

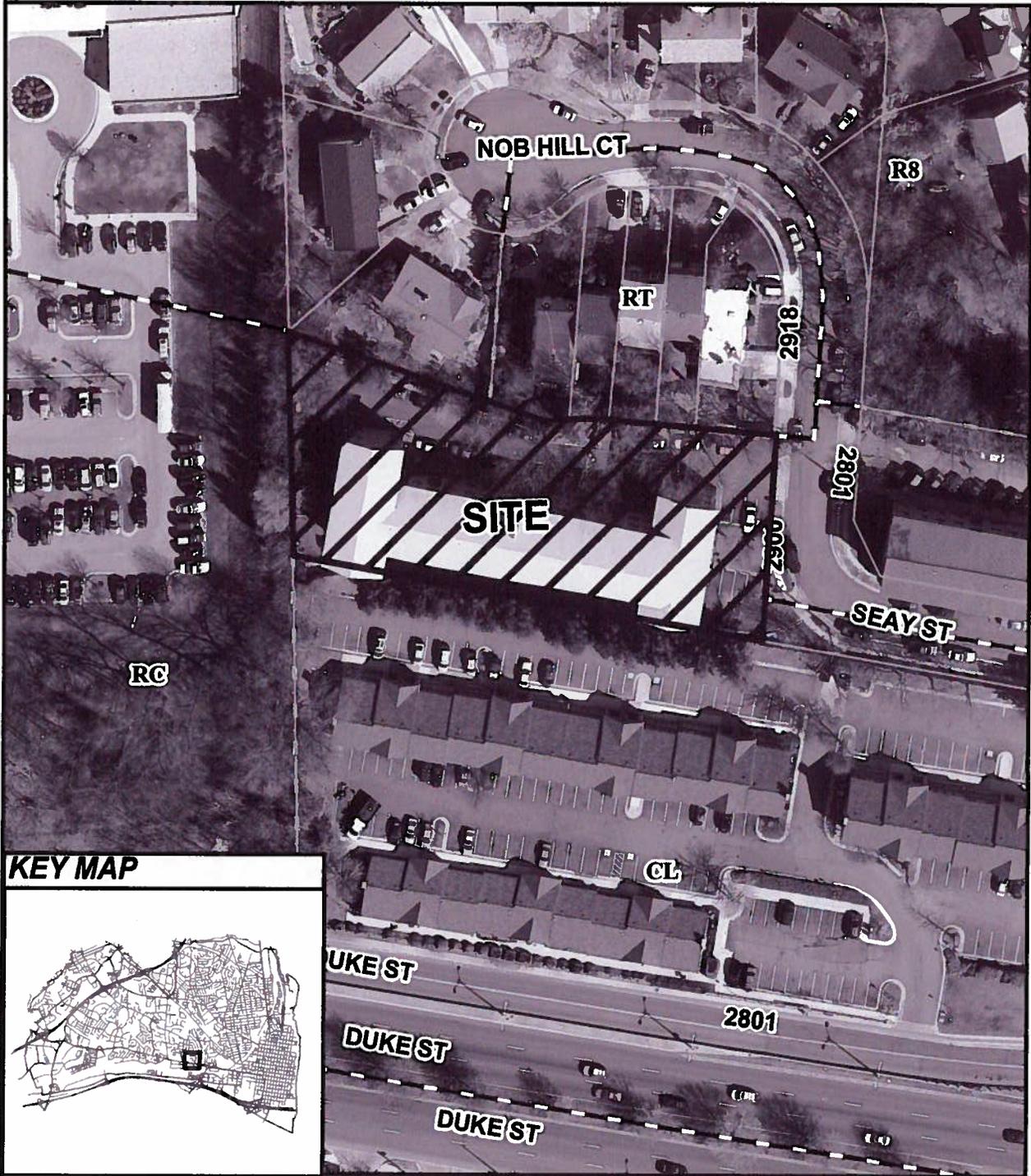
**DOCKET ITEM #6**  
**Special Use Permit #2011-0088**  
**2900 Seay Street – Longview Terrace Apartments**

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<b>Application</b>	<b>General Data</b>	
Consideration of a request for a parking reduction.	<b>Planning Commission Hearing:</b>	March 8, 2012
	<b>City Council Hearing:</b>	March 13, 2012
<b>Address:</b> 2900 Seay Street	<b>Zone:</b>	RC/High Density Apartment
<b>Applicant:</b> Alexandria Housing Development Corporation by Duncan Blair, attorney	<b>Small Area Plan:</b>	Taylor Run

**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:** Nathan Randall [nathan.randall@alexandriava.gov](mailto:nathan.randall@alexandriava.gov)



**SUP #2011-0088**

**3/8/2012**



## I. DISCUSSION

The applicant, Alexandria Housing Development Corporation by Duncan Blair, attorney, requests Special Use Permit approval for a parking reduction at a multi-family residence known as Longview Terrace at 2900 Seay Street.

### SITE DESCRIPTION

The subject site is one lot of record with 120 feet of frontage on Seay Street, approximately 284 feet lot depth, and a total lot area of 31,765 square feet. The lot is improved with a four-story residential apartment building named Longview Terrace built in 1961.



The surrounding area is comprised of a mix of residential, institutional and commercial uses. The Carydale East and Jan-Mar apartment buildings are located to the east. Single-family and townhouse residences are located to the north. Bishop Ireton High School is located to the west. Commercial office uses are located to the south in the Alexandria Medical and Professional Plaza facing Duke Street.

### BACKGROUND

In 2007, Robert Pierre Johnson Housing Development Corporation (RPJ) purchased Longview Terrace as well as the Arbelo and Lacy Court properties with financial assistance from the City to preserve affordable housing in Alexandria. The loan agreements contained several conditions, including the stipulation that the housing must remain affordable to households at a maximum of 60% of the Washington area median income. RPJ attempted to secure permanent financing along with additional money for renovations but was unsuccessful, a circumstance exacerbated by internal organizational and financial difficulties.

To ensure that the three properties remained affordable, and to protect the City's investment, City Council approved the sale of the three affected properties, including Longview Terrace, to the applicant, Alexandria Housing Development Corporation (AHDC), in July 2011. AHDC, a non-profit corporation established by the City in 2004 to maintain and expand Alexandria's low to moderate-income affordable housing stock, assumed the City-funded bridge loans originally granted to RPJ with the same requirements for affordability. AHDC's permanent financing plan was presented to City Council in December 2011 and includes Low Income Housing Tax Credit funding. Applications to the Virginia Housing Development Authority (VHDA) must be filed by March 16, 2012.

