

EXHIBIT NO. 1

23,24,25  
6-12-04

Docket Items #25, 26 and 27  
Development Special Use Permits #2004-0020 (#25)  
2004-0021 (#26)  
2004-0022 (#27)

ARHA Scattered Sites Housing

Planning Commission Meeting  
June 1, 2004

**ISSUE:** Consideration of a request for extension of previously approved development special use permits, with site plans, for construction of residential townhouses and multiple-family dwellings as affordable housing.

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

**LOCATIONS:** 1600-1706 West Braddock Road  
423 South Reynolds Street  
325 Whiting Street

**ZONES:** RB / Townhouse Zone  
CRMU-M / Commercial Residential Mixed Use, Medium  
RC / High Density Apartment Zone

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**PLANNING COMMISSION ACTION, JUNE 1, 2004:** On a motion by Ms. Fossum, seconded by Mr. Jennings, the Planning Commission voted to recommend approval of DSUP #2004-0020, subject to compliance with all applicable codes, ordinances and staff recommendations. The motion carried on a vote of 7-0.

Reason: The Planning Commission agreed with the staff analysis.

**PLANNING COMMISSION ACTION, JUNE 1, 2004:** On a motion by Ms. Fossum, seconded by Mr. Jennings, the Planning Commission voted to recommend approval of DSUP #2004-0021, subject to compliance with all applicable codes, ordinances and staff recommendations. The motion carried on a vote of 7-0.

Reason: The Planning Commission agreed with the staff analysis.

**PLANNING COMMISSION ACTION, JUNE 1, 2004:** On a motion by Ms. Fossum, seconded by Mr. Jennings, the Planning Commission voted to recommend approval of DSUP #2004-0022, subject to compliance with all applicable codes, ordinances and staff recommendations. The motion carried on a vote of 7-0.

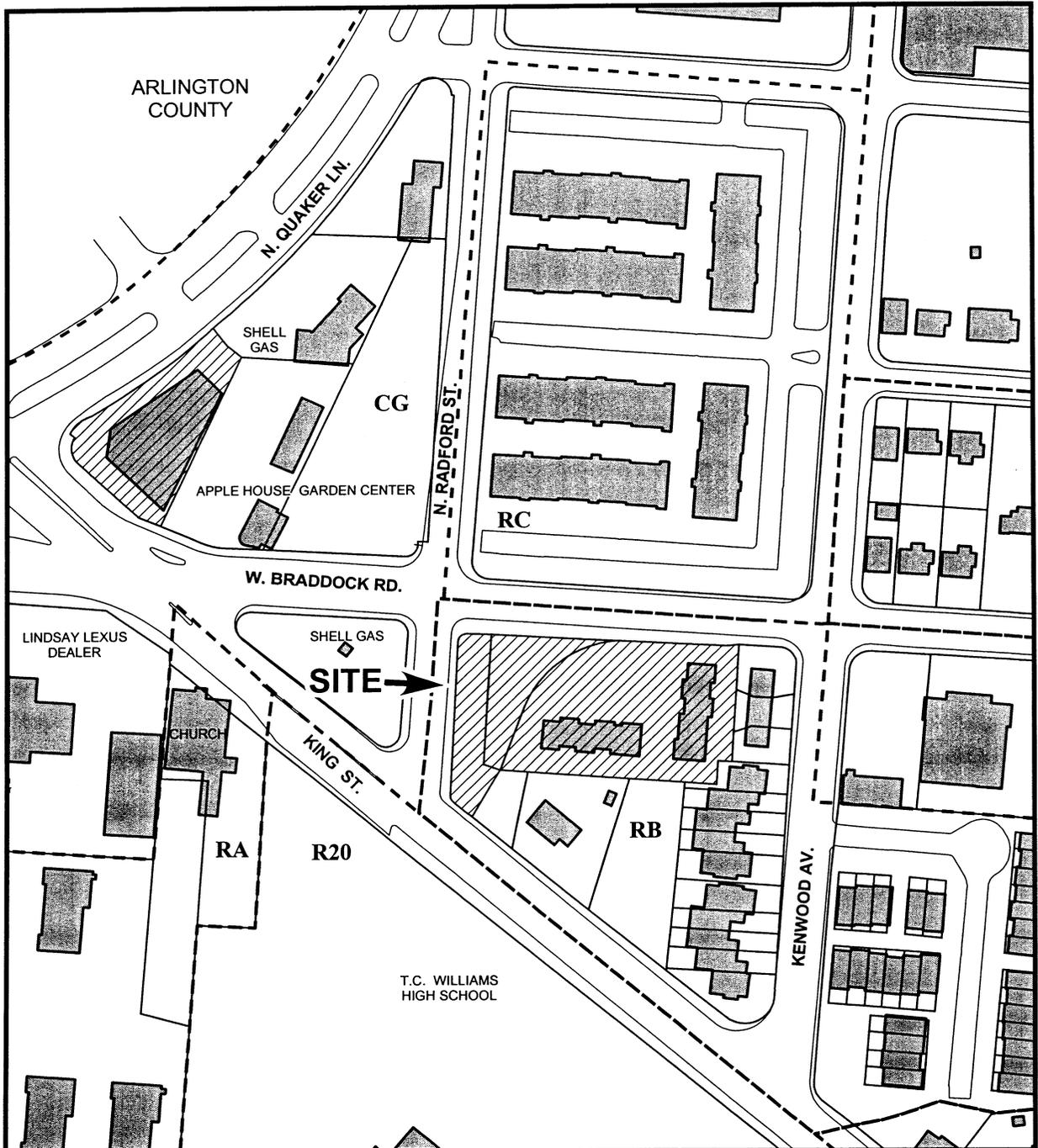
Reason: The Planning Commission agreed with the staff analysis.

DSUPs #2004-0020, -021 & -022  
ARHA Scattered Sites Housing

Speakers (all three items):

Harry P. Hart represented the application. He explained the steps that ARHA has taken to acquire the sites and secure funding since first receiving approval, and stated that the units must be delivered in 2005 to receive tax credits.

Bill Brandon, 727 Upland Place, stated that he believes that the City should preserve the Whiting site as open space, rather than developing it as affordable housing.

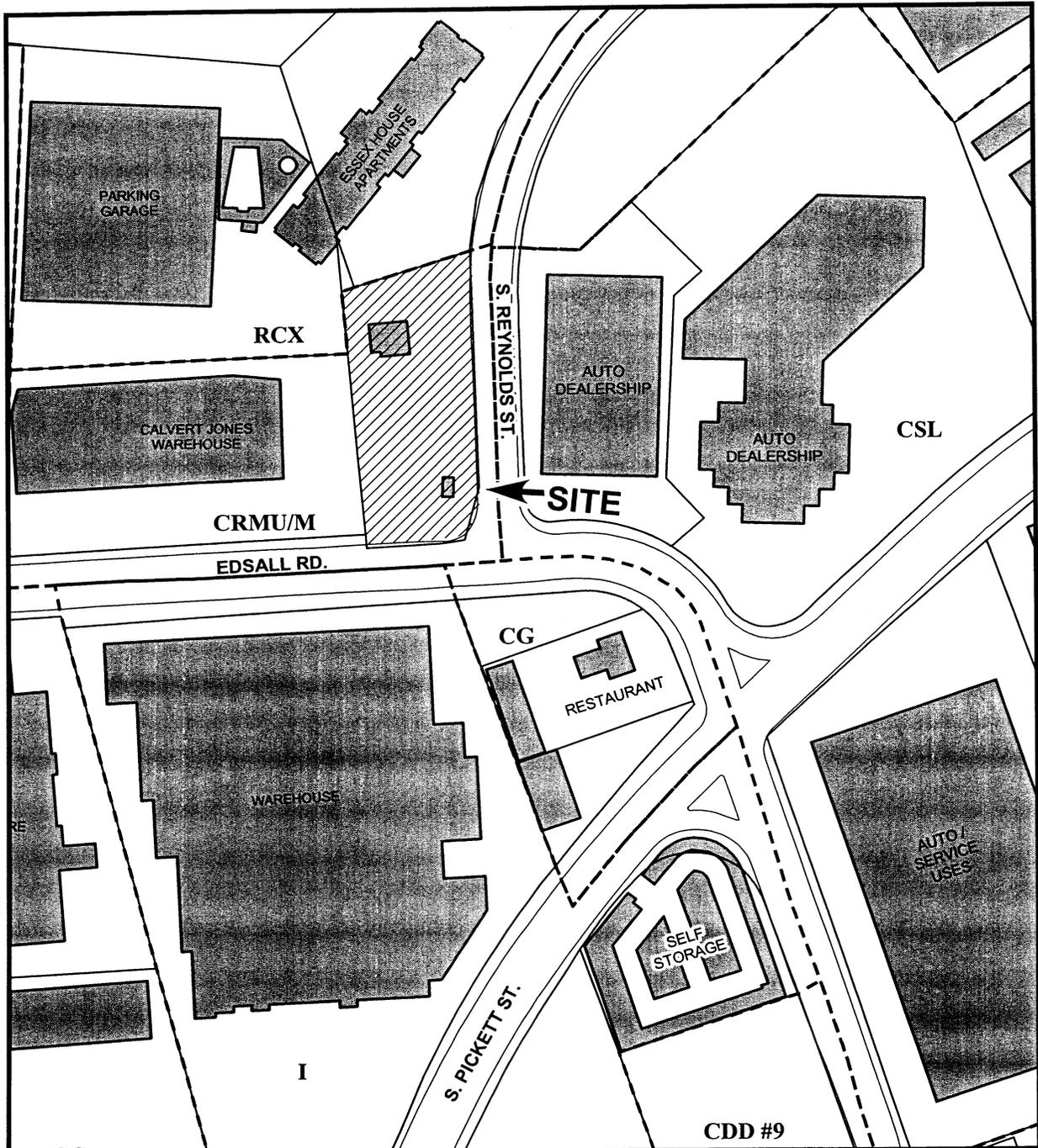


**DSUP #2004-0020**

**06/01/04**



1.b.

