

Docket Item # 15
SPECIAL USE PERMIT #2002-0069

Planning Commission Meeting
September 3, 2002

ISSUE: Consideration of a request for a special use permit for a social service use (clubhouse).

APPLICANT: Alexandria Community Services Board
by William L. Claiborn, Ph.D.

LOCATION: 4480 King Street

ZONE: OCM/Office Commercial Medium

PLANNING COMMISSION ACTION, SEPTEMBER 3, 2002: On a motion by Mr. Leibach, seconded by Mr. Komoroske, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations and to amend condition #2. The motion carried on a vote of 6 to 0. Mr. Robinson was absent.

Reason: The Planning Commission agreed with the staff analysis.

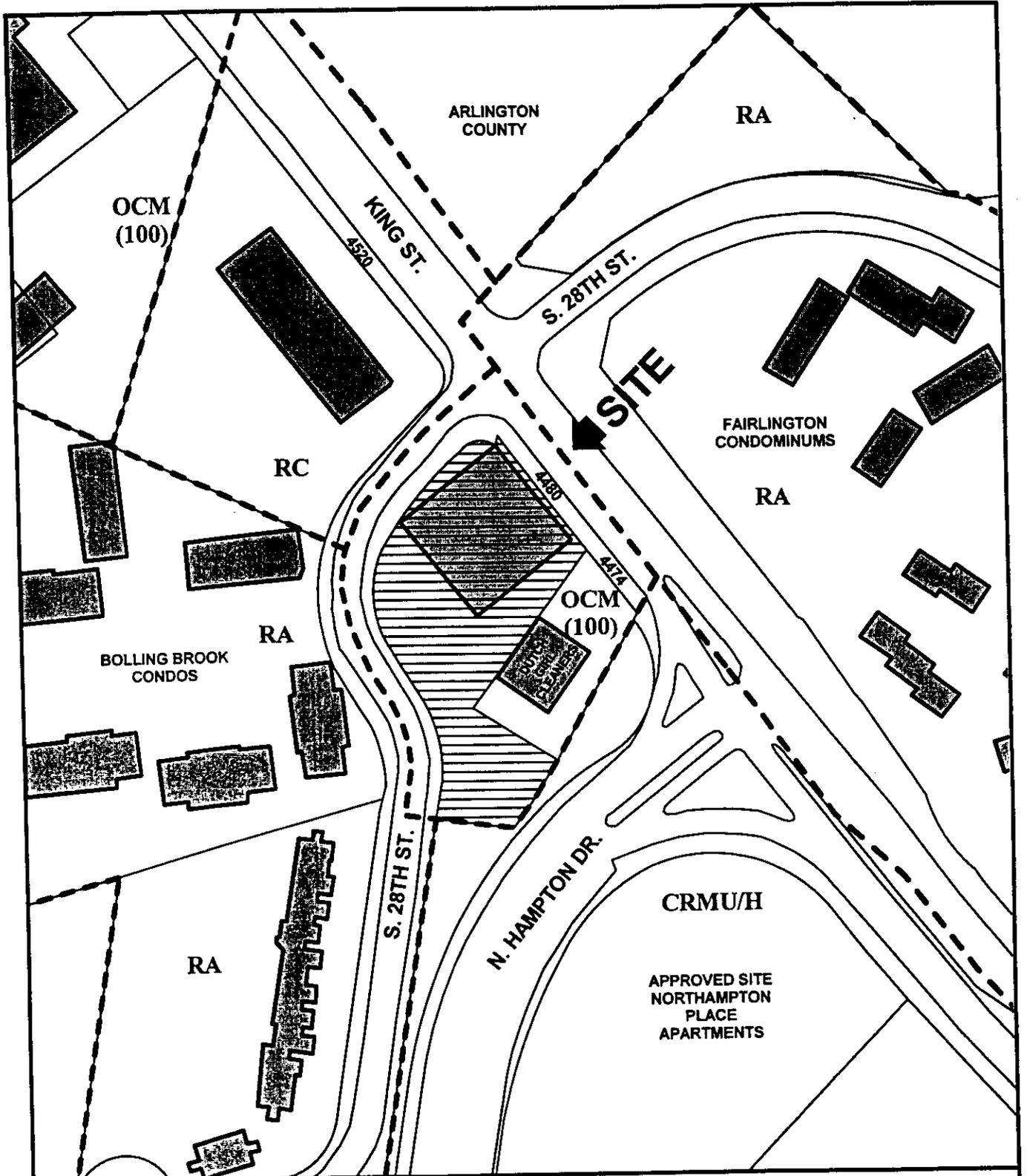
Speakers:

