

City of Alexandria, Virginia

15
12-16-00

MEMORANDUM

DATE: DECEMBER 12, 2000

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: PHILIP SUNDERLAND, CITY MANAGER *ps*

SUBJECT: CONSIDERATION OF ADDITIONAL SPECIAL USE PERMIT CONDITION FOR POTOMAC WEST APARTMENTS (DOCKET ITEM #15)

ISSUE: Addition of condition to Special Use Permit for Potomac West Apartments to reflect modifications to provide accessibility for persons with disabilities.

RECOMMENDATION: That City Council add the following condition to the Special Use Permit for Potomac West Apartments:

Developer shall provide an access ramp from the parking area to the rear of 3620 Edison Street, and provide one fully accessible living unit and an accessible rental office at this location, to the satisfaction of the Director of Planning and Zoning and the Director of Housing.

DISCUSSION:

The recommended condition was agreed to by the developer, but was inadvertently omitted from the comments forwarded to Planning staff during the staff review process. Therefore, staff recommends that it be added at this time.

STAFF:

Mildrilyn Stephens Davis, Director, Office of Housing

EXHIBIT NO. 2

15
12-16-00

Docket Item #10
SPECIAL USE PERMIT #2000-0142

Planning Commission Meeting
December 5, 2000

ISSUE: Consideration of a request for a special use permit for a parking reduction for renovation of apartments.

APPLICANT: Regency Investment Associates Inc.
by Harry P. Hart, attorney

LOCATION: Potomac West Apartments
3515 Mt. Vernon Avenue;
3602, 3620, 3634 Edison Street

ZONE: RA/Multifamily and RB/Townhouse

PLANNING COMMISSION ACTION, DECEMBER 5, 2000 : On a motion by Mr. Dunn, seconded by Ms. Fossum, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis.

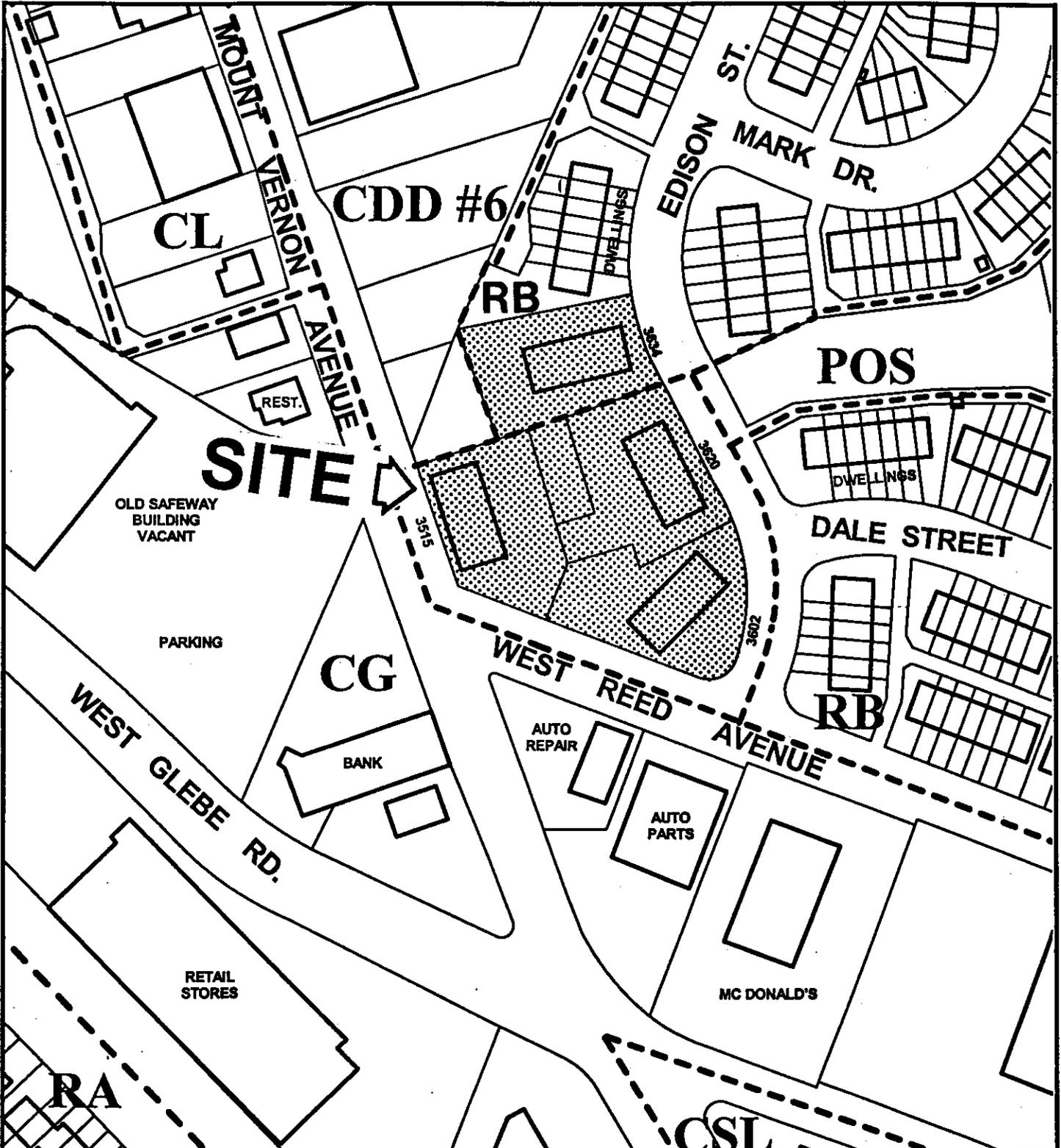
Speakers:

Ellen Marie Guldán, on behalf of the Hume Springs Citizens Association, expressed concern about the inadequacy of parking for the project and the lack of sufficient on-street parking for residents in the neighborhood.

Archie Jones, 3600 block of Edison Street, stated that he has observed some vacant parking spaces in the applicant's parking lot in the evenings.

Alice _____, Edison Street resident, stated that many elderly people live in the apartments and that she has also observed some vacant parking spaces in the applicant's parking lot.

Mary Catherine Gibbs, attorney representing the applicant, stated that no increase was proposed to either the total number of apartments or the number of bedrooms per apartment.