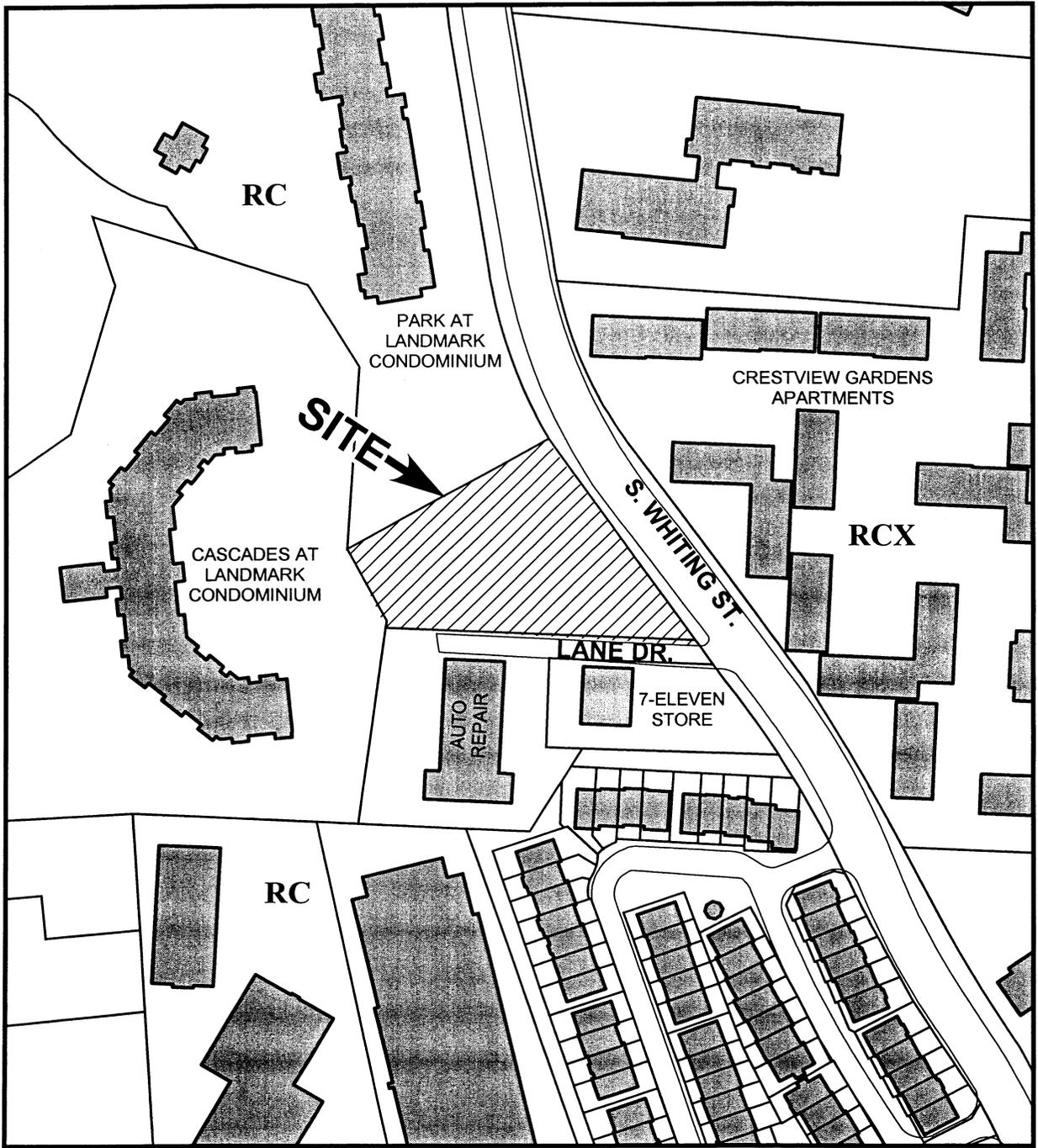


**DSUP #2004-0021**

**06/01/04**



*1.c*



**DSUP #2004-0022**

**06/01/04**



*1. d*

**I. BACKGROUND:**

The applicant, the Alexandria Redevelopment and Housing Authority (ARHA) is requesting approval of an 18-month extension for the three “scattered site” public housing locations. The three sites are located on Braddock Road, Reynolds Street and Whiting Street. The three applications were previously approved by City Council on December 14, 2002 (*prior staff reports are attached*).

As part of the redevelopment of the Samuel Madden site in Old Town, 52 units are to be retained on the Samuel Madden site and the remaining 48 units are to be at the Braddock, Reynolds and Whiting Street locations. The Samuel Madden redevelopment is currently under construction.

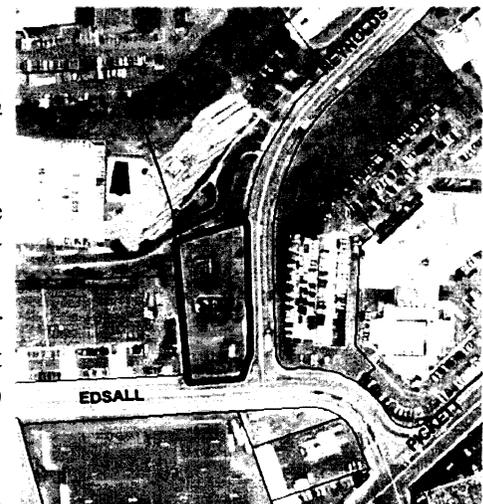
**II. STATUS OF THE APPLICATIONS SINCE THE CITY COUNCIL APPROVALS:**

Following the City Council approval, ARHA applied to the Virginia Housing Development Authority (VHDA) for state low income housing tax credits in March of 2003. In July of 2003 ARHA was awarded the tax credits. In November of 2003, after a public comment period and documentation (*i.e.* proof that ARHA controlled the land upon which the units would be built) the tax credits were secured.

While the tax credit funding was being pursued, ARHA filed a condemnation petition for the Whiting Street property. This formal proceeding was held in Circuit Court in December of 2003 and resulted in a considerable delay in acquiring the Whiting Street site. After the final decision by the Circuit Court in February 2004, ARHA took possession of the property. At that time, ARHA was able to submit the site acquisition proposals for all three sites for approval by the Department of Housing and Urban Development (HUD) in order to have access to its grant (HOPE VI) funding for the off-site locations. The approval by HUD has been granted.



**Braddock Road Aerial**



**Reynolds Street Aerial**



**Whiting Street Aerial**

ARHA's legal counsel took the position in 2003 that ARHA should negotiate the on-site units at Samuel Madden first, secure HUD approval of the documents and then modify the documents for the off-site units. While this resulted in significantly lower legal fees for the off-site locations, it has delayed the preparation of the final site plan documents.



**Braddock Road Elevations**

The off-site plans have also been forced to follow scheduling of the on-site (Samuel Madden) development, because the off-site funding was also dependent on the proceeds from the sale of the two-block Samuel Madden site. The closing on Samuel Madden was delayed due to the ARC v. HUD lawsuit, which the City ultimately enjoined, and which did not settle until September of 2003. This caused negotiations with the developer partner, and subsequently the architects and engineers, to remain at a standstill. The sales proceeds from the Samuel Madden site were not available until after the sales transaction closed, in February of 2004.



Ed Hall Rd. Elevation - South Flats

**Reynolds Street Elevations**

ARHA, after going through a competitive selection process, decided to enter into negotiations with the original architect who had developed the preliminary special use permit plans to complete the final construction documents and final site plans. After extensive and time-consuming negotiations regarding fees and terms, ARHA was unable to finalize a contract and was forced to select another architectural firm. This added time to the process but saved more than \$200,000 in architectural and engineering costs.



South Whiting St. Elevation - East

**Whiting Street Elevations**

In summary, completion of the final site plans for the off-site public housing units has been delayed due to the extensive time needed for ARHA to acquire funding from three different sources (HOPE VI, tax credits and the proceeds from the sale of Samuel Madden).

### **III. STAFF ANALYSIS:**

The off-site redevelopment has involved a complex series of financial transactions and procedures, including approval and sale of tax credits and approval by agencies such as Housing and Urban Development (HUD), which has extended the time frame for ARHA to begin development of the sites. In addition, one of the sites (Whiting Street) had to be acquired as part of a court settlement which also added time to the overall process. In general, ARHA has had to complete the financing and preparation of the plans in a much more linear fashion than typically occurs with most development cases.

Developments utilizing multiple sources of funds are invariably more time consuming. Each step in the process had to be completed prior to moving onto the next step. This is in contrast to private development, where it is not uncommon for the developer to assume a level of risk and provide funds to pay for costs such as architectural and engineering fees, prior to completion and sale.

The primary criteria for granting an extension are whether the applicant has been pursuing completion of the project, and whether circumstances have changed that would warrant an extension. In this case, staff believes that the applicant has completed the complicated financial arrangements of tax credits, sale of the Samuel Madden property, approval by HUD, VHDA approvals and Hope VI grant allocations that were necessary before ARHA could proceed with the current applications. The applicant has secured the necessary funding and is also actively proceeding with the site plans for each of the sites. All three final site plans have been submitted by the applicant and are being reviewed by the City. The applicant has indicated that they intend to begin construction of the off-site units in the Fall of 2004, with completion of all three sites by December of 2005, the date by which all units must be delivered in order to receive the tax credits.

In general, staff is extremely supportive of ARHA's proposal for scattered sites affordable housing. It provides the City with new affordable housing units, many of which are handicap accessible, reduces the concentration of public housing, promotes mixed-income communities, and improves the physical design of public housing by creating townhouse style homes compatible with the character of the adjoining neighborhoods.

The applicant is requesting the standard 18-month extension. Staff believes that the applicant can begin construction within several months. However, because many of the sites involve extensive site preparation, several additional months will likely be needed to allow the applicant to complete "substantial construction" for all of the sites. Therefore, staff recommends an extension of 10 months, rather than the 18 months requested by the applicant.

**IV. STAFF RECOMMENDATION:**

Staff recommends a maximum ten (10) month extension of the development special use permit subject to the conditions of the previous approvals.

