



**DOCKET ITEM #2**  
**Special Use Permit #2016-0068**  
**3301 Landover Street – Warwick Pool**

---

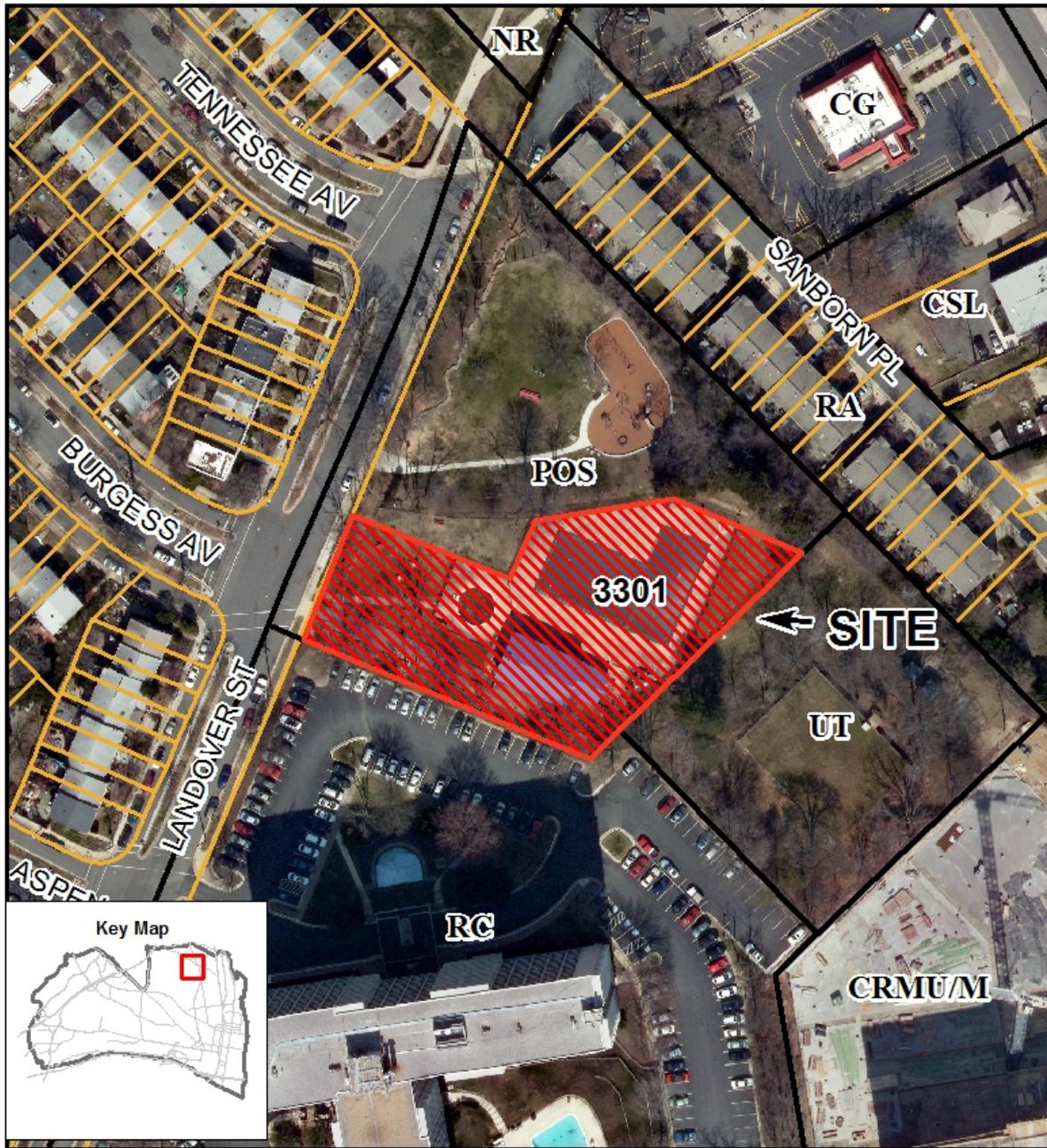
**CONSENT AGENDA ITEM**

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

<b>Application</b>	<b>General Data</b>	
Public hearing and consideration of a request for a parking reduction.	<b>Planning Commission Hearing:</b>	November 1, 2016
	<b>City Council Hearing:</b>	November 12, 2016
<b>Address:</b> 3301 Landover Street	<b>Zone:</b>	POS/Public Open Space
<b>Applicants:</b> City of Alexandria Department of Project Implementation and Department of Recreation, Parks, and Cultural Activities	<b>Small Area Plan:</b>	Potomac West

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

**Staff Reviewer:** Ann Horowitz, [ann.horowitz@alexandriava.gov](mailto:ann.horowitz@alexandriava.gov)



**Special Use Permit #2016-0068**  
**3301 Landover Street**



## I. DISCUSSION

The applicants, The City of Alexandria Departments of Project Implementation and Parks, Recreation, and Cultural Activities, request a parking reduction for the reconstruction of a pool and pool house at the Warwick Pool recreation area, 3301 Landover Street. The Zoning Ordinance requires that reconstruction projects, with costs exceeding 33 1/3% of the market value of existing buildings and structures, must provide off-street parking. As the Warwick Pool lot cannot accommodate parking on the site, a parking reduction is necessary for the redevelopment of the pool and pool house.

### SITE DESCRIPTION

The subject site is located on one, irregularly shaped parcel of record that has 93 feet of frontage on Landover Street and lot depth ranging between 219 feet and 352 feet. The lot measures 34,927 square feet. It is developed with a 25-yard, 5,345 square foot swimming pool, a separate 531 square foot wading pool, and a two-story, 4,192 square foot pool house. A chain link fence encloses the pool areas and surrounding concrete decks (Figure 1). Approximately 21 unrestricted on-street parking spaces line the east side of Landover Street and are located along the Warwick Pool and Landover Park properties.



