



***Special Use Permit #2017-0087***  
***4800 Brenman Park Drive- Ben Brenman Park Ballfield***

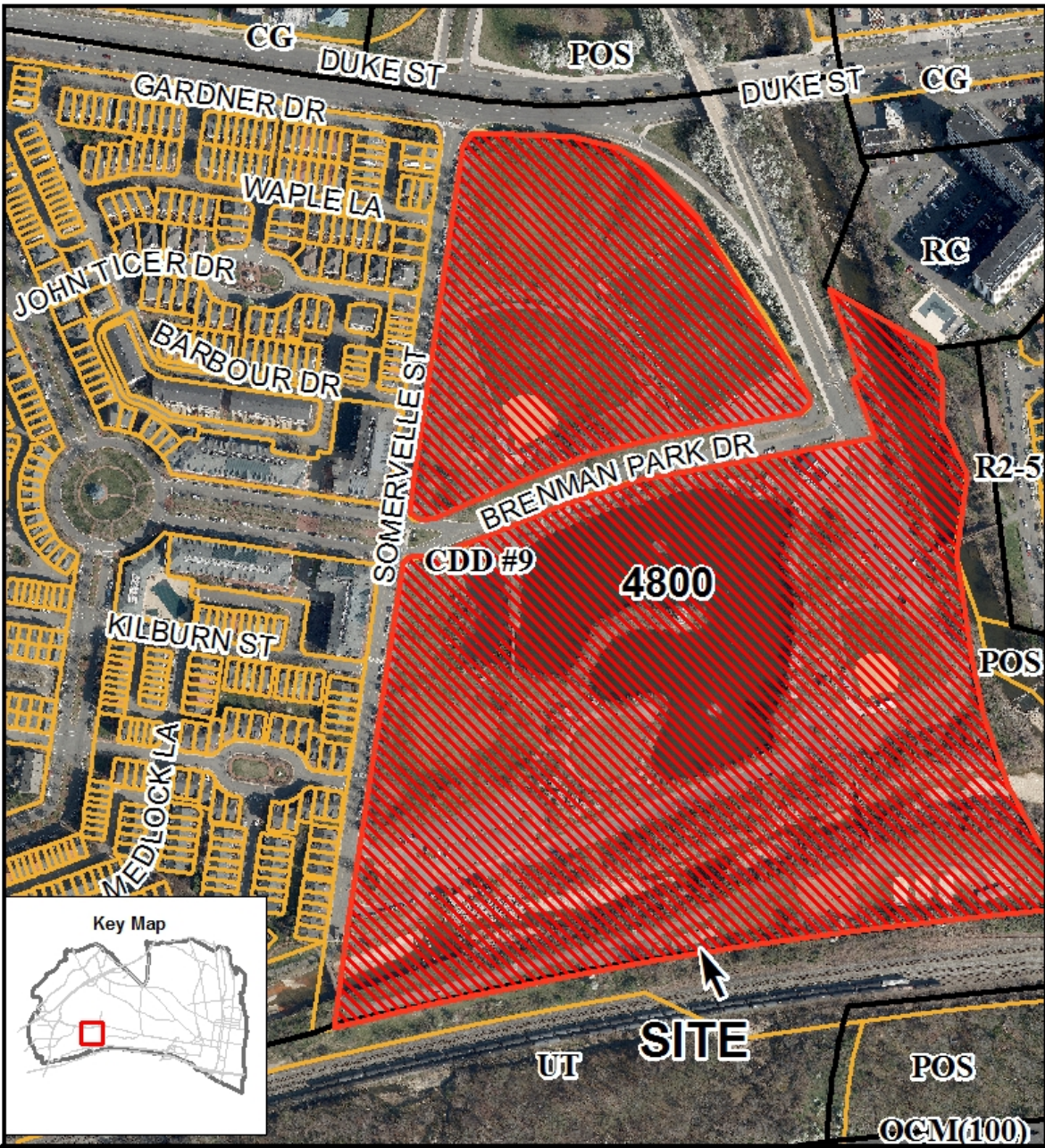
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Application	General Data	
Public hearing and consideration of a request for park improvements consisting of a new scoreboard and batting cages	<b>Planning Commission Hearing:</b>	November 9, 2017
	<b>City Council Hearing:</b>	November 18, 2017
Address: 4800 Brenman Park Drive	<b>Zone:</b>	CDD #9
<b>Applicant:</b> City of Alexandria Department of Recreation, Parks & Cultural Affairs	<b>Small Area Plan:</b> Eisenhower West	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 Reviewers:** Alex Dambach, AICP, [alex.dambach@alexandriava.gov](mailto:alex.dambach@alexandriava.gov)  
Femi Adelakun, [femi.adelakun@alexandriava.gov](mailto:femi.adelakun@alexandriava.gov)

**PLANNING COMMISSION ACTION, NOVEMBER 9, 2017:** By unanimous consent, the Planning Commission voted to recommend approval of Special Use Permit #2017-0087.



**Special Use Permit #2017-0087**  
**4800 Brenman Park Drive**





## I. DISCUSSION

The applicant, the City of Alexandria, Department of Recreation, Parks and Cultural Activities, requests special use permit approval to add a scoreboard and batting cages to the existing ball field at Ben Brenman Park, located at 4800 Brenman Park Drive.

### SITE DESCRIPTION

The subject property is one irregularly-shaped lot of record with 240 feet of frontage on Duke Street, approximately 1,950 feet of frontage on Somerville Street, and a total lot area of approximately 60 acres. The site is occupied by Ben Brenman Park.



The surrounding area is occupied by a mix of residential and commercial uses. Immediately to the west is the Cameron Station residential community. To the north across Duke Street is All Veterans Park along Holmes Run, the Alexandria Public Library, and the Foxchase Shopping Center. To the east across Holmes Run is the 4600 Duke Street condominium building and a neighborhood of semi-detached residential units.

### BACKGROUND

Through the Federal Land to Park Program of the United States Department of Interior, the subject site, formerly the Cameron Station Quartermaster Depot was transferred to the City for use as a park. City Council approved CDD#96-01 to establish CDD#9 for residential, commercial, and open space development within Cameron Station. City Council approved SUP#98-0048 on June 13, 1998 for Ben Brenman Park, known then as East End Park, and the park was completed in September 2001. City Council approved two subsequent SUPs for additional park amenities: SUP#2006-0057 to add a park playground and SUP #2010-0006 for lighting at two existing athletic fields. In June 2014, City Council approved The Citywide Parks Improvement Plan that incorporated enhancements to Ben Brenman Park. In accordance to the

citywide parks improvement plan, City Council approved SUP #2015-0128 to add lighting and expand the Ben Brenman dog park on April 16<sup>th</sup> 2016.

Through this application, the applicant proposes construction of a new scoreboard and the addition of a linear split batting cage. These installations are part of the park upgrades presented at the Park and Recreation Commission (PRC) public hearing on June 15, 2017. The motion passed by unanimous voice vote. This project is to be funded by a 1:1 matching award through The Community Matching Fund which is used to promote partnerships among City of Alexandria community organizations by providing matching funds for groups that independently raise funds for park and recreation improvement projects.

In order to ensure additional public participation, the Department of Recreation, Parks, and Cultural Activities (RPCA) held a community meeting at the park on October 25, 2017 for additional community input on the proposed improvements. This meeting was communicated through two eNews broadcasts on October 11 and 12, 2017, through emails to HOA Board and Civic Associations for both Cameron Station and Wakefield Tarleton neighborhoods, flyers distributed at the Cameron Station Civic Association meeting of October 17, 2017, and also through postings on the RPCA Facebook and Twitter pages.

### PROPOSAL

The applicant proposes to add a score board and batting cages to the ball field at Ben Brenman Park. The proposed scoreboard is a standard lit Nevco 1600 model sized 16'L x 5'H x 8"D (4.88 x 1.52 x .20 meters), and it is to be constructed of aluminum. The scoreboard would have 1" white outline striping and a hanging weight of approximately 260 lbs. (118 kg) or 315 lbs. (143 kg) with displays for electronic team names (ETN's).



*Figure 1: Nevco 1600 model*

The proposed batting cages to be installed on the Ben Brenman park ball field are two 12' x 60' cages to be built tandem to one another. The cages are to be 12 ft. high with a standard cage net of 12' H x 14'W. The proposed batting cage model is the TUFFframe Tensioned outdoor 70' batting cage model.



*Figure 2: TUFFframe tensioned outdoor 70' batting cage*

The ball field is expected to close at 10:00pm daily, at which time the new scoreboard will be turned off and the batting cage closed.

#### PARKING

Based on industry standards, 35 parking spaces are typically needed for each baseball and softball game. For soccer, 38 parking spaces are usually required for each game. When the park is at its heaviest use, at times when three soccer games and one baseball game are occurring simultaneously, the parking need is estimated at 149 spaces. The park currently includes 210 parking spaces exceeding the anticipated requirements. There are additional spaces along Somerville Street, as shown in the application package.