The City has received several complaints regarding this site over the last few years, primarily concerning excessive litter and trash. Housing staff reports that AHDC and the property management company it has hired, Equity Management, have made progress in cleaning up the

site in the months since it has been in possession of the property. AHDC also expects to construct a new trash enclosure as a part of its planned renovations.

### PROPOSAL

It is AHDC's proposal for significant renovations at Longview Terrace that requires this Special Use Permit application. Section 8-200(F)(1)(b) of the Zoning Ordinance stipulates that all buildings built prior to the establishment of modern parking standards in 1963 that are "significantly altered" must comply with current parking requirements. The term "significantly altered" is defined at Section 8-200(F)(4)(a) as any "reconstruction, remodeling, or rehabilitation... which involves expenditures amounting to 33 1/3% or more of the market value of the structure of the building..." The expected cost of the building renovations at Longview Terrace is \$1.8 million, which amounts to 38% of the total market value of the building, which has a 2012 City-assessed value of \$4.7 million.

The projected scope of exterior work includes: a new roof, additional insulation, new windows, new doors, hallway and stairwell improvements, a new trash enclosure, and electrical and HVAC system upgrades. Cosmetic improvements to the building's exterior may include brick re-pointing and new awnings. Interior renovations may include: new kitchen cabinets, counters and appliances, remodeled bathrooms, and new flooring. Two existing two-bedroom ground floor units will be remodeled to be wheelchair-accessible. The windows, the roof, new appliances and fixtures, the HVAC system and all work to building systems are planned to meet Earthcraft certification standards to enhance the building's sustainability and improve energy efficiency.

The applicant is requesting approval of a 32-space parking reduction because it cannot provide, due to land constraints, the additional 32 parking spaces that will be required upon completion of the anticipated renovations to the building.

### ZONING/PARKING

The subject property is located in the RC / High-Density Residential zone. Section 3-902 (B) of the Zoning Ordinance allows multi-family dwellings in the RC zone as a permitted use. In addition to being grandfathered in terms of parking since it was built prior to 1963, the building is also a noncomplying structure because it does not meet current zoning regulations regarding maximum density and minimum open space.

With regard to current parking requirements, Section 8-200(A)(2) of the Zoning Ordinance requires 1.3 off-street parking spaces for each one-bedroom multi-family dwelling unit and 1.75 off-street parking spaces for each two-bedroom multi-family dwelling unit. Longview Terrace, with nine one-bedroom units and 21 two-bedroom units, is required today to provide a total of 68 parking spaces. Thirty-seven parking spaces are located on the property today. One parking space will be eliminated as a part of the renovations to provide handicapped-accessible parking in front of the building, resulting in a total of 36 spaces on the lot. Expressed as a ratio, 0.88 parking spaces will be provided per dwelling unit upon renovation.

The applicant has applied for this Special Use Permit for a 32-space parking reduction, pursuant to Section 7-702, for the difference between the current requirement and the number of parking spaces that will exist at the site. Section 7-702 allows modifications to certain Zoning Ordinance requirements, including reductions in off-street parking, as an incentive for the provision of low and moderate-income housing.

#### MASTER PLAN DESIGNATION

The proposed use is consistent with the Taylor Run Small Area Plan chapter of the Master Plan which designates the property for multi-family residential use.

## **II. STAFF ANALYSIS**

Staff supports the parking reduction because, after careful analysis, it concludes that the request is justified and should not have a negative impact on the neighborhood. Staff has analyzed parking data from Longview Terrace and from affordable housing properties throughout Alexandria to answer this question. Its analysis reveals that the strict application of the Zoning Ordinance requiring the applicant to provide 32 additional parking spaces here is not necessary based on the anticipated actual parking demand.

Recent survey information suggests that residents' parking needs at Longview Terrace are actually below the 0.88 parking spaces per dwelling unit that will exist at the site. Equity Management asked all residents to fill out a survey card in mid-January that contained questions in English and Spanish regarding vehicle ownership, possession of a driver's license, and public transportation use. Gift cards were available to residents as an incentive to complete the survey early and approximately 56% of residents responded. Survey results revealed that 16 vehicles are owned by residents in 22 dwelling units for a car-ownership rate of 0.73 vehicles per unit. Extrapolating the results of this survey to include all residents of the building when fully occupied, Longview Terrace residents are expected to own 30 vehicles. All 30 vehicles can be parked in the 36-space parking lot with room to spare.

In addition, Equity staff observed parking lot conditions (see attached photographs) over four days in mid-January and at four times each day: 6 a.m., 11 a.m., 6 p.m., and 11 p.m. The maximum observed occupancy occurred in the early morning and late evening periods, when parking occupancy averaged 72% and peaked at a maximum occupancy of 81%. This evidence further substantiates resident survey results and confirms a lower parking demand at Longview than required under today's parking standards.

Staff has considered the question of parking need, as a practical matter, at other affordable housing sites in the City in recent years and has found that it is typically lower than the parking requirements found in the Zoning Ordinance. In a survey of nine properties owned by the Alexandria Redevelopment and Housing Authority (ARHA) conducted for the Glebe Park/Old Dominion redevelopment proposal, the average number of cars present at the properties was 0.9 cars per unit. In anticipation of the James Bland redevelopment, ARHA staff reviewed vehicle registration data for all of its properties in the City and found that its residents owned an average of 0.75 vehicles per dwelling unit. Both figures show that the actual parking demand at

properties with affordable housing is less than what is required under the Zoning Ordinance. While differences exist between the demographic profiles of ARHA-owned units and Longview Terrace that could have an effect on the question of resident vehicle ownership, the reduced parking demand found at other sites is useful in determining the likelihood of a reduced parking demand at Longview Terrace site. In addition, the number of parking spaces existing at Longview Terrace after expected renovations, 0.88 parking spaces per dwelling unit, falls approximately in the range (0.75 – 0.9) found at other sites in Alexandria.

Staff also finds that the parking reduction should not have a negative impact on neighborhood parking. On-street parking does not appear to be difficult; at the present time as evidenced by staff has visited the site and observed parking spaces along Seay Street. In any case, with existing on-site parking exceeding demonstrated actual parking demand, approval of the parking reduction request should not result in a spill-over effect whereby additional vehicles need to park on the street.

