

Docket Item #32  
SPECIAL USE PERMIT #2004-0043

Planning Commission Meeting  
June 1, 2004

**ISSUE:** Consideration of a request for a special use permit to operate various community (social service) programs.

**APPLICANT:** Tenants' and Workers' Support Committee (TWSC)  
by Jon Liss

**LOCATION:** 3801 Mount Vernon Avenue

**ZONE:** CDD-6/Coordinated Development District

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

Reason: The Planning Commission agreed with the staff analysis.

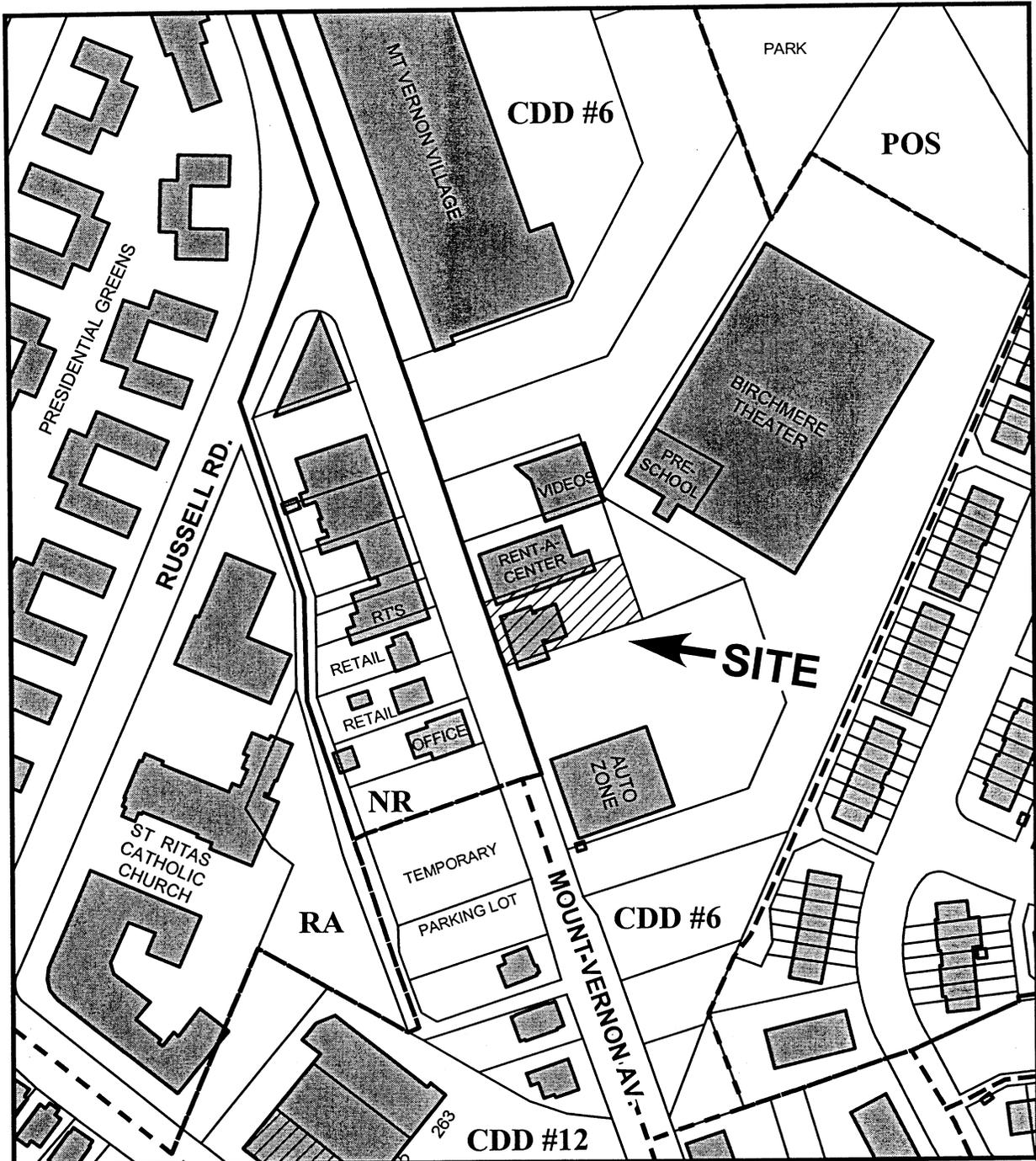
Speakers:

Jon Liss, Director of TWSC, spoke in support of the application. Mr. Liss agreed with most of staff's recommended conditions, but expressed concern about Condition #5 because he hopes to include benches and bike racks in front of the building, and objected to Condition #4 requiring retail space because of the potential financial and logistical hardship this arrangement may cause.

Roy Ackerman, tenant in the building, spoke against the application discussing concerns with the lack of parking, inadequate lighting, lack of supervision for teens, and inadequate number of bathrooms for tenants and visitors.

Marlin Lord, architect, spoke against the application stating that the proposed use does not conform with the vision and goals of the Arlandria Plan and the Neighborhood Retail zone, which envision pedestrian-oriented retail on the ground floor.

**STAFF RECOMMENDATION:** Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.



**SUP #2004-0043**

**06/01/04**



## I. DISCUSSION

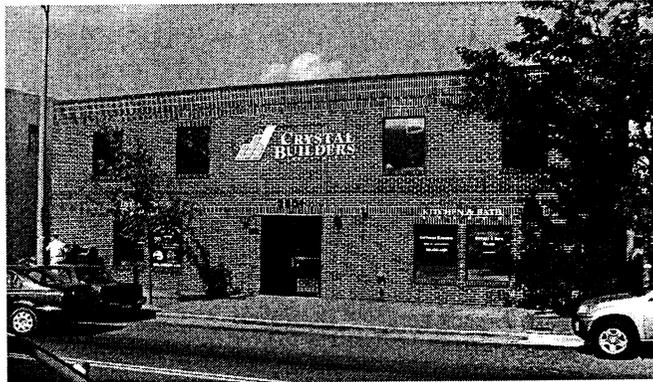
### REQUEST

The applicant, Tenant's and Worker's Support Committee (TWSC), by Jon Liss, requests special use permit approval for the operation of a social service use located at 3801 Mount Vernon Avenue.

### SITE DESCRIPTION

The subject property is one lot of record with 70 feet of frontage on Mount Vernon Avenue, 150 feet of depth and a total lot area of 10,545 square feet. The site is developed with a two story commercial building and is occupied by offices, including a travel agency on the first floor. A kitchen and bath sales business also recently occupied the other tenant space along the street. The building contains 3,700 square feet of commercial floor space on two floors. Each floor is arranged with tenant spaces on the front of the building, either continuously (second floor) or on either side of a central access area (first floor), plus one large tenant space in the rear central portion of each floor. (See attached floor plans for the building.)

Surrounding uses include restaurants and retail uses along Mount Vernon Avenue including Auto Zone immediately to the south, the Birchmere and Child and Family Network Centers and a playground to the east, and a hair salon across Mount Vernon Avenue to the west. The applicant currently has offices in the near vicinity at 3610 Mount Vernon Avenue.



3801 Mount Vernon Avenue

PROPOSAL

The applicant describes itself as a grassroots organization committed to social and economic justice and power for the people of Northern Virginia: Latino/as, African Americans, tenants, immigrants, workers, women, youth and low-income people, and has its main offices in Arlandria. It proposes to purchase the building, relocate its main offices there and use part of the space for community uses, including a multipurpose space for meetings, events and a preschool, a teen lounge, and a technology center. The remainder of the building will be leased to four existing office tenants.

The applicant proposes that the community center/social service use hours be Monday through Thursday from 8:00 a.m. to 11:00 p.m. and 8:00 a.m. to 12:00 midnight Friday and Saturday. Peak hours are 5:00 p.m. to 8:00 p.m. Monday through Thursday, 5:00 p.m. to 9:00 p.m. Friday, and 8:00 a.m. to 8:00 p.m. on Saturday.

TWSC has provided the following detailed description of each of the community uses anticipated at the new facility, as an example of what the use will encompass:

**Multipurpose and Preschool Space:** Approximately 500 square feet on the first floor in the front of the building will be used for multi-purpose and preschool space. The preschool will occupy the room from 8:00 a.m. to 3:00 p.m. weekdays, from September through May. The room can then be used for meetings of up to 85 people on evenings and weekends. This aspect of the use includes the following:

Use	Hours	Number of People
Community meetings—cultural, civic, educational, and political gatherings	Saturdays and after 5:30 p.m. weekdays; occasionally (for celebrations) until 12:00 midnight	Up to 85 (in accordance with city code standards)
Special meetings	Infrequently—Sundays when not being used for regular meetings/activities, 9:00 a.m. to 12:00 midnight	Up to 85
Workshops	Most during evening between 5:00 p.m. and 9:00 p.m.	Up to 85, generally 20-30
Seminars	Daytime training, geared to staff and para professionals, 3:00 p.m. to 5:00 p.m.	Up to 15 people

Preschool	8:00 a.m. to 3:00 p.m. Monday through Friday, September to May	The applicant proposes 16 children between the ages of three and five. The children will be students of the Network Preschool located behind the subject building. *See below for more information.
Job and health fairs, outside service providers, etc...	Evenings, 5:00 p.m. to 9:00 p.m., and weekends	Up to 85 people

\***Preschool:** The applicant anticipates up to four employees at any one time. The majority of the children will be walked by a parent for drop-off and pick-up because most of the families live in the neighborhood. Those who drive can use the parking at the back of the building, or may drop children off at the facility at 3701-A Mount Vernon Avenue (behind subject building at the Birchmere), and the children will be escorted to the facility. A playground for the children is located directly behind the building, and Network plans to install a new fence, giving access from the playground directly to the subject property.

**Teen Lounge:** A space of approximately 215 square feet located behind the existing travel agency on the ground floor will be used for a teen lounge. The lounge will offer casual chairs, a television, and a stereo music system. The wall that abuts the hallway will be translucent to allow supervision, which will be provided at all times. The teen lounge space allows for the following:

Use	Hours	Number of People
Teen Lounge—social/cultural activities	4:00 p.m. to 8:00 p.m., three days each week, and 11:00 a.m. to 8:00 p.m. on Saturday	Up to 20 (in accordance with city code standards)
Special social events and teen programming	Saturday and an occasional Friday evening up to 11:00 p.m.	Up to 20
Alexandria United Teen meetings	4:30 p.m. to 7:00 p.m. up to two days each week	Up to 20
Adult social events (sporting events, small pot luck, etc...)	6:00 p.m. to 12:00 midnight, no more than once a week	Up to 20

**Technology Center:** On the first floor at the back of the building approximately 200 square feet will be occupied by a technology center with eight to 10 computers. The technology center will be operated in collaboration with Community Lodgings, Inc., which already operates a similar computer center on Notabene Drive. The technology center can include:

Use	Hours	Number of People
Adult computer classes	Two evenings a week from 5:00 p.m. to 9:00 p.m., and Saturday morning; a total of five to ten hours of class time each week	Up to 11 including instructor
Teen computer classes	Two evenings a week from 5:00 p.m. to 9:00 p.m., and Saturday morning; a total of five to ten hours of class time each week	Up to 11 including instructor
Community computer café—community access to computers and internet	4:00 p.m. to 9:00 p.m. on weekdays, Saturday when there are no classes scheduled, and by special arrangement	Up to 10 people at one time

**Office:** The applicant will locate its own offices in two spaces within the building: there is approximately 500 square feet at the back of the first floor and adjacent to the computer center; there is also a 590 square feet space on the second floor. The applicant anticipates that up to 18 total employees will be on the premises at any one time, including employees of the existing office tenants. In addition to the TWSC uses, existing tenants of the building will remain. Specifically, the travel agency on the ground floor will continue in that location. In addition, the two second floor spaces on the front of the building are and will remain rented to existing office tenants. The leases for the rented office space in the building will expire in two years, except for a space rented to the current owner of the building on the second floor, which will last a bit longer.