#### ZONING/MASTER PLAN DESIGNATION

The subject property is located in the CDD#9 zone and the Landmark/Van Dorn Small Area Plan chapter of the Master Plan which designates the property for park use.

## **II. STAFF ANALYSIS**

Staff supports the request of the Department of Recreation, Parks, and Cultural Activities to add a scoreboard and batting cage at Ben Brenman Park. Staff views the scoreboard and batting cage as positive additions that will improve the quality of evening play and better meet the recreational needs of residents in surrounding neighborhoods. Staff found that proposed park improvements will have no negative impact on surrounding neighborhoods and residents. Although the scoreboard is proposed to face south; away from close-by residential neighborhoods, staff has included condition 1 to ensure that the scoreboard is operated until 10 p.m. in uniformity with the existing lighting timetable of the park.

In conclusion, staff believes the score board and batting cages will increase the quality of already existing facilities on the ball field and would be a benefit to the community. Staff recommends approval, subject to the conditions contained in Section III of this report.

### **III. RECOMMENDED CONDITIONS**

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

1. The scoreboard shall be turned off no later than 10 p.m. each night. (P&Z)
2. Applicant shall be responsible for repairs to the adjacent City right-of-way if damaged during construction activity. (T&ES)
3. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

STAFF: Alex Dambach, Director, Land Use Regulatory Services,  
Department of Planning and Zoning;  
Femi Adelakun, Department of Planning and Zoning.

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

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

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

Transportation & Environmental Services:

- F-1 Transportation Planning, OEQ and Floodplain have no comments.
- F-2 A minor amendment to SIT1996-00019 shall be submitted and released prior to submitting for any required permits. (T&ES)
- C-1 A Grading plan/Site plan amendment showing all improvements and alterations to the site shall be required prior to any land disturbing activities and must be approved prior to issuance of a building permit.(5-6-224) (T&ES)
- C-2 An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2500 square feet subject to the Exceptions described in Section 5-4-5. An erosion and sediment control bond shall be posted prior to release of the grading plan. (Sec.5-4-1.1) (T&ES)
- C-3 The applicant shall comply with the provisions of Article XIII Environmental Management Ordinance of the City of Alexandria. (T&ES)
- C-4 All improvements to the City right-of-way such as curbing, sidewalk, driveway aprons, etc. must be City standard design. (Sec.5-2-1) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-361) (T&ES)
- C-6 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:

No comments received

Health Department:

No comments

Police Department:

No comments received

Fire

No comments or concerns





## APPLICATION

# SPECIAL USE PERMIT

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

**PROPERTY LOCATION:** 4800 Brenman Park Drive

**TAX MAP REFERENCE:** 059.01-02-01 **ZONE:** CDD

**APPLICANT:**

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

Address: 1108 Jefferson Street, Alexandria Va 22314

**PROPOSED USE:** Addition of a scoreboard and batting cage to Ben Brenman Baseball Field

☒ **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

Print Name of Applicant or Agent

1108 Jefferson Street

Mailing/Street Address

Alexandria, VA

City and State

22314

Zip Code

James Spengler 7/10/17  
Signature Date

703-746-5502

Telephone #

james.spengler@alexandriava.gov

Email address

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

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



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

### PROPERTY OWNER'S AUTHORIZATION

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

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

Please Print

Address: \_\_\_\_\_ Email: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

☐ Required floor plan and plot/site plan attached.

☐ Requesting a waiver. See attached written request.

2. The applicant is the (check one):

☐ Owner

☐ Contract Purchaser

☐ Lessee or

☐ Other: \_\_\_\_\_ of the subject property.

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

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## 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
<sup>1.</sup> City of Alexandria		100%
<sup>2.</sup> City of Alexandria		
<sup>3.</sup> City of Alexandria		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1108 Jefferson Street, Alexandria Va 22314 (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
<sup>1.</sup> City of Alexandria		100%
<sup>2.</sup> City of Alexandria		
<sup>3.</sup> City of Alexandria		

**3. Business or Financial Relationships.** Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose any business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

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

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

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

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

7/10/17  
Date

James Spengler

Printed Name

  
Signature

REVISED  
REVISED

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

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

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

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

## NARRATIVE DESCRIPTION

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

The proposed permit requests a scoreboard and batting cages at the Ben Brenman Ballfield (4800 Brenman Drive). This site is zoned for CDD, which requires a special use permit for new lights and increased use.

The scoreboard is a standard lit scoreboard identical to the one recently installed in Little Simpson Ballfield (see attached specifications). The ballfield is already lit and in use until 10pm, the scoreboard would have the same schedule.

A batting cage would be built alongside the first base line of the ballfield. As proposed in the attached diagram, there would be two 12" x 60" cages built tandem to one another in order to stay away from underground utilities. The batting cages will be 12 ft high. The batting cages will be in use during little league games and practices and there would be no change in schedule at the field.

**USE CHARACTERISTICS**

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

- ☐ a new use requiring a special use permit,  
☐ an expansion or change to an existing use without a special use permit,  
☒ an expansion or change to an existing use with a special use permit,  
☐ other. Please describe: \_\_\_\_\_

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect?  
 Specify time period (i.e., day, hour, or shift).

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

B. How many employees, staff and other personnel do you expect?  
 Specify time period (i.e., day, hour, or shift).

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

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

Day:  
 Monday - Sunday

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

Hours:  
 6am - 10pm (park hours)

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

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

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

No increase in noise levels is anticipated

\_\_\_\_\_

B. How will the noise be controlled?

N/A

\_\_\_\_\_

\_\_\_\_\_



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

N/A

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

- A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

Water bottles

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

No change from existing use

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- C. How often will trash be collected?

daily

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

Waste receptacles are present throughout the park.

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

☐ Yes.

☒ No.

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

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

☐ Yes.      ☒ No.

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

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

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## ALCOHOL SALES

**13.**

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

☐ Yes      ☒ No

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

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**PARKING AND ACCESS REQUIREMENTS**

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

142 \_\_\_\_\_ Standard spaces  
 \_\_\_\_\_ Compact spaces  
 9 \_\_\_\_\_ Handicapped accessible spaces.  
 \_\_\_\_\_ Other.

Planning and Zoning Staff Only

Required number of spaces for use per Zoning Ordinance Section 8-200A \_\_\_\_\_

Does the application meet the requirement?

☐ Yes   ☐ 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?

---

**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?

☐ Yes   ☐ No

- B. Where are off-street loading facilities located? \_\_\_\_\_  
\_\_\_\_\_
- C. During what hours of the day do you expect loading/unloading operations to occur?  
N/A
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?  
N/A

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

N/A

## SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? ☐ Yes ☒ No

Do you propose to construct an addition to the building? ☐ Yes ☒ No

How large will the addition be? \_\_\_\_\_ square feet.

18. What will the total area occupied by the proposed use be?

0 sq. ft. (existing) + 1440 sq. ft. (addition if any) = 1440 sq. ft. (total)

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

☐ a stand alone building

☐ a house located in a residential zone

☐ a warehouse

☐ a shopping center. Please provide name of the center: \_\_\_\_\_

☐ an office building. Please provide name of the building: \_\_\_\_\_

☒ other. Please describe: Park

End of Application

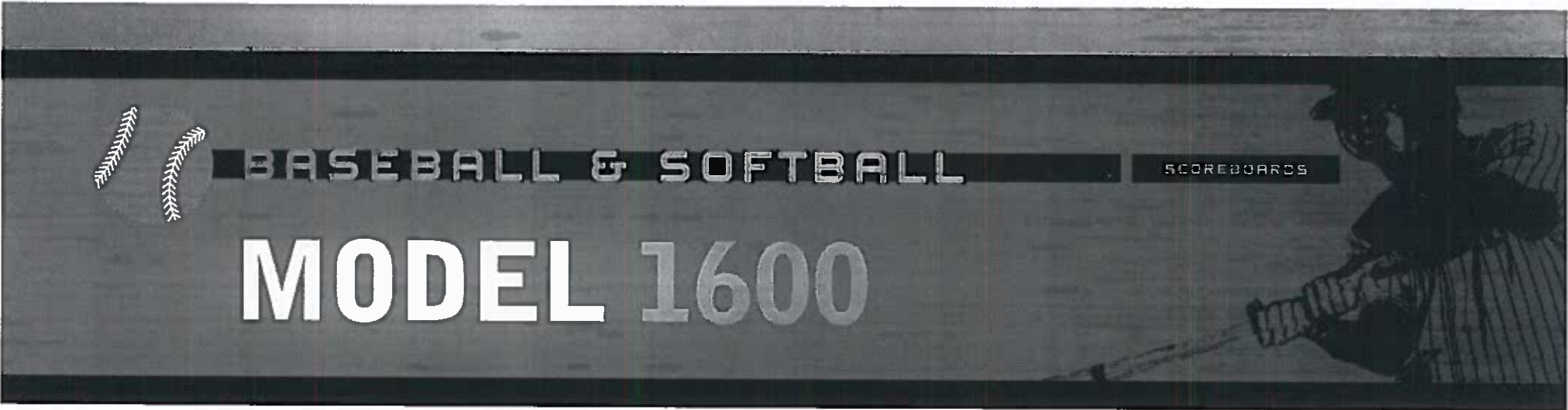


## Legend

-  Score Board
-  Batting Cages







**Size:** 16' x 5' x 8" (4.88 x 1.52 x .20 meters)  
**Approximate hanging weight:** 260 lbs. (118 kg) **With ETNs:** 315 lbs. (143 kg)  
**Digit Size:** 18" **Digit Color:** High Intensity Red or Amber

