

EXHIBIT NO. 1

4
6-13-09

DOCKET ITEM #4

Special Use Permit #2009-0015
831 & 833 Bashford Lane – Parking Reduction

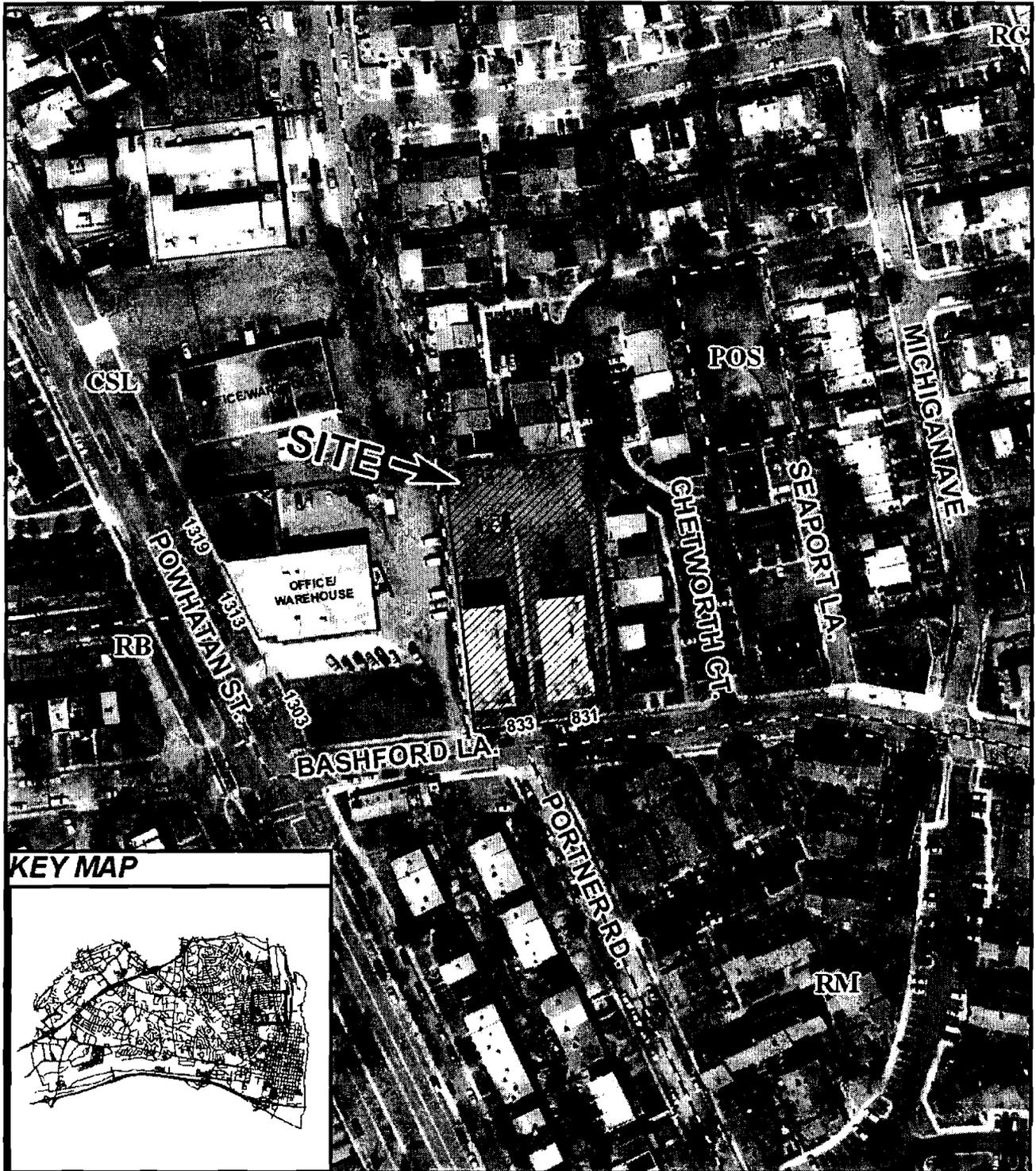
Application	General Data	
Request: Consideration of a request for re-approval of a parking reduction.	Planning Commission Hearing:	June 2, 2009
	City Council Hearing:	June 13, 2009
Address: 831 and 833 Bashford Lane	Zone:	RB/Residential
Applicant: Robert Pierre Johnson Housing Development	Small Area Plan:	North East

Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

Staff Reviewers: Eileen Oviatt eileen.oviatt@alexandriava.gov

PLANNING COMMISSION ACTION, JUNE 2, 2009: 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 #2009-0015

06/02/09



I. DISCUSSION

REQUEST

The applicant, Robert Pierre Johnson Housing Development Corporation, requests re-approval of a special use permit for a parking reduction located at 831-833 Bashford Lane.

SITE DESCRIPTION

The subject property is two lots of record with 123 feet of frontage on Bashford Lane, 248 feet of depth, and a total lot area of 35,046 square feet. The site is developed with two garden-style apartment buildings, and a large parking lot behind the building. Access to the property is from Bashford Lane.



The surrounding area is occupied by a mix of residential and commercial uses. Immediately to the north is a residential townhouse development. To the south is a restaurant and residential townhouses. To the east and west are commercial and residential uses.

BACKGROUND AND PROPOSAL

On October 13, 2007, City Council granted Special Use Permit #2007-0073 for a parking reduction. The applicant has been unable to secure funding for the proposed renovations, the prior approval has expired, and the applicant is now requesting that re-approval of the special use permit for a parking reduction.

The applicant was, and is still, proposing to renovate and modernize the existing apartment buildings and to make improvements to the existing parking lot. The proposed apartment renovations consist of new kitchen and bathroom appliances, new windows, upgraded plumbing and electrical systems, and new HVAC systems.

The parking lot improvements would include repairing concrete sidewalks, repairing and resealing the existing asphalt parking lot, upgrading parking and security lighting, and upgrading the waste removal area, including the addition of screening.

Minor changes have been made to the applicant's proposal. Specifically, the applicant was previously proposing tenant amenities, including new playground equipment and grills. These have been removed in hopes that they will be better able to secure funding without added amenities. Additionally, the current proposal is to provide a total of 25 spaces, which is one less than was approved with the previous parking reduction. This change reflects modifications that will increase the size of all the parking spaces to meet size standards set forth in the zoning ordinance.

PARKING

According to Section 8-200(F)(1)(B) of the Zoning Ordinance, any building that is significantly altered after January 27, 1987 shall comply with the parking requirements of the Ordinance. Significantly altered means:

“the reconstruction, remodeling or rehabilitation of, or other physical changes to, a structure or building, or a portion thereof, over any two-year period, whether or not involving any supporting members of the structure or building and whether altering interior or exterior components of the structure or building, which involves expenditures amounting to 33 1/3 percent or more of the market value of the structure or building, or portion thereof, at the time of the application for an alteration permit.”

Construction estimates have shown that the applicant’s desired renovations would exceed 33 1/3 of the market value of the building. Based on current zoning, the applicant is required to provide a total of 54 parking spaces. There are 29 existing parking spaces on the property. After the existing parking area is reconfigured to accommodate handicapped accessible parking spaces consistent with current code requirements, there will only be room for 25 parking spaces. The applicant is therefore requesting a parking reduction of 29 spaces.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the RB zone. Although apartments are not a permitted use in the RB zone, these apartments pre-date existing zoning and are a continuing nonconforming use. The apartments were built in 1954.

The proposed use is consistent with the Northeast Small Area Plan chapter of the Master Plan which designates the property for residential use.

II. STAFF ANALYSIS

The Arbelo Apartments currently provide 34 low and moderate income rental housing units. On June 2, 2006 the applicant placed a deed of easement and restrictive covenants on the property restricting its use to affordable housing for the duration of RPJ Housing’s ownership. For either forty years or the duration of RPJ Housing’s ownership of the property, 26 units will be maintained as affordable rental housing. After fifteen years, all 34 units will be maintained as affordable units.

