

EXHIBIT NO. 1

13
12-14-02

Docket Item # 9-A
DEVELOPMENT SPECIAL USE PERMIT #2002-0033
ARHA SCATTERED HOUSING - W BRADDOCK RD

Planning Commission Meeting
December 3, 2002

ISSUE: Consideration of a request for a development special use permit, with site plan, for construction of residential townhouses as affordable housing.

APPLICANT: Alexandria Redevelopment and Housing Authority
by Harry P. Hart, attorney

LOCATION: 1608-1706 West Braddock Road and Radford Street

ZONE: RB/Townhouse

PLANNING COMMISSION ACTION, DECEMBER 3, 2002: On a motion by Mr. Komoroske, and second by Mr. Robinson, the Planning Commission voted to recommend approval of the application subject to compliance with all applicable codes and ordinances and staff recommendations. The motion carried on a vote of 6 to 0. Mr. Dunn was absent.

Reason: The Planning Commission generally agreed with the staff analysis and expressed that the project is key to the larger Samuel Madden redevelopment proposal.

Speakers:

Harry Hart, attorney, representing the applicant, stated that ARHA was comfortable with all of the conditions as stated in the staff report, except that they wanted to discuss further some of the specific architectural requirements with staff prior to the City Council public hearing.

John Corrado, representing the Affordable Housing Advisory Committee, spoke in favor of the proposal and recognized that the new housing was not displacing other existing housing.

STAFF RECOMMENDATION:

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

1. The applicant shall provide the level of quality and detail shown on the preliminary plans, dated 9.24/02. In addition, the final plan shall include the following: (P&Z)
 - a) The facade of each unit shall be brick or cementitious siding.
 - b) Vinyl siding shall be prohibited.
 - c) The facade for the unit on Lot 11 shall be entirely brick because of visibility from adjoining streets..
 - d) The units shall provide varied rooflines.
 - e) The roof materials and color shall vary between adjoining units.
2. The applicant shall submit a plat of consolidation for the three lots encompassed by the proposed development prior to release of the final site plan. The lots shall be consolidated and recorded prior to release of a building permit. (P&Z)
3. All utility structures, such as transformers, switch boxes, cable and telephone pedestals, ventilation areas, areaways, etc. shall be located at the ends of the new building to the greatest extent possible. The final location and screening of these items will be approved by the Director of Planning and Zoning prior to release of the final site plan. (P&Z)(RP&CA)
4. Dedicate cross easements to allow trash cans to be placed on adjoining lots as shown on site plan and architectural floor plans. (P&Z)
5. Fencing shall be constructed as indicated in the preliminary plan and painted white and maintained in good condition. The section of fence at the end unit, adjacent to W. Braddock Road, shall be a brick wall with the same overall dimensions as the fence shown to the satisfaction of the Director of P&Z. (P&Z)
6. A revised landscape plan shall be provided with the final site plan to the satisfaction of the Director of P&Z and RPC&A. The plan shall, at a minimum, include: (P&Z) (RPC&A)
 - a. Two maple trees in the open area, back from the sidewalk, in the corner of the site adjacent to the King Street-Radford Street intersection.
 - b. Change either the street shade tree species, or the interior shade tree species, so that they are not the same to the satisfaction of the Director of Recreation, Parks and Cultural Activities.

- c. A continuous row of evergreen shrubs along the side of the parking lot adjacent to W. Braddock Road. These shrubs shall be maintained at a maximum height of 36 inches when mature.
 - d. A continuous row of street trees, 30-35 feet on center, with minimum caliper of 4 inches at the time of planting, shall be planted along the entire W. Braddock Road and Radford Street frontages.
 - e. Coordination of all trees with street and site lighting to avoid conflicts between poles and trees and to ensure effective lighting of the site.
 - f. All materials specifications shall be in accordance with the nursery industry standard for grading plant material, *The American Standard for Nursery Stock* (ANSI Z60.1)
 - g. All landscaping shall be maintained in healthy condition and replaced as needed to perpetuate the original intent of the design.
 - h. All underground and overhead utilities shall be coordinated with the landscaping and street trees, to the extent feasible, to minimize conflicts between tree roots and branches and the existing and proposed utility systems.
7. The proposed azaleas shown in the landscaping plan are to be maintained at a maximum height of 36 inches when they mature. (Police)
 8. Provide a walkway from the parking lot to the sidewalk along Radford Street to allow pedestrian movement and possible trash can locations on pick-up day. (RP&CA)
 9. The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department regarding locking hardware and alarms for the proposed homes. This is to be completed prior to commencement of construction. (Police)
 10. Request a security survey for the construction trailer as soon as it is placed on the site. (Police)
 11. House numbers are to be placed on the front and back of all homes, both new and existing. (Police)
 12. Show on the site plan all proposed water facilities required. (Va. Amc. Water Co.)
 13. Contact Paula Burns at 703-706-3879 to obtain as-built waterline information for the existing ARHA townhouses, as well as W. Braddock Rd. and King St. (Va. Amc. Water Co.)
 14. Developer to comply with the peak flow requirements of Article XIII of Alexandria Zoning Ordinance. (T&ES)

15. Solid-waste collection for the proposed dwelling units will be on Radford Street. (T&ES)
16. Show existing and proposed street lights and site lights. Indicate the type of fixture, and show mounting height, and strength of fixture in Lumens or Watts. Provide manufacturer's specifications for the fixtures. Provide lighting calculations to verify that lighting meets City Standards. (T&ES)
17. The existing and proposed new parking lot shall be illuminated to the satisfaction of the Director of Transportation and Environmental Services. (T&ES)
18. Street light space of 30 feet is too close for 250 watt HPS light fixtures. Provide stagger lights on both sides of parking lot. (T&ES)
19. The applicant is advised that all storm water designs that require analysis of pressure hydraulic systems and/or inclusion and design of flow control structures must be sealed by a professional engineer, registered in the Commonwealth of Virginia. If applicable, the Director of T&ES may require resubmission of all plans that do not meet this standard. (T&ES)
20. Plan must demonstrate to the satisfaction of director of T&ES that adequate storm water outfall is available to the site or else developer is to design and build any on or off site improvements to discharge to an adequate outfall. (T&ES)
21. Replace existing curb and gutter, sidewalks, and handicap ramps that are in disrepair or broken. (T&ES)
22. All Traffic Control Device design plans, Work Zone Traffic Control plans, and Traffic Studies shall be sealed by a professional engineer, registered in the Commonwealth of Virginia. (T&ES)
23. Provide an Environmental Assessment Statement including information regarding any known groundwater contamination on the plan. (T&ES)
24. Project must demonstrate and comply with the Article XIII of Alexandria Zoning Ordinance including the treatment of water quality volume default. The final plan must include appropriate worksheets and BMP facilities. (T&ES)

25. Plan does not indicate whether or not there are any known soil and groundwater contamination as required with all preliminary submissions. Should any unanticipated contamination or underground storage tanks, drums and containers are encountered at the site the applicant must immediately notify the City of Alexandria Department of Transportation and Environmental Services, Division of Environmental Quality. (T&ES)
26. If fireplaces are to be included in the development, the applicant is required to install gas fireplaces to reduce air pollution and odors. Animal screens must be installed on chimneys. (T&ES)
27. All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, Virginia Marine Resources must be in place for all project construction and mitigation work prior to release of the final site plan. (T&ES)
28. The stormwater collection system is part of the Cameron Run watershed. All stormwater inlets shall be duly marked to the satisfaction of the Director of Transportation and Environmental Services. (T&ES)
29. Provide a drainage map for the area flowing to the chosen BMP, including topographic information and storm drains. (T&ES)
30. The stormwater Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design engineer or his designated representative. The design engineer shall make a written certification to the City that the BMP(s) are constructed and installed as designed and in accordance with the approved Final Site Plan. (T&ES)
31. The surface appurtenances associated with the on-site structural BMP's shall be marked to the satisfaction of the Director of T&ES to identify them as part of the structural BMP system. (T&ES)
32. For any surface-installed Best Management Practices, i.e. Bio-Retention Filters, Vegetated Swales, etc. are employed for this site, descriptive signage for the BMPs is required to be installed to the satisfaction of the Director of Transportation and Environmental Services. (T&ES)