Tom Burke, North Fairlington Village, spoke against the application.

Teresa Darroch, representing the Fairlington Citizens Association, spoke against the application expressing concern about the potential for employees and patrons of the facility to park in her neighborhood.

Phillip Bradbury, Community Services Board, spoke in support of the application.

Alfreida Cordero, Annette Gleeson, and Reverend Carol Holmes, members and former members of the Clubhouse, spoke in support of the application discussing the need for a larger facility. They also expressed strong support for the programs offered at the Clubhouse and gave personal accounts of how the programs have assisted them in their personal lives.



SUP #2002-0069

09/03/02



STAFF RECOMMENDATION:

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. **CONDITION AMENDED BY PLANNING COMMISSION:** The applicant shall encourage its consumers and staff to use mass transit when traveling to and from the school, by posting information regarding DASH and METRO routes, the location where fare passes for transit are sold, and advertising of car pooling opportunities. The applicant shall notify employees and patrons of the Clubhouse of the parking restrictions in the Fairlington neighborhood. (P&Z) (PC)
3. Trash and garbage shall be stored inside or in a dumpster, shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in closed containers which do not allow invasion by animals. No trash and debris shall be allowed to accumulate on site outside of those containers. (P&Z)
4. The applicant is to consult with the Crime Prevention Unit of the Alexandria Police Department regarding a security survey for the business. This is to be completed prior to opening. (Police)
5. The lighting for the garage and the surface parking lot shall be to the satisfaction of the Director of Transportation and Environmental Services in consultation with the Police. (Police)
6. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES)
7. The applicant shall control cooking odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services. (T&ES)
8. Loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)

9. The Director of Planning and Zoning shall review the special use permit one year after the use is operational 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, (b) the director has received a request from any person to docket the permit for review, 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 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.

DISCUSSION:

1. The applicant, the Alexandria Community Services Board, requests special use permit approval for the operation of its clubhouse, a social service use at 4480 King Street.
2. The subject property is one lot of record with frontage on King Street and a total lot area of 34,840 square feet. The site is developed with a fifteen-year-old office building of six-stories and 60,000 square feet of space. To the west of the building along King Street is a large residential condominium complex and directly behind the building are the Bolling Brook townhomes. Directly adjacent to the building on the east side is a laundry and a tailor shop. Across King Street is an open space area with Fairlington Village townhomes directly behind it. The general area has a mix of both high density office and residential with some retail. The proposed use will occupy the entire sixth floor of the building, or 8,890 square feet.

The first through fourth floors of the proposed building will be occupied by the City's Health Department administrative offices and clinics (SUP #2002-0032).

3. This application is a request to operate adult day treatment services. The proposed program will integrate the existing Alexandria Community Services Board's Patrick Street Clubhouse and Substance Abuse Day Support program, currently offered in two separate physical locations, and will collectively be referred to as "The Clubhouse." The location for the clubhouse previously recommended for approval by the Planning Commission on March 26, 2002, (SUP #2001-0138) was not pursued.