*Figure 1: Existing Warwick Pool facility*

Residential single family rowhouses in the Warwick Village neighborhood are sited within walking distance of the subject site to the west and south. Additional rowhouses are located to the northwest. Landover Park, a City playground, is situated to the north and the high-rise Aspen Apartments are located to the south. An Alexandria Water Company water storage and transfer facility is located to the east (Figure 2).



*Figure 2: Warwick Pool site*

## BACKGROUND

The Warwick Pool, Inc. requested SUP approval in January 1958 for the construction of a recreational facility that included a swimming pool, playground, and community building. An on-site parking lot, however, was not part of the proposal. City Council approved SUP 292 for the request in February 1958. In September 1958, City Council approved SUP 322 for the operation of a daycare and kindergarten at the community building for Warwick Club members. The operation of the Warwick Pool aquatics recreation area was transferred to the City of Alexandria in 1978 through a 29-year lease agreement. In 2007, the City entered a 35-year lease extension to continue its operation of the Warwick Pool. Under City operation, the community building was open year-round and used for community meetings and classes. After the Summer 2014 aquatics season concluded, the City determined that repairs related to safety and efficiency were necessary for the continued operation of the pool and the facility was closed between 2015 and 2016. In January 2016, City Council approved the reconstruction of the pool and the replacement of the two-story community building with a one-story pool house that would be open for three months a year. The new pool would measure 4,167 square feet (1,709 square feet smaller than the existing total pool area) and the pool house would measure 1,620 square feet (a 2,572 square footage reduction from the existing community building). Accommodations for accessibility, pursuant to ADA requirements, were included in the reconstruction plans. City Council approved \$2.15 million in funding for the reconstruction project in May 2016, with a

goal of a Summer 2017 reopening. The property has an assessed value of \$423,538 as of January 2016.

Staff has no record of complaints associated with the operation of the Warwick Pool.

### PROPOSAL

The Department of Project Implementation and the Department of Parks, Recreation, and Cultural Activities request a full parking reduction for 88 spaces as the Zoning Ordinance requires off-street parking for instances when reconstruction on a property exceeds 33 1/3 percent of the value of the existing structures and buildings.

The applicants anticipate that the lack of on-site parking would not result in negative impacts given that the majority of patrons are nearby residents, particularly children, who walk to this neighborhood-oriented pool. The applicants would encourage staff to use public transportation as Dash and Metrobus stops are located within walking distance to the pool facility. Four bicycle parking spaces are also included in the redevelopment project to encourage biking to the facility.

A summary of the Warwick Pool and Pool House operation is:

Hours of operation: Memorial Day to approximately June 20 (after schools close)

Monday – Friday, 4 p.m. – 7 p.m.

Saturday, Sunday, 12 p.m. – 7 p.m.

Approximately June 21 to Labor Day

Monday – Friday, 12 p.m. – 8 p.m.

Saturday, Sunday, 12 p.m. – 7 p.m.

Number of patrons: 100, Monday – Friday  
200, Saturday, Sunday

Number of staff: 4, Monday – Friday  
6, Saturday, Sunday

Noise: Typical noise associated with an outdoor recreational use is anticipated.  
Screened and enclosed mechanical systems would generate minimal noise.

Trash and litter: Three bags of trash are expected daily and would be collected two to three times a week. Staff will monitor the site for litter throughout the day.

Odors: Odors are not expected from this use.

### PARKING

Pursuant to Sections 8-200(F)(1)(b) and 8-200(F)(4)(a) of the Zoning Ordinance, parking is required at the site as the pool and pool house would be reconstructed at a cost that would exceed 33 1/3 percent of the market value of the existing buildings and structures. Section 8-200(A)(14)

of the Zoning Ordinance requires an outdoor amusement enterprise to provide one parking space for every 400 square feet of lot area. The 34,927 square foot lot that contains the pool and pool house would require 88 spaces. As the lot cannot accommodate a parking lot, a parking reduction for 88 spaces is requested.

#### ZONING/MASTER PLAN DESIGNATION

Section 8-100(A)(4) permits a reduction in off-street parking requirements only with City Council approval of a Special Use Permit. The proposed aquatics facility is located in the POS Zone. Section 6-105(A) of the Zoning Ordinance permits public park buildings with Special Use Permit approval and Section 6-105(B)(1) allows outdoor pools with SUP approval. Given that the pool and community building were approved through SUP #292 and the uses would be reduced in scale, an SUP amendment is not required for intensification of the recreational facility.

The property is situated within the Potomac West Small Area Plan which supports park and recreation use at this location.

## **II. STAFF ANALYSIS**

Staff supports the applicants' request for a parking reduction given that the Warwick Pool has operated at the same location without on-site parking for several decades and has no record of neighborhood parking impacts. Although the facility is open to all City residents, it functions primarily as a community pool, drawing swimmers who walk to the facility from the surrounding, densely-developed neighborhood. Further, staff believes that parking impacts would be no greater than in the past as the size of the pool and the pool house have been condensed and would likely not accommodate additional swimmers. A reduction in the use of the facility would also result through the replacement of the community building, operating year-round, with the seasonal pool house that would be open three months a year.

The applicants would minimize potential parking impacts by encouraging the employee use of public transportation, as required in Condition 2, and by promoting alternative forms of transportation to patrons, as stated in Condition 3. The addition of a bicycle rack would promote biking to the site as a driving alternative. For the minority of patrons who would drive, staff expects that the on-street, unrestricted parking spaces along Landover Street would be sufficient. Resident parking would not be affected by the pool visitors given that residential parking permits are required for parking on nearby streets.

Standard conditions related to amplified sound and litter abatement are included as Conditions 4 and 5, respectively. Conditions regulating pool operations address the location of the filter room to ensure the pool operator maintains visual contact with pool activities (Condition 6); the flow of patrons through the pool house to access the pool (Condition 7); the presence of a pool operator at all times that the facility is open (Condition 8); and lifeguard staffing during pool operations (Condition 9).

Subject to the conditions contained in Section III of this report, staff recommends approval of the Special Use Permit request.