The circumstance of current parking supply meeting current parking demand at the site justifies the 32-space parking reduction requested by the applicant. Subject to the conditions contained in Section III of this report, which include a standard requirement (Condition #2) regarding litter pick-up that will reinforce the applicant's recent steps toward addressing property maintenance concerns, staff recommends approval of the request.

### 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. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (P&Z)
3. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
4. 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 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)

STAFF: Barbara Ross, Deputy Director, Department of Planning and Zoning;  
Nathan Randall, Urban Planner.

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Staff Note: In accordance with Section 11-506(C) of the Zoning Ordinance, operation shall be commenced 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:

- F-1 Transportation staff supports the proposed parking reduction for the following reasons:
- a. The parking survey completed by residents of the Longview Terrace Apartments indicated that approximately ½ of all residential households do not own a car.
  - b. The overall number of vehicles per dwelling unit based on the survey response is 0.73 vehicles per dwelling unit. The apartment complex proposes to have a parking ratio of 0.88 parking spaces per unit. Based on the survey results, parking supply will exceed parking demand.
  - c. Parking occupancy data was collected in January 2012 over a four day period during early morning, mid-morning, early evening, and late evening periods. The maximum observed occupancy occurred in the early morning and late evening periods. During these time periods, parking occupancy averaged 72%, with a maximum occupancy of 81%. At the time of observed maximum occupancy, 6 spaces were still unused and available for residents or residential visitors. Based on the parking occupancy data results, the proposal to remove one parking space will not have adverse impacts and parking supply will continue to exceed parking demand.
- R-1 All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
- 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. (T&ES)

##### Code Enforcement:

- F-1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit for two new accessible units, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Ken Granata, Acting Plan Review Supervisor at [ken.granata@alexandriava.gov](mailto:ken.granata@alexandriava.gov) or 703-746-4193.
- F-2 Alterations to the existing structure (two new accessible units) must comply with the current edition of the Uniform Statewide Building Code (USBC).
- F-3 A building permit is not required for the conversion of parking spaces to accessible parking spaces.

- C-1 Accessible parking spaces shall comply with the 2009 Virginia Construction Code and 2003 ANSI A117.1.
- C-2 Accessible car parking spaces shall be a minimum of 96 inches in width. Accessible van parking shall have a minimum of 132 inches width. All access isles shall be a minimum of 60 inches width and must run the full length of the parking space they serve. When an adjacent access isle is 96 inches or greater in width the van parking width may be reduced to 96 inches. ANSI A117.1 Sections 502.2 and 502.4.2.
- C-3 Parking spaces and access isles shall be on the same level and have a surface slope of no greater than 1:48. ANSI A117.1 Section 502.5
- C-4 The required minimum number of accessible parking spaces shall comply with the 2009 Virginia Construction Code, Section 1106.
- C-5 Identification of accessible parking spaces shall comply with 2009 Virginia Construction Code. Above grade parking space signs shall have a bottom edge no lower than 4 ft. nor higher than 7ft. above the parking surface. All disable parking shall include the language the language "PENALTY, \$100-500 Fine, TOW-AWAY ZONE.

Health:

- F-1 No Comments

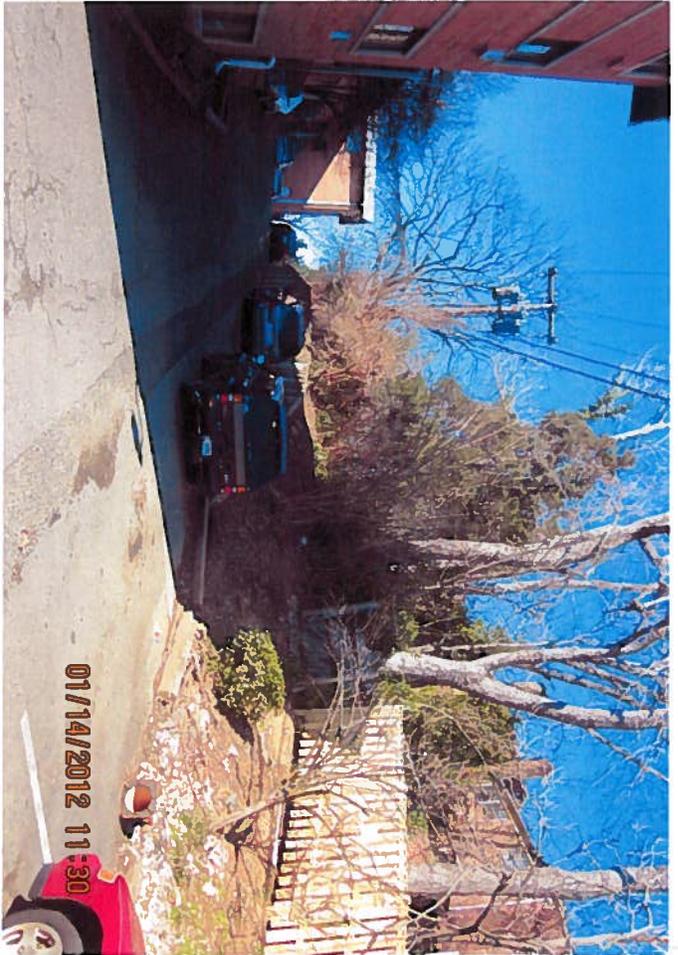
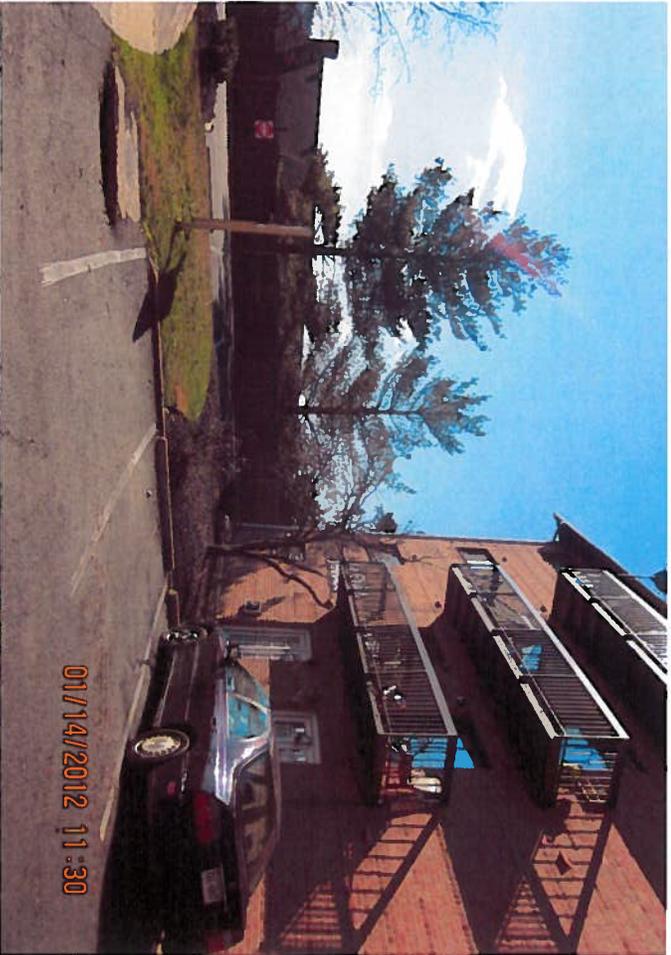
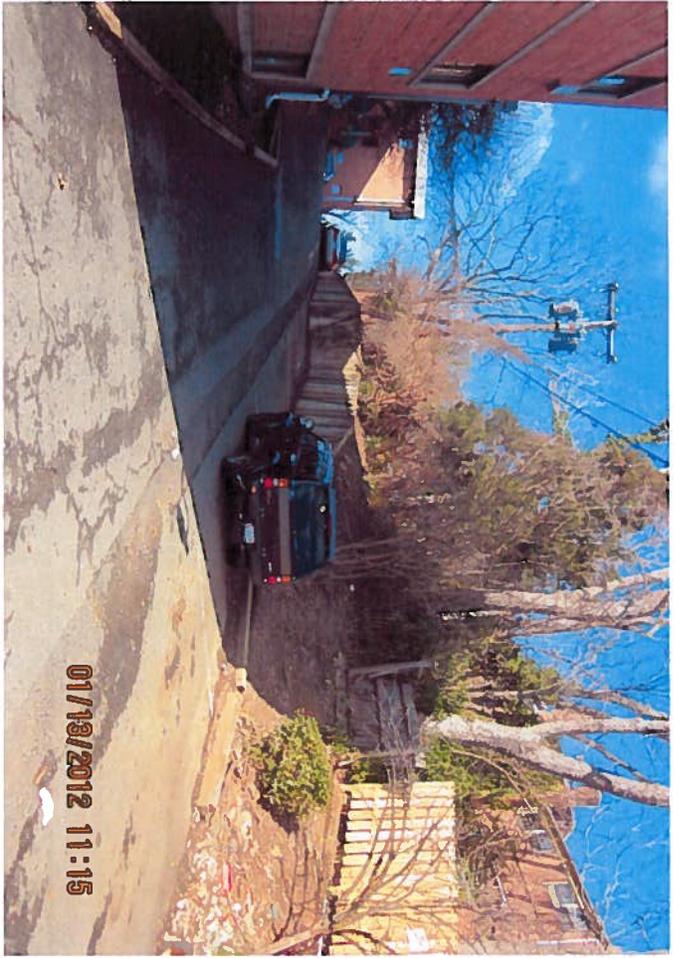
Parks and Recreation:

- F-1 No Comments Received

Police Department:

- F-1 No objection to parking reduction.









# APPLICATION

## SPECIAL USE PERMIT

**SPECIAL USE PERMIT #** 2011-0088

**PROPERTY LOCATION:** 2900 Seay Street, Alexandria, Virginia

**TAX MAP REFERENCE:** 062.03 01 08

**ZONE:** RC

**APPLICANT:**

Name: **Alexandria Housing Development Corporation**

Address: **800 North Pitt Street, Suite 121, Alexandria, Virginia 22314**

**PROPOSED USE: Parking Reduction Special Use Permit pursuant to Section 7-700 for low-moderate income housing.**

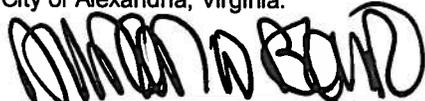
**THE UNDERSIGNED**, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 7-700 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

**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.

Duncan W. Blair, Esquire  
Print Name of Applicant or Agent

  
Signature

12-27-2011  
Date

524 King Street  
Mailing/Street Address

703 836-1000  
Telephone #

703 549-3335  
Fax #

Alexandria, Virginia      22314  
City and State                      Zip Code

dblair@landclark.com  
Email address

<b>ACTION-PLANNING COMMISSION:</b> _____	<b>DATE:</b> _____
<b>ACTION-CITY COUNCIL:</b> _____	<b>DATE:</b> _____

**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of 2900 Seay Street, I hereby grant the applicant authorization to apply for the Section 7-700 parking reduction use as described in this application.

Alexandria Housing Development Corporation

Name: Duncan W. Blair, Esquire, Attorney for AHDC

Phone: 703 836-1000

Address: 524 King Street, Alexandria, Virginia 22314

Email: [dblair@landclark.com](mailto:dblair@landclark.com)

Signature: \_\_\_\_\_

*Duncan W. Blair, Esquire*

Date: December 27, 2011

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.

**Alexandria Housing Development Corporation ("AHDC") is a Virginia nonstock corporation. AHDC is a not for profit housing corporation governed by a Board of Directors. AHDC is not a member corporation.**

**OWNERSHIP AND DISCLOSURE STATEMENT**

Use additional sheets if necessary

**1. Applicant.** 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. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. NONE		
2.		
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 2900 Seay Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Alexandria Housing Development Corporation	2900 Seay Street, Alexandria, Virginia	100%
2.		
3.		

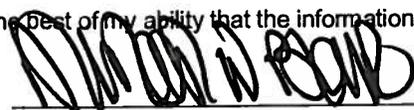
**3. Business or Financial Relationships.** Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Alexandria Housing Development Corporation	None	Planning Commission and City Council
2.		
3.		

**NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.**

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

12-27-2011      Duncan W. Blair, attorney for AHDC  
 Date                      Printed Name

  
 \_\_\_\_\_  
 Signature

SUP # 2011-0088

**OWNERSHIP AND DISCLOSURE STATEMENT**

Use additional sheets if necessary

**1. Applicant.** 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. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application

Name	Address	Percent of Ownership
1. NONE		
2.		
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 2900 Seay Street, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Daniel Abramson	c/o 801 North Pitt Street, Alexandria, VA	100%
2.		
3.		