The applicant wishes to renovate the apartments, but by doing so would be required to provide 54 parking spaces. It is not possible to provide 54 parking spaces on the subject property. The only area of the property that could accommodate parking is currently occupied by open space. A reconfiguration of the open space area would yield few additional parking spaces, since it would require loss of existing spaces to access any new parking. There are no nearby lots available for off street parking.

The applicant anticipates that the proposed 25 spaces will adequately serve its tenants. Over the course of four days the applicant surveyed the parking lot, which currently contains 29 spaces, and nearby on-street parking to determine the number of available spaces. At the time 32 of 34 units were occupied. The results of that survey are shown below:

	Sat. 3/21 4:10 p.m.	Sun. 3/22 10:00 a.m.	Mon. 3/23 7:00 p.m.	Tues. 3/24 7:00 a.m.
Number of on-site parking spaces available	23	23	22	17
Number of on-street spaces available between Powhatan Street & Chetworth Court (adjacent to the property)	15	15	5	9
Number of on-street spaces available on Portner Road	6	4	4	5

Public transportation is available nearby with DASH stops located at the corner of Seaport and Bashford Lanes, Portner Road and Bashford Lane, and Powhatan Street and Bashford Lane.

The applicant feels that the current parking lot is underutilized due to its poor condition. The renovation of the parking lot and improvement of security lighting should help better utilize parking on site, thus improving the on street parking situation in this area. As the number and size of residential units is staying the same, the applicant is not anticipating any negative impact on the existing neighborhoods.

Staff has removed one condition from the previously approved SUP regarding the placement of a playground. The applicant is no longer proposing to install a playground, therefore, staff finds the condition to be unnecessary.

Trash Can, Litter and Street Tree Requirements

No street tree is being required in this case because the existing sidewalk planting strip is 24” in width, too narrow for street tree planting. The applicant is being required to plant trees on its property adjacent to the sidewalk, as a component of the landscape plan that the applicant voluntarily submitted with their application. Given that this case involves the improvement of a small parking lot, T&ES is not requiring a trash can or a contribution to the litter fund. These conditions may change as a result of Council’s policy discussion on these issues scheduled for June 9.

Staff has no objection to the requested parking reduction under the following conditions:

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) (SUP #2007-0073)
2. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements. (P&Z) (SUP #2007-0073)
3. Housing shall be maintained as affordable in accordance with the deed of easement and restrictive covenants. (P&Z) (SUP #2007-0073)
4. ~~CONDITION DELETED (See Condition 7): A landscape plan, in conformance with the most recent edition of the City of Alexandria Landscape shall be provided to the satisfaction of the Department of Parks and Recreation. (Recreation) (SUP #2007-0073)~~
5. ~~CONDITION DELETED: The proposed playground shall be relocated to provide a safer distance from the parking lot and any vehicular movement. (Recreation) (SUP #2007-0073)~~
6. The Director of Planning and Zoning shall review the special use permit after it has been operational for one year, 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 the result of a complaint that rises to the level of a violation of the permit conditions; 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 #2007-0073)
7. CONDITION ADDED BY STAFF: Existing plantings shall be well maintained and be free of weeds, debris, and litter at all times. (RP&CA)
8. CONDITION ADDED BY STAFF: Provide an updated plan that incorporates existing conditions and additional tree plantings to the satisfaction of the Director of RP&CA. Proposed landscape plan shall comply with City of Alexandria Landscape Guidelines, and work shall be implemented within 18 months of City Council approval. (RP&CA)

9. **CONDITION ADDED BY STAFF:** Applicant is required to provide 21 full-size spaces and 4 handicapped spaces. (T&ES)

STAFF: Gwen Wright, Division Chief;
Eileen Oviatt, Urban Planner.