- Attachments: 1) DSUP #2002-0033 Staff Report (W. Braddock)  
2) DSUP #2002-0034 Staff Report (S. Reynolds)  
3) DSUP #2002-0035 Staff Report (S. Whiting)

**STAFF:** Eileen Fogarty, Director, Department of Planning and Zoning;  
Jeffrey Farner, Chief, Development;  
David Sundland, Urban Planner.

APPLICATION for  
DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN  
DSUP # ~~2002-0033~~ 2004-0020

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: Request for an extension of DSUP #2002-0033 for  
scattered site housing.

MODIFICATIONS REQUESTED: \_\_\_\_\_

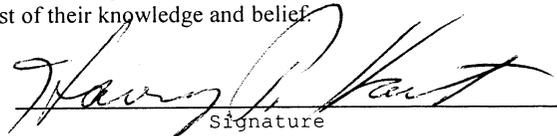
SUP's REQUESTED: Extension to DSUP #2002-0033

**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

  
Signature

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

(703) 836-5757  
Telephone Number

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

4/14/04  
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: \_\_\_\_\_

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 requesting an extension of DSUP # 2003-0033 which amended the cluster residential development located at the eastern corner of the intersection of Braddock Road and Radford Street. The Development consists of 6 new public townhouse units and the 10 existing public townhouse units. The original DSUP was approved by the City Council in December 2002 and will expire in June 2004. ARHA has diligently pursued commencement of construction within the time allotted by the approved DSUP and simply needs a short amount of additional time to put shovels into the ground.

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. [ **X** ] 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. [ **X** ] 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.

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### 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.

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### 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) [X] 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.

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.

\_\_\_\_\_

\_\_\_\_\_

APPLICATION for  
DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSUP # ~~2002-0034~~ 2004-0021

PROJECT NAME: ARHA Scattered Sites

PROPERTY LOCATION: 423 S. Reynolds Street

TAX MAP REFERENCE: 57.00-04-08 ZONE: CRMU

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: Request for an extension of DSUP #2002-0034 for  
scattered site housing.

MODIFICATIONS REQUESTED: \_\_\_\_\_  
\_\_\_\_\_

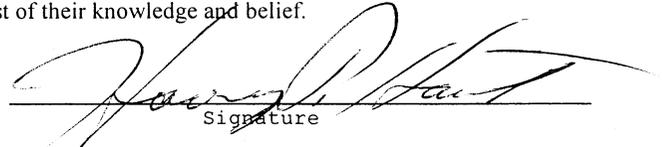
SUP's REQUESTED: Request for an extension of DSUP #2002-0033.

**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

  
Signature

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

(703) 836-5757  
Telephone Number

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

4/14/09  
Date

**DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY**

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Application Received: \_\_\_\_\_ Received Plans for Completeness: \_\_\_\_\_  
Fee Paid & Date: \$ \_\_\_\_\_ Received Plans for Preliminary: \_\_\_\_\_  
Legal Advertisement: \_\_\_\_\_ Property Placard: \_\_\_\_\_

ACTION - PLANNING COMMISSION: \_\_\_\_\_

ACTION - CITY COUNCIL: \_\_\_\_\_

Development Special Use Permit with Site Plan (DSUP) #

2004-0021

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.

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**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 requesting an extension of DSUP # 2002-0034 for public housing unit residential development including 12 rental townhouse units and 6 rental apartment at the intersection of Edsall Road and S. Reynolds Street. The original DSUP was approved by the City Council in December 2002 and will expire in June 2004. ARHA has diligently pursued commencement of construction within the time allotted by the approved DSUP and simply needs a short amount of additional time to put shovels into the ground.

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
<u>24 hours/day, 7 days/week</u>			

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. [X] No.

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

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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. [X] No.

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

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17

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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?

42 spaces

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

12 Standard spaces (9 feet x 18.5 feet)

18 Compact spaces (8 feet x 16 feet)

2 Handicapped accessible spaces.

\_\_\_\_ Other.

Development Special Use Permit with Site Plan (DSUP) #

2004-0021

- 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.

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.

\_\_\_\_\_

APPLICATION for  
DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSUP # ~~2002-0035~~ 2004-0022

PROJECT NAME: ARHA Scattered Sites

PROPERTY LOCATION: 325 S. Whiting Street

TAX MAP REFERENCE: 57.00-02-03 ZONE: RC

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: Request for Extension of DSUP # 3003-0035 for scattered site housing.

MODIFICATIONS REQUESTED: \_\_\_\_\_

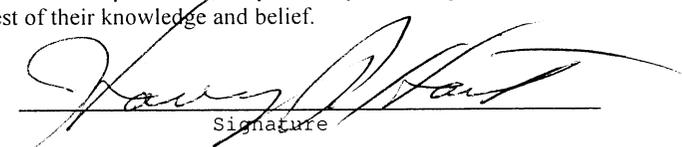
SUP's REQUESTED: Request for Extension of DSUP # 3003-0035

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**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

  
Signature

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

(703) 836-5757  
Telephone Number

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

4/14/04  
Date

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Property Placard: \_\_\_\_\_

ACTION - PLANNING COMMISSION: \_\_\_\_\_

ACTION - CITY COUNCIL: \_\_\_\_\_

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 requesting and extension of DSUP # 200-2-0035 for a multi-family public housing unit residential development with 24 units in two buildings. The original DSUP was approved by the City Council in December 2002 and will expire in June 2004. ARHA has diligently pursued commencement of construction within the time allotted by the approved DSUP and simply needs a short amount of additional time to put shovels into the ground.

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
<u>24 hours/day, 7 days/week</u>			

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. [X] 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. [X] No.

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

\_\_\_\_\_  
\_\_\_\_\_ 24

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. [X] 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?

48 spaces

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

9 Standard spaces (9 feet x 18.5 feet)

32 Compact spaces (8 feet x 16 feet)

2 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.

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.   
\_\_\_\_\_

Attachment 1

~~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

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**CITY COUNCIL ACTION, DECEMBER 14, 2002:** City Council approved the Planning Commission recommendation with changes to conditions #1-c, 1-d, 1-e, 5 and #38, as noted in Attorney Hart's letter dated December 13, 2002, as shown below:

- 1-c. The facade for the unit on Lot 11 shall be a combination of brick and cementitious siding to the satisfaction of the Director of Planning and Zoning.
- 1-d. The units shall provide varied roof lines as generally depicted on the preliminary plans.
- 1-e. The roof material and color shall be done to the satisfaction of the Director of Planning and Zoning.
- 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 West Braddock Road, shall be a brick wall with the same overall dimensions as the fence shown, to the satisfaction of the Director of Planning and Zoning.
- 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 Planning and Zoning.

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 siding. He stated that cost is an important consideration, and that we should not lose sight of that. We want to have a good quality project and to maximize the building materials, but cost is an important aspect.

**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:
  - 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 a combination of brick and cementitious siding to the satisfaction of the Director of Planning and Zoning.
  - d. The units shall provide varied roof lines as generally depicted on the preliminary plans.
  - e. The roof material and color shall be done to the satisfaction of the Director of Planning and Zoning.(P&Z) (City Council)
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 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 West Braddock Road, shall be a brick wall with the same overall dimensions as the fence shown, to the satisfaction of the Director of Planning and Zoning. (City Council)

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 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 Planning and Zoning. (City Council)
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

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

**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.

<b>PROJECT: 1600-1706 W. Braddock Road ARHA Townhomes SUMMARY OF PROPOSED DEVELOPMENT</b>		
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. an 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 studies. 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.

Office of 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.

Recreation, Parks & Cultural Activities (Arborist):

No findings or code requirements were received from this department.

Health Department:

No comments were received from this agency.

*Attachment 2*  
~~Docket Item # 9-C~~

DEVELOPMENT SPECIAL USE PERMIT #2002-0034  
ARHA SCATTERED HOUSING - S REYNOLDS ST

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 and multi-family dwellings as affordable housing.

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

**LOCATION:** 423 South Reynolds Street

**ZONE:** CRMU-M/Commercial Residential Mixed Use, Medium

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**CITY COUNCIL ACTION, DECEMBER 14, 2002:** City Council approved the Planning Commission recommendation as amended with changes to conditions #5, 6-c, 6-d, 6-e, 39 and 45 as shown below:

5. The applicant shall continue to refine the elevations of the two townhouse units facing South Reynolds Street to reinforce their appearance as the front of a residence by fenestration and door location to the satisfaction of the Director of Planning and Zoning. These architectural refinements shall be completed to the satisfaction of the Director of Planning and Zoning prior to the release of final site plan.
- 6-c. The facade of the townhouse units facing South Reynolds Street shall be a combination of brick and cementitious siding to the satisfaction of the Director of Planning and Zoning. Other facades shall be brick or cementitious siding.
- 6-d. The units shall provide varying roof lines as generally depicted on the preliminary plan.
- 6-e. Roof material and color shall be done to the satisfaction of the Director of Planning and Zoning.
39. 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 Planning and Zoning.

45. Solid waste services for the site shall be provided by the City. The development must meet all the minimum street standards. The developer must provide adequate space to accommodate a City standards super can and recycling container for each unit. The containers must be placed inside the units or within an enclosure that completely screens them from view to the satisfaction of the Directors of Planning and Zoning and Transportation and Environmental Services. 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.

Transportation and Environmental Services, 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.

**PLANNING COMMISSION ACTION, DECEMBER 3, 2002:** On a motion by Mr. Komoroske, and second by Ms. Fossum, the Planning Commission voted to recommend approval of the application subject to compliance with all applicable codes and ordinances and staff conditions. 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.

Annabelle Fisher, resident, spoke against the application citing poor public transportation, inadequate parking, lack of data on how many cars will be owned by the residents, excessive density of proposed population, inadequate trash collection, lack of recreation for older children, lack of disclosure of the projected costs, lack of washers and dryers in the units, negative stereotyping of public housing residents will be perpetuated by the failure of the proposal to meet higher standards of livability and the history of poor performance by ARHA in providing and maintaining public housing.

