (Citywide Parks Improvement Plan, page 92). RPCA staff considered other configurations of the basketball court, but in every instance the

lighting poles would be located within this 35-foot setback, and as proposed would be the least impactful to the other shared uses within the park.

2. *That specific and identified features of the site design compensate for the impacts otherwise protected by the regulations for which the modification is sought.*

Understanding the intent of the minimum 35-foot setback requirement of recreational lighting is minimum impacts to adjacent properties, the proposed new LED lighting helps to compensate for the reduced setback. The new LED lighting is directed and shielded so most lighting is directed at the court and there's significant reduction in spillage and glare away from the court. Whereas lighting used in the past had lots of spillage and a larger setback would help accommodate this impact, new lighting does not have this issue. The pole is also located adjacent to a roadway across from commercial properties, and not residential properties, where there will be minimal impact from nighttime use. In conclusion, the modification would allow the relocated basketball court to continue to be lit in the evenings for the community's use and more effectively accommodate all the different park uses for the community's benefit.

3. *That such modification will not be detrimental to neighboring property or to the public health, safety and welfare.*

The existing basketball court had lighting that cut off at 10:00 PM daily, and that will continue to be the cut off for all new lighting. The new lights will match the 40-foot height of the existing lighting, is located in generally the same location and away from any residential property, and has the benefit of being LED lighting that can be more contained to the court, minimizing spillage and glare off-site. The improved lighting will be a benefit for public safety and welfare within the renovated park for extended use of a popular recreation court facility.

V. COMMUNITY ENGAGEMENT

The Department of Recreation, Parks and Cultural Activities (RPCA) has engaged the community in a variety of ways regarding this project. Originally when the Park Plan was developed in 2014, the Department conducted an online and hard-copy survey and a public workshop to receive information on community needs at Simpson Park. The Department also reached out to the Youth Sports Advisory Board to see how community sports groups use the site and what improvements would be preferred. The feedback received from the surveys and Youth Sports Advisory Board were the basis for the 2014 Plan recommendations.

Since 2014, additional community input was requested to convert one or both of the diamond athletic fields to synthetic turf. Amendments to the 2014 plan were presented to the Park and Recreation Commission on July 17, 2021, and a public comment period to receive written comments was open until October 20, 2021. The Park and Recreation Commission held a public hearing on the plan amendments on November 18, 2021, and the proposed amendment was endorsed to convert one or both of the diamond athletic fields to synthetic turf, as much as budget would allow.

Development of renovation plans began on April 21, 2022, with the design process and community engagement proposal introduced to the Park and Recreation Commission. Based on the Commission's

feedback, the following community engagement opportunities were provided to inform the public of the project and receive feedback:

Chart 2: Community Meetings and Outreach

June 13, 2022	Youth Sports Advisory Board
June 16, 2022	Park and Recreation Commission Update
January 2023	Master Gardeners of Alexandria
March 16, 2023	Park and Recreation Commission Update
April 2023	eNews release and door flyers
April 10, 2023	Youth Sport Advisory Board update
April 19, 2023	Community pop-up/open house event at the park
April 26, 2023	General Public meeting at the park
May 18, 2023	Park and Recreation Commission

In addition to the community meetings, staff also posted signs at the park showing the proposed designs and changes, with a link to provide feedback. City staff also went door-to-door to drop off flyers about the project to residences surrounding the park, including properties to the east across Richmond Highway. As a result of the online survey and public comment period, staff received over 300 comments on the proposed plans. Many comments received were positive and were in favor of the proposed improvements, in particular from the active users of the athletic facilities. Those that had concerns with the project were related to loss of dog park space, loss of existing vegetation and trees, concerns regarding noise and impacts from Richmond Highway, change of field from natural turf to synthetic turf, parking and construction impacts. Staff has attached a summary of the concerns raised and additional staff responses to this report (attachment #1). The Park and Recreation Commission has submitted a letter of endorsement, supporting the project (attachment #4).

Given the many uses and needs of the park within a limited parcel space, the proposed design is intended to take everyone’s needs into account while still providing the needed improvements. If the project is approved, construction would commence in Fall 2024 and conclude in 2025. RPCA would continue to provide updates to community groups and on the City’s project website, and work with dog park users to address the impacts of the relocated basketball court.

VI. CONCLUSION

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

Staff: Karl Moritz, Director, Planning & Zoning
 Robert Kerns, AICP, Chief, Planning & Zoning
 Dirk Geratz, Principal Planner, Planning & Zoning
 Abigail Harwell, Urban Planner, Planning & Zoning
 Beth Znidersic, Division Chief, Recreation, Parks and Cultural Activities
 Mitch Dillon, Technical Project Manager, Project Implementation

GRAPHICS

Graphic #1: Illustrative Rendering, fields and parking area



EUGENE SIMPSON STADIUM PARK – BALL FIELDS RENOVATION

ILLUSTRATIVE RENDERING | 1

Graphic #2: Illustrative Rendering, northeast part of park



EUGENE SIMPSON STADIUM PARK – BALL FIELDS RENOVATION

ILLUSTRATIVE RENDERING | 3

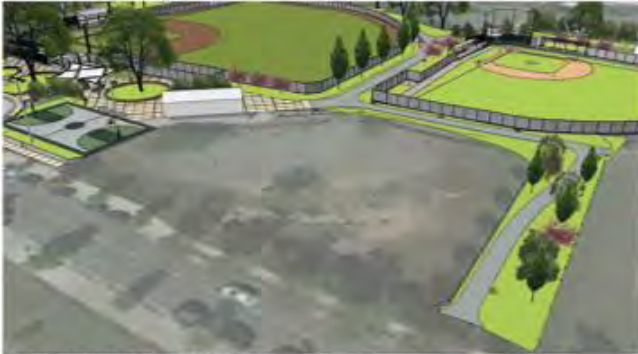
CITY OF ALEXANDRIA, VIRGINIA
 06.12.2023



Graphic #3: Illustrative Renderings, Plaza and Parking



BIG SIMPSON - OVERALL VIEW



OVERALL SITE - CONNECTION TO MONROE AVE



BIG SIMPSON - ENTRY PLAZA



BIG SIMPSON - LEFT PLAZA

Graphic #4: Illustrative Renderings, Big Simpson



BIG SIMPSON - SEATING AND CONCESSIONS



BIG SIMPSON - GATHERING PLAZA



BIG SIMPSON - SYNTHETIC TURF FIELD



BIG SIMPSON - VIEW FROM BLEACHERS

Graphic #5: Illustrative Renderings, Little Simpson



LITTLE SIMPSON - ACCESS BETWEEN FIELDS



LITTLE SIMPSON - NATURAL TURF FIELD



LITTLE SIMPSON - BACK OF BLEACHERS



LITTLE SIMPSON - ACCESS FROM KETTLE PARK

VII. STAFF RECOMMENDATIONS:

1. The Final Site Plan shall conform substantially with the preliminary plan dated February 17, 2023, as amended on March 10, 2023, and the updated renderings dated May 12, 2023 (changes to landscaping) and May 22, 2023 (changes to dog park area), and comply with the following conditions of approval.

I. SITE PLAN

2. Per § 11-418 of the Zoning Ordinance, the Development Special Use Permit shall expire and become null and void, unless the applicant commences substantial construction of the project within 36 months after initial approval and the applicant thereafter pursues such construction with due diligence. The applicant shall provide a written status report to Staff 18 months after initial approval to update the City Council on the project status if they have not yet commenced substantial construction. The applicant may petition to extend the validity period after adequate notice and a public hearing. (P&Z)
3. Submit the final plat and deed for the lot consolidation with the first Final Site Plan for approval prior to Final Site Plan release. (P&Z) (T&ES) *
4. Record the plat and submit a copy of the recorded plat, dedications, and deeds with the first application for a building permit. (P&Z) (T&ES) **
5. Show site utilities compatibly with other site conditions on the site plan to the satisfaction of the Directors of P&Z and T&ES prior to Final Site Plan release, specifically: (P&Z) (T&ES) *
 - a. Locating above grade service openings and required clearances for items such as transformers, telephone, HVAC units, and cable boxes.
 - b. Minimizing conflicts with plantings, pedestrian areas, and major view sheds.
 - c. Excluding above grade utilities from dedicated open space areas and tree wells.
 - d. Screening all utilities from the public right-of-way.
6. Provide a lighting plan with the Final Site Plan, unless otherwise identified below, to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of P&Z and T&ES in consultation with the Chief of Police and Code administration shall include: (P&Z) (T&ES) (Code) *
 - a. The location of all existing and proposed streetlights and site lights, shading back less relevant information.
 - b. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.
 - c. A photometric plan with lighting calculations encompassing all existing and proposed streetlights and site light fixtures, including any existing streetlights 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 adjacent streets and/or 20 feet beyond the property line on all adjacent properties and rights-of-way.
- d. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s), and security lighting.
 - e. The numeric summary for various areas (i.e., roadway, walkway/sidewalk, alley, and parking lot, etc.) in the proposed development.
 - f. Full cut-off lighting as applicable to prevent light spill onto adjacent properties. Provide a plan distinguishing between the site with all streetlights and other pertinent off-site lighting and the site without streetlights and off-site lighting to demonstrate how the plan complies with light spill regulations.
 - g. Additional lighting to achieve City standards if existing lighting within the City right-of-way adjacent to the site does not meet the minimum standards.
 - h. Basic, approved Dominion LED light fixtures for all proposed light fixtures in the City right-of-way.
 - i. All site lights designed to meet City of Alexandria photometric standards shall have photovoltaic switches.
 - j. The location of conduit routing between site lighting fixtures to avoid conflicts with street trees.
 - k. Details indicating proposed light pole and footings relative to the adjacent grade and pavement. All light pole foundations shall be concealed from view or light poles shall be direct bury.
7. Provide a georeferenced CAD file in AutoCAD 2018.dwg format that adheres to the National CAD Standards prior to Final Site Plan release. The file shall have the dimension plan including existing conditions, proposed conditions, and grading elements. (P&Z) (DPI) (GIS) *

A. BUILDING

8. Provide a building code analysis with these building code data prior to Final Site Plan release: (1) use group, (2) number of stories, (3) type of construction, (4) total floor area per floor, (5) height of structure, (6) non-separated or separated mixed use, and (7) fire protection system requirements. (P&Z) (Code) *
9. The structure designs, including the appearance, color, and quality of materials; final detailing; three-dimensional expression; and depth of all plane changes, shall be consistent with the elevations dated February 17, 2023 and the following conditions. (P&Z) (Code) *
- a. The drawings shall be enlarged and coordinated plan-section-elevation studies, typically at $\frac{1}{4}'' = 1'-0''$ scale, with shadows cast at 45 degrees from both left and above to show true depth of recesses and projections.
 - b. Separate design drawings shall be submitted for each primary structure typology.
 - c. All structures must remain within the property (e.g., balconies, railings, and canopies), unless permitted under the City of Alexandria Code or an encroachment has been obtained.

B. OPEN SPACE/LANDSCAPING

10. Provide these modifications to the landscape plan and supporting drawings with the Final Site Plan: (P&Z) *
 - a. Add addition landscape buffering in the northeast portion of the park, per attached updated rendering dated May, 12, 2023.
 - b. Provide additional fenced in square footage to the dog park to mitigate for square footage lost.
 - c. Preserve the northwest tree in the dog park with root pruning, limb pruning and other applicable tree protection measures under the direction of a certified arborist licensed in the state of Virginia. Develop and implement succession planning for addition shade in the dog park.
 - d. Provide buffering between the dog park, adjacent paths, and the basketball court, per updated renderings dated May 22, 2023.
11. Develop a palette of site furnishings for review and approval by Staff prior to Final Site Plan release. *
 - a. Provide location, and specifications, and details for site furnishings that depict the installation, scale, massing, and character of site furnishings to the satisfaction of the Directors of P&Z, RPCA and T&ES.
 - b. Site furnishings may include benches, bicycle racks, trash bins, recycling receptacles, and other associated features. City standard materials are mandatory in all public right-of-way. (P&Z)(RPCA)(T&ES)
12. Provide material, finishes, and architectural details for all retaining, seat, decorative, and screen walls prior to Final Site Plan release. Indicate methods for grade transitions, handrails, directional changes, and above and below-grade conditions. Coordinate with adjacent site and building conditions. Design and construction of all walls shall be to the satisfaction of the Directors of P&Z, RPCA, T&ES, and Code. (P&Z) (RPCA) (T&ES) (Code) *
13. An interpretive sign has been developed and approved under the guidance of the Office of Historic Alexandria/Alexandria Archaeology staff. The sign will be fabricated and installed upon the completion of the construction.* (Arch)(P&Z)

C. TREE PROTECTION AND PRESERVATION

14. Provide a Tree and Vegetation Protection Plan per the City of Alexandria's Landscape Guidelines for approval prior to Final Site Plan release and implement the plan for the duration of construction. (P&Z) (RP&CA) *

D. ARCHAEOLOGY

15. Hire an archaeological consultant to develop and implement an Archaeological Monitoring and Shovel Testing Plan (i.e., a Scope of Work) for this proposed undertaking, as outlined

in the Eugene Simpson Stadium Park, City of Alexandria, Virginia, Documentary Study (2021), particularly Figures 35, 36, and 37 of that report.