### III. RECOMMENDED CONDITIONS

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

1. The Special Use Permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z)
2. The applicant shall encourage its employees to use public transportation to travel to and from work. Within 60 days of City Council approval, the business shall contact the Local Motion at [localmotion@alexandriava.gov](mailto:localmotion@alexandriava.gov) for information on establishing an employee transportation benefits program. (T&ES)
3. The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Local Motion at [localmotion@alexandriava.gov](mailto:localmotion@alexandriava.gov) for more information about available resources. (T&ES)
4. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
5. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be monitored and picked up at least once during the day and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is in operation. (T&ES)
6. The filter room shall be located so that the pool operator does not have to leave the pool enclosure, it opens onto pool deck, and so the pool operator has a full line of sight when inside room. (Health)
7. The bathhouse shall be located to open onto the pool deck with patrons being required to enter and pass through the bathhouse prior to accessing pool. (Health)
8. All regulated aquatic facilities shall have a pool operator on-duty. Pool operators must be on-site during all operating hours except for spas and interactive water features. (Health)
9. At least one certified lifeguard shall be on-duty during all operating hours for aquatic facilities with the exception of spas and interactive water features. Additional lifeguards may be required due to the configuration of the facility and/or use of the facility. (Health)
10. The Director of Planning and Zoning shall review the special use permit after it has been operational for one year, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b)

the Director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, or (c) the Director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

STAFF: Alex Dambach, Division Chief, Land Use Regulatory Services  
Ann Horowitz, Urban Planner

---

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

#### IV. CITY DEPARTMENT COMMENTS

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

##### Transportation & Environmental Services:

- R-1 The applicant shall encourage its employees to use public transportation to travel to and from work. Within 60 days of City Council approval, the business shall contact the Local Motion at [localmotion@alexandriava.gov](mailto:localmotion@alexandriava.gov) for information on establishing an employee transportation benefits program. (T&ES)
- R-2 The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Local Motion at [localmotion@alexandriava.gov](mailto:localmotion@alexandriava.gov) for more information about available resources. (T&ES)
- R-3 All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
- R-4 Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be monitored and picked up at least once during the day and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is in operation. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

##### Code Enforcement:

- F-1 This project has been discussed and informally reviewed.

##### Fire:

No comments or concerns.

##### Health:

###### *Aquatic Facilities*

- C-1 An Alexandria Health Department Permit is required for each regulated facility, including: swimming pools, wading pools, spas, waterparks, interactive water features and water activity pools. A permit shall be obtained prior to operation, and is not transferable between one individual, corporation or location to another.
- C-2 Construction plans shall be submitted to the Health Department located at 4480 King Street and through the Multi-Agency Permit Center. Plans shall be submitted and approved by the Health Department prior to construction. There is a plan review fee per body of water payable to the City of Alexandria.

- C-3 Construction plans shall comply with Alexandria City Code, Title 11, Chapter 11, The Aquatic Health Ordinance. Pump curves, hydraulic calculations, equipment specifications, site plans, and piping plans must be submitted.
- R-1 The filter room shall be located so that the pool operator does not have to leave the pool enclosure, it opens onto pool deck, and so the pool operator has a full line of sight when inside room.
- R-2 The bathhouse shall be located to open onto the pool deck with patrons being required to enter and pass through the bathhouse prior to accessing pool.
- R-3 All regulated aquatic facilities shall have a pool operator on-duty. Pool operators must be on-site during all operating hours except for spas and interactive water features.
- R-4 At least one certified lifeguard shall be on-duty during all operating hours for aquatic facilities with the exception of spas and interactive water features. Additional lifeguards may be required due to the configuration of the facility and/or use of the facility

Parks and Recreation:

No comments received

Police Department:

No comments received



**APPLICATION**

**SPECIAL USE PERMIT**

2016-0068

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

**PROPERTY LOCATION:** 3301 Landover Street

**TAX MAP REFERENCE:** 015.03-07-01.L1 **ZONE:** POS

**APPLICANT:**

Name: City of Alexandria (Department of Project Implementation / Department of Recreation, Parks & Cultural Activities)

Address: 3301 Landover Street

**PROPOSED USE:** City Community Pool and Bathhouse

**THE UNDERSIGNED**, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

**THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

**THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

**THE UNDERSIGNED**, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

James Spengler, Director, RPCA

*James Spengler* 8/18/16  
Signature Date

Print Name of Applicant or Agent

1108 Jefferson Street

Mailing/Street Address

Alexandria VA 22314

City and State Zip Code

Telephone # Fax #

james.spengler@alexandriava.gov

Email address

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

**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of 3301 Landover Street, I hereby  
 (Property Address)  
 grant the applicant authorization to apply for the community pool and bathhouse use as  
 (use)  
 described in this application.

*See next sheet*

Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
 Please Print  
 Address: \_\_\_\_\_ Email: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

- Required floor plan and plot/site plan attached.
- Requesting a waiver. See attached written request.

2. The applicant is the (check one):  
 Owner  
 Contract Purchaser  
 Lessee or  
 Other: \_\_\_\_\_ of the subject property.

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

Protestant Episcopal Theological - 3737 Seminary Road, Alexandria, VA 22304 -  
100% of ownership  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of 3301 Landover Street, Alexandria, Virginia 22305, I hereby  
(Property Address)  
grant the applicant authorization to apply for the community pool and bathhouse use as  
(use)  
described in this application.

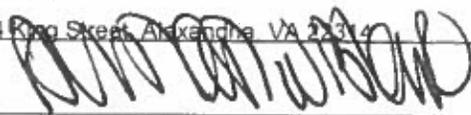
Protestant Episcopal Theological Seminary in Virginia  
Name (VTS) by Duncan Blair, Agent

Phone 703-836-1000

Please Print

Address 524 King Street, Alexandria, VA 22314

Email dblair@landcarroll.com

Signature: 

Date: August 18, 2016

## 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 Alex. RPCA	1108 Jefferson Street	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 3301 Landover Street (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.	Protestant Episcopal Theological	3737 Seminary Road Alexandria, VA 22304	100%
2.			
3.			