Maggie Williams, resident, spoke against the application citing the lack of opportunities for the public to be involved in the process, the lack of on-site and nearby recreation facilities for children, the fact that so little of the open space provided will be usable and the two West End sites are too close to each other to be considered "scattered." She requested that the density on the site be significantly reduced.

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. 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. Change either the street shade tree species, or the interior shade tree species, so that they are not the same. Street trees shall be planted in a continuous row, 30 feet on center. Trees shall be 4 inch caliper when planted.
  - b. Continuous evergreen landscaping shall be planted along the western and northern property lines to provide screening between the new buildings and the adjacent parcels. to the satisfaction of the Director of P&Z. Along the western property line, permission shall be sought to plant additional columnar trees and shrubs to strengthen the screening of the proposed buildings and parking.
  - c. Coordination of all trees with street and site lighting to avoid conflicts between poles and trees and to ensure effective lighting of the site.
  - d. 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)
  - e. All landscaping shall be maintained in healthy condition and replaced as needed to perpetuate the original intent of the design.
  - f. 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.
  - g. Provide low growing evergreen shrubs to screen the parking lots from S. Reynolds Street.
2. The proposed azaleas are to have a maximum height of 36 inches when they mature. (Police)
3. Exposed surfaces of retaining walls shall be covered with high quality materials, such as brick or stone, and shall be designed to diminish their visual impact on the surrounding properties and public right-of-way, to the satisfaction of the Director of P&Z. All required handrails shall be of high quality materials and design, to the satisfaction of the Director of P&Z. The height of retaining walls in front yard areas shall be minimized. (P&Z)
4. The portions of rear-yard fences facing Reynolds Street shall be replaced with six-foot high brick walls to provide screening of the rear yards. The wall shall have a five-course watertable and a precast or decorative brick cap to the satisfaction of the Director of P&Z. (P&Z)

5. The applicant shall continue to refine the elevations of the two townhouse units facing South Reynolds Street to reinforce their appearance as the front of a residence by fenestration and door location to the satisfaction of the Director of Planning and Zoning. These architectural refinements shall be completed to the satisfaction of the Director of Planning and Zoning prior to the release of final site plan. (City Council)
6. The applicant shall provide the level of quality and detail shown on the preliminary plans. In addition, the final plan shall include the following:
  - a. The facade of each unit shall be brick or cementitious siding.
  - b. Vinyl siding shall be prohibited.
  - c. The facade of the townhouse units facing South Reynolds Street shall be a combination of brick and cementitious siding to the satisfaction of the Director of Planning and Zoning. Other facades shall be brick or cementitious siding.
  - d. The units shall provide varying roof lines as generally depicted on the preliminary plan.
  - e. Roof material and color shall be done to the satisfaction of the Director of Planning and Zoning.(P&Z) (City Council)
7. Regrade the walkway leading from the parking lot to the sidewalk along the west side of S. Reynolds Street so it conforms to ADA requirements, to the satisfaction of the Director of P&Z. (P&Z)
8. 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. The phone number is 703-838-4520. (Police)
9. Request a security survey for the construction trailer as soon as it is placed on the site. (Police)
10. The house numbers are to be placed on the front and back of each home. (Police)
11. 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)
12. Maintain a 10' horizontal separation between water and sewer mains. (Va. Am. Water Co.)

13. Provide a 10' water line easement for mains and hydrants out of the public right-of-way. (Va. Am. Water Co.)
14. Show fire and domestic services to the buildings. (Va. Am. Water Co.)
15. Show a two-inch blow off on all dead-end mains. (Va. Am. Water Co.)
16. Developer to comply with the peak flow requirements of Article XIII of Alexandria Zoning Ordinance. (T&ES)
17. Solid waste services for the site will provided to the satisfaction of the Director of Transportation and Environmental Services. (T&ES)
18. 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)
19. The proposed new parking lots shall be illuminated to the satisfaction of the Director of Transportation and Environmental Services. (T&ES)
20. 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)
21. 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)
22. Replace existing curb and gutter, sidewalks, and handicap ramps that are in disrepair or broken. (T&ES)
23. 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)

24. 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)
25. Provide a separate sanitary sewer lateral for each unit serviced by a separately metered water service. Multiple units that are serviced by a single water service meter may have a single sanitary lateral connection, designed to the satisfaction of the Director of T&ES. (T&ES)
26. Handicap parking spaces are to be 18 feet in length per City standard. (T&ES)
27. Provide an Environmental Assessment Statement including information regarding any known groundwater contamination on the plan. (T&ES)
28. 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)
29. Plan does not indicate whether or not there are any know 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)
30. 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)
31. 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)
32. The stormwater collection system is part of the Holmes Run watershed. All stormwater inlets shall be duly marked to the satisfaction of the Director of T&ES. (T&ES)

33. Provide a drainage map for the area flowing to the chosen BMP, including topographic information and storm drains. (T&ES)
34. 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)
35. 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)
36. 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)
37. 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)
38. 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)
39. 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 Planning and Zoning. (City Council)
40. 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)

41. As-build 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)
42. 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)
43. 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)
44. Relocate all transformers out the front yard. All utility structures, such as transformers, switch boxes, cable and telephone pedestals, ventilation areas, areaways, etc. shall be located away from the entrances to the new buildings and out of the front yard setback to the greatest extent possible, and shall be fully screened. 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)
45. Solid waste services for the site shall be provided by the City. The development must meet all the minimum street standards. The developer must provide adequate space to accommodate a City standards super can and recycling container for each unit. The containers must be placed inside the units or within an enclosure that completely screens them from view to the satisfaction of the Directors of Planning and Zoning and Transportation and Environmental Services. 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. (City Council)
46. A freestanding subdivision or development sign that differentiates the proposed development from the existing neighborhood shall be prohibited. (P&Z)

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

1. Parking reduction pursuant to Section 7-700 of the Alexandria Zoning Ordinance
2. Modification to reduce open space from 40% to 37%.

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

**BACKGROUND:**

The applicant, the Alexandria Redevelopment and Housing Authority (ARHA), requests approval of a development special use permit, with a site plan, to construct 18 multi-family dwelling units on a site located at the northwest quadrant of the S. Reynolds Street-Edsall Road intersection.

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 Reynolds Street site as one of the three locations for the 48 off-site units to be replaced from Samuel Madden Homes.

Description of Property

The 31,927 sq.ft. property has 285 feet of frontage on S. Reynolds Street and 110 feet of frontage on Edsall Road. The site is steeply sloped, with almost 30' of grade change on the site south to north, and additional steep slopes adjacent to the property to the north and northwest. The property was formerly occupied by a single family home, but that building has been demolished and the site is now vacant.

The subject property is located in the CRMU-M/Commercial Residential Mixed Use, Medium zone. Section 5-200 of the zoning ordinance allows townhouses and multi-family dwellings in the CRMU/M zone as permitted uses. The special use permit is being sought to accommodate a reduction in off-street parking for the development.

Description of the Project

The 18 proposed units include 12 three-bedroom townhouse-style units arranged within two separate buildings and six two-bedroom multifamily units in one additional building. The three buildings are

arranged parallel to each other, stepping down the slope, with the multifamily style building located at the southern end of the site, facing Edsall Road. The ends of the other two, townhouse-style, buildings face South Reynolds Street. The sides of these townhomes have been designed as fronts, with entrances facing the street.

The three residential buildings are separated from each other by two parking areas, with each parking area having a separate entrance onto South Reynolds Street. Open space is provided in small rear yards for the townhomes, and in small areas around the perimeter of the site, where landscaping is provided.

<b>PROJECT:</b> <b>423 S. Reynolds Street, ARHA Scattered Site</b> <b>SUMMARY OF PROPOSED DEVELOPMENT</b>		
Property Address:	423 S. Reynolds St.	
Total Site Area:	0.7329 acre	
Zone:	CRMU-M, Commercial, Residential Mixed-Use-Medium	
Current Use:	Single family residence, vacant	
Proposed Use:	Townhouses and multi-family dwellings	
	<u>Permitted/Required</u>	<u>Proposed</u>
Floor Area	36,931 sf	24,519 sf
FAR	1.0	0.67
Yards	None required	Front 20' Side 5.5' minimum Rear NA
Zone Transition	NA	NA
Height	50'	29'
Open Space	14,772 sf (40% of total site area)	13,664 sf (37% of total sit area)
Parking	12 units * 2.2 sp/unit = 26.4 spaces 6 units * 1.75 sp/unit = 10.5 spaces Plus 15% visitor sp. = <u>5.5 spaces</u> 42.0 spaces	32 spaces

**STAFF ANALYSIS:**

Staff recommends approval of the proposed development at the S. Reynolds Street site. The proposed townhomes are well-suited for the sloping site taking advantage of the opportunity to provide residents with private garages on the lower floor and private rear yards off the second floor. The proposed multi-family building is also designed to fit the sloping site and in doing so will provide much needed affordable and accessible dwelling units. With the high quality architecture and building materials, this proposal will be an attractive addition to the area.

The major issues raised by the proposal are:

- site layout and building design;
- open space and landscaping; and
- parking.

Each of these issues is discussed in more detail below.

**Site Layout and Building Design**

The proposed development site, with its steep grades, presented a significant challenge in siting 18 low-scale units. The proposed layout has taken advantage of the grades on the site, stepping the units buildings down the slope utilizing the grades.

While preferably units would face both Edsall Road and South Reynolds Street, the site constraints in combination with ARHA's desired unit types did not allow this building orientation. The multifamily building is designed to face both Edsall Road and the parking lot to the north, with the entry doors for the two units on the first floor facing the street, and the entrances for the remaining four units facing the parking area.

The two townhouse buildings are designed to face the interior parking lots, but the end unit of each townhouse building, which faces Reynolds Street, as been designed with a side entrance so that the door of that unit faces the street. Staff has included a condition requiring the applicant to continue to work with staff on refining the design of the townhouse sides so that the read more as fronts along Reynolds Streets. Staff believes additional changes in fenestration and, potentially, the roofline, would help to create the sense that the units are actually facing the street.