SUP #2000-0142

12/5/00



STAFF RECOMMENDATION:

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

1. The special use permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&Z)
2. A parking reduction of 48 spaces shall be permitted provided that the applicant restripes the parking areas as depicted on the plan dated October 12, 2000, maintains a minimum of 50 spaces and provides the required handicap parking spaces to the satisfaction of the Directors of Code Enforcement, Planning and Zoning, and Transportation and Environmental Services. If the provision of handicap spaces requires it, the number of spaces provided may be reduced to 48. (P&Z)
3. A total of 60 apartment units consisting of not more than 44 two bedroom units may be provided and the applicant shall rent 75% of all units to low income persons. (P&Z)
4. The sidewalk along Mount Vernon Avenue shall be widened to eight feet to match the adjacent masonry paver sidewalk in front of the Birchmere parking area and street trees in tree wells shall be provided as allowed by existing utilities. (P&Z)
5. The applicant shall remove the existing overgrown cherry tree located at the corner of Mount Vernon and West Reed Avenues and shall replace the tree with a low evergreen hedge. (P&Z)
6. Any new signage shall conform to the Mount Vernon Avenue Design Guidelines. (P&Z)
7. The applicant shall install a new 3 ½ foot high open wrought iron fence and evergreen hedge between the parking lot and Reed Avenue to the satisfaction of the Director of Planning and Zoning. (P&Z)
8. The applicant shall trim and prune all existing live shrubs and shall replace all dead shrubs to the satisfaction of the Director of Recreation, Parks and Cultural Affairs. (P&Z)
9. The applicant shall provide six foot high wood enclosures at all dumpsters to the satisfaction of the Director of Planning and Zoning. (P&Z)

10. The applicant shall remove the existing concrete sidewalk and shall install new eight foot wide concrete sidewalk along the Reed Avenue frontage. (P&Z)
11. The applicant shall provide a bench at the adjacent bus stop along Mount Vernon Avenue to the satisfaction of the Director of Transportation and Environmental Services. (P&Z)
12. The applicant shall provide a minimum of 12 to 15 bicycle racks within the site near the apartment buildings to the satisfaction of the Director of Planning and Zoning. (P&Z)
13. Any new free standing identification sign shall be a monument sign compatible with the architectural character of the existing apartment buildings and in conformance with the Mount Vernon Avenue Design Guidelines to the satisfaction of the Director of Planning and Zoning. (P&Z)
14. The applicant shall widen the existing driveway entrance on Reed Avenue to minimum of 20 feet with 5 foot radius arms, or an alternate design, satisfactory to the Director of T&ES. (T&ES)
15. The applicant shall provide an easement for the proposed sidewalk widening along Mount Vernon Avenue. (T&ES)
16. The applicant shall replace curbs and sidewalk on adjacent rights-of-way that have deteriorated or that may be damaged during renovation. (T&ES)
17. Provide lighting of the site to City standards to the satisfaction of the Director of Transportation and Environmental Services in consultation with the Chief of Police. (T&ES) (Police) (P&Z)
18. All lighting shall be directed downward and shall be screened at the sides to avoid glare on the street and on adjacent properties and public rights-of-way to the satisfaction of the Director of Planning and Zoning. (P&Z)
19. The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department regarding a security survey for the apartments prior to the commencement of the renovations. (Police)

20. The Director of Planning and Zoning shall review the special use permit one year after the issuance of the last certificate of occupancy has been issued, 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, (b) the director received a request from any person to docket the permit for review 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 Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

DISCUSSION:

1. The applicant, Regency Investment Associates, Inc. by Harry P. Hart, attorney, requests special use permit approval for a reduction of off-street parking located at 3615 Mount Vernon Avenue, and 3602, 3620, and 3634 Edison Street.
2. The subject property is four lots of record with approximately 348 feet of frontage on Edison Street, approximately 275 feet of frontage on West Reed Avenue, approximately 115 feet of frontage on Mount Vernon Avenue and a combined lot area of approximately one acre. The site is developed with four four story multifamily apartment buildings known as the Potomac West Apartments and a surface parking lot.

To the north of the site is the Birchmere and residences. To the east is residences. To the south is an automobile repair garage. To the west of the site is the former Safeway grocery store.

3. The applicant recently purchased the subject property and plans to make substantial interior renovations to the apartment buildings. The acquisition and rehabilitation of the property is being financed with tax-exempt bonds issued by the Alexandria Redevelopment and Housing Authority (ARHA), as well as the sale of Low Income Housing Tax Credits.
4. Staff has determined that more than 33 ⅓ of the value of the buildings will be spent in the upgrade which requires the applicant to comply with today's off-street parking requirements. Based on the total number of one and two bedroom apartments to be provided, a minimum of 98 parking spaces is required. The existing parking area is striped for 44 spaces. The applicant has submitted a restriping plan which will increase the number of parking spaces by six for a total of 50 parking spaces (see attached plan).
5. Section 8-100(A)(4)(5) of the zoning ordinance permits the reduction of required parking with special use permit approval in conjunction with the provision of low and moderate income housing as provided in Section 7-700 of the zoning ordinance. According to the application materials, once the renovations are complete, the applicant will rent 75 % of the apartments to low income persons and 25% will be rented at market rates.
6. The applicant has advised staff that it intends to renovate the buildings in phases, displacing as few residents as possible and that the existing City of Alexandria Police Department substation will continue to be located on the site.

7. In addition to the proposed interior renovations, the applicant will substantially improve the appearance of the site by providing new sidewalks, increased and better maintained landscaping, screening of its dumpsters and other similar site improvements as requested by City staff.
8. Zoning: Four of the five lots are located in the RA/Multifamily zone. One lot is located in the RB/Townhouse zone. Sections 3-602(D) and 3-707(A) of the zoning ordinance allow multifamily dwellings in the RA and RB zone as permitted uses.
9. Master Plan: The proposed use is consistent with the Potomac West small area chapter of the Master Plan which designates the property for residential use.

STAFF ANALYSIS:

Staff has no objection to the applicant's request for a parking reduction for the apartment buildings located at 3515 Mount Vernon Avenue and 3602, 3620, and 3634 Edison Streets. Staff notes that only 44 parking spaces have been provided over the past 46 years and that the number of apartment units will not increase, nor will the mix of one and two bedroom units change, as a consequence of the renovations. Therefore, the future demand for off-street parking by the residents is likely to remain close to the demand experienced today. In addition, in conjunction with its renovation plans, the applicant will restripe the existing parking areas and gain additional spaces. Finally, staff notes that the apartments are located in close proximity to a Metrobus stop on Mount Vernon Avenue which is likely to be used by apartment residents. For these reasons, staff strongly supports the applicant's request and believes that the renovation of these buildings will provide better housing for low and moderate income families and improve the appearance of the buildings while having little impact on the existing parking conditions.