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:

- R-1 Applicant is required to provide 21 full-size spaces and 4 handicapped spaces.
- 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 Accessible parking spaces for apartment and condominium developments shall remain in the same location(s) as on the approved site plan. Handicap parking spaces shall be properly signed and identified as to their purpose in accordance with the USBC and the Code of Virginia. Ownership and / or control of any handicap parking spaces shall remain under common ownership of the apartment management or condominium association and shall not be sold or leased to any single individual. Parking within any space identified as a handicap parking space shall be limited to only those vehicles which are properly registered to a handicap individual and the vehicle displays the appropriate license plates or window tag as defined by the Code of Virginia for handicap vehicles. The relocation, reduction or increase of any handicap parking space shall only be approved through an amendment to the approved site plan.

Health Department:

- F-1 No Comment

Parks and Recreation:

- R-1 Provide an updated plan that incorporates existing conditions and additional tree plantings to the satisfaction of the Director of RP&CA. Proposed landscape plan shall comply with City of Alexandria Landscape Guidelines, and work shall be implemented within 18 months of City Council approval.
- R-2 Existing plantings shall be well maintained and be free of weeds, debris, and litter at all times.
- F-1 Should a playground be installed, locate to avoid conflict with parking and vehicular movement areas. It is recommended the play area comply with the most recent Consumer Product Safety Commission (CPSC) Guidelines for public playgrounds, and that a physical safety barrier be considered to separate the play area from vehicles.

- F-2 The existing sidewalk planting strip along Bashford Lane is 24”in width, too narrow for street tree plantings. There is space on the applicant’s property to plant trees along the Bashford Lane property frontage.
- C-1 Property owner shall control weeds along public sidewalks, curb lines and within tree wells which are within 12 feet of the owners front property line. (City Ord. No. 2698, 6/12/82, Sec. 2; Ord. No. 2878, 11/12/83, Sec. 1)

Police Department:

- F-1 The Police Department has no objections to the request for a parking reduction at the Arbelo Apartments.



APPLICATION



SPECIAL USE PERMIT # 2009 0015

PROPERTY LOCATION: 831 - 833 Bashford Lane, Alexandria, Virginia 22314

TAX MAP REFERENCE: 44-04-02-06 and 44-04-02-07 **ZONE:** RB

APPLICANT:

Name: Robert Pierre Johnson Housing Development Corporation

Address: 8 West Nelson Ave., Alexandria, VA 22301

PROPOSED USE: parking reduction

THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 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 staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

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 IV, Section 4-1404(D)(7) 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 Director of Planning and Zoning 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.

Robert Pierre Johnson Housing Development Corporation [Signature] 3/23/09
Print Name of Applicant or Agent Signature Date

8 West Nelson Ave. 703-549-7170 x13 703-549-7175
Mailing/Street Address Telephone # Fax #

Alexandria, VA 22301 herbcl@rpihousing.org
City and State Zip Code Email address

ACTION-PLANNING COMMISSION: _____	DATE: _____
ACTION-CITY COUNCIL: _____	DATE: _____

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 831-833 Bashford Lane, Alexandria, VA 22314, I hereby
(Property Address)

grant the applicant authorization to apply for the parking reduction use as
(use)
described in this application.

Name: Robert Pierre Johnson Housing Development Corporation Phone 703-549-7170
Please Print
Address: 8 West Nelson Ave, Alexandria, VA 22301 Email: herbcl@rpjhousing.org
Signature: Herb Cooper-Levy, Executive Director Date: _____

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

- Required floor plan and plot/site plan attached.
- Requesting a waiver. See attached written request.

2. The applicant is the (check one):
 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 or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent.

Robert Pierre Johnson Housing Development Corporation is a 501(c)3 non-profit corporation that is controlled by a Board of Directors. This section is not applicable.

USE CHARACTERISTICS

4. The proposed special use permit request is for (check one):
- a new use requiring a special use permit,
 - an expansion or change to an existing use without a special use permit,
 - an expansion or change to an existing use with a special use permit,
 - other. Please describe: continued use as-is, requiring a special use permit for a reduction in the required parking.