16. 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, will be implemented. The Archaeological Evaluation and implementation of the Resource Management Plan shall be completed prior to submission of the Final Site Plan unless archaeological work is required in concert with demolition and construction activities, which must be demonstrated to the satisfaction of the City Archaeologist. (Archaeology)
17. The Final Site Plan, Grading Plan, or any other permits involving 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) shall not be released until the City archaeologist confirms that all archaeological field work has been completed or that an approved Archaeological Evaluation plan and any required Resource Management Plans will be implemented to recover significant resources before or in concert with construction activities. * (Archaeology)
18. Call Alexandria Archaeology at (703) 746-4399 two weeks before starting any ground disturbance to arrange an inspection or monitoring. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology) *
19. Call Alexandria Archaeology immediately at (703) 746-4399 if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the discovery area until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology) *
20. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, or allow independent parties to collect or excavate artifacts, unless authorized by Alexandria Archaeology. Failing to comply shall result in project delays. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology) *
21. The final Certificate of Occupancy shall not be issued for this property until interpretive elements have been constructed, interpretive markers have been erected, and the final archaeological report has been received and approved by the City Archaeologist. (Archaeology) ***

E. PEDESTRIAN/STREETSCAPE

22. Provide the pedestrian improvements listed below to the satisfaction of the Directors of P&Z and T&ES. Complete all pedestrian improvements prior to the issuance of the final Certificate of Occupancy. (P&Z) (T&ES) ***
- a. Install ADA accessible pedestrian improvements serving the site.
 - b. Construct all concrete and hybrid concrete-brick sidewalks to City standards. The minimum unobstructed width of newly constructed sidewalks shall be six feet in commercial, mixed-use, or other high-density areas and five feet in single-family or other lower density areas.
 - c. Sidewalks shall be flush across all driveway crossings.
 - d. All newly constructed curb ramps shall be concrete with detectable warning and shall conform to current VDOT standards.
 - e. Provide separate curb ramps for each direction of crossing (i.e., two ramps per corner). Curb ramps shall be perpendicular to the street.
 - f. Provide thermoplastic pedestrian crosswalks at all crossings at the proposed development, including but not limited to the internal intersection of the site's parking aisles. All crosswalks shall be depicted on the first final site plan submission and installed prior to the issuance of the first Certificate of Occupancy (T&ES) *, ***
 - g. All crosswalks shall be standard, high-visibility crosswalks [white, thermoplastic ladder crosswalks as shown in the Manual on Uniform Traffic Control Devices (MUTCD)]. Alternative crosswalk treatments must be approved by the Director of T&ES. (T&ES) All crosswalks shall be standard, 6 inches wide, white thermoplastic parallel lines with reflective material, with 10 feet in width between interior lines. High-visibility crosswalks [white, thermoplastic ladder crosswalks as shown in the Manual on Uniform Traffic Control Devices (MUTCD)] may be required as directed by staff at Final Site Plan. Alternative crosswalk treatments must be approved by the Director of T&ES.
 - h. Install audible pedestrian countdown signals and pedestrian activated pushbuttons in accordance with City Standards. All pedestrian-activated push buttons shall be accessible per ADA Accessibility Guidelines (ADAAG).
 - i. All below grade utilities placed within a City sidewalk shall be integrated with the adjacent paving materials and to minimize any visible impacts.
 - j. Provide traffic calming to the satisfaction of the Director in T&ES within the drive-aisles of the expanded parking lot fronting on East Monroe Street. (T&ES)
 - k. Make the following modifications to the driveways serving the site with the first final site plan submission per satisfaction to the Director of T&ES (T&ES):
 - i. Sidewalks should be flush across all driveway crossings.
 - ii. Curb-cuts and drive aisles should be no more than 22 feet for two-way operations and no more than 15 feet for one-way operations.
 - iii. Adjust the curb alignment and radius on the western driveway. This curb modification would also align better with the curb ramp on the opposite side of the driveway entrance, as the proposed creates a misalignment. Ensure the modified radius is adequate for vehicle turning movement.

- iv. Adjust receiving ramp and sidewalk on the west side of the western site driveway so that there is a direct/straight path across the driveway, rather than a diagonal path. Transition to meet the existing sidewalk on the west side of the site.
- v. Provide curb extensions for each driveway entrance to provide shorter crossing distance and better sight clearance around the parked vehicles. Maintain the existing Rapid Rectangular Flashing beacon at the crossing at E. Monroe Ave and Leslie Ave. (T&ES)

F. PARKING

- 23. Provide wheel stops for all 90-degree and angled vehicle parking spaces adjacent to a sidewalk if the back of the sidewalk is less than 7 feet from the curb. (T&ES).
- 24. Show all existing and proposed on-street parking controls and restrictions on the Final Site Plan. The Traffic and Parking Board must approve any on-street parking changes desired after the Signature Set approval. (P&Z) (T&ES) *
- 25. Provide 15 short-term bicycle parking spaces per current Bicycle Parking Standards. Bicycle parking standards, acceptable rack types for short- and long-term parking, and details for allowable locations are available at: www.alexandriava.gov/bicycleparking. The short-term bicycle parking shall be installed prior to issuance of the first Certificate of Occupancy. (T&ES) *, ***
- 26. Provide details on the locations and types of bicycle parking on the Final Site Plan. Install bicycle parking prior to the issuance of the first Certificate of Occupancy. (T&ES) *, ***
- 27. Provide signage, striping, or other means to prevent parking in emergency vehicle easement(s) prior to Final Site Plan release, to the satisfaction of the Director of T&ES. (T&ES) *
- 28. Provide public level 2 electric vehicle charger infrastructure (240 volt, 40 amp conduit) for a minimum of 2 percent of the parking spaces. Within a year of the City establishing an Electric Vehicle Charging governance and/or contracting policy and approved funding for installation at the project site, provide the public level 2 electric vehicle chargers for the 2 percent of the parking spaces with the infrastructure. (T&ES)
- 29. Update parking counts on the cover sheet with the first Final Site Plan submission to indicate the number of required and proposed parking spaces and the number of electric vehicle charger and electric vehicle charger ready parking spaces. (T&ES)*

G. SUSTAINABILITY

- 30. The applicant may propose additional strategies to the sustainability conditions outlined below and these additional sustainability strategies may be incorporated administratively to the satisfaction of the Directors of T&ES and P&Z. (P&Z) (T&ES)

31. Demonstrate that the roof(s) are solar ready, with the necessary conduit and available electrical panel area to enable future solar panel installation, on the Final Site Plan. (T&ES)*

II. TRANSPORTATION

A. STREETS/TRAFFIC

32. Repair any of the City's existing public infrastructure that is damaged during construction per the most recent version of the T&ES Design and Construction Standards, or to the satisfaction of Director of T&ES, prior to Certificate of Occupancy. (T&ES) ***
33. Conduct a pre-construction walk/survey of the site prior to any land disturbing activities with T&ES Construction & Inspection Staff and Code Administration Staff to document existing conditions prior to Final Site Plan release. (T&ES) (Code) *
34. Provide full curb to curb restoration for any asphalt patches larger than 20 percent of the total asphalt surface, measured along the length of the road adjacent to the property frontage and/or extending to the centerline of the street prior to Certificate of Occupancy. (T&ES)***
35. Street names and addresses must be obtained for mail delivery (addressed per the front door) and for emergency services (addressed per street access) prior to Final Site Plan release. (P&Z) (T&ES) (GIS) *

B. BUS STOPS AND BUS SHELTERS

36. Show all existing bus stops, bus shelters, and bus stop benches in the vicinity of the site on the Final Site Plan. (T&ES) *
37. Show all proposed bus stops, shelters, or benches on the Final Site Plan. (T&ES) (Code) *

III. PUBLIC WORKS

A. UTILITIES

38. Minimum width of trails shall be ten feet to provide maintenance of stormwater pipes and structures, where warranted by storm drains. (T&ES)
39. Do not locate transformer and switch gears in the public right-of-way. (T&ES)
40. All new fire hydrants on public streets shall be City owned and maintained. All hydrants on private streets shall be owned, inspected, tested, and maintained by the property owner or their representative. Hydrants must be installed and functional prior to issuance of the Certificate of Occupancy. (T&ES) ***

B. SOLID WASTE

41. Meet all the minimum street standards for the City to provide solid waste

42. Place all trash and recycling at the official set-out location as approved by the Director of T&ES. (T&ES)
43. If the existing receptacles are not reusable, provide \$1,449 per receptacle to the Director of T&ES prior to Final Site Plan release to purchase and install four Victor Stanley Ironsites Series model SD-42 black receptacle with Dome Lid dedicated to trash collection. The receptacle(s) shall be placed in the public right of way to serve open space and park sites. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. To the extent that the receptacles cannot be located where accessible for public collection, the applicant may provide a contribution for receptacles to be installed in the vicinity or may agree to private hauling. (T&ES) *
44. If the existing receptacles are not usable, provide \$1,685 per receptacle to the Director of T&ES prior to Final Site Plan release to purchase and install four Victor Stanley Ironsites Series Model SD-42 blue receptacle with Dome Lid, approved dome decals, and approved band dedicated to recycling collection. The receptacle(s) shall be placed in the public right of way to serve open space and park sites. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. To the extent that the receptacle cannot be located where accessible for public collection, the applicant may provide a contribution for receptacles to be installed in the vicinity or may agree to private hauling. (T&ES) *

IV. ENVIRONMENTAL

A. STORMWATER MANAGEMENT

45. The City of Alexandria's stormwater management regulations regarding water quality are two-fold: (1) state phosphorus removal requirement and (2) Alexandria Water Quality Volume Default. Complying with the state phosphorus reduction requirement does not relieve the applicant from the Alexandria Water Quality Default requirement. The Alexandria Water Quality Volume Default, as determined by the site's post-development impervious area shall be treated in a Best Management Practice (BMP) facility. (T&ES) *
46. Water Quality Volume Default equivalency options may be used if site or grading constraints limit the ability to treat the entire site's post-development impervious area. Equivalency options may include tree plantings or over-detention of onsite stormwater runoff. (T&ES)
47. Provide a BMP narrative and complete pre- and post-development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMPs and a completed Virginia Runoff Reduction Method (VRMM) worksheet showing project compliance prior to Final Site Plan release. The project must use hydrologic soil group "D" in the spreadsheet unless

a soils report from a soil scientist or geotechnical engineer delineates onsite soils otherwise. (T&ES) *

48. Design all stormwater Best Management Practices (BMPs) to comply with the most recent standards and specifications published in the Virginia Stormwater BMP Clearinghouse. Provide complete design details for all BMPs, including site specific plan views, cross sections, planting plans, and complete design calculations for each BMP prior to Final Site Plan release. (T&ES) *
49. Provide a BMP table with a separate listing for each individual BMP that includes the name of the practice, total area treated (acres), pervious area treated (acres), impervious area treated (acres), phosphorous removal efficiency (percentage), phosphorous removal efficiency (percentage), phosphorous removed by the practice (lbs.), and latitude and longitude in decimal degrees, prior to Final Site Plan release. (T&ES) *
50. Complete construction inspection checklists and associated photographic documentation for each stormwater BMP and detention facility. Submit all documents required by The City of Alexandria As-Built Stormwater Requirements including as-built plans, CAD data, BMP certifications, and completed construction inspection checklists prior to Certificate of Occupancy. (T&ES) ***
51. Construct and install the stormwater BMPs required for this project under the direct supervision of the design professional or their designated representative. Submit a written certification from the design professional to the Director of T&ES prior to Certificate of Occupancy certifying that the BMPs are:
 - a. Constructed and installed as designed and in accordance with the released Final Site Plan.
 - b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. (T&ES) ***
52. Install descriptive signage for surface-installed stormwater BMPs (e.g., Bio-Retention Filters, Vegetated Swales) prior to the submission of As-Built Plans to the satisfaction of the Director of T&ES. (T&ES) ***
53. Establish a Memorandum of Understanding (MOU) between Department of RPCA and Department of T&ES for maintenance of the stormwater best management practices (BMPs). (T&ES)
54. Submit a copy of the Operation and Maintenance Manual to the T&ES Stormwater Management Division prior to Certificate of Occupancy. (T&ES) ***
55. Submit a certification by a qualified professional that any existing stormwater management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations prior Certificate of Occupancy to the satisfaction of the Director of T&ES. If maintenance of the facilities or systems were required to make this certification, provide a description of the maintenance measures performed. (T&ES) ***