HOME		INNING		GUESTS	
BALL	STRIKE	OUT	H	E	

**Smaller scoreboard designed for combination Baseball/Softball facilities.**

- Designed to withstand wind load speed zones exceeding 150 mph.
- Operate wired or wireless.
- Electronic Team Names (ETNs) available in place of Home and Guest caption plates.
- Includes Hit and Error Indicators.
- Large digits easily seen from long distances.
- White outline striping separates features for greatest readability.
- Bright, long lasting, energy efficient LEDs.
- Gasketed digits reduces water intake.
- Flexible mounting. Can mount directly to columns OR on laterals for complex or retro-fit installations.
- Flush sign mounting.



**Combine your scoreboard with a Nevco message center or available accessories such as 9605 for timed games or Pitch Speed/Pitch Count add-ons to create a complete scoring and display system. Team/Sponsor signs also available.**



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.....  
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# INTEGRATED DISPLAY AND SCORING SOLUTIONS



## Model 1600 (Outdoor) Baseball/Softball Scoreboard

### SCOREBOARD/CONTROL OPERATING FEATURES

MODEL 1600	MPC(W)-4/5/6	MPCW-7	MPCX WIRELESS <small>Not available with ETNs</small>
<b>TEAM SCORES</b> 18" High Intensity Red or Amber LED Digits	Displays 0-99	Displays 0-99	Displays 0-99
<b>INNING</b> 18" High Intensity Red or Amber LED Digits	Displays 0-9	Displays 0-9	Displays 0-9
<b>INDICATORS</b> 3" diameter High Intensity Red or Amber LED cluster	THREE FOR BALL TWO FOR STRIKE TWO FOR OUT ONE FOR HIT ONE FOR ERROR	THREE FOR BALL TWO FOR STRIKE TWO FOR OUT ONE FOR HIT ONE FOR ERROR	THREE FOR BALL TWO FOR STRIKE TWO FOR OUT ONE FOR HIT ONE FOR ERROR
<b>PITCH COUNT</b>	N/A	Supported. Integrates with PCD display. Controlled by hand-held switches.	Supported. Integrates with PCD display. Requires Pitch Count MPCX control.
<b>PITCH TIMER</b>	N/A	Supported. Integrates with 9520 display. Controlled by hand-held switches.	Supported. Integrates with 9520 display. Requires SCD/DGT MPCX control.

In addition to the standard 15 colors, Nevco can match any PMS color. Please contact your local Display and Scoring Consultant for pricing information.

#103 Cardinal Red	#73 Maroon	#102 Team Orange	#99 Golden Yellow	#142 Kelly Green	#74 Forest Green	#120 Teal Blue	#72 Electronic Blue	#140 Royal Blue	#121 Midnight Blue	#141 Navy Blue	#104 Medium Purple	#70 Desert Tan	#95 Silver Gray	#76 Print Black
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**AGENCY APPROVAL:** UL/CUL listed, FCC, CE, INDUSTRY CANADA.

**SCOREBOARD:** Size 16'L x 5'H x 8"D (4.88 x 1.52 x .20 meters), constructed of aluminum. Scoreboard has 1" white outline striping. Hanging weight approximately 260 lbs. (118 kg) or 315 lbs. (143 kg) with ETNs.

**CAPTIONS:** HOME, GUESTS, INNING, BALL, STRIKE, OUT, H, E, white letters 10" high. (HOME and GUESTS are omitted when ordered with ETNs.)

**LED UNITS:** Seven-bar segmented digits with protective aluminum cover.

**POWER WITH ETNS:** 120 VAC, 1.7 Amps, 50/60 Hz. / 240 VAC, 0.9 Amps, 50/60 Hz. Requires earth ground.

**POWER WITHOUT ETNS:** 120 VAC, .8 Amps, 50/60 Hz. / 240 VAC, 0.4 Amps, 50/60 Hz. Requires earth ground.

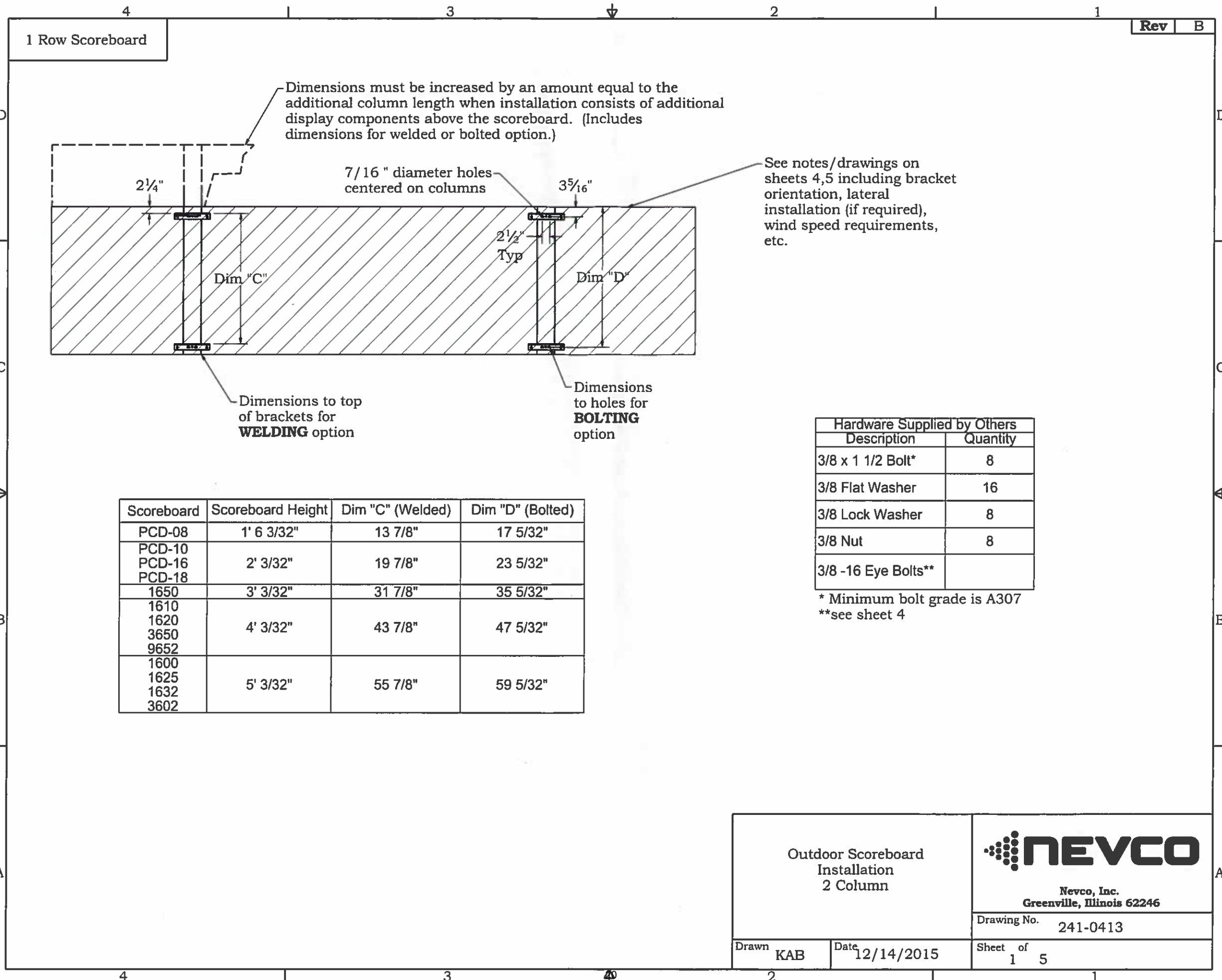
**BUILT-IN LIGHTNING PROTECTION:** All models feature fiber-optic isolation circuitry providing additional protection against lightning strikes.