The Clubhouse is a Community Services Board facility offering structured day programs to consumers who have a history of mental illness, substance abuse, or mental retardation and need support to reestablish an independent lifestyle and to live successfully in the community. The day treatment program includes case management, medication management, family support and education services. It also includes recreational activities and employment assistance.

The Clubhouse has been operating at 115 Patrick Street since the early 1980's successfully. It has outgrown that space and has been looking for new space for many years.

4. The proposed Clubhouse program involves 24 staff persons (18 full time and six part time). It will have a membership of up to 142 members, although not all members attend daily programs. The applicant expects up to 85 members to attend the program on any day.

5. Regular operating hours for the Clubhouse are from 8:00 a.m. to 5:00 p.m. In addition, there are some activities involving the location until 9:30 p.m on one or two evenings a week and on Saturday. Weekend activities typically involve two city staff who meet consumers at the Clubhouse for a planned recreational activity which could take place on site or elsewhere in the community. These are generally daytime activities involving approximately 10 to 15 consumers. The on-site activities include such things as a meal and board games or bingo, watching a video, or having a planning session for future recreational outings. Outings in the community may include shopping trips, sports events, local events such as parades or concerts, movies and dining out. Currently, such activities occur only on Saturdays, but the Clubhouse would like to be able to schedule similar events on an occasional Sunday as well.

6. The Clubhouse use will occupy the entire sixth floor of the building which includes 8,890 square feet. Under the Zoning Ordinance, the Clubhouse use requires 45 parking spaces. In this case, the proposed site includes 157 parking spaces which are distributed between the other uses in the building as follows:

<u>Use</u>	<u>Square Footage</u>	<u>Spaces Required</u>
Clinic (Includes floors one and two)	8,475	43
Office (Includes some of floors one and two, and all of three through five)	30,279	64
Clubhouse (Includes all of sixth floor)	8,890	45

	Total	152
	Spaces Provided	157
	Surplus	5

The 157 parking spaces are located in the underground garage and on the surface of the lot in the rear. Both the parking garage and surface lot are accessed from 28th Street.

7. The Clubhouse anticipates no trash problem at its new location, because there is a dumpster on-site for the facility's use.
8. Zoning: The subject property is located in the OCM (100) zone. Section 4-900 of the zoning ordinance allows a public building in the OCM (100) zone only with a special use permit.
9. Master Plan: The proposed use is consistent with the Alexandria West chapter of the Master Plan which designates the property for a zone consistent with OCM-100.

STAFF ANALYSIS:

Staff does not object to the proposed Clubhouse located at 4480 King Street. Staff believes that the proposed location is appropriate for this important and successful city program that responds to the needs of Alexandrians. The Clubhouse has been operating at 115 North Patrick Street for more than twenty years. It has outgrown its modest and awkward space and has been looking for a new space for some time, including considering the possibility of expanding its current location. None of the previous potential sites proved feasible, because of cost, transportation access, parking, handicapped accessibility and space issues. The proposed site on King Street has access to bus service and includes on site parking. The use will complement the Health Department uses in this new City building.

Since most of the clients of the existing facility utilize public transportation, staff has included a condition requiring that DASH and Metro routes be posted for consumers and staff. Staff has also included a one-year review condition to ensure that potential conflicts with the use can be reviewed at that time.

With these conditions, staff recommends approval of the special use permit.

STAFF: Eileen P. Fogarty, Director, Department of Planning and Zoning;
Barbara Ross, Deputy Director;
Valerie Peterson, Urban Planner.

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- 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.
- R-1 Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers.
- R-2 The applicant shall control cooking odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services.
- R-3 Loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line.

Code Enforcement:

- C-1 All construction shall conform to the current edition of USBC.
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 A fire prevention code permit to operate a place of public assembly is required for the proposed operation.
- C-4 The proposed use is A3 while the existing use is B, therefore a change of use is proposed. A construction permit is required to demonstrate compliance with handicapped accessibility, structural strength, fire protection, exit facilities or sanitary provisions for the new use. Drawings prepared by a licensed architect shall accompany the permit and detail existing and proposed conditions.