33. The Developer shall furnish the owners with an Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include an explanation of the functions and operations of each BMP and any supporting utilities, catalog cuts on any mechanical or electrical equipment, a schedule of routine maintenance for the BMP(s) and supporting equipment, and a copy of the maintenance agreement with the City. (T&ES)
34. A "Certified Land Disturber" must be named on the Erosion and Sediment Control sheets prior to release of the final Site Plan in accordance with Virginia Erosion and Sediment Control Law VAC §: 10.1-563.B. (T&ES)
35. Provide minimum 10' easement for public storm sewers. (T&ES)
36. Relocate BMP outside of all storm sewer easements. (T&ES)
37. Prior to commencement of construction the applicant must contact the Crime Prevention Unit of the Alexandria Police Department regarding locking hardware and alarms for the proposed homes. (Police)
38. The applicant shall be allowed to make minor adjustments if the changes do not result in a loss of parking and landscaping, or an increase in impervious area. (P&Z)
39. Temporary structures for construction shall be permitted. The period such structures are to remain on the site, the size and site arrangement of the structures shall be subject to the approval of the Director of Planning and Zoning. (P&Z)
40. Any inconsistencies between the various drawings submitted by the applicant shall be reconciled to the satisfaction of the Directors of Planning and Zoning and Transportation and Environmental Services. (P&Z)
41. The applicant shall attach a copy of the final released site plan to each building permit document application and be responsible for insuring that the building permit drawings are consistent and in compliance with the final released site plan prior to review and approval of the building permit by the Departments of Planning and Zoning and Transportation and Environmental Services. (P&Z)
42. As-built plans for the entire project shall be submitted by the applicant and approved by the Director of Planning and Zoning prior to issuance of a certificate of occupancy permit. (P&Z)

43. The proposed street trees adjacent to the public street shall be setback an additional 5 feet from the driveway intersection(s) and be limbed up to the satisfaction of the Director of T&ES, the Director of P&Z and the City Arborist to ensure adequate visibility. The relocated tree and the adjoining tree will be spaced approximately 25 feet on center. The remaining trees will continue to be 30 feet on center as depicted on the preliminary landscape plan. The number of trees depicted on the preliminary landscape plan shall continue to be provided on the final landscape plan. (P&Z)
44. Solid waste services for the site shall be provided by the City. In order for the City to provide solid waste service, the following conditions must be met. The development must meet all the minimum street standards. If the standards are met, the developer must provide adequate space within each unit to accommodate a City Standard super can and recycling container. The containers must be placed inside the units or within an enclosure that completely screens them from view. If these conditions are met, the developer must purchase the standard containers from the City or provide containers that are compatible with City collection system and approved by the Director of Transportation and Environmental Services. (T&ES)
45. A freestanding subdivision or development sign that differentiates the proposed development from the existing neighborhood shall be prohibited. (P&Z)

Note: The following conditions are brought forward from SUP 2099, as approved by City Council on May 14, 1988. Of the eleven conditions, eight are no longer relevant due to being an existing condition or address features being replaced by the proposed use. ~~Strikeouts~~ indicate the original conditions that no longer apply. **Bold** indicates rewording of the original conditions needed to relate them to the proposed DSUP.

1. ~~Shift townhouse structure containing units 6 through 10, 5-10 feet to the east. (P&CD)~~
[Existing condition]
2. ~~Set back townhouse structure containing units 1 through 5 and the parking lot from the W. Braddock Road property line a distance not less than the W. Braddock Road setback for the townhouse structure located directly east of the subject property. (P&CD)~~ *[Existing condition]*

3. ~~Install a 24"-36" high landscaped berm planted with a staggered row of 12-14 Austrian Pine (minimum 5' high at planting) or similar tree plantings, as approved by the City Arborist. Said berm and tree plantings shall be established within 20 feet of the west property line, south of a point even with the northern edge of the parking lot. (P&CD) [This berm will be eliminated by construction of the parking lot extension and the new units. The berm was originally intended to provide a buffer between a proposed enlarged intersection of W. Braddock Road and Radford Street. The intersection improvement never was executed and this project is proposed to occupy the land area set aside for it.]~~
4. Install a natural screen along the rear of dwelling unit lots 1-10, such as an evergreen hedge of columnar Arborvitae, or similar treatment; to be approved by the City Arborist. (P&CD) *[Include this condition in DSUP 2002-0033]*
5. ~~Replace tree plantings in front of the existing units with ornamental or columnar type deciduous trees; to be approved by the City Arborist. (P&CD) [Existing condition]~~
6. ~~Install foundation plantings, i.e., deciduous or evergreen shrubs, along the W. Braddock Road side elevation of Unit 1; to be approved by the City Arborist. (P&CD) [Include this condition reworded as follows]~~ **Install a row of five azalea shrubs along the W. Braddock Road side of Unit 1 to match the plantings proposed for the new townhouse end units.**
7. Install a four foot high dark colored vinyl coated chain link fence around portions of the existing tot lot that abuts adjacent residential property. (P&CD) *[Include this condition in DSUP 2002-0033]*
8. ~~Remove the 3 street trees proposed by applicant in the proposed future alignment of W. Braddock Road. (P&CD) [Existing condition]~~
9. ~~Storm sewer manhole required at tap to existing public sewer. (T&ES) [Existing condition]~~
10. ~~Extend sidewalk from unit 1 to public sidewalk on south side of W. Braddock Road. (T&ES) [Existing condition]~~
11. ~~Install new fire hydrant and locate to the satisfaction of the Fire Marshal. (Fire) [Existing condition]~~

Special use permits and modifications requested by the applicant and recommended by staff:

1. Cluster residential subdivision, with modifications to yards and frontage
2. Parking Reduction pursuant to Section 7-700 of the Alexandria Zoning Ordinance
3. A 4-foot modification to the 100-foot vision clearance zone at the W. Braddock Road-Radford Street intersection

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.

BACKGROUND:

The Alexandria Redevelopment and Housing Authority (ARHA) requests approval of a development special use permit, with a site plan, to construct six townhouse publically assisted units located on W. Braddock Rd. at Radford St. The six proposed units will be in addition to the existing ten units currently occupying the site. The existing ten units were constructed as a cluster development under SUP 2099 approved by City Council on May 14, 1988. ARHA is also requesting approval of a vacation of public right-of-way along Radford Street, for incorporation into the development parcel. The vacation application is being processed concurrent with this DSUP (VAC#2002-004).

Site Selection

ARHA currently owns and operates 1,191 units of publicly assisted and market housing, of which 1,060 units are subsidized. These 1,060 units, as well as the 90 units at Annie B. Rose House are governed by the language of the City's Resolution 830. Resolution 830, adopted in 1982, says that any of the then-existing 1,150 public housing units that are eliminated shall be replaced with other publicly-assisted units. One hundred of these units are located in the Samuel Madden Homes (Downtown) community which is bounded by Princess, Royal, Pitt and Pendleton Streets. In 1996, the ARHA Board of Commissioners, after an intensive study, approved redeveloping the site Samuel Madden site. The approved plan is to build 52 replacement public housing units and up to 118 market units on the current site and 48 replacement public housing units on scattered sites elsewhere in Alexandria.

After reviewing many alternative sites, a Working Group consisting of City Council and ARHA Board members, a representative from the City's Planning Commission, the City Manager and the ARHA CEO selected the Braddock Road site as one of the three locations for the 48 off-site units to be replaced from Samuel Madden Homes.

Description of Property and Project

The subject property is a consolidation of lots 500 and 501 of record and an area of public right-of-way along Radford Street. After consolidation, the property will have 42,114 sq.ft. of land area, with 275 feet of frontage on Braddock Road, 161 feet of frontage on Radford Street and 24 feet of frontage on King Street. The parcel will also have approximately 148.0 feet of depth from Braddock Road and a total lot area of 42,114 square feet. Lot 500 is currently developed with ten affordable townhouse units in two five-unit buildings. Lot 500 and the City-owned right-of-way are open and vegetated with grass and scattered trees. Vehicular access to the property is from Braddock Road.