**PARKING**

The applicant proposes to occupy 915 square feet of the building for community center uses. The remaining 2,785 square feet will be used as office space. According to Section 8-200 (A) (7) of the zoning ordinance, a community center occupying 915 square feet requires five parking spaces. According to Section 8-200 (A)(18), an office occupying 2,785 square feet requires seven spaces. The total requirement is for 12 space. The applicant is able to provide 13 spaces behind the building. Therefore, the applicant's current proposal meets parking requirements. In addition to the parking

provided behind the building, supplemental parking will be available at their offices across the street at 3610 Mount Vernon Avenue, and there are plans to build a public parking facility at the Datatel site. Parking requirements for the building may change as office tenants leave, and the applicant occupies more space in the building.

#### ACQUISITION OF THE PROPERTY

City Council's FY2005 approved budget includes \$300,000 for a loan in the form of a second deed of trust for TWSC to purchase the building. The money has been placed in Contingent Reserves, pending the successful negotiation of a second deed of trust by TWSC.

#### MASTER PLAN

The property is within the Potomac West Small Area Plan chapter of the Master Plan, which, after several years of collaborative neighborhood planning, was recently amended to encompass the Upper Potomac West/Arlandria long term vision. In addition to including plans for the potential redevelopment of the Safeway/Datatel sites and a few other key "opportunity sites" in Arlandria, a significant outcome of that planning effort was to outline ways to strengthen commercial sites on Mount Vernon Avenue as a means to revitalize and enliven the street and the neighborhood.

The Arlandria Plan changes included several elements, including planning principles and design guidelines, amendments to two coordinated development districts, the creation of a new coordinated development district, and a new neighborhood retail zone to revitalize the area in a manner that is consistent with the long term vision for the neighborhood.

#### ZONING

As part of the Arlandria planning work, the City designed and adopted an entirely new zone to apply to the commercial areas along Mount Vernon Avenue in Arlandria. That zone, the NR/Neighborhood retail zone, found at Section 4-1403 of the Zoning Ordinance, applies to the proposed TWSC use in this case.

In order to achieve a desirable, active urban environment, one that strengthens and revitalizes the economic and pedestrian environment, the NR zone incorporates several elements from the Arlandria Plan and proactively includes them in the form of carefully calibrated zoning proscriptions for Arlandria. Emphasizing the pedestrian's importance to the vitality of the area, the zone specifically anticipates retail, restaurant and other active uses at the street level, with residential and/or other commercial uses on the higher floors in buildings on Mount Vernon Avenue.

As an incentive for desirable uses, the NR zone allows restaurants and other uses that enhance the retail environment, including live theater and outdoor food and crafts markets, but that usually require a special use permit, to be approved under a new administrative process. These uses create synergy among existing and future retail uses that will create vibrancy, restore the economic vitality, and promote the revitalization of Mount Vernon Avenue. The zone also speaks to the importance of public art.

The NR zone includes a category of uses which do not create life on the street, but may still be acceptable with limitations on their design to reduce their negative impact on the street. Banks, professional offices and laundromats may not occupy more than 30' of the frontage of any building and there may not be more than two such uses located together. This NR zone restriction was a bold move by the City, and was prompted by the recent changes in the 400 block of King Street in Old Town. Realtors' offices have replaced active retail shops located on the ground floor of the Holiday Inn building and, directly across King Street, at Tavern Square, a clothing store, travel agency, and oriental rug store were replaced with a bank. The conversion of formerly active retail space to office uses that have little relation to, and provide no interest at, the street level has created a "dead" space along the frontage of this block on both sides of the street.

The fact that the zone allows some uses, such as a social service use, with a special use permit (SUP) must be balanced against the intent of the zone to enhance the opportunity on the ground floor for active retail, restaurant, personal service uses, and other active uses that serve the neighborhood and draw people to it. Thus, in considering a SUP request for the proposed social service use, staff must assess how the proposal meets the express intent and goals of the NR zone to achieve an active and viable retail environment that serves both the neighborhood and the broader community.

## **II. STAFF ANALYSIS**

Staff is recommending approval of this proposal, but wants to ensure that the TWSC use of this important building in Arlandria will achieve the goals of the NR zone. The proposal is positive in that it provides an opportunity for an existing neighborhood organization to remain in the community and serve as a gathering place for community programs, events, and services. On the other hand, because the immediate proposal is to use the space at the front of the building at the street level – which could be devoted to active retail uses, but is not proposed to be – staff is concerned that the use will hinder the development of a more active retail environment as envisioned in the NR zone along Mount Vernon Avenue.

The adopted plans and the new zoning for Arlandria were created to strengthen the existing pedestrian-oriented uses along Mount Vernon Avenue and to promote its success as a retail corridor. Strengthening the retail environment is key to making the area attractive to private investment and stimulating redevelopment of the Safeway/Datatel site. In Arlandria, the commercial core is relatively compact, and the TWSC proposed use lies in the center of the important pedestrian retail district. The permanent conversion of retail space to non-retail users at this location would be very harmful to the vision for the area, and to the specific ability to attract the uses on the street that will add to its overall vitality and its economic health. Ground floor retail is also especially important at this particular location because of its close proximity to the Safeway-Datatel properties. The proposed loss of retail space could affect the redevelopment potential of the Safeway Datatel site in the near future, and will affect future retail uses at the Safeway-Datatel site as the success of the retail district depends on the ability for customers to shop on both sides of the street.

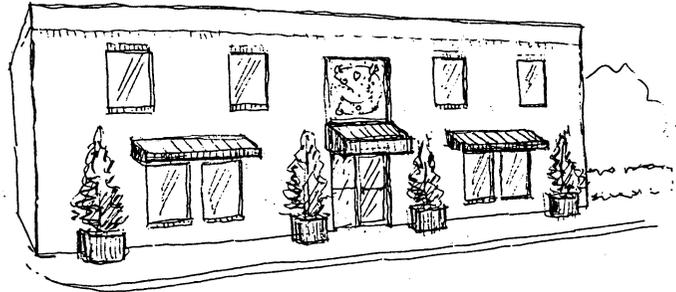
Staff has discussed its concerns with the applicant, who is receptive to ideas about incorporating ground floor retail in the new TWSC building. However, TWSC is dependent on rent from existing tenants now located on the second floor to fund the purchase of the building, which limits the space available for the proposed community uses to the first floor along the street. The applicant also has not yet fully explored the range of retail tenants that would be appropriate and could be successful at this location. For these reasons, the applicant is not willing to provide retail space along the street as part of this application.

In an attempt to balance the applicant's immediate needs and plans and the long term needs of the community for revitalization, staff is recommending approval of the proposal with conditions that require the ultimate rearrangement of the space to incorporate ground floor retail uses, consistent with the NR zone and the master plan. Specifically, staff has included a condition that requires the ground floor space along Mount Vernon Avenue to be used for retail or other active uses, consistent with the NR zone and the master plan, within two years of the approval of this SUP. This phase-in period will allow TWSC to explore potential retail tenants, and rearrange the space as existing tenants' leases run out. During this time, the applicant, working with the Arlandria Community Business Association, could consult with the Alexandria Economic Development Partnership (AEDP) and the Small Business Development Center (SBDC) for assistance in finding potential retail tenants. Both agencies have been involved in the planning and implementation process in Arlandria and understand the goal of revitalizing the area while attracting complimentary businesses.

Staff and the applicant have analyzed the floor space opportunities in the building together and found ways to make the space work for both the community uses proposed and the retail on the street and the applicant has indicated a willingness to rearrange the uses over time. The condition also provides for a review of the use of the space after two years by staff, with the opportunity to revisit this issue with the Planning Commission and City Council if necessary at that time.

Staff also recommends that the building facade be improved to enhance the streetscape and pedestrian environment as envisioned in the Arlandria Plan. The building is located along the sidewalk and has parking at the rear—both positive urban design principles identified in the NR zone for new development. However, the facade is a blank, unadorned wall on the street and does not contribute to a more attractive streetscape. To create visual interest and active street life, staff recommends that the applicant remove the existing signage and provide awnings over the door and all windows along the first floor, provide four planters along the front, and install an art piece above the doorway to identify the organization and to provide an opportunity for public art as encouraged in Section 4-1409 of the NR zone.

Staff's recommended improvements will create visual interest without the cost of a complete renovation of the facade and the applicant has agreed to implement the proposal. In addition, the Alexandria Economic Development Partnership has matching grant money available for facade improvements that may assist in covering the cost of these improvements.



Recommended Facade Improvements  
(awnings, planters, and art piece)

Staff recommends a one year review condition to ensure that the facade improvements are implemented, and that there are no issues with the social service use at this location. While the applicant is only proposing three particular social service uses at the building, it may take over more space and add additional ones of a similar type over time. Staff has recommended a condition that will allow the applicant to expand the social service use to the entire building, with a mix of community-oriented uses similar to what is described in this report is maintained.

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

### III. RECOMMENDED CONDITIONS

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

1. The special use permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z)
2. The social service use approved by this permit shall include a mix of community-oriented uses similar to what is described in this report, and consistent with the social service use zoning definition and the parking requirements. (P&Z)
3. The social service use facility shall close by 11:00 p.m. Sunday through Thursday, and 12:00 midnight Friday and Saturday.

4. Within two years from the date of this SUP approval, the ground floor uses in the front half of the building shall be occupied by retail uses consistent with the NR zone and Arlandria Plan. This permit shall be reviewed by the Director of Planning and Zoning at that time for compliance and shall be docketed for consideration by the Planning Commission and City Council if compliance is not obtained by that time for consistency with the NR zone and the Arlandria Plan. (P&Z)
5. The applicant shall implement facade improvements to the building consistent with the attached sketch, to include awnings over the door and all first floor windows, four planters, the removal of existing signage, and the installation of a mosaic or other high quality artistic enhancement above the entrance of the doorway that identifies the organization. (P&Z)
6. The maximum number of children permitted at the preschool at any one time shall be that number for which the facility has been licensed by the state. (P&Z)
7. The applicant shall provide the outdoor play area for the preschool to the satisfaction of the City's Office of Early Childhood Development staff and as may be required by state licensing. (P&Z)
8. The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the community center. This is to be completed prior to the center opening.
9. Lighting in the parking area shall be to the satisfaction of the Director of Transportation and Environmental Services in consultation with the Chief of Police. (P&Z)
10. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys, or storm sewers. (T&ES)
11. The Director of Planning and Zoning shall review the special use permit one year after approval and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the director has received a request from any person to docket the permit for review as a result of a complaint that rises to the level of a violation, or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

SUP#2004-0043  
3801 Mount Vernon Avenue

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

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

#### IV. CITY DEPARTMENT COMMENTS

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

##### Transportation & Environmental Services:

- C-1 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line.
- R-1 Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys, or storm sewers.