**3. Business or Financial Relationship.** Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review

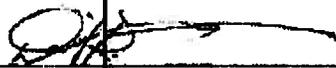
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Daniel Abramson	None	Planning Commission and City Council
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

January 10, 2012  
Date

Daniel Abramson  
Printed Name

  
Signature

SUP # 2011-0088

**OWNERSHIP AND DISCLOSURE STATEMENT**

Use additional sheets if necessary

**1. Applicant.** 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. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. NONE		
2.		
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 2900 Sear Street, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Robert Burns - solely in capacity of SA HDC Bldg. not personally	c/o 801 North Pitt Street, Alexandria, VA	100% A HDC ownership DCB DCBA of Alexandria
2.		
3.		

**3. Business or Financial Relationship.** Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

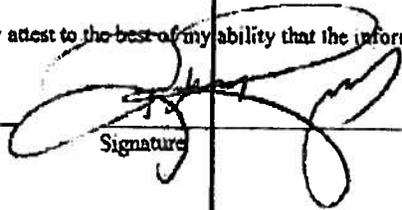
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1 Robert Burns	None	Planning Commission and City Council
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

January 10, 2012  
Date

Robert Burns  
Printed Name

  
Signature

SUP# 2011-0088

**OWNERSHIP AND DISCLOSURE STATEMENT**  
Use additional sheets if necessary

**1. Applicant.** 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. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. NONE		
2.		
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 2900 Scay Street, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Cathy Pharis, Treasurer AMDC Board of Directors	c/o 801 North Pitt Street, Alexandria, VA	100% AMDC 50% individually
2.		
3.		

**3. Business or Financial Relationship.** Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Cathy Pharis	None	Planning Commission and City Council
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

January 10, 2012  
Date

Cathy Pharis  
Printed Name

Cathy Pharis  
Signature

SUP # 2011-0088

**OWNERSHIP AND DISCLOSURE STATEMENT**  
Use additional sheets if necessary

**1. Applicant.** 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. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1 NONE		
2		
3		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 2900 Sessy Street, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. John Corrado <i>is a member of the Board/Directors</i>	c/o 801 North Pitt Street, Alexandria, VA	100% <i>by AWD</i>
2.		
3.		

**3. Business or Financial Relationship.** Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

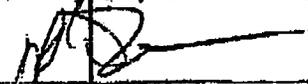
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1 John Corrado	None	Planning Commission and City Council
2.		
3.		

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As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

January 10, 2012  
Date

John Corrado  
Printed Name

  
Signature

SUP # 2011-0088

**OWNERSHIP AND DISCLOSURE STATEMENT**  
Use additional sheets if necessary

**1. Applicant.** 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. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. NONE		
2.		
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 2900 Sany Street, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Michael Caison <i>Solely Proprietor</i> <i>CLS AEDC board member, not residential</i>	c/o 801 North Pitt Street, Alexandria, VA	100% <i>AEDC ownership</i> <i>0.96 Personal ownership</i>
2.		
3.		

**3. Business or Financial Relationship.** Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Michael Caison	None	Planning Commission and City Council
2.		
3.		

**NOTE:** Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

January 10, 2012  
Date

Michael Caison  
Printed Name

  
Signature

SUP # 2011-0088

**OWNERSHIP AND DISCLOSURE STATEMENT**

Use additional sheets if necessary

**1. Applicant.** 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. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. NONE		
2.		
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 2900 Seay Street, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Megan Glasheen <i>100% as a copartner</i> <i>as Hotel board member, not personal ownership</i>	c/o 801 North Pitt Street, Alexandria, VA	100% <i>Hotel Ownership</i> <i>0% Personal Ownership</i>
2.		
3.		

**3. Business or Financial Relationship.** Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Megan Glasheen	None	Planning Commission and City Council
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

January 10, 2012  
Date

Megan Glasheen  
Printed Name

*Megan Glasheen*  
Signature

SUP # 2011-0088

**OWNERSHIP AND DISCLOSURE STATEMENT**

Use additional sheets if necessary

**1. Applicant.** 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. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. NONE		
2.		
3		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 2900 Seay Street, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Joseph Ouellette <i>AMOC Board of Directors</i>	c/o 801 North Pitt Street, Alexandria, VA	100% AMOC <i>(@% individually)</i>
2.		
3.		

**3. Business or Financial Relationship.** Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

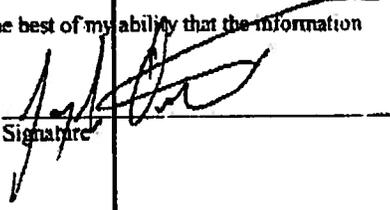
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Joseph Ouellette	None	Planning Commission and City Council
2.		
3.		

**NOTE.** Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

January 10, 2012  
Date

Joseph Ouellette  
Printed Name

  
Signature

SUP # 2011-0088

**OWNERSHIP AND DISCLOSURE STATEMENT**  
Use additional sheets if necessary

**1. Applicant.** 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. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. NONE		
2.		
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 2900 Seay Street, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Lindsey Vick - <i>solely in capacity as AHDC Board Member NOT PERSONALLY</i>	c/o 801 North Pitt Street, Alexandria, VA	100% AHDC ownership, 0% Personal ownership
2.		
3.		

**3. Business or Financial Relationship.** Each person or entity listed above (1 and 2) with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Lindsey Vick	None	Planning Commission and City Council
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

January 10, 2012  
Date

Lindsey Vick  
Printed Name

*Lindsey Vick*  
Signature

**OWNERSHIP AND DISCLOSURE STATEMENT**  
Use additional sheets if necessary

**1. Applicant.** 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. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. NONE		
2.		
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 2900 Seay Street, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Joseph Resende *	c/o 801 North Pitt Street, Alexandria, VA	100% **
2.		
3.		

**3. Business or Financial Relationship.** Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

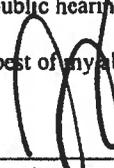
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Joseph Resende	None	Planning Commission and City Council
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

January 10, 2012  
Date

Joseph Resende  
Printed Name

  
Signature

\* solely in the capacity as board member of AHDC. Not personally.  
\*\* solely a board member. No ownership interest.