B. WATERSHED, WETLANDS, & RPAs

56. Design stormwater quantity controls to demonstrate that post development stormwater runoff does not exceed the existing runoff quantities for the 2-year, 10-year, and 100-year storm events. (T&ES)
57. Connect the drainage system of the dog park from Project CIP2020-00004 to the current proposed drainage conveyance. Show the connection with the submittal of the first Final Site Plan. (T&ES)
58. Use standard city markers to mark all on-site stormwater curb inlets and public curb inlets within 50 feet of the property line to the satisfaction of the Director of T&ES. (T&ES)
59. For sites that contain marine clays, account for marine clay or highly erodible soils in the construction methodology and erosion and sediment control measures. (T&ES)
60. Provide Environmental Site Assessment Notes that delineate, map, describe, and/or explain these environmental features (if located on site):
 - a. Individual components of the RPA as well as the total geographic extent of the RPA, to include the appropriate buffer, intermittent streams, and associated buffers,
 - b. Highly erodible and highly permeable soils,
 - c. Steep slopes greater than 15 percent in grade,
 - d. Known areas of contamination; springs, seeps, or related features, and
 - e. A listing of all wetlands permits required by law. (T&ES)

C. CONTAMINATED LAND

61. Indicate on the plan whether any soil and groundwater contamination are present. Submit supporting reports for associated environmental investigations or assessments performed to substantiate this determination. (T&ES) *
62. If environmental site assessments or investigations discover the presence of contamination on site, the Final Site Plan shall not be released, and no construction activity shall occur until these items have been submitted and approved by the Director of T&ES: (T&ES) *
 - a. A Site Characterization Report/Extent of Contamination Study detailing the location, applicable contaminants, and the estimated quantity of any contaminated soils and/or groundwater at or in the immediate vicinity of the site.
 - b. A Risk Assessment indicating any risks associated with the contamination.
 - c. A Remediation Plan detailing any contaminated soils and/or groundwater, including plans to remediate utility corridors. Utility corridors in contaminated soil shall be over excavated by two feet and backfilled with “clean” soil. Include description of environmentally sound methods of off-site transport and disposal of contaminated soils and debris (including, but not limited to types of vehicles

appropriate for handling specific materials and ensuring vehicle loads are covered).

- d. A Health and Safety Plan with measures to take during remediation and/or construction activities to minimize the potential risks to workers, the neighborhood, and the environment. Initial Air Monitoring may be required during site activities to demonstrate acceptable levels of volatiles and/or airborne particles. Justify the air monitoring determination in the Health and Safety Plan submitted for review.
 - e. Screen for PCBs as part of the site characterization if any of the past uses are within the identified high risk category sites for potential sources of residual PCBs, which includes these SICs: 26&27 (Paper and Allied Products), 30 (Rubber and Misc. Plastics), 33 (Primary Metal Industries), 34 (Fabricated Metal Products), 37 (Transportation Equipment), 49 (Electrical, Gas, and Sanitary Services), 5093 (Scrap Metal Recycling), and 1221 and 1222 (Bituminous Coal).
63. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site during construction, the applicant must notify T&ES, Office of Environmental Quality immediately. Should unanticipated conditions warrant, stop construction within the affected area until the appropriate environmental reports identified in “a” through “e” above are submitted and approved at the discretion of the Director of T&ES. This shall be included as a note on the Final Site Plan. (T&ES) (Code) *
64. If warranted by a Site Characterization report, design and install a vapor barrier and ventilation system for buildings and parking areas to prevent the migration or accumulation of methane or other gases or conduct a study and provide a report signed by a professional engineer showing that such measures are not required to the satisfaction of Directors of T&ES and Code Administration. The vapor barrier and ventilation system must include a passive ventilation system that can be converted to an active ventilation system if warranted. (T&ES) (Code)

D. SOILS

65. Provide a geotechnical report, including recommendations from a geotechnical professional for proposed cut slopes and embankments prior to Final Site plan release. (T&ES) *

E. NOISE

66. Public Announcement (PA) system use is prohibited from 11 PM to 7 AM. The PA system is restricted to games and sport-related events. Use is prohibited for other non-sports related events unless approved through a Noise Variance permit. (T&ES)
67. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11 PM and 7 AM. (T&ES)
68. No vehicles, including construction vehicles, associated with this project shall be permitted to idle for more than 10 minutes when parked, including vehicles in the loading dock. Post

at least two no idling for greater than 10 minutes signs in the loading dock area in plain view prior to the issuance of the Certificate of Occupancy. (T&ES) ***

F. AIR POLLUTION

69. Control odors and any other air pollution sources resulting from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of T&ES. (T&ES)

V. CONSTRUCTION MANAGEMENT

70. Submit a separate construction management plan to the Directors of P&Z, T&ES, and Code Administration prior to Final Site Plan release. The plan shall satisfy these requirements: (P&Z) (T&ES) (Code)
- a. No streetlights shall be removed without authorization from the City of Alexandria,
 - b. If streetlights are to be removed from the public right-of-way, then temporary lights shall be provided until the installation and commissioning of new lights, *
 - c. Include an analysis as to whether temporary street or site lighting is needed for safety during the construction on the site and how it is to be installed, *
 - d. Provide a detailed sequence of demolition and construction of improvements in the public right of way along with an overall proposed schedule for demolition and construction, *
 - e. Include an overall proposed schedule for construction, *
 - f. Include a plan for temporary pedestrian circulation, *
 - g. Include the location and size of proposed construction trailers, if any, *
 - h. Include a preliminary Maintenance of Traffic Plan as part of the construction management plan for informational purposes only, to include proposed controls for traffic movement, lane closures, construction entrances and storage of materials, and *
 - i. Post copies of the plan in the construction trailer and give to each subcontractor before they start work. ***
71. Provide off-street parking for all construction workers without charge and ensure that all workers use this parking. For workers who use Metro, DASH, or another form of mass transit, subsidize a minimum of 50 percent of the fees. Complying with this condition shall be a component of the construction management plan, which shall be submitted prior to Final Site Plan release and approved by the Departments of P&Z and T&ES prior to commencing any construction activities. This plan shall:
- a. Establish and provide verifiable details and/or agreements on the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit, *
 - b. Post information on transit schedules and routes, *

- c. The community liaison must manage parking actively for all construction workers and ensure compliance with the off-street parking requirement, and
 - d. If the off-street construction workers parking plan is found to be violated during construction, a correction notice will be issued to the applicant. If the violation is not corrected within five days, a "stop work order" will be issued, with construction halted until the violation has been corrected. (P&Z) (T&ES) *
72. Include a chapter on maintaining pedestrian access within the Construction Management Plan. Sidewalks adjacent to the site shall remain open during construction. If sidewalks must be closed, pedestrian access shall be maintained adjacent to the site per Memo to Industry #04-18 throughout the construction of the project. (T&ES) **
73. Include a chapter on maintaining bicycle access within the Construction Management Plan. Bicycle facilities adjacent to the site shall remain open during construction. If a bicycle facility must be closed, bicycle access shall be maintained adjacent to the site per Memo to Industry #04-18 throughout the construction of the project. (T&ES) **
74. Include a chapter on the waste control program in the Construction Management Plan. 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 T&ES and Code Administration. Dispose of all wastes offsite per all applicable federal, state, and local laws. If program is implemented in coordination with green building certification, include documentation as appropriate per the City's Green Building Policy and conditions therein. (T&ES) (Code)
75. Identify a Certified Land Disturber (CLD) in a letter to the Division Chief of Infrastructure Right of Way prior to any land disturbing activities and include the name on the Phase I Erosion and Sediment Control sheets prior to Final Site Plan release. If the CLD changes during the project, that change must be noted in a letter to the Division Chief. (T&ES) *
76. Conduct an in-person or virtual meeting to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction prior to commencing demolition, clearing, and grading of the site. Notice all adjoining property owners, civic associations, and the Departments of P&Z and T&ES at least 14 calendar days before the meeting. Hold the meeting before any permits are issued. (P&Z) (T&ES) **
77. Hold an in-person or virtual pre-installation/construction meeting to review the scope of landscaping installation procedures and processes with the P&Z project planner prior to starting work. (P&Z) (Code)
78. Identify a community liaison throughout the duration of construction. Provide their name and telephone number, including an emergency contact number, to residents, property managers, and business owners whose property abuts the site, to the satisfaction of the

Directors of P&Z and T&ES. Install a temporary informational sign prior to Final Site Plan release with the community liaison's name and contact information. Display the sign until construction finishes. (P&Z) (T&ES) *, ***

79. Temporary construction and/or on-site sales trailer(s) are permitted and subject to the approval of the Directors of P&Z and Code Administration. Remove the trailer(s) prior to the issuance of the final Certificate of Occupancy. (P&Z) (Code) ***
80. Submit an as-built development site plan survey, pursuant to the requirements outlined in the initial as-built submission for occupancy portion of the as-built development site plan survey checklist to the T&ES Site Plan Coordinator prior to applying for a Certificate of Occupancy permit. The as-built development site plan survey shall be prepared and sealed by a registered architect, engineer, or surveyor. Include a note stating that the height was calculated based on all applicable provisions of the Zoning Ordinance. (P&Z) (T&ES) ***

VI. SIGNS

81. Design and develop a sign plan for wayfinding and directional signage that sets location, scale, massing, and character of all proposed signage prior to Final Site Plan release to the satisfaction of the Directors of P&Z, RPCA and T&ES. (P&Z) (RPCA) (T&ES) *

CITY DEPARTMENT CODE COMMENTS

Legend: C - Code Requirement R - Recommendation S - Suggestion F - Finding

A. Planning and Zoning (P&Z)

- C - 1 Submit as-built documents for all landscape and irrigation installations with the as-built plan and request for Certificate of Occupancy. Refer to City of Alexandria Landscape Guidelines. (P&Z) (T&ES) (RPCA)***
- C - 2 Identify all trees to remove and protect/preserve in the tree conservation and protection plans prior to Final Site Plan release. Detail construction methods to reduce disturbance within driplines. Schedule an on-site inspection of existing conditions with the City Arborist and Natural Resources Division Staff prior to preparing the Tree Conservation and Protection Plan. (P&Z)(RPCA)*

B. Code Administration (Building Code)

- F - 1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. A preconstruction conference is recommended for large projects. Contact the Code Administration Office, Plan Review Supervisor at (703) 746-4200 with any questions.
- C - 1 New construction or alterations to existing structures must comply with the current Uniform Statewide Building Code (USBC) in effect when applying for building permit(s).

- C - 2 Facilities shall be accessible for persons with disabilities per the current Virginia Uniform Statewide Building Code in effect when applying for building permit(s).
- C - 3 Submit a soils report with the building permit application for all new and existing building structures. **
- C - 4 Submit an abatement plan from a licensed Pest Control Company to prevent rodents from spreading from the construction site to the surrounding community and sewers to the Department of Code Administration prior to receiving a demolition or land disturbance permit. Code Administration Staff will conduct a pre-demolition site survey to verify that the abatement plan is consistent with the field installation. **
- C - 5 Submit a wall location plat prepared by a land surveyor to the Department of Code Administration prior to any building framing inspection. **

C. Archaeology

- C - 1 All required archaeological preservation measures shall be completed in compliance with § 11-411 of the Zoning Ordinance.