**GUARANTEE:** TO VIEW OR RECEIVE THE MOST RECENT COPY OF OUR GUARANTEE, PLEASE VISIT: [WWW.NEVCO.COM/INFO/GUARANTEE.PHP](http://WWW.NEVCO.COM/INFO/GUARANTEE.PHP)  
**U.S. SERVICE:** 1-800-851-4040. **INTERNATIONAL SERVICE:** 1-618-664-0360. **CANADA SERVICE:** 1-800-461-8550.



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FAX: 618-664-0398 E-MAIL: [INFO@NEVCO.COM](mailto:INFO@NEVCO.COM)



1 Row Scoreboard

Rev B

Dimensions must be increased by an amount equal to the additional column length when installation consists of additional display components above the scoreboard. (Includes dimensions for welded or bolted option.)


See notes/drawings on sheets 4,5 including bracket orientation, lateral installation (if required), wind speed requirements, etc.

Scoreboard	Scoreboard Height	Dim "C" (Welded)	Dim "D" (Bolted)
PCD-08	1' 6 3/32"	13 7/8"	17 5/32"
PCD-10	2' 3/32"	19 7/8"	23 5/32"
PCD-16			
PCD-18			
1650	3' 3/32"	31 7/8"	35 5/32"
1610	4' 3/32"	43 7/8"	47 5/32"
1620			
3650			
9652	5' 3/32"	55 7/8"	59 5/32"
1600			
1625			
1632			
3602			

Hardware Supplied by Others	
Description	Quantity
3/8 x 1 1/2 Bolt*	8
3/8 Flat Washer	16
3/8 Lock Washer	8
3/8 Nut	8
3/8 -16 Eye Bolts**	

\* Minimum bolt grade is A307  
\*\*see sheet 4

Outdoor Scoreboard  
Installation  
2 Column



Nevco, Inc.  
Greenville, Illinois 62246

Drawing No. 241-0413

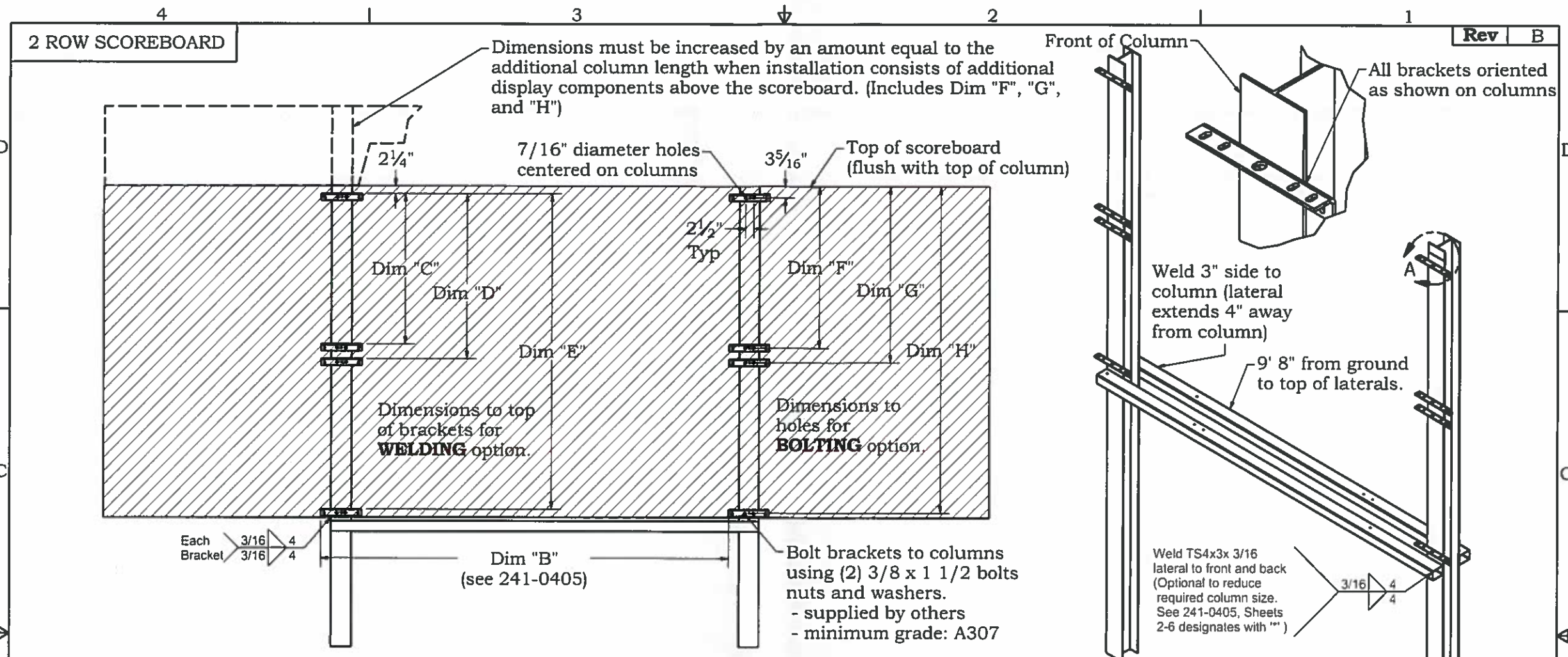
Sheet 1 of 5

Drawn KAB

Date 12/14/2015

REVISED





Model #	Scoreboard Height	WELDING DIMENSIONS			BOLTING DIMENSIONS		
		Dim "C"	Dim "D"	Dim "E"	Dim "F"	Dim "G"	Dim "H"
9660	6' 3/16"	19 7/8"	24 1/8"	67 15/16"	23 5/32"	27 7/16"	71 1/4"
5625	8' 3/16"	43 7/8"	48 1/8"	91 15/16"	47 5/32"	51 7/16"	95 1/4"
3655	5' 3/16"	31 7/8"	36 1/8"	55 15/16"	35 5/32"	39 7/16"	59 1/4"
3658							
1608	6' 3/16"	31 7/8"	36 1/8"	67 15/16"	35 5/32"	39 7/16"	71 1/4"
1609							
1635							
5634	6' 3/16"	43 7/8"	48 1/8"	67 15/16"	47 5/32"	51 7/16"	71 1/4"
1615	7' 3/16"	19 7/8"	24 1/8"	79 15/16"	23 5/32"	27 7/16"	83 1/4"
1630	8' 3/16"	43 7/8"	48 1/8"	91 15/16"	47 5/32"	51 7/16"	95 1/4"
1640							
3600							
3614							
3634							
3656							
3680							
5635							
3625	9' 3/16"	43 7/8"	48 1/8"	103 15/16"	47 5/32"	51 7/16"	107 1/4"

- Required Hand Tools:**
1. Phillips head screw driver/drill with phillips driver.
  2. 9/16" wrench
  3. Ratchet wrench and 9/16" socket
  4. Level
  5. Tape measure

- Notes:**
- 1) If welding brackets to columns, According to IBC standards, all welds are to be performed by AWS certified welder. The city in which the display is installed may waive this standard. Contact local officials if necessary.
  - 2) **FOR HIGH WIND AREAS:** For installations in wind zones higher than 150 mph, brackets must be welded to columns.
  - 3) Dimensions above should be taken from the top of the **SHORTEST** column, marked and leveled across to other column.
  - 4) Brackets shipped in separate container.

**NOTE:** Minimum bolt grade is A307  
\* Hardware not needed if installer uses welding option.

HARDWARE SUPPLIED BY OTHERS	
Description	Quantity
*3/8 x 1 1/2 Bolt	16
*3/8 Flat Washer	32
*3/8 Lock Washer	16
*3/8 Nut	16
3/8-16 eye bolts (see sheet 8)	2