Staff has included conditions limiting the number of apartments and the mix of one and two bedroom apartments and requiring the applicant to rent 75% of the apartments to low income persons. Staff has also included several conditions designed to improve the overall appearance of the site to which the applicant has already agreed. Staff has also included a condition requiring the applicant to install between 12 to 15 bicycle racks in the interior of the property, near the apartment buildings. Staff has observed bicycles chained to the stair railings of the buildings in the absence of bicycle racks. Finally, staff believes that any new identification sign for the apartments should be a low, monument sign that is compatible with the architectural character of the apartment buildings and has included a condition to this effect.

Staff has included several T&ES recommendations requiring the widening of the curb cut on West Reed Avenue, the provision of an easement for proposed sidewalk widening along Mt. Vernon Avenue, and the replacement of curbs and sidewalk on adjacent rights-of-way that have deteriorated or that may be damaged during renovation.

Staff has not included the Police's recommendation that lighting if the site be a minimum of two foot candles. This level of lighting exceeds the minimum City standards which require a minimum of two foot candles only at retail shopping areas. The apartment complex is part of a larger residential area; therefore, Planning staff believes that the applicant should meet only the City lighting standards for the site and has included a condition to this effect.

With these conditions, and a one year review of the special use permit after the last occupancy permit for the apartments has been issued, staff recommends approval of the special use permit.

STAFF: Eileen P. Fogarty, Director, Department of Planning and Zoning;
Barbara Ross, Deputy Director;
Kathleen Beeton, Urban Planner.

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- C-1 Any work in the right-of-way requires a separate permit from T&ES.
- F-1 The applicant claims parking is available on neighboring streets and provides a graphic indicating 249 on-street spaces along Edison Street, Dale Street and Mark Drive. Not mentioned is the 174 residential units located on these streets, in addition to the 60 Potomac West Apartments.
- F-2 There is limited on-street parking available for overflow parking from this site. As area is redeveloped, there will be less. Residents on adjoining streets must park on-street as they do not have driveways or garages.
- R-1 Widen existing driveway entrance on Reed Avenue to minimum of 20 feet with 5 foot radius arms, or an alternate design satisfactory to the director of T&ES.
- R-2 Provide an easement for proposed sidewalk widening along Mt. Vernon Avenue.
- R-3 Replace curbs and sidewalk on adjacent right-of-way that have deteriorated or that may be damaged during renovation.

Code Enforcement:

- F-1 No comments.

Health Department:

- F-1 No comments.

Police Department:

- R-1 The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department regarding a security survey for the apartments. This is to be completed prior to the start of renovations.
- R-2 Lighting for the parking lot and walkways is to be a minimum of 2.0 foot candles minimum maintained.

APPLICATION for SPECIAL USE PERMIT # 2000-0142

PROPERTY LOCATION: 3515 Mt. Vernon Ave., 3602, 3620, & 3634 Edison St.

15-01-05-14

TAX MAP REFERENCE: 15.01-05-09, 15.01-05-10, 15.01-05-11, 15.01-05-14 ZONE: RA

APPLICANT Name: Regency Investment Associates, Inc.

Address: 2700 Wycliff Rd., Suite 312, Raleigh, NC 27607

PROPERTY OWNER Name: PC Limited Partnership #1

Address: 716 Wolfe St., Alexandria, VA 22314

PROPOSED USE: Reduction pursuant to Alex. Ordinance § 7-700 in required number of parking spaces for renovation of Potomac West Apartments, a 60 unit apartment complex.

Parking reduction

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

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

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

Harry P. Hart
Print Name of Applicant or Agent

Harry P. Hart
Signature

HART & CALLEY, P.C.
Mailing Address

(703) 836-5757
Telephone #

(703) 548-5443
Fax#

307 N. Washington St., Alex. VA 22314
City and State Zip Code

October 17, 2000
Date

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

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

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

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

1. The Applicant is (*check one*) the Owner Contract Purchaser

Lessee or Other: _____ of the subject property.

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

Applicant will be the general partner of the limited partnership (to be formed) that will redevelop the property. 100% of the stock of the applicant is owned by Gordon L. Blackwell, whose address is 2700 Wycliff Rd., Suite 312, Raleigh, NC 27607.

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

Yes. Provide proof of current City business license.

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

2. Submit a floor plan and a plot plan with parking layout of the proposed use. One copy of the plan is required for plans that are 8 1/2" x 14" or smaller. Twenty-four plans are required for larger plans or if the plans cannot be easily reproduced. The planning director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver. This requirement does not apply if a Site Plan package is required.

Potomac West Parking Variance
Description of Proposed Use

The applicant, Regency Investment Associates, Inc. is the contract purchaser of Potomac West Apartments, a 60 unit multi-family apartment complex that exists at the corner of Mt. Vernon Ave., Reed Ave., and Edison Street in Alexandria which has been in operation for many years. Regency intends to completely renovate the existing apartment complex, spending a minimum of \$17,500 per unit for these renovations.

There are currently 44 parking spaces on the site. As a result of the current resident survey there are a total of 188 persons residing in the 60 apartment units, containing 16, one bedroom and 44, two bedroom apartments, at Potomac West. Of this total, there are 84 residents who drive to work; 6 people travel to work by the bus (Alexandria public transportation system); and 6 people travel to work by walking. Occupancy remains at close to 100% at this property on an ongoing basis.

There is an existing bus stop, providing access to the Alexandria public bus transportation system within sight of the apartment complex, across the street, on Mt. Vernon Avenue. In connection with our renovation, the City of Alexandria has also asked us to provide a waiting bench at the adjacent bus stop along Mt. Vernon Avenue. We will construct this bench during renovation.

The City has also asked us to widen the sidewalk along Mt. Vernon Avenue to eight (8) feet to match the adjacent masonry paver sidewalk in front of the Birchmere parking area with street trees in tree wells @ 40 feet on center; to remove the existing cherry tree at the corner of Mt. Vernon and Reed Avenue and replace the tree with a low evergreen hedge; to install a new 3 1/2 foot tall, open wrought iron fence and evergreen screen hedge between the parking lot and Reed Avenue; to trim and prune all existing live shrubs on the property and replace all dead shrubs; build a new six (6) foot tall wood enclosure at all dumpsters, and to remove the existing concrete sidewalk and install a new eight (8) foot concrete sidewalk along the Reed Avenue frontage. We will be accomplishing all of these requested repairs with our overall renovation of Potomac West. A synopsis of additional work to be completed is attached. We will be adding some handicap accessibility provisions to our renovation including a parking space; a building access ramp to access building #3620; and, some interior and common space handicap accessibility items.