D. Transportation & Environmental Services (T&ES)

- F - 1 Prepare the Final Site Plan per the Memorandum to Industry 02-09 dated December 3, 2009, Design Guidelines for Site Plan Preparation, which is available at: <http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf> (T&ES) *
- F - 2 Show and label the sanitary and storm sewer and water line in plan and profile in the first Final Site Plan, cross referencing sheets if plan and profile cannot be on the same sheet. Provide existing and proposed grade elevations plus the rim and invert elevations of all the existing and proposed sanitary and storm sewer at manholes, and water line piping at gate wells on the respective profiles. Use distinctive stationing for various sanitary and storm sewers (if applicable or required by the plan), and water line in plan and use the corresponding stationing in respective profiles. (T&ES) *
- F - 3 Provide a dimension plan with all proposed features, the final property lines, and associated property line annotation. When possible, show all annotation pertaining to the final property line configuration on the site layout sheet (also referred to as the site plan sheet). (T&ES) *
- F - 4 Construct all storm sewers to the City of Alexandria standards and specifications. The minimum diameter for storm sewers is 18-inches in the public right-of-way and the minimum size storm sewer catch basin lead is 15-inches Acceptable pipe materials are Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. Alternatively, the Director of T&ES may approve AWWA C-151 (ANSI A21.51) Class 52. For roof drainage system, Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26 and ASTM 1785-76 Schedule 40 pipes are acceptable. The minimum and maximum velocities are 2.0 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) *, ***

- F - 5 Construct all sanitary sewers to the City of Alexandria standards and specifications. The minimum diameter of sanitary sewers is 10-inches in the public right-of-way and sanitary lateral 6-inches for all commercial and institutional developments; however, a 4-inch sanitary lateral is acceptable for single family residences. Acceptable pipe materials are Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26, ASTM 1785-76 Schedule 40, Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52, or reinforced concrete pipe ASTM C-76 Class IV (For 12-inches or larger diameters); Class III may be acceptable on private properties. Minimum and maximum velocities are 2.5 fps and 10 fps, respectively. Laterals shall be connected to the sanitary sewer through a manufactured “Y” or “T” or approved sewer saddle. Where the laterals are being connected to existing Terracotta pipes, replace the section of main and provide manufactured “Y” or “T”, or else install a manhole. (T&ES) *, ***
- F - 6 Provide a horizontal separation of 10-feet (edge to edge) between a storm or sanitary sewer and a water line. However, if this horizontal separation cannot be achieved, then install the sewer and water main in separate trenches and set the bottom of the water main at least 18-inches above of the top of the sewer. If both the horizontal and vertical separations cannot be achieved, then use Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 for the sewer pipe material and pressure test it in place without leakage prior to install. (T&ES) *, ***
- F - 7 Provide at least 18-inches of vertical separation for sanitary sewer and 12-inches for storm sewer when a water main over crosses or under crosses a sanitary/storm sewer. However, if this cannot be achieved, then construct both the water main and the sanitary/storm sewer using Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 with joints that are equivalent to water main standards for a distance of 10-feet on each side of the point of crossing. Center a section of water main pipe at the point of crossing and pressure test the pipes in place without leakage prior to installation. Provide adequate structural support for sewers crossing over the water main (i.e., concrete pier support and/or concrete encasement) to prevent damage to the water main. Encase in concrete sanitary sewers under creeks and storm sewer pipe crossings with less than 6-inch clearance. (T&ES) *, ***
- F - 8 No water main pipe shall pass through or touch any part of sanitary/storm sewer manhole. Place manholes at least 10-feet horizontally from the water main whenever possible. When local conditions prohibit this horizontal separation, ensure that the manhole is watertight and tested in place. (T&ES) *, ***
- F - 9 Maintain at least 12-inches of separation or clearance from water main, sanitary, or storm sewers when crossing underground telephone, cable TV, gas, and electrical duct banks. If this separation cannot be achieved, then use Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 material for the sewer pipe for a distance of 10-feet on each side of the point of crossing and pressure test it in place without leakage prior to installation. Provide adequate structural support for sanitary/storm sewers and water main crossing over the utilities (i.e., pier support and/or concrete encasement) to prevent damage to the utilities. (T&ES) *, ***

- F - 10 Design any rip rap per the requirements of Virginia Erosion and Sediment Control Handbook, Latest Edition. (T&ES) *, ***
- F - 11 Show the drainage divide areas on the grading plan or on a sheet that includes topography and structures where each sub-area drains. (T&ES) *
- F - 12 Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES) *
- F - 13 Show all existing and proposed public and private utilities and easements on the Final Site Plan with a narrative. (T&ES) *
- F - 14 Provide a Maintenance of Traffic Plan with the Construction Management Plan prior to Final Site Plan release that replicates the existing vehicular, pedestrian, and bicycle routes as closely as practical. Maintain pedestrian and bike access adjacent to the site per Memo to Industry #04-18. (T&ES) *
- F - 15 Include these notes on all Maintenance of Traffic Plan Sheets (MOT): (T&ES)
 - a. Include the statement: “FOR INFORMATION ONLY” on all MOT Sheets. *
 - b. No sidewalks can remain closed for the duration of the project. Temporary sidewalk closures are subject to separate approval from T&ES at the time of permit application.
 - c. Contractor shall apply for all necessary permits for uses of the City right-of-way and shall submit MOT Plans with the T&ES Application for final approval at that time.
- F - 16 Add complete streets tabulation to the cover sheet with the Final Site Plan submission. (T&ES)*
- F - 17 Maintain a separation of 150 feet between the beginning of street corner radius and any driveway apron radius on arterial and collector roadways, with a minimum of 100 feet permitted, subject to the approval of the Director of T&ES. (T&ES) *
- F - 18 Maintain a minimum separation of 30 feet on residential streets between the beginning of the street corner radius and any driveway apron radius. (T&ES) *
- C - 1 Complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site, per Article XI of the Zoning Ordinance. If the existing storm system is inadequate, design and build on-site or off-site improvements to discharge to an adequate outfall, even if post development stormwater flow from the site is less than pre-development flow. Demonstrate that a non-erosive stormwater outfall is present to the satisfaction of the Director of T&ES. (T&ES) *
- C - 2 Comply with the stormwater quality requirements and provide channel and flood protection per the Article XIII of the Zoning Ordinance. Meet the peak flow requirements of the Zoning Ordinance if the development proposes combined uncontrolled and controlled stormwater outfall. If the project site is within the Braddock-West watershed or a known flooding area, provide an additional 10 percent storage of the pre-development flows in the watershed to meet detention requirements. (T&ES) *

- C - 3 Design stormwater facilities that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and stormwater flow conveyance systems according to Article XIII of the Zoning Ordinance, § 13-114(F), as signed and sealed by a professional engineer registered in Virginia. Include the adequate outfall, inlet, and hydraulic grade line analyses to the satisfaction of the Director of T&ES. Provide the references and/or sources used to complete these analyses. (T&ES) *
- C - 4 The proposed development shall conform to all requirements and restrictions set forth in § 6-300 (Flood plain District) of Article VI (Special and Overlay Zones) of the City of Alexandria Zoning Ordinance. (T&ES) *
- C - 5 Provide additional improvements to adjust lighting levels if the site does not comply with § 13-1-3 of the City Code, to the satisfaction of the Director of T&ES to comply with the Code. (T&ES) *
- C - 6 The location of customer utility services and installing transmission, distribution, and main lines in the public rights-of-way by any public service company shall be governed by franchise agreement with the City per Title 5, Ch. 3, § 5-3-2 and § 5-3-3, respectively. The transformers, switch gears, and boxes shall be outside of the public right-of-way. (T&ES)
- a. All new customer utility services, extensions of existing customer utility services, and existing overhead customer utility services supplied by any existing overhead facilities must be installed underground below the surface of the ground unless exempted by City Code § 5-3-2, to the satisfaction of the Director of T&ES. *, ***
 - b. Install all new installation or relocation of poles, towers, wires, lines, cables, conduits, pipes, mains, and appurtenances used or intended to transmit or distribute any service (electric current, telephone, telegraph, cable television, traffic control, fire alarm, police communication, gas, water, steam, or petroleum) whether or not on streets, alleys, or other public places of the City must be installed underground or below the surface of bridges and elevated highways unless exempted by City Code § 5-3-3, to the satisfaction of the Director of T&ES. *, ***
- C - 7 Discharge flow from downspouts, foundation drains, and sump pumps to the storm sewer per the requirements of Memorandum to Industry 05-14. Pipe discharges from downspouts and sump pump to the storm sewer outfall, where applicable after treating for water quality per Article XIII of the Zoning Ordinance. (T&ES) *, ***
- C - 8 Provide a total turning radius of 25-feet and show turning movements of standard vehicles in the parking lot per the latest AASHTO vehicular guidance per the requirements of Title 4, Ch. 2, Article B, § 4-2-21, Appendix A, § A 106(6), Figure A 106.1 Minimum Standards for Emergency Vehicle Access to the satisfaction of the Directors of T&ES, Office of Building, and Fire Code Administration. (T&ES) *
- C - 9 Provide storage space for both trash and recycling materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines" to the satisfaction of the Director of Transportation & Environmental Services. Show the turning movements of the

collection trucks, minimizing the need to reverse to perform trash or recycling collection. The City's storage space guidelines are at: <https://www.alexandriava.gov/ResourceRecovery> or by contacting the City's Resource Recovery Division at (703) 746-4410 or commercialrecycling@alexandriava.gov. (T&ES) *

- C - 10 Submit a Recycling Implementation Plan to the Solid Waste Division, as outlined in Article H of Title 5 prior to Final Site Plan release. The form is available at: <https://www.alexandriava.gov/ResourceRecovery> or contact the Resource Recovery Division at (703) 746-4410 or CommercialRecycling@alexandriava.gov. (T&ES) *
- C - 11 Provide plans and profiles of utilities and roads in public easements and/or public right-of-way for review and approval prior to Final Site Plan release. (T&ES) *
- C - 12 Provide a phased erosion and sediment control plan consistent with the grading and construction plan prior to Final Site Plan release. (T&ES) *
- C - 13 Provide as-built sewer data with the final as-built process per the Memorandum to Industry, dated July 20, 2005 prior to Certificate of Occupancy. Prepare initial site survey work and plans using Virginia State Plane (North Zone) coordinates based on NAD 83 and NAVD 88. Reference the control points/benchmarks used to establish these coordinates. (T&ES) ***
- C - 14 Design the thickness of sub-base, base, and wearing course using “California Method” as set forth on page 3-76 of the second edition of a book entitled, “Data Book for Civil Engineers, Volume One, Design” written by Elwyn E. Seelye. Determine the values of California Bearing Ratios used in the design by field and/or laboratory tests. Using an alternate pavement section for Emergency Vehicle Easements to support H-20 loading designed using California Bearing Ratio determined through geotechnical investigation and using VDOT method (Vaswani Method) and standard material specifications is acceptable to the satisfaction of the Director of T&ES. (T&ES) *, ***
- C - 15 Provide all pedestrian, traffic, and wayfinding signage per the Manual of Uniform Traffic Control Devices, latest edition to the satisfaction of the Director of T&ES. (T&ES) *
- C - 16 No overhangs (decks, bays, columns, post, or other obstructions) shall protrude into public rights-of-ways, public easements, and the pedestrian or vehicular travel ways unless otherwise permitted by the City Code or additional City approvals are obtained. (T&ES) *
- C - 17 Design all driveway entrances, curbing, etc. in or abutting public right-of-way per City standards. (T&ES) *
- C - 18 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- C - 19 Comply with the City of Alexandria’s Noise Control Code, Title 11, Ch. 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