The materials proposed for the buildings in the preliminary elevations provided with the preliminary plan are generally acceptable. ARHA proposes to use brick in the water table with horizontal expression lines and multiple cornices for the base for the structures. The walls above the base shall be finished with Hardiplank cementitious horizontal siding that will be painted a light beige. Exterior doors shall be insulated metal for security, utility savings and durability as well as appearance. The base and the upper walls of the buildings are articulated so that shadow lines

enliven that facade and accent the bays where windows and balconies are set. Balcony railings will be metal, while other, minor trim elements will be various synthetic materials. The vinyl windows proposed must be well-sized and of durable construction. The fascia trim will be vinyl also for neat appearance and durability. The roof of all the units will be fiberglass shingles, also for durability and quality appearance.

### **Parking**

A key issue raised by the development proposal is parking. At the community meeting held by ARHA relative to this site's selection for scattered site housing, members of the community identified a severe shortage of on-street parking in the general area. The proposed development with its two curbcuts replacing the existing curbcut, will result in the loss of approximately two on-street spaces. It is critical that the parking demands for the proposed ARHA units be met on site with off-street parking, as no on-street parking supply exists to meet requirements.

The City's zoning ordinance parking requirement for the site is 37 spaces, plus an additional 15% visitor parking would typically be required, for a total parking requirement of 42 spaces. ARHA is requesting a parking reduction to allow 32 parking spaces, an average of 1.77 spaces/unit. Each of the townhome-style units would have one space in a parking garage within the unit; the remainder of the proposed parking is surface spaces.

ARHA provided a parking study, summarized in the table below, that makes a convincing case that the parking provided on-site in the proposed development will be more than adequate for the residents. The study shows that the average utilization of parking spaces in existing scattered site public housing complexes is 0.8 spaces per dwelling unit, with a range of 0.3 to 1.3 cars per unit. Based on this trend, which is fairly uniform for the six existing scattered sites studied, staff believes that the proposed parking level of 32 spaces will meet the full demand of the ARHA residents and visitors and that the proposed development will not add to the demand for on-street parking in the area. Therefore, 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.

**Existing Parking at Six Scattered Sites-Seven Day Summary\***

Scattered Site Property	No. of Units	No. of Spaces	Spaces per Unit	Mean No. Used	Max. No. Used
3481-3499 Duke St.	10	16	1.6	0.9	1.2
3108-3120 28 <sup>th</sup> St.	15	26	1.7	0.5	0.7
1700-1718 W. Braddock Rd.	10	16	1.6	1.0	1.3
57-75 Yale Dr.	10	13	1.3	1.1	1.3
27-55 S. Bragg	15	25	1.7	0.5	0.5
5802-5820 Sanger Ave.	10	15	1.5	0.6	0.9

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

**Open Space and Landscaping**

**Open Space**

One of staff's major concerns with the proposed project has been ensuring the provision of adequate open space and landscaping. While the number of units proposed for the site is not particularly dense relative to surrounding development, the low scale form of the proposed units results in significant building coverage on the site. Surface parking occupies much of the remainder of the site. The zoning ordinance requirement for open space is 40%, and the proposed plan is slightly deficient, with 37%, requiring a modification. More problematically, much of the open space on the site is not particularly useful. Each of the 12 townhome-style units does have a small rear yard, approximately 10 feet deep, which will be fenced and which will provide some private usable open space for the residents of those units. However, the 6 multifamily do not have access to any usable open space. ARHA has maintained that they do not want to include common recreation facilities in the development because such play areas are too often improperly used by older children, making them unusable for the younger children. ARHA points to the fact that existing public recreation facilities are near to the site and will provide for the resident children in a properly supervised environment. Cameron Station Park and Samuel Tucker Elementary School are approximately one-quarter mile to the south and can be reached via Edsall Road and Cameron Station Boulevard. While the distance is to the park is reasonably short, the streets are primarily designed for vehicular traffic and pedestrian facilities should be improved. If this project is approved, the City will need to evaluate the situation in the entire vicinity relative to pedestrian access to the park and to commercial services and develop a plan for making appropriate improvements.

Landscaping

Portions of the Reynolds Street site, the steeply sloped areas and the perimeter, are currently wooded; however, all of this vegetation will be lost with the grading necessary for the proposed project. Opportunities for landscaping on the property are somewhat limited, because of the constraints of the site, but staff has worked with ARHA to create a landscape plan that emphasizes landscaping around the perimeter of the site and along the public streets. The plan includes 9 new street trees along Reynolds Street and Edsall Road, which should significantly enhance the streetscape in front of the new project. Additional shade trees and ornamental shrubs are proposed around the buildings where sufficient space exists. Staff believes the proposed landscape plan is adequate, with the exception of the west property line. Because the units are close to the property line and because retaining walls are required along this edge, no room is available for plantings along this boundary. Staff is recommended that ARHA be required to plant landscaping on the adjoining property, to compensate, if permission is granted from the adjoining property owner. Overall, the project does meet the City's crown coverage and landscaping requirements.

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 tabulation to indicate the maximum building height is 50 feet.
- F-2 Avoid planting street tree species under overhead utility lines that will grow to a height that conflicts with the lines.
- F-3 State on site plan that a special use permit is requested to reduce the number of required off-street parking. Drop reference that a modification of the minimum off-street parking is requested as noted on cover sheet and sheet 2 (zoning note #12). The DSUP application correctly states the request for parking reduction. (P&Z)
- F-4 Request open space modification. Open space requirement is 40 percent; applicant indicates 37 percent open space provided. (P&Z)
- F-5 Revise development narrative sheet 2 which states project consists of 12 townhouse style units and one 6 unit building. (P&Z)
- F-6 Drop reference on sheet 2 zoning table that a rear yard setback is required. A rear yard setback is not applicable on a corner lot. A corner lot has two front yards and two side yards. Drop reference to front and side yard requirements on sheet 2. Multifamily dwellings do not have applicable setback requirements. (P&Z)

Transportation & Environmental Services:

- F-1 South entrance right-in / right-out 10' wide is not acceptable, provide 16' minimum travel-way width as per AASHTO turning movements.
- F-2 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 Water service is available for domestic use and fire protection. Hydraulic calculations will be completed to verify main sizes upon final submittal of the site plan. Profiles will be required for hydraulic calculations.
- F-2 Some existing water lines and sizes on S. Reynolds Street and Edsall Road not shown and called out on plan. Contact Paula Burns at 703-706-3879 to obtain information on existing lines.

- C-1 Fire and domestic services must be separate connections to the water main.
- C-2 All hydrant laterals must be six-inches in diameter
- C-3 A gate valve is required on any service one and one-half inches and larger, and any fire hydrant lateral.

Code Enforcement:

- C-1 A permit is required to demolish the existing structure.
- C-2 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-3 All structures on this site shall be equipped with a fire sprinkler system.
- C-4 Provide a Fire Department connection within 100' of a fire hydrant for the 6 unit building.
- C-5 Revise the location of the proposed fire hydrant so a hose lay to the apartment building does not cross the drive aisle.
- C-6 Show landings for all changes of directions on the ramp. Specify the slope of the ramp and show handrails
- C-7 Show location of adjacent fire hydrants.
- C-8 Provide a soil investigation report at the time of construction permits submission.
- C-9 Prior to the release of a final site plan a fire flow analysis shall be submitted to this office for review and approval.
- C-10 A separate permit is required for all retaining walls.
- C-11 Verify turning movements of fire department apparatus are possible for the entrance to the 6 unit building.
- C-12 Show location of all domestic and fire water service lines.
- C-13 A 2 hour fire wall shall separate the "Townhouses".
- C-14 Construction permits and plans are required for this project.

Office of 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 is not recommending this recommendation because the use surrounding the parking lot will be residential. Illumination levels of 2.0 foot candles in or adjacent to a residential area would negatively impact the livability of the interior of the dwellings. Instead of this condition, staff is recommending the standard condition that lighting be to 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. (Police)

Historic Alexandria (Archaeology):

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

Recreation, Parks & Cultural Activities (Arborist):

- F-1 The amount of open space provided is incorrectly stated in the zoning tabulation.
- C-1 Correct the zoning tabulation to accurately indicate the area of open space provided. If it is 37% of the site it should be 13,664 square feet. (RP&CA)

Health Department:

No comments were received from this agency.

Attachment 3  
~~Docket Item # 9-D~~

DEVELOPMENT SPECIAL USE PERMIT #2002-0035  
ARHA SCATTERED HOUSING - S WHITING ST

Planning Commission Meeting  
December 3, 2002

**ISSUE:** Consideration of a request for a development special use permit, with site plan, for construction of residential multi-family dwellings as affordable housing.

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

**LOCATION:** 325 South Whiting Street

**ZONE:** RC/Residential

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**CITY COUNCIL ACTION, DECEMBER 14, 2002:** City Council approved the Planning Commission recommendation as amended with changes to conditions #3-a, 3-b, 3-e, 29, 32, 34, and deleted conditions #42 and 44 as shown below:

- 3-a. Each unit shall be predominantly brick or cementitious siding rather than a combination of the two materials except where water table, chimney appearances or other architectural features are accomplished by a combination of the two.
- 3-b. Provide varying roof lines as generally depicted on the preliminary plan.
- 3-e. Roof material and color shall be done to the satisfaction of the Director of Planning and Zoning.
- 29. Solid waste services for the site shall be provided by the City. The development must meet all the minimum street standards. The developer must provide adequate space to accommodate a City standards super can and recycling container for each unit. The containers must be placed inside the units or within an enclosure that completely screens them from view to the satisfaction of the Directors of Planning and Zoning and Transportation and Environmental Services. 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.

32. Proposed sanitary sewer along southern property line is not acceptable. Extend existing sanitary sewer on South Whiting Street to site entrance and extend all sanitary laterals to South Whiting Street to the satisfaction of the Director of Transportation and Environmental Services.
34. 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 Planning and Zoning.
42. condition deleted, as it is replaced with condition #29.
44. condition deleted.

Councilman Euille explained that on an informal basis the Wygul family has been supporting the entry-level jobs for community residents, including some public housing residents, for many years. He announced that Wygul Automotive Clinic will formalize the program to partner with ARHA in awarding automotive service and repair grants to all ARHA residents. These grants will be issued by ARHA for free vehicle service at any one of the Wygul Automobile Clinics and is a 10 year commitment, \$5,000 a year up to \$50,000, to be administered by ARHA for their residents.