The required number of parking spaces, pursuant to your current zoning regulations is computed as follows:

16, 1 bedroom units @ 1.3 spaces per unit = 20.8 (21) spaces
 44, 2 bedroom units @ 1.75 spaces per unit = 77 spaces
 Total spaces required = 98 spaces

We have prepared, and have enclosed, a restriping plan which will provide for the following number of spaces as a result of renovation:

- 13 standard spaces (9' x 18.5')
- 36 compact spaces (8' x 16')
- 1 handicap space
- 50 Total Spaces

This restriping plan will provide for an additional 6 parking spaces on the site providing a total of 50 parking spaces. Numerous off-site, on-street parking spaces are available along Reed Avenue and Edison Street which are currently used by residents for over-flow parking from Potomac West Apartments.

We are also trying to increase the amount of green space available on the site, in addition to increasing the number of parking spaces. To do this, we propose to undertake some changes to include the relocation of the postal station and reduction in the concrete coverage between buildings 3620 and 3634. Renovation (permitting) plans will reflect these changes, as well as the handicap accessibility provisions. It is difficult to both increase the number of available parking spaces on site, while increasing the amount of green space available with the project.

Letters are attached which have been sent to local community organizations advising them of this change.

The resident manager at Potomac West lives there. She also acts as the manager for another apartment community in Alexandria. Maintenance work is contracted out through subcontractors and through other employees of the property management company. The site manager maintains regular operating hours on a daily basis at the site (Monday-Friday) and is available in her apartment for emergency or 'on call' situations.

Most of the residents at Potomac West have regular jobs. Some have more than one place of employment. While a large percentage of residents work during the day; some work in the evening or at night. Some residents work day jobs and have a second job at night or early evening. The on-site and off-street parking is used by both residents and employees (note-regular employee is also a resident there).

No specific noise is generated from the proposed increase in parking spaces from 44 to 50 spaces except for the location of 6 additional cars on site and related noise from these automobiles.

**OUTLINE OF PROPOSED RENOVATION
POTOMAC WEST APARTMENTS
ALEXANDRIA, VIRGINIA**

Exterior Repairs:

Additional new landscaping and trimming of existing trees and shrubbery
Repair of existing concrete walks and entry stairs
Parking lot repairs
Restriping of parking lot to add additional parking spaces
Addition of playground equipment
Trash enclosures for existing dumpsters
Installation of fencing around parts of property
Roof repairs, as necessary
Improvements to provide handicap accessibility

Interior Repairs:

Carpentry repairs, as needed, in apartment interiors
Replace existing kitchen countertops, as needed
Replace existing kitchen cabinets, as needed
Repair stairwells including addition/replacement of stair treads, as needed
Repainting interior stairwells, as needed
Repair/replacement of building & unit entry doors/hardware & doors/hardware in unit interiors
Repair of existing windows, hardware and screens
Repair or replace, as necessary, existing weather-stripping & door thresholds
Repair of interior wall surfaces and repainting as needed
Cleaning and recaulking of bathroom tile, as needed
Replacing tile/vinyl & carpet as necessary or refinishing interior wood floors, where appropriate
Repair or replace bathroom specialties, as needed
Repair or replace appliances as needed
Install or repair exhaust fans, as needed
Repair or replace window mini-blinds, as necessary
Perform needed plumbing repairs, throughout
Repair or replace bathroom and kitchen fixtures as needed
Recaulking of bathroom and kitchen fixtures, throughout, as necessary
Perform needed electrical repairs, throughout
Heating and ventilation repairs and equipment additions, as appropriate
Repair or replace smoke detectors throughout
Cleaning of unit after renovation completion
Improvements to add handicap accessibility

**Parking Management Plan
Potomac West Apartments**

Pursuant to Section 8-200 of the Alexandria Zoning Ordinance, we are required, if expending more than one third of the current total appraised cost (tax appraisal) of a property (buildings), to comply with the parking requirements of the City for multi-family housing. The current tax appraisal of the property is as follows:

3602 Edison Street	\$180,900
3620 Edison Street	\$212,400
3634 Edison Street	\$185,500
3515 Mt. Vernon Avenue	\$236,200
Total	\$815,000 (1/3 of this figure is \$271,664)

We propose to spend in excess of \$1,050,000 to renovate the property, far exceeding the maximum amount of eligible renovation.

Per the existing ordinance, we are required to have the following number of parking spaces on-site:

16, 1 bedroom units @ 1.3 spaces per unit = 20.8 (21) spaces
44, 2 bedroom units @ 1.75 spaces per unit = 77 spaces
Total required spaces = 98

There are currently 44 parking spaces on the property. We propose to add an additional 6 spaces, providing a total of 50 on site parking spaces. Additional off-site, street parking is located along both sides of Edison Street, both sides of W. Reed Avenue and on Dale Street and Mark Drive (see attached drawing). There are an additional (approximate) 300 parking spaces available, as shown on the attached neighborhood map for use by residents of Potomac West (off site, on street). Some of these spaces, as shown, do not fall within the 300 ft. radius of the property. This map is to show the majority of available parking in this neighborhood, overall.

There are currently 188 persons (men, women and children) residing at Potomac West (100% occupancy) with 84 residents who currently drive to work, 6 people travel to work by the bus (Alexandria public transportation system) and 6 people travel to work by walking. This makes a total of 96 persons who are gainfully employed, outside the home, at Potomac West (There are 81 children and 107 adults at the property at this time).

Potomac West was built in 1954 and there have been no more than 44 parking spaces for a number of years for these residents. The property has maintained at or near 100% occupancy since, at least, 1996. Some residents work during the day and some work in the evenings or at night. Some residents have more than one job (a full time job with a second full or part-time position). Most residents who do not park on site, park along either Edison or Dale Street or along Reed Avenue.

We are increasing the number of parking places which have been available on site for a number of years; not decreasing the available spaces. If we were buying and not renovating the buildings, we wouldn't be subject to this zoning requirement. Only by improving the neighborhood and completely renovating this development, are we required to have this number of parking spaces. This increase in the number of on-site spaces is having a positive effect on the overall Potomac West Apartment community and the neighborhood; and, is not having any negative effect on the community. In order to provide more than the 50 spaces, we would be required to pave over more green space that is already at a premium on the site. Attached is a plan showing another alternative to restripe this parking area (diagonally with additional spaces in the center of the parking area) which provides for only 5 additional spaces instead of the six as proposed.