**3. Business or Financial Relationships.** Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 2-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).

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

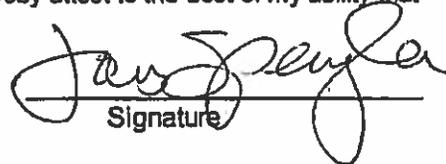
	Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.			
2.	City of Alexandria RPCA	None	None
3.			

**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.

8/18/16  
 \_\_\_\_\_  
 Date

James Spengler, Director, RPCA  
 \_\_\_\_\_  
 Printed Name

  
 \_\_\_\_\_  
 Signature

**OWNERSHIP AND DISCLOSURE STATEMENT**

Use additional sheets if necessary

**1. Applicant.** State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

	Name	Address	Percent of Ownership
1.	VTS	3737 Seminary Road Alexandria, VA 22304	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 3301 Landover St., Alexandria, VA 22305 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

	Name	Address	Percent of Ownership
1.	VTS	3737 Seminar Road Alexandria, VA 22304	100%
2.			
3.			

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

	Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.	VTS	None	PC and CC
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.

August 18, 2016  
Date

VTS by Duncan Blair, Agent  
Printed Name

  
Signature

SUP # 2016-0068

**REVISED**

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? NA

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

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

**NARRATIVE DESCRIPTION**

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

The City's Department of Recreation, Parks & Cultural Activities is renovating the Warwick pool and bathhouse consistent with City Council direction in January 2016. The existing pool and two story bathhouse/community meeting room facilities are to be demolished and a new pool and one story seasonal bathhouse are to be constructed. The new facilities will be ADA compliant constructed in approximately the same footprint as the existing structure. The existing wade pool and general use pool will be replaced with one approximately 5,000 sf pool. The proposed replacement will include stormwater treatment.

This project is requesting a parking reduction. The site currently has no on-site parking and the existing facility is only served by on-street parking. The intensity of use for this facility will be reduced with the reduction of current two story bathhouse/community meeting room to a single story seasonal bathhouse only facility, and due to the reduction in the size of the new combined pool. The programming for this facility will continue to serve community open swim and support City summer programs.

~~This project will require a modification of the special setback. The footprint of the building will be 22.7' feet from the property line. This is reduced from the required 30' as required by section 6-106 B -3 of the Zoning Ordinance (congregational use from a residentially zoned property). The portion of the building which will be non-complying will consist of the required indoor storage and electrical room, and will be a passive area of the structure.~~

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



### USE CHARACTERISTICS

4. The proposed special use permit request is for (check one):

- a new use requiring a special use permit,
- an expansion or change to an existing use without a special use permit,
- an expansion or change to an existing use with a special use permit,
- other. Please describe: Parking reduction and a modification to a special setback

5. Please describe the capacity of the proposed use:

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

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

Average weekday attendance is 100 customers between 12-8pm and up to 50 camp participants between 10am-12pm. Weekend attendance average is 200 between 12-7pm.

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

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

4 staff members, including lifeguards, pool operator, pool manager and cashier for weekday shifts and 5-6 staff members for weekend shifts - hours shown above.

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

Day:

Saturday-Sunday (Memorial Day -Labor Day)

Hours:

12-7pm

Monday-Friday (Memorial Day - End of School/June 20)

4-7PM

Monday-Friday June 21-Labor Day

12-8PM

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

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

No amplified noise expected. Noises associated with recreational use of pool (e.g., children swimming and playing; occasional lifeguard whistles).

Minimal noise from mechanical systems - pump room is indoors.

B. How will the noise be controlled?

screening of mechanical equipment and enclosed equipment with ventilation

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

There are no anticipated odors with this use.

---

---

---

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

A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)  
Typical park/recreational use related trash, including water bottles and food wrappers.

---

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

2-3 bags of trash daily.

---

C. How often will trash be collected?

2-3 time per week

---

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

Pool and Park staff patrol the area throughout the day/evening to pick up trash.  
Facility trash will be placed in City standard receptacles for disposal.

---

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

Yes.                       No.

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

Standard pool treatment chemicals such as: sodium hypochlorite, muriatic acid, CO2, calcium chloride, sodium bicarbonate, and soda ash.

---

8/30/16

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

Yes.       No.

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

Standard restroom cleaning and disinfectant for the cleaning and sanitation of public restrooms

---

---

12. What methods are proposed to ensure the safety of nearby residents, employees and patrons? The pool and bathhouse will be fenced consistent with Code requirements. All chemicals are stored in a locked facility, separate from public use.

---

---

### ALCOHOL SALES

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

Yes       No

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

---

---

---

---

**PARKING AND ACCESS REQUIREMENTS**

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

- 0 \_\_\_\_\_ Standard spaces
- 0 \_\_\_\_\_ Compact spaces
- 0 \_\_\_\_\_ Handicapped accessible spaces.
- 0 \_\_\_\_\_ Other.

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

B. Where is required parking located? (check one)  
 on-site  
 off-site

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

A parking reduction is being requested.

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

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

Parking reduction requested; see attached supplemental form

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

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

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

SUP # 2016-0068 10/12/2016

**REVISED**

- B. Where are off-street loading facilities located? The site access aisle will be utilized for the delivery of supplies  
\_\_\_\_\_
- C. During what hours of the day do you expect loading/unloading operations to occur?  
Prior to the opening of the pool from 8 am to 10 am.
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?  
3-4 times per week or as appropriate.

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?  
No street improvements are required.

**SITE CHARACTERISTICS**

17. Will the proposed uses be located in an existing building?  Yes  No  
Existing building to be demolished.
- Do you propose to construct an addition to the building?  Yes  No
- How large will the addition be? NA square feet.

