

12
10-13-01

Docket Item # 18
SPECIAL USE PERMIT #2001-0092

Planning Commission Meeting
October 2, 2001

ISSUE: Consideration of a request for a special use permit amendment to increase the number of beds for a social service use with a reduction of off-street parking.

APPLICANT: Second Genesis, Inc.
by William C. Thomas, Jr., attorney

LOCATION: 1001 King Street
Second Genesis

ZONE: CD/Commercial Downtown

PLANNING COMMISSION ACTION, OCTOBER 2, 2001: On a motion by Mr. Leibach, seconded by Mr. Dunn, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendation. The motion carried on a vote of 6 to 0. Mr. Gaines was absent.

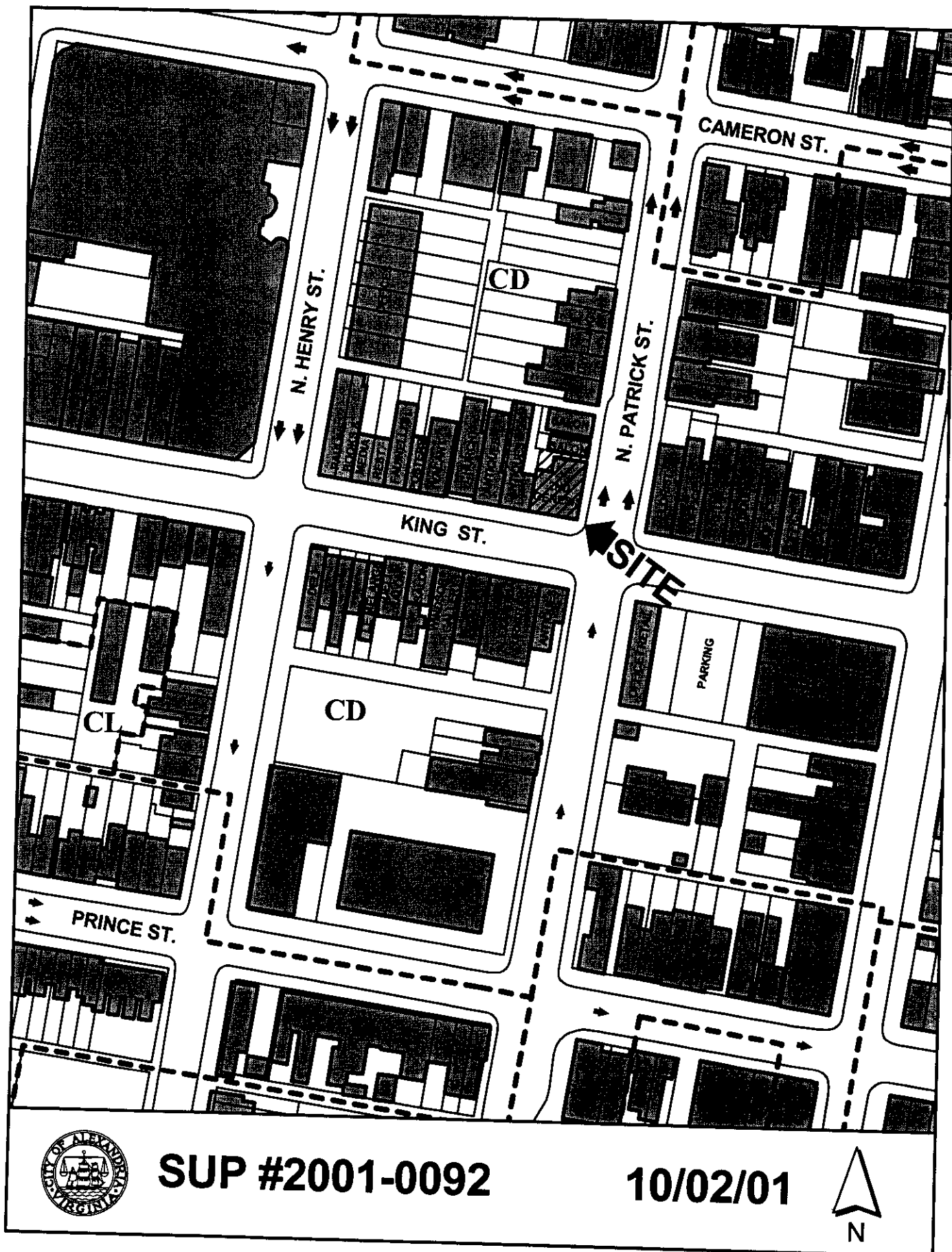
Reason: The Planning Commission agreed with the staff analysis and believed that the conditions recommended by staff responded well to citizen concerns.

Speakers:

Tom Thomas, attorney for the applicant.

Tom Call, 116 North Patrick Street, stated his concerns about the expansion of Second Genesis but noted that conditions addressed most of them.

Charles Bullock, 107 North Patrick Street, stated his concerns.



STAFF RECOMMENDATION:

Staff recommends **approval** of the applicant's request subject to compliance with all applicable codes and ordinances and the following conditions:

1. **CONDITION ADDED BY STAFF:** 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. **CONDITION DELETED BY STAFF:** The applicant shall obtain a certificate of occupancy prior to use of the building (SUP #908). (P&Z)
3. **CONDITION ADDED BY STAFF:** The maximum number of residents on-site shall not exceed 46. (P&Z)
4. **CONDITION ADDED BY STAFF:** The parking reduction is granted provided that the applicant provides off-street parking spaces for its employees who drive to work. The applicant shall also park its van off-street. (P&Z)
5. **CONDITION ADDED BY STAFF:** The applicant shall not use the office building at 114 North Patrick Street as a staging area for the proposed construction at 1001 King Street. (P&Z)
6. **CONDITION ADDED BY STAFF:** The applicant shall prohibit residents from using the rear property located at 114 North Patrick Street. (P&Z)
7. **CONDITION ADDED BY STAFF:** The applicant shall set up a mechanism by which it meets with affected neighbors to discuss and seek solutions and mutual understanding as to neighborhood issues regarding the operation of Second Genesis. (P&Z)
8. **CONDITION ADDED BY STAFF:** The applicant shall provide two planters on King Street adjacent to the building and shall maintain landscaping in them in good condition to the satisfaction of the Director of the Department of Planning and Zoning. (P&Z)
9. **CONDITION ADDED BY STAFF:** The applicant shall maintain the building facade in good repair, to the satisfaction of the Director of Planning and Zoning. (P&Z)

10. **CONDITION ADDED BY STAFF:** 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, (b) the director has received a request from any person to docket the permit for review as a result of a complaint that rises to the level of a violation, 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, Second Genesis, Inc., requests special use permit approval to amend its existing special use permit to increase the number of beds from 41 to 46, with a reduction of off-street parking, for its existing facility located at 1001 King Street.
2. The subject property is one lot of record with 47 feet of frontage on King Street, 60 feet of frontage on North Patrick Street and a total lot area of 2,820 square feet. The site is developed with a three story brick building.

Retail businesses occupy the other three corners of the intersection of King and Patrick Streets, with residences extending north and south of King Street, and commercial uses extending east and west along King Street. Additional offices for Second Genesis's staff are located within the same block at 114 North Patrick Street.

3. On April 3, 1973, City Council granted Special Use Permit #908 for the operation of a hospital (therapeutic community). Second Genesis has operated the facility on King Street since 1970, first at 1013 King Street, and then from 1973 onward at 1001 King Street, its present location. Under today's zoning ordinance, the existing use is considered to be a social service use.
4. The primary purpose of the Second Genesis program, according to the applicant, is to rehabilitate those individuals with previously irresponsible or self-destructive life styles, expressed through drug or alcohol abuse or criminal activities, and to offer them a new beginning to their lives. The residents of Second Genesis usually stay for six to eight months, and participate in group and individual therapy sessions and attend vocational classes. The staff members include a program director, senior program advisor, therapists, counselors and an administrative assistant.
5. The facility is operated 24 hours a day, seven days a week. Nine employees are employed at any one time and one employee is present on-site at all times. The other eight employees work the bulk of their hours between 9:00 a.m. and 5:00 p.m. The applicant has no immediate plans to add new staff.
6. The applicant has filed a special use permit to increase the number of beds from 41 to 46, with a reduction of off-street parking. Although the applicant requests a modification of open space, as a technical matter, this social service use has no requirement to provide open space; therefore, a modification is not required.

7. The applicant proposes to construct a rear horizontal addition and to raise the first floor of the building (see attached plans). This physical expansion and the increase of resident beds constitute an intensification of the special use permit.
8. Under Section 8-200(F) of the zoning ordinance, an applicant is required to comply with current off-street parking requirements when more than $33\frac{1}{3}$ of the value of a building will be spent in a proposed upgrade. The cost of the applicant's rehabilitation proposal is more than $33\frac{1}{3}$ of the building's value.

The parking requirement for Second Genesis is one off-street parking space for each two patient beds. This is the parking requirement for hospitals, nursing homes, sanitariums and convalescent homes. There is no specific parking requirement for social service uses. The total requirement is, therefore, 23 required off-street parking spaces for Second Genesis's proposed 46 beds. The existing facility provides no off-street parking on-site and so a total reduction of parking is required.

According to the applicant, facility residents do not drive and employee parking spaces have been provided at the parking lot at 108 North Fairfax Street. Additionally, the applicant states in the application that this arrangement has functioned well since it opened in the early 1970s.

Second Genesis also owns and parks one van and one staff member parks one car at 114 North Patrick Street, its office facility for staff. The staff person who parks at 114 North Patrick Street has office space at that property and also walks over to 1001 King Street when necessary for work.

9. The applicant has advised staff that clients or facility residents do not have many visitors who come to the facility at 1001 King Street, and that residents usually obtain passes to leave the facility to visit others.
10. According to the application materials, loading and unloading operations occur on the street intermittently throughout the day approximately two to three times a week.
11. Trash is picked up two times per week and as needed.
12. The applicant has also filed for a certificate of appropriateness from the Board of Architectural Review (BAR) for the proposed construction. The BAR heard the proposal on September 6, 2001, and deferred the request for a restudy.

13. Zoning: The subject property is located in the CD/Commercial Downtown zone. Section 4-503 of the zoning ordinance allows a social service use in the CD/Commercial Downtown zone only with a special use permit.
14. Master Plan: The proposed use is consistent with the Old Town small area plan chapter of the Master Plan which designates the property for Commercial Downtown use.

STAFF ANALYSIS:

Staff has no objection to the applicant's request to add five beds to the existing facility or to the requested parking reduction for Second Genesis, located at 1001 King Street. Staff supports the special use permit requests because the proposed increase of beds does not appear to cause any significant increase in zoning impacts over what has existed at the site for many years.

According to the applicant, an appreciable rise in the number of visitors seeking parking is not expected since facility residents usually visit with family and friends off-site. Additionally, the applicant does not propose to add staff if five more beds are permitted. Also, there is no increased demand for parking since there is no increase in staff, and facility residents are not allowed automobile access. The facility has and will continue to provide parking for its employees off-site at 108 North Fairfax Street.

Some members of the community oppose an increase in the number of beds/residents at Second Genesis, and are concerned that: (1) that neighborhood residents are being disturbed by Second Genesis residents who gather in the rear yard of 114 North Patrick Street for breaks, (2) that Second Genesis is using 114 North Patrick Street as a construction staging area for 1001 King Street—namely parking construction related vehicles at 114 North Patrick Street, and (3) that 1001 King Street was already overburdened with the existing number of residents. On the other hand, the Police Department advised staff that Upper King Street Neighborhood Association and the King Street Metro Enterprise Team had no complaints regarding the subject special use permit request.

Staff shares some of the neighbor's concerns. Staff is concerned that the increase in the number of beds may increase the number of residents who will seek an outdoor break between sessions during the day, which may negatively impact adjacent residents. In addition, staff is concerned that the community does not collectively have an opportunity to discuss and have input in Second Genesis's long-range operational plans.

Staff has, however, worked to balance the needs of the applicant with the concerns of the residents. On balance staff supports the application request but has included several conditions to address concerns raised by the neighborhood. The conditions limit the facility's use of 114 North Patrick Street for outdoor assembly of residents, disallow use of 114 North Patrick Street as a construction staging area for work done at 1001 King Street, and require neighborhood meetings between the facility and residents and business owners of the surrounding community. Staff hopes that these regular meetings will provide opportunities for regular and increased communication and resolution of any neighborhood concerns. Certainly, these meetings will only strengthen what the applicant, residents and business owners have assured staff is already a good relationship. The applicant has expressed interest in working with the community to address issues discussed in this report and any others that may arise. Also, the applicant stated that he believed that the renovation, which has already begun in part, was causing greater use of the outdoors by residents and that the completion of the renovation would resolve much of the disturbance of neighbors.

Finally, staff commends Second Genesis for the ongoing and proposed rehabilitation and renovation of the building, and recommends that the site be further improved with the addition of two planters at the King Street facade and continued maintenance of the subject building's facade. These planters are similar to the beautification efforts undertaken by businesses located on the other three corners of the intersection of King and Patrick Streets.

Staff recommends approval of the special use permit request, subject to staff's recommended conditions.

STAFF: Eileen P. Fogarty, Director, Department of Planning and Zoning
Barbara Ross, Deputy Director
Mary Hashemi, Urban Planner.

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- F-1 T&ES has no objections to the parking reduction request for this use.
- C-1 The applicant shall comply with Alexandria's Noise Control Code, Chapter 11, Section 5, which set the maximum permissible noise level as measured at the property line.

Code Enforcement:

- C-1 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-2 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-3 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-4 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-5 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-6 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.
- F-1 This proposal would greatly enhance the fire and life safety of this building, the adjacent structures, and their occupant.

Health Department:

C-1 No comments.

Police Department:

F-1 No objections. The Crime Prevention Unit staff researched this business. Over the past several years there have been few calls for service. In 1999 there was one call for service a Grand Larceny Auto. In 2000 there was one call for a larceny, two for public drunkenness and one traffic offense. In 2001 there has been one call for a traffic complaint. The president of the King Street Metro Enterprise Team (KSMET) was contacted. She advised that the business association has a good relationship with the business. The president of the Upper King Street Neighborhood Association was also contacted. She to had no complaints with the business.

APPLICATION FOR SPECIAL USE PERMIT # 2001-0092

[must use black ink or type]

PROPERTY LOCATION: 1001 King Street (1001-1005)

TAX MAP REFERENCE: 64.03-07-23 ZONE: CD

APPLICANT Name: SECOND GENESIS, INC.

Address: 8611 Second Avenue, Silver Spring, MD 20910

PROPERTY OWNER: Same

Address: _____

PROPOSED USE: Amend S.U.P. #908 (Therapeutic community/hospital use)

to increase beds from 41 to 46; with associated parking and open space reductions/waivers

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

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

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

FAGELSON SCHONBERGER PAYNE & DEICHMEISTER, PC

By: William C. Thomas, Jr.

Print Name of Applicant or Agent

11320 Random Hills Road, Suite 690

Mailing/Street Address

Fairfax, Virginia 22030

City and State

Zip Code

W C Thomas
Signature

703 385 8282
Telephone #

703 385 8761
Fax #

7/24/2001
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.

