

APPLICATION for
DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN
DSUP # 2009-0006

PROJECT NAME: **THE CALVERT**

PROPERTY LOCATION: **3110 MT. VERNON AVE., ALEXANDRIA, VIRGINIA**

TAX MAP REFERENCE: **15.04 07 03**

ZONE: **CRMU- M with Proffer**

APPLICANT NAME: **UDR DEVELOPERS INC.**

ADDRESS: **5620 COX ROAD, SUITE 200
GLEN ALLEN VIRGINIA 23060**

PROPERTY OWNER NAME: **UDR CALVERT LLC**

ADDRESS: **ATTN: B&D EQUITY PROPERTY TAX GROUP
PO 06408
CHICAGO, IL. 60600-66408**

SUMMARY OF PROPOSAL: **Development Special Use Permit Amendment with Site Plan to renovate and construct an addition to Calvert Apartments and retail center.**

MODIFICATIONS REQUESTED: **SEE ATTACHED.**

SUPs REQUESTED: **SEE ATTACHED.**

THE UNDERSIGNED hereby applies for Development Site Plan, with Special Use Permit, approval in accordance with the provisions of Title 7, Chapter 5 of the Code of the City of Alexandria, Virginia.

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

THE UNDERSIGNED also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of their knowledge and belief.

Land, Clark, Carroll, Mendelson & Blair, P.C.

Duncan W. Blair, Esquire

Print Name of Applicant or Agent

Signature

524 King Street

(703) 836-1000

(703) 549-3335

dlbair@landclark.com

Mailing/Street Address

Telephone #

Fax #

E-mail:

Alexandria, Virginia 22314

November 20, 2009

City and State

Zip Code

filing deadline

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

Application Received: _____

Received Plans for Completeness: _____

Fee Paid & Date: \$ _____

Received Plans for Preliminary: _____

Legal Advertisement: _____

Property Placard: _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

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SUP's REQUESTED:

- 1. Special Use Permit pursuant to §5-205(c) of the Alexandria Zoning Ordinance, 1992, as amended ("Ordinance") for increased floor area ratio for Mixed Use or Residential/SUP.**
- 2. Transportation Management Plan Special Use Permit pursuant to §11-700 of the Ordinance.**
- 3. Parking reduction Special Use Permit pursuant to § 8-100 (A) (4) of the Ordinance.**
- 4. Special Use Permit pursuant to §7-902(A) (3) of the Ordinance pertaining the zone transition setbacks applicable to those portions of the Project abutting residentially zoned property.**

MODIFICATIONS REQUESTED:

- 1. Modification of the rear yard setback requirements of §7-903(A) (4) of the Ordinance along the western boundary where the Project is adjacent to the Aspen House. When constructed the Calvert Building's complied with the then applicable rear yard setback and is deemed a noncomplying use. Part of the Project is the construction of a new stairway and elevator on the western façade of Calvert Building, this addition will be within the setback mandated by §7-903(A) (4).**

residential use.

C. How often will trash be collected?

Response Residential: Trash, garbage, and recyclable materials will be collected by commercial trash collectors contracted for by the building management.

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

Response: Not applicable.

9. 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:

Small quantities of cleaning solvents generally recognized to be appropriate for use by restaurants in the operation of the business will be stored, used as solvents and disposed of in accordance with applicable regulations.

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

Yes. No.

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

Small quantities of organic compounds generally recognized to be appropriate for use by restaurants in the operation of the business will be stored, used and disposed of in accordance with applicable regulations.

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

Not applicable.

ALCOHOL SALES

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

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Yes. No.

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

PARKING AND ACCESS REQUIREMENTS

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

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

See zoning tabulations on Development Plan.

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

See Zoning Tabulations on Development.

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

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

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

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

Parking Reduction Special Use Permit addressed in Traffic Study Transportation Management Plan.

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

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

Zoning ordinance? **See Zoning Tabulation on Development Plan.**

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

See Zoning Tabulation on Development Plan.

C. Where are off-street loading facilities located?

The Loading areas are shown on the Development Site Plan.

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

Response: Residential loading and unloading activities will be generally restricted to the moving in and out of unit owners and trash removal. The building management will regulate the hours for unit owner use.

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

Response: Except for the move-in period by initial owners, it is anticipated that loading and unloading activities for the residential component will be minimal.

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

Yes.

NOTE: THE RESPONSES TO QUESTIONS 3-13 DO NOT ADDRESS THE USE CHARACTERISTICS FOR THE PROPOSED RETAIL COMPONENTS OF THE PROJECT.

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)

The Applicant is requesting a parking reduction for the Project from the 594 parking spaces required under the existing CRMU-M zone regulations to parking spaces providing 502, exclusive of 21 tandem spaces, for a total of 523 parking spaces. See: The Calvert Traffic Impact Study Alexandria Virginia, prepared by Wells+ Associates, dated November 19, 2009.

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

See: The Calvert Traffic Impact Study Alexandria Virginia, prepared by Wells+ Associates, dated November 19, 2009.

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

The Project has two (3) levels of below grade parking structured parking and one level of surface parking. It is not feasible to provide additional below grade parking. Based on the analysis of Wells + Associates, the parking provided for the Project is sufficient to meet demand.

4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces? 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: The Calvert Traffic Impact Study Alexandria Virginia, prepared by Wells+ Associates, dated November 19, 2009.

6. The applicant must also demonstrate that the reduction in parking will not have a negative impact on the surrounding neighborhood.

See: The Calvert Traffic Impact Study Alexandria Virginia, prepared by Wells+ Associates, dated November 19, 2009.