

EXHIBIT NO. 1

3
11-15-03

Docket Item #4
SPECIAL USE PERMIT #2003-0096

Planning Commission Meeting
November 6, 2003

ISSUE: Consideration of a request for a special use permit to expand a community center/health clinic and a parking reduction.

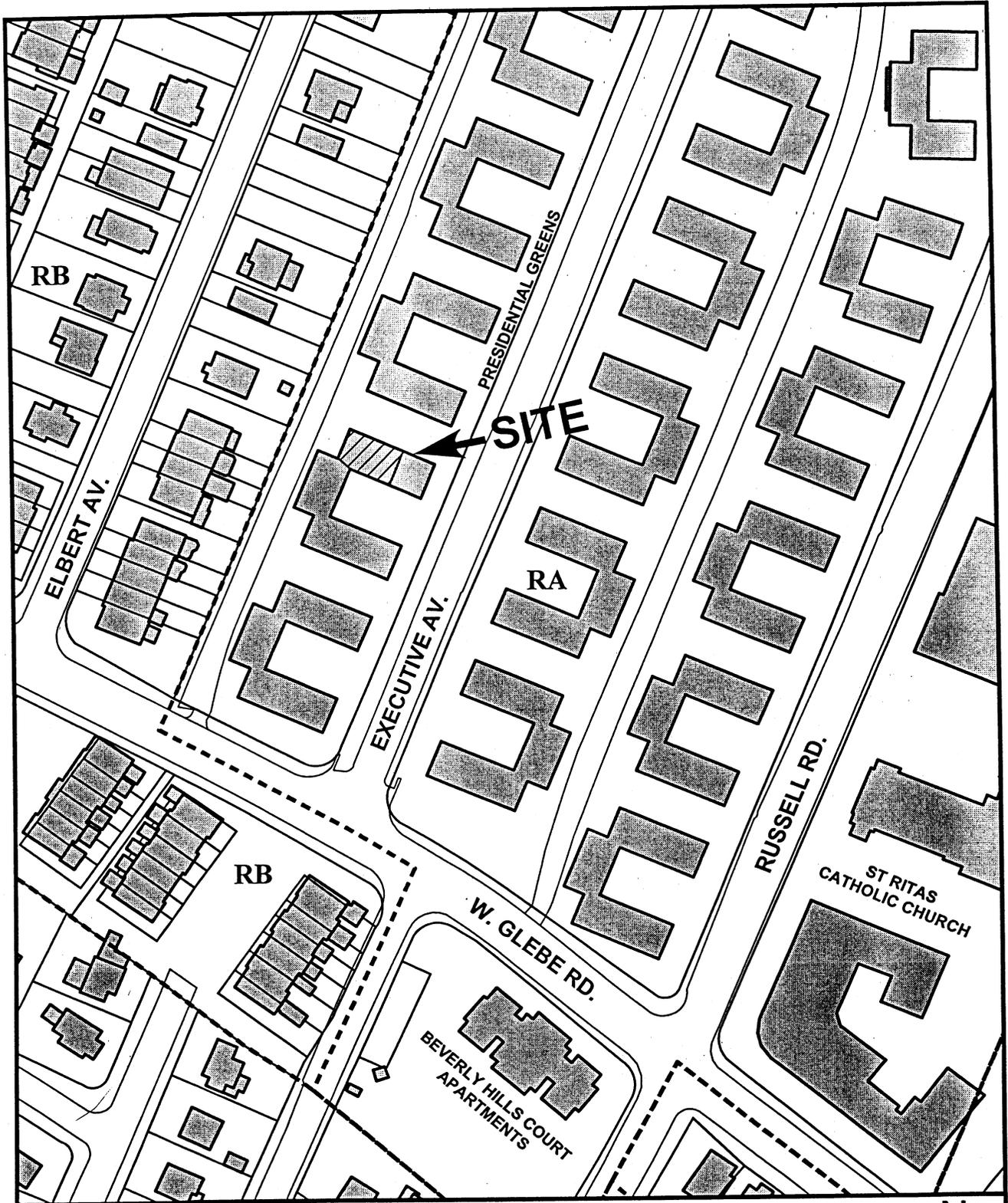
APPLICANT: Alexandria Neighborhood Health Services, Inc. (ANHSD)
by Jenneel Charles, R.N., Ph.D., Executive Director

LOCATION: 3802 and 3804 Executive Avenue

ZONE: RA/Residential

PLANNING COMMISSION ACTION, NOVEMBER 6, 2003: By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

Reason: The Planning Commission agreed with the staff analysis.