18. What will the total area occupied by the proposed use be?  
\_\_\_\_\_ sq. ft. (existing) + <sup>1,620</sup>~~1,900~~ sq. ft. (addition if any) = <sup>1,620</sup>~~1,900~~ sq. ft. (total) Bath House  
New Construction 4,167 sq.ft (total) Pool

19. The proposed use is located in: (check one)
- a stand alone building and pool
  - a house located in a residential zone
  - a warehouse
  - a shopping center. Please provide name of the center: \_\_\_\_\_
  - an office building. Please provide name of the building: \_\_\_\_\_
  - other. Please describe: \_\_\_\_\_

End of Application

REVISED

**Parking Management Plan  
Warwick Pool and Pool House Improvement Project  
August 18, 2016**

**General Project Summary:**

The Warwick Pool and Pool House Improvement Project will include the demolition of the existing wade pool, general pool and pool house. The project will construct a new ~~5,000~~<sup>4167</sup> sf pool, ~~1,980~~<sup>1620</sup> sf pool house, and BMPs.

**Point of Contact:**

Daphne Kott, P.E. is the DPI project manager and Jack Browand, Division Chief, is the Department of Recreation, Parks & Cultural Activities project manager.

**On-site parking provided:**

Currently, no parking is provided on-site. No on-site parking will be provided with this improvement / renovation project.

**Bicycle parking on-site:**

Four (4) bicycle parking spaces will be provide on-site with this improvement project.

**Site Access:**

The site access drive will only be used for the delivering of pool supplies.

**Staffing Needs:**

Four staff members for weekday shifts

Five-six staff members for weekend shifts

The pool facility is operational for three months out of the year (Memorial Day weekend until Labor Day weekend)

Staff members will be encouraged to take public transit to the pool. The City will work with Local Motion to share public transit information.

**Pool Attendance:**

Average weekday attendance 100 customers (a large percent of the customers are non-driving children) and up to 50 camp participants (who arrive by bus).

**Pool Hours:**

Saturday – Sunday (Memorial Day – Labor Day) 12-7 pm

Monday –Friday (Memorial Day – End of School June 20) 4-7 pm

Monday – Friday (June 21-Labor Day) 12-8pm

**On-street parking:**

There are approximately 21 unrestricted on-street parking spaces adjacent to the pool and Landover Park (which is adjacent to the Warwick Pool Facility) on Landover Street.

**Bus Routes:**

The DASH AT 10 operates along Mt. Vernon Avenue

An AT10 stop is located 0.20 miles from the entrance of the Warwick Pool Facility

**REVISED**

SUP # \_\_\_\_\_



# APPLICATION - SUPPLEMENTAL

## PARKING REDUCTION

**Supplemental information to be completed by applicants requesting special use permit approval of a reduction in the required parking pursuant to section 8-100(A)(4) or (5).**

**1. Describe the requested parking reduction.** (e.g. number of spaces, stacked parking, size, off-site location)

31,927 88  
Per Section 8-200(A) (14) Amusement Enterprise (outdoor) the Warwick Pool facility would require 45,476 sf/400 sf= 113 spaces. There are no parking spaces associated with this facility, which has been in operation since 1958. The requested parking reduction is for the entire 113 spaces.

**2. Provide a statement of justification for the proposed parking reduction.**

There are no parking spaces associated with the Warwick Pool facility, which has been in operation since 1958. The proposed renovation will remove the current community space which will reduce the intensity of use on the site. The pool patrons arrive mainly on-foot from the surrounding neighborhood. There have been no recorded complaints regarding parking associated with the existing pool facilities. The pool will continue to be operational for approximately three (3) months of the year.

**3. Why is it not feasible to provide the required parking?**

There is no space on the site to provide the required parking.

**4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces?**

\_\_\_\_\_ Yes.       No.

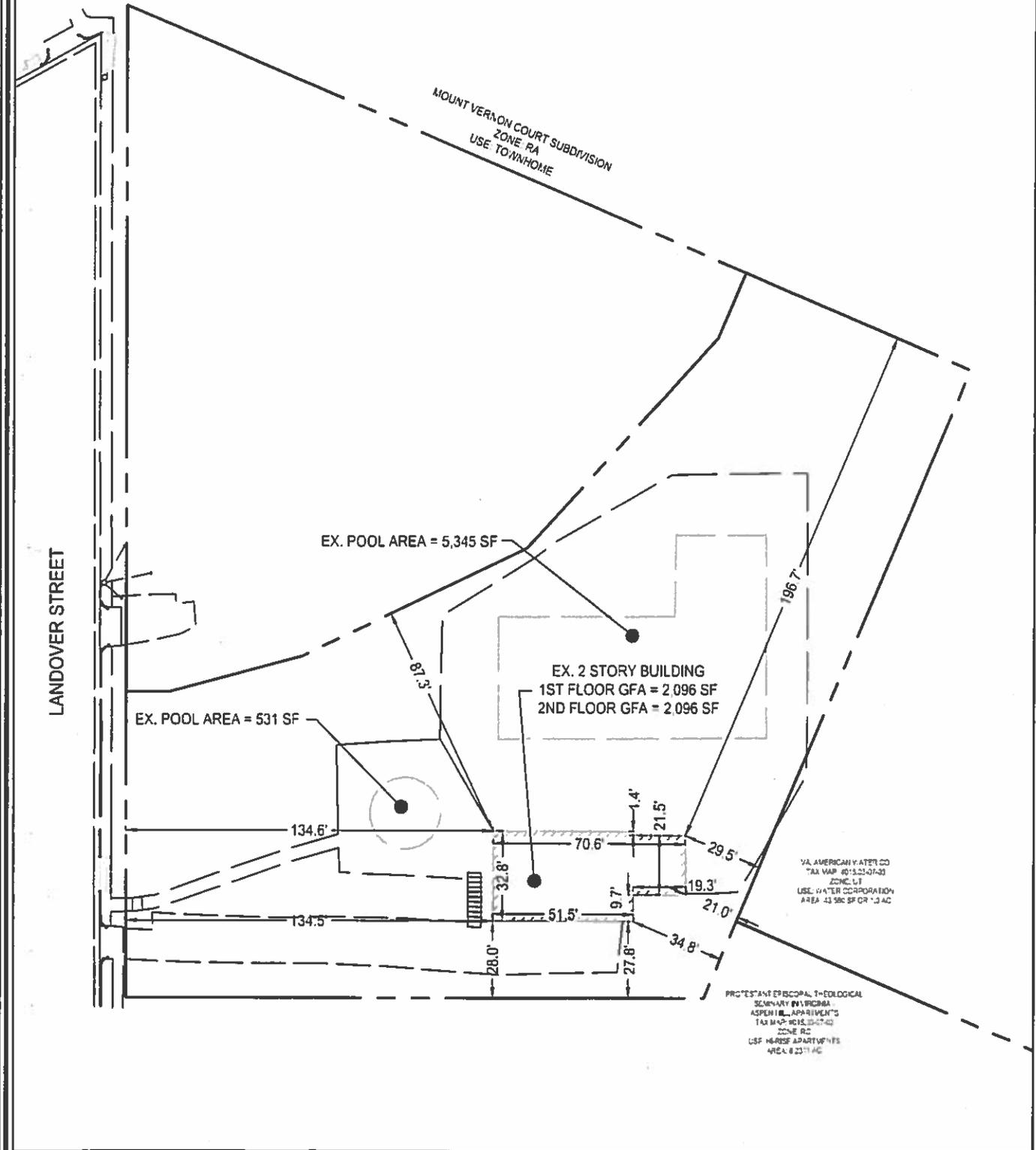
5. If the requested reduction is for more than five parking spaces, the applicant must submit a **Parking Management Plan** which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative affects of the parking reduction.