The six newly proposed townhomes will be located parallel to Radford Street, and are proposed to designed so that both the front and rear of the units read as fronts, providing a front face to Radford

Street and also a front face to the interior of the site, consistent with the orientation of the existing townhomes. Each of the units will have private open space in the form of a yard along Radford Street. Parking is being provided through the expansion of the surface lot on the site.

Zoning

The subject property is zoned RB/Residential Townhouse. The applicant proposes to build the units pursuant to the Cluster provisions of the zoning ordinance, as an amendment to the existing Cluster. The Cluster regulations provide flexibility in laying out sites, with variations in lot sizes, yards and frontages accommodated in exchange for common areas, including common open space.

PROJECT: 1600-1706 W. Braddock Road ARHA Townhomes SUMMARY OF PROPOSED DEVELOPMENT		
Property Address:	1600-1706 W. Braddock Road	
Total Site Area:	0.97 acre	
Zone:	RB/Townhouse	
Current Use:	Vacant	
Proposed Use:	Townhouse	
	<u>Permitted/Required</u>	<u>Proposed</u>
Floor Area	31,585 sf	18,552 (includes 10 existing units)
FAR	.75	.44
Yards	Front 20' Rear 8' Side 16'	20' 9.5' None
Zone Transition	NA	NA
Height	45'	28'
Open Space	12,800 sf	14,798 sf
Parking	32 (2 per dwelling unit) Plus 15% visitor parking = 37	27

STAFF ANALYSIS:

Staff recommends approval of the proposed development of six townhouse single family residential units at W. Braddock Road and Radford Street. The proposed development has been well designed to appear as a natural extension of the existing development on the site.

Unit Orientation and Design

One of staff's major concerns was unit orientation. The existing ARHA units faced into the parking lot located in the center of the site, suggesting a similar orientation for the new units. However, facing the new units into the interior would result in the rears of the units facing a public street. This issue has been resolved through careful design of the building facades and fences to ensure that the both the fronts and rears read as fronts. Staff believes the proposed design, illustrated in the attached elevations, generally accomplishes this goal, but has recommended that ARHA continue to work with staff through the final and building permit process to ensure that the units maintain the true appearance of dual fronts.

The elevations provided for the front and rear facades of the new townhouses proposed for the site show attractively designed facades that include variety of color and materials. The materials proposed for the building exterior (brick, concrete horizontal siding, fiberglass roof shingles, vinyl windows, insulated metal doors and metal bay window roof) are high quality and durable. With limited care, these exterior finishes should retain a good appearance for decades. Staff believes that the buildings as illustrated are visually compatible, in terms of style, color and detailing, with the existing units and with other residential development in the vicinity. The addition and maintenance of street trees and landscaping proposed in the plan will also help blend the overall development into the neighborhood as well as making it more attractive and pleasant internally.

Open Space and Landscaping

Both the original cluster and the current application contain surplus open space under the requirement of the Alexandria Zoning Ordinance. In addition, the site is generally level and can be readily maintained in attractive grassy play areas and landscaping. The new units are oriented so that each unit can effectively have their own private yard.

The existing housing development is not well landscaped. The expansion will bring extensive new landscaping, including street trees along both Braddock Road and Radford Street. A low, evergreen hedge will buffer the view of the extended parking lot from W. Braddock Road. Shade and ornamental trees will be planted in the rear and side yards of the new units. Azalea shrubs will be

planted at the ends of the new building to screen the low fencing around the AC compressors. New planting will be installed along the rear of the existing townhouses as necessary to reestablish the evergreen hedge of columnar Arborvitae, or similar treatment, that was a condition of SUP 2099.

Parking

ARHA is requesting a parking reduction for the site. The existing parking lot provides 15 spaces (including one handicap accessible space) for a ratio of 1.5 per unit. Twelve additional spaces are proposed to be added for the six new units, maintaining the 1.5 space per unit ratio on the site. The proposed 27 spaces is five fewer spaces than required by the zoning ordinance. ARHA is requesting a parking reduction, and staff is supporting approval of a parking reduction pursuant to Section 7-700 of the Alexandria Zoning Ordinance, which allows for approval of parking reductions for development that includes dwelling units for rent or sale to residents having low and moderate income.

ARHA recently conducted a parking study at six existing scattered site housing complexes. The existing Braddock Road housing was one of the sites studied. The average rate of utilization over the seven day study period was 0.8 spaces per unit. The maximum utilization found was 1.0 per unit. The data from the parking study that pertains to this site is included in the table below. Staff believes that the parking study was properly conducted and substantiates ARHA's assertion that the combined site will not experience the normal demand for 2.0 parking spaces per unit in market-rate housing complexes, and that the proposed parking is adequate for the proposed new units.

Existing Parking at 1700-1708 W. Braddock Road Scattered Site-Seven Day Summary*

No. of Units	No. of Spaces	Spaces per Unit	Mean No. Used	Max. No. Used
10	16	1.6	1.0	1.3

* Survey conducted between 10:00 pm and Midnight for a week in October 2002

STAFF: Eileen P. Fogarty, Director, Department of Planning and Zoning;
Kimberley Johnson, Chief, Development;
Rob McLeod, Urban Planner.

CITY DEPARTMENT COMMENTS

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

Planning and Zoning

- F-1 Correct the zoning tabulations to indicate that the proposed building height is 28 feet.
- F-2 Correct the zoning tabulations to show that the ten existing townhouse units encompass 10,500 square feet and that the six proposed units total 8,052 square feet.
- F-3 State on the final site plan that site plan modifications are request for lot frontage and yards. Drop reference to request for special use permit for the above modifications.
- F-4 Proposed air conditioning units are shown on common area adjacent to lot 16. Request modification to allow air condition units to be placed off the lots which they serve pursuant to section 7-103(D) of the zoning ordinance.
- F-5 Label on final site plan the zoning of the property across Radford Street and Braddock Road from the subject property.

Transportation & Environmental Services:

- F-1 The plan as submitted fails to demonstrate compliance with the Article XIII of the Alexandria Zoning Ordinance.
 - 1. Worksheet was incorrectly used for the demonstrating compliance with the City's Chesapeake Bay Program for the water quality control.
 - 2. Therefore the provision of the Stormceptor as proposed on this plan may not meet the water quality requirements for this site and therefore site changes may be warranted to accommodate some other structural device as warranted by corrected worksheet.
- F-2 The City wants to bring to the attention of the applicant/developer of the project that the changes that will be required to meet the City Ordinances related to Storm Water Quality may have design and financial impacts on the proposed project that are not reflected by and in the currently proposed design.
- F-3 As required by original comments there still is no Environmental Site Assessment Statement (ESA) included in this submission, nor there is a statement regarding any known onsite soil or groundwater contamination or absence thereof.

- C- 1. Bond for the public improvements must be posted prior to release of the plan.
- C- 2. All down spouts must be connected to a storm sewer by continuous underground pipe.
- C- 3. The sewer tap fee must be paid prior to release of the plan.
- C- 4. All easements and/or dedications must be recorded prior to release of the plan.
- C- 5. Plans and profiles of utilities and roads in public easements and/or public right-of-way must be approved prior to release of the plan.
- C- 6. All drainage facilities must be designed to the satisfaction of T&ES. Drainage divide maps and computations must be provided for approval.
- C- 7. All utilities serving this site to be underground.
- C- 8. Provide site lighting plan.
- C- 9. Plan shall comply with the Chesapeake Bay Preservation Act in accordance with Article XIII of the City's zoning ordinance for storm water quality control.
- C- 10. Provide a phased erosion and sediment control plan consistent with grading and construction.
- C- 11. 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.
- C- 12. The applicant must comply with the Chesapeake Bay Preservation Act in accordance with Article XIII of the City's zoning ordinance for storm water quality control which includes requirements for pollutant load reductions and treatment of the Water Quality Volume Default (WQV).
- C- 13. The applicant must comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4.

Virginia American Water Company

F-1 There is no water main in Radford St. between W. Braddock and King St.

F-2 No proposed required water facilities are shown on the plan.

Code Enforcement:

C-1 Before issuance of a land disturbance, building or demolition permit a rodent abatement plan shall be submitted to this office for review and approval.

C-2 Show location of adjacent fire hydrants.