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).

34 households will reside in two, 17 unit apartment buildings on a continuous basis.

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

Not applicable. There will be no on-site staff. Property management and maintenance staff will make routine visits for repairs, inspections, apartment showings, etc.

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

Day:	Hours:
<u>This multifamily residential rental property will be operated on a continuous basis, 24 hours/day, 7 days/week.</u>	
_____	_____
_____	_____
_____	_____

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

- A. Describe the noise levels anticipated from all mechanical equipment and patrons.
HVAC condenser units are expected to make the same level of noise as current window A/C units or less. Noise levels from residents are expected to remain the same.

- B. How will the noise be controlled?

RPJ Housing's tenant rules and regulations prohibit loud noises that disturb residents. Repeat offenses may be grounds for termination of a tenant's lease.

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

Not applicable - the proposed use creates no 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? (i.e. office paper, food wrappers)

Typical trash for a multifamily residential property will be generated, including paper, food waste, glass, cardboard, aluminum, plastic, etc. and occasional furniture items.

B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

The same amount of trash will be generated as is currently produced.

C. How often will trash be collected?

Trash is currently collected twice weekly at Arbelo Apartments. This practice will continue.

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

We provide a dumpster in which residents deposit trash if they are outside their units.

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

Yes. No.

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

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

Yes. No.

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

12. What methods are proposed to ensure the safety of nearby residents, employees and patrons?
Renovation plans include improved site lighting, secured entry systems, sealcoating the parking area, and fixing cracks in the concrete walking areas.

ALCOHOL SALES

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

Yes No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

PARKING AND ACCESS REQUIREMENTS

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

- 21 Standard spaces
- _____ Compact spaces
- 4 Handicapped accessible spaces.
- _____ Other.

<p>Planning and Zoning Staff Only</p> <p>Required number of spaces for use per Zoning Ordinance Section 8-200A _____</p> <p>Does the application meet the requirement?</p> <p style="text-align: center;"><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
--

B. Where is required parking located? (check one)

on-site

off-site

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

PLEASE NOTE: 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.

C. 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.

Parking reduction requested; see attached supplemental form

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

A. How many loading spaces are available for the use? None

<p>Planning and Zoning Staff Only</p> <p>Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____</p> <p>Does the application meet the requirement?</p> <p style="text-align: center;"><input type="checkbox"/> Yes <input type="checkbox"/> No</p>



SUP # _____

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

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

Residents moving in or out of the buildings may load or unload their belongings during daylight hours.

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

Move-ins and move-outs are expected to occur several times a month, at most.

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

Street access to the Arbelo Apartments is from a driveway on the side of building 831. It is adequate for the current and projected traffic flow.

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?

35,046_ sq. ft. (existing) + 0 sq. ft. (addition if any) = 35,046 sq. ft. (total)

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

a stand alone building

a house located in a residential zone

a warehouse

a shopping center. Please provide name of the center: _____

an office building. Please provide name of the building: _____

other. Please describe: two multifamily residential apartment buildings that provide affordable rental housing.

End of Application

SUP # 2019-015



APPLICATION - SUPPLEMENTAL PARKING REDUCTION

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) Upon renovation, Arbelo Apartments must have 54 parking spaces to meet the parking requirements in Section 8-200. RPJ Housing requests a waiver of this requirement, which would enable us to satisfy neighborhood parking needs with 26 spaces.

2. Provide a statement of justification for the proposed parking reduction. Arbelo Apartments currently has 29 striped parking spaces serving 34 tenants. The proposed renovation creates no additional units nor increases in unit sizes. Random surveys of the parking lot on weekday evenings and a weekend reveal the lot is not used to capacity, and street parking is available (see attached photos with date/time stamps). The reduction from 29 to 25 spaces accommodates larger off-loading area required for accessible spaces and brings the size of existing spaces up to code.