We could urge more people to car-pool, walk or use public transportation; but, this would require them to sell or store (off-site) their vehicles which they currently own and park here; and, have parked here for a number of years. By increasing the number of parking spaces by 6 on the Potomac West site, we will be reducing, by 6, the number of off-site street parking spaces currently utilized along Edison and Dale Streets and Reed Avenue by residents of Potomac West.

USE CHARACTERISTICS

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

- a new use requiring a special use permit,
- a development special use permit,
- an expansion or change to an existing use without a special use permit,
- an expansion or change to an existing use with a special use permit,
- other. Please describe: Parking Reduction pursuant to Alex. Ordinance § 7-700.

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).

Repaving will provide 6 additional parking spaces at this complex increasing the number from 44 to 50 spaces. These 6 additional spaces will be used (available) 24 hrs. a day. 84 autos belong to residents.

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

Resident site manager works at both Potomac West and another property managed by Mortimer & Associates. She resides at Potomac West. She has regular hours, Mon. - Fri.

Other maintenance workers are contracted on an as needed basis.

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

Day:

Hours:

Parking will be used (available) 24 hours per day.
Since Potomac West is a residential
apartment complex community, parking is used 24
hours per day.

hours per day, 7 days per week, 365 days per year.
apartment complex community, parking is used 24

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

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

Only noise by residents & their automobile as they use property on a daily basis.

B. How will noise from patrons be controlled?

The Alexandria Police Department maintains a community base location in Bldg. 3620, Unit 201 which is used daily. Patrol cars are coming through parking area on an ongoing basis. Also, manager lives on site and can immediately handle any problems.

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

Only potential odors are from exhaust fumes from automobiles. This request is not bringing additional cars to neighborhood. It will allow residents currently using on-street parking to use on-site parking. We are increasing the number of spaces from 44 to 50.

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?

No trash and garbage will be generated by the additional spaces.

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

N/A

C. How often will trash be collected?

N/A

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

Any trash scattered by residents (or wind-blown from neighborhood) is picked up on a daily basis by management. Regular use of parking lot by Alexandria Police Department also helps to control this situation.

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:

N/A

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:

N/A (Note: residential cleaning products for their own uses are stored in their apartments.

Empty containers are disposed of in 2 trash dumpsters located on site.)

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

Alexandria Police Department maintains an apartment in Bldg. 3620, unit 201 and regularly use grounds and parking area. Site lighting is also provided at night. Manager lives on site & is available daily, on an emergency basis.

ALCOHOL SALES

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

Yes. No.

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

N/A

PARKING AND ACCESS REQUIREMENTS

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

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

16 - 1 BR @ 1.3 per unit = 20.8 (21); 44 - 2BR @ 1.75 per unit = 77; Total = 98

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

13 Standard spaces

TOTAL: 50

36 Compact spaces

1 Handicapped accessible spaces.

 Other.

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

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

Additional off-site parking is available on Reed Ave. and Edison Street.

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

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

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

A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? None.

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

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

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

No loading/unloading operations anticipated.

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

No loading/unloading operations anticipated.

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 is adequate.

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? Yes. No.
Existing parking lot has been restriped; Potomac West is an existing apartment complex.

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)

6 additional spaces will be added by restriping existing lot. No additional paving will be added. Spaces have been increased from 44 to 50 spaces.

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: Potomac West Apartment (4 Bldgs.) contains 15 units per building totaling 60 units.

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)
Number of spaces required is 98; current existing spaces on site is 44. Per restriping plan we have proposed an additional 6 spaces to total 50 spaces. 13 standard, 36 compact and 1 handicapped. Off street parking is currently available on Reed Ave., Edison St., and adjoining street. See attached.

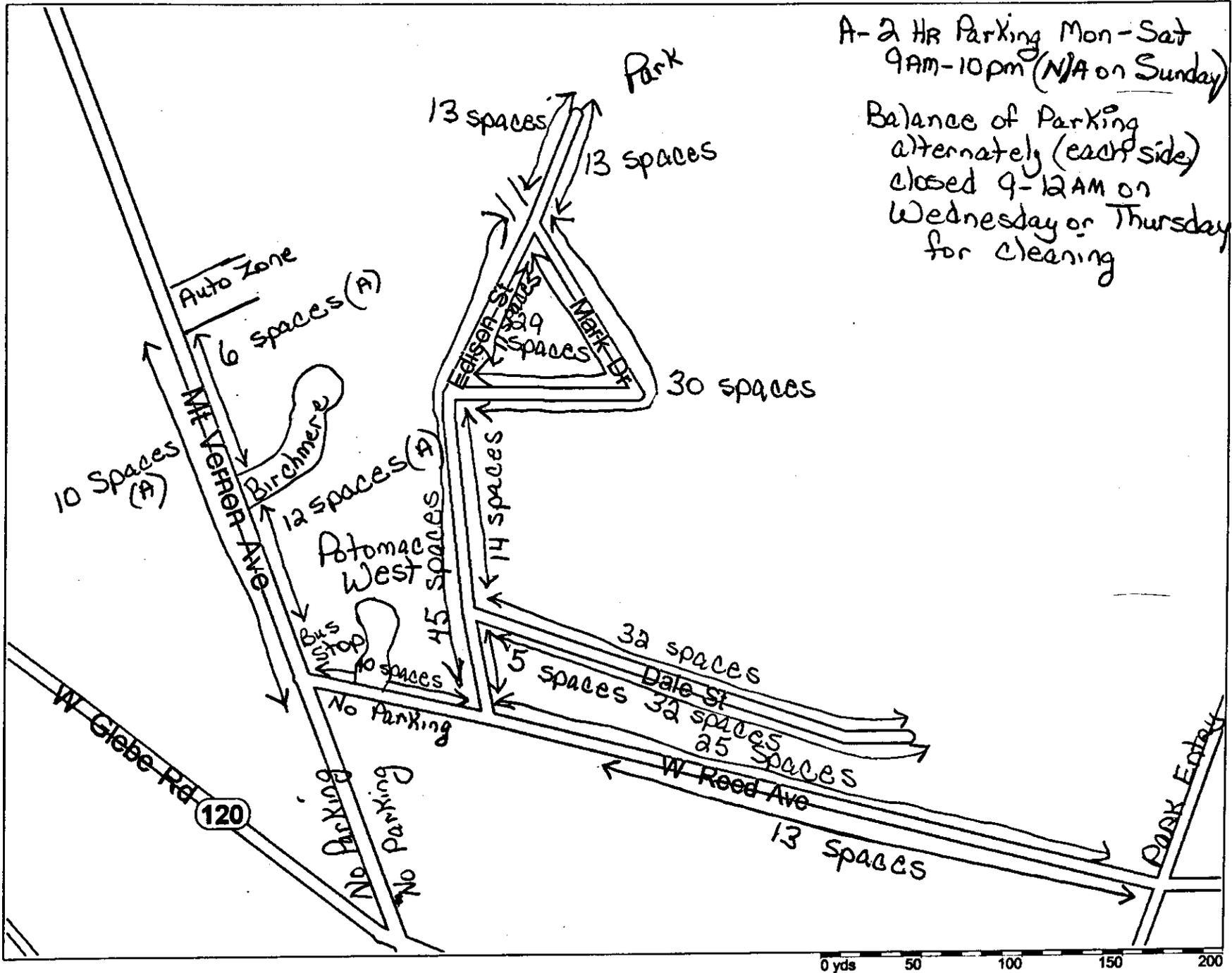
2. Provide a statement of justification for the proposed parking reduction.
Pursuant to Section 7-700 of the Alexandria Zoning Ordinance, we are asking for a reduction for affordable housing units. We are going to completely renovate Potomac West and provide housing for low to moderate income families. (75% low income and 25% moderate income). Rehab. proposed triggers the necessity of meeting space requirements of Sec. 8-200. Potomac West has been in operation since 1954 with a limited # of parking spaces with residents taking advantage of off-site parking. If we were buying the property and not significantly enhancing the property, we wouldn't be required to provide 98 spaces.