- C-5 The proposed use constitutes a change in use group classification and requires a new certificate of occupancy.
- C-6 Interior stairwells shall comply with the Stairwell Identification Marking System.
- C-7 A seating/table layout complete with dimensions showing all aisle and passageway clearances will be required for review and approval prior to occupancy.
- C-8 All cooking surfaces, kitchen exhaust systems, grease removal devices and hoods are required to be protected with an approved automatic fire suppression system.
- C-9 A grease interceptor is required where there is drainage from fixtures and equipment with grease-laden waste located in food preparation areas of restaurants. Food waste grinders can not discharge to the building drainage system through a grease interceptor.

Health Department:

- C-1 An Alexandria Health Department Permit is required for all regulated facilities. Permits are not transferable.
- C-2 A Certified Food Manager or Certified Limited Food Manager must be on duty during all hours of operation depending on the operation setup.
- C-3 Permits must be obtained prior to operation.
- C-4 Five sets of plans must be submitted to and approved by this department prior to construction.
- C-5 If food preparation or food handling is done on the premises, five sets of the food handling areas are to be submitted to the Health Department for approval prior to construction. A \$135.00 fee is required for review of plans for food facilities.
- C-6 This facility must meet commercial standards if 13 or more clients are served. Plans must comply with Alexandria City Code, Title 11, Chapter 2, Food and Food Establishments.
- C-7 If enrollment is kept to a maximum of 12 persons at any one time, the facility may use home-style (semi-public restaurant) standards for food service.

Police Department:

- R-1 The applicant is to consult with the Crime Prevention Unit of the Alexandria Police Department regarding a security survey for the business. This is to be completed prior to opening.
- R-2 The lighting for the parking lot is to be a minimum of 2.0 foot candles minimum maintained.

Human Services - Social Services:

- F-1 No comments.

APPLICATION for SPECIAL USE PERMIT # 2002-0069

[must use black ink or type]

PROPERTY LOCATION: 4480 King St., Alexandria, VA

TAX MAP REFERENCE: 003.00-02-11-01 ZONE: OCM-100

APPLICANT Name: Alexandria Community Services Board

Address: 720 N. St. Asaph St., Alexandria, VA 22314

PROPERTY OWNER Name: Aspen King, LLC, City of Alexandria (contract purchase)

Address: 241 West Patrick St., Frederick, MD 217

PROPOSED USE: Social Service

Fee waived
PDRS
6/25/02

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article X Section 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 to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED 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 Planning Commission or City Council in the course of public hearings 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.

William L. Claiborn, Ph.D.

Print Name of Applicant or Agent

Signature

720 N. St. Asaph St.

Mailing/Street Address

703-838-4455

Telephone #

703-838-5070

Fax #

Alexandria, VA 22314

City and State

Zip Code

6/25/02

Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Application Received: _____ Date & Fee Paid: _____ \$ _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: 11

All applicants must complete this form. Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is (check one) the Owner Contract Purchaser
 Lessee or Other: _____ of the subject property.

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

City of Alexandria

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.

2. Submit a floor plan and a plot plan with parking layout of the proposed use. One copy of the plan is required for plans that are 8½" x 14" or smaller. Twenty-four copies are required for larger plans or if the plans cannot be easily reproduced. The planning director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver. This requirement does not apply if a Site Plan Package is required.

(attached)

NARRATIVE DESCRIPTION

The Alexandria Community Services Board (CSB) proposes to operate adult day treatment services under a special use permit (SUP). In addition, the CSB will use additional area (8890 square feet) in the building for administrative offices. The details provided in this SUP application regarding square footage, hours of use, numbers of patrons, number of staff, etc., pertain to the proposed social services (adult day treatment services) use only.