SECOND GENESIS, INC. is a non-profit 501 C 3 corporation

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

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

NARRATIVE DESCRIPTION

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

SECOND GENESIS has operated in Alexandria since 1969 and
under this SUP #908 since 1973. This application is for an
increase in beds from 41 to 46 and is in conjunction with
architectural improvements to the facility (see submission of
SJK AIA Inc.; Steven Karr). The improvements are to an
existing building which has no available parking and minimal
open space. Consequently, a parking reduction and open space
waiver are necessary. Parking continues to be provided for 9
vehicles by contract in the City lot at 108 North Fairfax Street
(with APCOA) and this accomodates the staff/employee parking
(max 9 on site at peak needs). Additionally, a van is available
for facility use and is parked at 114 N. Patrick Street which
is leased by SECOND GENESIS. Because the development is an
existing one, an Open Space Waiver is necessary; the available
existing open space on site is approximately 350 sq. feet
(1128 sq. feet is needed)

W.C. Theod

USE CHARACTERISTICS

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

- ☐ a new use requiring a special use permit,
☐ a development special use permit,
☐ an expansion or change to an existing use without a special use permit,
☒ expansion or change to an existing use with a special use permit,
☐ other. Please describe: _____

5. Please describe the capacity of the proposed use:

- A. How many patrons, clients, pupils and other such users do you expect? Specify time period (i.e., day, hour, or shift).

46 maximum

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

9:00 am - 5:00 pm = 9 employees

1 employee on site at all times

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

Day:

24 hours/day

Hours:

7 days/week

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

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

N/A

B. How will the noise from patrons be controlled?

N/A

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

N/A

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?

Typical household trash and garbage

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

approx 15 32 gal. bags /wk

C. How often will trash be collected?

2 times per week and as needed.

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

Staff polices the property

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

☐ Yes. ☒ No.

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

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

☒ Yes. ☐ No.

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

General household cleaners/disinfectants

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

Managed/supervised care provided

ALCOHOL SALES

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

☐ Yes. ☒ No.

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

PARKING AND ACCESS REQUIREMENTS

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

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

23 (1 per 2 beds)

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

9 **Standard spaces**

Compact spaces

 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:

108 North Fairfax Street Parking facility

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

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

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

A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? 0

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

C. Where are off-street loading facilities located? loading/unloading on street

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

intermittent

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

2-3x/week

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?

adequate/existing

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? 701.07 square feet.

18. What will the total area occupied by the proposed use be?

8768.55^{gross} sq. ft. (existing) + 701.07 sq. ft. (addition if any) = 9469.62 sq. ft. (total)

RENOVATIONS RESULT IN NET REDUCTION IN FLOOR AREA

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: _____

Special Use Permit # 2001-0092**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)

0 spaces provided on site: Parking for up to 9 staff members
provided at City facility at 108 North Fairfax Street

2. Provide a statement of justification for the proposed parking reduction. No parking

exists on site nor can parking be provided on site; parking
for 9 staff members is more than sufficient, accommodating
all parking needs; clients of the facility do not have personal
automobile availability. (no new staff proposed; facility has
functioned well since 1973)

3. Why is it not feasible to provide the required parking? existing facility with
no area on lot for parking

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

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

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

SECOND GENESIS RESIDENTIAL TREATMENT CENTER

1001 KING STREET, ALEXANDRIA, VIRGINIA

OWNER

SECOND GENESIS, INC.
www.secondgenesis.org
8611 SECOND AVENUE
SILVER SPRING, MARYLAND 20910
301.563.1545 FAX 301.563.1546

ARCHITECT

SJK AIA, INC.
www.sjkaia.com
210 NORTH ADAMS STREET
ROCKVILLE, MARYLAND 20850
301.610.5210. FAX 301.610.5211

CIVIL CONSULTANT

JOYCE ENGINEERING CORP.
www.joyceeng.com
10766 BALTIMORE AVENUE
BELTSVILLE, MARYLAND 20705
301.595.4353 FAX 301.595.4650

STRUCTURAL CONSULTANT

STEARNS ENGINEERING COMPANY
roganstearns@starpower.net
208 NORTH ADAMS STREET
ROCKVILLE, MARYLAND 20850
301.294.9414 FAX 301.294.3096

MPE CONSULTANT

MPE DESIGN CONSULTANTS
jmmjro@iag.net
104 CANDLEWICK ROAD
ALTAMONTE SPRINGS, FLORIDA 32714
407.788.0737 FAX 407.788.1855

STEVEN J. KARR, AIA INC.	
ARCHITECTURE • LAND PLANNING • CONSTRUCTION MANAGEMENT	210 NORTH ADAMS STREET, ROCKVILLE, MARYLAND 20850 Tel. 301.610.5210 Fax 301.610.5211 www.sjkaia.com
PROJECT ARCHITECT	STEVEN J. KARR, AIA
DESIGNED BY	STEVEN J. KARR, AIA
DRAWN BY	H. F. NICODENUS, ASSOC. AIA

COMPREHENSIVE PHASED RENOVATIONS & ADDITIONS TO:

SECOND GENESIS RESIDENTIAL TREATMENT CENTER

1001 KING STREET, ALEXANDRIA, VIRGINIA

DRAWING SUBMITTAL INDEX

A	COVER SHEET
CA1	CODE ANALYSIS
SP1	EXISTING PLOT PLAN
PP1	PROPOSED PLOT PLAN
A1	EXISTING CONDITIONS - BASEMENT & FIRST FLOOR
A2	EXISTING CONDITIONS - SECOND & THIRD FLOOR
A3	PROPOSED BASEMENT & FIRST FLOOR PLAN
A4	PROPOSED SECOND & THIRD FLOOR PLAN
A5	EXISTING ROOF PLAN/ PROPOSED ROOF PLAN
A6	PROPOSED FRONT & REAR ELEVATIONS
A7	PROPOSED RIGHT SIDE ELEVATION

PN: 122706	A
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Comprehensive Phased Renovations & Additions to
Second Genesis Residential Treatment Center

Pn: 122706

1001 King Street Alexandria, Va

CODE ANALYSIS**EXISTING BUILDING****PROPOSED ALTERATIONS
& THIRD FLOOR ADDITION**

BUILDING CODE

CONSTRUCTION TYPE

USE GROUP

NUMBER OF STORIES (MAX.
ALLOWABLE STORIES = 3)HEIGHT (MAX ALLOWABLE
HEIGHT = 40 FEET)

FULLY SUPPRESSED?

3B; UNPROTECTED

I-1 INSTITUTIONAL, RESIDENTIAL CARE

MIXED: 3 STORIES & 2 STORIES
WITH FULL BASEMENT

38' - 6"

NO

VIRGINIA USBC (1996 BOCA)

3B; UNPROTECTED

I-1 INSTITUTIONAL, RESIDENTIAL CARE

3 STORIES WITH FULL BASEMENT

38' - 6"

YES

**FLOOR
AREA
(SQUARE
FEET)****FLOOR LEVEL***Existing
Gross Area**Allowable
Deductions**Existing Net
Floor Area**Proposed
Gross Area**Allowable
Deductions**Proposed Net
Floor Area*

BASEMENT

2,356.41

2,356.41

0.00

2,407.83

2,407.83

0.00

FIRST FLOOR

2,355.80

119.68

2,236.12

2,388.01

866.37

1,521.64

SECOND FLOOR

2,355.81

132.47

2,223.34

2,396.98

1,399.99

996.99

THIRD FLOOR

1,700.53

131.69

1,568.84

2,276.80

1,403.30

873.50

TOTALS**8,768.55****2,740.25****6,028.30****9,469.62****6,077.49****3,392.13**MAXIMUM ALLOWABLE NET FLOOR AREA ALLOWED BASED ON F.A.R. for CO ZONE = 1.25 LOT AREA
(LOT AREA = 2,820 SQUARE FEET)**3,525.00****FIRE RESISTANCE RATINGS FOR CONSTRUCTION TYPE 3B (USE GROUP I-1):****BUILDING ELEMENT**

EXTERIOR BEARING WALLS

EXTERIOR NON-BEARING WALLS

EXIT ENCLOSURES

ELEVATOR HOISTWAY

SHAFTS

LESS THAN 4 STORIES

4 OR MORE STORIES

EXIT ACCESS CORRIDORS

GUESTROOM (RESIDENCE QUARTERS) FIRE PARTITION
SEPARATION

OTHER NON-BEARING PARTITIONS

SMOKE BARRIERS:

INTERIOR LOAD BEARING WALLS, COLUMNS, GIRDERS,
TRUSSES & FRAMING SUPPORTING MORE THAN 1 FLOOR

STRUCTURAL MEMBERS SUPPORTING WALLS

FLOOR CONSTRUCTION INCLUDING BEAMS

ROOF CONSTRUCTION

FIRE SUPPRESSION SYSTEMS

STANDPIPE

FIRE DEPARTMENT CONNECTION

FIRE ALARM

AUTOMATIC FIRE DETECTION SYSTEM

SMOKE DETECTION SYSTEM; SINGLE OR MULTIPLE STATION

PORTABLE FIRE EXTINGUISHERS

FIRE RESISTANCE RATINGS

2 HOUR

2 HOUR WITH FIRE SEPARATION DISTANCE 0 TO 5 FEET

1 HOUR WITH FIRE SEPARATION DISTANCE > 5 TO 10 FEET

0 HOUR WITH FIRE SEPARATION DISTANCE > 10 TO 15 FEET

2 HOUR

2 HOUR (HOISTWAY DOORS: 1-1/2 HOUR RATING REQUIRED)

1 HOUR

2 HOUR

1 HOUR

1 HOUR

0 HOUR

NOT APPLICABLE; NONE REQUIRED

0 HOUR

0 HOUR BUT NOT LESS THAN RATING OF WALL SUPPORTED

0 HOUR

0 HOUR

REQUIRED THROUGHOUT IN ACCORDANCE WITH NFPA 13;
SUPERVISED

NOT REQUIRED

REQUIRED

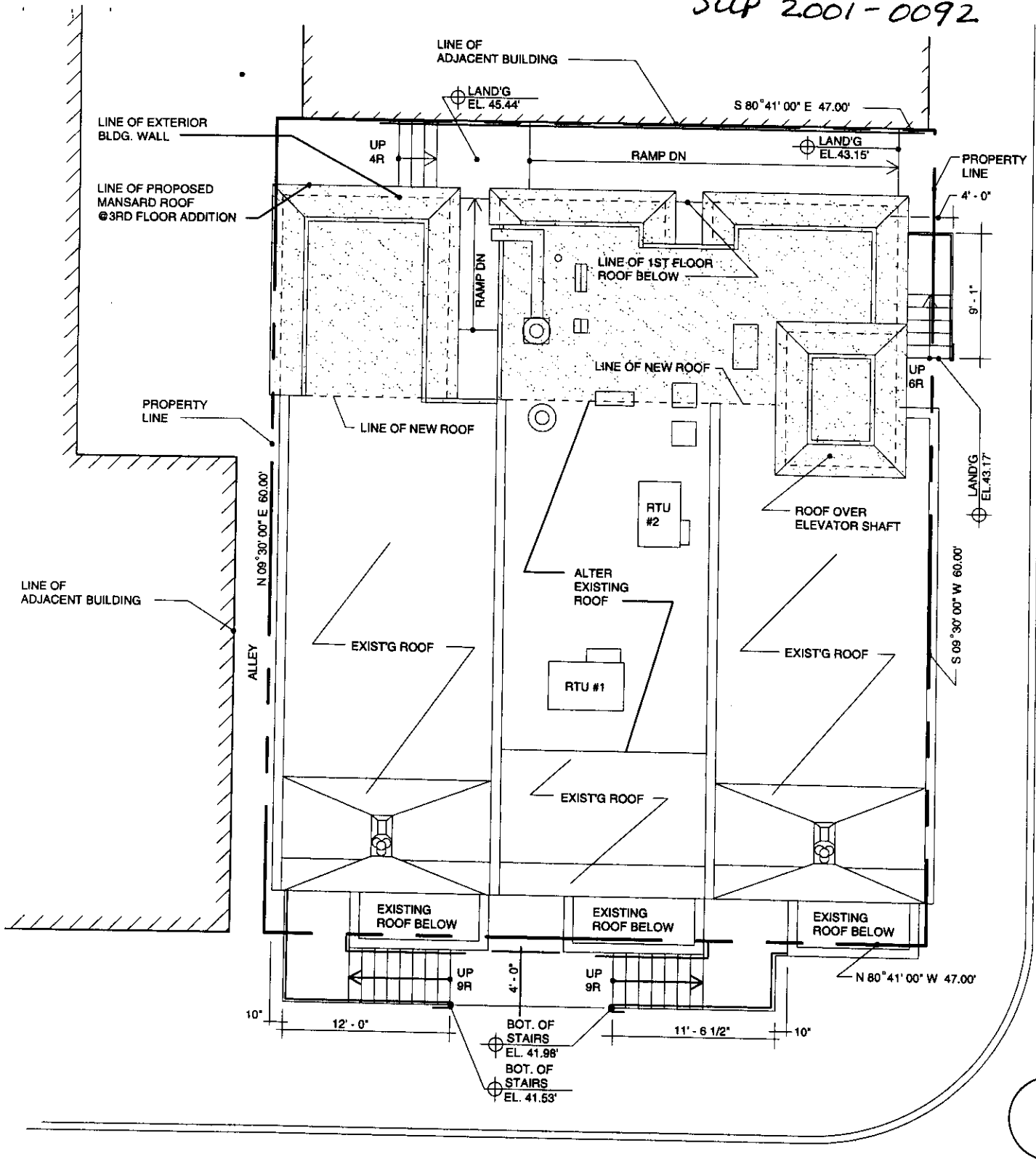
REQUIRED (MANUAL INITIATION); SUPERVISED

REQUIRED

REQUIRED IN SLEEPING AREAS

REQUIRED


SUP 2001-0092



KING STREET 166' R/W

SECOND GENESIS
RESIDENTIAL TREATMENT FACILITY
1001 KING STREET
LOT 23, BLOCK 7
CITY OF ALEXANDRIA
FAIRFAX COUNTY, VIRGINIA
SJK AIA, INC.
07/24/01 SUP REVIEW