Outdoor Scoreboard Installation  
2 Column

**NEVCO**

Nevco, Inc.  
Greenville, Illinois 62246

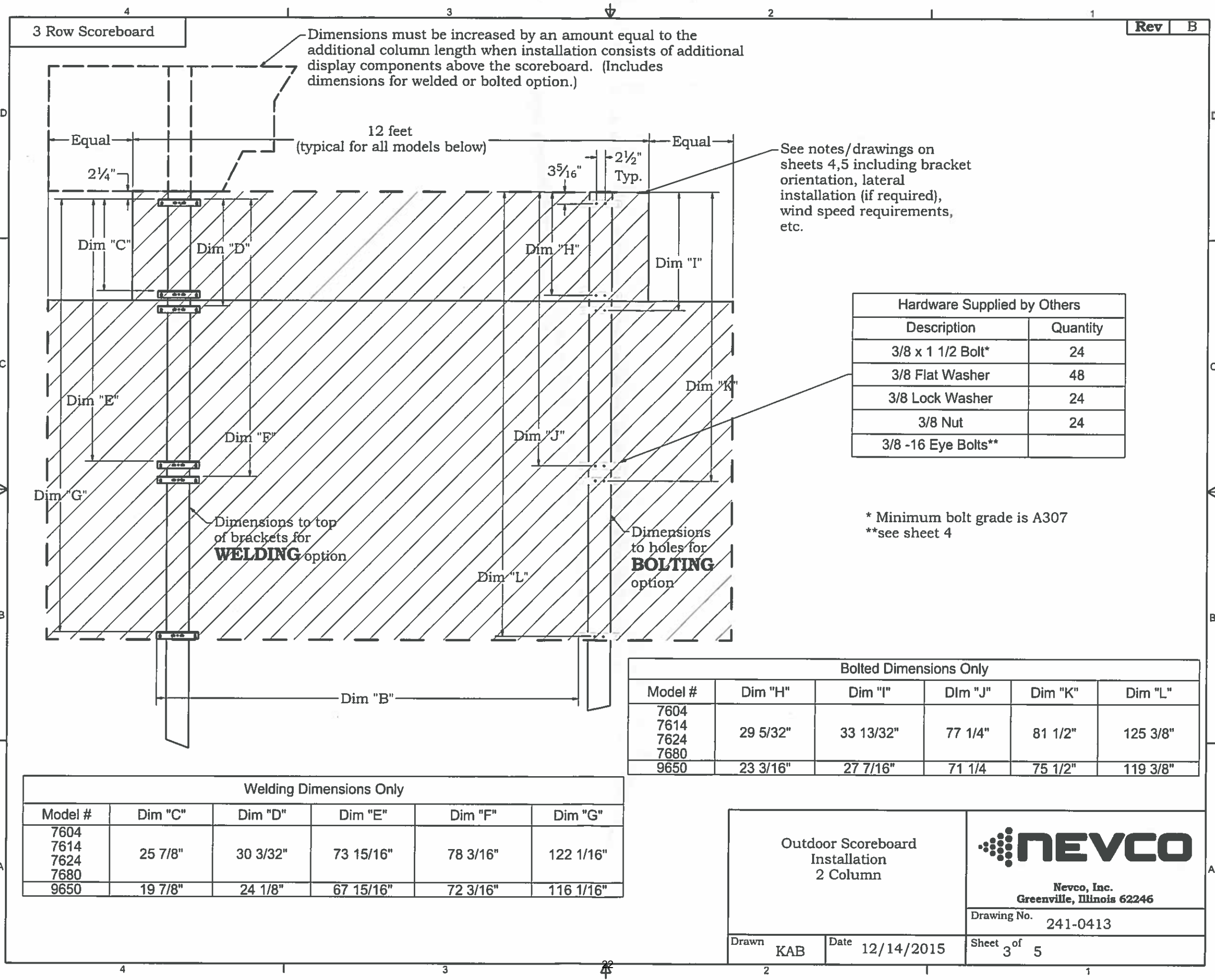
Drawing No. 241-0413

Sheet 2 of 5

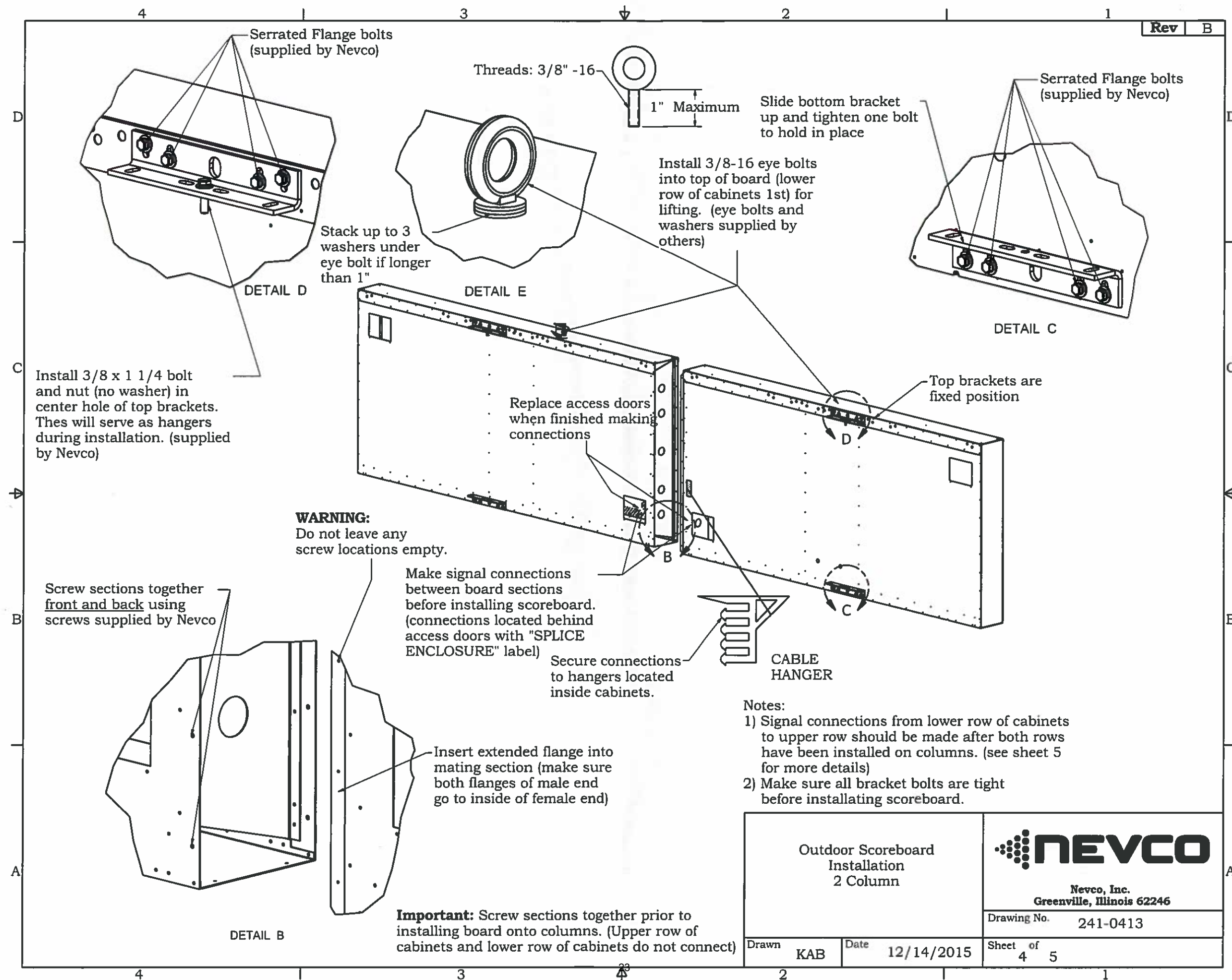
Drawn KAB

Date 12/14/2015

**REVISED**

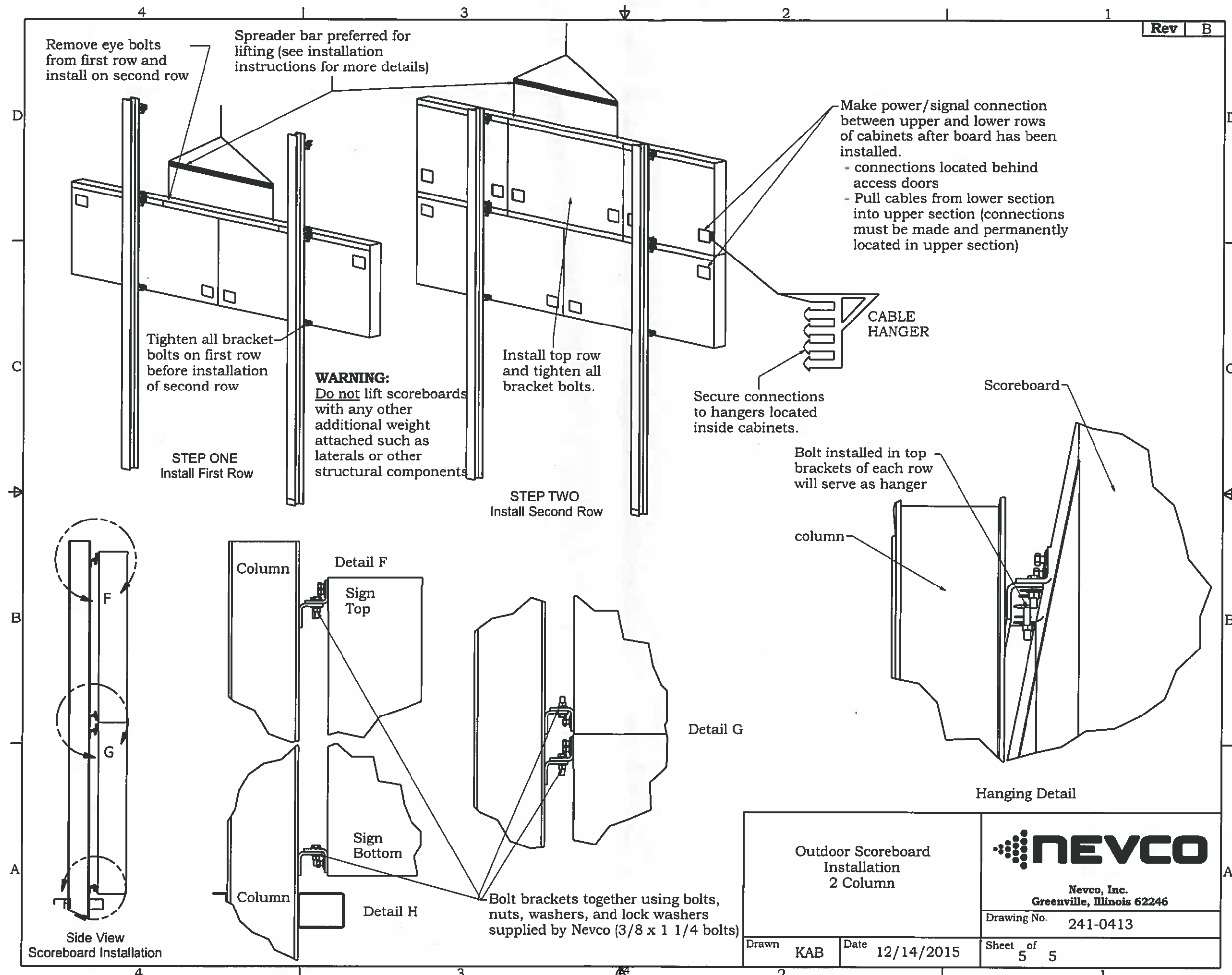


REVISED




REVISED





REVISED

Outdoor Scoreboard Installation 2 Column		 Nevco, Inc. Greenville, Illinois 62246	
Drawing No. 241-0413		Sheet 5 of 5	
Drawn KAB	Date 12/14/2015		

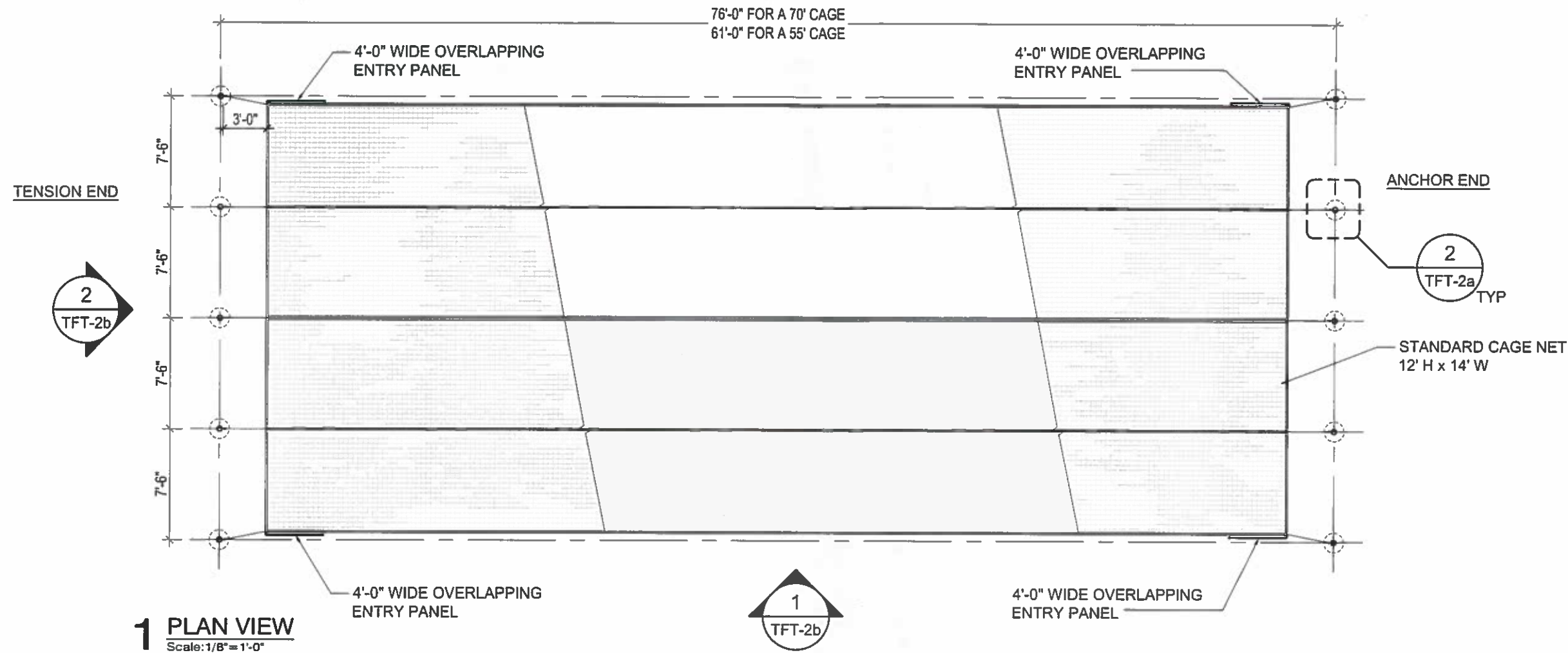


DRAWING TITLE:  