SUP #2003-0096

11/06/03



STAFF RECOMMENDATION:

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

1. The special use permit shall be granted to the applicant only. (P&Z) (SUP 2748)
2. The hours of operation shall be limited to 8:00 A.M. to 9:00 P.M., Monday through Friday. (P&Z) (SUP 2748)
3. The applicant shall post the hours of operation at the entrance to the facility. (P&Z) (SUP 2748)
4. **CONDITION AMENDED BY STAFF:** The new applicant shall contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 for a security survey for the business and robbery awareness program for employees. (Police) (~~SUP#2001-0085~~)

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

DISCUSSION:

1. The applicant, Alexandria Neighborhood Health Services, Inc. (ANHSI), requests special use permit approval to expand an existing community health center located at 3802 and 3804 Executive Avenue.
2. The subject property is one lot of record with 1,127 feet of frontage on Executive Avenue, 152 feet of depth and a total lot area of approximately four acres. The site is developed with eight, three-story multi-family residential apartments. The subject not-for-profit community facility is located on the first floors of the east wings of the buildings at 3802 and 3804 Executive Avenue. The buildings are part of the Presidential Greens apartment complex. Behind the building are townhomes. Parking for the complex is located along Executive Avenue.
3. The applicant, Alexandria Neighborhood Health Services, Inc. (ANHSI) is a 501(c)(3) organization created in 1997 to manage and fund the Arlandria Health Center for Women and Children in partnership with the Alexandria Health Department and is the lessee of space at the Presidential Greens apartment complex. This space includes apartment D1, D2, and D3 at 3804 Executive Avenue, totaling 2,100 square feet, and apartment D1 at the adjacent building at 3802 Executive Avenue, totaling 688 square feet. Between the two sites, ANHSI leases a total of 2788 square feet, operating under SUP#2001-0085.
4. The Alexandria Center for Women and Children, located at 3804 Executive Avenue, within the Presidential Greens Apartments, was established in 1994 (SUP#2748) and has been expanded several times since then (SUPs #2748-A, #97-0125, and #2001-0085).
5. The applicant now requests special use permit approval to expand the facility into two additional apartment units immediately behind 3802-D1 to include D2 and D3 to accommodate additional services that will be offered from the facility. The expansion will add 1,373 square feet to the existing space and be used for counseling, administrative services, and offices. The additional services are being added in order to meet the requirements of the Community Health Center grant from the Bureau of Primary Health Center, Health Resources and Services Administration, part of the Department of Health and Human Services.

With award of grant monies anticipated in December 2003, the health center must open as a Federally Qualified Community Health Center (FQCHC) by March 2004.

The applicant anticipates that the arrangement will be a temporary one. ANHSI is currently negotiating a lease for a new space of 7,500 square feet located at 210 West Glebe Road. The projected target date for completion of construction and renovation at the new location

is July 2004. This application is necessary in order for the applicant to meet the deadline to open the facility as dictated by the grant.

6. Currently, services at the health center are divided into routine, preventive and wellness care, such as immunizations and annual physicals; minor illness care; and family support services, including case management services that provides assistance accessing other community services and mental health counseling. All health and medical care services occur at 3804 Executive Avenue; family support and mental health services, as well as an administrative office, are housed at 3802 Executive Avenue.

All clients of the health center are low-income families (200% at or below the federal poverty level) and reside in Alexandria, VA. (The Health and Human Services Poverty Guidelines identified the federal poverty measure for a family of four, in the 48 contiguous states and D.C. in the year 2003 to be \$18,400.). Most clients are Hispanic and live close to the clinic, including in the Presidential Greens complex. Approximately 2,600 women and children are served annually at this facility with an average daily visit rate of approximately 35 patients at the health care site and 10 clients for family support services. The current hours of operation are:

8:30 a.m. to 5:30 p.m. Monday, Wednesday, and Thursday,
8:30 a.m. to 7:30 p.m. Tuesday
8:30 a.m. to 3:30 p.m. Friday

Fourteen employees currently staff the center.

7. The expansion of services will include (1) adding male clients to the current client base; and (2) enhancing pharmacy and lab services. As an FQCHC, the health center must serve all individuals regardless of residency or income. However, because of space limitations, daily visits cannot increase beyond an average of 55 at the clinical site (3804) and 12 at the family services site (3802).