Councilman Speck requested that a community liaison be established for that area to address some of the issues that are occurring there now.

**PLANNING COMMISSION ACTION, DECEMBER 3, 2002:** On a motion by Mr. Komoroske, and second by Mr. Gaines, the Planning Commission voted to recommend approval of the application subject to compliance with all applicable codes and ordinances and staff conditions. 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.

Annabelle Fisher, resident, spoke against the application citing poor public transportation, inadequate parking, lack of data on how many cars will be owned by the residents, excessive density of proposed population, inadequate trash collection, lack of recreation for older children, lack of disclosure of the projected costs, lack of washers and dryers in the units, negative stereotyping of public housing residents will be perpetuated by the failure of the proposal to meet higher standards of livability and the history of poor performance by ARHA in providing and maintaining public housing.

Maggie Williams, resident, spoke against the application citing the lack of opportunities for the public to be involved in the process, the lack of on-site and nearby recreation facilities for older children, , the fact that so little of the open space provided will be usable and the two West End sites are too close to each other to be considered "scattered." She requested that the density on the site be significantly reduced.

Paul Hertel, resident, endorsed the proposal but with reservations, citing the lack of public recreation in the vicinity and the isolated location, away from many public services.

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. A tot lot shall be provided and equipped with play apparatus appropriate for the age groups of children residing in the complex, to the satisfaction of the Directors of P&Z and RP&CA. The equipment shall be installed prior to release of certificate of occupancy. (P&Z)(RP&CA)
2. 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. A continuous row of street trees shall be planted 30 feet on center and shall have 4 inch caliper at the time of planting. Change either the street shade tree species, or the interior shade tree species, so that they are not the same;
  - b. The four parallel parking spaces located along the northern property line shall be eliminated and replaced with open space planted with additional landscaping, including shade trees.
  - c. Additional evergreen trees and shrubs shall be planted along the southern boundary to provide a continuous buffer between the new residences and the adjacent commercial activities. These trees shall be spaced 20 feet on center, from the front to the rear lot line. The walkway around the corner of the building shall be relocated to provide an adequate strip for planting adjacent to the property line.
  - d. Additional evergreen shrubs in the space on the south side of the driveway entrance to screen the view of the first parking bay in the lot.
  - 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.
3. The final architectural shall be consistent with the design and level of detail shown on the preliminary elevation. The plans shall be revised to provide the following:
  - a. Each unit shall be predominantly brick or cementitious siding rather than a combination of the two materials except where water table, chimney appearances or other architectural features are accomplished by a combination of the two.

- b. Provide varying roof lines as generally depicted on the preliminary plan.
  - c. Provide varying colors for each unit.
  - d. Units shall alternate in having dormers or chimneys.
  - e. Roof material and color shall be done to the satisfaction of the Director of Planning and Zoning.  
(P&Z) (City Council)
4. Exposed surfaces of retaining walls shall be covered with brick or stone and shall be designed to diminish their visual impact on the surrounding properties and public right-of-way and to enhance the view from the new residences, to the satisfaction of the Director of P&Z. All required handrails shall be of high quality materials and design, to the satisfaction of the Director of P&Z. The retaining walls adjacent to S. Whiting Street, shall be high quality, no greater than 2.5 feet in height (P&Z)
  5. Storm drains or other utilities under the tot lot shall be a minimum of 2 feet below bottom of playground much. (RP&CA)
  6. All archaeological work will be carried out in accordance with the *City of Alexandria Archaeological Standards* and is subject to the approval of the City Archaeologist. (Hist. Alex.)
  7. To enhance the appearance of the street frontage, fencing along the S. Whiting Street frontage shall be an open metal picket type, or another style of fence appropriate for a front yard, to the satisfaction of the Director of P&Z. (P&Z)
  8. 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. The phone number is 703-838-4520. (Police)
  9. Request a security survey for the construction trailer as soon as it is placed on the site. (Police)
  10. The side windows by some of the entrance doors should be eliminated to enhance security. (Police)
  11. Address numbers are to be placed on the front and back of each building. (Police)
  12. Provide an Environmental Assessment Statement including information regarding any known groundwater contamination on the plan. (T&ES)

13. 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)
14. Plan does not indicate whether or not there are any know 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)
15. 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)
16. 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)
17. The stormwater collection system is part of the Holmes Run watershed. All stormwater inlets shall be duly marked to the satisfaction of the Director of T&ES. (T&ES)
18. Provide a drainage map for the area flowing to the chosen BMP, including topographic information and storm drains. (T&ES)
19. The applicant is advised that all stormwater 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. 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)

21. 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)
22. 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)
23. 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)
24. 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)
25. 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, to the satisfaction of the Director of T&ES, in consultation with the Police. (T&ES)(P&Z)
26. 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)
27. Replace existing curb and gutter, sidewalks, and handicap ramps that are in disrepair or broken. (T&ES)
28. 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)

29. Solid waste services for the site shall be provided by the City. The development must meet all the minimum street standards. The developer must provide adequate space to accommodate a City standards super can and recycling container for each unit. The containers must be placed inside the units or within an enclosure that completely screens them from view to the satisfaction of the Directors of Planning and Zoning and Transportation and Environmental Services. 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.  
(City Council)
30. The intersection of the two parking lots shall be designed to accommodate emergency and trash collection vehicle movements, to the satisfaction of the Directors of T&ES and Code Enforcement. (Codes) (T&ES)
31. Provide a separate sanitary sewer lateral for each unit serviced by a separately metered water service. Multiple units that are serviced by a single water service meter may have a single sanitary lateral connection, designed to the satisfaction of the Director of T&ES. (T&ES)
32. Proposed sanitary sewer along southern property line is not acceptable. Extend existing sanitary sewer on South Whiting Street to site entrance and extend all sanitary laterals to South Whiting Street to the satisfaction of the Director of Transportation and Environmental Services. (City Council)
33. Extent 4' sidewalk adjacent to handicap parking to 6' wide sidewalk. Proposed handicap parking spaces are not acceptable. Revise handicap parking length to be 18', as per City standard. (T&ES)
34. 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 Planning and Zoning. (City Council)
35. 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)
36. 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)

37. All utility structures, such as transformers, switch boxes, cable and telephone pedestals, ventilation areas, areaways, etc. shall be located away from the entrances to the new buildings and out of the front yard setback 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)
38. 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)
39. 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)
40. 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)
41. The applicant shall seek abandonment, by the adjacent property owner on the north, the ingress/egress easement that crosses the site. This access lane would remain as an EVE easement only and would be gated to the satisfaction of the Director of Code Enforcement. (P&Z)
42. Condition deleted, as it is replaced with condition #29. (City Council)
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. Condition deleted. (City Council)
45. A freestanding subdivision or development sign that differentiates the proposed development from the existing neighborhood shall be prohibited. (P&Z)

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

1. Parking reduction pursuant to Section 7-700 of the Alexandria Zoning Ordinance
2. Side yard modification from the required 16 feet to 15.

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

**BACKGROUND:**

The applicant, the Alexandria Redevelopment and Housing Authority (ARHA), requests approval of a development special use permit, with a site plan, to construct 24 multi-family affordable dwelling units located at 325 S. Whiting Street. ARHA is in the process of acquiring the property from the current owner, Park 600 Limited Partnership.

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 Reynolds Street site as one of the three locations for the 48 off-site units to be replaced from Samuel Madden Homes.

**Description of the Property**

The subject property is one lot of record with 263.12 feet of frontage on S. Whiting Street, 246.79 feet of depth and a total lot area of 44,015 square feet. The site is undeveloped. Access to the property is from S. Whiting Street

The subject property is located in the RC/High Density Apartment zone. Section 3-900 of the zoning ordinance allows a multi-family dwellings as a permitted use in the RC/High Density Apartment zone. The proposed use is consistent with the Landmark/Van Dorn chapter of the Master Plan which designates the property for Residential High use.

The site is currently mostly covered by vegetation, including a number of substantial trees. A strip of the site, approximately 15 feet wide along the northern boundary is maintained with lawn and ornamental trees. A low hedge just outside the north property line of the site separates the lawn area from a parking lot on the adjacent property to the north. All of the adjacent parcels are zoned RC except immediately across S. Whiting Street which is zoned RCX. That land is developed in low to mid-rise multi-family residential use.

A 22 foot wide emergency vehicle and ingress/egress easement crosses the site at the northern corner, connecting the parking lot on the adjacent property, belonging to Capreit Landmark Limited Partnership, to S. Whiting Street. A grade and slope easement crosses the west end of the site where the land slopes steeply to an access roadway on the adjoining property. The site to the west is developed as high rise residential and owned by Park 600 Limited Partnership.

Abutting the site on the south are two parcels occupied by a convenience store facing the street and an automotive service business in the rear. The paved area around these businesses extends to the property line of the prospective ARHA site.

### Description of the Project

ARHA proposes to construct 24 affordable housing units on the site, each having 2 bedrooms. The four separate structures proposed would include single level flats on the ground floor and stacked townhouse-type units. The site and buildings will be graded to provide that each dwelling has individual entry to the outside, without use of common corridors. The ground floor flats will be designed to be accessible to persons with disabilities. These four units will have direct access to the parking lot.

The buildings closest to S. Whiting Street will be set back 13 to 20 feet from the right-of-way and landscaped to provide an attractive appearance from the street and to provide semi-private yards for the five units having their access on that side.

Parking will be provided in a surface lot that occupies the northern side and middle of the site, between the front and rear buildings. At the south end of the middle parking area, a tot lot will be installed. Landscaping will be provided within the development and around the edges to screen views into commercial areas and adjacent parking lots.

The buildings will be up to 50 feet in height and will be designed with a brick waterline, horizontal siding, sloping roofs, and generous detailing to create an attractive appearance from S. Whiting Street and the surrounding properties.