##### Code Enforcement:

- C-1 The current use is classified as B-Business; the proposed use is A-Assembly, B-Business, E-Educational. Change of use, in whole or in part, will require a certificate of use and occupancy (USBC 119.4) and compliance with USBC 119.2. including but not limited to: limitations of exit travel distance, emergency and exit lighting, a manual fire alarm system, and accessibility for persons with disabilities. The necessary modifications to the structure shall be submitted by a licensed design profession and shall address handicap accessibility, required number of exits, exit door swing, mechanical system requirements as well as other requirements of the USBC affected by a change of use.
- C-2 This structure contains mixed use groups [A-Assembly, B-Business, E-Educational], and is subject to the mixed use and occupancy requirements of USBC.
- C-3 Required exits, parking, and accessibility within the building for persons with disabilities must comply with USBC Chapter 11. Handicapped accessible bathrooms shall also be provided.
- C-4 A Certificate of Use of Occupancy is required prior to opening (USBC). Since this space will contain mixed uses, the certificate must state the purpose for which each space is to be used in its several parts (USBC).
- C-5 A fire prevention code permit is required for the proposed operation. An egress plan showing fixture location, aisles and exit doors shall be submitted for review with the permit application.

- C-6 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.
- C-7 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-8 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-9 The following code requirements apply where food preparation results in the development of grease laden vapors:
- (a) All cooking surfaces, kitchen exhaust systems, grease removal devices and hoods are required to be protected with an approved automatic fire suppression system.
  - (b) A grease interceptor is required where there is drainage from fixtures and equipment with grease-laden waste located in food preparation areas of restaurants. Food waste grinders can not discharge to the building drainage system through a grease interceptor.
- C-10 A rodent control plan shall be submitted to this office for review and approval prior to occupancy. This plan shall consist of the following:
- (a) Measures to be taken to control the placement of litter on site and the trash storage and pickup schedule.
  - (b) How food stuffs will be stored on site.
  - (c) Rodent baiting plan.

Health Department:

- F-1 No comments.

Police Department:

- R-1 The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the community center. This is to be completed prior to the center opening.

**Staff did not include the following condition, but has instead included a condition that lighting be to the satisfaction of T&ES in consultation with the Chief of Police.**

- R-2 The lighting for the parking lot is to be a minimum of 2.0 foot candles minimum maintained.

Human Services (Social Services):

- R-1 On March 21, 2004, a site visit was made by OECD staff, Nancy Striniste, to 3801 Mount Vernon Avenue to review the proposed plan to renovate a first floor room for use as a multipurpose room and child care classroom for up to 16 children ages 3-5. The program will be run by Child and Family Network Centers, and outdoor play space will be shared with Birchmere CFNC site. The classroom space is still occupied by Kitchen and Bath Studio. Renovations have not yet begun, but are planned to include removal of all kitchen and bath fixtures and interior partitions in the space.

The renovation will require new finishes on floors, walls, and perhaps ceiling. Although the floor plan submitted does not show it, Mr. Liss said that plans include adding a utility sink to the closet currently shown in the upper left corner of the room in plan view. This sink will be available to be used as an art sink by the childcare program. There are currently four windows, which provide good natural light to the space. One window will potentially be converted to an exit, and OECD recommends that this door be at least half glass to maintain the natural light in the space.

The restroom that will be used by children is not connected directly to the classroom so a teacher will accompany children in the restroom at all times. There are two restrooms available to all the programs in the building, so the plan is to reserve one of those for the exclusive use of the children during the hours when childcare is provided (9 am - 3pm). OECD recommends that this restroom be outfitted with a child-sized or standard-sized sink and toilet, rather than a handicapped-size sink and commode, so that the equipment will be accessible to the young children being served.

APPLICATION for SPECIAL USE PERMIT # 2004 0043

[must use black ink or type]

PROPERTY LOCATION: 3801 Mt. Vernon Avenue

TAX MAP REFERENCE: 7.03-09-07 ZONE: C00-6

APPLICANT Name: Jon Liss for T.W.S.C.

Address: 3805 Mt. Vernon Ave. #5, Alex, VA 22305

PROPERTY OWNER Name: (contract purchaser) Andrew J Adams or Elizabeth A. Adams

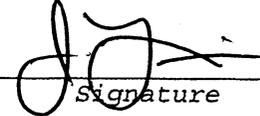
Address: 3801 Mt. Vernon Ave. # Alexandria VA 22305

PROPOSED USE: social services - office and community use

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Jon Liss for Tenants & Workers'  
 Print Name of Applicant or Agent Support Committee Signature 

3805 Mt. Vernon Ave. #5  
 Mailing/Street Address Telephone # 703 684 5697 Fax # 703 684 5714

Alexandria VA 22305  
 City and State Zip Code Date 3/23/04

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

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

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

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

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

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

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

non-stock, non-profit corporation  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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? N/A

- Yes. Provide proof of current City business license  
 No. The agent shall obtain a business license prior to filing application, if required by the City Code.

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



3. Special Use Permit / 3801 Mt. Vernon Avenue:

There are three rooms that will be used for 'special' activities. The charts below indicate times, use and # of people. The rest of the building will be used for general office activities of both the Tenants' and Workers' Support Committee and commercial tenants.

a. Technology Center – 8-10 computers situated in a computer lab on the first floor. There will be classes for adults and teens as well as open access for homework and personal use. This occupies approximately 200 square feet.

Use	Time(s)	# of People
Adult computer classes	Two evenings (5 to 9pm) and Saturday morning – 5 to 10 hours of class time / week	Up to 11 including instructor
Teen computer classes	Two evenings and Saturday afternoon – 5 to 10 hours of class time / week	Up to 11 including instructor
Community Computer Café – community access to computers and internet	4 to 9pm on weekdays (when there are no classes). Also Saturday when there are no classes (and by special arrangement)	Up to 10 people at one time

b. Teen Lounge - an open space will be created with casual chairs, television and a stereo music system. The wall that abuts the hallway will be translucent to allow supervision. The lounge is approximately 215 square feet.

Use	Time(s)	# of People
Teen Lounge – social / cultural activities	4 – 8pm, three days / week, 11 – 8 on Saturdays	Up to 20 (in accordance with code standards)
Special Social events / teen programming	Saturdays and an occasional Friday evenings – up until 11 pm	Up to 20
Alexandria United Teen meetings	4:30 – 7pm up to two days/ week	Up to 20
Adult social events (sporting event, small pot luck etc..)	6pm – 12 midnight – no more than once a week.	Up to 20

c. Multi-Purpose Space – a large open space room of 500 to 600 square feet will be used for a variety of youth, teen, family and adult programming.

Use	Time(s)	# of People
Community meetings – cultural, civic, educational, political gatherings	Regularly on Saturdays and after 5:30 PM on weekdays, occasionally (for celebrations) until 12 midnight	Up to 85 (in accordance with code standards)
Special meetings	Infrequently – Sundays and when not being used for regular meetings / activities (9am – 12 midnight)	Up to 85
Workshops	Most are held in the evening between 5 and 9pm, or on	Up to 85 – generally 20-30 people

	Saturday between 9am and 8 pm	
Seminars	Day time training – geared to staff and para professionals – 3 – 5 pm	Up to 15 people
Preschool	8-3pm M-F from September to May	Up to 20 people including staff and 16 students ages 3 to 5.
Job and health fairs, outside service providers, etc...	Evenings (5-9 pm) and weekends	Up to 85 people

d. Offices – There are four existing tenants who will continue to use their rented space for offices. Additionally, TWSC staff and members will use four existing cubicles and three offices. If all the employees of the existing businesses and the TWSC were there are onetime there maybe up to 18 employees in the building. This is seldom the case – because of staggered work hours and the fact that most TWSC employees and many of the existing uses require a high percentage of time out of the office.

Parking – Currently the lot is unstrpped but fits about 13 spaces. planning staff estimated that 13 to 15 parking spaces would be adequate for the building with the exception of the use of the multi-purpose room. Our parking plan relies on the following: the use of additional parking at 3610 Mt. Vernon Avenue which is rented by the TWSC and holds an additional 12 cars. We estimate that over 50% of our members / patrons live within 2/3's of a mile and will walk to many of our activities. Preschool employees and parents of preschool students may park adjacent to our building in the existing Child and Family Network Center offices (with 288 daytime parking spaces at the Birchmere). Finally, we are located directly across the street from the planned municipal lot at the former Datatel site – we anticipate surplus parking to be easily accommodated at this lot.

**USE CHARACTERISTICS**

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

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

5. Please describe the capacity of the proposed use:

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

Average of 100 / day - Monday - Sunday  
Occasionally we may have up to 300 people in a room

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

Average of 20 / day. Generally not more than a dozen at any one time.

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

Day:

Mon-Thursday  
Friday and Saturday  
\* Please see chart for

Hours:

8am - 11pm  
8am - 12 midnight

page question # 3 for details

\* Our peak hours are 5pm - 8pm - M-R 5-9pm Friday  
+ All day Saturday 8am-8pm

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

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

Generally little noise beyond conversation or television. Occasional cultural celebration with recorded music or bands.

B. We don't anticipate noise beyond our  
property line.

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

Mostly paper products on employee lunches.  
- they will be disposed in the dumpster.

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

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

General paper and paper products.

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

A nominal amount - probably one  
large trash bag / day.

C. How often will trash be collected?

Twice / week.

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

Notice will be posted. There  
will be adult supervision at all times.

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

Yes.  No.

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

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

Yes.  No.

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

A minimal amount of non-toxic ink  
supplies. used ~~by~~ b.

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

All activities will be adult supervised.

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### ALCOHOL SALES

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

Yes.  No.

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

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**PARKING AND ACCESS REQUIREMENTS**

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

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

Planning staff estimated 13-15 spaces would be needed. Additional spaces may be required for special events.

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

3 Standard spaces

9 Compact spaces

1 Handicapped accessible spaces.

\_\_\_\_\_ Other.

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

If the required parking will be located off-site, where will it be located: the current lot parks @ 13.

\* Supplemental parking will be available at our offices across the street at 3610 Mt. Vernon Ave and at the news spaces @ the former Astel site  
Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

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

A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? 0

B. How many loading spaces are available for the use? 0

C. Where are off-street loading facilities located? 0

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

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

N/a

**SITE CHARACTERISTICS**

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

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

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

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

3,700 sq. ft. (existing) + \_\_\_\_\_ sq. ft. (addition if any) = 3,700 sq. ft. (total)

*Currently we will be occupying about 1900 square feet. As tenant lease's expire we will assume more space for similar uses.*

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

a stand alone building       a house located in a residential zone       a warehouse

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

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

other, please describe: \_\_\_\_\_

**Child Care Homes and Child Care Centers**

Applicants for both child care homes and child care centers (day care center, day nursery, and nursery schools) must complete the following section.

**8. How many employees will staff the child care facility, including the operator?**

A total of sixteen (16) children will attend the preschool program at the proposed location. There will be one lead teacher and one assistant teacher who will supervise the children at all times.

**9. Where will staff and visiting parents park?**

Parking will be provided on-site, but additional spaces will be available at our offices directly across the street at 3701-A Mount Vernon Avenue, Alexandria, VA 22302.

**10. Please describe how and where parents will drop-off and pick-up children.**

The majority of our children will be walked by a parent for drop-off and pick-up because we are situated in the neighborhood where most of our families live. Those driving their children for drop-off and pick-up will have access to the driveway located on the side of the building. If additional loading/un-loading space is needed, available parking may be utilized at our existing location directly across the street at 3701-A Mount Vernon Avenue.

**11. At what time will children usually be dropped-off and picked-up.**

Children will be dropped off in the morning hours at approximately 9:00 a.m. and will be picked up in the afternoons at approximately 3:00 p.m.

**12. What type of outdoor play equipment is proposed for the child care facility, if any? Where will it be located on the property?**

There is no play equipment currently situated at the proposed location, but children will have full access to the playground at our existing location – 3701-A Mount Vernon Avenue. The playground at this location was completed on March 19, 2004 and is an outdoor playground specifically designed for children ages 3-7. Handicap access and all safety features have been approved and children will be supervised at all times when utilizing the play area.