6. The applicant must also demonstrate that the reduction in parking will not have a negative impact on the surrounding neighborhood.

EXISTING CONDITIONS

SUP2016-0068  
Application Materials  
10/12/2016

**REVISED**





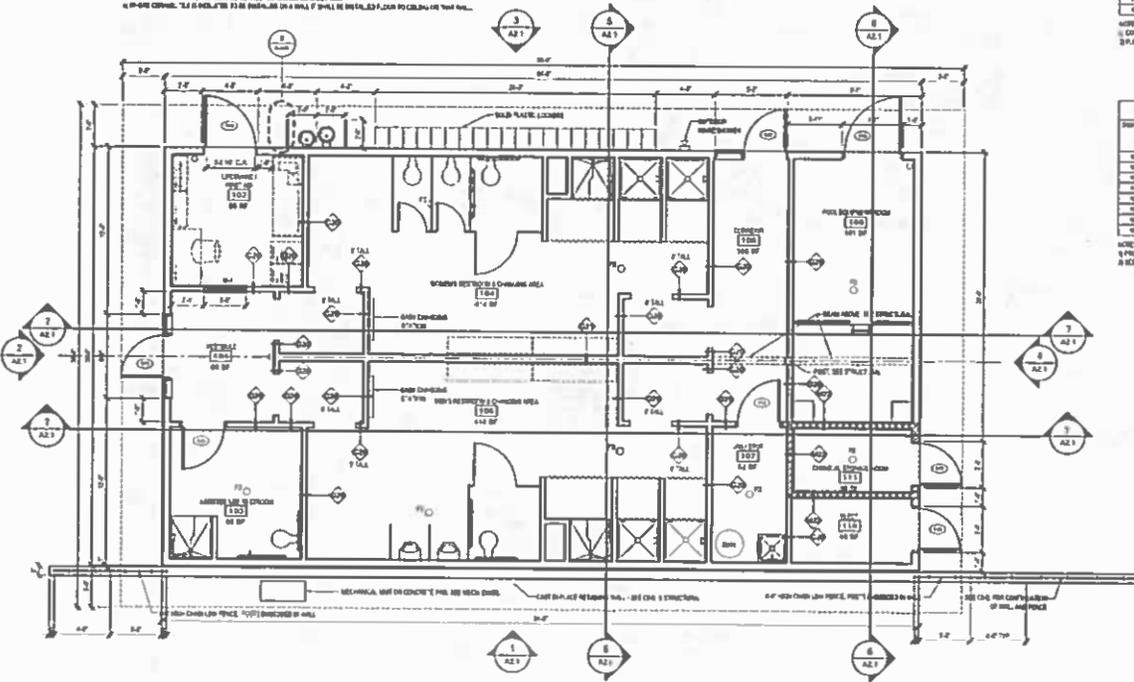


1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16

L  
K  
J  
H  
G  
F  
E  
D  
C  
B  
A

L  
K  
J  
H  
G  
F  
E  
D  
C  
B  
A

**NOTES:**  
 1. SEE SHEET 11 FOR WALL FINISH SCHEDULE  
 2. CONCRETE TO BE FINISHED WITH 1/2" SAND FINISH  
 3. DOOR SCHEDULE AND FRAME SCHEDULE TYPES NOT SHOWN OTHERWISE ARE SHOWN ON THIS SHEET  
 4. ALL CONCRETE AND FORMS TO THE FACE OF FORMS SHALL BE FINISHED TO THE CONTRACTOR SHALL HAVE A 1/2" FINISH AND BE 1/2" THICK  
 5. ALL CONCRETE SHALL BE FINISHED TO THE FACE OF FORMS SHALL BE FINISHED TO THE CONTRACTOR SHALL HAVE A 1/2" FINISH AND BE 1/2" THICK  
 6. ALL CONCRETE SHALL BE FINISHED TO THE FACE OF FORMS SHALL BE FINISHED TO THE CONTRACTOR SHALL HAVE A 1/2" FINISH AND BE 1/2" THICK  
 7. ALL CONCRETE SHALL BE FINISHED TO THE FACE OF FORMS SHALL BE FINISHED TO THE CONTRACTOR SHALL HAVE A 1/2" FINISH AND BE 1/2" THICK  
 8. ALL CONCRETE SHALL BE FINISHED TO THE FACE OF FORMS SHALL BE FINISHED TO THE CONTRACTOR SHALL HAVE A 1/2" FINISH AND BE 1/2" THICK  
 9. ALL CONCRETE SHALL BE FINISHED TO THE FACE OF FORMS SHALL BE FINISHED TO THE CONTRACTOR SHALL HAVE A 1/2" FINISH AND BE 1/2" THICK  
 10. ALL CONCRETE SHALL BE FINISHED TO THE FACE OF FORMS SHALL BE FINISHED TO THE CONTRACTOR SHALL HAVE A 1/2" FINISH AND BE 1/2" THICK  
 11. ALL CONCRETE SHALL BE FINISHED TO THE FACE OF FORMS SHALL BE FINISHED TO THE CONTRACTOR SHALL HAVE A 1/2" FINISH AND BE 1/2" THICK  
 12. ALL CONCRETE SHALL BE FINISHED TO THE FACE OF FORMS SHALL BE FINISHED TO THE CONTRACTOR SHALL HAVE A 1/2" FINISH AND BE 1/2" THICK  
 13. ALL CONCRETE SHALL BE FINISHED TO THE FACE OF FORMS SHALL BE FINISHED TO THE CONTRACTOR SHALL HAVE A 1/2" FINISH AND BE 1/2" THICK  
 14. ALL CONCRETE SHALL BE FINISHED TO THE FACE OF FORMS SHALL BE FINISHED TO THE CONTRACTOR SHALL HAVE A 1/2" FINISH AND BE 1/2" THICK  
 15. ALL CONCRETE SHALL BE FINISHED TO THE FACE OF FORMS SHALL BE FINISHED TO THE CONTRACTOR SHALL HAVE A 1/2" FINISH AND BE 1/2" THICK  
 16. ALL CONCRETE SHALL BE FINISHED TO THE FACE OF FORMS SHALL BE FINISHED TO THE CONTRACTOR SHALL HAVE A 1/2" FINISH AND BE 1/2" THICK