- C - 20 Comply with the Alexandria Noise Control Code Title 11, Ch. 5, § 11-5-4(b)(15), which permits construction activities to occur during these hours: (T&ES)
- i. Monday Through Friday from 7 AM to 6 PM
 - ii. Saturdays from 9 AM to 6 PM
 - iii. No construction activities allowed on Sundays and holidays
- a. § 11-5-4(b)(19) further restricts pile driving to these hours:
- i. Monday through Friday from 9 AM to 6 PM
 - ii. Saturdays from 10 AM to 4 PM
 - iii. No pile driving is allowed Sundays and holidays
- b. § 11-5-109 restricts excavating work in the right-of-way to:
- i. Monday through Saturday 7 AM to 5 PM
 - ii. No excavation in the right-of-way allowed on Sundays, New Year's Day, Independence Day, Thanksgiving, and Christmas.
- C - 21 Comply with the stormwater pollutant load reduction, treatment of the Alexandria Water Quality Volume Default, and stormwater quantity management per Article XIII of the Zoning Ordinance. (T&ES) *
- C - 22 Comply with the City of Alexandria, Erosion, and Sediment Control Code, Title 5, Ch. 4. (T&ES) *
- C - 23 Obtain all necessary permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, and/or Virginia Marine Resources for all project construction and mitigation work prior to Final Site Plan release. This condition includes the state requirement for a state General VPDES Permit for Discharges of Stormwater from Construction Activities (general permit) and associated Stormwater Pollution Prevention Plan for land disturbing activities equal to or greater than one acre. Refer to the Memo to Industry 08-14: <http://alexandriava.gov/tes/info/default.aspx?id=3522>. (T&ES) *
- C - 24 Provide a Stormwater Pollution Prevention Plan (SWPPP) Book with the Final Site Plan. The project's stormwater management (SWM) plan and the erosion and sediment control (E&SC) plan must be approved prior to the SWPPP being deemed approved and processed to receive coverage under the VPDES Construction General Permit. Upon approval, provide an electronic copy of the SWPPP Book with the Signature Set submission and a copy of the coverage letter must be added to the plan sheet containing the stormwater management calculations. Include an electronic copy of the SWPPP Binder Book in the released site plans and include a hardcopy of the SWPPP Binder Book with the on-site construction drawings. Separate parcel owners must seek separate VPDES Construction General Permit Coverage unless a blanket entity incorporated in Virginia has control of the entire project. (T&ES) *

E. Information Technology

R - 1 Development cases should not use any addresses in their case name as existing site addresses may change during development. (GIS)

F. Fire Department

C - 1 Show the location of Fire Department Connections (FDC) prior to Final Site Plan release. (P&Z) (Code) *

R - 1. Consider letting the Alexandria Fire Department use buildings that will be razed for training exercises. The Fire Department will formulate conditions of use between the parties and provide a hold harmless agreement to the owner or their representative.

Asterisks denote:

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

VIII. ATTACHMENTS

1. Staff responses to public comments
2. Rendering of changes to dog park area, dated May 22, 2023
3. Rendering of enhanced landscaping, dated May 15, 2023
4. Letter of endorsement from the Park and Recreation Commission, dated May 19, 2023

Attachment #1

Staff responses to public comments

Eugene Simpson Stadium Park Renovation (DSUP2023-10003)

The City of Alexandria's departments of Recreation, Parks and Cultural Activities (RPCA) and Project Implementation (DPI) developed a public survey to solicit feedback on the proposed renovations of Simpson Stadium Park. The survey was available from late March through early May 2023, with over 300 comments and responses submitted. Below is a summarization of comment topics received from the public and the actions taken by the City to mitigate the concerns.

As a whole, feedback on the park renovation plans was favorable. The organized sports user groups are excited about the renovated fields and improvements to the ballpark facilities. Others had concerns relating to the impacts of the project. The proposed park improvements targeting these user groups – like the playground, garden, passive use area and dog park – have already been delivered as separate projects.

Public Comment Topic #1: The removal of vegetation in the Northeastern portion of the park and addition of new hardscape trails in this area increases the disturbance to adjacent homes – particularly from Route 1 traffic.

Staff Response: The City team has increased the number of tree and shrub plantings along the northeastern portion of the park to enhance the natural buffer. New plantings will include a mix of deciduous and evergreen plants and include shrubs, understory trees and shade trees. Tree removals in this area are limited and target invasive species and trees in poor condition.

Public Comment Topic #2: Removal of vegetation throughout the park and the associated canopy loss has environmental impacts.

Staff Response: The City is committed to creating an urban forest that is healthy, biodiverse, and provides habitat and shade. Mature trees provide benefits to the community and the project will protect large trees outside of the project area, and saves seven large trees around the large diamond field within the project area. The project will remove some existing trees due to poor condition, invasive species designation and construction impacts including twelve large trees. Three of those trees are invasive and three are in poor health. The project will plant over 100 new trees and will double the canopy coverage within the project area.

Public Comment Topic #3: The relocated basketball court and proposed access from Monroe Avenue impact the dog park through the adjacency of park access, adjacency of the basketball court, tree losses and decreased size.

Staff Response: The City has revised the proposed design to reduce the total loss of space from 6% to 2% of the total dog park area through the proposed installation of a garden wall along the Monroe Avenue access point and adjustments to the dog park fence. To reduce the impact from

adjacent uses, a vegetative screen has been proposed along the Monroe Access, Little Simpson Ball Field and the basketball court. Additionally, a garden wall, raised fence, and a noise screen is proposed along the dog park's border with the basketball court. Tree impacts within the dog park will be mitigated to the maximum extent practicable.

Public Comment Topic #4: The conversion of Big Simpson Ball Field from natural turf to synthetic has environmental impacts and health impacts.

Staff Response: The City's proposal to consider synthetic turf at Big Simpson Ball Field was the result of a community engagement process in 2021 and endorsed by the Park and Recreation Commission in November 2021. Of the survey respondents to the proposed field changes, 86% were in favor of synthetic turf at Big Simpson. The City's research shows that the health concerns around crumb rubber are not applicable to the virgin-rubber-based infill products that the City is considering at Big Simpson; however, the City will also consider organic infill products to reduce thermal pollution and alleviate health concerns.

Public Comment Topic #5: Some members of the public noted concerns about the parking lot expansion and the circulation improvements.

Staff Response: The City found that concerns and support on the parking and circulation improvements were balanced. Community members cited concerns about the increased impervious surfacing and impacts from fly balls. Other community members cited approval for the additional parking and improved accessibility. The plans propose 30-foot-high netting along the diamond field to address fly balls. The City is not proposing changes to the parking lot configuration at this time.

Public Comment Topic #6: The Community expressed concerns around the construction timing and construction impacts.

Staff Response: The City understands the significant impacts to organized programming, adjacent property owners and daily routines that result from construction. The City will reduce construction impacts to the maximum extent possible and use all resources available to meet the stated project timeline.



EUGENE SIMPSON STADIUM PARK – BALL FIELDS RENOVATION

CITY OF ALEXANDRIA, VIRGINIA
05.22.2023

ILLUSTRATIVE RENDERING 2





EUGENE SIMPSON STADIUM PARK – BALL FIELDS RENOVATION

CITY OF ALEXANDRIA, VIRGINIA
05.12.2023

ILLUSTRATIVE RENDERING 3





Park & Recreation Commission

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

May 19, 2023

To: Honorable Mayor and members of City Council

Re: Eugene Simpson Stadium Park Renovation

At the May 18, 2023, Park and Recreation Commission meeting the commission unanimously endorsed the City's proposed design for Eugene Simpson Stadium Park.

The Park and Recreation Commission supports the proposed park renovation plan and design modifications to address community comments. The design addresses the outstanding recommendations of the Citywide Parks Improvement Plan that the Commission endorsed in 2014 and amended in 2021. The proposed design will improve the field user experience, decrease field closures from weather, increase tree canopy, reduce stormwater impacts, and improve accessibility and circulation throughout the park. The plan includes elements such as netting and site lighting that improve safety for all park users and provides improved parking and picnic facilities. Additionally, resident concerns were incorporated into revisions around the dog park and in the northeast corner. These revisions improve the design while balancing the needs of all park users.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Beggs".

Steve Beggs, Chair

Alexandria Park & Recreation Commission

cc: Park & Recreation Commission members
James F. Parajon, City Manager
Emily Baker, Deputy City Manager
James Spengler, Director, Recreation, Parks & Cultural Activities |
Jack Browand, Deputy Director (RPCA), Commission Liaison
Bethany Znidersic, Division Chief, RPCA
Karl Moritz, Director, Planning & Zoning



APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSUP # _____ Project Name: Eugene Simpson Stadium Park

PROPERTY LOCATION: 426 E Monroe Ave

TAX MAP REFERENCE: 044.01-04-17 ZONE: POS

APPLICANT:

Name: Mitch Dillon, Department of Project Implementation, City of Alexandria

Address: 301 King St, Suite 3200, Alexandria, VA 22314

PROPERTY OWNER:

Name: City of Alexandria

Address: PO Box 178, Alexandria, VA 22313

SUMMARY OF PROPOSAL Proposed renovations to the baseball fields at Simpson Park and additional improvements to support the recommendations of the 2014 Park Improvement Plan

MODIFICATIONS REQUESTED Modification to Tree Canopy coverage requirements to allow payment via fee in lieu as recreation field make up a signification portion of the site.

SUP'S REQUESTED Public buildings - new snack bar, storage, dugouts and press box; Congregate Rec Facilities;

Night time lighting of basketball court, plaza and pathways; Sports netting height of 30'; Structural height exceeding 15' (Press box); Setbacks from ROW - Basketball Court Lighting within 1' of ROW.

THE UNDERSIGNED hereby applies for Development Site Plan with Special Use Permit approval in accordance with the provisions of Section 11-400 of the Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

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

Mitch Dillon (City of Alexandria, DPI)

Print Name of Applicant or Agent

301 King St

Mailing/Street Address

Alexandria, VA 22314

City and State Zip Code

Mitch Dillon, DPI

Digitally signed by Mitch Dillon, DPI
Date: 2023.03.17 10:29:24 -04'00'

Signature

(703) 746-4028

Telephone #

(703) 746-4028

Fax #

mitch.dillon@alexandriaVA.gov

Email address

2023-03-17

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Received Plans for Completeness: _____

Fee Paid and Date: _____

Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

ALL APPLICANTS MUST COMPLETE THIS FORM.

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

1. The applicant is: (check one)

- The Owner Contract Purchaser Lessee or Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than three percent.

Applicant: City of Alexandria @ 301 King Street, Alexandria, VA, 22314.
100% public ownership without private partners

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.

The applicant is the City of Alexandria

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than 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	301King Street, Alexandria VA 22314	100%
2.			
3.			

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____(address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

	Name	Address	Percent of Ownership
1.	City of Alexandria	301King Street, Alexandria VA 22314	100%
2.			
3.			

3. BusinessorFinancialRelationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

	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.	None	None	None
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.

2023-03-17

Date

Mitch Dillon

Printed Name

Mitch Dillon, DPI

Signature

Digitally signed by Mitch Dillon, DPI
Date: 2023.03.17 10:40:25 -0400'