The Board's adult day services, which include The Patrick Street Clubhouse and Substance Abuse Day Support, currently are offered in two separate physical locations. Because of the similarities in programming, and in order to improve quality service delivery to clients, the Board is planning to integrate these two programs at one site. The integrated programs will be collectively referred to as "The Clubhouse."

The Clubhouse provides full time structured programming, including case management, medication management, individual and group therapies, family support, and education for clients who have long-term mental illness, substance abuse, and/or mental retardation, and need support to re-establish a more independent lifestyle and live successfully in the community. The program includes recreational and socialization activities and employment assistance. Without the support of these programs, clients typically have been unable to work because of their mental illness and/or substance abuse. Many consumers are on medications that help control their symptoms, enabling them to participate in normal daily activities. A total of 24 staff (18 full time and 6 part time) provide the services.

Typical Day: Most clients arrive at the program between 8:00 AM and 9:30 AM. From 9:30 AM- 3:30 PM, there are ongoing structured activities, including a lunch, served at noon. The activities during this time may include organization and planning meetings, pre-vocational work groups, group therapy, or educational groups. After 3:30 PM, clients may elect to socialize with others, attend additional therapy, medication, or case management appointments, participate in planned recreational events, or complete additional work assignments from earlier in the day. Many clients leave at 3:30 PM, although some remain until 5:00 PM. Currently, there are 142 clients enrolled in the Clubhouse. The average daily attendance of clients is expected to average 85. At present, two of the 142 clients have their own cars and the rest use public transportation or are dropped off at the site.

Regular building hours of operation are Monday through Friday 8:00 AM- 5:00 PM. The building may be open Monday through Friday 8:00 AM- 9:30 PM and Saturday and Sunday 9:00 AM- 9:00 PM for special programming. The schedule is subject to change as program and client needs may dictate.

No mechanical or other noise is expected to emanate from the building. There are on-site parking spaces in excess of the number required by zoning and in excess of the number needed by the 24 staff and 2 clients who drive.

USE CHARACTERISTICS

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

- a new use requiring a special use permit,
- a development special use permit,
- an expansion or change to an existing use without a special use permit,
- 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).

85 clients during regular business hours

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

There will be a maximum of 24 staff at one time during regular business hours. This includes 18 full time and 6 part time staff. There are 4-5 staff present Monday-Friday 5:00 PM-8:00 PM and 1-2 staff Sat. 10:00 AM

6. Please describe the proposed hours and days of operation of the proposed use: _____ 1:00 PM

Day:

Monday-Friday
Saturday-Sunday

Hours:

8:00 AM - 9:30 PM
9:00 AM - 9:00 PM

Peak use hours are
Monday-Friday

8:30 AM - 5:00 PM

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

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

No noise will be generated from mechanical equipment.
Building will have normal commercial HVAC system.
No noise will emanate from the building from clients.

B. How will the noise from patrons be controlled?

Noise from clients is not expected

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

The program will prepare lunch for clients. The kitchen will operate in conformance with all Health Department regulations, including ventilation.

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?

Business office trash, recycling, and food/kitchen waste

B. How much trash and garbage will be generated by the use?

Two 3-yard dumpsters

C. How often will trash be collected?

Daily or as required. Currently working on a dumpster plan with General Services.

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

Janitorial crew, employees, and clients pick up litter throughout the day. No special litter is expected. Cigarette butt containers will be provided in designated outdoor smoking area.

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:

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:

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

Proper lighting surrounding building.
Locked doors after program hours.
Staff will always be on-site when clients are present

ALCOHOL SALES

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

Yes. No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

PARKING AND ACCESS REQUIREMENTS

14. Please provide information regarding the availability of off-street parking:

A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

45

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

_____ Standard spaces * There is a total of 51
_____ Compact spaces available spaces. Breakout by
_____ Handicapped accessible spaces. type is not available.
_____ Other.

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

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

N/A

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.