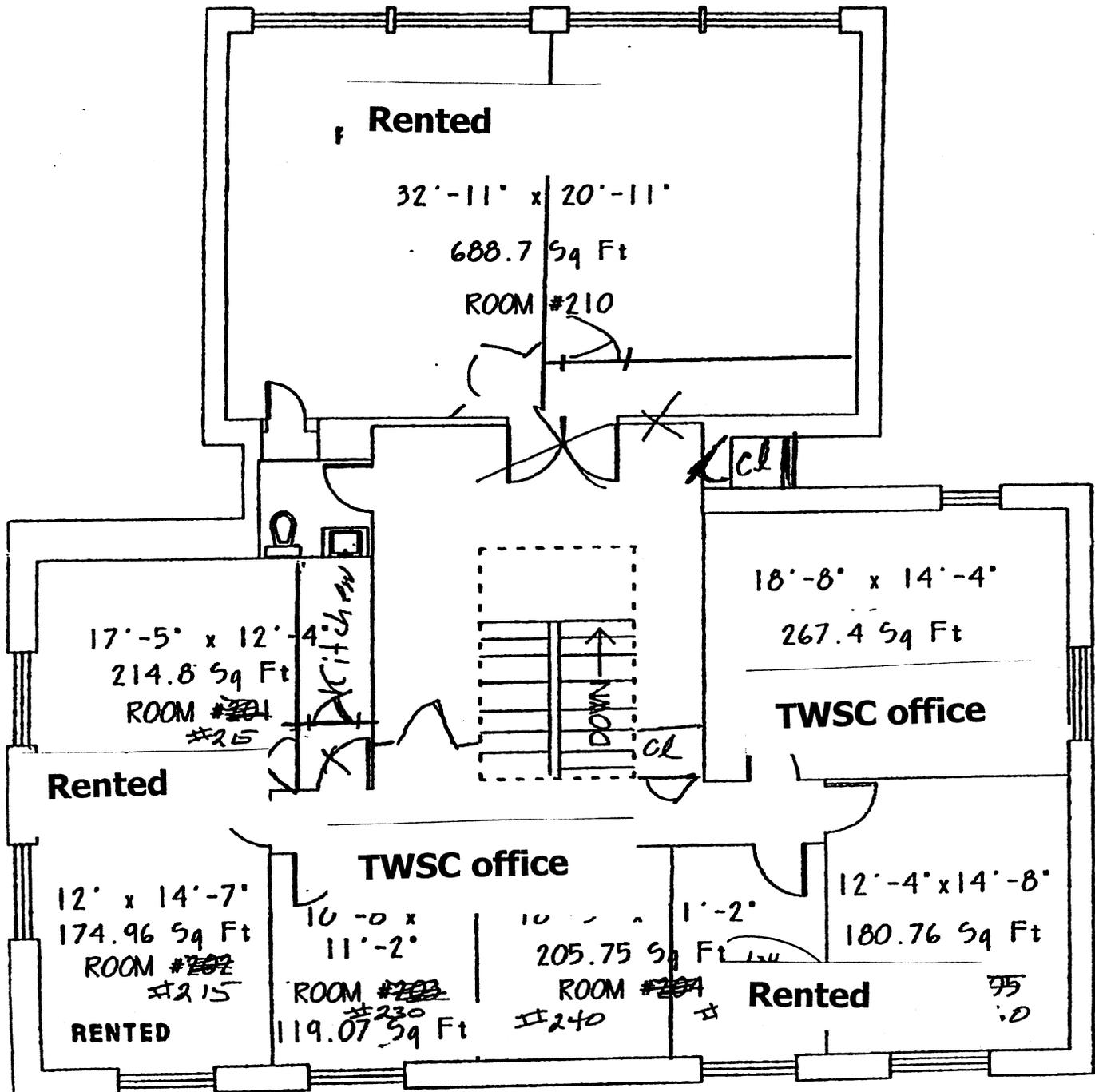
**13. Are play areas on the property fenced?  Yes.  No.**

**If no, do you plan to fence any portion of the property?  Yes.  No.**

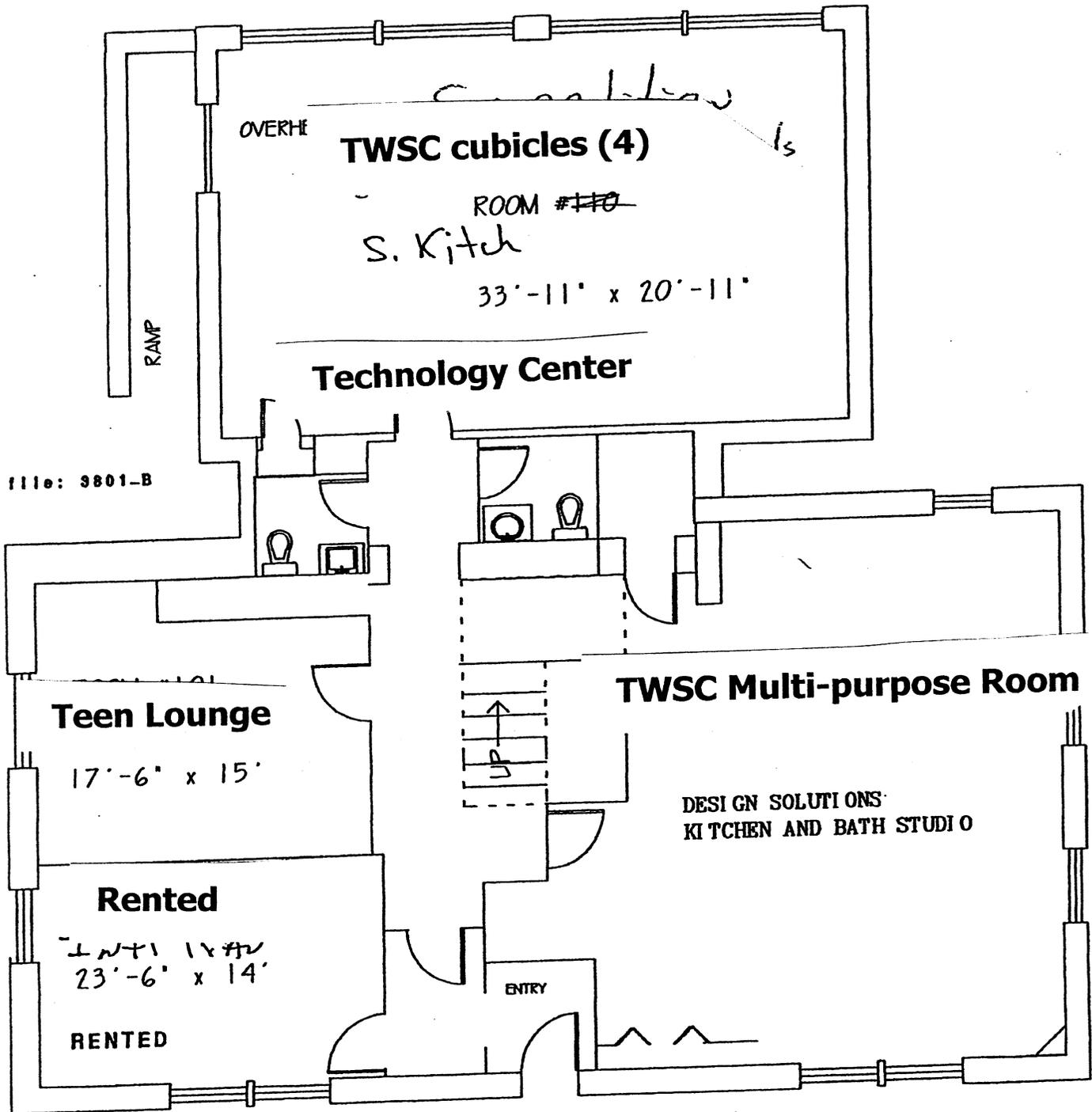
**Please describe the existing or proposed fence.**

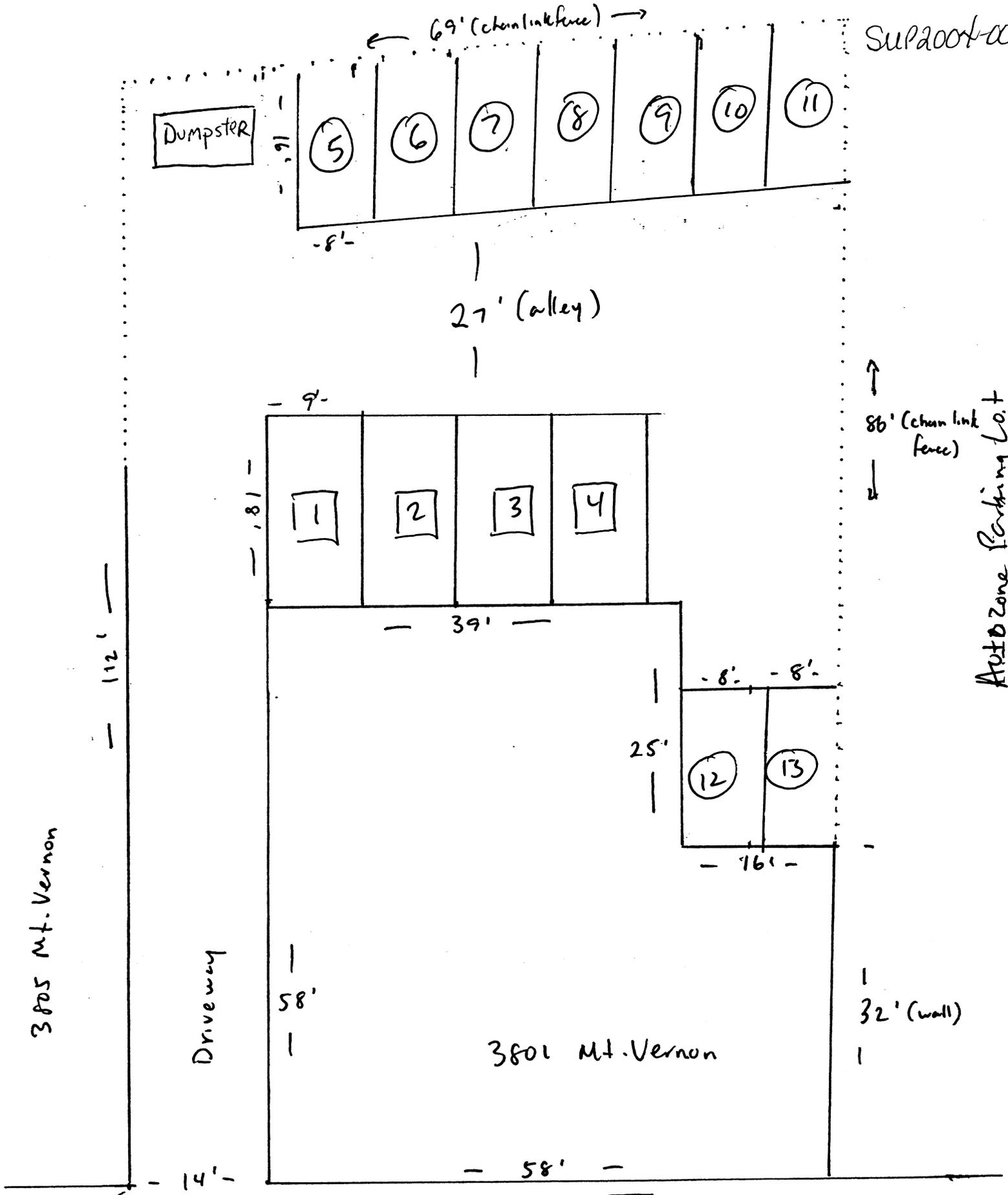
The existing fence is a six foot tall chain-linked fence that surrounds the entire play area. An addition to the fence is to take place in the next 6 months that will entail the installation of another exit, giving our families/children at the proposed location better access to the playground.