PROPOSED PLOT PLAN

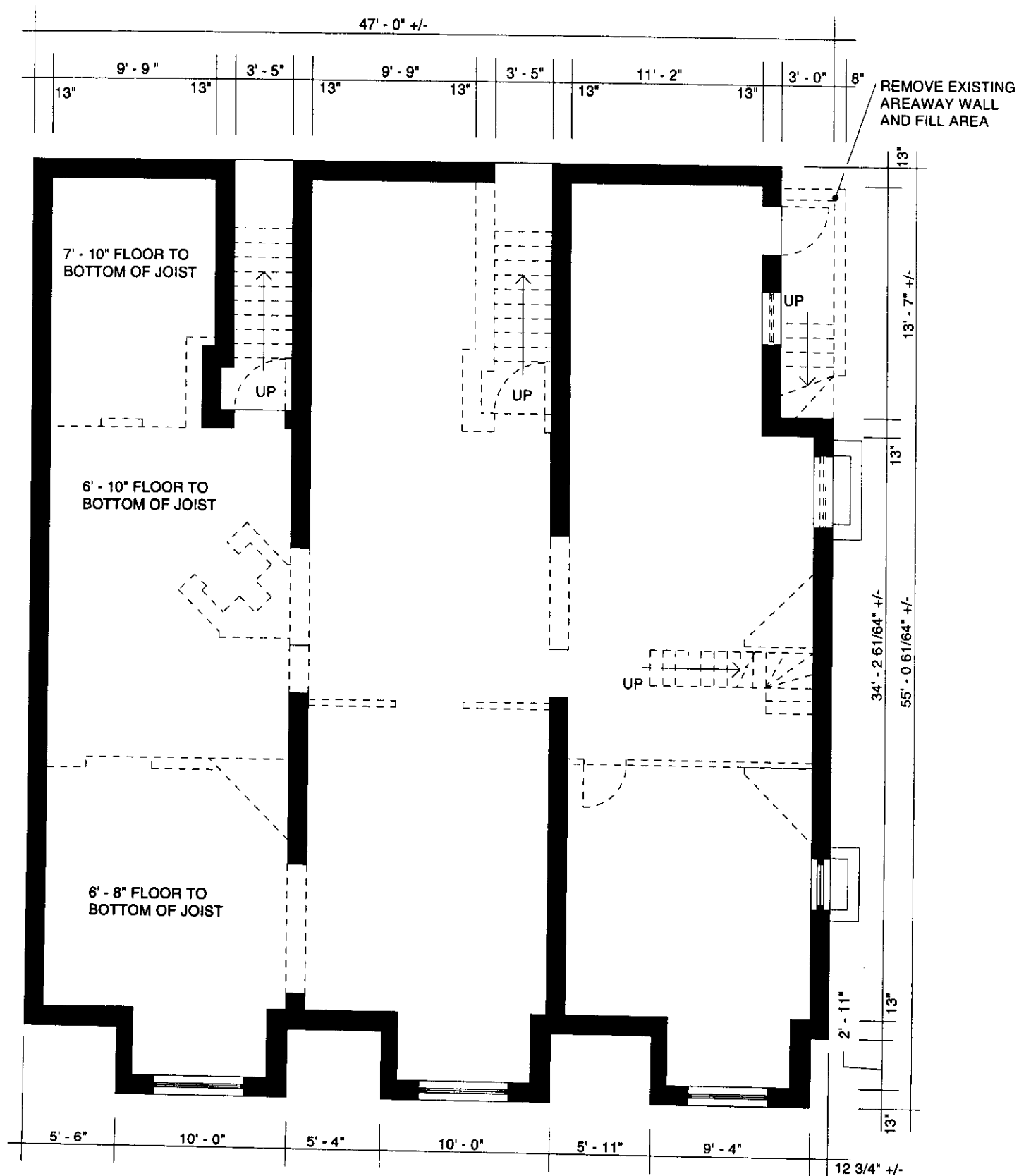
 AREA OF PROPOSED 3RD FLOOR ADDITION

1" = 10'

 BASEMENT ELEVATION 38.43'

 PROPOSED FINISHED FLOOR ELEVATION 46.51'

344 2001-0092



BASEMENT

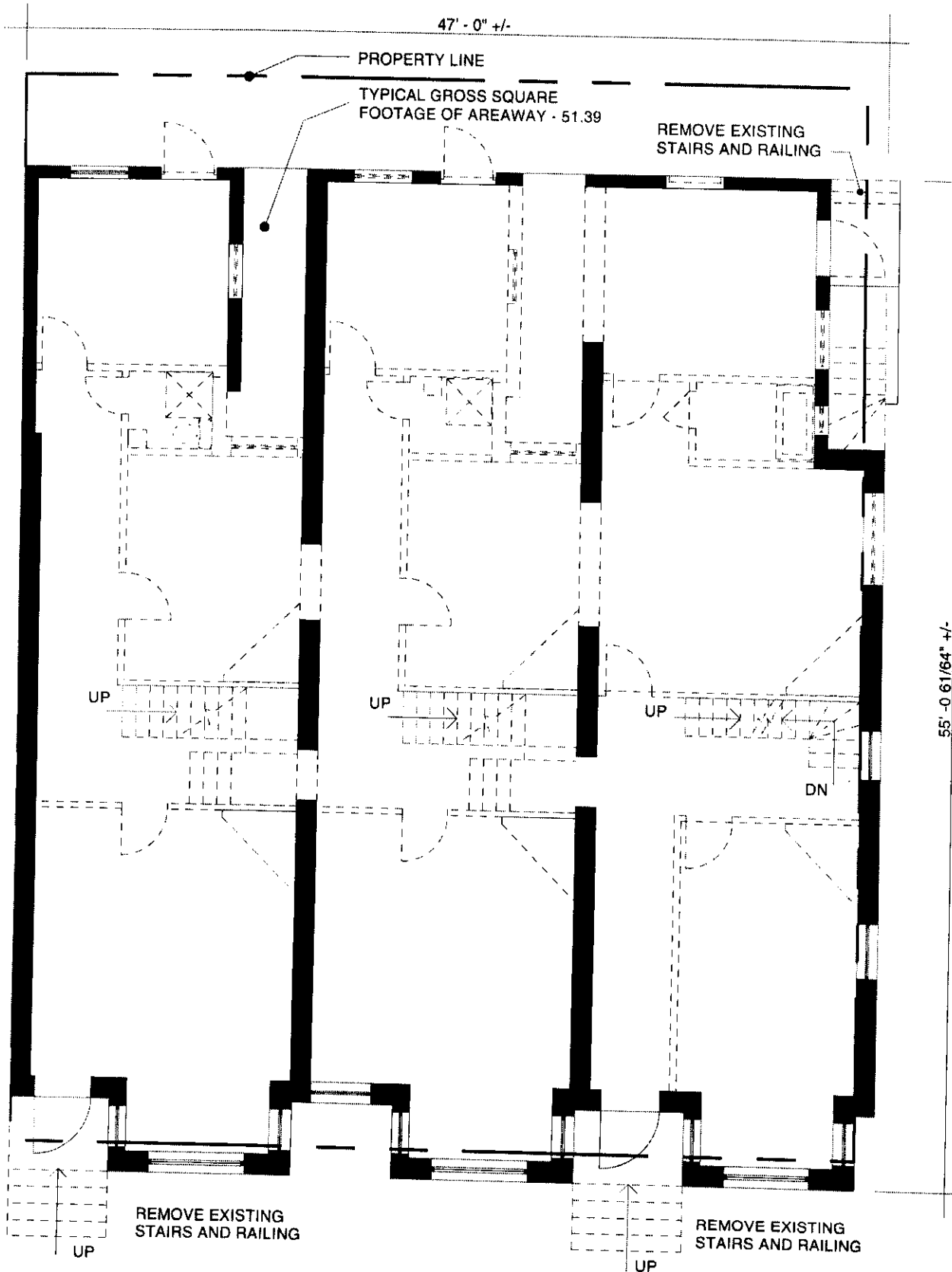
EXISTING CONDITIONS/SELECTIVE DEMOLITION

GROSS SQUARE FOOTAGE - 2356.41 +/-

NTS

- DENOTES EXISTING WALL/PARTITION TO REMAIN
- DENOTES EXISTING WALL/PARTITION TO BE REMOVED

SUP 2001-0092



FIRST FLOOR

EXISTING CONDITIONS/SELECTIVE DEMOLITION

GROSS SQUARE FOOTAGE - 2355.80 +/-

- DENOTES EXISTING WALL/PARTITION TO REMAIN
- - - DENOTES EXISTING WALL/PARTITION TO BE REMOVED

NTS

COMPREHENSIVE PHASED RENOVATIONS & ADDITIONS TO:

SECOND GENESIS RESIDENTIAL TREATMENT CENTER

1001 KING STREET, ALEXANDRIA, VIRGINIA

STEVEN J. KARR, AIA INC.

ARCHITECTURE • LAND PLANNING • CONSTRUCTION MANAGEMENT	PROJECT ARCHITECT	DESIGNED BY	DRAWN BY
210 NORTH ADAMS STREET, JAIL 301.610.5210	STEVEN J. KARR, AIA	STEVEN J. KARR, AIA	H. F. NICODEMUS, ASSOC. AIA
ROCKVILLE, MARYLAND 20850 www.sjkra.com			

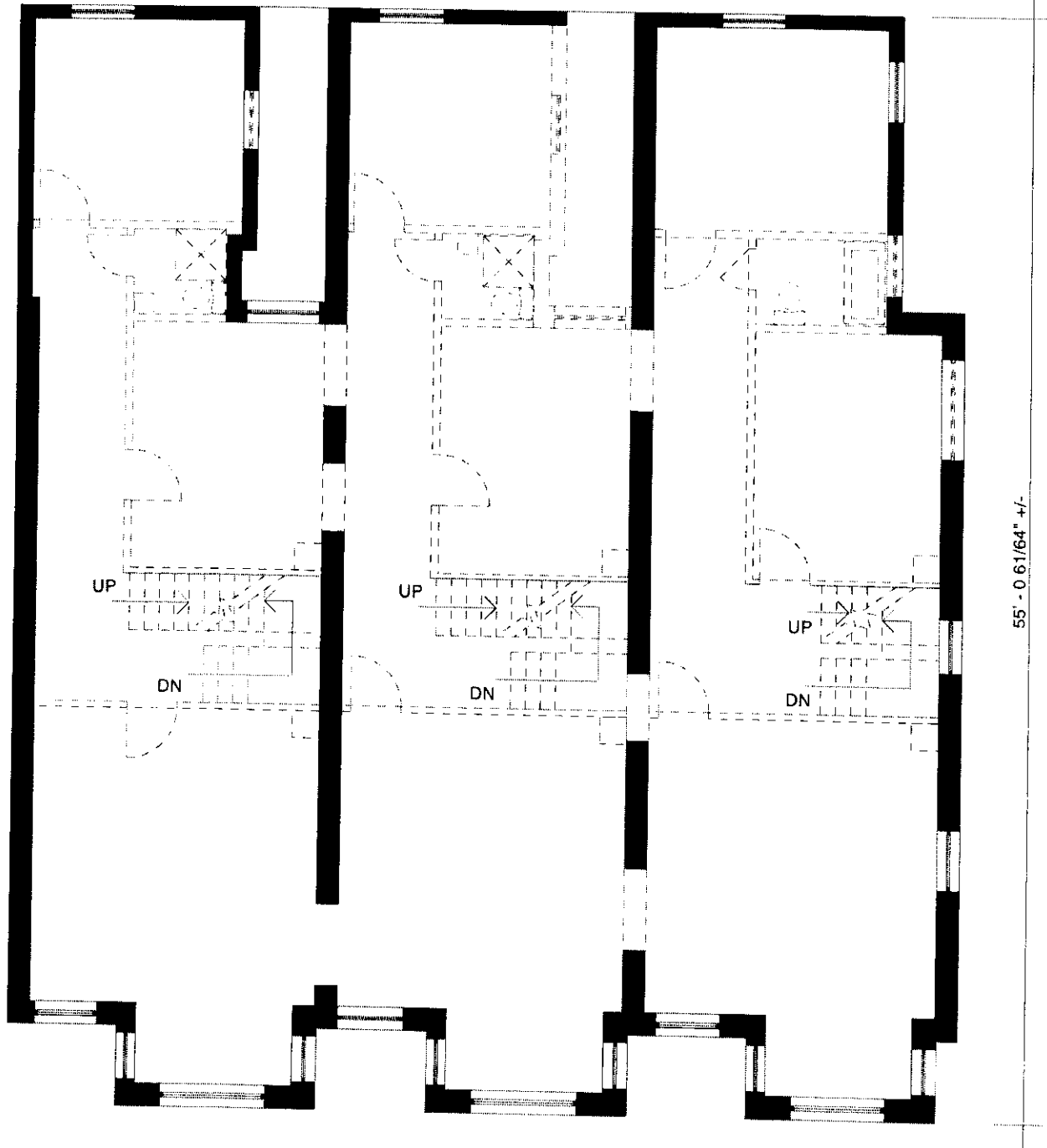
PN: 122706

A1

07/24/01
SUP FILING

sup 2001-0092

47' - 0" +/-



SECOND FLOOR

EXISTING CONDITIONS/SELECTIVE DEMOLITION

GROSS SQUARE FOOTAGE - 2355.81

NTS

————— DENOTES EXISTING WALL/PARTITION TO REMAIN

- - - - - DENOTES EXISTING WALL/PARTITION TO BE REMOVED

SUP 2001-0092



COMPREHENSIVE PHASED RENOVATIONS & ADDITIONS TO:

SECOND GENESIS RESIDENTIAL TREATMENT CENTER

1001 KING STREET, ALEXANDRIA, VIRGINIA

STEVEN J. KARR, AIA INC.	
ARCHITECTURE • LAND PLANNING • CONSTRUCTION MANAGEMENT	
210 NORTH ADAMS STREET, JAL 301.610.5210	ROCKVILLE, MARYLAND 20850 www.sjkia.com
PROJECT ARCHITECT	STEVEN J. KARR, AIA
DESIGNED BY	STEVEN J. KARR, AIA
DRAWN BY	H. F. NICODEMUS, ASSOC. AIA

THIRD FLOOR

EXISTING CONDITIONS/SELECTIVE DEMOLITION

GROSS SQUARE FOOTAGE - 1700.53 +/-

NTS

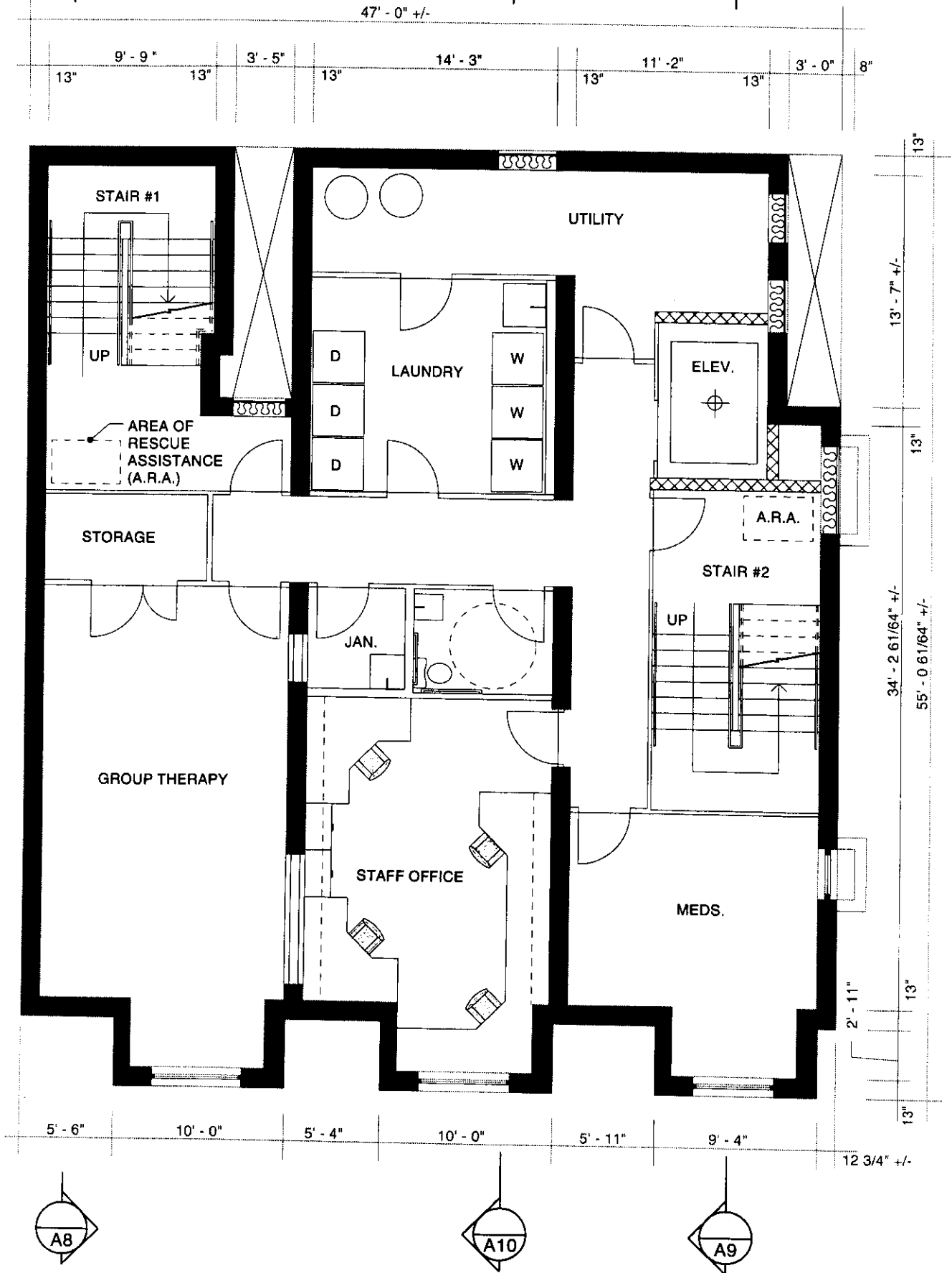
- SOLID LINE** DENOTES EXISTING WALL/PARTITION TO REMAIN
- DASHED LINE** DENOTES EXISTING WALL/PARTITION TO BE REMOVED