3. Why is it not feasible to provide the required parking?
Land area of the site is 63,637 sq. ft. (1.46 acres). Buildings cover 13,798 sq. ft. (.32 acres.) Remaining land area of 1.14 acres contains parking lot for 50 autos and sidewalks with balance as green space. In order not to reduce green space area, we are trying to utilize existing paved area to its maximum use by restriping area.

Special Use Permit# 2000-0142

4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces? Yes. No.
5. If the requested reduction is for more than five parking spaces, the applicant must submit a Parking Management Plan which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative affects of the parking reduction.
6. The applicant must also demonstrate that the reduction in parking will not have a negative impact on the surrounding neighborhood.

Alexandria area, Virginia, United States



A-2 Hr Parking Mon-Sat
9AM-10PM (N/A on Sunday)

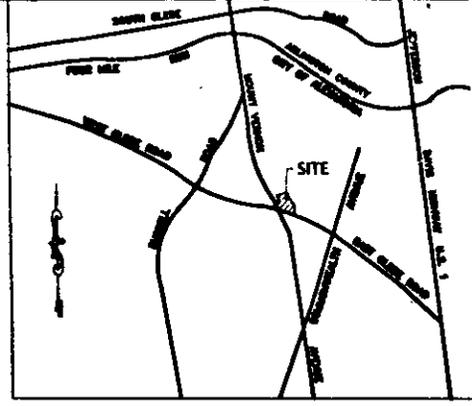
Balance of Parking
alternately (each side)
closed 9-12AM on
Wednesday or Thursday
for cleaning

25

SUP 2000-0142

0 yds 50 100 150 200

EDISON STREET
50' R/W

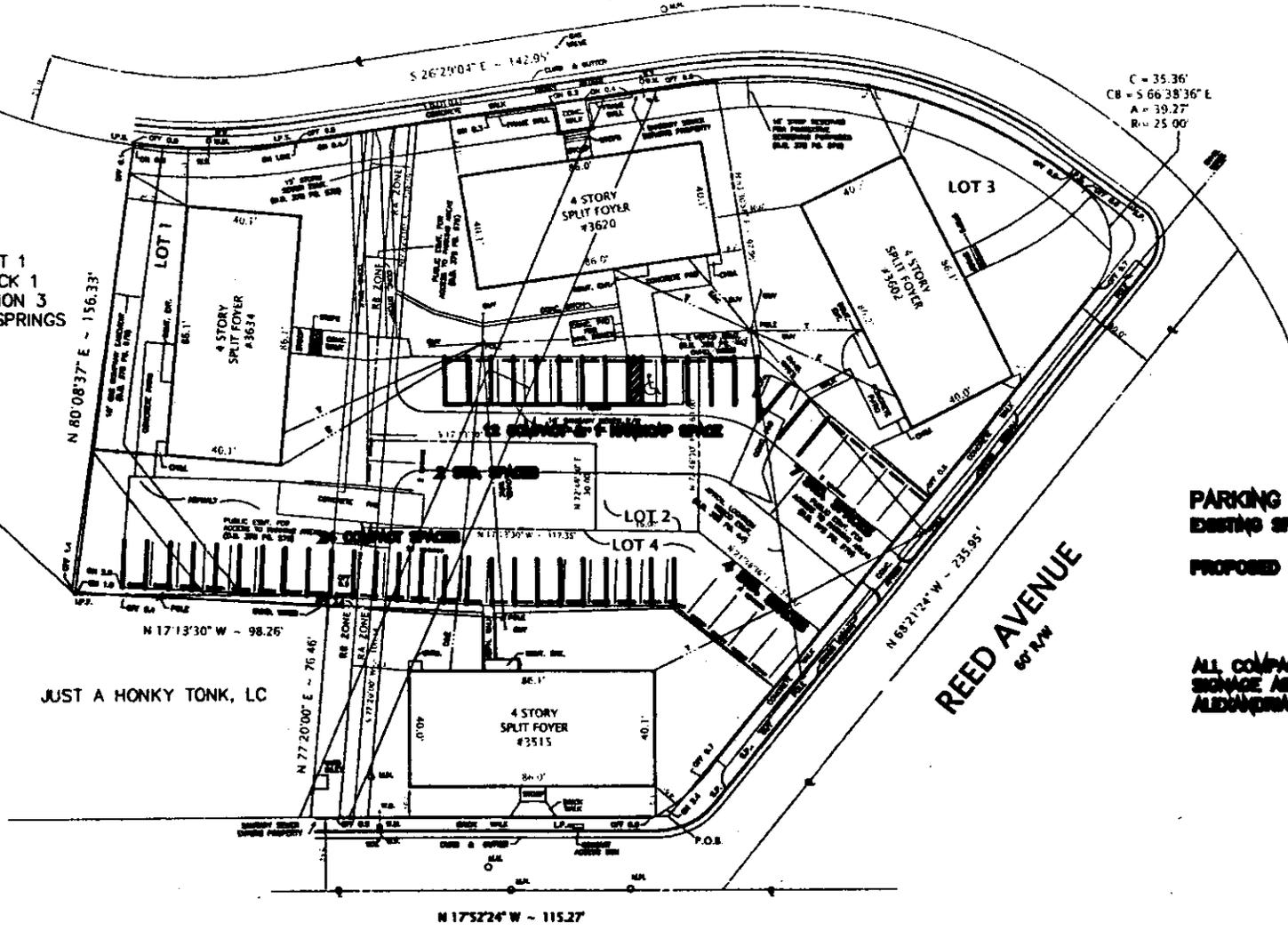


VICINITY MAP
SCALE: 1" = 1,000'