C-3 Provide a soil investigation report at the time of construction permit submission.

C-4 Prior to the release of a final site plan a fire flow analysis shall be submitted to this office for review and approval.

C-5 Record the drive aisle as a emergency vehicle easement within the land records.

C-6 A 2 hour fire wall shall separate all units.

C-7 Construction permits and plans are required for this project.

Housing

F-1 This project will provide affordable housing for public housing residents; therefore, conditions related to the Affordable Housing Policy are waived.

Police Department:

Planning and Zoning has not recommended this Police recommendation because the level of lighting exceeds the City standards and may create negative impacts on surrounding residential uses. In lieu of this condition, staff is recommending the standard lighting condition, that lighting be provided to meet City standards, to the satisfaction of the Director of T&ES in consultation with the Police.

R-1 Lighting for the parking lot and sidewalks is to be a minimum of 2.0 foot candles minimum maintained.

Historic Alexandria (Archaeology):

F-1 There is a low potential for significant archaeological resources to be disturbed. No action is required.

Parks & Recreation (Arborist):

No findings or code requirements were received from this department.

Health Department:

No comments were received from this agency.

APPLICATION for
DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN
DSUP # 2002-0033

PROJECT NAME: ARHA Scattered Sites

PROPERTY LOCATION: 1600-1706 Braddock Road

TAX MAP REFERENCE: 32.00-02 & -03 ZONE: RB

APPLICANT Name: Alexandria Redevelopment and Housing Authority

Address: 600 N. Fairfax Street, Alexandria, VA 22314

PROPERTY OWNER Name: Alexandria Redevelopment and Housing Authority

Address: 600 N. Fairfax Street, Alexandria, VA 22314

SUMMARY OF PROPOSAL: Amendment to Cluster Development to Add 6 New

Affordable Dwelling Units, with parking reduction pursuant to § 7-700.

MODIFICATIONS REQUESTED: _____

SUP's REQUESTED: Cluster Development and Parking Reduction pursuant to § 7-700.

THE UNDERSIGNED hereby applies for Development Site Plan, with Special Use Permit, approval in accordance with the provisions of Title 7, Chapter 5 of the Code 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 notices on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

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

Harry P. Hart
Print Name of Applicant or Agent

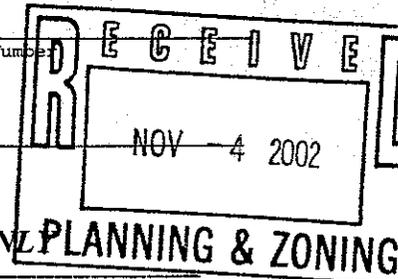
Harry P. Hart
Signature

HART, CALLEY, GIBBS & KARP, P.C.
Mailing Address

(703) 836-5757
Telephone Number

307 N. Washington St., Alex. VA 22314
Mailing Address

Date



DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

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

Received Plans for Completeness: _____
Received Plans for Preliminary: _____
Property Placard: _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

1600-1706 W Braddock & Radford
ARHA SCATTERED HOUSING
DSUP #2002-0033
Rob McLeod

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

1. The Applicant is the (check one) Owner Contract Purchaser

Lessee or Other: _____

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 in which case identify each owner of more than ten percent.

N/A

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

2. 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, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. (Attach additional sheets if necessary.)

Alexandria Redevelopment and Housing Authority ("ARHA") is proposing an amendment to the existing cluster residential development located at the eastern corner of the intersection of Braddock Road and Radford Street. The Development will consist of 6 new public townhouse units and the 10 existing public townhouse units. Public Water and Sewer Services will be provided. Storm Drainage will be provided by underground pipes that will outpour onto adequate outfall.

The purpose of the Cluster development amendment is to provide additional public housing units on this site, as part of its relocation of units from the Samuel Madden Homes (Downtown) redevelopment. The addition will maintain the character of the existing cluster development. In addition, attached to this application is a vacation application for the vacant land immediately adjacent to this site at the corner of Radford Street and King Street. See attached vacation application and plat.

ARHA is requesting a parking reduction pursuant to Zoning Ordinance § 7-700 based upon providing low income housing units in this project. A parking survey has been completed which reveals that at ARHA's other scattered sites, the parking demand, on average, is .8 per unit. The application provides 1.5 spaces per unit, plus 15% visitor spaces, which is below the required amount under the Zoning Ordinance.

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

N/A

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

N/A

5. Describe the proposed hours and days of operation of the proposed use:

Day	Hours	Day	Hours
-----	-------	-----	-------

24 hours/day, 7 days/week

6. Describe any potential noise emanating from the proposed use:

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

The only noise anticipated is that which regularly accompanies any housing development.

B. How will noise from patrons be controlled?

Units will be constructed according to standards that maintain most noise of the residents within the structure itself.

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

Normal odors consistent with residential use.

8. Provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?

Normal type consistent with residential use.

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

Normal amount consistent with residential use.

C. How often will trash be collected?

Once a week by the City Collection. Bulk pickup will occur weekly by ARHA, ie., furniture, etc.)

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

ARHA monitors their properties regularly to police trash on the site and fines residents for excessive litter on the property associated with their unit.

9. 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:

10. 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:

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

ARHA provides usual household security measures to all of their units.

ALCOHOL SALES

12. 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

13. 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?

2 spaces per unit, 16 units = 32 spaces

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

14 Standard spaces (9 feet x 18.5 feet)

12 Compact spaces (8 feet x 16 feet)

1 Handicapped accessible spaces.

 Other.

- C. 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?

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking with 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.
See Attached Parking Reduction Supplemental Application.

14. 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? N/A

- 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?

N/A

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

N/A

15. 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 is Adequate.

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)
ARHA is requesting a parking reduction from 32 spaces to 27 spaces.

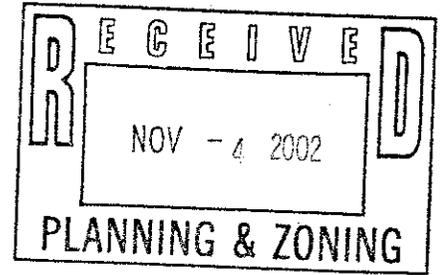
2. Provide a statement of justification for the proposed parking reduction. _____
Pursuant to the parking study conducted of other ARHA scattered sites, the demand for parking at these type of units is, on average, .8 per unit. The applicant is requesting a reduction from 2.0 spaces per unit to 1.5 spaces per unit. Parking Study is attached.

3. Why is it not feasible to provide the required parking? _____
Based upon space on the site, it is not feasible to provide more than 1.5 spaces on site, plus 15 % visitor spaces.

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.



Parking Analysis
Of
Scattered Site Properties
Alexandria Redevelopment and Housing Authority
October 2002

Parking Analysis of ARHA Scattered Sites

Methodology

This parking analysis is based on six ARHA scattered site properties in western Alexandria. Each property is comprised of ten to fifteen two-bedroom and three-bedroom units. A count of cars parked in the parking lot of each property was made each night between 10:00 p.m. and midnight for a calendar week in early October 2002.

Summary

Over the week sample period, the average number of cars parked in the ARHA parking lots were 0.8 cars per unit, or 0.3 cars per bedroom. The average parking provided at each ARHA property was 1.6 cars per unit, or 0.6 cars per bedroom. The average number of parking spaces used was approximately 50% of those provided. This, of course, leaves approximately 50% of the parking spaces each night empty.

There was considerable variation in the parking used over the sample period. The average of the maximum single parking night for each property was 1.0 cars per unit, or 0.4 cars per bedroom. The maximum parking for any property at any night over the sample period was 1.3 cars per unit, or 0.7 cars per bedroom. The average of the minimum single parking night for each property was 0.6 cars per unit, or 0.2 cars per bedroom. The minimum parking for any property at any night over the sample period was 0.3 cars per unit, or 0.1 cars per bedroom.