SUP2004-0043



scale: Approximately 1/8"=1'  
file: 3801.1





Dumpster

5 6 7 8 9 10 11

27' (alley)

1 2 3 4

12 13

3801 Mt. Vernon

- 14 Standard spaces (9' x 18')
- 9 Compact spaces (8' x 16')
- Scale: 1 in. = 12 ft

Mt. Vernon Ave.

29

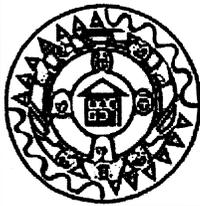
Sup 2007-08

Autozone Parking Co. ↑ 86' (chain link fence)

3805 Mt. Vernon

Driveway

32' (wall)



Tenants' And Workers' Suppo

Comité de Apoyo de Inquilinos y Trabajadores

Home

Mission & Accomplishments

Current Projects & Campaigns

Network & Supporters

News & Publications

Events & Meet

Volunteer / Donate

Contact Us



The Tenants' and Workers' Support Committee is a democratically-controlled, grassroots organization committed to winning social and economic justice and power for the people of Northern Virginia – Latinos/as, African Americans, tenants, immigrants, workers, women, youth and low-income people.



Watch TWSC Video!



(( News! )) - The TWSC is honored by Leadership for a Changing World Progre

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BY [GROUNDSPRING.org](http://GROUNDSPRING.org)

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Phone: 703.684.5697, Fax: 703.684.5714 3805 Mount Vernon Avenue, Alexandria, VA 22305





Home

---

Mission & Accomplishments

---

Current Projects & Campaigns

---

Network & Supporters

---

News & Publications

---

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---

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---

Contact Us

## Mission & Accomplishments

The Tenants' and Workers' Support Committee is a democratically-controlled, grassroots organization committed to winning social and economic justice and power for the people of Northern Virginia – Latinos/as, African Americans, tenants, immigrants, workers, women, y and low-income people. We build power by:

- Organizing low-income communities and workers by forming both geographic and work sector based chapters.
- Challenging racism and sexism through education and direct action.
- Deepening our political analysis and awareness – developing community leaders.
- Creating campaigns and coalitions to win social change.
- Cooperatively controlling community resources.

The TWSC/CAIT has strategically moved to advance its mission through the incorporation diverse sectors of the low-income population of Northern Virginia: multinational immigrants (including Central and South American, East African, and Central and South Asian immigrants), African Americans, low-wage workers, women of color, and youths. **Concrete Victories** of multi-racial community mobilization, leadership development and coalition-building strategies include higher wages and improved working conditions, expanded access to health care, n education programs, collective control of housing, etc.

2003 - 2004 © TWSC. All photos by Rick Reinhard. En Español  
Phone: 703.684.5697, Fax: 703.684.5714 3805 Mount Vernon Avenue, Alexandria, VA 22305



- Home
- Mission & Accomplishments
- Current Projects & Campaigns
  - Community Organizing
  - Low-wage Worker Organizing
- Network & Supporters
- News & Publications
- Board of Directors
- Volunteer / Donors
- Contact Us

### Current Projects & Campaigns

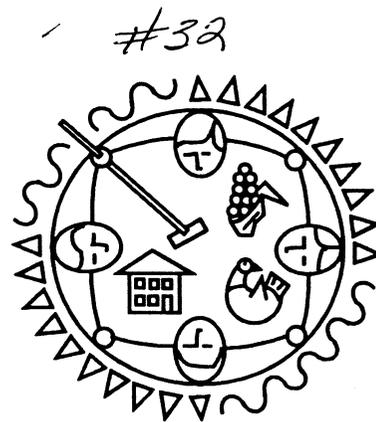
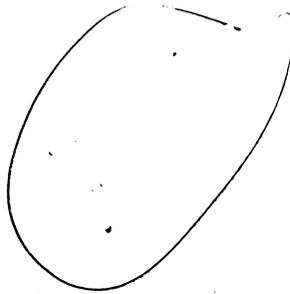
The TWSC/CAIT conducts public policy and issue campaigns, low-wage worker and community organizing, political education and leadership development, electoral organizing and policy oriented research, all of which are geared to our overall mission of building regional power in Northern Virginia, and a broad, political-economic justice movement centered in the leadership of working-class women and communities of color. Our organization has two main regional divisions: **Community Organizing** and **Low-wage Worker Organizing**.



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 Phone: 703.684.5697, Fax: 703.684.5714 3805 Mount Vernon Avenue, Alexandria, VA 22305

May 27, 2004

Eric Wagner, Chair  
Planning Commission  
City Hall  
P.O. Box 178  
Alexandria, VA 22313



Dear Mr. Wagner,

Concerning the Tenants' and Workers' Support Committee's Special Use Application (#2004-0043) we concur with most of the staff recommendations with the exception of *Conditions #4 and #5*. Thus we urge approval with the modification of *Condition #5* and the removal of the *Condition 4*.

First, regarding *Condition #5* – we agree to the awnings and the artistic sign. There is currently a mailbox where one of the projected planters is to be placed. We would like to keep the mailbox, which is one of two on Mt. Vernon Avenue in Arlandria. Secondly, we have discussed with the City the placement of either a bench and / or a bike rack along the front of the building. After reading the report, I talked with staff who said that we would be expected to provide four (4) planters in front of the building. We would like to modify this to include a combination of 4 items – the mail box, a bench, a bicycle rack and one planter.

Secondly, and more substantively, *Condition #4*, is unacceptable in that it will, within two years, prevent us from conducting our planned and principal activities. The staff report is grossly inaccurate in one statement: "Staff and applicant have analyzed the floor space opportunities in the building together and found ways to make the space work for both the community uses proposed and the retail on the street and the applicant has indicated a willingness to rearrange the uses over time." This was not agreed to – in a meeting with staff I indicated that of course we would consider commercial uses for a portion of the downstairs space but that we would make that change only if it made financial sense and sense within the overall functioning of the community center. At this point we do not intend to flip the entire building upside down in order to place community uses on the second floor and commercial retail on the first floor. Let me outline several points concerning the proposed Arlandria Community Center and the Arlandria Plan.

- 1) The Arlandria Plan –
  - a) The Arlandria Plan was designed to focus on the "redevelopment of three underutilized "opportunity" sites: Safeway-Datatel, the Birchmere and the Mt. Vernon Village Shopping Center". Small sites, such as the proposed Arlandria Community Center are not at the center of the Arlandria Plan. It is a distortion

of current reality to place the site at 3801 Mt. Vernon Avenue at the "center" of the Arlandria Plan.

- b) The Community Center – with first floor community-oriented uses – is in sync with the Arlandria Plan in terms of our encouragement of pedestrian traffic, public art (both our planned signage, 2 existing murals, and future murals / banners to come), as well as providing an institutional infrastructure to support and maintain Arlandria's unique "diversity" (i.e., the low and moderate income Latino/a and African American majority population).
  - c) The TWSC is firmly committed to working with staff to insure that the form (as opposed to function) of the building is complimentary and consistent with the Arlandria Plan. I have attached email correspondence from Warwick Village's Chris Hamilton which is supportive of our proposed uses.
- 2) Community Center uses need to be, by definition, open to and accessible to community members. In terms of ADA, visibility and ease of use we intend to use the first floor primarily for community oriented uses. Of course we will *consider* alternative retail uses of the first floor. That is, however, not our intent at this point.
- 3) Another reason sited for retail is the *synergy* caused by a concentration of local businesses. An example is cited in Old Town where retail space became real estate offices and the less dense uses have had a negative impact. For us it is quite the opposite, our center will markedly increase the density of use (and the amount of potential customers) in the immediate vicinity. The current and most recent tenants (an upscale kitchen design service and a travel agent) barely generate(d) any foot traffic. The Arlandria Community Center will generate 100 to 400 unique visitors each day. To our immediate South is the AutoZone – which – by design – is a drive to destination. To our right is the Super K Store which strongly supports our application because it is good for the community and good for their business (see attached note). Further North is the Arlandria Shopping Center in which the recently opened Wing Zone – a food preparation and delivery store with no seating - was approved and opened! We like to think that human actions that do not involve the exchange of money for goods still may have an intrinsic value and be good for creating and sustaining the kind of vibrant community we all want.

We thank you for your consideration of our request and ask that you please amend *Condition 5* and eliminate *Condition 4*.

Sincerely,



Jon Liss  
Director, TWSC



liss\_twsc@hotmail.com

Printed: Thursday, May 27, 2004 3:15 PM

**From :** <crhamilton@comcast.net>  
**Sent :** Thursday, May 20, 2004 10:09 AM  
**To :** "Jon Liss" <liss\_twsc@hotmail.com>  
**Subject :** Re: FW: DRCA land use mtg (fwd)

Hi Jon -

When the WVCA Board discussed this we did so trying to abide by the recommendations in the Arlandria Plan. We thought that meant that the "form" matters more than the "function." If the outside of the building "fits in" by looking like it has first floor retail like the rest of the Avenue than we believe that's sufficient, especially given that the proposed use is going to provide a valuable and needed community service.

Perhaps if someone else had proposed an office use on the first floor we may not have thought the trade off was worth it, but we do here. There's also the issue of timing. Right now nothing is happening on the Avenue so the City should be more flexible. In 5 or 10 years when we all envision a vibrant and more dense retail strip, it likely will be harder to do something similar. Anyway, we hope that City staff would work with you to make this happen.

Has the staff review come out yet?

WVCA will get our letter of support out to the Commission prior to the meeting.

You can certainly feel free to share my emails with anyone if you think it helps.

Thanks,  
Chris

--  
Chris Hamilton  
2912 Hickory Street  
Alexandria, VA 22305  
703.519.8992 (H), 703.228.3725 (O)  
crhamilton@comcast.net  
www.WarwickVillage.com

May 27, 2004

Eric Wagner, Chair  
Planning Commission  
City Hall  
P.O. Box 178  
Alexandria, VA 22313

Dear Mr. Wagner,

I am the owner of Eagle Cashing Center. We are a small business located on Mt. Vernon Avenue in Arlandria. Concerning the Tenants' and Workers' Support Committee's Special Use Application (#2004-0043) we strongly support the Committee's proposed use of the property as a Community Center. Their proposed use helps to build the community and will provide important support to area residents. Furthermore, the proposed use compliments the ongoing operations of our business as it will attract more people at different times to the Mt. Vernon Avenue / Arlandria area. There is no need for the first floor of the building to be converted to retail - I strongly support the Tenants' and Workers' Support Committee's proposed creation of the Arlandria Community Center at 3801 Mt. Vernon Avenue.

Sincerely



Victor Diagle  
Owner

*Fashion K City*  
3815 Mount Vernon Ave  
Alexandria VA 22305  
(703) 683-5098

May 27, 2004

Eric Wagner, Chair  
Planning Commission  
City Hall  
P.O. Box 178  
Alexandria, VA 22313

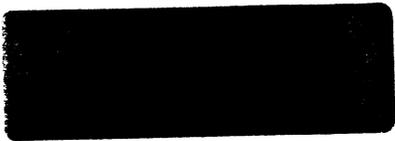
Dear Mr. Wagner,

I am the owner of Fashion K City . We are a small business located on Mt. Vernon Avenue in Arlandria. Concerning the Tenants' and Workers' Support Committee's Special Use Application (#2004-0043) we strongly support the Committee's proposed use of the property as a Community Center. Their proposed use helps to build the community and will provide important support to area residents. Furthermore, the proposed use compliments the ongoing operations of our business as it will attract more people at different times to the Mt. Vernon Avenue / Arlandria area. There is no need for the first floor of the building to be converted to retail – I strongly support the Tenants' and Workers' Support Committee's proposed creation of the Arlandria Community Center at 3801 Mt. Vernon Avenue.