**TUFFframe™ TENSIONED OUTDOOR 70' or 55' BATTING CAGE - DOUBLE  
PLAN AND FOOTING DETAILS**

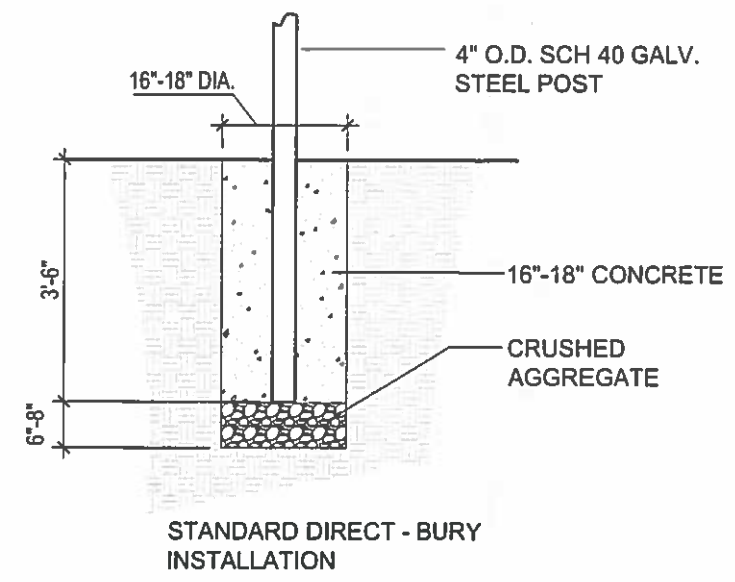
CLIENT: .  
PROJECT NAME: .  
PROJECT LOCATION: .

REVISION #	BY	DATE
1	JP	06/23/2014

SCALE:	SEE DWG
DRAWN BY:	JP
DATE:	06/23/2014
DRAWING NO:	<b>TFT-2a</b>



**1 PLAN VIEW**  
Scale: 1/8" = 1'-0"



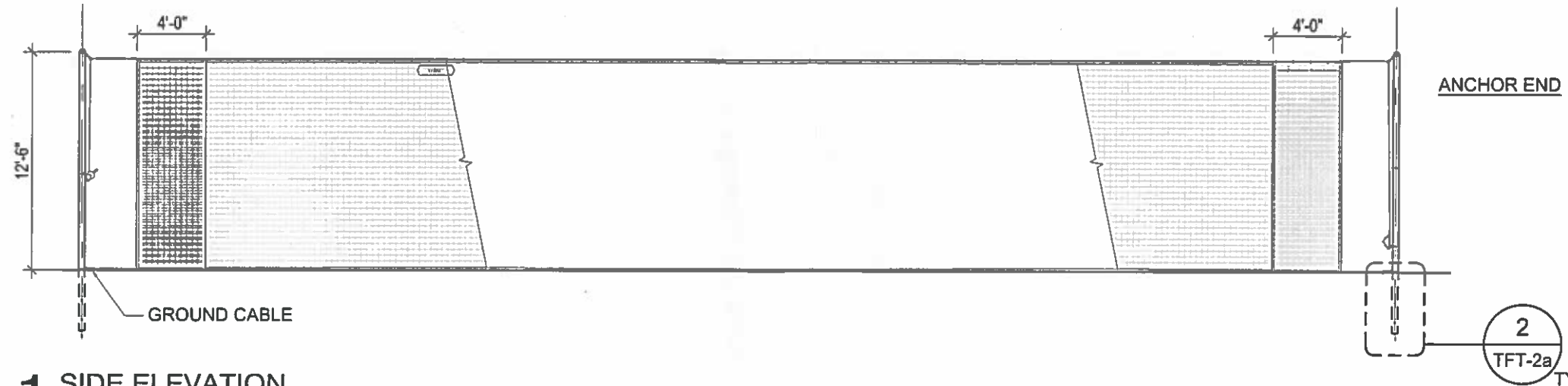
**2 FOOTING DETAIL**  
Scale: 3/8" = 1'-0"

**Note to Architect:**  
Drawing shown is for a standard product.  
Dimensions can be customized as needed.  
Any changes must be authorized and approved  
by Beacon Athletics to ensure proper function.