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

**Yes.** Provide proof of current City business license

**No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

## **NARRATIVE DESCRIPTION**

**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. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

**Alexandria Housing Development Corporation ("AHDC"), a Virginia nonstock corporation, is requesting a Section 7-700 parking reduction special use permit for the Longview Terrace apartments owned by AHDC in furtherance of its charter to provide low and moderate income rental units in the City of Alexandria.**

**The Section 7-700 parking reduction is required in order to comply with the provisions of Section 8-200(F) to permit AHDC to undertake a significant alteration of the apartment building.**

**The Longview Terrace apartments were constructed in 1962. There are forty-one (41) dwelling units (9 one bedroom units and 32 two bedroom units). Thirty-seven parking spaces are provided on site. A reduction of thirty-two (32) parking spaces is requested.**

SUP # 2011-0088

**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: **Section 7-700 Parking Reduction Special Use Permit for a low-moderate income apartment building.**

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).

**No change from existing number of tenants.**

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

**No change from existing number of employees.**

6. Please describe the proposed hours and days of operation of the proposed use: **Not Applicable.**

Day:	Hours:
_____	_____
_____	_____
_____	_____
_____	_____

7. Please describe any potential noise emanating from the proposed use.
- A. Describe the noise levels anticipated from all mechanical equipment and patrons.
- Not Applicable.**

- B. How will the noise be controlled?
- Not Applicable.**

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

**Not Applicable.**

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)

**Not Applicable.**

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

**Not Applicable.**

C. How often will trash be collected?

**Not Applicable.**

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

**Not Applicable.**

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property? **Not Applicable.**

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? **Not Applicable.**

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?

**Not Applicable.**

### **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.

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**PARKING AND ACCESS REQUIREMENTS**

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

- \_\_\_\_\_ Standard spaces
- \_\_\_\_\_ Compact spaces
- 2 Handicapped accessible spaces.
- 34 Other. **Thirty-seven (39) spaces were laid out in 1962 and do not**

**comply with current City standards. Note also that two (2) spaces appeared to have been removed and replaced with a dumpster and trash enclosure. Three (3) spaces are being removed to provide two (2) accessible spaces for two (2) new accessible dwelling units.**

Planning and Zoning Staff Only

Required number of spaces for use per Zoning Ordinance Section 8-200A \_\_\_\_\_

Does the application meet the requirement?  
 Yes  No

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: **None.**

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

Planning and Zoning Staff Only

Required number of loading spaces for use per Zoning Ordinance Section 8-200 \_\_\_\_\_

Does the application meet the requirement?  
 Yes  No

- B. Where are off-street loading facilities located? **Not Applicable.**
- C. During what hours of the day do you expect loading/unloading operations to occur?  
**Not Applicable.**
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?  
**Not Applicable.**

**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 change from existing conditions.**

**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?  
\_\_\_\_\_ sq. ft. (existing) + \_\_\_\_\_ sq. ft. (addition if any) = \_\_\_\_\_ 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: **Section 7-700 parking reduction special use permit no change of us is requested. The property will continue as a by right residential project rented as low-moderate income housing.**

End of Application

**REVISED**

Special Use Permit # 2011-0088

**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)

There are thirty-seven (37) parking surface spaces serving the forty-one residential low-moderate income dwelling units in the Longview Terrace apartment project. When approved in 1962, thirty-nine (39) parking spaces would have been required to comply with the then City zoning requirements of one (1) parking space per unit. Note it appears two (2) spaces have been converted to a dumpster pad and enclosure. One (1) existing parking space will be lost when three (3) parking spaces are converted to two (2) handicap accessible spaces for two (2) new accessible dwelling units. Current zoning requires that a total of sixty-eight (68) parking spaces be provided ( $9 \times 1.3 = 12$  one bedroom units and  $32 \times 1.75 = 56$  two bedroom units). AHDC is requesting a thirty-two (32) parking space reduction.

2. Provide a statement of justification for the proposed parking reduction.

The reduction is justified to permit the much needed renovation and rehabilitation of the building to occur to provide better living conditions for the project's low-moderate income tenants.

3. Why is it not feasible to provide the required parking?

There is no additional land area to expand the existing surface parking lot to increase the number of parking spaces to serving the existing multi-family building.

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

Three (3) parking spaces are being converted to two (2) handicap accessible parking spaces.

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, and 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.

The requested parking reduction is required to permit the owner to undertake a substantial alteration of the building; it will not increase the number of units, nor alter the parking demand as the project will remain a low-moderate income rental project with demonstrated low parking usage.

6/97 p:\zoning\pc-app\forms\supparkg

**2600 Seay Street**

**Longview Apartments**

**Parking Management Plan**

Parking for the residents of the Longview Terrace Apartment that own vehicles are able to use the onsite parking spaces. The parking spaces are not assigned and are available on a first come first serve basis. This allows for the maximum utilization of the parking spaces. The Management of the Longview Terrace Apartments will insure that vehicles are orderly parked and that spaces are not used for other than short term parking.

There is available on-street parking on the adjacent public rights of way of Seay Street and the lower portion Nob Hill Court.

January 24, 2012

Mr. Daniel R. Abramson  
President  
AHDC Acquisition 1, LLC  
801 North Pitt Street, Suite 121  
Alexandria, VA 22314

Re: Parking Survey of Longview Terrace Apartments, 2900 Seay Street, Alexandria, VA 22314

Dear Mr. Abramson:

Equity Management was pleased to assist AHDC/AHDC Acquisition 1, LLC in surveying residents' parking use and habits at the Longview Terrace Apartments, located at 2900 Seay Street, Alexandria, VA 22314. I am providing this summary of the survey process and the results received to date. I am also enclosing date-time stamped photographs taken by Cristina Pena, Equity's assistant property manager for Longview, between Wednesday, January 11, 2012 through Saturday, January 14, 2012 to document parking usage at approximately 6 AM, 11 AM, 6 PM and 11 PM, including spaces onsite and on the adjacent street.

**Property Description:** Longview Terrace is a garden style apartment property built in 1961. It has 41 apartments, including 9 one-bedroom and 21 two-bedroom units. At the time the survey was distributed, two of the two-bedroom units were vacant. The property has 37 unassigned parking spaces, one of which is marked as a handicap space. (I would note that since parking is unassigned, Equity does not require that residents register cars when they apply for leases and does not track car ownership). There is also street parking on Seay Street, immediately adjacent to the property. Across the street from Longview is Jan-Mar Apartments, a twenty unit building. Jan-Mar has a small parking lot, however, it appears that both residents of Longview and residents of Jan-Mar residents, as well as their guests, may use the street parking. Since Equity assumed property management of the properties in June 2011, our onsite personnel have reported no complaints from residents or neighbors related to the adequacy of the parking provided and/or residents' use of street parking. Equity understands that the property renovation planned will not change the number of units in the building, however, two existing ground level units will be modified to meet HUD 504 accessibility standards. As a result, three parking spaces in the parking area immediately adjacent to these units will be reconfigured into two handicapped spaces, resulting in a net loss of one parking space for a total of 36 onsite parking spaces when renovation is completed.