3. Why is it not feasible to provide the required parking? The requirement to provide 54 spaces is infeasible because it creates a significant financial strain on the renovation plan for an affordable housing project, making it difficult to keep rents affordable for low- and moderate-income households. In addition, to add 25 spaces, we would have to pave the remainder of the green space on the property, thus jeopardizing compliance with open space requirements. Finally, there are no nearby lots we can utilize for off-site parking.

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. **See attached.**

6. The applicant must also demonstrate that the reduction in parking will not have a negative impact on the surrounding neighborhood. **Since there will be no change in the existing conditions, there will be no negative impact.**

3,4,5,6,9,14,16
6-13-09

City of Alexandria, Virginia

MEMORANDUM

DATE: JUNE 11, 2009
TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL
FROM: JAMES K. HARTMANN, CITY MANAGER 8
SUBJECT: APPLICATION OF TREES AND TRASH CAN POLICY TO JUNE SUP CASES

ISSUE: How to apply the new policy for funding street trees and trash cans to the SUP cases on Council's June docket.

RECOMMENDATION: That Council apply the new policy and condition language regarding trees and trash cans to the June SUP cases as outlined below.

BACKGROUND: One June 9, Council acted to adopt a policy with regard to SUP conditions for streetscape funding. Specifically, Council directed staff to include the following condition in all new SUP cases, including those approved administratively. The condition is not to be applied to cases seeking to amend an existing SUP or where there is a separately established funding stream for the same features.

The applicant shall contribute \$500 to the City's Streetscape Improvement Fund for street trees and trash cans.

The above condition makes for consistent application and is to replace the site specific analysis and application of requirements for street trees and trash cans, tailored to the circumstances of a particular location, that had previously been staff's practice.

APPLICATION OF THE NEW RULE TO JUNE SUP CASES

There are seven SUP cases on Council's June docket. Two are new SUP cases to which Council's new condition language applies. The remaining five cases seek amendments to previously approved SUPs, and the new language does not apply in those cases. Staff drafted the June staff reports, including conditions, based on its prior practice, however, staff indicated to the Planning Commission and the applicant that the conditions might change as a result of Council's discussion on June 9. To apply its new policy to the June cases, Council needs to make the following changes to the cases below at its June 13 hearing.

New SUP Cases

SUP #2009-0015, Bashford Lane Apartments parking reduction by RPJ (docket item #4):
Add new condition language.

SUP #2009-0016, Dove Street Cat Shelter (docket item #5):
Add new condition language; and
Remove condition #9 requiring \$575 contribution for litter fund.

SUP Amendment Cases

SUP #2009-0014, Café Pizzaiolo Restaurant (docket item #3):
No changes.

SUP #2009-0021, Umbrella SUP Extension (docket item #6):
Remove Condition # 19 requiring \$1150 contribution for new trash can; and
Remove Condition # 21 requiring the replacement of two new street trees.

SUP #2009-0018, Momo Sushi (docket item #9):
No changes.

SUP #2009-0020, Landinis (docket item #14)
Remove condition 30 requiring \$575 contribution for litter fund.

SUP #2008-0047, Gold Crust Bakery (docket item #16)
Remove condition 23 requiring \$575 contribution for litter fund.

STAFF:

Faroll Hamer, Director, Department of Planning and Zoning

SPEAKER'S FORM

DOCKET ITEM NO. 4

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

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: Herb Cooper-Levy
2. ADDRESS: 1527 DRONOLD STREET
TELEPHONE NO. 703.380.3151 E-MAIL ADDRESS: herbcl@earthlink.net
3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? RPI HOUSING

4. WHAT IS YOUR POSITION ON THE ITEM?
FOR: AGAINST: _____ OTHER: _____

5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST, CIVIC INTEREST, ETC.):
~~CIVIC~~ ~~ATTORNEY~~ PROPERTY OWNER

6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL?
YES NO _____

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

A maximum of three minutes will be allowed for your presentation, except that one officer or other designated member speaking on behalf of each *bona fide* neighborhood civic association or unit owners' association desiring to be heard on a docket item shall be allowed five minutes. In order to obtain five minutes, you must identify yourself as a designated speaker, and identify the neighborhood civic association or unit owners' association you represent, at the start of your presentation. If you have a prepared statement, please leave a copy with the Clerk.