EUGENE SIMPSON STADIUM PARK – BALL FIELDS RENOVATION

ILLUSTRATIVE RENDERING 1

CITY OF ALEXANDRIA, VIRGINIA
10.12.2022



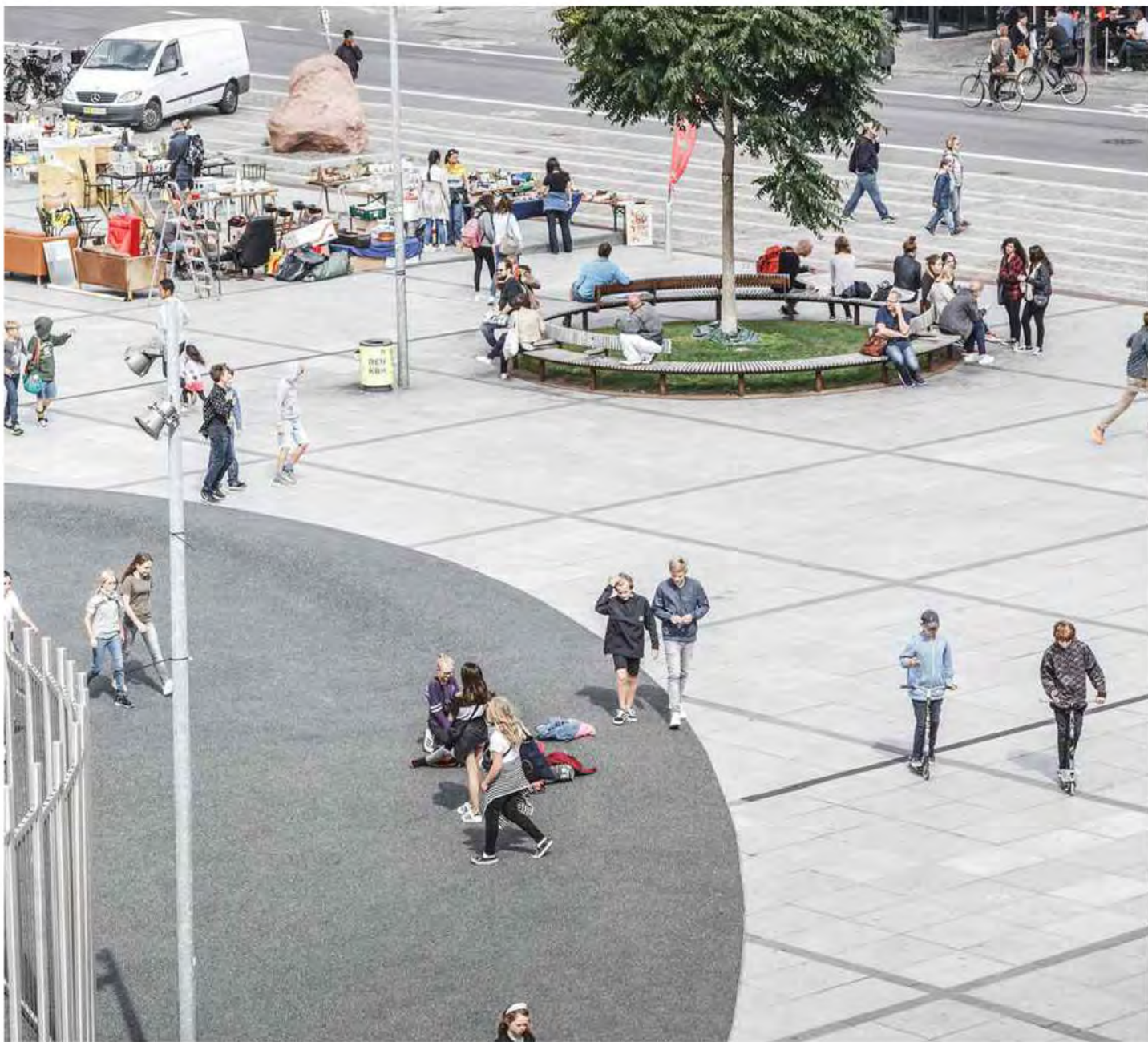


EUGENE SIMPSON STADIUM PARK – BALL FIELDS RENOVATION

CITY OF ALEXANDRIA, VIRGINIA
10.12.2022

ILLUSTRATIVE RENDERING | 2





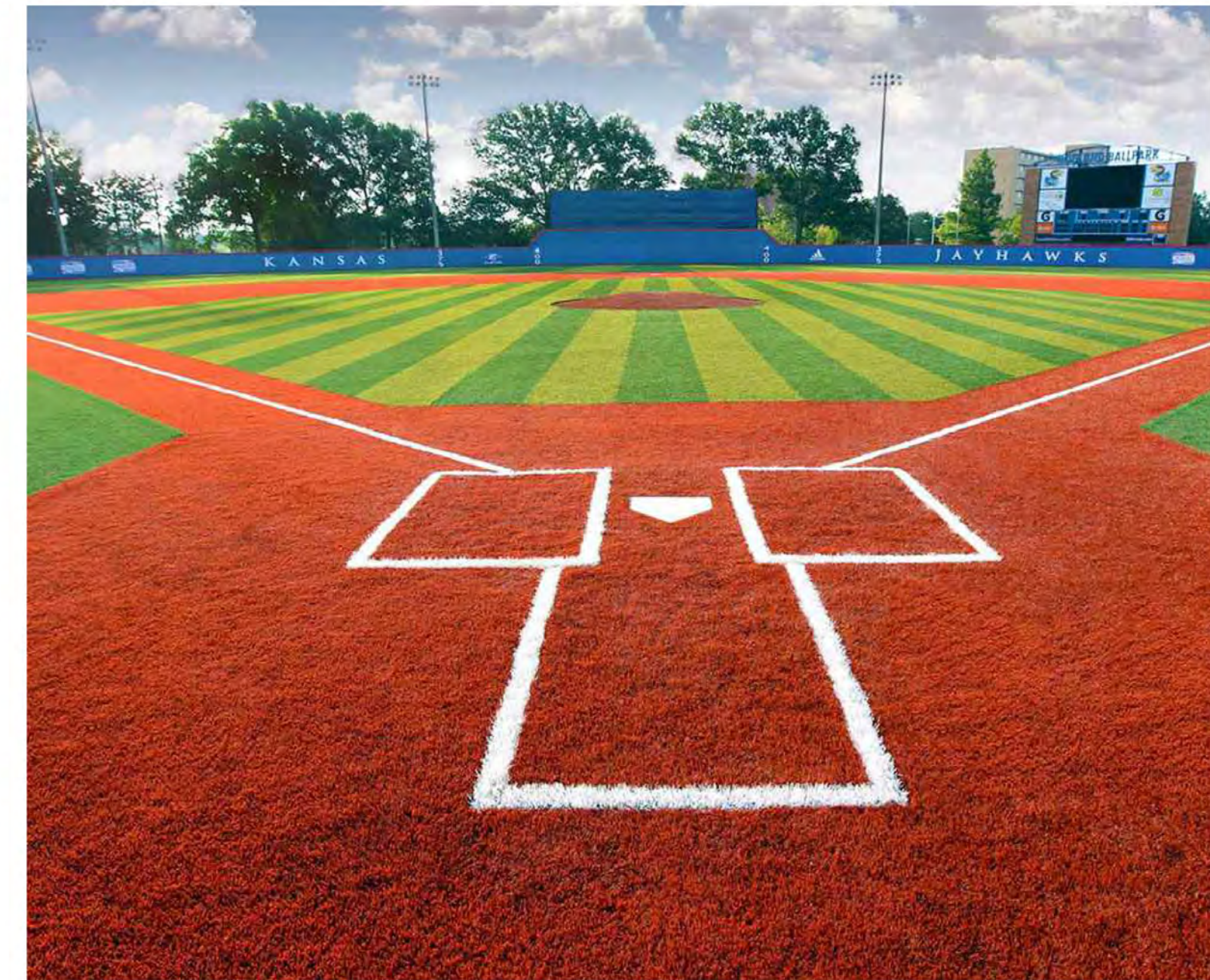
Plaza/Paving Pattern



Pathway



Basketball Full Court



Synthetic Turf Ball Field

(Big Simpson)



Benches



Bollard



Bench along Path



Tables

EUGENE SIMPSON STADIUM PARK – BALL FIELDS RENOVATION

CITY OF ALEXANDRIA, VIRGINIA
06.24.2022

SITE PRECEDENT IMAGERY 3





Pathway/ Plaza Lights

Parking Lot Lights

Shade Structure



Bleachers (Big Simpson)

Bleachers (Little Simpson)

Bleacher Screening

Bio Retention

EUGENE SIMPSON STADIUM PARK – BALL FIELDS RENOVATION

CITY OF ALEXANDRIA, VIRGINIA
06.24.2022

SITE PRECEDENT IMAGERY 4





Site Improvements (View North)



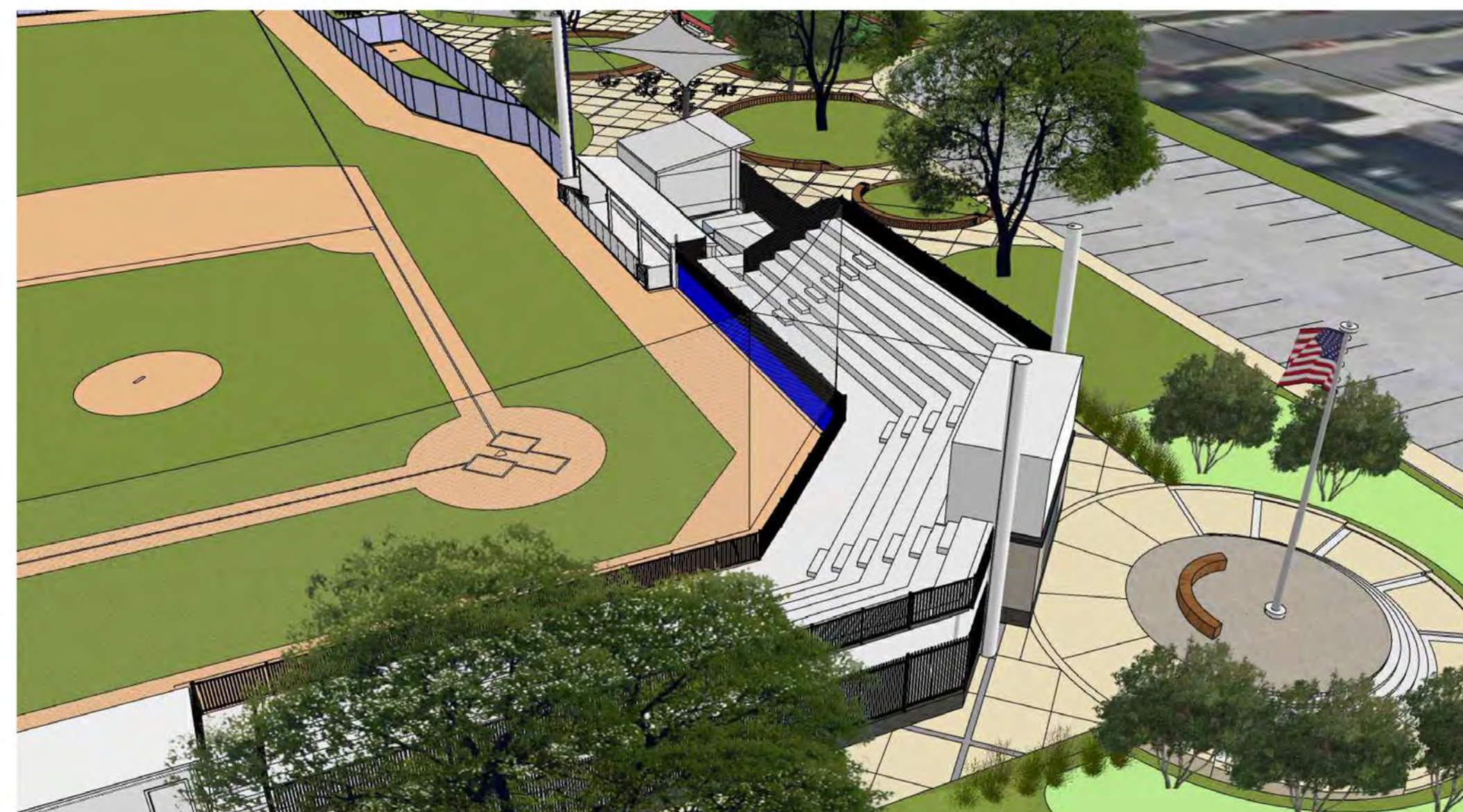
Site Improvements (View South-West)



Site Improvements (View North-West)