In addition, the clinic site will remain open until 7:30 p.m. on Thursday evening, adding two hours to the schedule, and six staff positions will be added. Additional services, such as dental care services, are mandated by the federal grant, but will be contracted with the Alexandria Health Department off-site.

8. Section 8-200 (A)(7) of the zoning ordinance requires one off-street parking space for every 200 square feet of floor area in a community center. A community center of 4,161 square feet is required to provide 21 off-street spaces. Although previous staff reports indicate that 15 off-street spaces were allocated to the facility, the applicant now indicates that there is no parking designated specifically for the use, but that it utilizes the 244 shared spaces along

Executive Avenue also used by the residents of Presidential Greens. Therefore, the applicant is not able to comply with the parking requirement, and requests a total parking reduction of 21 spaces.

In support of the parking reduction, the applicant states that the clients served by the health center are nearly all residents of the Arlandria area, many living in the Presidential Greens complex. The applicant states that it has not been necessary to allocate specific spaces for the use, which would eliminate spaces available to residents. A majority of the clients generally walk to the center, take public transportation or are dropped off by someone else. In addition, clinic hours are primarily daytime hours during the week when the greatest number of complex spaces are available. Of the current 14 employees, at least three do not drive to work. The applicant conducted a survey of parking capacity during a weekday morning, which revealed that 145 spaces, or 63% capacity, were available along Executive Avenue, or 63% of the capacity. The units operated by the center (3802 and 3804) are located towards the southern end of the complex where the number of vacant spaces was higher than the overall rate for the block. Additionally, the facility has been operating since 1994, and staff is not aware of any problems associated with parking at this location.

9. Trash from the facility includes office trash, as well as a limited amount of medical waste. Approximately one can of trash a day will be generate by each office, and limited medical waste. Cleaning staff empty regular trash daily to the complex dumpsters which are picked up daily by the apartment management. Medical waste is picked up as needed by the Alexandria Health Department, which amounts to approximately once every two weeks. The applicant has not observed a littering problem caused by the center, however, staff check for litter when entering or exiting the workplace.
10. On October 10, 2003, staff visited the subject property to determine if the business was in compliance with the conditions of its special use permit, and found no violations of the special use permit.
11. Zoning: The subject property is located in the RA/Residential zone. Section X3-603(d) of the zoning ordinance permits community centers in the RA zone only with a special use permit.
12. Master Plan: The proposed use is consistent with the Potomac West Small Area Plan chapter of the Master Plan which designates the property for residential use.

STAFF ANALYSIS:

Staff does not object to the proposed expansion of the community health center located at 3802 and 3804 Executive Avenue. The center provides an important service to the Arlandria community and there have been no problems associated with the use. Although the applicant can not technically meet the parking requirement, there is sufficient on-site parking to accommodate the use. In addition, the hours are reasonable within a residential setting.

Staff recommends approval of the request for a special use permit.

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

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- C-1 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line.

Code Enforcement:

- C-1 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 118.0.
- C-4 The current use is classified as R; the proposed use is B. Change of use, in whole or in part, will require a certificate of use and occupancy (USBC 115.4) and compliance with USBC 118.2. 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.
- C-5 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-6 Required exits, parking, and accessibility within the building for persons with disabilities must comply with USBC. Handicapped accessible bathrooms shall also be provided.

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 business.

R-2 The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a robbery awareness program for all employees.

Human Services (Social Services):

F-1 No comment.

Parks and Recreation:

F-1 No comments.

APPLICATION for SPECIAL USE PERMIT # 2003-0096

[must use black ink or type]

PROPERTY LOCATION: PRESIDENTIAL Greens
3902 / ~~3804~~ EXECUTIVE AVENUE, 22305

TAX MAP REFERENCE: 07.00-06-08; ^{09 07.03-06-08} 07.03-06-09 ZONE: RA / RESIDENTIAL

APPLICANT Name: ALEXANDRIA Neighborhood Health Services, INC (ANHSI)

Address: c/o 3804 EXECUTIVE AVE. D-1, ALEXANDRIA, VA 22305

PROPERTY OWNER Name: UNITED DOMINION Realty TRUST

Address: 400 EAST CARY STREET, RICHMOND, VA 23219-3816

PROPOSED USE: COMMUNITY MEDICAL & COUNSELING SERVICES

* DIBLA ARLANDRIA HEALTH CENTER

Prior SUP: 97-0125 ; 2001-0085

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.