**PARKING ANALYSIS
ARHA SCATTERED SITES**

ARHA Scattered Site Properties	Units Size and Distribution				Total Bedrooms of Property	Parking Provided			Summary for Seven Days					
	Location	Total Units	2 BR Units	3 BR Units		4 BR Units	Spaces	Spaces/Unit	Spaces/BR	Parking Used				Empty Spaces
									Mean Cars/Unit	Max Cars/Unit	Max Cars/BR	Max Cars/BR	Mean Empty	Min Empty
3181-3199 Duke St. + Arell Ct.	10	10			20	16	1.6	0.8	0.9	1.2	0.5	0.6	6.7	4
3108-3120 28th St.	15	7	8		38	26	1.7	0.7	0.5	0.7	0.2	0.3	18.4	16
1700-1718 W. Braddock Rd.	10	10			20	16	1.6	0.8	1.0	1.3	0.5	0.7	5.9	3
57-75 Yale Dr.	10		6	4	34	13	1.3	0.4	1.1	1.3	0.3	0.4	1.9	0
27-55 S. Bragg	15	7	8		38	25	1.7	0.7	0.5	0.5	0.2	0.2	18.0	17
5802-5820 Sanger Ave.	10	4	5	1	27	15	1.5	0.6	0.6	0.9	0.2	0.3	8.9	6
Average							1.6	0.6	0.8	1.0	0.3	0.4	10.0	7.7

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PARKING ANALYSIS
ARHA SCATTERED SITES

ARHA Scattered Site Properties	Units Size and Distribution				Total Bedrooms @ Property	Parking Provided			Actual Parking Used				Actual Parking Used			
									Mon., Oct. 7 10:05 - 11:33 PM				Tue., Oct. 8 10:03 - 11:31 PM			
Location	Total Units	2 BR Units	3 BR Units	4 BR Units		Spaces	Spaces/ Unit	Spaces/ BR	Cars	Cars/ Unit	Cars/ BR	Empty Spaces	Cars	Cars/ Unit	Cars/ BR	Empty Spaces
3481-3499 Duke St. (Arell Ct.)	10	10			20	16	1.6	0.8	10	1.0	0.5	6	12	1.2	0.6	4
3108-3120 28th St.	15	7	8		38	26	1.7	0.7	10	0.7	0.3	16	7	0.5	0.2	19
1700-1718 W. Braddock Rd.	10	10			20	16	1.6	0.8	10	1.0	0.5	6	9	0.9	0.5	7
57-75 Yale Dr.	10		6	4	34	13	1.3	0.4	11	1.1	0.3	2	12	1.2	0.4	1
27-55 S. Bragg	15	7	8		38	25	1.7	0.7	7	0.5	0.2	18	7	0.5	0.2	18
5802-5820 Sanger Ave.	10	4	5	1	27	15	1.5	0.6	6	0.6	0.2	9	6	0.6	0.2	9
Average							1.6	0.6		0.8	0.3			0.8	0.3	

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PARKING ANALYSIS
ARHA SCATTERED SITES

ARHA Scattered Site Properties	Units Size and Distribution				Total Bedrooms @ Property	Parking Provided			Actual Parking Used				Actual Parking Used			
									Wed., Oct. 9 10:35 - 11:54 PM				Thur., Oct. 10 10:06 - 11:19 PM			
Location	Total Units	2 BR Units	3 BR Units	4 BR Units		Spaces	Spaces/ Unit	Spaces/ BR	Cars	Cars/ Unit	Cars/ BR	Empty Spaces	Cars	Cars/ Unit	Cars/ BR	Empty Spaces
3481-3499 Duke St. (Arell Ct.)	10	10			20	16	1.6	0.8	9	0.9	0.5	7	11	1.1	0.6	5
3108-3120 28th St.	15	7	8		38	26	1.7	0.7	8	0.5	0.2	18	5	0.3	0.1	21
1700-1718 W. Braddock Rd.	10	10			20	16	1.6	0.8	13	1.3	0.7	3	8	0.8	0.4	8
57-75 Yale Dr.	10		6	4	34	13	1.3	0.4	9	0.9	0.3	4	10	1.0	0.3	3
27-55 S. Bragg	15	7	8		38	25	1.7	0.7	6	0.4	0.2	19	7	0.5	0.2	18
5802-5820 Sanger Ave.	10	4	5	1	27	15	1.5	0.6	5	0.5	0.2	10	5	0.5	0.2	10
Average							1.6	0.6		0.8	0.3			0.7	0.3	

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PARKING ANALYSIS
ARHA SCATTERED SITES

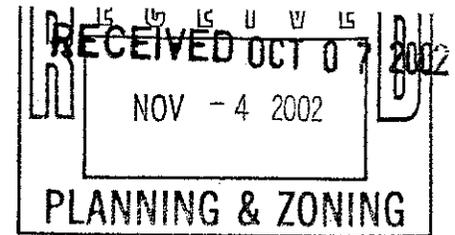
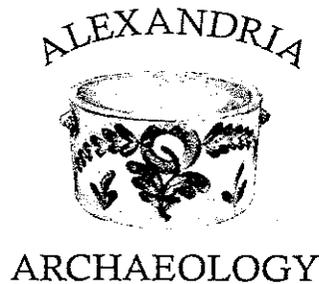
ARHA Scattered Site Properties	Units Size and Distribution				Total Bedrooms of Property	Parking Provided			Actual Parking Used				Actual Parking Used			
									Fri., Oct. 11 10:03 - 11:14 PM				Sat., Oct. 12 10:04 - 11:20 PM			
Location	Total Units	2 BR Units	3 BR Units	4 BR Units	Total Bedrooms of Property	Spaces	Spaces/Unit	Spaces/BR	Cars	Cars/Unit	Cars/BR	Empty Spaces	Cars	Cars/Unit	Cars/BR	Empty Spaces
3181-3199 Duke St. (Arell Ct.)	10	10			20	16	1.6	0.8	8	0.8	0.4	8	7	0.7	0.4	9
3108-3120 28th St.	15	7	8		38	26	1.7	0.7	5	0.3	0.1	21	9	0.6	0.2	17
1700-1718 W. Braddock Rd.	10	10			20	16	1.6	0.8	8	0.8	0.4	8	11	1.1	0.6	5
57-75 Yale Dr.	10		6	4	34	13	1.3	0.4	13	1.3	0.4	0	11	1.1	0.3	2
27-55 S. Bragg	15	7	8		38	25	1.7	0.7	6	0.4	0.2	19	8	0.5	0.2	17
5802-5820 Sanger Ave.	10	4	5	1	27	15	1.5	0.6	9	0.9	0.3	6	5	0.5	0.2	10
Average							1.6	0.6		0.8	0.3		0.8	0.3		

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**PARKING ANALYSIS
ARHA SCATTERED SITES**

ARHA Scattered Site Properties	Units Size and Distribution				Total Bedrooms @ Property	Parking Provided			Actual Parking Used			
	Location	Total Units	2 BR Units	3 BR Units		4 BR Units	Spaces	Spaces/ Unit	Spaces/ BR	Sun., Oct. 13 10:02 - 11:13 PM		
3481-3499 Duke St. (Arell Ct.)	10	10			20	16	1.6	0.8	8	0.8	0.4	8
3108-3120 28th St.	15	7	8		38	26	1.7	0.7	9	0.6	0.2	17
1700-1718 W. Braddock Rd.	10	10			20	16	1.6	0.8	12	1.2	0.6	4
57-75 Yale Dr.	10		6	4	34	13	1.3	0.4	12	1.2	0.4	1
27-55 S. Bragg	15	7	8		38	25	1.7	0.7	8	0.5	0.2	17
5802-5820 Sanger Ave.	10	4	5	1	27	15	1.5	0.6	7	0.7	0.3	8
Average							1.6	0.6		0.8	0.3	

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September 25, 2002

Ms. Lisa Weaver
Architectural Design Group, Inc.
1600 Prince Street
Alexandria, VA 22314

Re: Archaeological Assessment of 1706 Braddock, 423 S. Reynolds and 323 S. Whiting Streets

Dear Lisa,

We received your request for Preliminary Archaeological Assessments for the three Samuel Madden Homes Downtown properties listed above. The results are as follows:

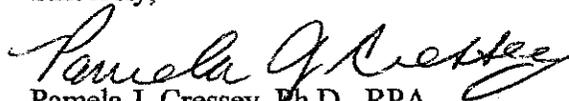
1706 Braddock – We have no record of any site being on this property and there has apparently been extensive ground disturbance, so the potential for significant archaeological resources to be disturbed by development is low. No archaeological action is required.