D. 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.

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

A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? None

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

C. Where are off-street loading facilities located? N/A

D. During what hours of the day do you expect loading/unloading operations to occur?

Between 8:00AM- 4:00 PM

E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

Approximately three times per week.

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?

Street access from 28th St. is adequate.

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?

8890 sq. ft. (existing) + 0 sq. ft. (addition if any) = 8890 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: Automation Research System

other, please describe: _____

PARKING REDUCTION SUPPLEMENTAL APPLICATION

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)

N/A

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

N/A

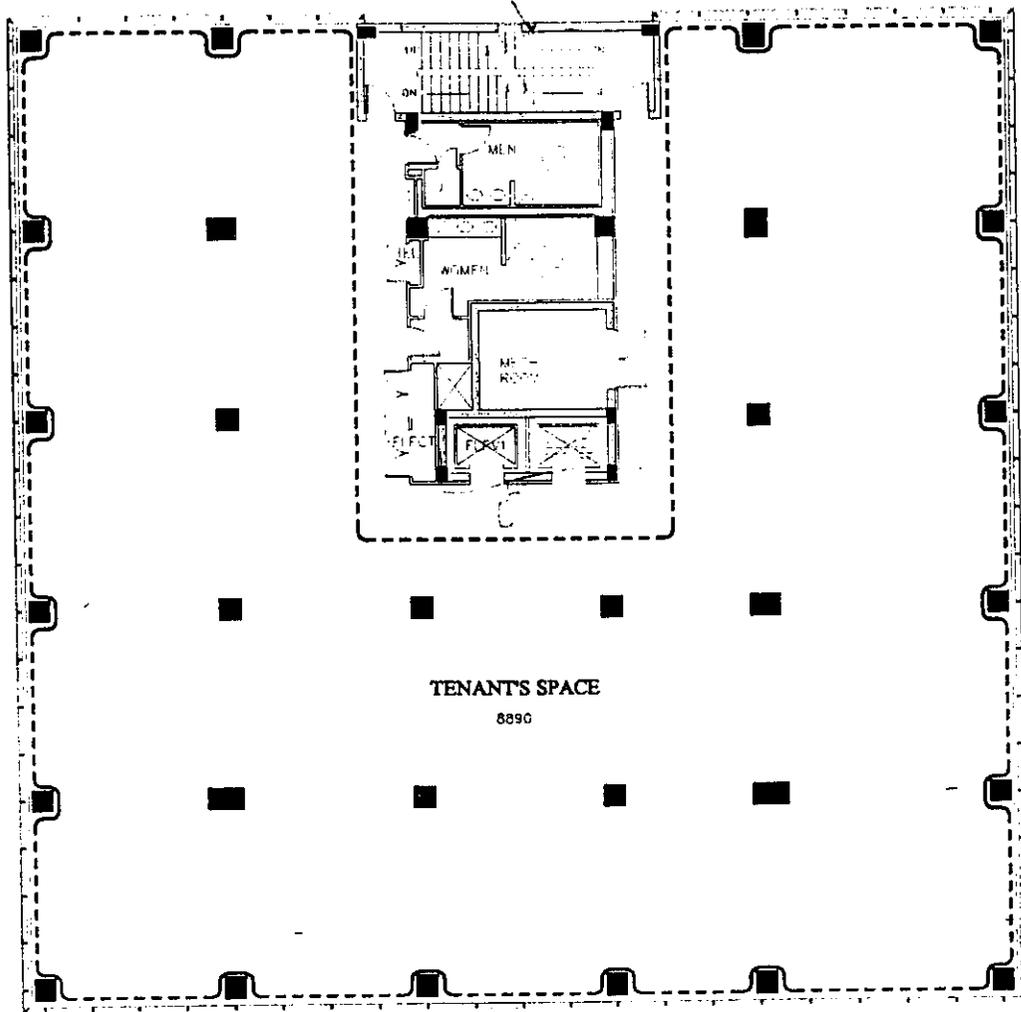
3. Why is it not feasible to provide the required parking?