PN: 122706

A2

07/24/01
SUP FILING

Sup 2001-0092



PROPOSED BASEMENT

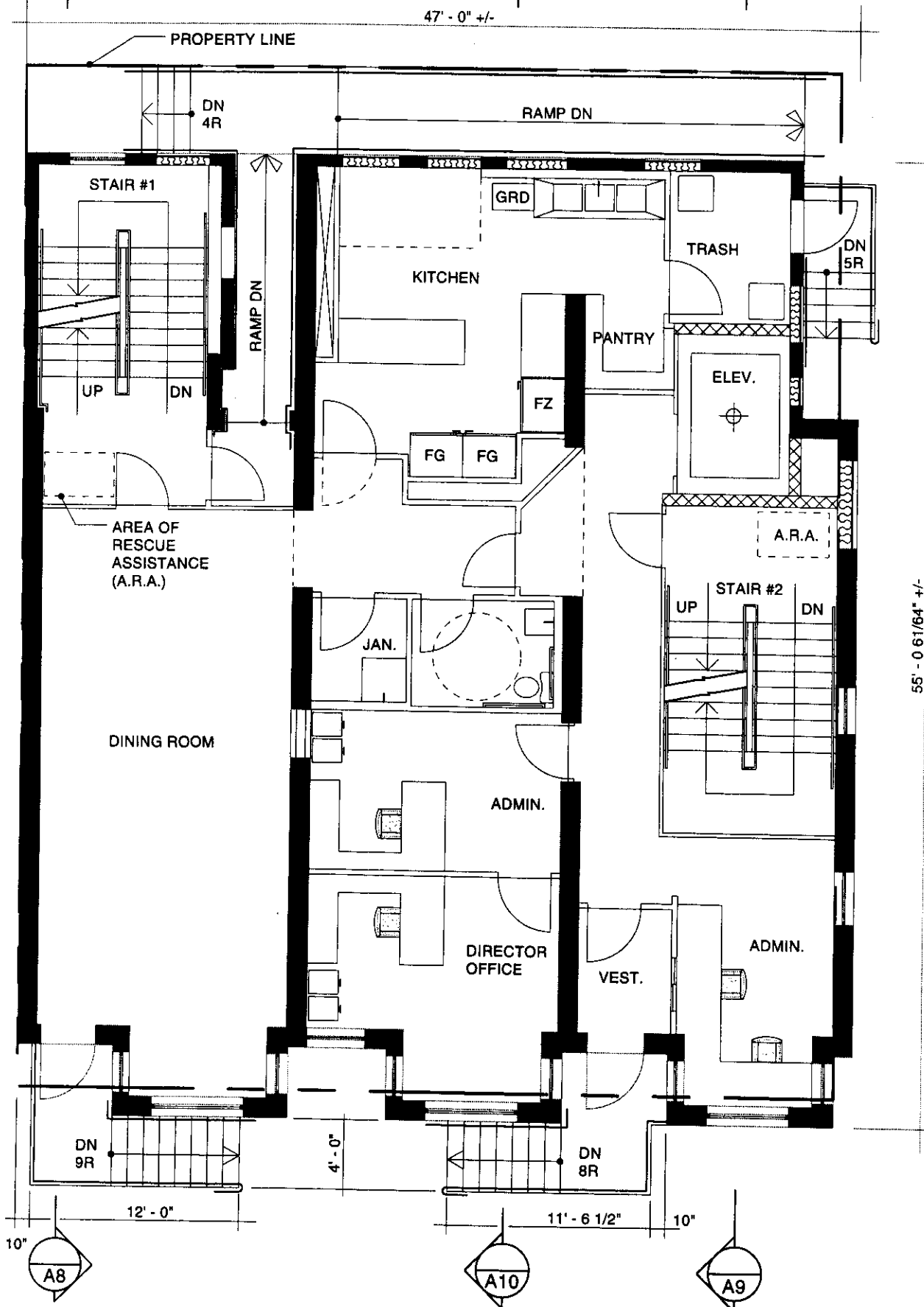
GROSS SQUARE FOOTAGE - 2407.83 +/-

EXISTING WALL TO REMAIN
NEW INTERIOR PARTITION

NEW CONCRETE MASONRY
NEW EXTERIOR WALL

1/8" = 1' - 0"

SUP 2001-0092



STEVEN J. KARR, AIA INC.

ARCHITECTURE • LAND PLANNING • CONSTRUCTION MANAGEMENT
210 NORTH ADAMS STREET, ROCKVILLE, MARYLAND 20850
Tel: 301.610.5210 Fax: 301.610.5211 www.sjkia.com

PROJECT ARCHITECT: STEVEN J. KARR, AIA
DESIGNED BY: STEVEN J. KARR, AIA
DRAWN BY: H. F. NICODEMUS, ASSOC. AIA

COMPREHENSIVE PHASED RENOVATIONS & ADDITIONS TO:

SECOND GENESIS RESIDENTIAL TREATMENT CENTER

1001 KING STREET, ALEXANDRIA, VIRGINIA

PROPOSED FIRST FLOOR

GROSS SQUARE FOOTAGE - 2388.01 SQ. FT. +/-

- EXISTING WALL TO REMAIN
- NEW INTERIOR PARTITION
- NEW CONCRETE MASONRY
- NEW EXTERIOR WALL

1/8" = 1' - 0"

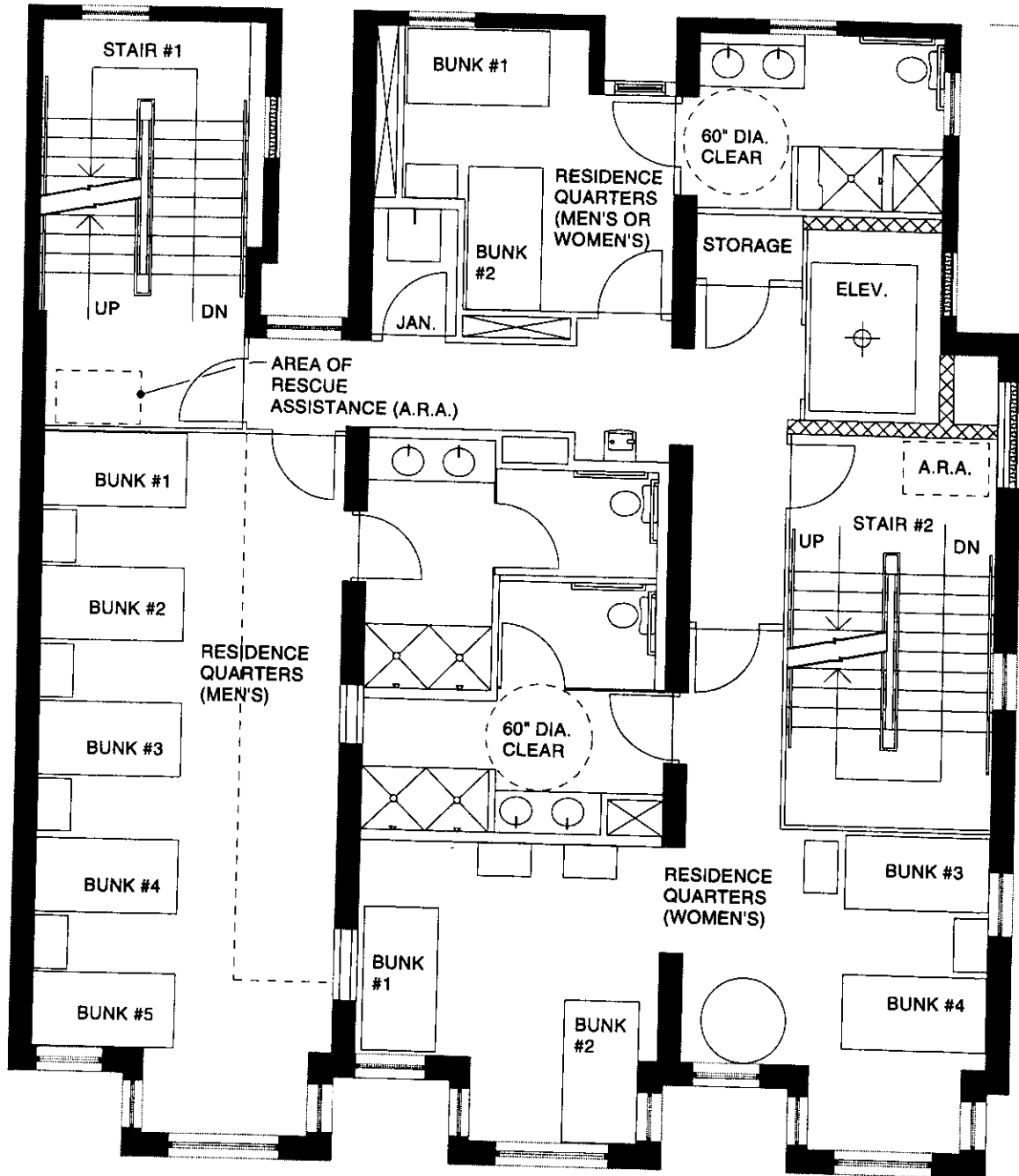
07/24/01
SUP FILING

PN: 122706

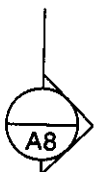
A3

Sup2001-0092

47' - 0" +/-



55' - 0 61/64" +/-



PROPOSED SECOND FLOOR 22 RESIDENT BEDS

GROSS SQUARE FOOTAGE - 2396.98 SQ. FT. +/-

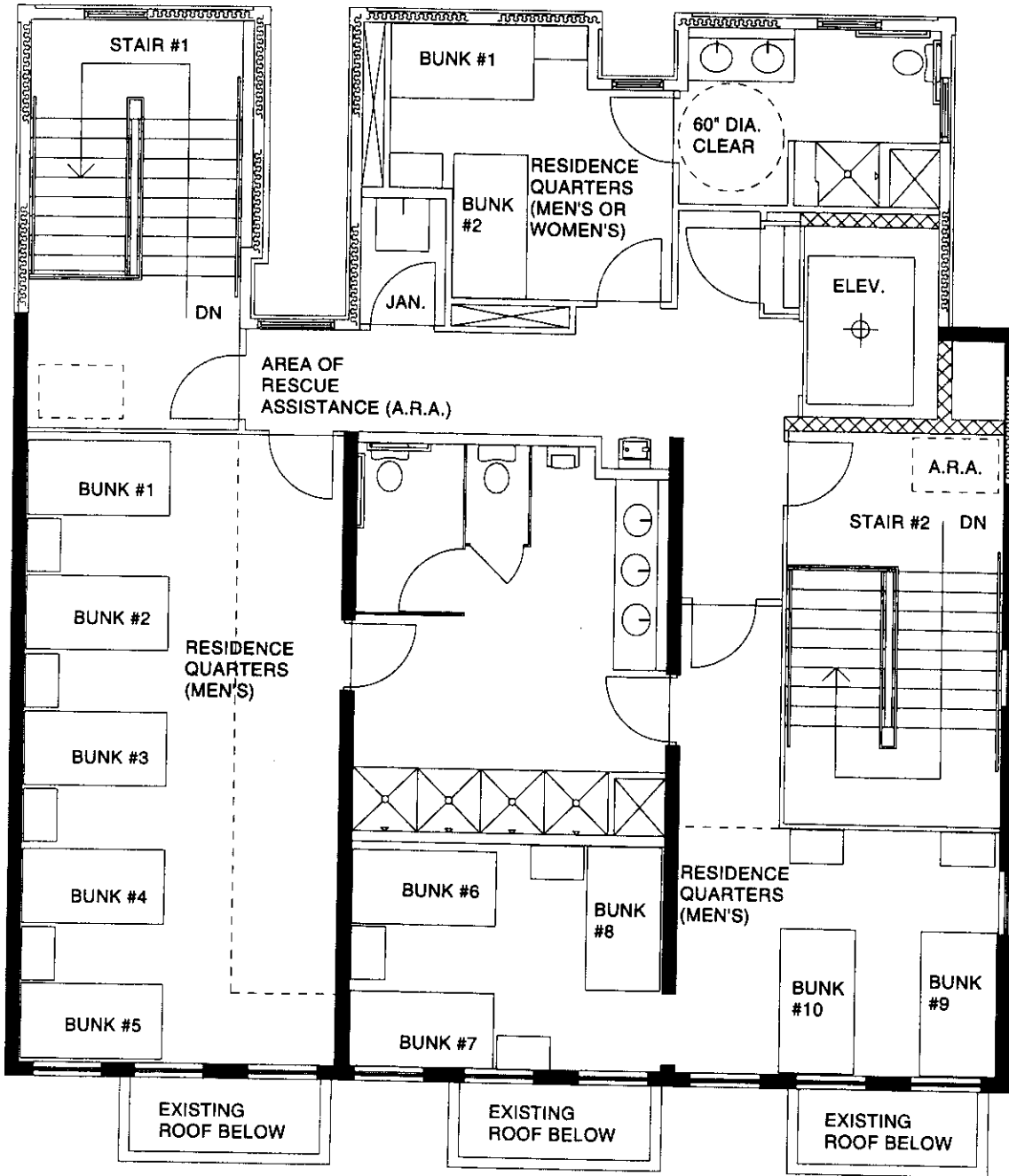
- EXISTING WALL TO REMAIN
- NEW INTERIOR PARTITION
- NEW EXTERIOR WALL

NEW CONCRETE MASONRY

1/8" = 1' - 0"

Sup 2001-0092

47' - 0" +/-



COMPREHENSIVE PHASED RENOVATIONS & ADDITIONS TO:

SECOND GENESIS RESIDENTIAL TREATMENT CENTER

1001 KING STREET, ALEXANDRIA, VIRGINIA

STEVEN J. KARR, AIA INC.