ALEXANDRIA Neighborhood Health Services, Inc

Janeel Charles, R.N., Ph.D.
Signature

Print Name of Applicant or Agent
c/o Arlandria Health Center

3804 EXECUTIVE AVE. D-1
Mailing/Street Address

703-535-7930 703-535-7950
Telephone # Fax #

ALEXANDRIA, VA 22305
City and State Zip Code

AUGUST 28, 2003
Date

=====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.

APPLICANT IS ALEXANDRIA NEIGHBORHOOD HEALTH SERVICES,
INC, A 501(C)(3) NON-PROFIT ORGANIZATION

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

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

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

NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request in detail so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. (Attach additional sheets if necessary)

Existing Services

Alexandria Neighborhood Health Services, Inc. (ANHSI) is a 501 (c) (3) organization created in 1997 to manage and fund the Arlandria Health Center for Women and Children (hereafter Health Center) in partnership with the Alexandria Health Department and is the leasee of space at the Presidential Greens apartment complex. This space includes apartments D 1, D 2, and D 3 at 3804 Executive Ave (a total of 2100 SF); and apartment D 1 at 3802 Executive Avenue (688 SF). Between the two sites, ANHSI leases a total of 2788 SF.

Currently, services at the Health Center are divided into routine, preventive and wellness care, such as immunizations and annual physicals; minor illness care; and family support services, including case management services that provides assistance accessing other community services and mental health counseling. All health and medical care services occur at 3804 Executive Avenue; family support and mental health services, as well as an administrative office, are housed at 3802 Executive Avenue.

All clients of the Health Center are low-income families (200% at or below the federal poverty level) and reside in Alexandria, VA. Most clients are Hispanic and live close to the current location of the clinic. Approximately 2600 women and children are served annually at this facility with an average daily visit rate of approximately 35 patients at the health care site and 10 clients for family support services. Hours of operation are: M,W,Th 8:30 – 5:30; Tu 8:30 – 7:30; and F 8:30 – 3:30. Employees working at the 3804 space include: 1.5 Nurse Practitioners, 2 Nursing Assistants, 2 Registered Nurses, 1 Nursing Coordinator, .25 Pediatrician, 2 Office Staff, 1 Medicaid Outreach Worker, .5 WIC Nutritionist, .5 WIC eligibility worker for a total of 10.75 FTEs. Employees working at the 3802 site include: 1 FTE case manager, .5 outreach worker, .5 counselor, and 1 FTE administrator for a total of 3 FTEs.

Expansion of Services/Proposed Changes ANHSI has recently been awarded a Community Health Center grant from the Bureau of Primary Health Center, Health Resources and Services Administration. With award of grant monies in December 2003, the Health Center must open as a Federally Qualified Community Health Center (FQCHC) by March 2004. As such, we will be expanding our services on site in the following ways: (1) adding male clients to our current client base; and (2) enhanced pharmacy and lab services. As an FQCHC, the Health Center is mandated to serve all individuals regardless of residency or income. However, due to space limitations, maximum daily visits would increase to an average of 55 at the clinical site and 12 at the family services site. In addition, the clinic site would remain open until 7:30 on Thursday evening, adding two hours to the schedule. The following employee positions would be added: 1 Medical Director, 1 Pharmacy Technician, 1 Lab Technician, 1 Billing Coordinator, 1 MD/NP (OB-GYN), .5 Outreach Worker, and 1 Counselor, for a total of 6.5 additional FTEs. Total FTEs at both sites would equal 20.25. Additional services, such as dental care services, are mandated by the federal grant, but will be contracted with the Alexandria Health Department off-site.

* To accommodate the requirements of the federal grant, ANHSI will lease the contiguous apartments immediately behind 3802-D 1, i.e. 3802 -D2 and 3802-D3. This will add 1373 SF to the existing space and be used for counseling, administrative services and offices.

We anticipate that this arrangement will be a temporary one. ANHSI is currently negotiating a lease for a new space of 7500 SF located at 210 West Glebe Road. The projected target date for completion of construction and renovation at the new location is July 2004.

Parking: Nearly all clients walk to the site, many living in the Presidential Greens complex. The area is also well served by public transportation. Ample parking spaces adjacent to 3802 and 3804 on Executive Avenue are available during the Center's operating hours. (More detailed analysis, Parking and Access Requirements, #14)

Noise: Very limited noise as a result of this type of use.

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).

