



Parker-Gray Stadium Modernization

DSUP #2017-0016

City Council
October 13, 2018

Project Location



Previous Approvals

DSUP#2013-0014

- Amendment to DSUP to construct tennis courts
- Modified conditions to permit lighted tennis courts

DSUP#2002-0044

- DSUP with Site Plan to Construct T.C. Williams High School
- SUP's: Building height, sign, FAR increase, temporary classroom trailers
- Modifications: Front & side yard setbacks

MPA#2003-0010

- Amend the Taylor Run/Duke Street Small Area Plan to redesignate 8.5-acre parcel from P/Parks to I/Institutional

REZ#2003-0006

- Rezoning of 3.8-acre parcel from POS/Public Open Space and Community Recreation Zone to R-20/Single-Family Zone

Project Summary



Key Features

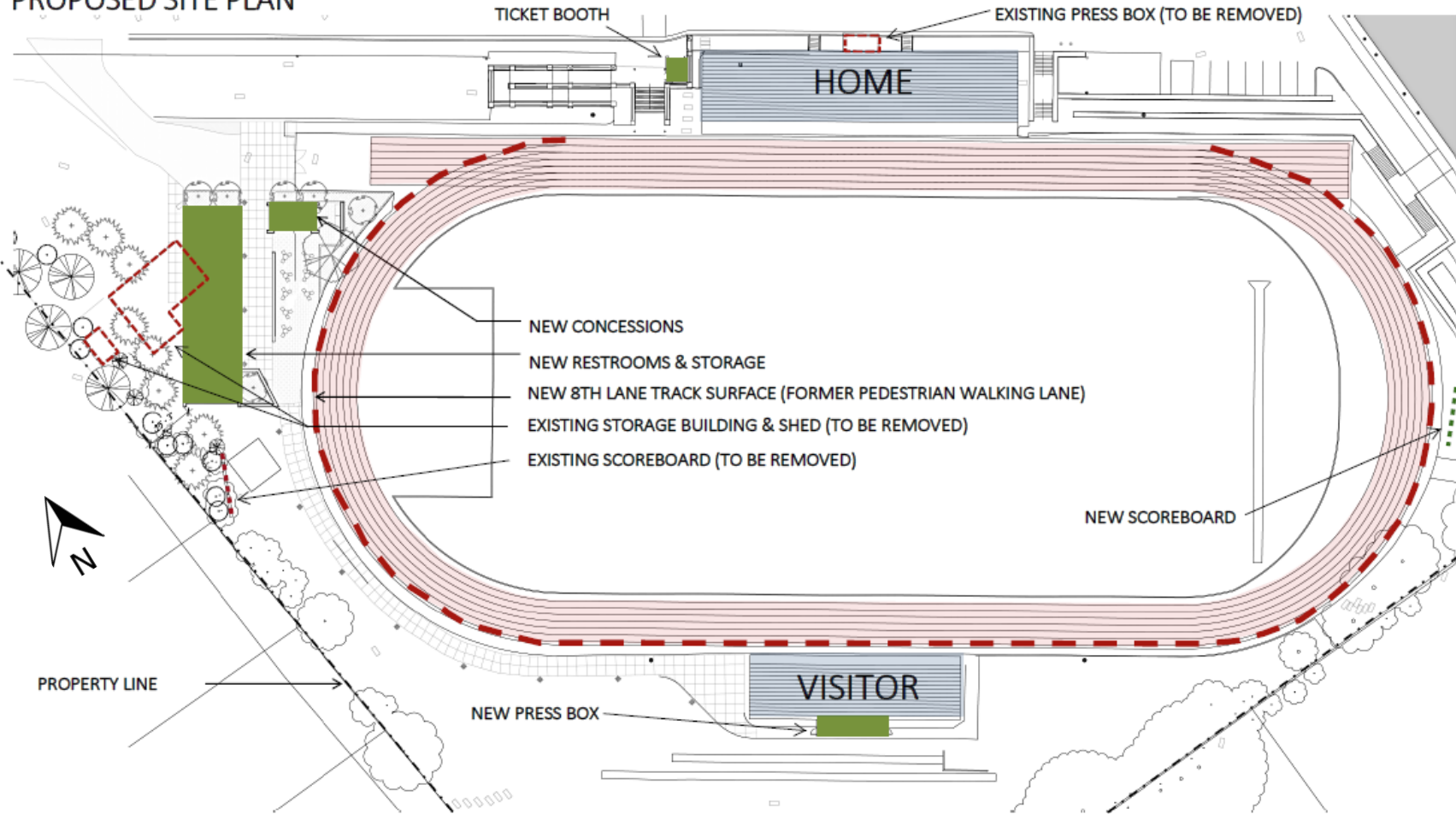
- New building for restrooms and storage
- New concession building
- New scoreboard relocated to east side of site
- New press box relocated behind the visitor bleachers
- New athletic field lighting
- New sound system