**Parking Survey:** The survey packet delivered to the door of every Longview Terrace household by Equity on Friday, January 6, 2012, consisted of:

- A cover letter explaining the survey process and requesting participation
- A one page survey
- A stamped, self-addressed envelope for residents to return the survey
- A placard to display in the windshield of their cars through January 23 to help identify resident cars in photographs to be taken as part of survey documentation

The packet materials were provided in both English and Spanish, which are the primary languages of all Longview Terrace residents. As an incentive to return the surveys within a few days, a Giant store gift card for \$25 was offered to those residents who responded by Wednesday 18. Copies of the materials in the survey packet are attached. In addition to questions about resident use of parking, the survey also asked about use of public transportation, since a bus stop is located less than ¼ mile from the property, on Duke Street. A metro stop is also less than a mile away.

**Survey Results (tabulated as of January 19, 2012):** To date, responses have been received from 22 of the 39 households residing at Longview Terrace, or approximately 50% of all current residents. Of these, eleven households report that they don't own any cars and eleven households report owning a total of sixteen cars. A summary of all responses is below:

1. Number of unit surveys received:	22
2. Number of units reporting no autos owned:	11
3. Number of units reporting autos owned	11
4. Total number of residents who drive/have a driver's license	22
5. Number of resident-owned autos reported:	16
6. Number of units reporting use of public transit:	17

Of course, if/as additional responses are received, Equity will update these results and provide you with a supplemental report.

**Documentation of Parking Use/Habits:** The attached, date-time stamped photographs were taken daily on Wednesday, January 11, Thursday, January 12, Friday, January 13 and Saturday, January 14, 2012 at 6 AM, 11 AM, 6 PM, and 11 PM. They show normal parking usage patterns at the building and on the adjacent street.

Please let me know if you need anything else. Equity is pleased with AHDC/AHDC Acquisition's proposed plan to renovate the building. We believe the improvements to the unit interiors, and the installation of energy efficient building systems will be very beneficial to the quality of life enjoyed by residents, and will make the building more sustainable in the future.

Sincerely,



Loretta Gaegler  
Vice President



*Working to make affordable housing a reality  
in the City of Alexandria.*

January 6, 2012

Dear Longview Terrace Resident:

Longview Terrace Apartments was acquired by AHDC Acquisition 1, LLC (AHDC) in June 2011 to provide affordable rental housing in the City of Alexandria. In March, AHDC will apply for funding to renovate Longview Terrace next year.

Please be assured that the renovation being planned will be used to make improvements needed due to the property's age and condition – rents will continue to be maintained within affordable levels for income eligible residents. In addition, AHDC will make every effort to minimize disruption for residents during the renovation process. While the scope of work is still being developed, the types of improvements planned will be focused on energy efficiency, utility savings and livability for tenants.

Because of the anticipated cost of the renovation, the City of Alexandria will review current parking conditions at the property to ensure they are adequate. **To help AHDC provide accurate information about the parking needs and habits of current Longview residents, please take a few minutes to complete the attached survey as soon as possible. A stamped, self-addressed envelope is also enclosed so that you can return it to AHDC. Every household (named on the lease) that completes the survey and mails it back to AHDC by Wednesday, January 11 (as verified by postmark), will receive a \$25 Giant gift card. We are also asking that the enclosed orange sheets (which are printed with "Longview Terrace Resident") be displayed on the dashboard of your vehicle until January 23. To document parking at the property for the City, we may have an Equity staff person take photographs at different times of day to demonstrate how and where residents park. Please continue your regular parking habits during this period. You may continue to park on the property and/or on the adjacent street at your convenience.**

AHDC and Equity Management (the property management company which works with AHDC) appreciate your assistance with this process. As the application proceeds, we may need to visit your apartment to assess what work should be included in the scope. We will try to keep these visits to a minimum, and you will always receive advance notice when we need to enter your unit. Once the scope and the financing arrangements are final, AHDC and Equity will schedule a meeting with residents to review the plan for renovation.

If you have questions about this letter, and/or the planned renovation, you are welcome to contact **Christina Moore of AHDC at 703-739-7775 or [cmoore@housingalexandria.org](mailto:cmoore@housingalexandria.org) or Moriah Margerum of Equity Management at 703-751-0003 or [arbello@equitymgmt.com](mailto:arbello@equitymgmt.com).**

Thank you.

Christina Moore  
Director of Operations and Communications

Longview Terrace Apartments  
2900 Seay Street  
Alexandria, Virginia

RESIDENT SURVEY FORM - PARKING

Resident Name(s) (from Lease) \_\_\_\_\_

Address (including unit number) \_\_\_\_\_

*Purpose This survey has been developed to provide information concerning the parking needs and habits of current Longview Terrace Apartment residents. Your participation will ensure that the parking provided will be adequate to serve the needs of the community when the development is renovated. The survey will be used for this purpose only.*

**In order to receive a \$25 Giant gift certificate, you must fully complete and return this survey to AHDC Acquisition 1, LLC (a stamped, self addressed envelope is included), with a postmark on or before Wednesday, January 11, 2012.**

Number of people who drive and live at the address listed above \_\_\_\_\_

Number of cars owned by the people who live at the address listed above \_\_\_\_\_

Please list the make and model of all cars owned and parked at the property

\_\_\_\_\_

Do you walk, ride the bus or use public transportation of some kind (instead of a car)?  
Please respond yes or no: \_\_\_\_\_

If yes, please state how many times a week. \_\_\_\_\_

***Thank you for your participation! If you have questions about this survey, please call Christina Moore of AHDC at 703-739-7775 or Moriah Margerum of Equity Management at 703-751-0003.***

***Don't forget to display your orange sheet with Longview Terrace Resident on the dashboard of your vehicle until January 23.***

\_\_\_\_\_



LAND, CLARK, CARROLL, MENDELSON AND BLAIR, P.C.  
*Attorneys & Counsellors at Law*  
524 KING ST.  
ALEXANDRIA, VA 22314-3104