ARCHITECTURE • LAND PLANNING • CONSTRUCTION MANAGEMENT
210 NORTH ADAMS STREET,
ROCKVILLE, MARYLAND, 20850
Tel: 301.410.5210 Fax: 301.410.5211
www.sjkia.com

PROJECT ARCHITECT

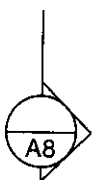
DESIGNED BY

DRAWN BY

STEVEN J. KARR, AIA

STEVEN J. KARR, AIA

H. F. NICODENUS, ASSOC. AIA



PROPOSED THIRD FLOOR 24 RESIDENT BEDS

GROSS SQUARE FOOTAGE - 2276.80 SQ. FT. +/-

1/8" = 1' - 0"

- EXISTING WALL TO REMAIN
- NEW INTERIOR PARTITION
- NEW EXTERIOR WALL

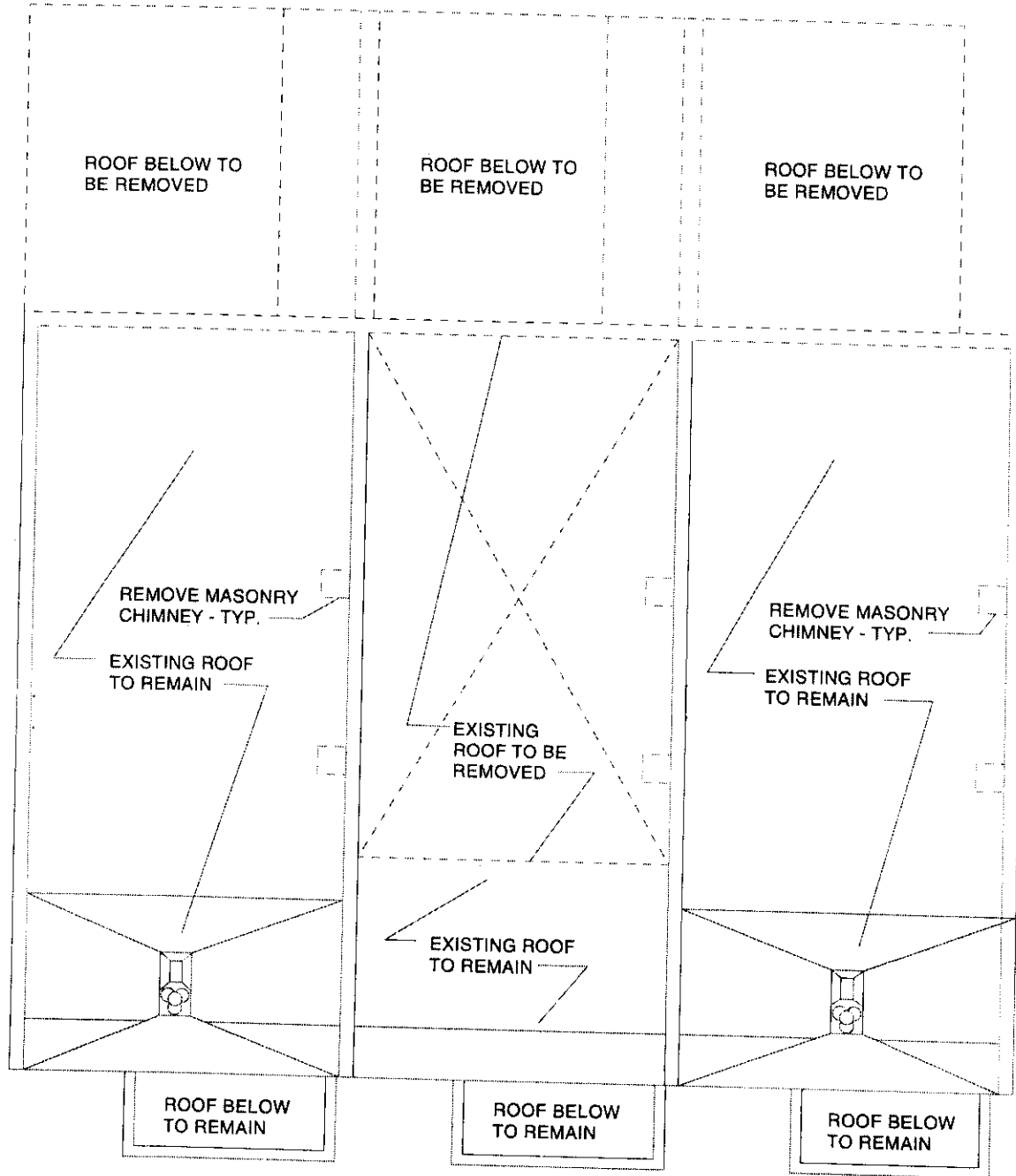
NEW CONCRETE MASONRY

30

07/24/01
SUP FILING

PN: 122706

A4



ROOF PLAN

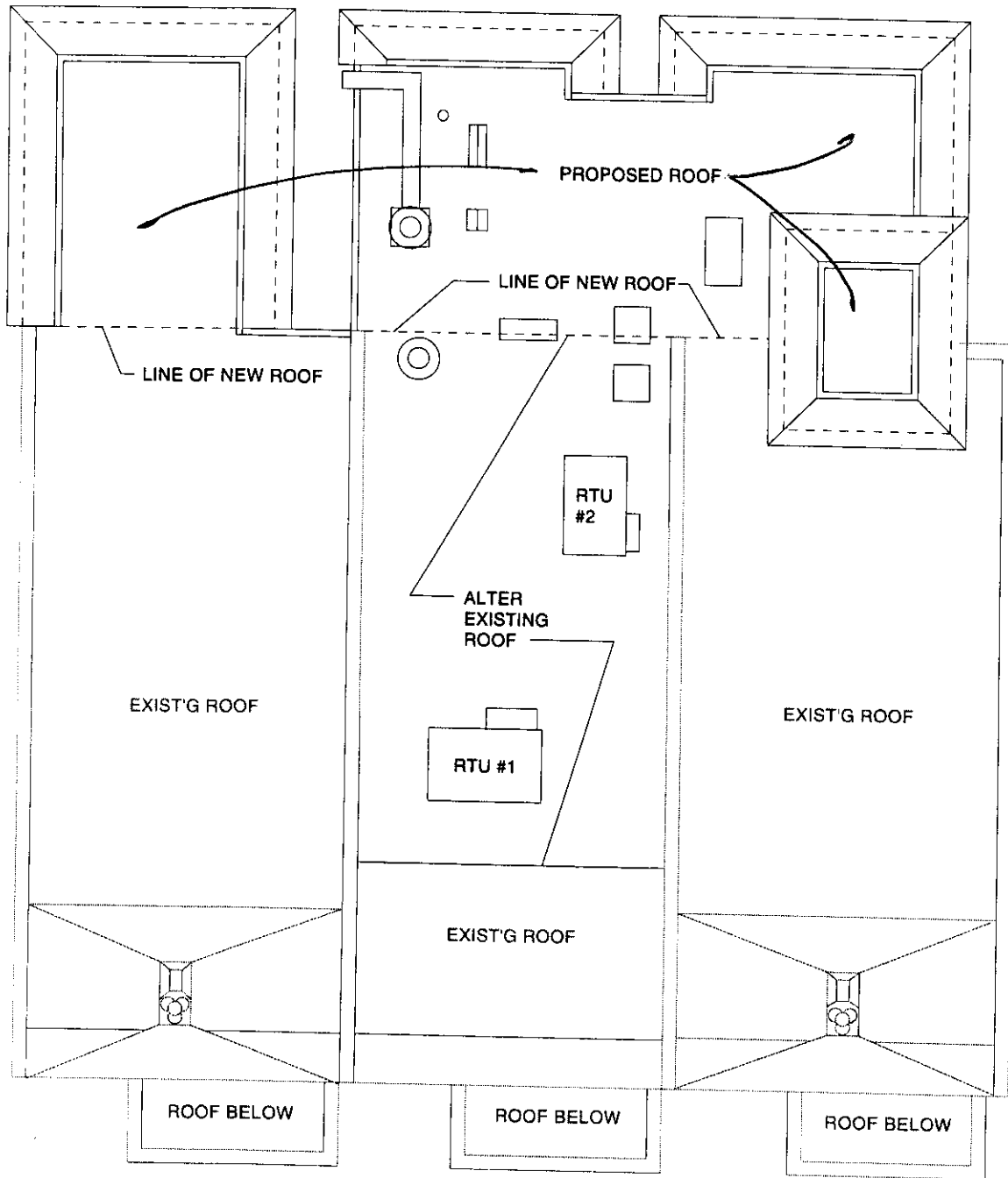
EXISTING CONDITIONS/SELECTIVE DEMOLITION

NTS

————— DENOTES EXISTING WALL/PARTITION TO REMAIN

- - - - - DENOTES EXISTING WALL/PARTITION TO BE REMOVED

SUP 2001-0092



PROPOSED ROOF PLAN

1/8" = 1' - 0"

COMPREHENSIVE PHASED RENOVATIONS & ADDITIONS TO:

SECOND GENESIS RESIDENTIAL TREATMENT CENTER

1001 KING STREET, ALEXANDRIA, VIRGINIA

STEVEN J. KARR, AIA INC.	
ARCHITECTURE • LAND PLANNING • CONSTRUCTION MANAGEMENT	
210 NORTH ADAMS STREET, Ft. 301, 610, 5210	ROCKVILLE, MARYLAND 20850 www.sjkara.com
PROJECT ARCHITECT	STEVEN J. KARR, AIA
DESIGNED BY	STEVEN J. KARR, AIA
DRAWN BY	H. F. NICODEMUS, ASSOC. AIA

PN: 122706

A5

07/24/01
SUP FILING

SUP 2001-0092

DEPARTMENT OF PLANNING AND ZONING

FLOOR AREA AND OPEN SPACE COMPUTATIONS

- A. 1. Street Address 1001 KING STREET
 2. Owner SECOND GENESIS, INC.
 3. Zoning C-2 Total Lot Area 2820
- B. 1. Floor Area Ratio (F.A.R.) Allowed by the Zone 1.25
 2. 2820 x 1.25 = 3525
 Lot Area F.A.R. Maximum Allowable Net Floor Area
- C. 1. Existing Gross Floor Area* 8768.55 Square Feet
 2. Allowable Deductions ** 2740.25 Square Feet
 3. Existing Net Floor Area 6028.30 Square Feet (subtract C-2 from C-1)

Gross Area		Deductions	
Basement	<u>2356.41</u>	Basement	<u>2356.41</u>
First Floor	<u>2355.80</u>	Stairways	<u>1383.04</u>
Second Floor	<u>2355.81</u>	Mechanical	<u>- 0 -</u>
Third floor	<u>1700.53</u>	<7'-6" headroom	<u>- 0 -</u>
		Elevators	<u>- 0 -</u>
Total	<u>8768.55</u>	Total	<u>2740.25</u>

- D. 1. New Gross Floor Area 9469.62 Square Feet
 2. Allowable Deductions 6077.49 Square Feet
 3. New Net Floor Area 3392.13 Square Feet (subtract D-2 from D-1)

New Gross Area Proposed		Deduction SEE ATTACHED PLANS	
Basement	<u>2407.83</u>	Basement	<u>2407.83</u>
First Floor	<u>2388.01</u>	Stairways	<u>866.37</u>
Second Floor	<u>2396.98</u>	Mechanical	<u>1399.99</u>
Third Floor	<u>2274.80</u>	<7'-6" headroom	<u>1403.30</u>
		Elevators	
Total (D1)	<u>9469.62</u>	Total (D2)	<u>6077.49</u>

- E. 1. Total Net Floor Area Proposed 3,392.13 Square Feet (add D-1 and D-2)
 2. Total Net Floor Area Allowed 3,525.00 Square Feet (from B-2)
- F. 1. Existing Open Space SUBSTANDARD Square Feet
 2. Required Open Space 40% = 1,128 Square Feet
 3. Proposed Open Space SUBSTANDARD 1,380 Square Feet
 (please attach plat highlighting open space.)

*Gross floor area is measured from the face of the exterior walls and includes basements, outside garages, sheds, gazebos, guest buildings, and other accessory buildings.

**Allowable deductions from gross floor area: Stairways; elevators; mechanical and electrical rooms; basements (if basement is less than four feet out of the ground as measured from the average finished grade at the perimeter of the bottom of the first floor); and any room, including accessory structures with a headroom of less than seven feet six inches.

NOTE: Open space calculations are required for all residential zones (except in the R-20, R-12, R-8, R-5, R-2-5 and RT zones), including all commercial, office and mixed use zones where residential uses are proposed. Refer to specific provisions in the zoning ordinance.

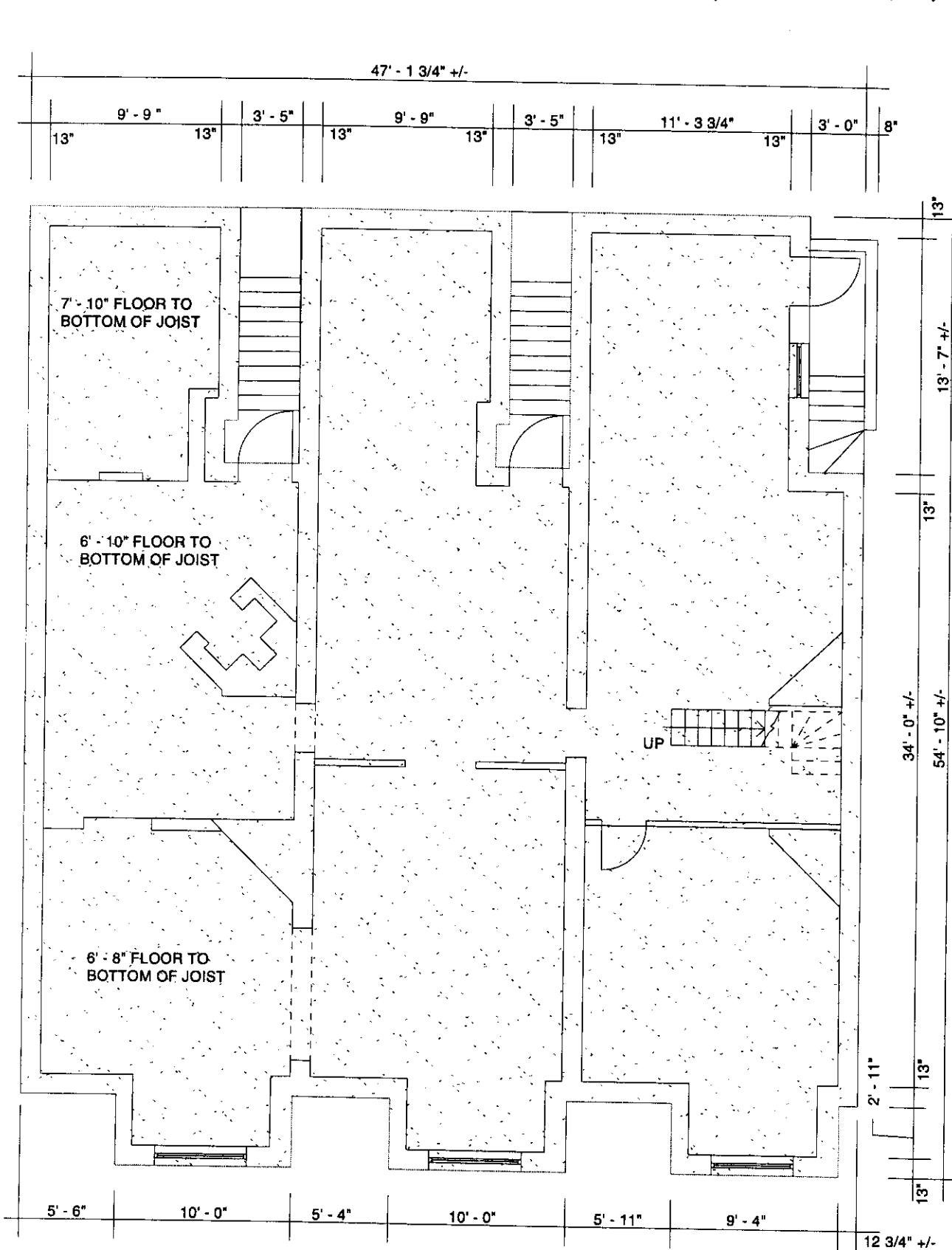
The undersigned hereby certifies and attests that, to the best of their knowledge, the above computations are true and correct.