N/A

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.



LEGEND

- | | | | |
|--------------------------|----------------|--------------------------|----------------------|
| <input type="checkbox"/> | ADMINISTRATION | <input type="checkbox"/> | NURSING |
| <input type="checkbox"/> | COMMON AREAS | <input type="checkbox"/> | ENVIRONMENTAL HEALTH |
| <input type="checkbox"/> | CLINICAL | <input type="checkbox"/> | LABORATORY SERVICES |

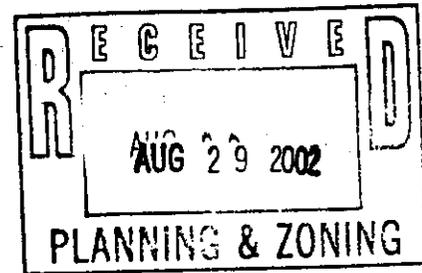
Figure 3.8



Graphic Scale

August 27, 2002

Alexandria City Hall, Planning & Zoning Committee
301 King Street
Alexandria Va. 22314



Dear Chairman and Members of the Planning and Zoning Committee,

My wife and I have been citizens of Alexandria for more than 40 years. One of our four adult children has schizophrenia and is a member of the Club House. She is a typical participant, i.e., She is on medicine, stabilized and trying desperately to become independent but, she needs help: the kind she receives because of the work of the Alexandria Community Services Board (ACSB).

The newly proposed clubhouse location should not only meet the city's expanding needs but it would be more convenient to reach from our daughter's apartment, and would be half the distance from our home. We sincerely hope the perceived anxieties of nearby citizens will not be as great for this newly proposed location as it was for the location at 1460 Duke St.

Sincerely,

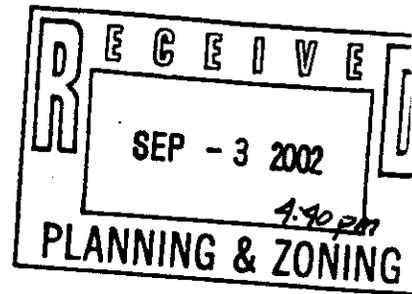
Dan and Eileen Serice

Dan and Eileen Serice
3915 Cameron Mills Rd.
Alexandria, VA 22305

#15. SUP 2002-0069

Concerned Fairlington Residents
PO Box 6914
Arlington, VA 22206-0914

September 2, 2002



Alexandria Planning Commission
301 King Street
Arlington, VA 22314

Re : 4480 King Street -- Request for Special Use Permit for Social Service Use #2002-0069

Concerned Fairlington Residents is a citizens group that is concerned about quality of life issues in Fairlington, Arlington, and Alexandria.

CFR opposes the use of the building at 4480 King Street for adult day treatment services for 142 or more adults. This building was designed to be a financial services center.

The City of Alexandria had over 10 years to design an appropriate building for adult day treatment services – at Cameron Run, Eisenhower Avenue, and Potomac Yards, among other places. Instead, the City of Alexandria seeks to cram as many adults with serious psychological problems as possible into the building at 4480 King Street. Meanwhile, the aforementioned areas have been developed into luxury condominiums, soccer fields, and a dog park.

We also take issue with the City of Alexandria's entire approach to social services which appears to be to maintain a large number of dysfunctional citizens and a large social services bureaucracy to serve this population. Alexandria has grown by only a few hundred residents each year. This low rate of growth should have provided City Government with ample opportunity to significantly reduce the number of persons receiving social services. Instead, the number continues to grow.

We see no value in Alexandria's proposed adult day treatment facility. State-of-the-art adult treatment is highly structured and aims to move dysfunctional adults back into the mainstream of society. Please design and staff an appropriate facility that will enable adults to become autonomous and functional.