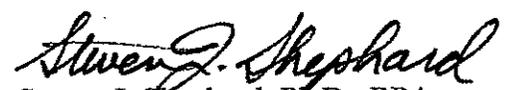
423 S. Reynolds – We have no record of any site being on this property and there has apparently been ground disturbance, so the potential for significant archaeological resources to be disturbed by development is low. No archaeological action is required.

323 S. Whiting – There has been previous ground disturbance on all boundaries of this property, but the extent to which the rest of the land has been disturbed is unknown. We have no record of any site on this property and so request that the owner be asked for any information that there were structures on this land or previous ground disturbance (grading, filling, etc.). This could be provided by maps, written documents or photographs. If there is no indication that the ground has been significantly disturbed, an Archaeological Evaluation is required, consisting of field testing (digging a series of small shovel holes or test squares scattered across the property), analysis of the data gathered and production of a brief report. If a site is identified on the land, further archaeological work will be necessary if destruction of the site by development cannot be avoided.

If you need more information, please contact this office.

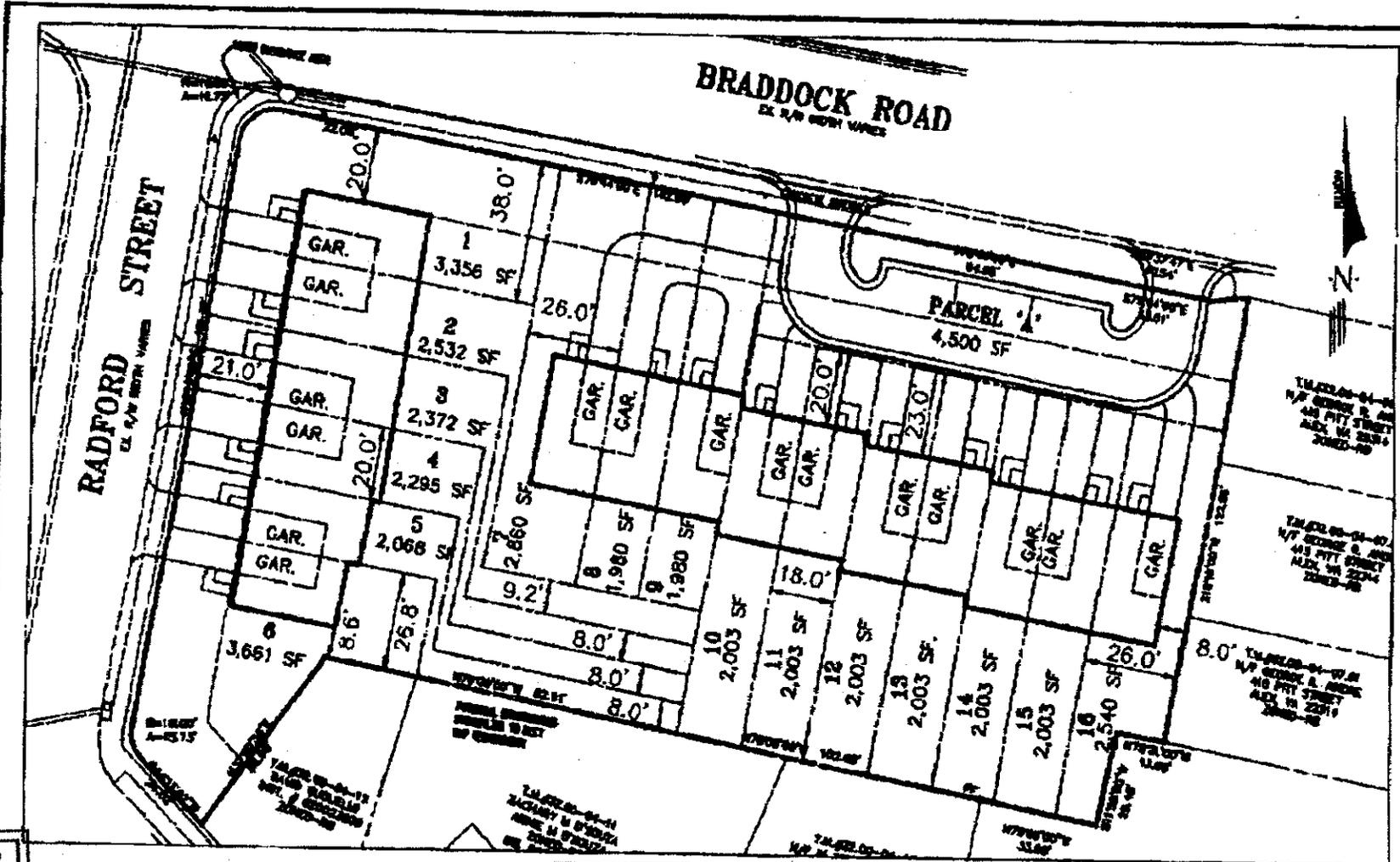
Sincerely,


Pamela J. Cressey, Ph.D., RPA
City Archaeologist


Steven J. Shephard, Ph.D., RPA
Assistant City Archaeologist

34

REGIEVE
NOV - 7 2002



**CONVENTIONAL LOT LAYOUT
BRADDOCK ROAD S.U.P.**

DSUP# 2002-0033
 AHRA SCATTERED SITES
 CITY OF ALEXANDRIA, VIRGINIA

LOT TABULATION
 SITE AREA= 0.97 Ac.
 PROPOSED LOTS= 16
 PROPOSED DENSITY= 16.5 du/ac.

RE ZONING DISTRICT
 MIN. LOT SIZE= 1,980 S.F.
 MIN. LOT WIDTH= 15'
 PARKING SPACES REQ'D= 32
 PARKING SPACES PROVIDED= 35

SCALE: 1"=40'

DATE: 11/01/02

URBAN ENGINEERING & ASSOC., INC.

CIVIL ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
 7712 LITTLE RIVER TURNPIKE
 ANNANDALE, VIRGINIA 22003
 (703) 642-8080

DSUP 2002-0033

Samuel Madden Redevelopment

SCATTERED SITES

48 units to replace in-kind units currently at Samuel Madden (Downtown)

All units to be owned and operated by ARHA

Financing:

- Sale of Samuel Madden site

- Low income housing tax credits (state program)

- Up to \$3.5 million from a combination of the City and Housing Trust Fund

All three sites request parking reduction from 2 spaces to 1.5 spaces per dwelling unit

EXHIBIT NO. 2

13
12-14-02

Samuel Madden Redevelopment

Braddock

W. Braddock Rd. at Radford St.

6 Units Proposed

Conditions

Additional street trees

Parking lot screening

Additional shade and ornamental trees

Higher quality building materials



Samuel Madden Redevelopment

Reynolds

S. Reynolds St. at Edsall Road

18 Units Proposed

Conditions

Evergreen buffers along west and north lot lines

Screen parking from S. Reynolds St.

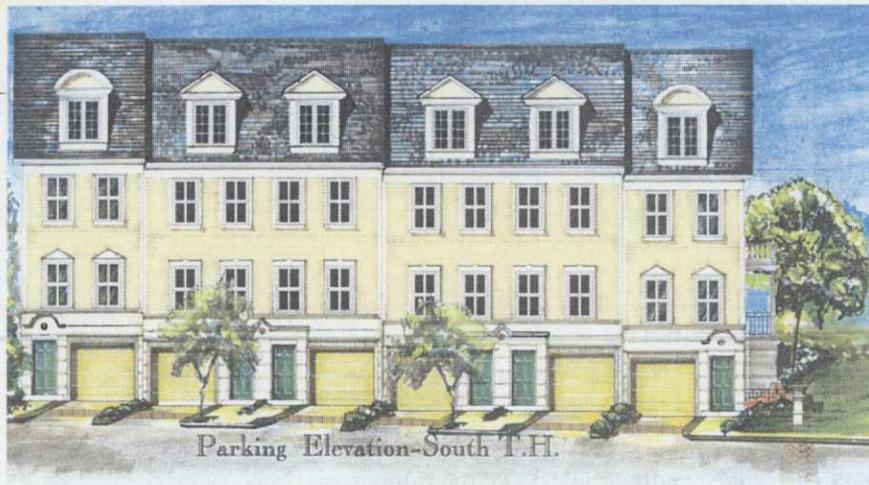
Retaining walls of higher quality materials



