

EXHIBIT NO. 1

22
6-15-02

Docket Item # 13-B
SPECIAL USE PERMIT #2002-0032

Planning Commission Meeting
June 4, 2002

ISSUE: Consideration of a request for a special use permit for a medical care facility.

APPLICANT: City of Alexandria, General Services
by Edward Mandley, Director

LOCATION: 4480 King Street
Proposed Alexandria Health Department

ZONE: OCM-100/Office Commercial Medium

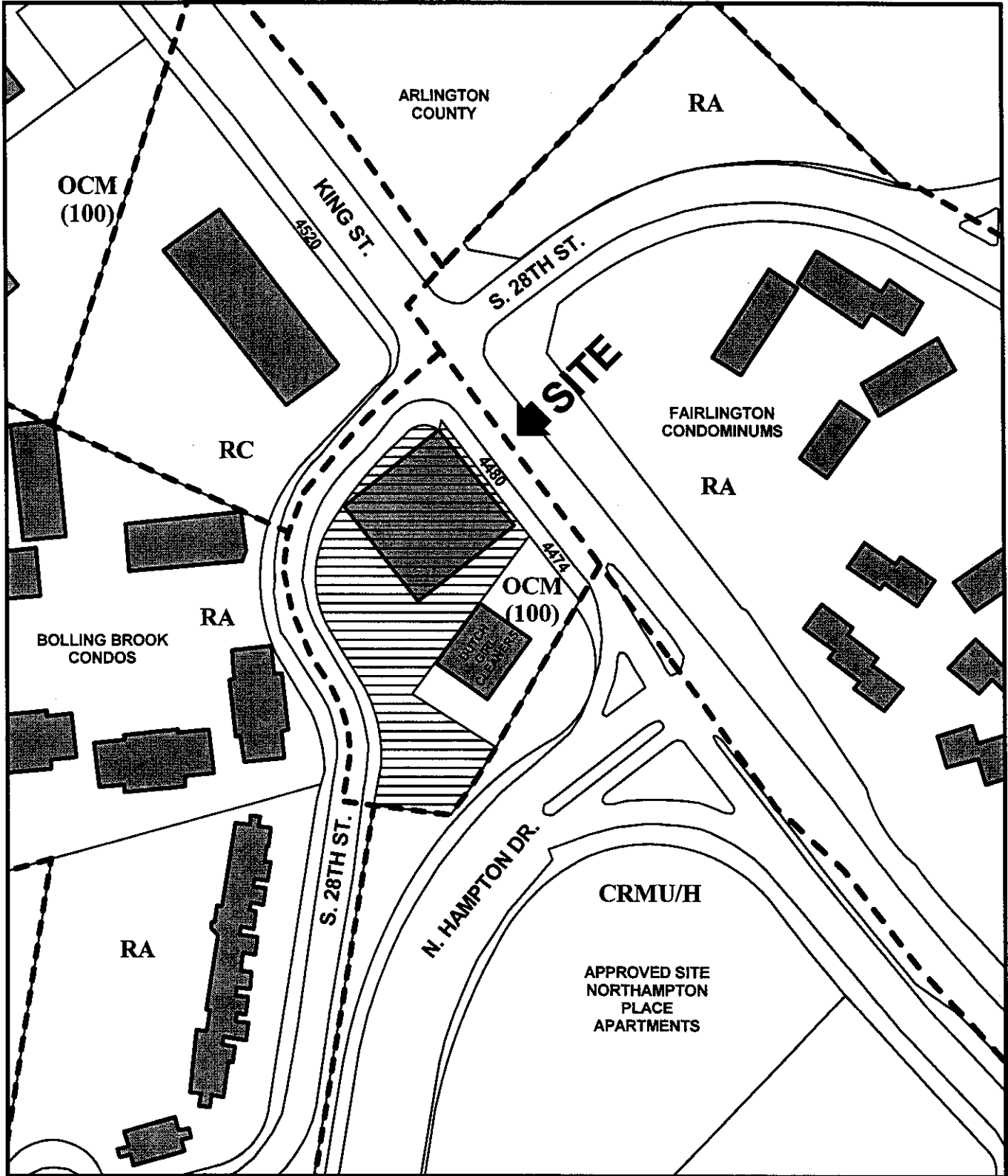
PLANNING COMMISSION ACTION, JUNE 4, 2002: On a motion by Mr. Komoroske, seconded by Ms. Fossum, the Planning Commission voted to recommend approval of the request subject to compliance with all applicable codes, ordinances and staff recommendations. The motion carried on a vote of 7-0.

Reason: The Planning Commission agreed with the staff analysis.

Speakers:

Tom Burke from North Fairlington Village spoke against the application.

Lori Cooper, Alexandria Public Health Advisory Commission, spoke in support of the application.