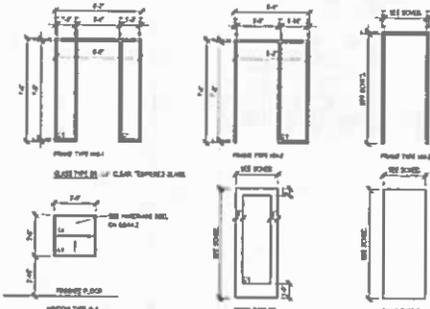


**ROOM FINISH SCHEDULE**

ROOM NO.	FINISH	WALL	FLOOR	CEILING	DOORS	FRAMES
01	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE
02	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE
03	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE
04	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE
05	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE
06	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE
07	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE
08	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE
09	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE
10	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE
11	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE
12	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE
13	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE
14	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE
15	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE
16	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE

**DOOR AND FRAME SCHEDULE**

ROOM NO.	DOOR TYPE	FRAME	SWING	FINISH	GLASS	GLASS TYPE	GLASS COLOR	GLASS PATTERN	GLASS TINT	GLASS TREATMENT
01	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE
02	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE
03	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE
04	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE
05	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE
06	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE
07	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE
08	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE
09	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE
10	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE
11	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE
12	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE
13	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE
14	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE
15	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE
16	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE



1 FLOOR PLAN  
A1.1

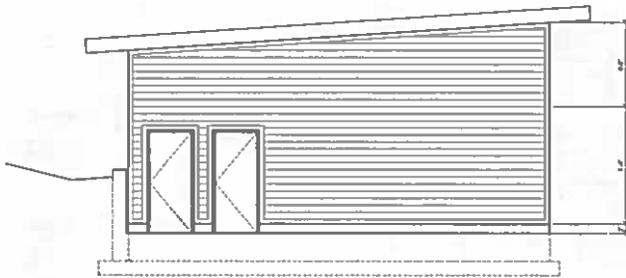
A1.1

**REVISED**

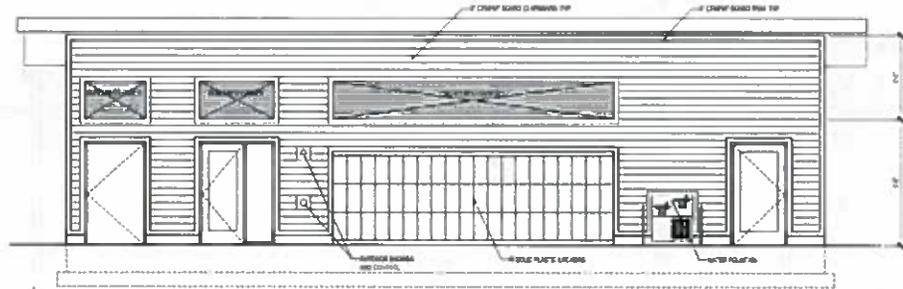
**REVISED**

REVISED

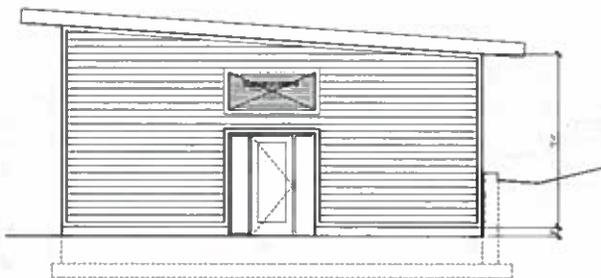
REVISED



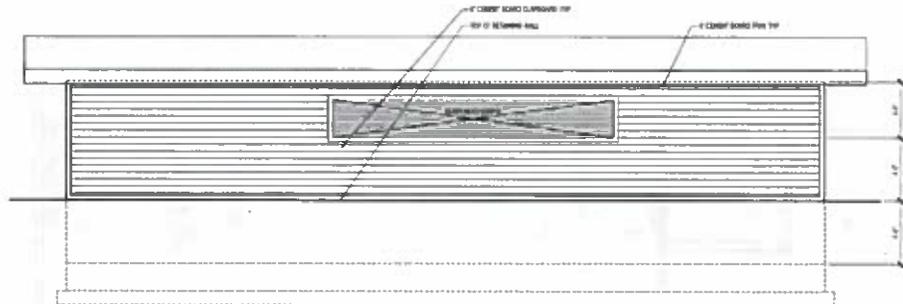
4 EAST ELEVATION  
A2.1 1/8" = 1'-0"