LOT 1
BLOCK 1
SECTION 3
HUME SPRINGS

20

C = 35.36'
CB = S 66°38'36" E
A = 39.27'
R = 25.00'



JUST A HONKY TONK, LC

MOUNT VERNON AVENUE
50' R/W

REED AVENUE
50' R/W

PARKING TABULATION
EXISTING SPACES - 44

PROPOSED SPACES - 13 STD. (8'X18.5')
28 COMPACT (8'X16')
1 HANDICAP
80 TOTAL

ALL COMPACT & HANDICAP SPACES TO HAVE SIGNAGE AS REQUIRED BY THE CITY OF ALEXANDRIA.

POTOMAC WEST
PARKING RESTRIPING PLAN

CITY OF ALEXANDRIA, VIRGINIA
AS RECORDED IN DEED BOOK 375, PAGE 5750
SCALE: 1" = 20' OCTOBER 12, 2000

PREPARED FOR:
PINNACLE DEVELOPMENT
PARTNERS, INC.

SUP 2000-0142

GRAPHIC SCALE





SUP 2000-0142

Pinnacle Development Partners, Inc.

October 16, 2000

Ms. Ellen Marie Guldán, President
Hume Springs Citizens Association
142 Dale Street
Alexandria, VA 22305

RE: Major Renovation of Potomac West Apartments

Dear Ms. Guldán:

Our company, jointly with Regency Investment Associates and SunTrust Bank, plans to purchase and renovate the existing Potomac West Apartment complex. We will be purchasing the apartment buildings this year and starting renovations early in 2001 which will probably continue through the 2001 calendar year. Housing will be provided for low and moderate income families (75% low income; 25% moderate income). Occupancy is currently comprised of 83% low income and 17% moderate income families. We do not propose to relocate any residents currently living at Potomac West, which is currently, fully occupied.

Our plan is to appear before the Alexandria Planning Commission and City Council at their meetings in December to request permission to reduce the number of parking spaces currently required under the zoning ordinance (Section 8-200) from 98 spaces to 50 spaces, as allowed under the provisions of Section 7-700 of this ordinance.

In addition to major interior renovations, we will be completing the following exterior work as required by the City of Alexandria, to include the following:

1. Provide waiting bench for bus stop along Mt. Vernon Avenue;
2. Widen sidewalk along Mt. Vernon Avenue to eight (8) feet to match the adjacent masonry paver sidewalk in front of Birchmere parking area with street trees in tree wells @ 40 feet on center;
3. Remove existing cherry tree at corner of Mt. Vernon and Reed Avenue and replace tree with a low evergreen hedge;
4. Install a new 3 1/2 foot tall, open wrought iron fence and evergreen screen hedge between the parking lot and Reed Avenue;
5. Trim and prune existing live shrubs on property and replace all dead shrubs;
6. Build new, six foot tall wood enclosures at both dumpsters;
7. Remove existing concrete sidewalk and install a new eight foot concrete sidewalk along the Reed Avenue frontage.

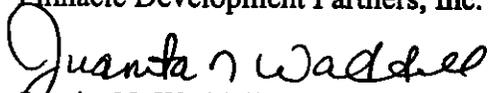
8. Provide handicap-accessibility as per City regulations.

A copy of our proposed parking restriping plan is enclosed for your information. There are currently 44 spaces on the site; and, we will be adding 6 additional spaces for a total of 50 spaces on the site.

I would be more than happy to provide you with any additional information requested regarding this proposed renovation. I will also forward a copy of the public notice hearing to you when it is mailed in November in anticipation of the December Alexandria City meetings.

If you have any questions or concerns about this proposal, please feel free to contact either me or Dave Willmarth of my office in Washington at 202-248-1569.

Sincerely,
Pinnacle Development Partners, Inc.


Juanita N. Waddell



SUP 2000-0142

Pinnacle Development Partners, Inc.

October 16, 2000

Ms. Ruby Tucker, President
Lynhaven Civic Association
254 Lynhaven Drive
Alexandria, VA 22305

RE: Major Renovation of Potomac West Apartments

Dear Ms. Tucker:

Our company, jointly with Regency Investment Associates and SunTrust Bank, plans to purchase and renovate the existing Potomac West Apartment complex. We will be purchasing the apartment buildings this year and starting renovations early in 2001 which will probably continue through the 2001 calendar year. Housing will be provided for low and moderate income families (75% low income; 25% moderate income). Occupancy is currently comprised of 83% low income and 17% moderate income families. We do not propose to relocate any residents currently living at Potomac West, which is currently, fully occupied.

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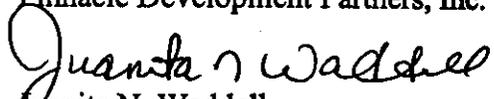
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Sincerely,
Pinnacle Development Partners, Inc.


Juanita N. Waddell



SUP 2000-0142

Pinnacle Development Partners, Inc.

October 16, 2000

Ms. Judith Bliss, President
Arlandria Civic Association
725 Four Mile Road
Alexandria, VA 22305

RE: Major Renovation of Potomac West Apartments

Dear Ms. Bliss:

Our company, jointly with Regency Investment Associates and SunTrust Bank, plans to purchase and renovate the existing Potomac West Apartment complex. We will be purchasing the apartment buildings this year and starting renovations early in 2001 which will probably continue through the 2001 calendar year. Housing will be provided for low and moderate income families (75% low income; 25% moderate income). Occupancy is currently comprised of 83% low income and 17% moderate income families. We do not propose to relocate any residents currently living at Potomac West, which is currently, fully occupied.

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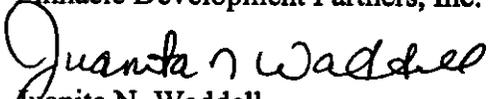
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Sincerely,
Pinnacle Development Partners, Inc.


Juanita N. Waddell



SUP 2000-0142

Pinnacle Development Partners, Inc.