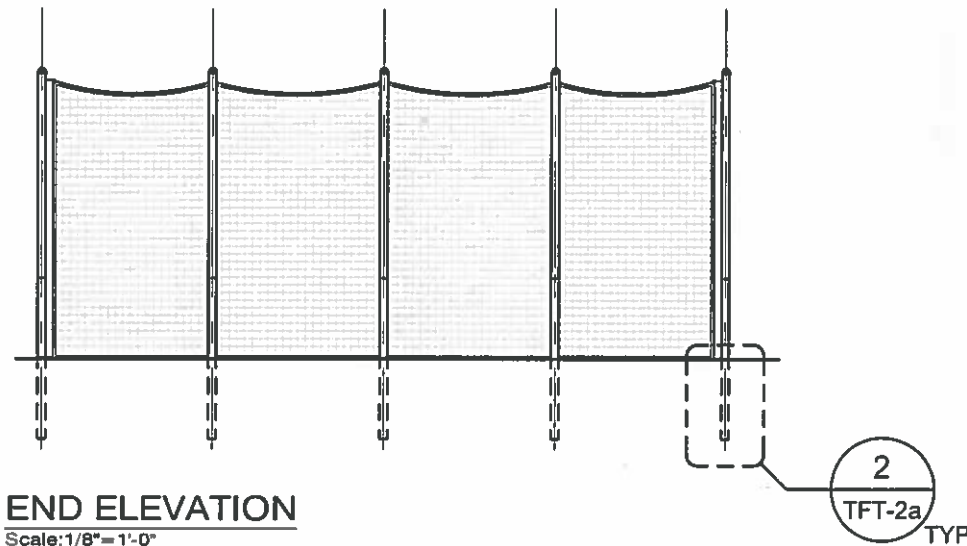
**TUFFframe™ TENSIONED BATTING CAGE**

- 70' DOUBLE BATTING CAGE ITEM #105-100-170
- 55' DOUBLE BATTING CAGE ITEM #105-100-160

TENSION END



**1 SIDE ELEVATION**  
Scale: 1/8" = 1'-0"



**2 END ELEVATION**  
Scale: 1/8" = 1'-0"

**TUFFframe™**  
TENSIONED BATTING CAGE SYSTEM

**TUFFframe™ TENSIONED BATTING CAGE**

- 70' DOUBLE BATTING CAGE ITEM #105-100-170
- 55' DOUBLE BATTING CAGE ITEM #105-100-160



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Division of Raritan Group, LLC

DRAWING TITLE:  
**TUFFframe™ TENSIONED OUTDOOR 70' or 55' BATTING CAGE - DOUBLE ELEVATIONS**

CLIENT: -  
PROJECT NAME: -  
PROJECT LOCATION: -

REVISION #	DATE	BY
1	11-11	JP

SCALE:	SEE DWG
DRAWN BY:	JP
DATE:	06/23/2014
DRAWING NO:	<b>TFT-2b</b>

**Cameron Station Civic Association**  
200 Cameron Station Blvd.  
Alexandria, VA 22304

September 25, 2017

**Via Email**

Mayor Silberberg, City Council and the Planning Commission  
City Hall  
301 King Street  
Alexandria, Virginia 22314

**Re: Ben Brenman Score Board and Batting Cages (October 3, 2017 Planning Commission Hearing Consent Calendar Item 3)**

Dear Mayor Silberberg and Members of City Council and the Planning Commission:

The board of the Cameron Station Civic Association (“CSCA Board”) respectfully requests deferment of the above-referenced item for the October 3 Planning Commission meeting until such time as community input on the proposal has been obtained by City staff.

The CSCA Board appreciates the City’s past attempts in getting public input on many matters which has resulted in the City getting awards for the way it handled the Eisenhower West Small Area Plan. However, we found out about the proposal to put a batting cage and scoreboard in Ben Brenman Park by happenstance. No one from City staff bothered to contact us or our homeowners association nor are we aware of any other West End civic association that was contacted by City staff to discuss this proposal and obtain public input.

To make matters worse, this is the second time in less than thirty days that the City staff has ignored public outreach. On August 25, I happened to find out through an email to the Ad Hoc Eisenhower West/Van Dorn Implementation Advisory Group, that a docket item for the September 5 Planning Commission meeting would be plans for the Carpenter Shelter to use Landmark Mall for 18-24 months. Again, City staff made no attempt for public outreach.

The CSCA Board is not writing for or against the proposal to put a batting cage and scoreboard in Ben Brenman Park. What we are asking for is due process and for City staff to conduct public outreach before any decision is made by Planning Commission on this matter.

If there are any questions concerning these comments, please contact the undersigned at [aimpastato@earthlink.net](mailto:aimpastato@earthlink.net), or by phone at (703) 567-5075.

Sincerely,

/s/

Arthur A. Impastato  
1<sup>st</sup> Vice President  
Cameron Station Civic Association

## Kristen Walentisch

---

**From:** Dana Wedeles  
**Sent:** Thursday, October 12, 2017 4:13 PM  
**To:** Jack Browand; Alex Dambach; Kristen Walentisch; Ann Horowitz  
**Subject:** FW: RPCA to hold Community Meeting on Proposed Ben Brenman Ballfield Improvements

FYI, for your records.

---

**From:** Dana Wedeles  
**Sent:** Thursday, October 12, 2017 4:11 PM  
**To:** 'sararose0409@gmail.com' <[sararose0409@gmail.com](mailto:sararose0409@gmail.com)>; 'angie.kochukudy@gmail.com' <[angie.kochukudy@gmail.com](mailto:angie.kochukudy@gmail.com)>; 'gillianmabrey@gmail.com' <[gillianmabrey@gmail.com](mailto:gillianmabrey@gmail.com)>; 'cvonschoening@yahoo.com' <[cvonschoening@yahoo.com](mailto:cvonschoening@yahoo.com)>; 'ntingen@verizon.net' <[ntingen@verizon.net](mailto:ntingen@verizon.net)>; 'aimpastato@earthlink.net' <[aimpastato@earthlink.net](mailto:aimpastato@earthlink.net)>; [president@cameronstation.org](mailto:president@cameronstation.org)  
**Cc:** Bonnie Petry ([bonnie.petry@outlook.com](mailto:bonnie.petry@outlook.com)) <[bonnie.petry@outlook.com](mailto:bonnie.petry@outlook.com)>; Jack Browand <[Jack.Browand@alexandriava.gov](mailto:Jack.Browand@alexandriava.gov)>  
**Subject:** FW: RPCA to hold Community Meeting on Proposed Ben Brenman Ballfield Improvements

Please see the eNews below. We hope you or a representative from your association can join.

---

**From:** Alexandria eNews [<mailto:noreply@everbridge.net>]  
**Sent:** Wednesday, October 11, 2017 5:16 PM  
**To:** Jack Browand <[Jack.Browand@alexandriava.gov](mailto:Jack.Browand@alexandriava.gov)>  
**Subject:** RPCA to hold Community Meeting on Proposed Ben Brenman Ballfield Improvements

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## Department of Recreation, Parks and Cultural Activities to hold Community Meeting on Proposed Ben Brenman Baseball Field Improvements

**For Immediate Release: October 11, 2017**

The Department of Recreation, Parks and Cultural Activities and Alexandria Little League will hold a community meeting on October 25 at 6 p.m. at the Ben Brenman baseball field, 4800 Ben Brenman Drive, to discuss proposed ballfield improvements including batting cages and a scoreboard.



The proposed scoreboard is a standard lit scoreboard planned near the left-field foul pole. The batting cages are proposed alongside the first base line of the ballfield. As planned, the batting cages would be built tandem to one another in order to stay away from underground utilities.

Alexandria Little League is a partner with the Department of Recreation, Parks and Cultural Activities for this project. They received a community matching fund award through the Park and Recreation Commission in July 2017 with the understanding that the project is contingent upon a Special Use Permit. The Planning Commission will consider the project at its November 7, 2017 hearing.

For information on this project and the Community Matching Fund visit <https://www.alexandriava.gov/98149> or contact Dana Wedeles at [Dana.Wedeles@alexandriava.gov](mailto:Dana.Wedeles@alexandriava.gov) or 703.746.5491.

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To change your subscription choices, [click here to login](#). To request removal of your account, email [enews@alexandriava.gov](mailto:enews@alexandriava.gov).