<b>PROJECT:</b> <b>325 S. Whiting Street, ARHA Scattered Site</b> <b>SUMMARY OF PROPOSED DEVELOPMENT</b>		
Property Address:	325 S. Whiting Street	
Total Site Area:	1.01 acres	
Zone:	RC/High Density Apartment	
Current Use:	Vacant	
Proposed Use:	Multi-family residential	
	<u>Permitted/Required</u>	<u>Proposed</u>
Floor Area	55,018 sf	25,804 sf
FAR	1.25	.59
Yards	Front 0'	13.7'+
	Rear 1:1 ratio, minimum 8'	25'
	Side 1:3 ratio, minimum 16'	15'
	Interior NA	NA
Zone Transition	NA	NA
Height	150'	50'
Open Space	17,606 sf	20,300 sf
Parking	49	41

**STAFF ANALYSIS:**

Staff recommends approval of the proposed 24 multi-family units at 325 S. Whiting Street. Although there have been concerns throughout the process of developing the preliminary plan, staff believes that ARHA has made sufficient improvements to the buildings and site layout to justify approval. The footprint of the buildings has been reduced to a minimum while accommodating ARHA's need for accessible flats and minimal stacking of families; two very difficult criteria to physically accomplish on the same site. Staff believes that the increased open space, addition of a children's play area, and the attractive building design and landscaping proposed improves substantially on earlier proposals for the site.

The major issues raised by the proposal are:

- site layout and building design,
- parking, and
- open space and landscaping.

Each of these issues is discussed in more detail below.

**Site Layout and Building Design**

The twenty-four units are provided within four separate buildings, each of modest scale and incorporating between four and ten units. The proposed buildings are arranged on the site so that units face South Whiting Street and the interior surface parking lots. The two buildings along the S. Whiting Street frontage will be aligned almost parallel to the street and have facades that look like four story townhouses. The exteriors will be brick and siding and have a variety of roof lines and dormers. The space between the two buildings will be an elevated terrace off of which will be the entrances to the units that occupy the upper two floors on the ends of the buildings. The ends of the two buildings along the street will have windows on the lower three floors and balconies on the second and third floors. The central portion of the end elevations will be set out from the building facade and have a separate gable.

The buildings at the rear of the site will have smaller footprints, but will be similar in height and facade design to the front buildings. ARHA proposes to use high quality materials in constructing the development.

Exterior finishes proposed for the four buildings in the elevations submitted are generally acceptable. Materials include brick and Hardiplank cementitious horizontal siding on the walls, and vinyl windows, fascias and friezes. Exterior doors will be insulated metal, while balcony railings will be wood and metal. The roof of all the units will be fiberglass shingles.

**Parking**

A key issue raised by the development proposal is parking. The City’s zoning ordinance parking requirement for the site is 42 spaces (1.75 spaces per each two-bedroom unit), plus an additional 15% visitor parking would typically be required, for a total parking requirement of 49 spaces. ARHA is requesting a parking reduction to allow 41 parking spaces, an average of 1.71 spaces/unit.

Section 7-700 of the Alexandria Zoning Ordinance allows for approval of parking reductions for development that includes dwelling units for rent or sale to residents having low and moderate income when the City Council determines that the development meets the standards for issuance of a special use permit under Section 11-500. The applicant provided a parking study, summarized in the table below, conducted at six existing scattered site ARHA projects that shows the overall average number of vehicles per unit to be 0.8, with a range of 0.3 to 1.3 cars per unit. Staff finds that the parking study provided adequately documents that demand for off-street parking at the site will be less than the 1.5 spaces per unit proposed. Staff believes the study findings show that the proposed parking on the site is more than adequate for the proposed units. In fact, staff is recommending a further reduction of 4 parking spaces, down to 37 spaces (1.54 spaces/unit) so that asphalt can be reduced along the northern property line and more open space/landscaping can be provided, as discussed in more detail below.

**Existing Parking at Six Scattered Sites-Seven Day Summary\***

Scattered Site Property	No. of Units	No. of Spaces	Spaces per Unit	Mean No. Used	Max. No. Used
3481-3499 Duke St.	10	16	1.6	0.9	1.2
3108-3120 28 <sup>th</sup> St.	15	26	1.7	0.5	0.7
1700-1718 W. Braddock Rd.	10	16	1.6	1.0	1.3
57-75 Yale Dr.	10	13	1.3	1.1	1.3
27-55 S. Bragg	15	25	1.7	0.5	0.5
5802-5820 Sanger Ave.	10	15	1.5	0.6	0.9

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

**Open Space and Landscaping**

Because the site provides relief from the highly developed adjacent properties, the provision of an attractive and well landscaped new development is important to maintain the overall appearance of the area. Staff was initially concerned about the lack of open space and landscaping on the site, but ARHA has worked to refine the plan to incorporate more of both. ARHA has developed the plan to have generous tree plantings along the street frontage and side and rear lot lines. Six street will be planted along S. Whiting street between the curb and the sidewalk. A second tier of 14 more trees will provide a significant vegetative buffer along the front of the site.

The southern boundary and the rear of the site will be planted with a row of dense evergreen trees to provide a strong vegetative perimeter to provide privacy and to replace the current wooded appearance of the site. There is less opportunity for landscaping on the proposed plan along the northern boundary line, because parking and the dumpster are located very close to the property line. As noted above, staff is recommending removal of four parking spaces from the plan; this will provide an additional 7' of open space that can be planted with trees and shrubbery along much of the northern property line.

The interior of the site will have numerous ornamental trees and shrubs to create a pleasant environment for the residents. Green areas located outside the entrance to each dwelling unit will be designated the private space for the unit. Additional individual plantings are expected to occur in these garden areas.

A centrally located tot lot will be provided and appropriately equipped. The tot lot will be linked to all of the residential units by a walkway that runs along the southern edge of the site as well as walkways leading to all the units.

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 Indicate locations of transformers, ground level and roof top air conditioning units, dumpsters and method for screening utilities. (P&Z)

Office of Housing

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

Transportation & Environmental Services:

F-1 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.

F-2 The plan as submitted fails to demonstrate compliance with the Article XIII of the Alexandria Zoning Ordinance.

- a) Incorrect worksheet was used for the demonstrating compliance with the City's Chesapeake Bay Program for the water quality control.
- b) The worksheet used was incorrectly filled and calculations shown are erroneous.
- c) 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-3 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-4 Perp. Parking spaces should be a minimum of 8.5' wide.

- F-5 Parallel parking spaces should be 20'-22' long, not 18' long.
- F-6 There is no access for sold waste trucks onto property.
- F-7 On sheet 4, truck turning movements not adequate. Width show is 5' and does not show rear wheel path.
- F-8 Street lighting is inadequate.
- 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 Provide a phased erosion and sediment control plan consistent with grading and construction.
- C-10 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-11 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-12 The applicant must comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4.

Virginia American Water Company

1. Water service is available for domestic use and fire protection. Hydraulic calculations will be completed to verify main sizes upon final submittal of the site plan. Profiles will be required for hydraulic calculations.
2. Maintain a 10' horizontal separation between water and sewer mains.
3. Provide a 10' water line easement for mains and hydrants out of the public right-of-way.
4. Show fire and domestic services to the buildings.
5. Fire and domestic services must be separate connections to the water main.
6. Show a two-inch blow off on all dead-end mains.
7. All hydrant laterals must be six-inches in diameter.
8. A gate valve is required on any service one and one-half inches and larger, and any fire hydrant lateral.

Code Enforcement:

- C-1 The entire drive aisle shall be recorded as a emergency vehicle easement in the land records. EVE noted on plans.
- C-2 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-3 All structures on this site shall be equipped with a fire sprinkler system.
- C-4 Provide Fire Department connections within 100' of fire hydrant for each building. FDCs are not shown on plans.
- C-5 The proposed fire hydrant should be located so that a hose laid to the apartment building does not cross the drive aisle.
- C-6 Verify that the sidewalks leading to all units are accessible to the handicapped. Not reflected on plans.

- C-7 Show location of adjacent fire hydrants. Adjacent hydrants not shown on plans.
- C-8 Provide a soil investigation report at the time of construction permit submission.
- C-9 Prior to the release of a final site plan a fire flow analysis shall be submitted to this office for review and approval.
- C-10 A separate permit is required for all retaining walls.
- C-11 Turning movements of fire department apparatus are possible for the entrance to this project and the modified emergency vehicle easement for the adjacent property (Condition met).
- C-12 Show location of all domestic and fire water service lines. All lines service lines not shown on plans.
- C-13 Provide the ability for emergency response vehicles to turn around. Not shown on plans.
- C-14 Construction permits and plans are required for this project.

Health Department:

No comments were received from this department.

Police Department:

**Planning and Zoning is not recommending the following because the use surrounding the parking lot will be residential. Illumination levels of 2.0 foot candles in or adjacent to a residential area would negatively impact the livability of the interior of the dwellings. Instead of the proposed Police condition, staff is recommending the City's standard lighting condition, lighting levels be 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. (Police)

**Planning and Zoning is not recommending the following because the purpose of the spruce trees is to provide a visual separation between the residential use and the adjacent commercial automotive repair establishment. If the trees were pruned as suggested, there would be no effective buffer for the residential use.**

R-2 The proposed Colorado Blue Spruce trees on the south side of the project, close to the sidewalk, are to be limbed up a minimum of 6 feet as they mature, to enhance natural surveillance. (Police)

Historic Alexandria (Archaeology):

- F-1 There is no record of any site on this property, but the lot does have the potential to yield archaeological resources which could provide insight into Native American occupation of the City prior to the arrival of Europeans. The property is a wooded area located on a terrace between two small drainages which historically flowed southward into Holmes Run. Terrace environments like this one have yielded evidence of use by Native Americans. However, there has been previous ground disturbance on all the boundaries of this property, but the extent to which this lot has been disturbed is unknown.
- F-2 If federal funds are involved in this project, the applicant must follow the procedures for compliance with Section 106 of the National Historic Preservation Act of 1966.
- C-1 The applicant should provide information to Alexandria Archaeology on previous ground disturbance (e.g. grading, filling, presence of previous structures, etc.) on this land. This could be provided by maps, written documents, or photographs.
- C-2 If deemed necessary by the City Archaeologist after a review of the evidence relating to previous ground disturbance, the applicant must hire an archaeological consulting firm to conduct an Archaeological Evaluation and prepare and implement a Resource Management Plan, as outlined in the City of Alexandria Archeological Standards.
- C-3 All archeological preservation must be completed prior to ground-disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance). To confirm, call Alexandria Archaeology at (703)838-4399.
- C-4 The above statement (in C-3) must appear in the General Notes of all site plans. Additional statements to be included on the Final Site Plan will be determined in consultation with Alexandria Archaeology.