Project Improvements

- New entry canopy over existing steps and ramp
- New ticket booth
- New plaza area and seating near concession building
- New track surface with additional 8th lane
- New field turf surface
- Improved pedestrian walkways and pedestrian lighting
- Improved stormwater management and new landscape plantings

Project Site Description

PROPOSED SITE PLAN



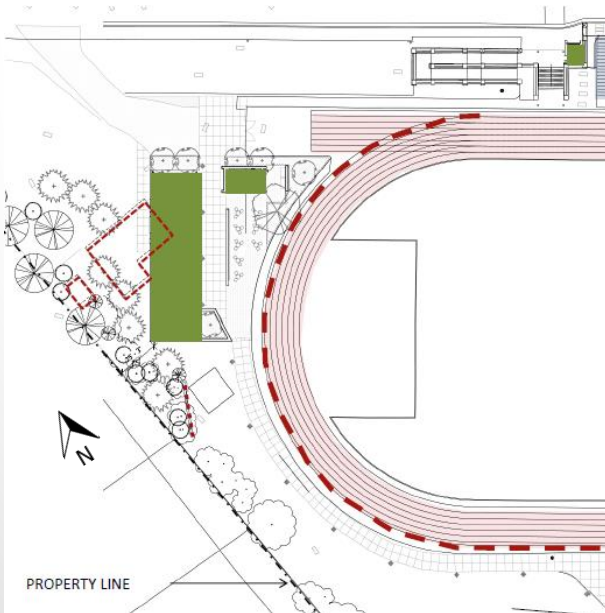
Entry & Public Realm



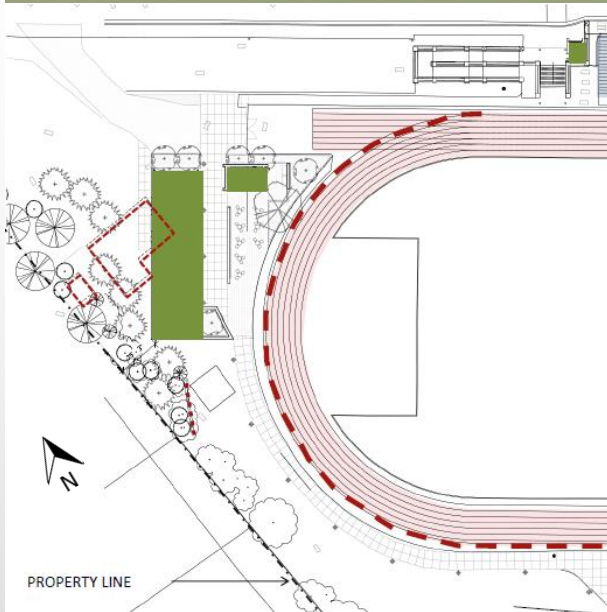
Existing



Restrooms & Concessions



Restrooms & Concessions



Existing



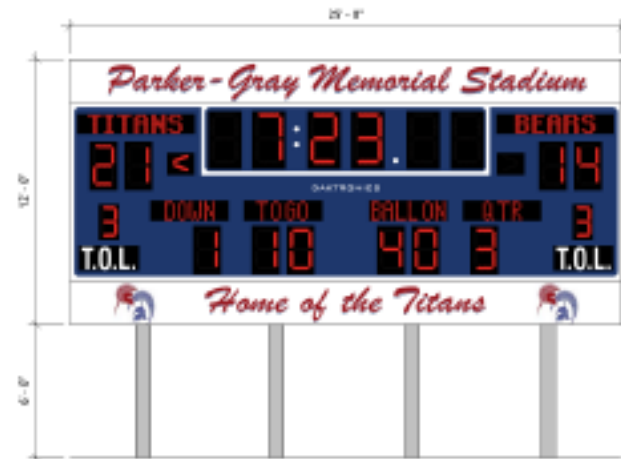
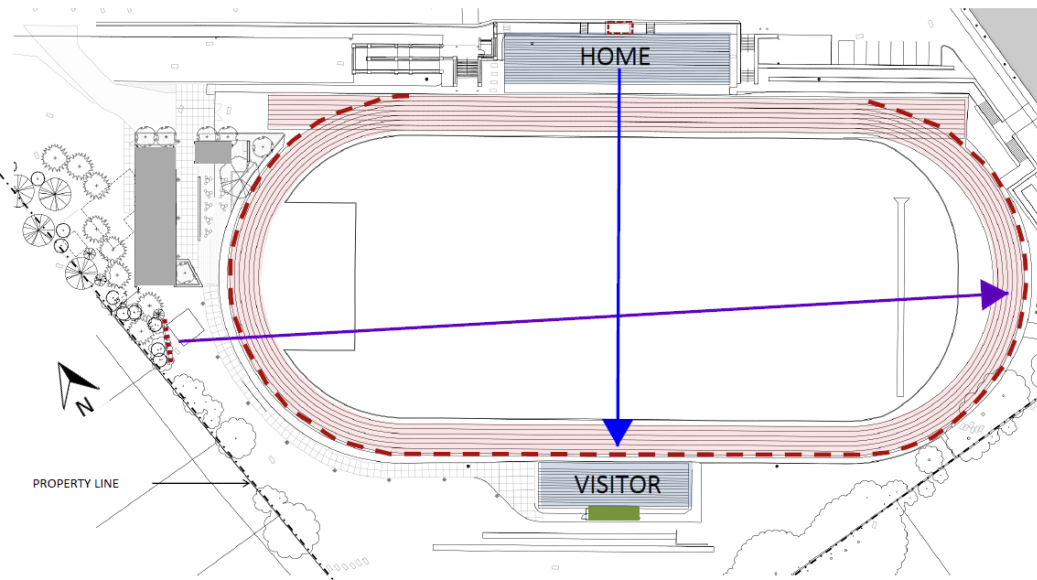
Existing