Current: Clinic - 35 patient visits per day; Family Svc: 10 daily
Proposed: Clinic: 55 pt. visits daily; Fam Svc: 12 daily

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

Current FTE's = 13.75
Proposed FTE's = 20.25

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

Day:

Hours:

Monday

Clinic: 8:30-5:30 Fam Svc: 8:30-5:30

Tuesday

8:30-7:30 8:30-7:30

Wednesday

8:30-5:30 8:30-5:30

Thursday

8:30-5:30 * 8:30-5:30

Friday

8:30-3:30 8:30-3:30

* Clinic Proposed Hours on Thurs: 8:30-7:30

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

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

Very low / limited

B. How will the noise from patrons be controlled?

STAFF WILL MONITOR BUT HAS NOT BEEN AN ISSUE
IN THE PAST.

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

WE HAVE NOT HAD (NOR DO WE ANTICIPATE HAVING) A
PROBLEM WITH ODORS

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?

ROUTINE OFFICE TRASH
LIMITED MEDICAL WASTE (RED BAG)

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

1 TRASH CAN PER OFFICE
LIMITED MEDICAL WASTE (RED BAG)

C. How often will trash be collected?

CLEANING STAFF EMPTY REGULAR TRASH DAILY TO COMPLEX
DUMPSTERS WHICH ARE IN TURN PICKED UP BY APT. MGT DAILY
MEDICAL WASTE IS PICKED UP AS NEEDED (APPROXIMATELY EVERY 2
WEEKS) BY ALEX. HEALT DEPT AND PROPERLY DISPOSED OF.

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

LITTERING HAS NOT BEEN A PROBLEM. STAFF CHECK FOR
LITTER WHEN ENTERING/EXITING WORKPLACE.

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:

MEDICAL WASTE (RED BAG WASTE) IS PICKED UP
APPROXIMATELY EVERY TWO WEEKS BY THE ALEXANDRIA
HEALTH DEPARTMENT AND DISPOSED OF VIA PRESCRIBED REGULATIONS

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

Yes. No.

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

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

ANHSI HAS INSTALLED ELECTRONIC SECURITY SYSTEMS
IN ALL UNITS AND WILL EXTEND THE SAME SYSTEM TO
THE PROPOSED ADDITIONAL UNIT.

ALCOHOL SALES

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

Yes. No.

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

PARKING AND ACCESS REQUIREMENTS

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

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

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

_____ Standard spaces

_____ Compact spaces

_____ Handicapped accessible spaces.

_____ Other.

Please see attached 7b

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:

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? _____

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

C. Where are off-street loading facilities located? *THE FACILITY HAS NO SPECIFIC OFF-STREET LOADING FACILITIES; HOWEVER, ONLY DELIVERIES ARE GENERALLY FROM THE HEALTH DEPT VAN WHICH PICKS UP / DROP OFFS PATIENTS, SUPPLIES, MEDICINE, ETC. ~ 5 TIMES A DAY WITH A DURATION OF 10-15 MINUTE STAY. VAN CAN UTILIZE A REGULAR PARKING SPACE AND HAS NOT HAD A PROBLEM ACCESSING SPACES IMMEDIATELY ADJACENT*

SUP 2003-0096

Parking:

The clients served by the Arlandria Health Center for Women and Children are nearly all residents of the Arlandria area, many living in the Presidential Greens complex. As such, a majority of our clients generally walk to the Center, take public transportation or are dropped off by someone else. Of the current 14 FTE employees, at least three do not drive to work. Presidential Greens provides 244 parking spaces on Executive Avenue utilized by residents as well as Center employees and some clients. (13 of these spaces are "no parking" from 10:30 – 3:30 M-Sat for postal delivery). A recent survey of parking capacity, mid-morning, when both the Clinic and Family Services Center were operating, revealed that, excluding the blocked spaces, 145 spaces were available along Executive Ave or 63% of the capacity. The units operated by the Center (3802 and 3804) are located towards the southern end of the complex where the number of vacant spaces was higher than the overall rate for the block.

D. During what hours of the day do you expect loading/unloading operations to occur?
8:30 - 5:30 M-F

E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
~ 5 times per day, Health Department VAN

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?
NO

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?
2788 sq. ft. (existing) + 1373 sq. ft. (addition if any) = 4161 sq. ft. (total)

19. The proposed use is located in: (check one)
 a stand alone building ^{apartments} 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: _____

PARKING REDUCTION SUPPLEMENTAL APPLICATION

Supplemental information to be completed by applicants requesting special use permit approval of a reduction in the required parking pursuant to section 8-100(A)(4) or (5).