Sincerely,

Beth Davis
Vice President

Public Statement of Thomas E. Burke
To
The Alexandria Planning Commission
September 3, 2002

Mr. Chairman and Members of the Commission:

My name is Tom Burke and I have lived in the Alexandria section of North Fairlington for 25 years. I can see 4480 King St. from my dining room. I am on the Board of Directors for North Fairlington, but am here speaking for myself.

I appeared before you earlier this year when you and Council were considering the purchase of this building, as well as the proposal to move the Health Dept. there. I won't belabor our objections to those proposals (since approved), but they included:

- The high expense of purchase and the poor accessibility by public transit;
- The failure to follow the City's own study which recommended siting the facility on Van Dorn, which has better bus and Metrorail accessibility; and
- The failure to wait for the probable availability and less expensive acquisition of the old Jefferson Hospital, clearly a better designed building for health care, records, etc.

Our continuing concern in Fairlington is with availability of onsite parking for employees and visitors, and the potential for excess vehicles choosing Fairlington as an alternative.

The formula applied to determine required parking spaces for this medical facility is one space per 200 sq. ft. The derived number of required spaces is 152 (p. 6 of staff analysis); there are 157 available, leaving 5 surplus. Presumably the formula accounts for visitors.

Another way to evaluate the parking need is to total potential daily need. The Health Dept. will have 105 employees, the Clubhouse will have 18, plus 6 part-time. The Health Dept. estimates 50 patients per day, plus 25 environmental customers per day. The Clubhouse anticipates 85 members to attend per day. While it is not apparent that visitors seeking health records have been accounted for, the previous numbers total 289 potential visitors at a given time. I would ask the Commission to inquire of staff how this many people could be accommodated in 157 spaces, recognizing that some will not be arriving in their own vehicles. The excess demand could be 132 vehicles.

In the same vein, while in places the staff analysis cites surplus parking, the analysis for the Health Dept. move (p. 8), state that "... the applicant is working to secure additional off-site spaces for employees." Why? Were the numbers for the Health Dept. worrisome? If so, how much more worried should we be with the addition of the Clubhouse function? Where is the TMP? Where is the TMP for the Health Dept. proposal? It was not included. Will there be some type of shuttle system? None is described here. What incentives will be used for encouraging mass transit? What disincentives for driving a POV? How will parking be allocated? How many spaces reserved for employees? How many set aside for visitors? Will there be pay parking? For whom?

Given the parking problems we already have in our historic district, I will be encouraging our Board to aggressively enforce all parking restrictions against all vehicles improperly parked in Fairlington, whether they be from 4480 King or other Park Center facilities.

Thomas E. Burke

APPLICATION for SPECIAL USE PERMIT #2002-0069

[must use black ink or type]

PROPERTY LOCATION: 4480 King St., Alexandria, VA

TAX MAP REFERENCE: 003.00-02-11-01 ZONE: OCM-100

APPLICANT Name: Alexandria Community Services Board

Address: 720 N. St. Asaph St., Alexandria, VA 22314

PROPERTY OWNER Name: Aspen King, LLC, City of Alexandria (contract purchaser)

Address: 241 West Patrick St., Frederick, MD 2170

PROPOSED USE: Social Service (CLUBHOUSE)

Fee waived
PDR 6/25/02

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 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 to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED 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 Planning Commission or City Council in the course of public hearings 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.

William L. Claiborn, Ph.D.

Print Name of Applicant or Agent

Signature

720 N. St. Asaph St.

Mailing/Street Address

703-838-4455

Telephone #

703-838-5070

Fax #

Alexandria, VA 22314

City and State

Zip Code

6/25/02

Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Application Received: _____ Date & Fee Paid: _____ \$ _____

ACTION - PLANNING COMMISSION: 9/3/02 RECOMMEND APPROVAL 6-0

ACTION - CITY COUNCIL: 9/14/02PH--CC approved the Planning Commission recommendation