Sincerely

A handwritten signature in black ink, appearing to read "Kevin Do", written over a horizontal line.

Kevin Do  
Owner



May 27, 2004

Eric Wagner, Chair  
Planning Commission  
City Hall  
P.O. Box 178  
Alexandria, VA 22313

Dear Mr. Wagner,

I am the owner of Super K Center. We are a small business located on Mt. Vernon Avenue in Arlandria. Concerning the Tenants' and Workers' Support Committee's Special Use Application (#2004-0043) we strongly support the Committee's proposed use of the property as a Community Center. Their proposed use helps to build the community and will provide important support to area residents. Furthermore, the proposed use compliments the ongoing operations of our business as it will attract more people at different times to the Mt. Vernon Avenue / Arlandria area. There is no need for the first floor of the building to be converted to retail – I strongly support the Tenants' and Workers' Support Committee's proposed creation of the Arlandria Community Center at 3801 Mt. Vernon Avenue.

Sincerely



Donnie Do  
Owner

May 27, 2004

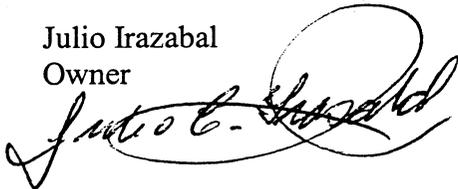
Eric Wagner, Chair  
Planning Commission  
City Hall  
P.O. Box 178  
Alexandria, VA 22313

Dear Mr. Wagner,

I am the owner of La Tienda Latina and La Feria Bakery. We are a small business located on Mt. Vernon Avenue in Arlandria. Concerning the Tenants' and Workers' Support Committee's Special Use Application (#2004-0043) we strongly support the Committee's proposed use of the property as a Community Center. Their proposed use helps to build the community and will provide important support to area residents. Furthermore, the proposed use compliments the ongoing operations of our business as it will attract more people at different times to the Mt. Vernon Avenue / Arlandria area. There is no need for the first floor of the building to be converted to retail – I strongly support the Tenants' and Workers' Support Committee's proposed creation of the Arlandria Community Center at 3801 Mt. Vernon Avenue.

Sincerely

Julio Irazabal  
Owner

A handwritten signature in black ink, appearing to read "Julio Irazabal", written over a circular scribble.

El Pulgarcito Restaurant

3838 Mount Vernon Avenue  
Alexandria, Virginia 22305

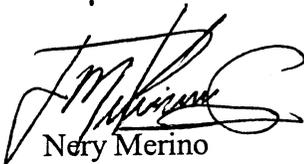
May 27, 2004

Eric Wagner, Chair  
Planning Commission  
City Hall  
P.O. Box 178  
Alexandria, VA 22313

Dear Mr. Wagner,

I am the owner of El Pulgarcito Restaurant. We are a small business located on Mt. Vernon Avenue in Arlandria. Concerning the Tenants' and Workers' Support Committee's Special Use Application (#2004-0043) we strongly support the Committee's proposed use of the property as a Community Center. Their proposed use helps to build the community and will provide important support to area residents. Furthermore, the proposed use compliments the ongoing operations of our business as it will attract more people at different times to the Mt. Vernon Avenue / Arlandria area. There is no need for the first floor of the building to be converted to retail – I strongly support the Tenants' and Workers' Support Committee's proposed creation of the Arlandria Community Center at 3801 Mt. Vernon Avenue.

Sincerely



Nery Merino  
Owner

# THE DEL RAY CITIZENS ASSOCIATION

P.O. BOX 2233  
1954

ALEXANDRIA, VIRGINIA 22301

ESTABLISHED

---

**To:** Members of Alexandria Planning Commission  
Eileen Fogarty, Director, Office of Planning and Zoning

**From:** Amy Slack, Land Use Committee Co-Chair  
Sarah Haut, Land Use Committee Co-Chair  
Justin Wilson, President

**Date:** May 31, 2004

**Subject:** SUP#2004-0043, 3801 Mt. Vernon Avenue. Request for a special use permit to operate various community (social service) programs; zoned CDD-6/Coordinated Development District. Applicant: Jon Liss

The DRCA Land Use Committee discussed the referenced SUP at its May 20, 2004 meeting. John Liss, a representative of the Tenants and Workers Support Committee attended our March Land Use meeting to discuss the proposed facility and requested the Association's support. The item had been announced in our newsletter.

The Tenants and Workers Support Committee wishes to establish and operate the Arlandria Multi-purpose Center. The Center will provide programs that address the unique needs of the predominantly Latino/a and African American neighborhoods of Arlandria area. The focus is multi-cultural community-building and civic participation, integrated with self-help initiatives, individual and family strengthening, and focused social services.

The LU committee and Executive Board support the recommendations of the Arlandria Plan and the position taken by Warwick Village Civic Association which encourages the first floor frontage be maintained as retail use and should a portion of this frontage not be used for retail, then it should appear as retail through the use of awnings and display windows.

We request your support for this position and welcome your questions and comments. Please feel free to contact Co-chairs Amy Slack at 703-549-3412 or Sarah Haut at 703-838-9060 and President Justin Wilson at 703-299 1576.

PC Docket Item # 32  
SUP 2004-0043

Natalie Burch  
05/31/2004 02:11 PM

To: Barbara Ross/Alex@Alex  
cc: Jeffrey Farner/Alex@Alex, Kendra Jacobs/Alex@Alex  
Subject: Re: June 1st Public Hearing 3801 MOUNT VERNON AVENUE -SUP  
2004-0043

FYI attached - believe this is #32 under "New Business."

NB

----- Forwarded by Natalie Burch/Alex on 05/31/2004 02:06 PM -----



<MGLAIA@aol.com>  
05/31/2004 01:15 PM

To: <hsdunn@iphtax.com>, <fossom@rand.org>, <JssJennings@aol.com>, <komorosj@nasd.com>, <jlr@cpma.com>, <erwagner@comcast.net>  
cc: <MGLAIA@aol.com>, <eileen.fogarty@ci.alexandria.va.us>, <phil.sunderland@ci.alexandria.va.us>  
Subject: 3801 MOUNT VERNON AVENUE -SUP 2004-0043

30 May 2004

Memo to: Chairman and Members of the Planning Commission  
From: Marlin G. Lord, member of the Upper Potomac West Task Force/Work Group

Subject: 3801 Mount Vernon Avenue  
Special Use Permit #2004-0043

I am out of town and may not be able to make it back in time to appear at the Public Hearing on June 1st, thus I am emailing my thoughts for further consideration.

It is my recommendation that you defer action until such time as 1) the City has explored the development stimulus of a social service use on the Avenue, 2) the Applicant includes retail in conformance with the Zoning Code, 3) the Applicant has explored the enormous cost associated with bringing the building up to code in accordance with the City Department comments, 4) the City has examined whether the Zoning Code is being twisted to rationalize a "community center" as a "social service" use, and 5) the City has evaluated the economic benefits of redevelopment.

It troubles me to have to come forward to address this issue. I am a community minded person interested in positive contributions to our city. If we don't have a lot of community members participating in the public hearing addressing this issue, I believe that it is because they feel betrayed after a 10 or so year process that the City would reward those that turned their backs on the very process that the City and the Community Partners initiated.

What do you and we envision Arlandria to be? Do we want it stay the stratified community it is now...or vibrant with life for all segments of the community?

Background:

As one of those along with many surrounding community members and local business members who initiated the creation of a vision many years ago, I find it very difficult to lay back and let politics and whims of the time detract from or delay that vision. I don't need to reiterate the vision that you planning commissioners bought into and participated in forming. I only ask that you revisit that vision and look deep into your inner thoughts to see if this decision will or won't be a mistake, which you and we will regret.

42

The communities and the City embraced all parts of the community in its visioning process. The Applicant chose not to participate and even appeared in opposition at the Public Hearings on the Plan. Now they plan to go their own way without working with the communities and using politics over planning. This concerns me a lot. Prudent politics, I thought, was connected to voters.

#### Additional Social Services on the Avenue

This use is proposed as a "social service" use. When the project was proposed for another location on the Avenue it was a "community center". I do not believe that the communities involved in the Upper Potomac West Plan considered either use as appropriate to the vision of creating an active day-night pedestrian commercial-mixed use community. The City's effort to stimulate redevelopment twenty-some years ago by locating the Alexandria Human Services Building on the Avenue (other than converting an abandoned blighting influence) did not accomplish that goal. It is a detriment to redevelopment to this day. This kind of use resulted in the opposite effect by drawing onto the Avenue those economically disadvantaged persons who do little to stimulate any redevelopment. Save for the employees who now can take advantage of the 'neu- Avenue' restaurants and shops, which more recently came into being as a result of other economic drivers, the Alexandria Human Services does little to stimulate the economy of the Avenue. Churches have a similar effect. I propose that the City study the economic/stimulus effect of a social services/community center on redevelopment.

Can a social service use continue until midnight? To me this is an odd hour for this kind of activity across from sidewalk dining. Envision yourselves sitting having dinner at an outdoor restaurant and with a social services event going on across the street? Will this continue to bring patrons to our community?

Social service use should be focused on the existing facilities at Cora Kelly, where the City has an investment. The City could better put its money to use expanding Cora Kelly to serve the entire community.

#### Retail on the Avenue

Accepting the Applicant's argument supporting not incorporating retail services on the ground floor because they haven't explored the potential market is mind boggling and preposterous. This is twisting the logic. Should all future Applicant's be allowed to not meet the Code because they didn't explore meeting the requirements?

For the staff to suggest conditional approval for "ultimate" conversion of ground floor space to retail is begging the question. What defines "ultimate"? Two years? How can this be guaranteed? How can the City prove that they have explored the opportunities and won't keep coming back year after year seeking approval without delivering on the requirement? Is the City in a position of being able to close their doors if they don't comply? Is this a ploy to put off the decision until we are exhausted. Even if retail spaces are provided, we must still ask ourselves if social services for the other portions of the building will foster redevelopment. Should the City approach this matter like the China Buffet where it is envisioned to buy out the lease as development is ready?

If the City's vision, our vision and your vision is clearly for ground floor retail, the Applicant should be asked to come back when he has accomplished that, assuming the social service use is acceptable. The City should be un-bending in that endeavor.

If you and we are envisioning retail and restaurants with outdoor sidewalk nighttime dining for across the street, I defy any one to say a social services use is compatible.

Code compliance with a change of use

The applicant should be requested to explore the enormous cost (perhaps \$100,000-\$200,000) associated with bringing the building up to code because of the change of use. Changing from a B-Business use to an A- Assembly with a mix of other uses triggers bringing the building up to code and a significant amount of improvements. This feasibility analysis may prove that it will be too costly to be feasible to proceed with the project. This would be a waste of everyone's time if approval is given now. In addition, the City should hold the applicant to the same standards as others applying for permits.

Twisting the Zoning Code to justify a position

My recollection is that a "community center" use is not permitted by right or even with a Special Use Permit in the NR zone. How can it be twisted that the "community center" previously proposed at another location be now considered as a "social service" use? Characterizing the proposed use as a "social service/community center" doesn't change that fact. We must ask ourselves, is it a "social service" use or a "community center" which is not permitted. Which is it?