1. Describe the requested parking reduction. (e.g. number of spaces, stacked parking, size, off-site location)
Request reduction of 21 spaces. The apartment complex has 244 spaces on site sufficient to serve residents, clients of the clinic (when necessary - see 2 below) and clinic employees

2. Provide a statement of justification for the proposed parking reduction. (See attached)
Clients served by the clinic are primarily residents of the ~~parking~~ ^{apartment} complex or live near-by and walk to the site. It is also easily accessible by bus; in addition, some employees take the bus as well. Clinic hours are primarily weekdays, ~~when~~ ^{when greatest # of complex spaces are available}

3. Why is it not feasible to provide the required parking? _____
As noted above parking spaces in complex have been sufficient to serve residents and pts alike as well as employees. It has not been necessary to allocate specific spaces for our use and thus limit the spaces available to residents

4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces? Yes. No.

5. If the requested reduction is for more than five parking spaces, the applicant must submit a Parking Management Plan which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative affects of the parking reduction.

6. The applicant must also demonstrate that the reduction in parking will not have a negative impact on the surrounding neighborhood. This is not so much a reduction in parking, but rather a request to not ~~specify~~ specify actual spaces for clinic use. There have been no problems related to parking since clinic opened in 1994 primarily because the clients are pedestrians



Barbara Ross
11/06/03 02:03 PM

To: Kendra Jacobs/Alex@Alex
cc:
Subject: Arlandria Health Services

..... Forwarded by Barbara Ross/Alex on 11/06/2003 02:48 PM



"Kevin Beekman"
<kbeekman@earthlink.net>
11/06/2003 01:56 PM

To: <erwagner@comcast.net>, <richleibach@aol.com>, <donna_fossum@rand.org>, <komorosj@nasd.com>, <John.komoroske@nasd.com>, <hsdunn@ipbtax.com>, <jlr@cpma.com>
cc: <barbara.ross@ci.alexandria.va.us>
Subject: Arlandria Health Services

*SUP 2003-0096
PC Docket Item # 4*

November 6, 2003

301 King Street
City Hall
Alexandria, VA 22314

Mr. Eric Wagner, Chair and Members of the Alexandria Planning Commission:

I am writing you in support of the proposed SUP for the expansion of the Arlandria Health Services clinic located on Executive Avenue. The clinic serves a vital need in the Arlandria community and its location in Presidential Greens is a good example of the kind of mixed use that the community appreciates.

At the same time, there a few issue that should be resolved in granting this permit. I am a bit concerned about the signage that Presidential Greens has posted for the parking spaces that the clinic hopes to utilize. These signs read, "Residential Permit Parking Only, Towing Enforced 24 Hours." Although, I've been assured that the towing is in effect only after 8:00pm, it's unclear to me how patients, staff and visitors to the clinic are supposed to know when to disregard the signs. I also don't believe it is very good policy to have this conflicting signage. Residential Parking throughout Arlandria is a major problem during the evenings and overnight and I'm concerned that some might choose to avoid the possibility of being towed by finding spaces on neighboring streets. Further, it is not clear whether these are public or private parking spaces and what authority there is for Presidential Greens to enforce the parking restrictions. Presidential Greens' residents should have the opportunity to park there, but not at the expense of neighboring streets which are, by City policy, prevented from having the same opportunity.

The staff recommendation to allow operation of clinic until 9:00pm every weeknight is equally troubling. The applicant hasn't asked to operate past 7:30pm and in light of a towing policy beginning at 8:00pm, I would think that the threat of towing, coupled with the surrounding evening parking conflicts, would not be conducive to the clinic operations should they choose to expand to the extended hours permitted to them.

Many of the clients of the clinic may well be able to visit without cars, but with the uncertainty of what will happen with the expansion of the clinic, we would do well to try to avoid potential problems. If we want this important service to be successful we should resolve the obvious conflicts.

I would also like to take this opportunity to ask for the applicant's and the City's help in asking Presidential Greens to remediate the health, safety and environmental concerns that occur almost constantly in and around the Presidential Greens apartment complex. Examples of these problems can be found at following web address. These are pictures taken this past weekend, but are fairly typical of conditions on

any given day: http://home.mindspring.com/~pg_pics/Presidential_Greens_files/frame.htm

As a board member of the neighboring Lenox Place at Sunnyside HOA, I have been discussing this matter with city staff and have shared my correspondence with our members. While LPAS hasn't been able to discuss the expansion at our meetings, I believe I have raised the main concerns of our membership. Parking, in particular, is a topic that's been much discussed and I believe my views represent the consensus.