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

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

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

Guidelines for the Public Discussion Period

(a) All speaker request forms for the public discussion period must be submitted by the time the item is called by the city clerk.

(b) No speaker will be allowed more than three minutes; except that one officer or other designated member speaking on behalf of each *bona fide* neighborhood civic association or unit owners' association desiring to be heard during the public discussion period shall be allowed five minutes. In order to obtain five minutes, you must identify yourself as a designated speaker, and identify the neighborhood civic association or unit owners'



APPLICATION



SPECIAL USE PERMIT # 20090015

PROPERTY LOCATION: 831 - 833 Bashford Lane, Alexandria, Virginia 22314

TAX MAP REFERENCE: 44-04-02-06 and 44-04-02-07 **ZONE:** RB

APPLICANT:

Name: Robert Pierre Johnson Housing Development Corporation

Address: 8 West Nelson Ave., Alexandria, VA 22301

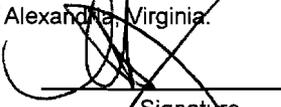
PROPOSED USE: parking reduction

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THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

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 IV, Section 4-1404(D)(7) 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 Director of Planning and Zoning 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.

Robert Pierre Johnson Housing Development Corporation  3.23.09
Print Name of Applicant or Agent Signature Date

8 West Nelson Ave. 703-549-7170 x13 703-549-7175
Mailing/Street Address Telephone # Fax #

Alexandria, VA 22301 herbcl@rpihousing.org
City and State Zip Code Email address

By unanimous consent, recommended approval		6-2-09
CC approved the PC recommendation w/amendments 6-0-1 6/13/09		
ACTION-PLANNING COMMISSION:	DATE:	
ACTION-CITY COUNCIL:	DATE:	

tax credits from the Virginia Housing Development Authority, and this is to preserve affordable housing, so it is already spending \$500 in postage and staff time, and he reminded that this is a non-profit.

WHEREUPON, upon motion by Councilman Krupicka, seconded by Councilman Gaines and carried 6-0-1, City Council approved the Planning Commission recommendation, as stands without implementing the policy from June 9 on street trees and trash cans. The voting was as follows:

Krupicka	"aye"	Pepper	"aye"
Gaines	"aye"	Lovain	"aye"
Euille	"aye"	Smedberg	abstain
	Wilson	"aye"	

REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER

7. Public Hearing on the Environmental Action Plan (Phase II) for the Eco-City Alexandria Project. (#13, 6/9/09)

(A copy of the City Manager's memorandum dated June 3, 2009, is on file in the Office of the City Clerk and Clerk of Council, marked as Exhibit No. 1 of Item No. 7; 6/13/09, and is incorporated as part of this record by reference.)

In response to questions from City Council, Director of Environmental Quality Skrabak spoke of the cost and the process and policy issues. He noted that the adoption of the plan is the roadmap they will use and any cost implications and policy decisions will come back before Council as it moves forward.

The following persons participated in the public hearing on this item:

(a) Bob Custard, 4480 King Street, representing the Alexandria Health Department, asked that it insert into the document language that was omitted in the process, which was sent to City Council previously, and is as follows: on page 34, add the following bullet: "Developing a simple environmental health impact assessment process which will assure that the relevant and potential human health issues related to vector control, water quality, air quality, food supply, toxic exposures, and the built environment are addressed in review of area development plans and special use permits." He said they would also like to add the words "Consider the potential for" before that bulleted point.

(b) Joe Schilling, 10 E. Custis, and with the Metropolitan Institute of Virginia Tech, 1021 Prince Street, said the process has created a consensus document, and he said the Charter does set the sustainability vision with its ten principles. He said what is good for the economy is good for the environment, so it is in a whole different paradigm than it was 12-18 months ago in terms of green jobs, energy, stimulus money and a whole new green economy. He recommended adoption.