October 16, 2000

Mr. Bill Hendrickson, President
Del Ray Citizens Association
212 East Spring Street
Alexandria, VA 22301

RE: Major Renovation of Potomac West Apartments

Dear Mr. Hendrickson:

Our company, jointly with Regency Investment Associates and SunTrust Bank, plans to purchase and renovate the existing Potomac West Apartment complex. We will be purchasing the apartment buildings this year and starting renovations early in 2001 which will probably continue through the 2001 calendar year. Housing will be provided for low and moderate income families (75% low income; 25% moderate income). Occupancy is currently comprised of 83% low income and 17% moderate income families. We do not propose to relocate any residents currently living at Potomac West, which is currently, fully occupied.

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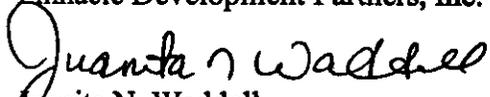
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Sincerely,
Pinnacle Development Partners, Inc.


Juanita N. Waddell

Statement to City Council
Re: Docket Item 15 (2000-0142)
December 16, 2000

My name is Ellen Marie Guldán and I am representing the Hume Springs Citizens Association. The Hume Springs community abuts the Edison Street/Reed Avenue intersection where Potomac West Apartments are located. We welcome the changes proposed by the new developer of this apartment complex, but that part of their proposal that pertains to parking spaces is problematic to us.

In Hume Springs few of our homes have driveways or other private parking. As members of Council well know, we have been suffering for over a year with a severe inadequacy of parking spaces. Those of us who live at the Edison Street end of Hume Springs, where the apartments are located, often have to park whole blocks from our homes. One known aspect of this problem is the number of apartment dwellers who take up the parking spaces in front of our homes because there are not enough parking spaces in the apartment lot.

We understand there are approximately 85 driving households presently at Potomac West, and at the same time there are only 40-some parking spaces provided there. We think that the nature of the renovations there will likely attract renters who have more, rather than fewer, cars. We feel this is an opportune time to review parking needs in our community and we urge Council to please consider the parking needs of *all* Hume Springs residents – both those who live in the apartments, and those who live in the adjacent homes.

Thank you.

APPLICATION for SPECIAL USE PERMIT # 2000-0142

PROPERTY LOCATION: 3515 Mt. Vernon Ave., 3602, 3620, & 3634 Edison St.

15-01-05-14

TAX MAP REFERENCE: 15.01-05-09, 15.01-05-10, 15.01-05-11, 15.01-05-14 ZONE: RA

APPLICANT Name: Regency Investment Associates, Inc.

Address: 2700 Wycliff Rd., Suite 312, Raleigh, NC 27607

PROPERTY OWNER Name: PC Limited Partnership #1

Address: 716 Wolfe St., Alexandria, VA 22314

PROPOSED USE: Reduction pursuant to Alex. Ordinance § 7-700 in required number of parking spaces for renovation of Potomac West Apartments, a 60 unit apartment complex.

Parking Reduction

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

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

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

Harry P. Hart

Print Name of Applicant or Agent

Harry P. Hart
Signature

HART & CALLEY, P.C.

Mailing Address

(703) 836-5757

Telephone #

(703) 548-5443

Fax#

307 N. Washington St., Alex. VA 22314

City and State

Zip Code

October 17, 2000

Date

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

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

ACTION - PLANNING COMMISSION: 12/05/2000 Recommend Approval 7-0

ACTION - CITY COUNCIL: 12/16/00PH -- See attached.

REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER

Without Objection, at this point City Council took docket item no. 38 out of order (see pp. 15 and 16 for action).

14. Public Hearing and Consideration of Potomac West Apartments Conversion Assistance Plan.

City Council: (1) held and closed the public hearing; (2) approved the Conversion Assistance Plan for Potomac West Apartments (Attachment I to the docket memorandum), noting comments from the public hearing held by the Landlord-Tenant Relations Board (Attachment II to the docket memorandum); and (3) authorized the City Manager to execute a Conversion Plan agreement.

Council Action: _____

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)**Planning Commission (continued)**

15. SPECIAL USE PERMIT #2000-0142
3515 MOUNT VERNON AVENUE;
3602, 3620, 3634 EDISON STREET
POTOMAC WEST APARTMENTS
Public Hearing and Consideration of a request for a special use permit for a parking reduction necessitated by the applicant's proposed renovation of the existing apartment building; zoned RA/Multifamily and RB/Townhouse.
Applicant: Regency Investment Associates, Inc., by Harry P. Hart, attorney.

COMMISSION ACTION: Recommend Approval 7-0

Councilwoman Pepper asked staff to look into something that could be done to provide more parking in Hume Springs. Staff will meet with the neighbors and see what they can do.

City Council approved the recommendation of the Planning Commission, as amended, by adding the following condition to the Special Use Permit for Potomac West Apartments as noted in the memorandum from the City Manager dated December 12, 2000: "Developer shall provide an access ramp from the parking area to the rear of 3620 Edison Street, and provide one fully accessible living unit and an accessible rental office at this location, to the satisfaction of the Director of Planning and Zoning and the Director of Housing."

Council Action: _____

SPEAKER'S FORM

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

DOCKET ITEM NO. 15

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: Mary Catherine Gibbs
2. ADDRESS: 307 W. Washington St.
3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? _____
Regency Investments Assoc.
4. WHAT IS YOUR POSITION ON THE ITEM?
FOR: X AGAINST: _____ OTHER: _____
5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY,
LOBBYIST, CIVIC INTEREST, ETC.):
Attorney
6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE
COUNCIL? YES X 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 5 minutes will be allowed for your presentation. If you have a prepared statement, please leave a copy with the City Clerk.

Additional time, not to exceed 15 minutes, may be obtained with the consent of the majority of the Council present, provided that 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 Meetings. Public Hearing Meetings are usually held on the Saturday following the second Tuesday in each month; Regular Meetings are regularly held on the Second and Fourth Tuesdays in each month. The rule with respect to when a person may speak to a docket item 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.

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 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

- All speaker request forms for the public discussion period must be submitted by the time the item is called by the City Clerk.
- No speaker will be allowed more than 5 minutes, and that time may be reduced by the Mayor or presiding member.
- If more than 6 speakers are signed up or if more speakers are signed up than would be allotted for in 30 minutes, the Mayor will organize speaker requests by subject or position, and allocate appropriate times, trying to ensure that speakers on unrelated subjects will also be allowed to speak during the 30-minute public discussion period.
- If speakers seeking to address Council on the same subject cannot agree on a particular order or method that they would like the speakers to be called, the speakers shall be called in the chronological order of their request forms' submission.
- Any speakers not called during the public discussion period will have the option to speak at the conclusion of the meeting, after all docketed items have been heard.