- C-5 Certificates of Occupancy will not be issued for this property until the final archaeological report has been received and approved by the City Archaeologist.
- C-6 If warranted by the City Archaeologist, the applicant will erect a historic marker on the property according to specifications provided by Alexandria Archaeology. The marker will highlight the historical and archaeological significance of the property.
- C-7 If warranted by the City Archaeologist, the applicant will produce a small booklet for distribution to the public on the history and archaeology of the property, according to specifications provided by Alexandria Archaeology.

## ITEM # 27 June 1, 2004, 325 SOUTH WHITING STREET

My comments tonight are directed only at the South Whiting property. For anyone who drives down Whiting Street, this property is an oasis that screams out to be open space. It, in conjunction with the adjacent Wiygul Automotive property, could become a 2 acre park in the middle of one of the most dense areas of our city – an area that otherwise has no city facilities. It is the best, if not the only, possibility for this area to share in the goals of the open space report. This comment should not be interpreted as pitting the two orphaned issues of affordable housing and open space for the west end against each other. We must do both.

My comments are based on two simple observations – (1) useful open space is site specific, affordable housing is not and (2) open space in the west end may be worth more than a building site for affordable housing. I recognize how difficult it is to find appropriately priced sites for affordable housing and the financial restraints ARHA is under in financing such a project. But now that they own this site, would it not be possible to ‘trade up’ so-to-speak, for a more expensive site in exchange for this valuable open space potential? With all that has already gone into this site some will probably say this is too difficult to do. The reality is that obtaining ANY open space in the west end will be difficult and expensive.

The issue before you tonight is not if my vision of this site is correct or possible, but that it deserves an evaluation. The staff report is mute on this issue. It is rather an historic compilation of events that justify the extension of the SUP. Those events were based on assumptions from the past. That was then and now is now. We have elevated open space as a priority in the City’s agenda and have money to advance this objective. I believe it is inappropriate to merely rubber stamp actions based on past assumptions. This is not a ‘done deal’ or otherwise you would not need to vote on it.

Implementation of the City’s new open space agenda is in an embryonic stage with no clear departmental responsibility for advancing this goal. As the citizen’s over site commission, I believe it is appropriate for you to take a broad view in reviewing this application, a view that accounts for where we are today with our City’s agendas and priorities. What would it hurt to defer this matter until we get input on the value of this property as open space and potential alternatives for ARHA today? If we are going to meet our goals of obtaining meaningful open space, it will take everyone working together for the same end through what admittedly may be difficult circumstances.

In closing, may I comment that one of our City councilmen has characterized our acquisition of open space as “a foot race with developers”. Isn’t it ironic that, if this is true, the City now finds this foot race is with itself? I believe this property shows the true nature of that ‘footrace’ – it is not stopping development to acquire open space but deflecting development to acquire open space.

Bill Brandon  
727 Upland Pl  
Alexandria Va 22314

6/12/04

# SPEAKER'S FORM

**PLEASE COMPLETE THIS FORM AND GIVE IT TO THE CITY CLERK BEFORE YOU SPEAK ON A DOCKET ITEM.**

**DOCKET ITEM NO. 23**

**PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.**

- 1. **NAME:** Harry P. Hart
- 2. **ADDRESS:** 307 N. Washington Street  
**TELEPHONE NO.** 703-836-5757 **E-MAIL:** hcgk.law@verizon.net
- 3. **WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF?**  
ARHA
- 4. **WHAT IS YOUR POSITION ON THE ITEM?**  
For
- 5. **NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST, CIVIC INTEREST, ETC.):**  
Attorney
- 6. **ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL?**  
Yes

This form shall be kept as a part of the permanent record in those instances where financial interest or compensation is indicated by the speaker.

A maximum of three minutes will be allowed for your presentation. **If you have a prepared statement, please leave a copy with the City Clerk.**

Additional time not to exceed 15 minutes may be obtained with the consent of the majority of the Council present; provided notice requesting additional time with reasons stated is filed with the City Clerk in writing before 5:00 p.m. of the day preceding the meeting.

The public normally may speak on docket items only at public hearing meetings, and not at regular legislative meetings. Public hearing meetings are usually held on the Saturday following the second Tuesday in each month; regular legislative meetings are regularly held on the second and fourth Tuesdays in each month. The rule with respect to when a person may speak to a docket item at a legislative meeting can be waived by a majority vote of council members present but such a waiver is not normal practice. When a speaker is recognized, the rules of procedures for speakers at public hearing meetings shall apply. If an item is docketed *for public hearing* at a regular legislative meeting, the public may speak to that item, and the rules of procedures for public hearing meetings shall apply.

In addition, the public may speak on matters which are not on the docket during the Public Discussion Period at public hearing meetings. The Mayor may grant permission to a person, who is unable to participate in public discussion at a Public Hearing Meeting for medical, religious, family emergency or other similarly substantial reasons, to speak at a regular legislative meeting. When such permission is granted, the rules of procedures for public discussion at public hearing meetings shall apply.

### **Guidelines for the Public Discussion Period**

- (a) All speaker request forms for the public discussion period must be submitted by the time the item is called by the City Clerk.
- (b) No speaker will be allowed more than three minutes.
- (c) If more speakers are signed up than would be allotted for in 30 minutes, the Mayor will organize speaker requests by subject or position, and allocate appropriate times, trying to ensure that speakers on unrelated subjects will also be allowed to speak during the 30 minute public discussion period.
- (d) If speakers seeking to address council on the same subject cannot agree on a particular order or method that they would like the speakers to be called on, the speakers shall be called in the chronological order of their request forms' submission.
- (e) Any speakers not called during the public discussion period will have the option to speak at the conclusion of the meeting, after all docketed items have been heard.

6/12/04

# SPEAKER'S FORM

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**DOCKET ITEM NO. 24**

**PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.**

- 1. **NAME:** Harry P. Hart
- 2. **ADDRESS:** 307 N. Washington Street  
**TELEPHONE NO.** 703-836-5757 **E-MAIL:** hcgk.law@verizon.net
- 3. **WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF?**  
ARHA
- 4. **WHAT IS YOUR POSITION ON THE ITEM?**  
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Attorney
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6/12/04

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- 1. **NAME:** Harry P. Hart
- 2. **ADDRESS:** 307 N. Washington Street  
**TELEPHONE NO.** 703-836-5757 **E-MAIL:** hcgk.law@verizon.net
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- 4. **WHAT IS YOUR POSITION ON THE ITEM?**  
For
- 5. **NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST, CIVIC INTEREST, ETC.):**  
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APPLICATION for  
DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN  
DSUP # ~~2002-0033~~ 2004-0020

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: Request for an extension of DSUP #2002-0033 for  
scattered site housing.

MODIFICATIONS REQUESTED: \_\_\_\_\_

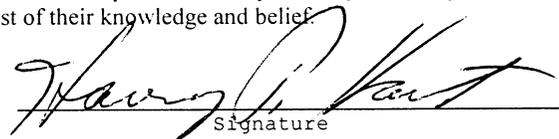
SUP's REQUESTED: Extension to DSUP #2002-0033

**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

  
Signature

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

(703) 836-5757  
Telephone Number

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

4/14/04  
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: 06/01/04 RECOMMEND APPROVAL 7-0

ACTION - CITY COUNCIL: 6/12/04 Approved 6-0

#24

APPLICATION for  
DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSUP # ~~2002-0034~~ 2004-0021

PROJECT NAME: ARHA Scattered Sites

PROPERTY LOCATION: 423 S. Reynolds Street

TAX MAP REFERENCE: 57.00-04-08 ZONE: CRMU

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: Request for an extension of DSUP #2002-0034 for  
scattered site housing.

MODIFICATIONS REQUESTED: \_\_\_\_\_

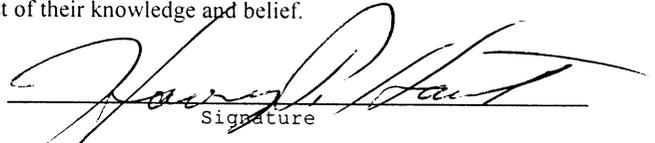
SUP's REQUESTED: Request for an extension of DSUP #2002-0033.

**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.

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Harry P. Hart  
Print Name of Applicant or Agent

  
Signature

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

(703) 836-5757  
Telephone Number

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

4/14/04  
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: 06/01/04 **RECOMMEND APPROVAL** 7-0

ACTION - CITY COUNCIL: 6/12/04 **Approved** 6-0

# 25

APPLICATION for  
DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN  
DSUP # ~~2002-0035~~ 2004-0022

PROJECT NAME: ARHA Scattered Sites

PROPERTY LOCATION: 325 S. Whiting Street

TAX MAP REFERENCE: 57.00-02-03 ZONE: RC

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: Request for Extension of DSUP # 3003-0035 for scattered site housing.

MODIFICATIONS REQUESTED: \_\_\_\_\_

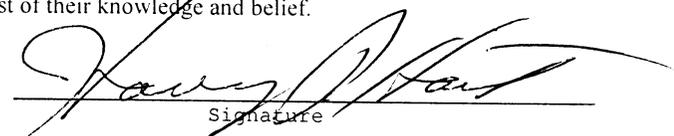
SUP's REQUESTED: Request for Extension of DSUP # 3003-0035

**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.

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4/14/04  
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: 06/01/04 **RECOMMEND APPROVAL** 7-0

ACTION - CITY COUNCIL: 6/12/04 **Approved** 6-0

20