S. Reynolds St. site from the West

Samuel Madden Redevelopment

Reynolds



Conditions

Higher quality building materials

Improve appearance of facades

Improve appearance of end units visible from street

Samuel Madden Redevelopment

Whiting

**S. Reynolds St. between
Edsall Rd. and Stevenson Ave.**

24 Units Proposed



Wooded site

Steep slopes

Awkward shape
of parcel

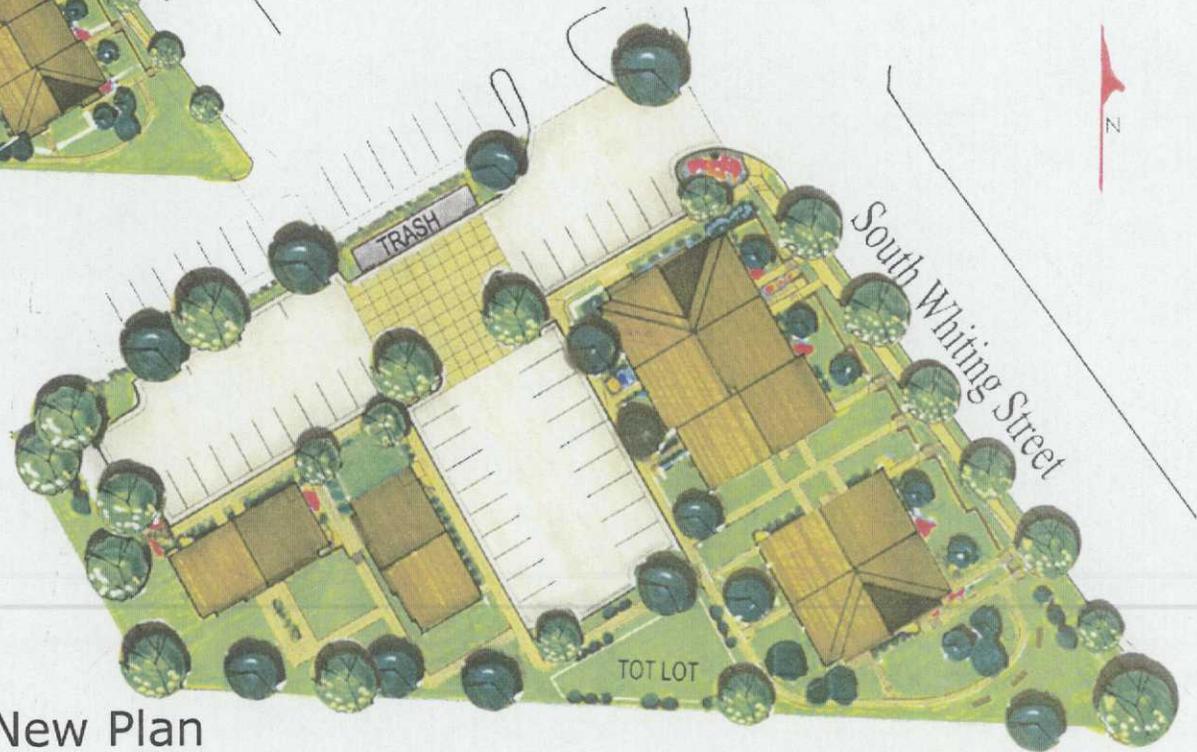
Street frontage of S. Whiting St. site

Samuel Madden Redevelopment

Whiting



Original Plan



New Plan

Samuel Madden Redevelopment

Whiting

Conditions

Higher quality materials and design

More uniform materials on each vertical building unit

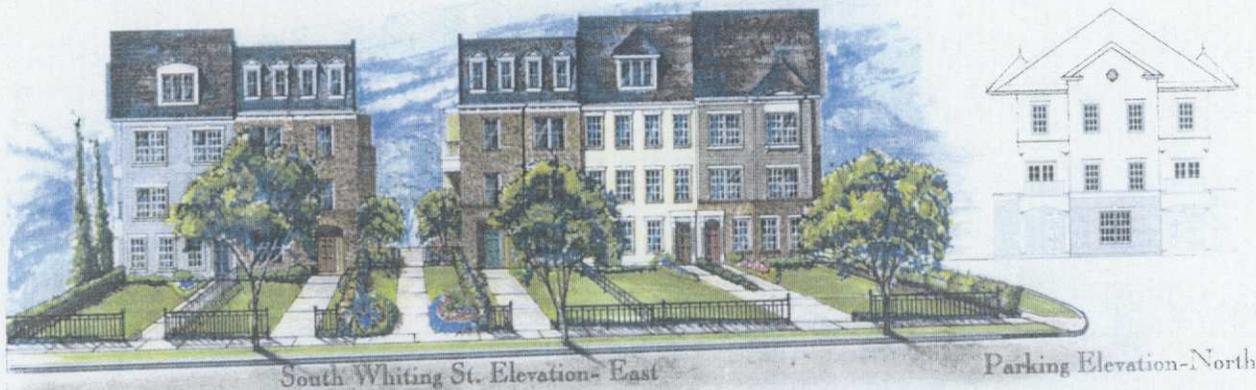
Variations of rooflines, materials, colors

High quality facing on retaining walls

Continuous buffer along south boundary

Additional landscape screening along north boundary (eliminates 4 more parking spaces)

Screening of parking from S. Whiting



13
12-14-02**HART, CALLEY, GIBBS & KARP, P.C.**

ATTORNEYS AND COUNSELLORS AT LAW

307 NORTH WASHINGTON STREET
ALEXANDRIA, VIRGINIA 22314-2557TELEPHONE (703) 836-5757
FAX (703) 548-5443
hcgk.law@verizon.netOF COUNSEL
CYRIL D. CALLEYRETIRED
ROBERT L. MURPHY, 2001HARRY P. HART
MARY CATHERINE H. GIBBS
HERBERT L. KARP

December 13, 2002

The Honorable Kerry Donley, Mayor
and Members of City Council
c/o City Clerk
301 King Street, Room 2300
Alexandria, VA 22314

Re: Docket Item No. 13, DSUP#2002-0033, 1608-1706 W. Braddock Rd.

Dear Mr. Donley and Members of City Council:

The Applicant and the Staff have worked diligently regarding the above referenced application. In that vein, the Applicant has agreed to most of the conditions recommended by Staff. There remain, however, a few conditions to which the applicant would request changes which the Staff agrees to modify. They are as follows:

Condition No. 1:

- c. The façade for the unit on Lot 11 shall be a combination of brick and cementitious siding to the satisfaction of the Director of P&Z. ~~entirely brick because of visibility from adjoining streets.~~
- d. The units shall provide varied rooflines as generally depicted on the preliminary plans.
- e. The roof material and color ~~shall vary between adjoining units~~ shall be done to the satisfaction of the Director of P&Z.

Condition No. 5.:

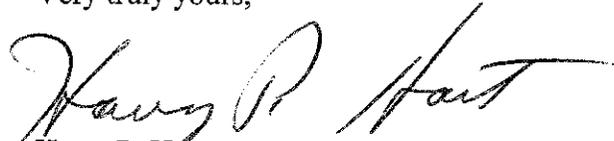
Fencing shall be constructed as indicated on the preliminary plan ~~and painted white~~ and maintained in good condition. Type A fencing shall be white, Type B fencing shall be aluminum or steel with a black factory applied finish. The section of fence at the end unit, adjacent to W. Braddock Road, shall be a brick wall with the same overall dimensions as the fence shown to the satisfaction of the Director of P&Z.

The Honorable Kerry Donley, Mayor
and Members of City Council
December 13, 2002
Page 2

Condition No. 38:

The applicant shall be allowed to make minor adjustments if the changes do not result in a loss of parking or landscaping or an increase in impervious area except for architectural embellishments and screening of solid waste containers to the satisfaction of the Director of P&Z.

Very truly yours,



Harry P. Hart

cc: Ms. Eileen Fogarty, Director of Planning & Zoning
Mr. William Dearman, Alexandria Redevelopment Housing Authority



Side Elevation-North T.H.