I have read the staff analysis on page 8 in wonderment. The staff analysis can only be described as shooting ourselves in the foot by on one hand-outlining why this is not consistent with the vision and on the other and going on to recommend approval.

Was a pre-school use permitted in the NR zone?

Economic Advantage of Redevelopment and the to date investment by the City

Investment in more social service uses on the Avenue will be counter productive to potential tax dollars the City would realize through redevelopment. These tax dollars would have an indirect effect of paying for the right kind of services the TWSC are trying to provide.

Miscellaneous Considerations

The staff report did not address trash pick up. It is imperative that the City insist on daily pick up of trash and dumpsters (if provided) containing food wastes.

Summary

It is recommended that the application be deferred until such time as 1) the City has explored the redevelopment stimulus of a social service use on the Avenue, 2) retail is included, 3) the Applicant understands and studies the cost implications of a change of use under the building code, 4) the Zoning Code is complied with and 5) the City studies the cost benefit of redevelopment and the impact of delays.

The City should hold the Applicant to the same standard as others and nothing less.

cc: Mayor and members of City Council, City Manager, Eileen Fogarty, UPWTF/WG members



MEMO TO PLAN COMMISSION RE 3801 MVA.c

# Warwick Village

PC Docket Item # 32  
SUP 2004-0043

June 1, 2004

**RE:** Docket Item #32; SUP #2004-0043; 3801 Mt. Vernon Avenue

Dear Chairman Wager and Members of the Alexandria Planning Commission:

I'm writing on behalf of the Warwick Village Citizens Association (WVCA) Board of Directors to recommend approval of item #32 – TWSC's Arlandria Community Center – subject to all of the staff recommendations.

As Warwick Village sits next to the Arlandria retail district along Mt. Vernon Avenue, WVCA has taken a very active role with our neighboring civic associations and business friends over the years on various task forces and committees in helping push for revitalization of this area. When the WVCA Board discussed this item after hearing a presentation by Jon Liss of TWSC, we did so trying to abide by the recommendations contained in the Arlandria Plan, as we had worked so hard for its adoption just last year.

We believe abiding by the Plan means that the "form" of the proposed use matters more than the "function." It is not fair to consider the politics of the applicant nor their funding or use. If the outside of the building "fits in" by looking like it has first floor retail like the rest of the Avenue than we believe that's sufficient for an interim period, especially given that the proposed use is going to provide a valuable and needed community service.

Perhaps if someone else had proposed an office use on the first floor we may not have thought the trade off was worth it, but we do in this particular case. There's also the issue of timing. Right now nothing is happening on the Avenue so the City can and should be more flexible. In 3 to 5 years when we all envision a more vibrant and more dense retail strip, it likely would be harder to do something similar. It was our hope therefore that City staff would work with TWSC to make this project happen. We applaud the staff with being flexible and coming up with a compromise that should benefit all.

For this to work it is very important that the applicant implement the recommended façade improvements including the addition of awnings, planters and art. This will help ensure that at least for an interim period that the building looks like it has retail on the first floor. We also think the addition of bike racks would be a plus and should be added as a recommendation on this and all SUPs in the corridor. It is also important that the applicant earnestly work towards reoccupying the front half of the first floor with real retail uses at a future date.

Thank you for your consideration.

Chris Hamilton, President  
Warwick Village Citizens Association

C: WVCA Board of Directors

45



"Kevin Beekman"  
<kbeekman@earthlink.net>

06/01/2004 04:35 PM

To: <erwagner@comcast.net>, <donna\_fossum@rand.org>, <Donna.fossum@rand.org>, <komorosj@nasd.com>, <John.komoroske@nasd.com>, <hsdunn@ipbtax.com>, <jlr@cpma.com>, <jssjennings@aol.com>, <richleibach@aol.com>  
cc: "Barbara Ross" <barbara.ross@ci.alexandria.va.us>, "Eileen Fogarty" <eileen.fogarty@ci.alexandria.va.us>, "Phil Sunderland" <phil.sunderland@ci.alexandria.va.us>, <valerie.peterson@ci.alexandria.va.us>, <lenoxplaceatsunnyside@yahogroups.com>

Subject: Docket Item #32, June 1st Planning Commission

Dear Members of the Planning Commission,

With the numerous newspaper articles over the last year that have announced that the TWSC Community Center as a done deal, some in the community consider the Planning Commission hearing on this item as pro forma. Indeed, City Council's decision to fund the center prior to any public hearing on the matter (despite requests for such), signals that this might be the case. In any event, as someone involved in the Arlandria Planning Process and as someone in the Arlandria community following such things, here are my thoughts on the matter:

I believe a good number of people are disappointed that the dissatisfaction with access to the existing community centers and the unhappiness with the programs and facilities available there has prompted the City to relent to funding a private facility so close to the three public centers that currently serve Arlandria. This return to segregated, 'separate but equal' facilities is out of place in today's world, but the needs at hand often outweigh our abilities to live up to our principles. It is particularly disappointing given that a previous attempt to open a privately-financed, but inclusive community center in Arlandria failed when the developer charged with building it went bankrupt and the City government abstained from involvement.

That aside, as with all SUPs, the matter at hand is whether this facility will be detrimental to the community and whether the benefits brought to the community outweigh any social costs imposed.

There has not been any presentation of the plans for this site to civic and business groups in the Arlandria area or specifically to the Sunnyside neighborhood that I'm aware of, but I've read the docket item and attended the presentation given to Del Ray Civic Association. I think the main issues involve the viability of the enterprise and the impact of the activity on the much-awaited revitalization of the business area along Mount Vernon Avenue.

The Arlandria Plan that the Commission passed unanimously just a year ago, set about the conditions under which the business district could achieve this vitality. The question, therefore, is whether the proposal envisions upholding these conditions and to what extent the proposal can reasonably be adhered to. I believe, as some others have stated, that done correctly, this undertaking would not necessarily have an adverse impact on the community. To insure this, I believe at a minimum that the recommended staff conditions be put in place and adhered to. However, given the questionable viability of TWSC to achieve the conditions, I would hope that the Commission would put in place some tangible 'mileposts' to measure the extent to which the conditions are being upheld. The fear is that given City Council's reluctance to terminate an activity, there are 'no teeth' to SUPs and that once in place that the subject activity has free reign to disregard the requests made of it. The solution to this, I think, is to 'front-load' as many of conditions as possible; to require much of mitigation of the social impact prior to allowing the start of the operation.

I do not consider it satisfactory, for instance, that the community should forego the presence of

retail on the ground floor of this building for two years subject to some later review. A good number of businesses have been turned away in recent months by staff because of their lack of contribution to civic vitality and I don't believe it fair or prudent to compromise in this instance either. And given that the long term success of the proposed center is subject to the financial subsidy from the rents it achieves, the success of the applicant and indeed the success of the entire business district rest on the retail presence. While the recent revitalization efforts are only in the nascent stages, the attempts at revitalization of Arlandria go back at least 15 years; as far back as the recovery efforts begun after Hurricane Agnes. In today's economic recovery, while interest rates are still low and capital investments still attractive, I do not think it wise to make compromises on a revitalization plan that is still fresh nor do I think it probable that the community will continue to be patient for a revitalization that has long been promised.

I do not think that there is any inherent disadvantage to the presence of social services in a business climate. Indeed, the presence of social services can signal the overall vitality of and long-term thinking of a community. There is, however, some detriment when a community is overwhelmed with private and public social service facilities. While it's not clear in the proposal to whom these social services will be provided – whether this is a community center opened to all or whether access will be based on financial or political membership – city staff, marketing and planning experts tell us that there is a dearth of retail activity in Arlandria and that a greater retail presence is what is needed to ensure the long-term viability and sustainability of the community. TWSC and its subsidiaries alone already control \$16 million in retail property in Arlandria and with this new acquisition \$2 million in commercial property (and more commercial and residential acquisitions being proposed). It is too soon to relent on the plans that it took too long for the community to accomplish.

Thank you for your consideration.

Kevin Beekman  
3905 Elbert Avenue  
Alexandria, VA 22305  
[kbeekman@yahoo.com](mailto:kbeekman@yahoo.com)



Barbara Ross

06/02/04 09:13 AM

To: Valerie Peterson/Alex@Alex, Kendra Jacobs/Alex@Alex  
cc:  
Subject: City of Alexandria Website Contact Us - EMail for Arthur Dahlberg  
(arthur.dahlberg@ci.alexandria.va.us)



<ackerman@astrecg.com>

06/02/2004 07:43 AM  
Please respond to  
ackerman

To: <arthur.dahlberg@ci.alexandria.va.us>  
cc:

Subject: City of Alexandria Website Contact Us - EMail for Arthur Dahlberg  
(arthur.dahlberg@ci.alexandria.va.us)



Time: [Wed Jun 02, 2004 07:43:57] IP Address: [68.83.208.200]

Response requested:

**First Name:** Roy A.

**Last Name:** Ackerman

**Street Address:** 901 E Timber Branch Pkwy

**City:** Alexandria

**State:** Virginia

**Zip:** 22302

**Phone:** 7035481343

**Email Address:** ackerman@astrecg.com

**Comments:** I am writing about the proposed Special Use Permit 2004-0043, for the Tenants' and Workers' Support Committee (TWSC). The Planning Commission meeting was last night and the City Council meeting is next Saturday. Since that last meeting is on a Saturday, I am excluded from

attending (it should be held during the week, not on a religious holiday).

First, I wish to state that I and the people with whom I have consulted about this project support the TWSC and its goals. However, the proposed project has many significant faults.

I am referencing the Planning Commission documents that were found on the web. Please note that the documents on the web are either incorrect or are missing one or two pages (since the first document page is numbered 3). I will be following the order of that published report.

#### Page 3

The building in question contains at least 5000 square feet. The actual footage of the rooms in use is 3904 square feet. It is considerably larger than the 3700 square feet mentioned; this affects the parking issues discussed later.

#### Page 4

The document states that meeting will be held after 5:30 PM with 85 people present. This is in addition to the existing tenants, who routinely work beyond 5:30 pm. As an example, if the taxi group were to be meeting there, with existing tenants, where would all these cars be parking?

#### Page 5

##### PRESCHOOL

The project assumes a pre-school with 16 children and four adults. The commission states "children will be walked by a parent for drop-off and pick-up". This is an erroneous assumption. The current affiliate of this preschool has the bulk of its students driven to school. The Arlandria community area is severely short of parking in the evenings (the Tennessee Avenue, Courtland Circle communities have demanded action from the city to reroute the cars that were parking in the area). These same cars are gone during the day; the parents use them.

What will happen is that the parents will be dropping their children off at the school- perhaps "parking" in the narrow alley way by the building, blocking it, and creating hazards for their children and others in the area. At the very least, they will be in the parking area, which is insufficient in size with the new number of vehicles already in use at the site, doubleparking anywhere, creating further hazards.

##### TEEN CENTER

The project assumes a teen center with 20 teens in a small confined area. There is no space for

# City of Alexandria, Virginia

27  
6-12-04

## MEMORANDUM

DATE: JUNE 9, 2004

TO: COUNCILWOMAN JOYCE WOODSON

THROUGH: PHILIP SUNDERLAND, CITY MANAGER *PS*

FROM: EILEEN FOGARTY, DIRECTOR, PLANNING AND ZONING *EF*

SUBJECT: SUP FOR TENANTS' AND WORKERS' SUPPORT COMMITTEE

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This is in response to your request for information regarding concerns raised by Mr. Roy Ackerman in an e-mail about the Special Use Permit for a social service use at 3801 Mount Vernon Avenue by the Tenants' and Workers's Support Committee (TWSC).