Signature

Date

7/24/01

SUP 2001 - 0092



STEVEN J. KARR, AIA INC.
 ARCHITECTURE • LAND PLANNING • CONSTRUCTION MANAGEMENT
 210 NORTH ADAMS STREET, ROCKVILLE, MARYLAND 20850
 Tel: 301.610.5210 Fax: 301.610.5211 www.sjkara.com
 PROJECT ARCHITECT: STEVEN J. KARR, AIA
 DESIGNED BY: STEVEN J. KARR, AIA
 DRAWN BY: H. F. NICODEMUS, ASSOC. AIA

COMPREHENSIVE PHASED RENOVATIONS & ADDITIONS TO:
SECOND GENESIS
RESIDENTIAL TREATMENT CENTER
 1001 KING STREET, ALEXANDRIA, VIRGINIA

BASEMENT - EXISTING CONDITIONS

2356.41 SQ. FT. +/- GROSS SQUARE FOOTAGE
 2356.41 SQ. FT. +/- AREA OF ALLOWABLE F.A.R. DEDUCTION SHOWN AS THUS
 0 SQ. FT. +/- NET FLOOR AREA

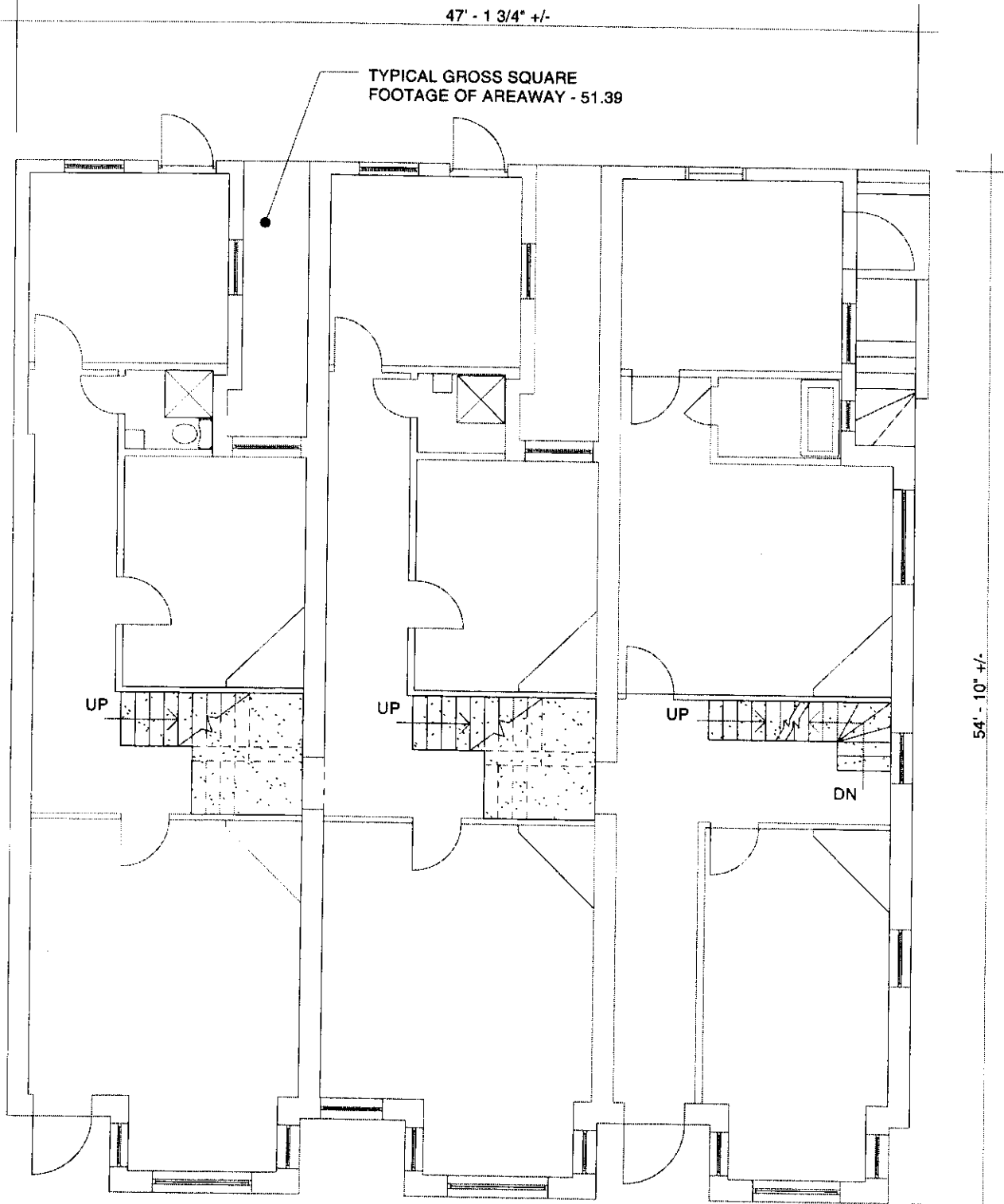


NTS

PN: 122706
EX - 1
 1 OF 8

07/24/01
 F.A.R. COMPUTATIONS

SUP 2001-0092



COMPREHENSIVE PHASED RENOVATIONS & ADDITIONS TO:
SECOND GENESIS
RESIDENTIAL TREATMENT CENTER
 1001 KING STREET, ALEXANDRIA, VIRGINIA

STEVEN J. KARR, AIA INC.
 ARCHITECTURE • LAND PLANNING • CONSTRUCTION MANAGEMENT
 210 NORTH ADAMS STREET, ROCKVILLE, MARYLAND, 20850
 Tel: 301-610-5210 Fax: 301-610-5211 www.sjkaia.com

PROJECT ARCHITECT: STEVEN J. KARR, AIA
 DESIGNED BY: STEVEN J. KARR, AIA
 DRAWN BY: H. F. NICOLOMUS, ASSOC. AIA

FIRST FLOOR - EXISTING CONDITIONS

2355.80 SQ. FT. +/- GROSS SQUARE FOOTAGE
 119.68 SQ. FT. +/- AREA OF ALLOWABLE F.A.R. DEDUCTION SHOWN AS THUS
 2236.12 SQ. FT. +/- NET FLOOR AREA = 2236.12 SQ. FT. +/-



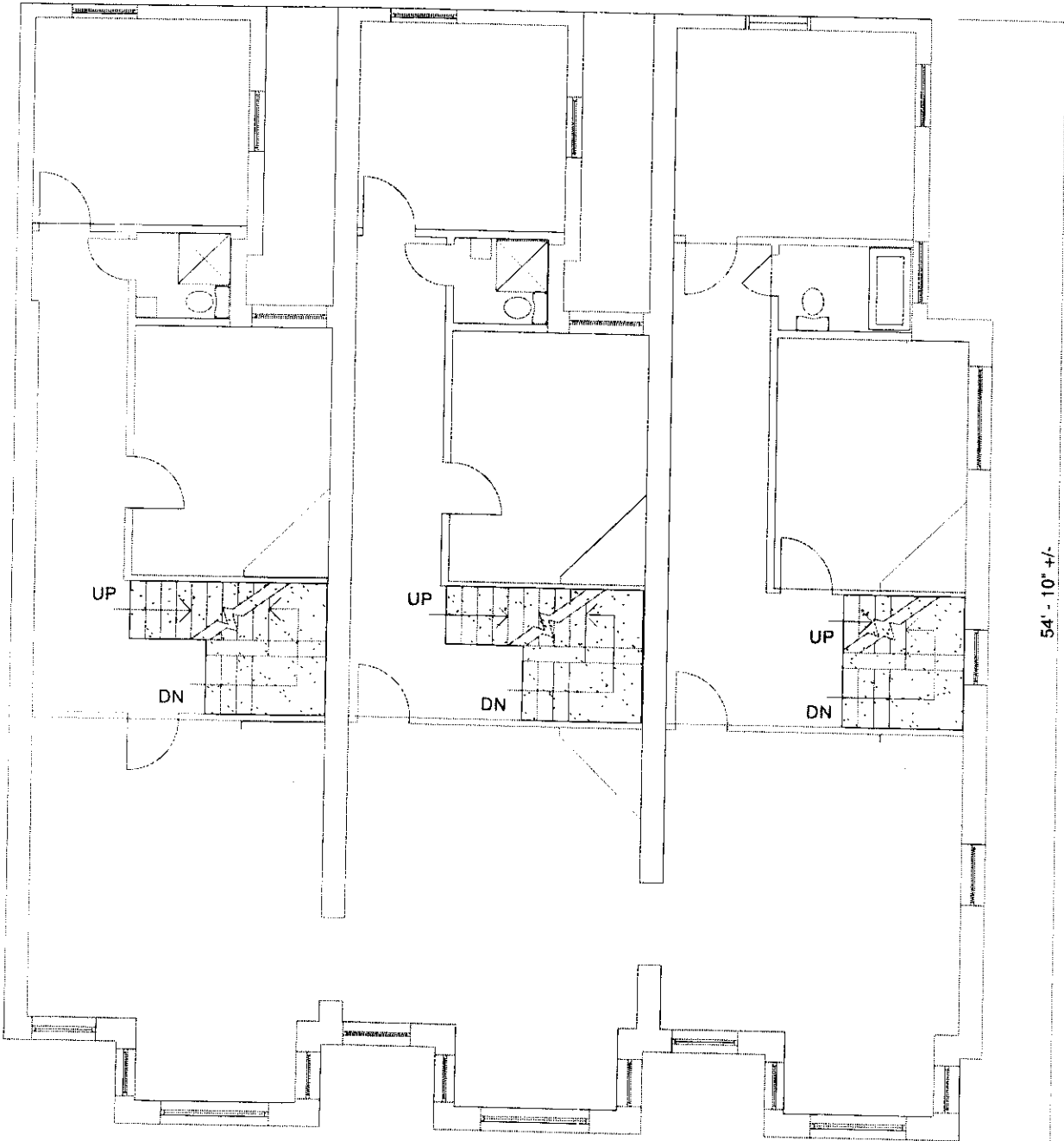
NTS

07/24/01
 F.A.R. COMPUTATIONS

PN: 122706
EX - 2
 2 OF 8

Sup 2001-0092

47' - 1 3/4" +/-



54' - 10\"/>

SECOND FLOOR - EXISTING CONDITIONS

2355.81 SQ. FT. +/-	GROSS SQUARE FOOTAGE
132.47 SQ. FT. +/-	AREA OF ALLOWABLE F.A.R. DEDUCTION SHOWN AS THUS
2223.34 SQ. FT. +/-	NET FLOOR AREA



NTS

07/24/01
F.A.R. COMPUTATIONS

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COMPREHENSIVE PHASED RENOVATIONS & ADDITIONS TO:

SECOND GENESIS RESIDENTIAL TREATMENT CENTER

1001 KING STREET, ALEXANDRIA, VIRGINIA

STEVEN J. KARR, AIA INC.

ARCHITECTURE • LAND PLANNING • CONSTRUCTION MANAGEMENT

210 NORTH ADAMS STREET, FARM 301.610.5210 ROCKVILLE, MARYLAND 20850
www.sjkco.com

PROJECT ARCHITECT

STEVEN J. KARR, AIA

DESIGNED BY

STEVEN J. KARR, AIA

DRAWN BY

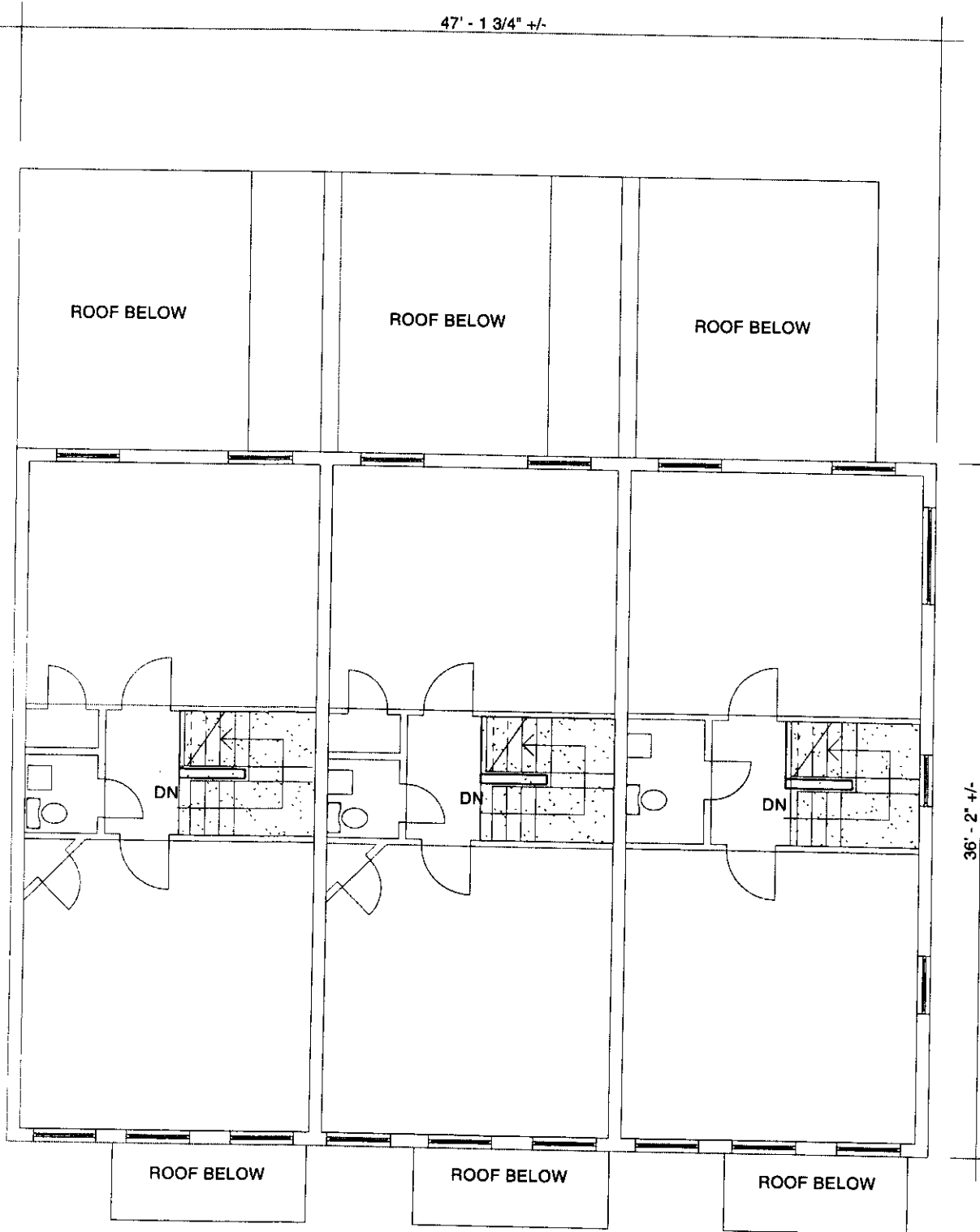
H. F. NICODEMUS, ASSOC. AIA

PN: 122706

EX - 3

3 OF 8

SUP 2001-0092



THIRD FLOOR - EXISTING CONDITIONS

1700.53 SQ. FT. +/-	GROSS SQUARE FOOTAGE
131.69 SQ. FT. +/-	AREA OF ALLOWABLE F.A.R. DEDUCTION SHOWN AS THUS
1568.84 SQ. FT. +/-	NET FLOOR AREA



NTS

COMPREHENSIVE PHASED RENOVATIONS & ADDITIONS TO:

SECOND GENESIS RESIDENTIAL TREATMENT CENTER

1001 KING STREET, ALEXANDRIA, VIRGINIA

PN: 122706

EX - 4

4 OF 8

STEVEN J. KARR, AIA INC.