Parking Elevation-West T.H.



Braddock Rd. Elevation- South T.H.



Radford St. Elevation-East T.H.

ARHA

600 N. Fairfax Street Alexandria, VA 22314 (1) 703-549-7115

Braddock Rd. / Radford St.

DATE:
OCT. 28 2002

SCALE: 3/16" = 1'-0"
0 5 10 20

ADG

Architectural Design Group, Inc.

100% PROFESSIONAL PLAN SET FOR ARCHITECTURAL RECORDS ONLY 2/02/03/04



ARHA

800 N. Fairfax Street Alexandria, VA 22314 (703) 549-7115

Braddock Rd. / Radford St.

DATE:
OCT. 31.2002

SCALE: 1" = 16'


ADG
 Architectural Design Group, Inc.
ARCHITECTS • INTERIORS • LANDSCAPE ARCHITECTS • ENGINEERS

The Honorable Kerry Donley, Mayor
and Members of City Council
December 13, 2002
Page 2

Condition No. 38:

The applicant shall be allowed to make minor adjustments if the changes do not result in a loss of parking or landscaping or an increase in impervious area except for architectural embellishments and screening of solid waste containers to the satisfaction of the Director of P&Z.

Very truly yours,



Harry P. Hart

cc: Ms. Eileen Fogarty, Director of Planning & Zoning
Mr. William Dearman, Alexandria Redevelopment Housing Authority

13

APPLICATION for
DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN
DSUP # 2002-0033

PROJECT NAME: ARHA Scattered Sites

PROPERTY LOCATION: 1600-1706 Braddock Road

TAX MAP REFERENCE: 32.00-02 & -03 ZONE: RB

APPLICANT Name: Alexandria Redevelopment and Housing Authority

Address: 600 N. Fairfax Street, Alexandria, VA 22314

PROPERTY OWNER Name: Alexandria Redevelopment and Housing Authority

Address: 600 N. Fairfax Street, Alexandria, VA 22314

SUMMARY OF PROPOSAL: Amendment to Cluster Development to Add 6 New

Affordable Dwelling Units, with parking reduction pursuant to § 7-700.

MODIFICATIONS REQUESTED: _____

SUP's REQUESTED: Cluster Development and Parking Reduction pursuant to § 7-700.

THE UNDERSIGNED hereby applies for Development Site Plan, with Special Use Permit, approval in accordance with the provisions of Title 7, Chapter 5 of the Code 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 notices on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

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

Harry P. Hart
Print Name of Applicant or Agent

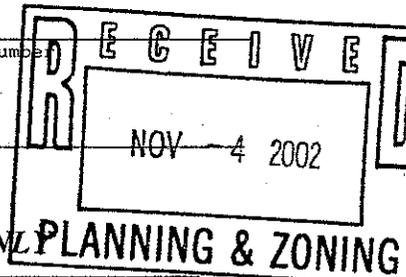
Harry P. Hart
Signature

HART, CALLEY, GIBBS & KARP, P.C.
Mailing Address

(703) 836-5757
Telephone Number

307 N. Washington St., Alex. VA 22314
Mailing Address

Date



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

Received Plans for Completeness: _____
Received Plans for Preliminary: _____
Property Placard: _____

ACTION - PLANNING COMMISSION: 12/3/2002 RECOMMEND APPROVAL 6-0

ACTION - CITY COUNCIL: 12/14/02PH--See attached.

1600-1706 W Braddock & Radford
ARHA SCATTERED HOUSING
DSUP #2002-0033
Rob McI.cad

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

12. (continued) Thereupon, a motion was made and seconded to amend the motion on the floor by substituting the deleted language [Option A] in Condition #5 with a new Condition #5 [Option B], as described in Attorney Rak's December 13, 2002 letter, so that Condition #5 now reads: "5. The widths of townhouses located on lots #1, 12, 44, 56, 57, 68, 100 & 112 shall be extended one foot into the sideyard setbacks for the entire length of the side facade. Townhouses located on lots #14, 25, 32, 43, 81, 88 and 99 shall extend into the front yard by a maximum of 18 inches along the length of the front facade."; and to amend items 13, 15, 66 and 68 which the staff has already agreed to; which motion to amend carried on a vote of 4-to-3.

Whereupon, Council returned to the main motion on the floor, as amended, and approved the Planning Commission recommendation with the change now to Condition #5, as amended, and to amend Conditions 13, 15, 66 and 68 as agreed to by the applicant and staff, so that Condition #5 now reads: "5. The widths of townhouses located on lots #1, 12, 44, 56, 57, 68, 100 & 112 shall be extended one foot into the sideyard setbacks for the entire length of the side facade. Townhouses located on lots #14, 25, 32, 43, 81, 88 and 99 shall extend into the front yard by a maximum of 18 inches along the length of the front facade."; which motion carried unanimously.

Council Action: _____

13. DEVELOPMENT SPECIAL USE PERMIT #2002-0033
1608-1706 W BRADDOCK ROAD & RADFORD ST
ARHA SCATTERED HOUSING - W BRADDOCK RD
Public Hearing and Consideration of a request for a development special use permit, with site plan, for construction of residential townhouses as affordable housing; zoned RB/Residential. Applicant: Alexandria Redevelopment and Housing Authority, by Harry P. Hart, attorney.

COMMISSION ACTION: Recommend Approval 6-0

Mayor Donley offered guidance to Attorney Gibbs, the applicant and staff as they go forward in their negotiations on the use of brick versus cementitious side. He stated that cost is an important consideration, and I don't want us to lose sight of that. We want to have a good quality project and to maximize the building materials, but cost is an important aspect.

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

~~13.~~ (continued) City Council approved the Planning Commission recommendation with the changes in conditions as noted [in Attorney Hart's letter dated December 13, 2002] to now read: Condition #1c: "1c. The facade for the unit on Lot 11 shall be a combination of brick and cementitious siding to the satisfaction of the Director of P&Z."; Condition #1d: "1d. The units shall provide varied rooflines as generally depicted on the preliminary plans."; Condition #1e: "1e. The roof material and color shall be done to the satisfaction of the Director of P&Z."; Condition #5: "5. Fencing shall be constructed as indicated on the preliminary plan and maintained in good condition. Type A fencing shall be white, Type B fencing shall be aluminum or steel with a black factory-applied finish. The section of fence at the end unit, adjacent to W. Braddock Road, shall be a brick wall with the same overall dimensions as the fence shown to the satisfaction of the Director of P&Z."; and Condition #38: "38. The applicant shall be allowed to make minor adjustments if the changes do not result in a loss of parking or landscaping or an increase in impervious area except for architectural embellishments and screening of solid waste containers to the satisfaction of the Director of P&Z."

Council Action: _____

14. VACATION #2002-0004
1600-1706 W BRADDOCK ROAD; RADFORD ST; KING ST
ARHA SCATTERED HOUSING - W BRADDOCK RD, RADFORD, KING
Public Hearing and Consideration of a request for vacation of a portion of the public street right-of-way; zoned RB/Residential. Applicant: Alexandria Redevelopment and Housing Authority, by Harry P. Hart, attorney, and appointment of viewers for same.

COMMISSION ACTION: Recommend Approval 6-0

City Council approved the Planning Commission recommendation and authorized the appointment of viewers. Judy Lowe, chair, and Ross Bell and Lee Roy Steele were appointed as viewers.

Council Action: _____

15. DEVELOPMENT SPECIAL USE PERMIT #2002-0034
423 S REYNOLDS ST
ARHA SCATTERED HOUSING - S REYNOLDS ST
Public Hearing and Consideration of a request for a development special use permit, with site plan, for construction of residential townhouses as affordable housing; zoned CRMU-M/Commercial Residential Mixed Use, Medium. Applicant: Alexandria Redevelopment and Housing Authority, by Harry P. Hart, attorney.

COMMISSION ACTION: Recommend Approval 6-0

T&ES, Parks and Recreation and ARHA were requested to get together and look at this particular site in terms of pedestrian access and the ability to get to the nearby park areas for safety and convenience of the residents not only of the ARHA units but Essex House as well.