Scoreboard & Press Box



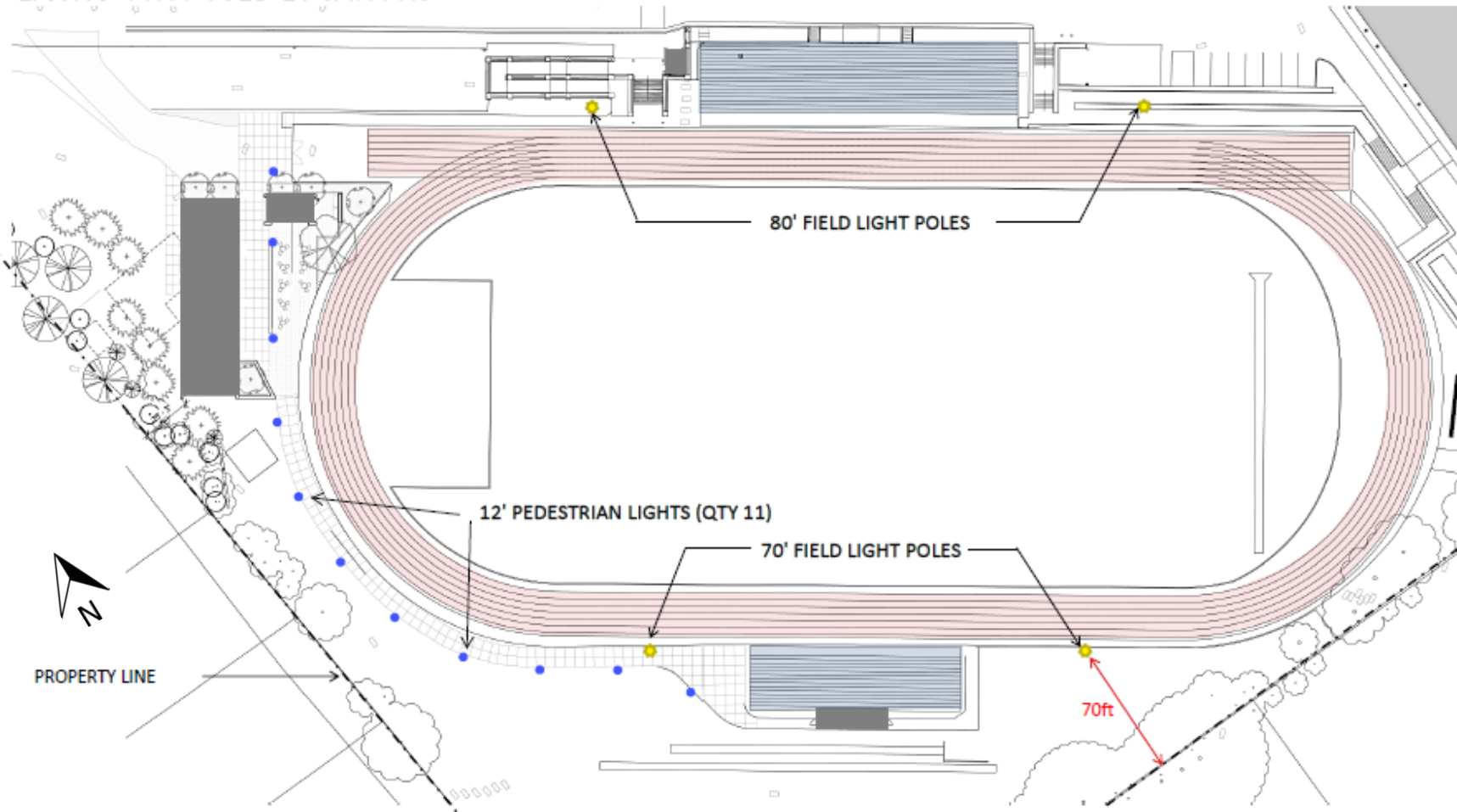
Existing

Existing

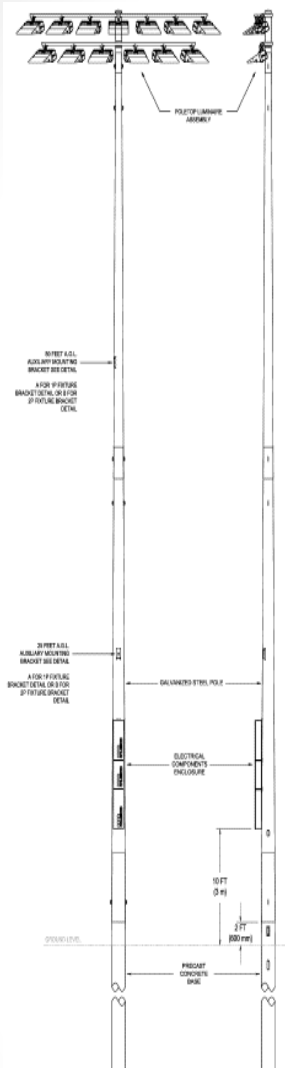


Lighting

LIGHTS PROPOSED LOCATIONS



Lighting

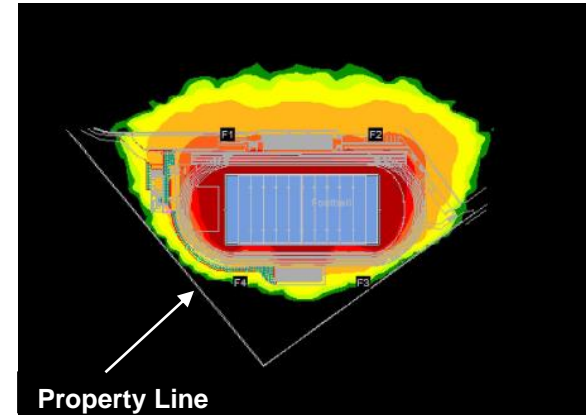


Pole Assembly (Typical)

Option A:

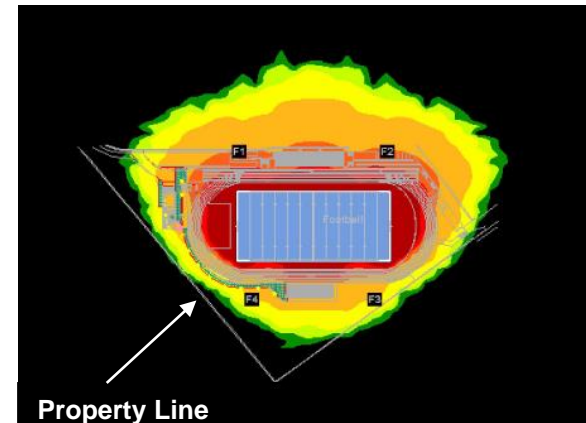
- (2) 80 Foot Poles North
(2) 70 Foot Poles South

Compared to Option B, the overall light pattern is tighter and more precisely aimed. Glare impact is less along the west and south property lines.