ARCHITECTURE • LAND PLANNING • CONSTRUCTION MANAGEMENT

210 NORTH ADAMS STREET, ROCKVILLE, MARYLAND 20850
Tel: 301.610.5210 Fax: 301.610.5211 www.sjkarr.com

PROJECT ARCHITECT

STEVEN J. KARR, AIA

DESIGNED BY

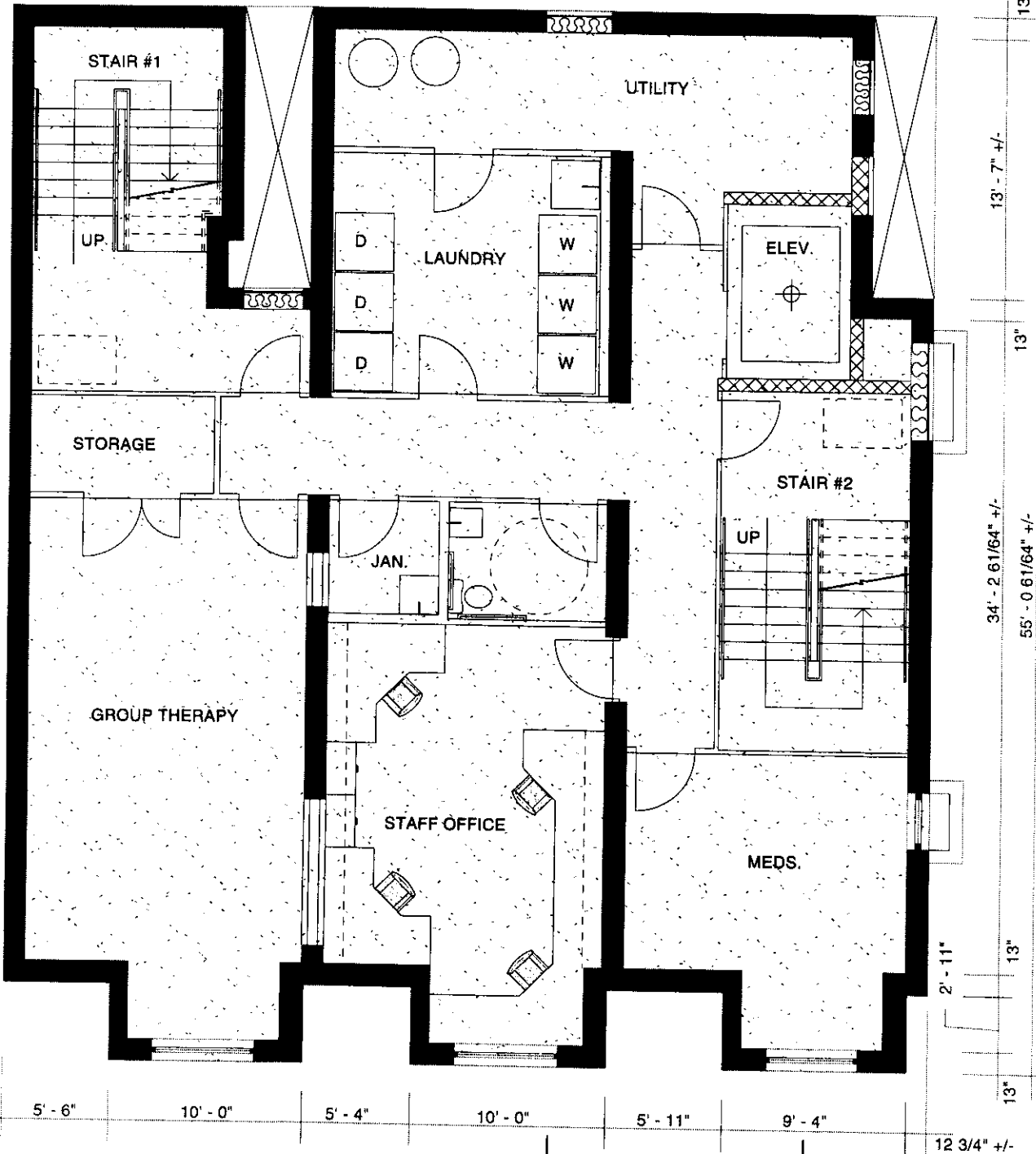
STEVEN J. KARR, AIA

DRAWN BY

H. F. NICODEMUS, ASSOC. AIA

07/24/01
F.A.R. COMPUTATIONS

13"	9' - 9"	13"	3' - 5"	13"	14' - 3"	13"	11' - 2"	13"	3' - 0"	8'
-----	---------	-----	---------	-----	----------	-----	----------	-----	---------	----



STEVEN J. KARR, AIA INC.

ARCHITECTURE • LAND PLANNING • CONSTRUCTION MANAGEMENT

210 NORTH ADAMS STREET,
Tel: 301.610.5210 Fax: 301.610.5211
ROCKVILLE, MARYLAND 20850
www.gjkaia.com

STEVEN J. KARR, AIA

STEVEN J. KARR, AIA

H. F. NICODEMUS, ASSOC. AIA

COMPREHENSIVE PHASED RENOVATIONS & ADDITIONS TO:

SECOND GENESIS RESIDENTIAL TREATMENT CENTER

1001 KING STREET, ALEXANDRIA, VIRGINIA

PROPOSED BASEMENT

2407.83 +/- SQ. FT.

GROSS SQUARE FOOTAGE

2407.83 +/- SQ. FT.

AREA OF ALLOWABLE F.A.R. DEDUCTION SHOWN AS THUS

0 SQ. FT.

NET FLOOR AREA

$$1/8^n = 1' - 0''$$

 DENOTES EXISTING WALL TO REMAIN
 DENOTES NEW PARTITION
 DENOTES NEW CONCRETE MASONRY

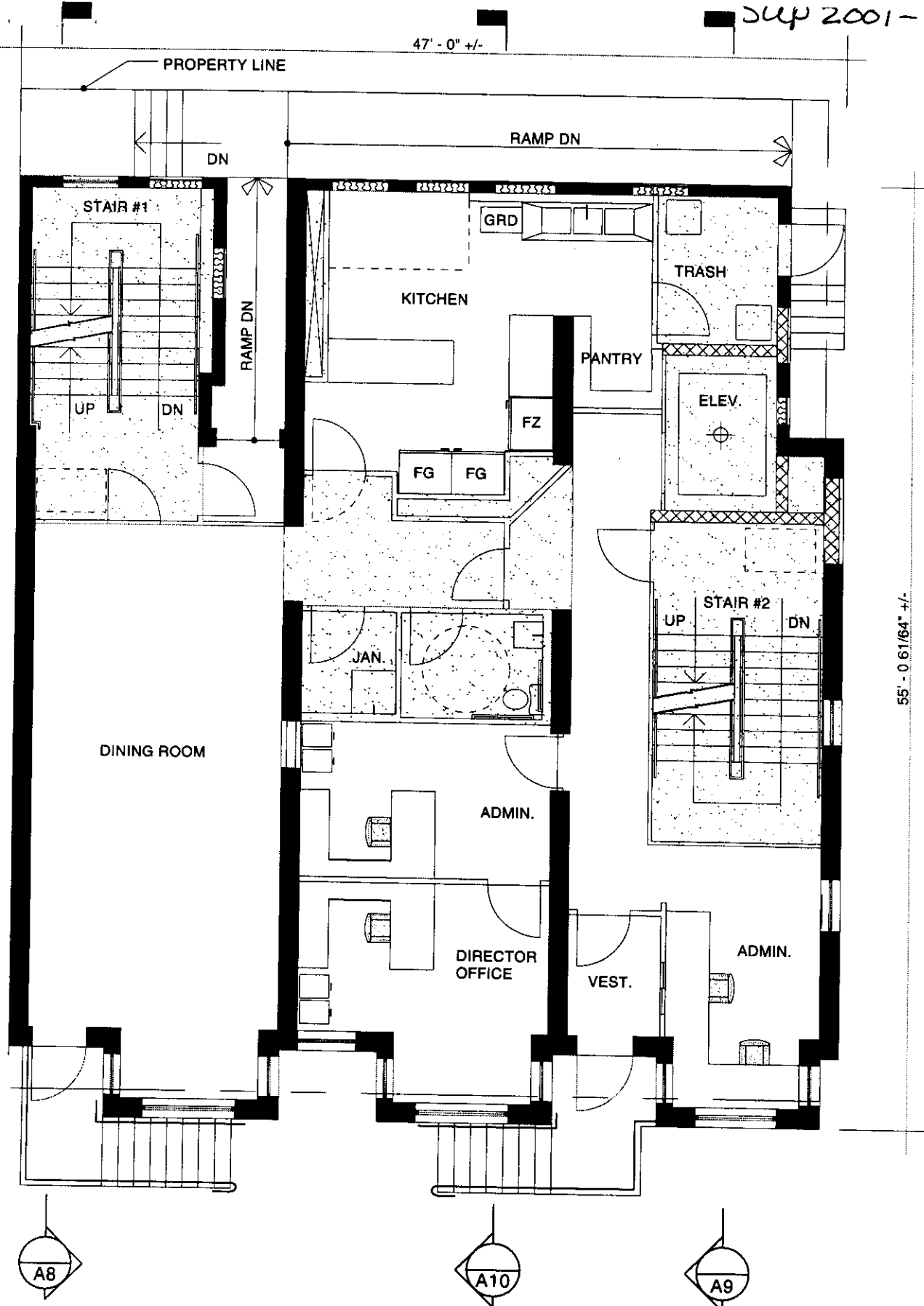
07/24/01
F.A.R. COMPUTATIONS

PN: 122706

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PROPOSED FIRST FLOOR

2388.01 SQ. FT. +/- GROSS SQUARE FOOTAGE
 866.37 SQ. FT. +/- AREA OF ALLOWABLE F.A.R. DEDUCTION SHOWN AS THUS
 1521.64 SQ. FT. +/- NET FLOOR AREA

- DENOTES EXISTING WALL TO REMAIN
- DENOTES NEW PARTITION
- DENOTES NEW CONCRETE MASONRY

COMPREHENSIVE PHASED RENOVATIONS & ADDITIONS TO:

SECOND GENESIS RESIDENTIAL TREATMENT CENTER

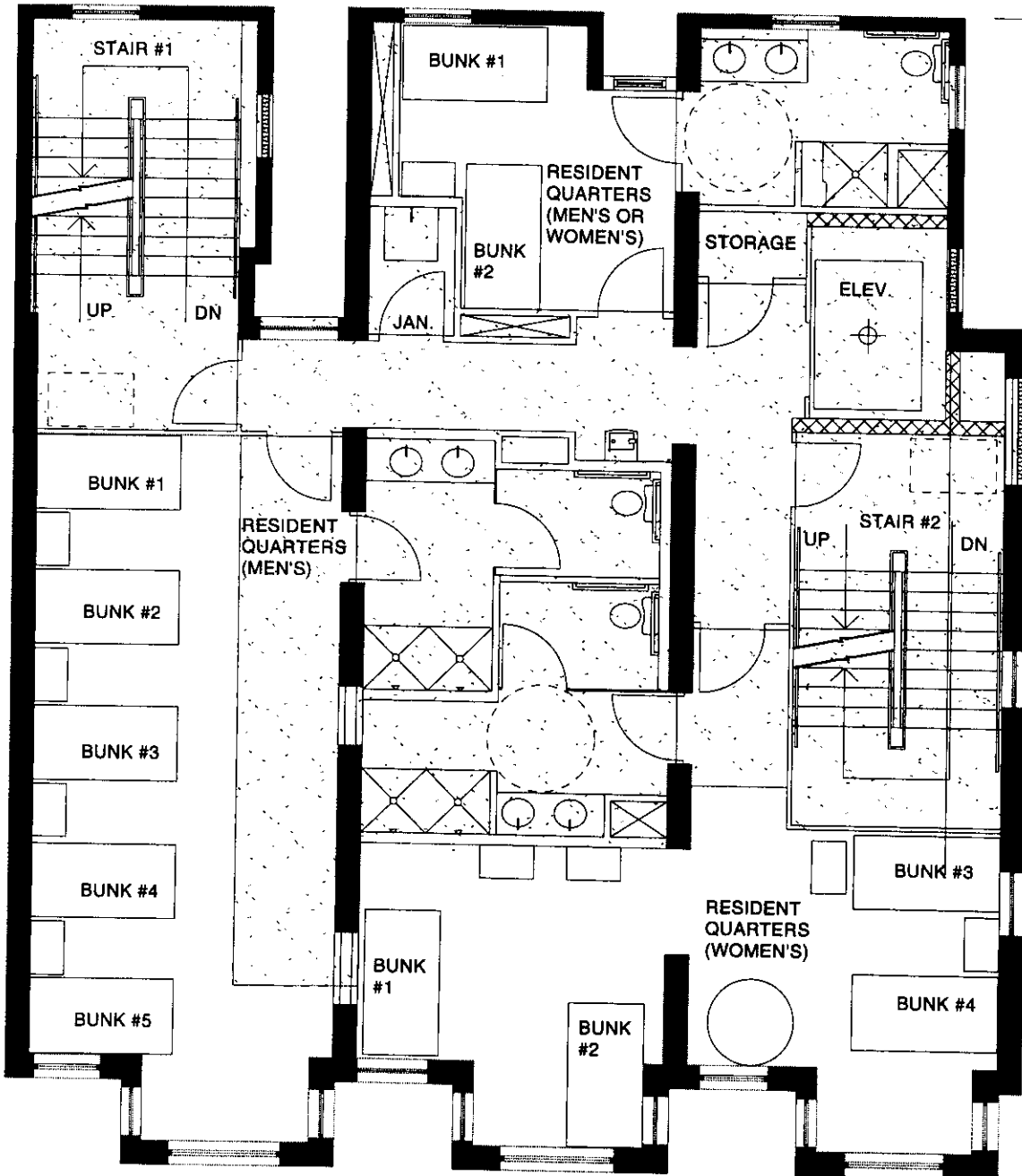
1001 KING STREET, ALEXANDRIA, VIRGINIA

STEVEN J. KARR, AIA INC.	
ARCHITECTURE • LAND PLANNING • CONSTRUCTION MANAGEMENT	210 NORTH ADAMS STREET, ROCKVILLE, MARYLAND 70850 Tel: 301.610.5210 Fax: 301.610.5211 www.sjka.com
PROJECT ARCHITECT	STEVEN J. KARR, AIA
DESIGNED BY	STEVEN J. KARR, AIA
DRAWN BY	H. F. NICOLAUS, ASSOC. AIA

PN: 122706	PR - 2	6 OF 8

47' - 0" +/-

SUP 2001-0092



COMPREHENSIVE PHASED RENOVATIONS & ADDITIONS TO:

SECOND GENESIS RESIDENTIAL TREATMENT CENTER

1001 KING STREET, ALEXANDRIA, VIRGINIA

STEVEN J. KARR, AIA INC.