Entry Plaza



Entry Plaza



Big Simpson Bleacher



Rear Bleacher Screening



Seating / Rear Bleacher Screening



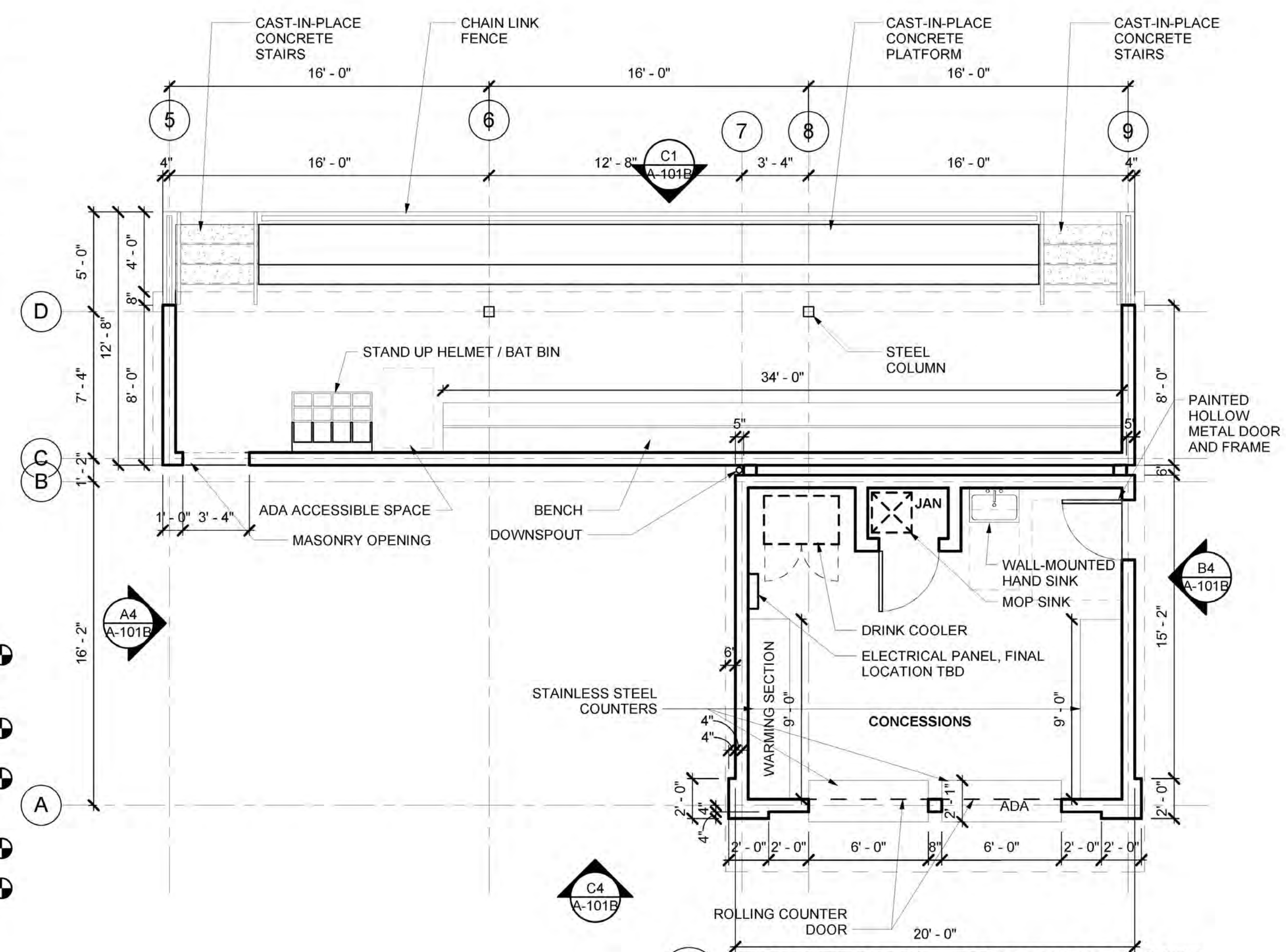
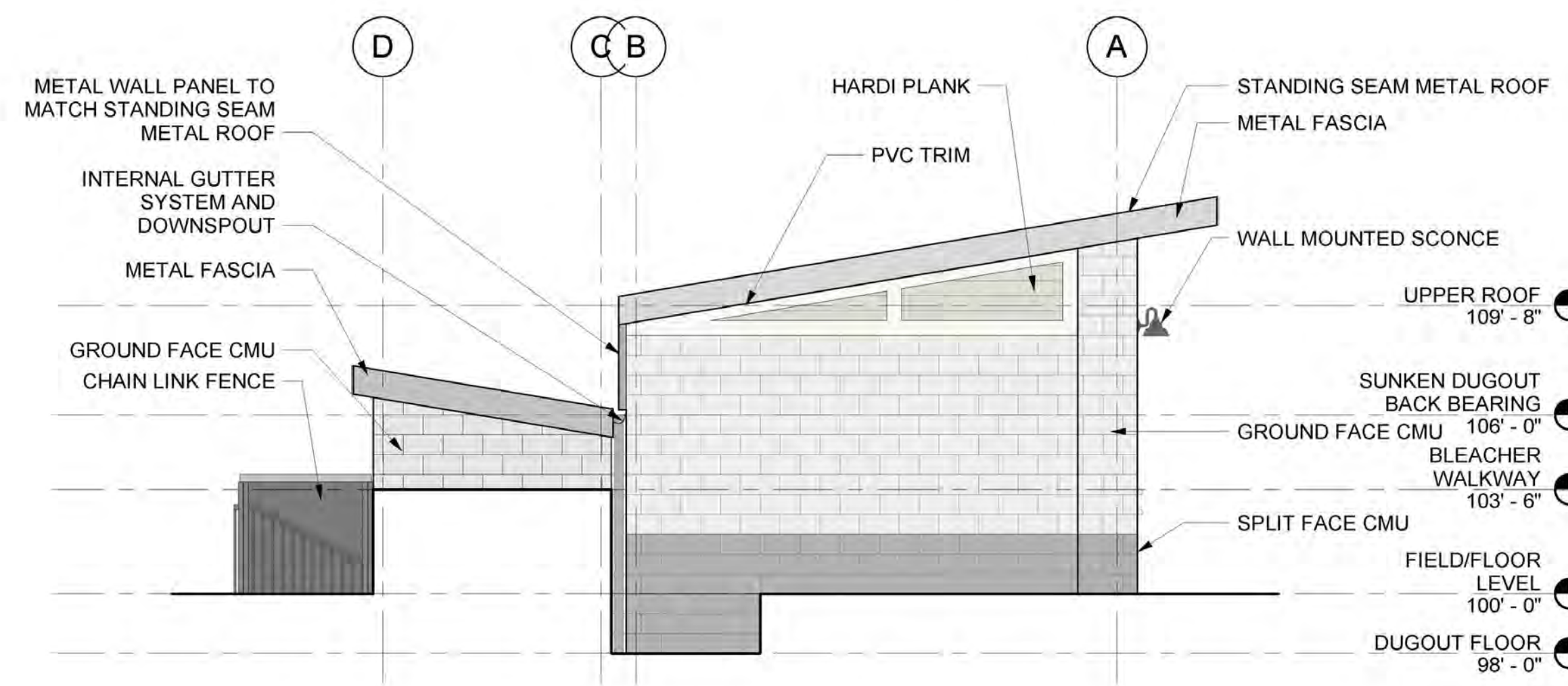
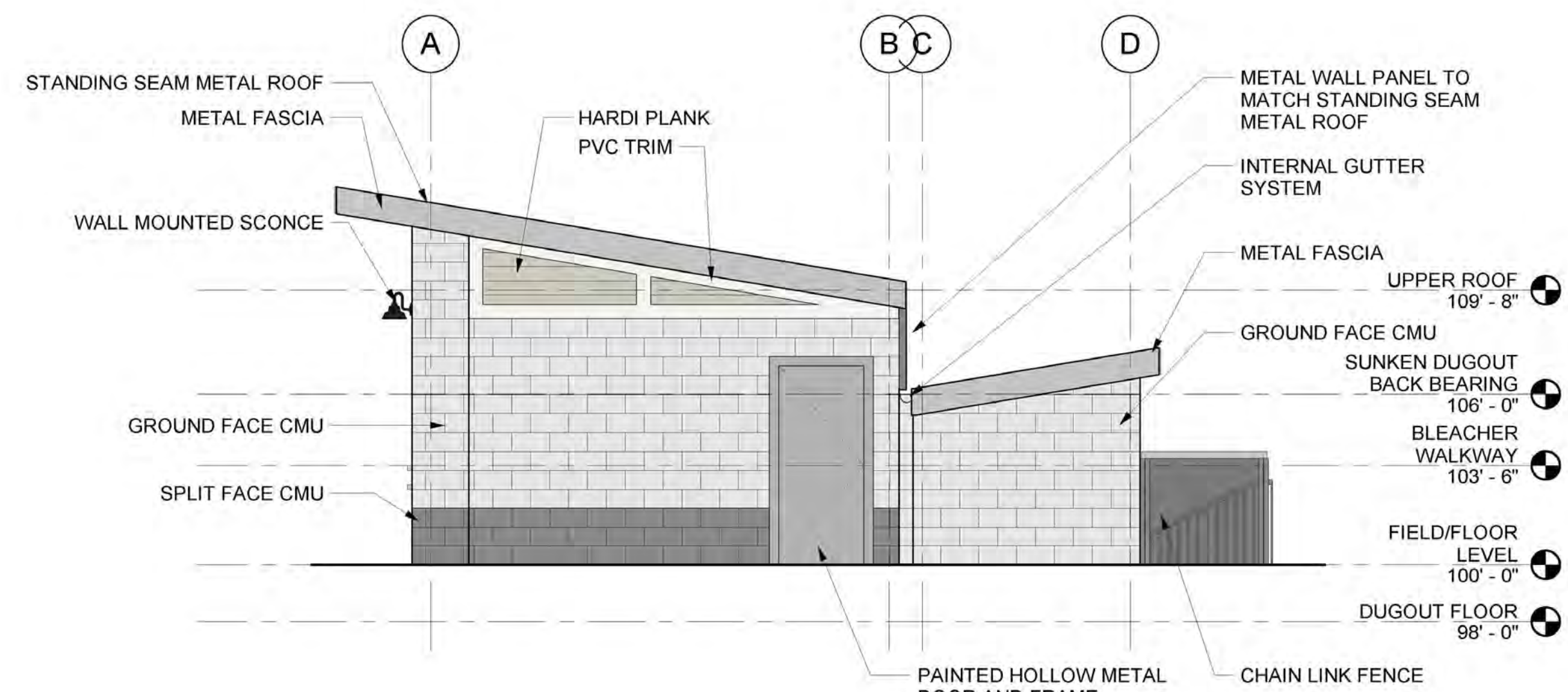
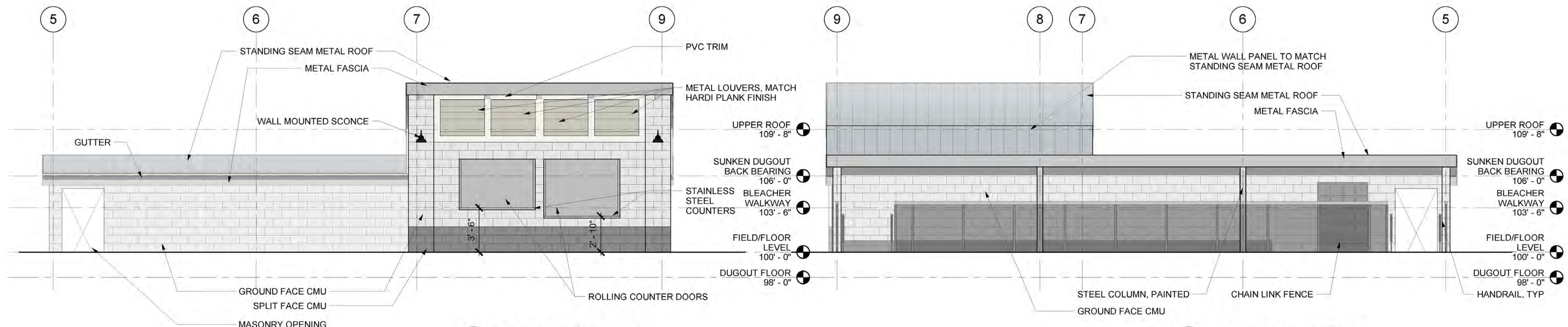
Basketball Court / Pedestrian Plaza / Seating / Shade Structure