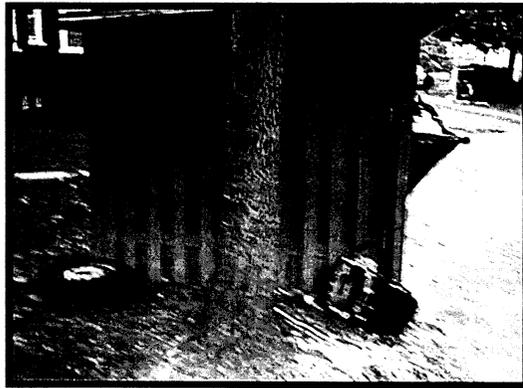
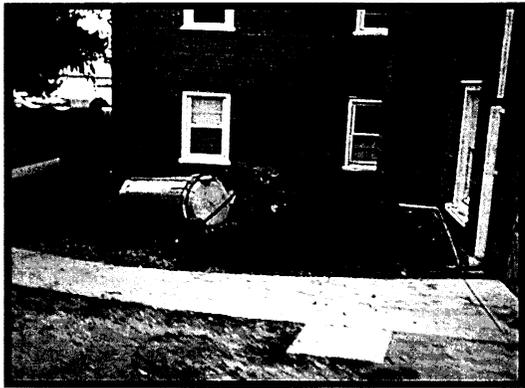
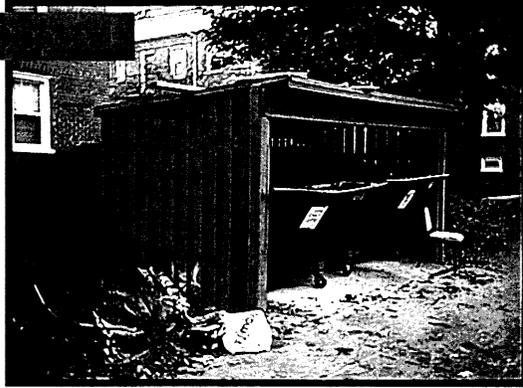
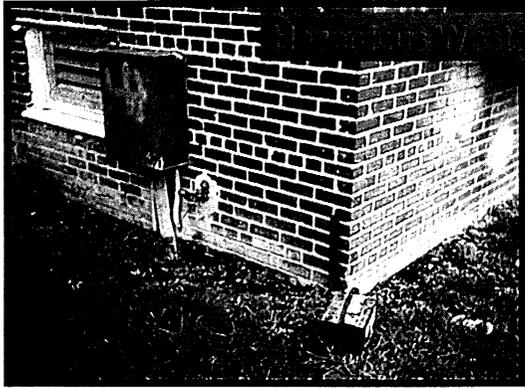
Thank you for your consideration.