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210 NORTH ADAMS STREET, FARM 301.610.5211 ROCKVILLE, MARYLAND 20850
Tel. 301.610.5210 www.sjkara.com

PROJECT ARCHITECT

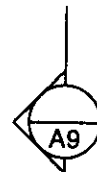
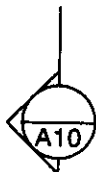
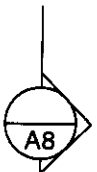
STEVEN J. KARR, AIA

DESIGNED BY

STEVEN J. KARR, AIA

DRAWN BY

H. F. NICOLELLIS, ASSOC. AIA



PROPOSED SECOND FLOOR 22 RESIDENT BEDS

2396.98 SQ. FT. +/-

GROSS SQUARE FOOTAGE

1399.99 SQ. FT. +/-

AREA OF ALLOWABLE F.A.R. DEDUCTION SHOWN AS THUS



996.99 SQ. FT. +/-

NET FLOOR AREA

1/8" = 1' - 0"

- DENOTES EXISTING WALL TO REMAIN
- DENOTES NEW PARTITION
- DENOTES NEW CONCRETE MASONRY

07/24/01
F.A.R. COMPUTATIONS

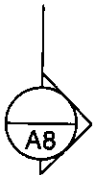
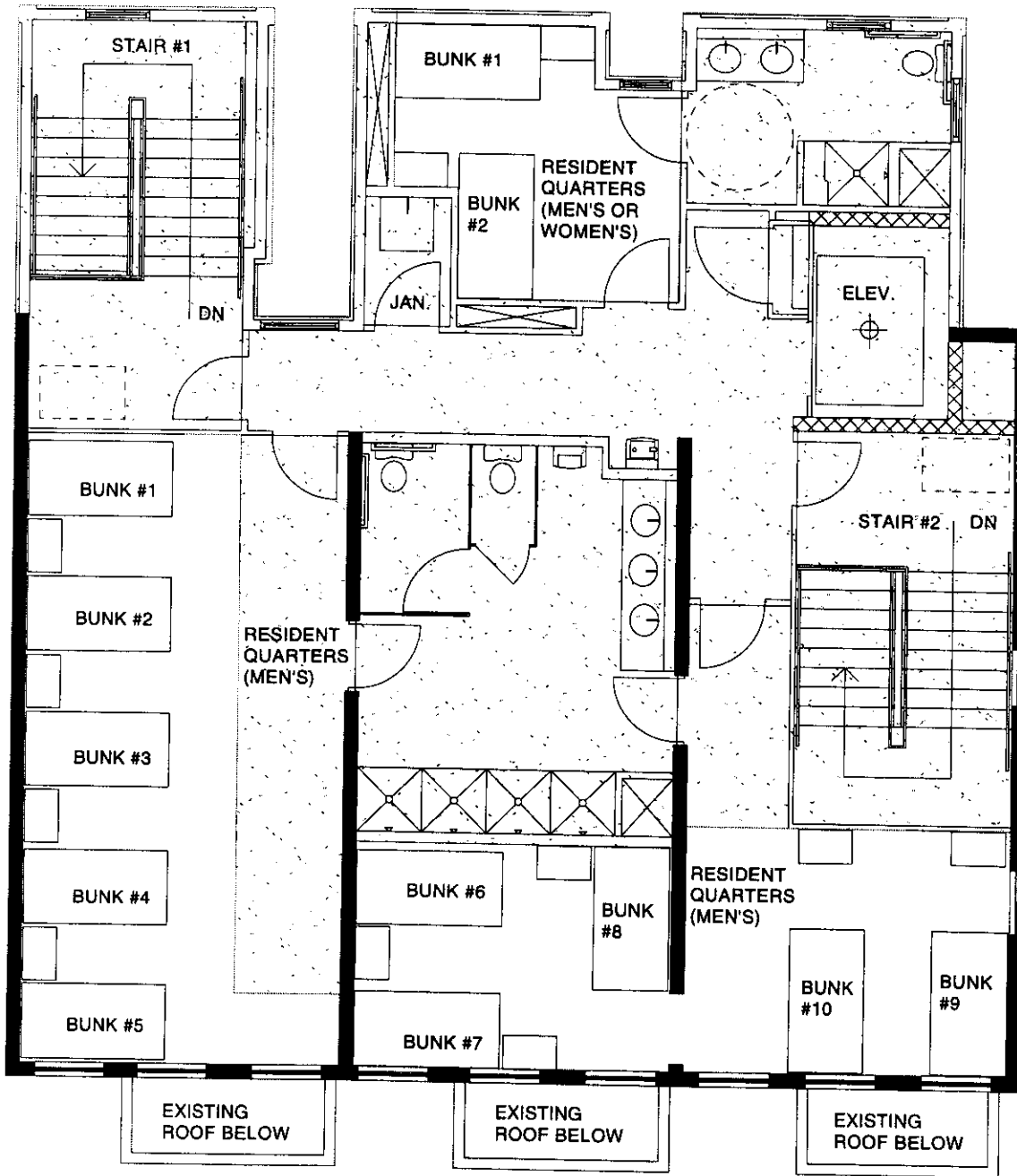
PN: 122706

PR - 3

7 OF 8

47' - 0" +/-

SUP 2001-0092



PROPOSED THIRD FLOOR 24 RESIDENT BEDS

2276.80 SQ. FT. +/- GROSS SQUARE FOOTAGE
 1404.3 SQ. FT. +/- AREA OF ALLOWABLE F.A.R. DEDUCTIONS SHOWN AS THUS
 872.5 SQ. FT. +/- NET FLOOR AREA

DENOTES EXISTING WALL TO REMAIN
 DENOTES NEW PARTITION
 DENOTES NEW CONCRETE MASONRY

1/8" = 1' - 0"

07/24/01
 F.A.R. COMPUTATIONS

COMPREHENSIVE PHASED RENOVATIONS & ADDITIONS TO:

SECOND GENESIS RESIDENTIAL TREATMENT CENTER

1001 KING STREET, ALEXANDRIA, VIRGINIA

PN: 122706

PR - 4

8 OF 8

STEVEN J. KARR, AIA INC.

ARCHITECTURE • LAND PLANNING • CONSTRUCTION MANAGEMENT

210 NORTH ADAMS STREET, ROCKVILLE, MARYLAND 20850
 Tel: 301.610.5210 Fax: 301.610.5211 www.sjkarr.com

PROJECT ARCHITECT

DESIGNED BY

DRAWN BY

STEVEN J. KARR, AIA

STEVEN J. KARR, AIA

H. F. NICODEMUS, ASSOC. AIA

Thomas E. Call
116 N. Patrick St.
Alexandria, VA, 22314
703-684-0733

September 28, 2001

Chairman
Planning and Zoning Commission
Alexandria, VA.

REF: 2ND GENESIS S.U.P.

Dear Mr. Chairman,

I have resided at 116 N. Patrick St. for the past 16 years. I live next door to 114 N. Patrick St., a Second Genesis counseling center and a few doors to the rear of the Second Genesis main facility at 1001-3-5 King St.

First of all, let me reiterate my support of the Second Genesis mission and the work they do. They have been a good neighbor throughout my living here. We had no problems with Second Genesis staff or clients other than minor neighborhood parking problems at the counseling center. However, the building has been broken into at least twice since they began leasing it five years ago. Packages of illegal drugs have been found in my backyard as recently as this past July when I was out of the country (all a matter of police record). My point is that while Second Genesis runs a disciplined program, the very nature of that program attracts a criminal element to the neighborhood.

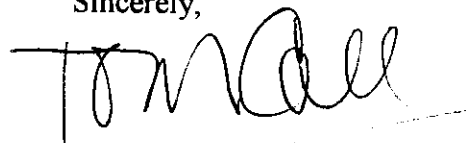
I am concerned as to whether the existing facility, even when renovated, will be adequate to meet the needs of the clients and the community. Since the closing of the primary residential facility at 1013 King St two year ago, all (up to 41) clients now reside at 1001-3-5 King St. Since the interior demolition of 1005 King and the impending demo/construction at 1001-3 King, the clients have no assembly area outside of the building to stretch and smoke, etc. The city also banned smoking in the 6-foot-wide alley immediately to the rear of the building due to the demo/construction taking place.

I would hope the hearing would address the following questions:

- Where is the open space presently at this facility needed to support the current needs of the clients?
- Where is the additional open space at this facility to support the additional five beds?
- How does renovation and increasing the number of beds satisfy anything other than the immediate needs of Second Genesis?
- What are the long-term growth strategies Second Genesis has for this facility and the Alexandria community?
- Are you aware that currently only 15 percent of the clients are from Alexandria?

I respectfully request you deny the request for increase of beds from 41 to 46.

Sincerely,



We, the undersigned, are neighbors of Second Genesis, 1001-03-05 King St. We ask the Planning Commission to deny the Second Genesis request to amend SUP #908, adding beds to the King St. facility. With a lack of adequate open space at this facility now, adding additional beds will only exacerbate the open space problem.


Name	Address	Date
<u>Tom Cee</u>	<u>116 N Patrick St</u>	<u>9/22/01</u>
<u>Mary Clegg Sillaplane</u>	<u>124 N. Patrick St.</u>	<u>9/25/01</u>
<u>Spyle</u>	<u>114 N. Patrick Street</u>	<u>9/24/01</u>
<u>Tom Pyle</u>	<u>118 N. Patrick St</u>	<u>in Sept 01</u>
<u>Lang H. Zup</u>	<u>116 N. Patrick St.</u>	<u>9/25/01</u>
<u>Robert L. Montague</u>	<u>1087 King St</u>	<u>9/25/01</u>
<u>Marie Bullock</u>	<u>107 N Patrick St</u>	<u>9/25/01</u>
<u>Charles T. Bullock</u>	<u>107 N. Patrick St.</u>	<u>9/25/01</u>
<u>Thomas Potee</u>	<u>107 N. PATRICK ST. #3</u>	<u>9/25/01</u>
<u>Bennett H. Bullock</u>	<u>107 N. Patrick St.</u>	<u>9/25/01</u>
<u>Ernest Chubasco</u>	<u>109 N. Patrick St, Apt #1</u>	<u>9/26/01</u>
<u>John H. Hough</u>	<u>109 N. Patrick St, Apt #1</u>	<u>9/26/01</u>
<u>[Signature]</u>	<u>110 N. Patrick St</u>	<u>9/26/01</u>

City of Alexandria, Virginia

MEMORANDUM

DATE: SEPTEMBER 28, 2001

TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: EILEEN P. FOGARTY, DIRECTOR, PLANNING AND ZONING 

SUBJECT: SUP #2001-0092
1001 KING STREET
SECOND GENESIS

Discussion item #8 of the staff report states: "According to the applicant, facility residents do not drive and employee parking spaces have been provided at the parking lot at 108 North Fairfax Street." However, staff has since been advised by the applicant that the employee parking is actually located at 120 - 124 North Patrick Street and not 108 North Fairfax Street.

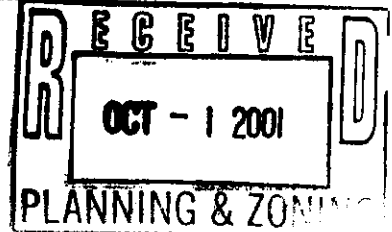
#18. SUP 2001-0092
Mary

107 North Patrick Street
Alexandria, VA 22314

September 28, 2001

Re: SPECIAL USE PERMIT
#2001-0092
1001 King Street
SECOND GENESIS

Department of Planning & Zoning
301 King Street, City Hall, Room 2100
Alexandria, Virginia 22314



Dear Sirs:

We are writing to oppose that part of the request for a Special Use Permit (SUP) that would allow Second Genesis to expand its residential capacity from 41 beds to 46 beds. The facility is already crowded with 41 beds and the total property has inadequate open space as presently constituted. While we do not oppose Second Genesis at its present capacity, the proposal to expand should be denied.

While it is probably true that there is a large, unmet need for treatment facilities for Second Genesis in Northern Virginia, it does not follow that the Central Business District of Alexandria is the place where an expansion of Second Genesis' treatment facilities should occur. For many years, the Patrick and King Street area of Alexandria has served as the location for the treatment by Second Genesis of addicted persons from Arlington, Alexandria, and Fairfax County. It is our understanding that while in years past, the percentage of Alexandria residents in the Second Genesis population was around 30%, that figure has dropped dramatically to around 15%. If an expansion of the treatment capacity of Second Genesis is desired, such expansion should occur in Arlington or Fairfax County, from which 85% of Second Genesis' Northern Virginia clients come.

We have been residents of 107 North Patrick Street for 5 years and have thoroughly enjoyed living there. Our area of Alexandria has enjoyed a dramatic renaissance in recent years and the residents of our neighborhood are proud of the area in which we live. We ask that you give due consideration to our concerns and deny the request for the expansion of the capacity of the facility from 41 to 46 beds.

Sincerely,

Charles E. Bullock
Charles E. Bullock

Marie M. Bullock
Marie M. Bullock

APPLICATION for SPECIAL USE PERMIT # 2001-0092

12

[must use black ink or type]

PROPERTY LOCATION: 1001 King Street (1001-1005)

TAX MAP REFERENCE: 64.03-07-23 ZONE: CD

APPLICANT Name: SECOND GENESIS, INC.

Address: 8611 Second Avenue, Silver Spring, MD 20910

PROPERTY OWNER: Same

Address: _____

PROPOSED USE: Amend S.U.P. #908 (Therapeutic community/hospital use)

to increase beds from 41 to 46; with associated parking and open space reductions/waivers

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

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

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

FAGELSON, SCHONBERGER PAYNE & DEICHMEISTER, PC

By: William C. Thomas, Jr.

Print Name of Applicant or Agent

11320 Random Hills Road, Suite 690

Mailing/Street Address

Fairfax, Virginia 22030

City and State

Zip Code

W C Thomas Jr
Signature

703 385 8282

Telephone #

703 385 8761

Fax #

7/24/2001
Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

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

ACTION - PLANNING COMMISSION: 10/02/2001 RECOMMEND APPROVAL 6-0

ACTION - CITY COUNCIL: 10/13/01PH--CC approved the Planning Commission recommendation.

SPEAKER'S FORM

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

DOCKET ITEM NO. 12

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: JOHN FAGELSON
2. ADDRESS: 11320 RANDOM HILLS RD STE 640 FAIRFAX
3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? APPLICANT
4. WHAT IS YOUR POSITION ON THE ITEM?
FOR: ✓ AGAINST: _____ OTHER: _____
5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST, CIVIC INTEREST, ETC.):
ATTORNEY
6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL? YES ✓ NO _____

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

A maximum of 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.