## Kristen Walentisch

---

**From:** Dana Wedeles  
**Sent:** Thursday, October 12, 2017 4:14 PM  
**To:** Jack Browand; Alex Dambach; Ann Horowitz; Kristen Walentisch  
**Subject:** FW: RPCA to hold Community Meeting on Proposed Ben Brenman Ballfield Improvements

---

**From:** Dana Wedeles  
**Sent:** Thursday, October 12, 2017 4:12 PM  
**To:** [boardofdirectors@cameronstation.org](mailto:boardofdirectors@cameronstation.org); 'jdellaria@gmail.com' <[jdellaria@gmail.com](mailto:jdellaria@gmail.com)>  
**Cc:** Jack Browand <[Jack.Browand@alexandriava.gov](mailto:Jack.Browand@alexandriava.gov)>  
**Subject:** FW: RPCA to hold Community Meeting on Proposed Ben Brenman Ballfield Improvements

Please see the eNews below. We hope you or a representative from your association can join.

---

**From:** Alexandria eNews [<mailto:noreply@everbridge.net>]  
**Sent:** Wednesday, October 11, 2017 5:16 PM  
**To:** Jack Browand <[Jack.Browand@alexandriava.gov](mailto:Jack.Browand@alexandriava.gov)>  
**Subject:** RPCA to hold Community Meeting on Proposed Ben Brenman Ballfield Improvements

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## Femi Adelakun

---

**From:** Ellen Regan <el\_cutiger@yahoo.com>  
**Sent:** Thursday, October 12, 2017 8:01 PM  
**To:** Dana Wedeles  
**Cc:** Jack Browand  
**Subject:** Re: RPCA to hold Community Meeting on Proposed Ben Brenman Ballfield Improvements

Ms. Wedeles,

Thank you for your reply. I am familiar with both fields and have seen the scoreboards. Both of these items are sorely needed for Alexandria Little League, in addition to lights on Brenman Softball field.

Regarding the walkthrough, I'm curious if anyone from the neighborhood or part of Little League can come and voice support? Or for that matter, if someone is voicing concern how will it get addressed?

Sincerely,  
Ellen Regan

---

**From:** Dana Wedeles <Dana.Wedeles@alexandriava.gov>  
**To:** Ellen Regan <el\_cutiger@yahoo.com>  
**Cc:** Jack Browand <Jack.Browand@alexandriava.gov>  
**Sent:** Thursday, October 12, 2017 7:25 PM  
**Subject:** Re: RPCA to hold Community Meeting on Proposed Ben Brenman Ballfield Improvements

Hi Ms. Regan:

City Staff and representatives from Alexandria Little League will be on site to walk attendees through the proposed site improvements.

We will have photo boards to show what the batting cages and scoreboard would look like and will walk through where they would go. I will be taking photos of the scoreboard and batting cages that are located at the Simpson Little League Field to bring (You can somewhat see them in this aerial image: <https://www.google.com/maps/place/Eugene+Simpson+Stadium+Park/@38.8230854,-77.05195,168a,35y,180h,39.53t/data=!3m1!1e3!4m5!3m4!1s0x0:0xd7e7432d00354ecc!8m2!3d38.821423!4d-77.052226>). These are our City standard for scoreboards and batting cages and would not be any different than what is proposed for Brenman.

The timeline for this project is contingent upon two factors: 1) approval of a special use permit by the planning commission in November and 2) Little League fundraising the sufficient funds for the project. As awardees of the Community Matching Fund they are required to complete fundraising by June 30, 2018. If both factors are accomplished the installation would likely take no more than 6 weeks.

Thank you.

Dana W. Wedeles, AICP

Principal Planner  
City of Alexandria  
Department of Recreation, Parks and Cultural Activities  
Division of Park Planning, Design + Capital Projects  
1108 Jefferson Street  
Alexandria, VA 22314  
703.746.5491 (office)

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Subscribe to the [Program Guide](#).

---

**From:** Ellen Regan <el\_cutiger@yahoo.com>  
**Sent:** Thursday, October 12, 2017 8:42:34 AM  
**To:** Dana Wedeles  
**Subject:** Fw: RPCA to hold Community Meeting on Proposed Ben Brenman Ballfield Improvements

Ms. Wedeles,

I received this news service below and would like to inquire how this community meeting is being presented. Who from the city is attending? Will drawings be shown? What type of input does the community have? Is there a timeline being presented?

thank you,  
Ellen Regan

----- Original message -----

**From:** Alexandria eNews <noreply@everbridge.net>  
**Date:** 10/11/17 5:15 PM (GMT-05:00)  
**To:** jrocchio2@comcast.net  
**Subject:** RPCA to hold Community Meeting on Proposed Ben Brenman Ballfield Improvements

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## Femi Adelokun

---

**From:** Ann fry <fryann08@gmail.com>  
**Sent:** Tuesday, October 17, 2017 4:59 PM  
**To:** Dana Wedeles  
**Subject:** Brenman Park

As a resident of Cameron Station, I highly support the improvements proposed. It is such a positive aspect to live in a community and be able to see young children participating in outdoor activities! There are very few things as heartwarming as the sound of children having a good time!

I am sorry that I am unable to attend the meeting.

Thank you!

Ann Fry  
4951 Brenman Park 203  
Alexandria VA

Sent from my iPhone

# City of Alexandria, Virginia

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## MEMORANDUM

DATE: OCTOBER 30, 2017

TO: CHAIRWOMAN LYMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: KARL MORITZ, DIRECTOR

SUBJECT: SUP2017-0087 4800 BRENMAN PARK DRIVE - COMMUNITY MEETING

---

This memo is intended to update the Planning Commission on the community meeting that was arranged by The Department of Recreation, Parks and Cultural Activities (RPCA) and held on October 25, 2017 and is referenced in the staff report. The meeting was held on site at the Ben Brenman Park ball field, and representatives from RPCA and Alexandria Little League described the proposed park improvements and provided a tour showing the proposed locations for the score board and the batting cages. Nine people were there. Attendees asked about the size, height and design of the proposed improvements. More particularly, they asked questions about funding, maintenance, usage policies, and removability of the material once installed.

Representatives of Alexandria Little League presented its yearly budget and stated that the organization has the capacity and the desire to maintain the proposed park improvements for the foreseeable future. Also, RPCA stated it will ensure that the League is conditioned through its City agreement to maintain these improvements. It also confirmed that the score board and batting cages will be available for use by any person or group that has a permit use of the ball field. RPCA also stated that the installation would not be permanent and could be changed, removed or altered if necessary without any significant damage to the ball field.

In general, many residents expressed support for the proposed park improvements stating how valuable they will be for park users. It appears most resident questions were addressed during this meeting.

**To:** Femi Adalakun  
**Subject:** RE: Baseball Fields Improvements at Ben Brenman Park

Begin forwarded message:

**From:** [bonnie.petry@outlook.com](mailto:bonnie.petry@outlook.com)  
**Date:** October 26, 2017 at 9:19:11 AM EDT  
**To:** [Jack.Browand@alexandriava.gov](mailto:Jack.Browand@alexandriava.gov)  
**Cc:** [hahnvirginia@aol.com](mailto:hahnvirginia@aol.com)  
**Subject:** Baseball Fields Improvements at Ben Brenman Park

Good morning, Mr. Browand,

I would like to thank you and your staff for finding a way to resource improvements at the Little League field in Ben Brenman Park.

From the pictures and my familiarity with the site, the scoreboard and the batting cages will not be visible to either adjoining neighborhood.

I like the fact that you intend to position the batting cages right next to the existing ballfield fence - thus these improvements don't encroach upon valued passive use open space nor impact the aesthetics of the park.

All in all.. to someone completely uninvolved with Little League baseball, these improvements would almost appear to be no change at all and would barely be noticed, if they were noticed at all. However to the children benefitting from the wonderful opportunity to play Little League baseball, I believe these will be tremendously welcome improvements.

I would like to thank you and your staff for the day to day work you put into park improvements, large and small, and for the care you all put into balancing residents' and park-users' sometimes competing interests.

Sincerely,

Bonnie Petry  
Resident of the adjoining Wakefield Tarleton neighborhood

Sent from my iPad

## Consent Item 2 - Improvements at Ben Brenmen Park

Arthur Impastato <aimpastato@earthlink.net>

Thu 11/9/2017 3:32 PM

To: PlanComm <PlanComm@alexandriava.gov>;

Dear Members of the Planning Commission:

I am writing about consent item 2 on the Planning Commission's docket for the hearing on November 9 relating to a request for improvements at Ben Brenman Park consisting of a new scoreboard and batting cages. As a resident of Cameron Station, I am in favor of granting these modest park improvements.

I would also recommend that the batting cage at Ben Brenman Park be opened for the enjoyment of the public when not being used by those who pay for a permit for the baseball field.

Sincerely,

Arthur "Sash" Impastato  
239 Medlock Lane  
Alexandria, VA 22304