City Council's approved FY2005 budget includes \$300,000 for a loan to TWSC for the purchase of the subject building and, at its hearing on Saturday, June 12, Council will consider the SUP that is required for the social service use to be established there. The Planning Commission recommended approval in a unanimous vote at its June 1 hearing, where Mr. Ackerman raised several of the same issues as he cites in his e-mail. Mr. Ackerman is a current tenant in the building and will remain under the proposed new arrangement for the duration of his lease. Staff addresses each of the concerns raised in his e-mail below.

### Document Pages

Mr. Ackerman states that the first two pages of the staff report are missing from the document available on the website. Page one of the report is the cover page, and page two is reserved for the area map, which is not available on the website. While page three is where the text of the report begins, there are no missing pages.

### Building Size

While the building, if measured on the exterior may amount to 5,000 square feet, the interior leasable space, as Mr. Ackerman acknowledges, is significantly smaller. The 3700 square feet figure in the staff report is based on TWSC's application and is not very different from the 3900 figure Mr. Ackerman uses, or the 3800 figure in the City's real estate records. The differences are likely based on different measuring techniques as the net square footage does not include hallways, bathrooms, or similar areas. The difference would not make a significant difference in the parking ratios. .

### Parking

Mr. Ackerman's expresses concern about there being sufficient parking at the building, particularly when TWSC holds evening meetings and there are other tenants in the building present. There is adequate parking at the building for the proposed uses according to the zoning ordinance. If there are times when additional parking is needed, there are other opportunities in the area for overflow parking, as discussed in the staff report. In addition to the 13 spaces on the property, supplemental parking for the building will be available at the existing TWSC offices across the street at 3610 Mount Vernon Avenue and at the new public parking facility planned for the Datatel site. Finally, as the proposed use serves the immediate community, there will be meeting attendees that walk to the site and not drive. Therefore, staff found that the parking at the building was sufficient for the proposed uses.

### Preschool

Mr. Ackerman questions the number of children to be enrolled at the proposed preschool use at the property. Although the application cites 16 children as the proposed enrollment, more likely, based on state licensing and building code limitations the number will actually be fewer.

As to parking for the preschool, parents will be able to use the parking at the rear of the building to park and drop off their children. Alternatively, parents can park at the Birchmere lot and walk to the facility, as the parents of children at the existing preschool facility within the Birchmere now do. Additionally, there is street parking and a future public parking facility across the street where parents could potentially park and walk their children to the preschool. In addition, pick up and drop-off is usually staggered, and parents remain for only a short amount of time, reducing any chance of parking congestion. Valerie Peterson, Urban Planner, spoke with Sharon Shackleford, Director of the Network Preschool in the Birchmere, who confirmed that well over half of the children at the preschool are walked by parents to the facility. Ms. Shackleford also stated that the facility directs traffic during pick-up and drop-off hours to prevent congestion, and the same can be done at the new facility to prevent double parking or congestion. Staff found that the combination of the above factors reduced the likelihood for parking problems associated with the preschool use.

### Teen Center Supervision

Mr. Ackerman is concerned about the degree of supervision for the proposed teen room. Staff questioned the applicant on this point early on in the process and learned that the teen room will have adult supervision at all times. In fact, the proposed space will have a glass wall to facilitate supervision of the lounge.

### Bathroom Facilities

Mr. Ackerman's statement that one bathroom in the building will be reserved for use by preschool children is not accurate. According to the applicant, one of the bathrooms on the first floor will be renovated to be handicapped accessible, but no bathroom facility will be dedicated for use only by the preschool. In fact, of the three bathroom facilities in the building, one is part of the upstairs leased premises and used by three second floor tenants, including Mr. Ackerman.

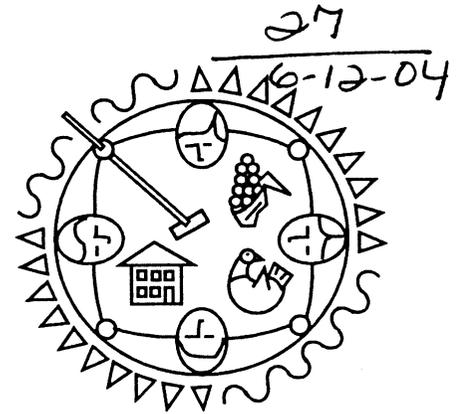
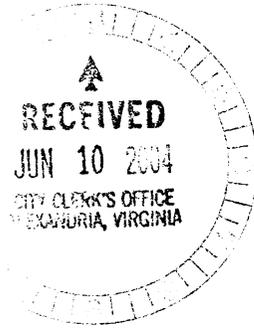
That situation will remain the same after TSWC purchases the building. In any event, the building code includes requirements for an adequate number of bathrooms for the proposed uses and number of individuals at the building and the building will be required to comply with those regulations.

Each of the above issues have been addressed by the applicant, by the practical realities of the proposal, or by the legal restrictions of the building code and state licensing requirements for preschools. Staff therefore supported the application, with conditions, and the Planning Commission recommended approval with those conditions.

cc: The Honorable Mayor and Members of City Council  
Michele Evans, Assistant City Manager  
Rose Boyd, Director, Citizen Assistance  
Art Dahlberg, Director, Code Enforcement

June 10, 2004

Mayor Euille  
Alexandria City Hall  
P.O. Box 178  
Alexandria, VA 22313



Dear Mayor Euille,

We strongly urge you to support the Tenants' and Workers' Support Committee's application for a Special Use Permit to operate "various community (social service) programs" at 3801 Mt. Vernon Avenue. We were approved unanimously by the Planning Commission and are on Saturday's consent calendar. Nonetheless, members of the Committee will be present at the hearing if any questions arise.

We do wish to note, however, our objection to staff condition #4. We will, in good faith, work to have retail uses on the first floor. There are several objective obstacles that may make it difficult or impossible to do. The Americans With Disability Act requires access to our public activities – this may require an elevator for second floor uses. This will cost over \$50,000 and will use up approximately 400 square feet in our small building. Besides the costs of an elevator, rearranging our planned uses may require extensive construction that is not currently in our 10 year budget forecast. We must emphasize that our principal planned use has been and will remain "community (social service) programs" – we do not anticipate that changing within the two years proscribed by the staff condition. Our planned uses are consistent with the Arlandria Plan – we will be encouraging pedestrian traffic, we will be encouraging and displaying public art, we will have a retail 'form', we will address some of the human and social needs noted in the plan, we will work to better link surrounding neighbors with residents of Arlandria, and our proposed use is strongly supported by many area businesses.

We must note that two recently opened uses of the former Arlandria Shopping Center are not ground floor pedestrian-oriented retail. One, the Wing Zone restaurant, is not pedestrian oriented – there is no seating and its business is overwhelmingly car-based delivery. Two, H & R Block is a tax preparation site that is closed for over 7 months each year. Neither of these two businesses will be forced, as a condition of their Special Use Permit, to change their uses after two years. We submit that our planned community uses are both more

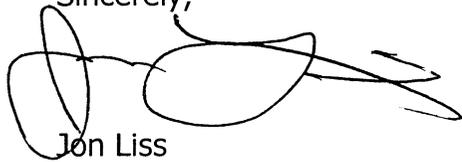
COMITE DE APOYO DE INQUILINOS Y TRABAJADORES • TENANTS' AND WORKERS' SUPPORT COMMITTEE

P.O. BOX 2327 Alexandria, VA 22301 Tel. (703) 684-5697 Fax: (703) 684-5714

consistent with the Arlandria Plan and of greater public value than either of these two national chain businesses.

Despite our objections, as a sign of good faith and in order to move this project rapidly through the consent docket we are willing to accept all proposed staff conditions. We trust we can count on your continued support – please call me if you have any questions or concerns. Thank you.

Sincerely,

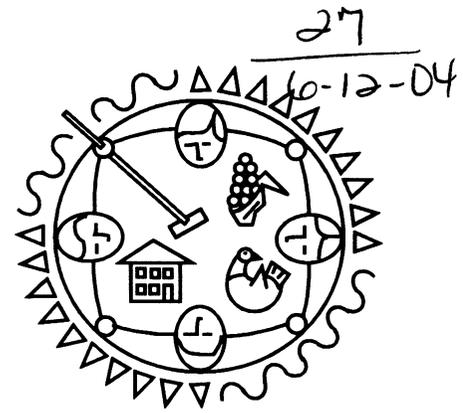
A handwritten signature in black ink, appearing to read "Jon Liss". The signature is fluid and cursive, with a large initial "J" and "L".

Jon Liss  
Director, TWSC

Cc: Members of Council  
Phil Sunderland, City Manager

June 12, 2004

Mayor Euille  
Alexandria City Hall  
301 King Street  
Alexandria, VA



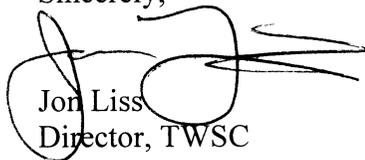
Dear Mayor Euille,

Concerning the Tenants' and Workers' Support Committee's Special Use Permit application (Docket item #27) – much has changed since we submitted a letter on Thursday. Most importantly, we are not on the consent calendar and Planning and Zoning have agreed to support a modification of condition #4 which requires retail uses within two years. Specifically, staff now supports our request for an extension of the time period that the TWSC will have to establish first floor retail from 24 to 38 months.

We are not opposed on principle to all or a portion of the first floor being converted to retail space. However, we think that such a conversion is fraught with practical and financial difficulties. In the short term, the tenant with the largest rented space has a 32 month lease. If we are to rearrange the space at the Community Center we will need to wait until after the tenant has moved out and we have had at least six months to do the appropriate reconfiguration. Of course the Tenants' and Workers' Support Committee would prefer to have this condition completely removed. In the spirit of compromise we accept this condition and hope that it will be modified to reflect current tenant leases by allowing us 38 months prior to conversion to first floor retail.

We are nearing the conclusion of the three year process to create the Arlandria Community Center and thank you for your time, interest and support.

Sincerely,



Jon Liss  
Director, TWSC

Cc: Members of Council

✓ Phil Sunderland, City Manager

Eileen Fogarty, Director, Department of Planning and Zoning

COMITE DE APOYO DE INQUILINOS Y TRABAJADORES • TENANTS' AND WORKERS' SUPPORT COMMITTEE

P.O. BOX 2327 Alexandria, VA 22301 Tel. (703) 684-5697 Fax: (703) 684-5714



# APPLICATION for SPECIAL USE PERMIT # 2004-0043

[must use black ink or type]

PROPERTY LOCATION: 3801 Mt. Vernon Avenue

TAX MAP REFERENCE: 7.03-09-07 ZONE: C00-6

APPLICANT Name: Jon Liss for T.W.S.C.

Address: 3805 Mt. Vernon Ave. #5, Alex, VA 22305

PROPERTY OWNER Name: (contract purchaser) Andrew J Adams or Elizabeth A. Adams

Address: 3801 Mt. Vernon Ave. # Alexandria VA 22305

PROPOSED USE: social services - office and community uses

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Jon Liss for Tenants & Workers' Support Committee [Signature]  
 Print Name of Applicant or Agent Signature  
3805 Mt. Vernon Ave. #5 703 684 5697 703 684 5714  
 Mailing/Street Address Telephone # Fax #  
Alexandria VA 22305 3/23/04  
 City and State Zip Code Date

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

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

ACTION - PLANNING COMMISSION: 06/01/04 RECOMMEND APPROVAL 7-0

ACTION - CITY COUNCIL: Approved 6-0 with modifications (see attached).