3 NORTH ELEVATION  
A2.1 1/8" = 1'-0"



2 WEST ELEVATION  
A2.1 1/8" = 1'-0"



1 SOUTH ELEVATION  
A2.1 1/8" = 1'-0"

Architectural  
Planning  
Interior Design  
Landscape Architecture  
Engineering  
Construction Management

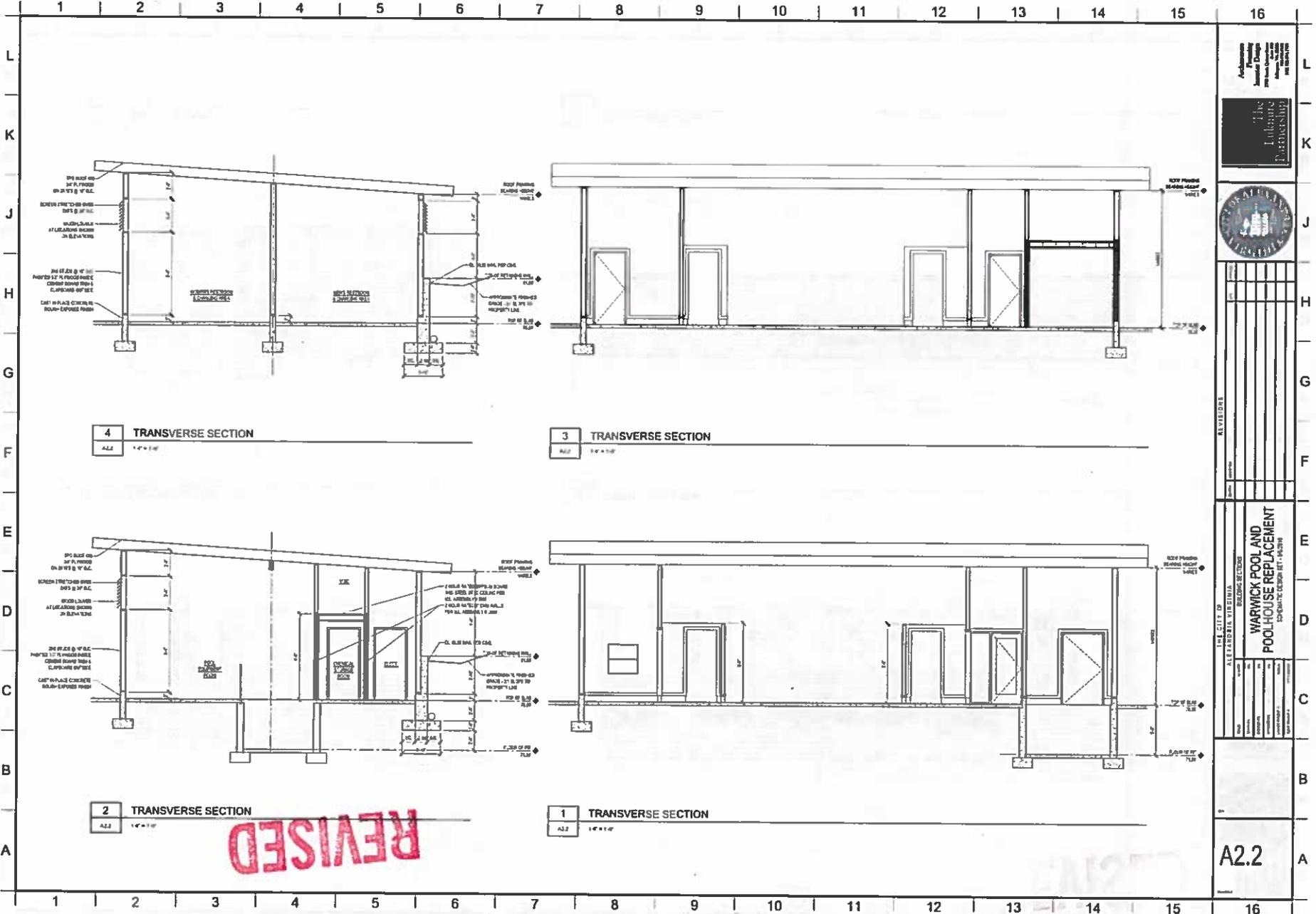
The  
Linkages  
Partnership



ESTABLISHED 1957

WARWICK POOL AND  
POOLHOUSE REPLACEMENT  
EXHIBIT DESIGN SET - ARCH

A2.1



Architectural Firm  
 1234 Main Street  
 City, State, Zip  
 Phone: (555) 123-4567  
 Fax: (555) 987-6543  
 www.firm.com

**This**  
**Endorsement**  
**Partnership**

**SEAL OF THE CITY OF ALEXANDRIA, VIRGINIA**

REVISIONS

No.	Description	Date
1	Issue for Review	10/15/2024
2	Revised per comments	10/20/2024
3	Final for Construction	10/25/2024

**WARWICK POOL AND POOLHOUSE REPLACEMENT**  
 1234 Main Street, Alexandria, VA 22304

DATE: 10/25/2024  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NO: [Number]

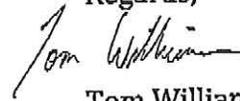
**A2.2**

18 October 2016

To Whom It May Concern,

The Warwick Village Citizens Association (WVCA) supports the request for a full parking requirement reduction for the Warwick Pool renovation project. Compliance with parking requirements would almost certainly necessitate the loss of open space in Landover Park, which is the largest and most popular community park in the neighborhood. The WVCA fully supports the renovation of Warwick Pool and believes that despite the lack of dedicated parking, the pool will continue to enjoy high levels of use, as it did before it was closed. Many users walk or bicycle to the pool; it is also easily accessible by bus from routes on Mt. Vernon Avenue.

Regards,



Tom Williamson  
President, WVCA