EUGENE SIMPSON STADIUM PARK – BALL FIELDS RENOVATION

CITY OF ALEXANDRIA, VIRGINIA
06.24.2022

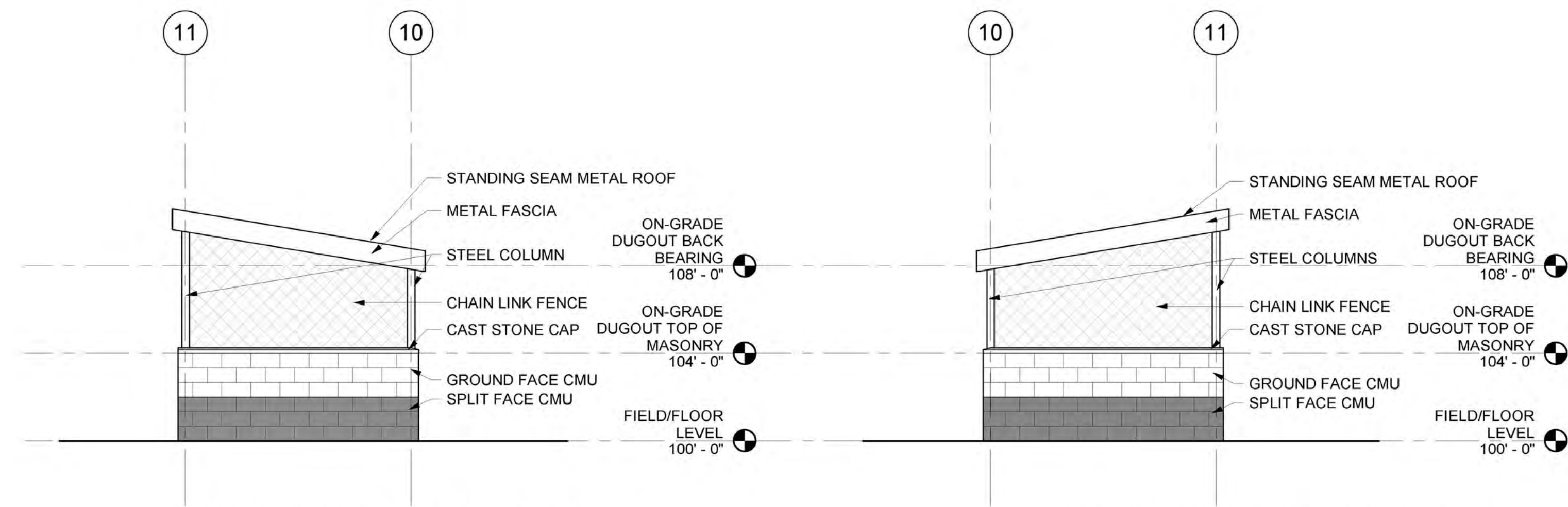
SITE 3D Imagery 5





EUGENE SIMPSON STADIUM PARK – BALL FIELDS RENOVATION

CONCESSIONS-DUGOUT FLOOR PLAN AND ELEVATION

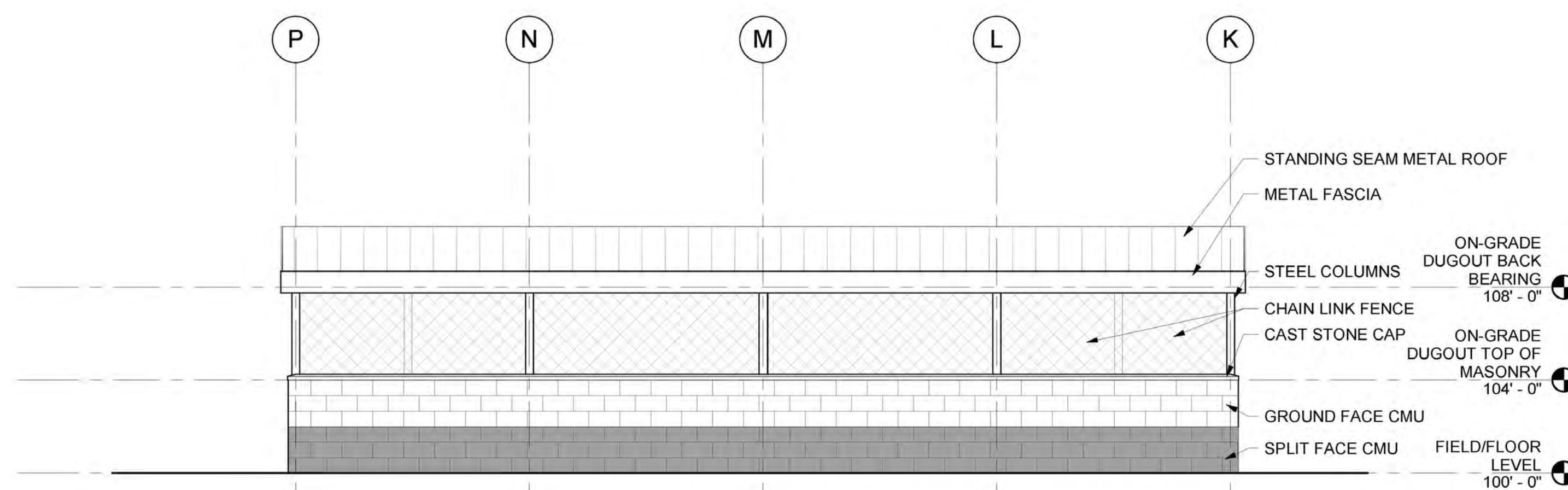


C6
A-101C
1/4" = 1'-0"
EXTERIOR ELEVATION - ON-GRADE DUGOUT NORTH

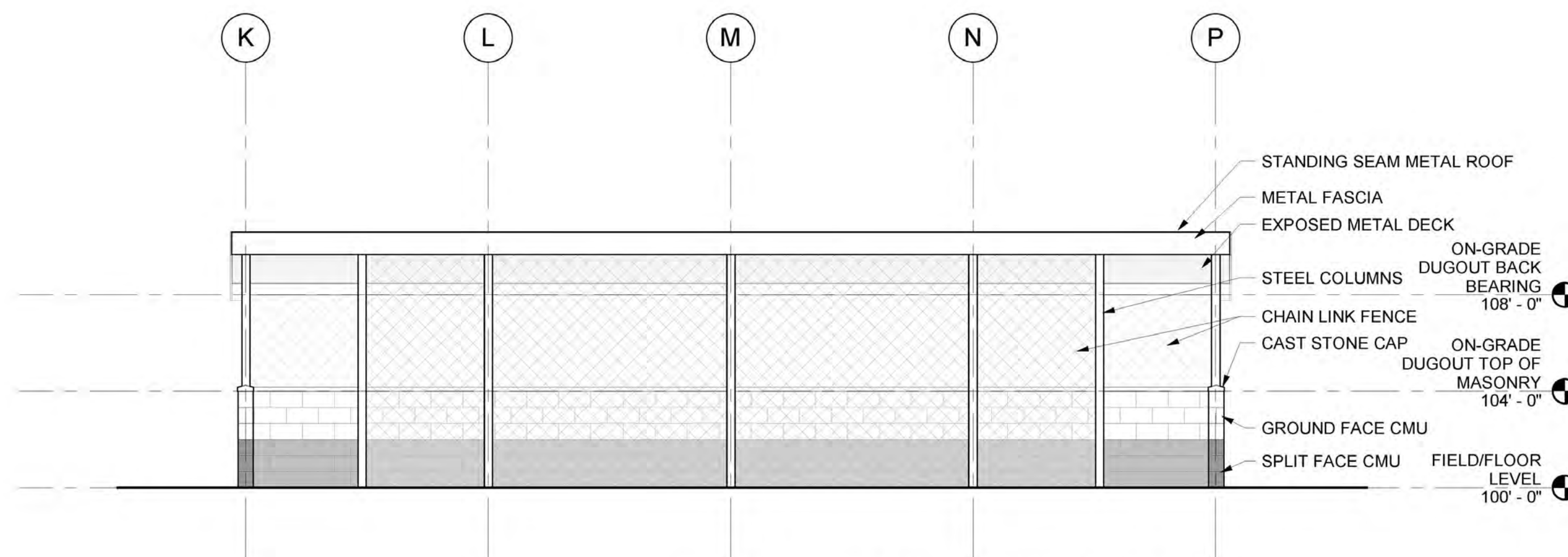
C4
A-101C
1/4" = 1'-0"
EXTERIOR ELEVATION - ON-GRADE DUGOUT SOUTH



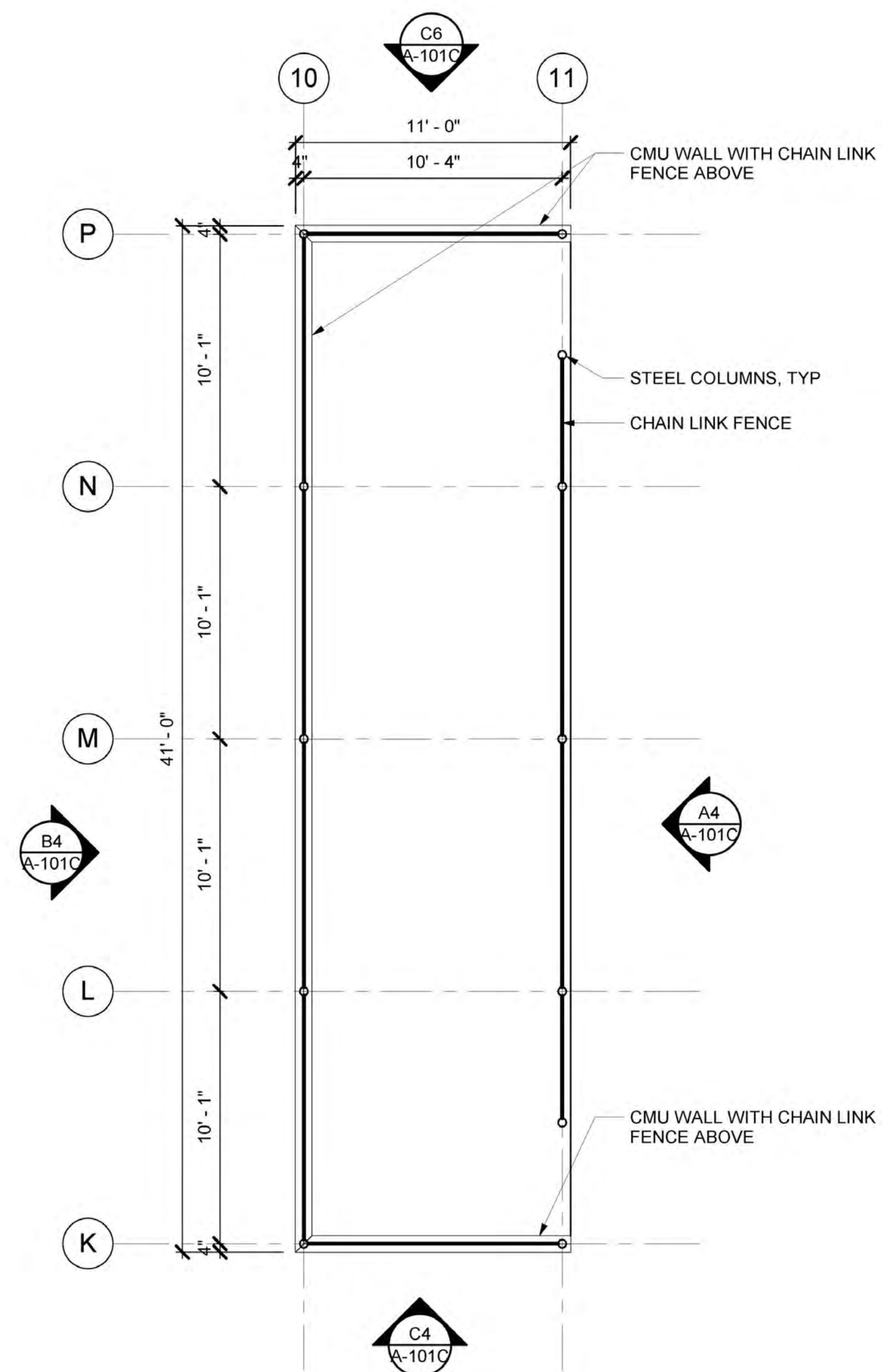
C1
A-101C
12" = 1'-0"
ON-GRADE DUGOUT VISUALIZATION



B4
A-101C
1/4" = 1'-0"
EXTERIOR ELEVATION - ON-GRADE DUGOUT WEST



A4
A-101C
1/4" = 1'-0"
EXTERIOR ELEVATION - ON-GRADE DUGOUT EAST



A1
A-101C
1/4" = 1'-0"
FIRST FLOOR PLAN - ON-GRADE DUGOUTS

EUGENE SIMPSON STADIUM PARK – BALL FIELDS RENOVATION

CITY OF ALEXANDRIA, VIRGINIA
06.24.2022

ON-GRADE DUGOUT FLOOR PLAN AND ELEVATIONS



C4 CONCESSIONS VISUALIZATION
A-201A 12" = 1'-0"



C1 CONCESSIONS VISUALIZATION
A-201A 12" = 1'-0"



B4 DUGOUT VISUALIZATION
A-201A 12" = 1'-0"



B1 CONCESSIONS VISUALIZATION
A-201A 12" = 1'-0"



A4 CONTEXT IMAGE
A-201A 12" = 1'-0"



A1 CONTEXT IMAGE
A-201A 12" = 1'-0"

EUGENE SIMPSON STADIUM PARK – BALL FIELDS RENOVATION

CITY OF ALEXANDRIA, VIRGINIA
06.24.2022

ARCHITECTURAL CONTEXT AND VISUALIZATIONS 9