Sincerely,

Kevin E. Beekman
3905 Elbert Avenue
Alexandria, VA 22305



24



25



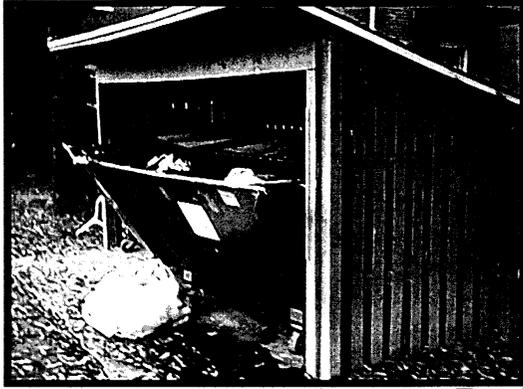
210

Poor Drainage & Constant Standing Water

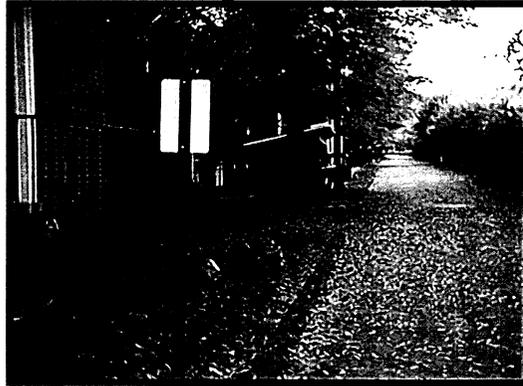


Erosion from Trash Truck Turnaround

27

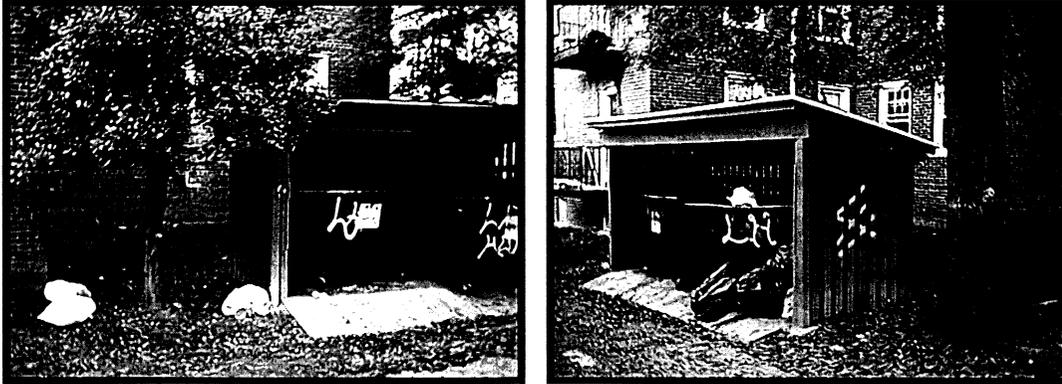


Improper Trash Disposal & Storage



28

Gang Graffiti (reported in July & August)



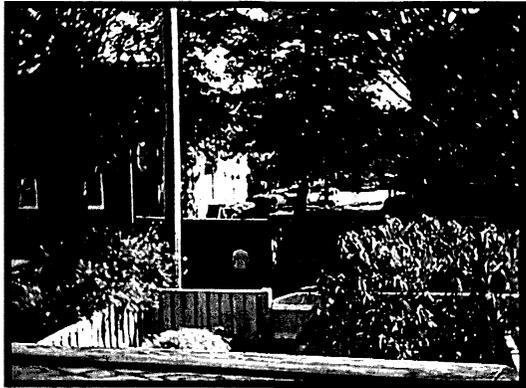
Improper Trash Disposal



Used Condom



20



Public Urination



31

Broken Glass



Several Months old

32

Improper disposal of electronics



Television



Microwave Oven

13



City code prohibits the use of amplified music from being broadcast from vehicles: 1) while stopped, 2) during certain times of day, and 3) which is audible more than 15 yards away.

Four or Five ice cream trucks operate in Arlandria and (often simultaneously) broadcast music: 1) while stopped for up to 30 minutes at a time, 2) during the proscribed times of day, and 3) it is audible upwards of 150 yards away.



Beer Bottles
(not very visible)

APPLICATION for SPECIAL USE PERMIT # 2003-0096

[must use black ink or type]

PROPERTY LOCATION: PRESIDENTIAL GREENS
3802 / ~~3804~~ EXECUTIVE AVENUE, 22305

TAX MAP REFERENCE: 07.00-06-08 ^{09 07.03-06-08} ~~07.03-06-09~~ ⁰⁹ ZONE: RA / RESIDENTIAL

APPLICANT Name: ALEXANDRIA Neighborhood Health Services, INC (ANHSI)*

Address: c/o 3804 EXECUTIVE AVE. D-1, ALEXANDRIA, VA 22305

PROPERTY OWNER Name: UNITED DOMINION REALTY TRUST

Address: 400 EAST CARY STREET, RICHMOND, VA 23219-3816

PROPOSED USE: COMMUNITY MEDICAL & COUNSELING SERVICES

* DIBLA ARLANDRIA HEALTH CENTER
Prior SUP: 91-0125 ; 2001-0085

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.

ALEXANDRIA Neighborhood Health Services, Inc. Janeel Charles, R.N., Ph.D.
Print Name of Applicant or Agent Signature
c/o Alexandria Health Center
3804 EXECUTIVE AVE. D-1 703-535-7930 703-535-7950
Mailing/Street Address Telephone # Fax #
ALEXANDRIA, VA 22305 AUGUST 28, 2003
City and State Zip Code Date

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

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

ACTION - PLANNING COMMISSION: 11/06/03 RECOMMENDED APPROVAL UC

ACTION - CITY COUNCIL: Approved 6-0