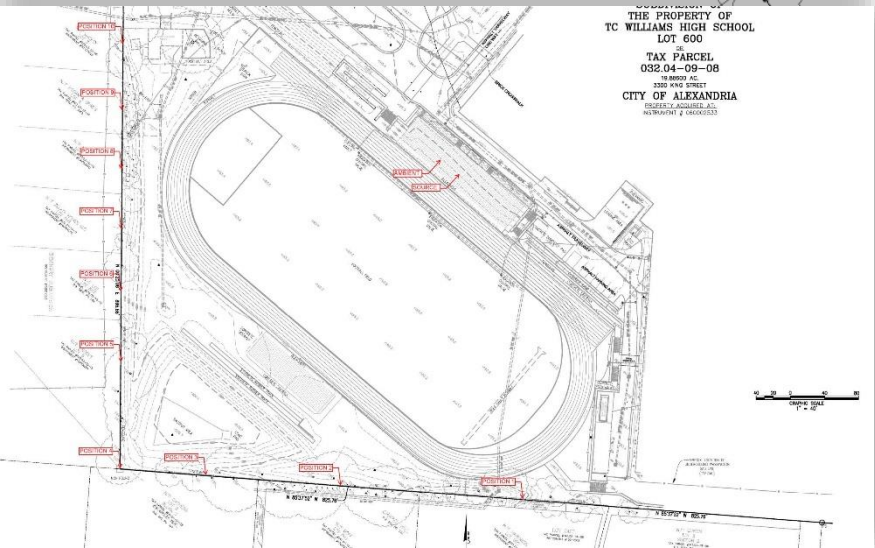
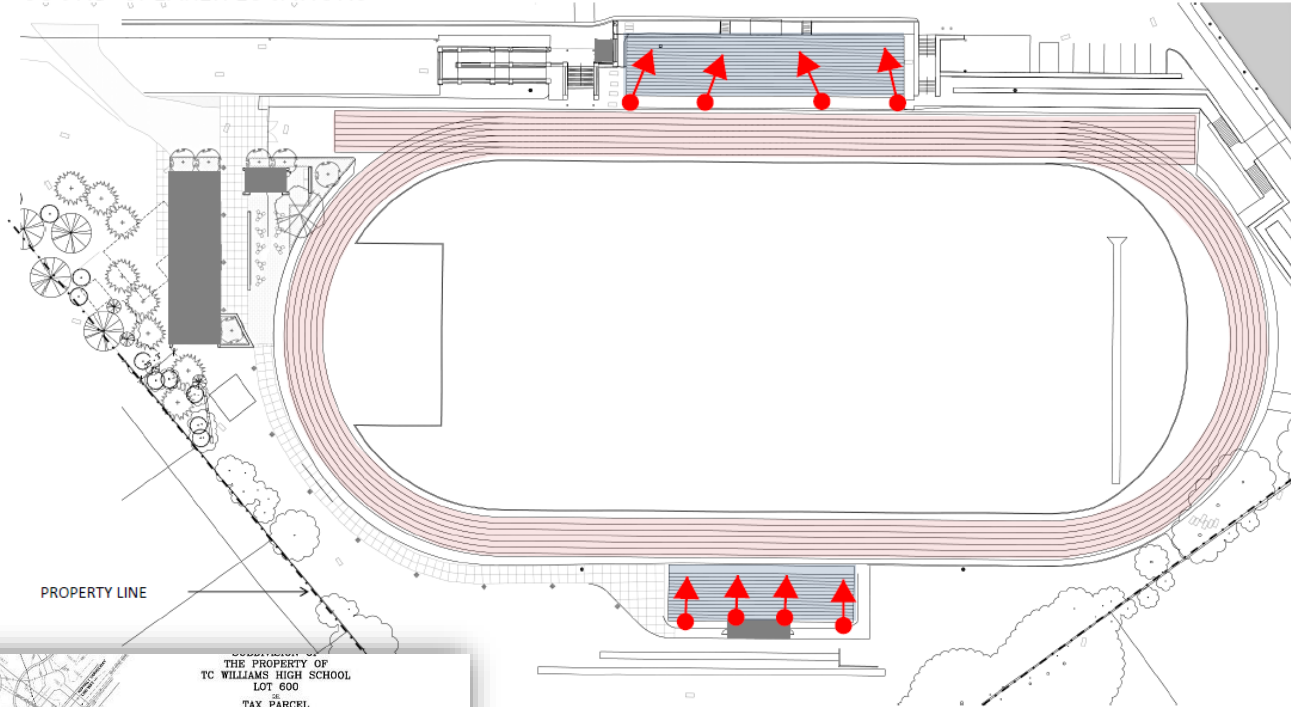
Option B:

- #### (4) 60 Foot Poles



Sound

SOUND SPEAKER LOCATIONS



Test/Analysis Locations



Existing



Existing

Community



Public Outreach

- ACPS Community Meetings (7)
 - February 2017 thru June 2018
- ACPS Outreach and Project Website
- P&Z Project Open House, September 2018 (P&Z)
- P&Z Project Information (Website)

Modifications Based on Community Input

- Moving buildings away from the western property boundary
- Complying with the setback and moving the scoreboard location to the opposite side of the site
- Addressing noise with a sound system study
- Pursuing SUP for greater height of light poles to better control light spillage and glare

Conditions

- Proposed Condition 131 would allow hours of lighting to end at 10:15 PM Monday – Saturday and 8:30 on Saturday and Sunday
- Events held Monday through Thursday restricted to ACPS interscholastic sports team games and practices
- Schedule of lighted events to be posted and mailed
- Limited sound system use
- Light & sound system testing & compliance monitoring
- T.C. Williams Neighborhood Forum
- Community Liaison
- Landscape and fence improvement plan

Staff Recommendation



- Staff recommends **approval** of the Development Special Use Permit with site plan
- Staff recommends **approval** of the Special Use Permit to permit athletic field lighting with (2) 80-foot light poles and (2) 70-foot light poles
- Subject to compliance with all applicable codes and conditions.



Reserve Slides

Project Site Description

PROPOSED SITE PLAN