H. CARTER LAND, III  
JAMES C. CLARK  
F. ANDREW CARROLL, III  
RICHARD S. MENDELSON  
DUNCAN W. BLAIR

.....  
(703) 836-1000

FACSIMILE  
(703)549-3335

December 22, 2011

Ms. Faroll Hamer  
City of Alexandria  
Planning and Zoning Department  
City Hall, Room 2100  
301 King Street  
Alexandria, VA 22314

**DELIVERED BY HAND**

**Re: 2900 Seay Street, Alexandria, Virginia**

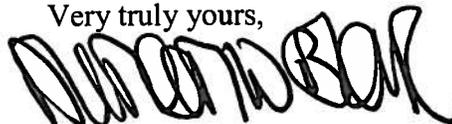
Dear Faroll:

I am writing on behalf of our client, Alexandria Housing Development Corporation ("AHDC"), a Virginia nonstock corporation, to request a waiver of the requirement to submit floor plans in connection with its application for a parking reduction pursuant to Section 7-700 of the Alexandria Zoning Ordinance, 1992, as amended ("Ordinance").

AHDC is requesting the Section 7-700 Special Use Permit seeking a reduction of the required parking for the fifty year old apartment project located at 2900 Seay Street due to AHDC's plans to substantially alter the premises as defined in Section 8-200 of the Ordinance.

Please advise if you are in agreement that the waiver is appropriate in this instance. If you have any questions, please do not hesitate to call.

Very truly yours,

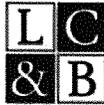


Duncan W. Blair

DWB:k\Hamer-AHDC 1211

Docket Item No. 6  
SUP 2011-0088

Land, Carroll & Blair PC

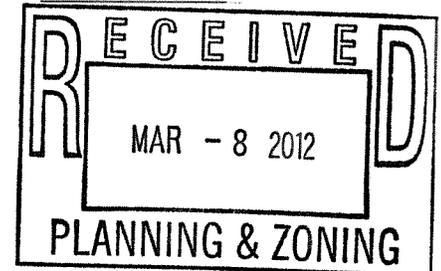


H. Carter Land, III  
F. Andrew Carroll, III  
Richard S. Mendelson  
Duncan Wardman Blair  
Martin J. A. Yeager (VA, DC & MD)

ATTORNEYS AT LAW  
EST. 1978

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March 8, 2012



Mr. John Komoroske, Chairman  
Members of the Alexandria Planning Commission  
Department of Planning & Zoning  
301 King Street  
City Hall, Room 2100  
Alexandria, Virginia 22314

**DELIVERED BY HAND AND EMAIL**

**In re: Docket Items No. 6, March 8, 2008 Planning Commission Public Hearing  
Special Use Permit No. 2011-0086  
2900 Seay Street – Longview Terrace Apartments**

Dear John;

I am writing on behalf of our client, the Alexandria Housing Development Corporation (“AHDC”) to request that the Commission delete staff recommended SUP Condition 2.

AHDC and its management company, Equity Management, are committed and have committed to the neighborhood that it will use its best efforts to insure that litter does not accumulate on the property. However, it is impractical for the owners to be required to police the property and adjacent rights-of-way three times a day, seven days a week. Equity Management’s office is not located on site and there is no on site staff. Further, pursuant to the terms of the management agreement, Equity Management does have a contract for exterior property maintenance and clean up three times a week, landscaping services, regular trash pickup three times a week, and a weekly bulk trash pickup. It has also asked its regular maintenance staff (who visit the site at least daily to answer service calls) to monitor the site for trash and litter and perform clean up as needed. We believe this should adequately address concerns regarding trash and litter at this residential property.

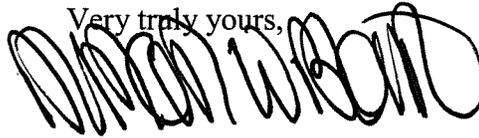
It is my understanding that the Planning staff has agreed to the deletion of SUP Condition 2.

Mr. John Komoroske, Chairman  
Members of the Alexandria Planning Commission  
Department of Planning & Zoning  
March 8, 2012  
Page -2-

AHDC is committed to work with the Longview Hill neighborhood to address their concerns that there is a litter issue in the general area of the Longview Terrace apartments.

If you have any questions concerning this, please do not hesitate to call.

Very truly yours,

A handwritten signature in black ink, appearing to read "Duncan W. Blair". The signature is stylized with large, overlapping loops and is positioned above the printed name.

Duncan W. Blair

DWB:kl\Komoroske-AHDC 0312

cc: Helen McIlvaine  
Daniel R. Abramson

**Julie Fuerth**

---

**From:** Kendra Jacobs  
**Sent:** Thursday, March 08, 2012 12:12 PM  
**To:** Julie Fuerth  
**Subject:** FW: Longview Hill Neighborhood Association

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**From:** Nathan Randall  
**Sent:** Thursday, March 08, 2012 10:51 AM  
**To:** Kendra Jacobs  
**Subject:** FW: Longview Hill Neighborhood Association

Kendra- This should be given to Planning Commission for Docket Item #6. Thanks.

---

**From:** Jill Rough [<mailto:jill.rough@comcast.net>]  
**Sent:** Sunday, March 04, 2012 9:41 PM  
**To:** Nathan Randall  
**Cc:** 'Duncan Blair'; 'Danny Abramson'; 'Corrado, John P.'; 'Tracy Spezzano'; 'Arbelo Apartments'; 'The Station at Potomac Yard'; 'Christina Moore'; Helen McIlvaine  
**Subject:** Longview Hill Neighborhood Association

Mr. Randall,

As you know, representatives from the AHDC have met with the Longview Hill Citizen's Association, informed the citizens of proposed plans for Longview Terrace, and had an opportunity to listen to the concerns of the people who live in this neighborhood.

After this discussion and with additional information on the proposed plans to Longview Terrace, the neighborhood has **voted overwhelmingly in favor of supporting AHDC** in their efforts to improve the property at Longview Terrace. We fully support their endeavor, recommend the City approve the pending Special Use Permit application, and look forward to working with AHDC, their property management company Equity, and the City of Alexandria to make Longview Terrace, and the entire Longview Hill area, a better place for all of our residents. Please pass along this endorsement as appropriate.

If you have any questions or comments, you may contact me via email or at the cell below. Thank you.

Sincerely,

Jill A. Rough  
President of Longview-Hill Citizen Association  
Mobile: 703-981-9216  
[Jill.Rough@1996.usna.com](mailto:Jill.Rough@1996.usna.com)