SUP #2002-0032

06/04/02



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. The applicant shall provide landscape improvements, generally consistent with the specific recommendations in the attached letter, which are designed to:
 - A. Improve the rear of the site by moving the sidewalk, removing the existing pear trees, and installing a row of shade trees to buffer the parking lot;
 - B. Buffer the view of the utility boxes to the east of the building from King Street by installing a landscaped hedge;
 - C. Plant shrubs and small trees in the planter boxes at the rear of the building to soften the parking lot area; and
 - D. Install one missing street tree along 28th Street where indicated. (P&Z)
3. The Health Department shall require that its employees who drive to work use off-street parking. (P&Z)
4. The Health Department shall contact the Crime Prevention Unit of the Alexandria Police Department for a security survey for the business prior to the occupancy of the building by Health Department employees. (Police)
5. The Health Department shall provide controlled access to the garage. (Police)
6. The walls and ceiling in the garage are to be painted white. (Police)
7. The lighting for the garage and the surface parking lot shall be to the satisfaction of the Director of Transportation and Environmental Services in consultation with the Police. (Police)

8. The Director of Planning and Zoning shall review the special use permit after it has been operational for one year and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions, (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, City of Alexandria, Department of General Services, requests special use permit approval for the operation of a medical care facility with office space at 4480 King Street.
2. The subject property is one lot of record with frontage on King Street and a total lot area of 34,840 square feet. The site is developed with a fifteen-year-old office building of six-stories and 60,000 square feet of space. To the west of the building along King Street is a large residential condominium complex and directly behind the building are the Bolling Brook townhomes. Directly adjacent to the building on the east side is a laundry and a tailor shop. Across King Street is an open space area with Fairlington Village townhomes directly behind it. The general area has a mix of both high density office and residential with some retail. The main entrance to the facility is proposed to be along 28th Street (see attached plan).
3. The Health Department proposes to relocate all of its existing services and operations from the current Health Department headquarters at 517 North Saint Asaph Street to the subject site at 4480 King Street. These services and operations include preventative health clinics in conjunction with administrative offices and medical laboratories. Under the Zoning Ordinance, only the clinics require a special use permit. The offices and medical laboratories are permitted uses.
4. The headquarters of the Health Department are currently located in a 57 year old building at 517 North Saint Asaph Street. The Saint Asaph Street facility no longer conforms to modern building and space standards, lacks sufficient parking to support the customer base, and is not conveniently located for many Alexandria residents.

City Council approved funds in the FY 2001 Capital Improvement Program budget to relocate the programs at the North Saint Asaph Street facility and authorized the purchase of property to accommodate the staff and services being offered at the current headquarters. In addition, the City funded a facilities needs assessment for the Health Department in 2001 to help identify a new location for the headquarters. The needs assessment concluded that the majority of City residents currently receiving preventive health care services at the North Saint Asaph Street facility reside in the West End of Alexandria, and that a West End Health Department location would offer the greatest convenience to the largest number of current and potential clients.

5. The Health Department proposes to occupy approximately 32,973 square feet on the first through fourth floors of the subject building. Under the proposed program, outpatient clinics and some administrative office space will occupy the first and second floors, community targeted programs, environmental health programs, laboratory services, and administrative functions will occupy the third floor, and office administrative functions will occupy the fourth floors (see attached floor plans). (See paragraph 16 for anticipated use of a portion of the upper floors of the building.) Two organizations are currently tenants of the building and, under the Health Department proposal, will remain as tenants until the spring of 2003. The anticipated design and construction period for the Health Department space is approximately eighteen months.
6. All of the services that the applicant proposes at the facility are those currently offered at the North Saint Asaph Street facility. More specifically, these services include:

Departmental Administration

The functions of the Health Department include managing medical and vital records, department budgeting, supply distribution, eligibility determination and revenue collection, computer and information technology support, procurement operations, human resources, facility management operations, and the Office of the Health Director, which has the responsibility for planning, monitoring for health status and health threats, quality management and policy development.

Preventive Health Clinic Services

The Preventative Health Clinic Services offers child clinics, immunizations for adults and children, dental services for adults and children, lead screening, communicable disease surveillance and management, tuberculosis treatment and control program, sexually transmitted disease services (STD), including HIV testing and counseling, women's health clinics, nutrition services, including the Women, Infants and Children (WIC) program, and public health nurse case management services.

Community Targeted Programs

These programs include health education, teen pregnancy prevention programs, the Health Start Grant, immunization outreach activities, chronic disease education and early detection programs, public health nursing home visiting services, and community assessment/health status monitoring activities.

Environmental Health Functions

The environmental health functions include disease investigation of food and waterborne disease outbreaks, inspection and approval of businesses that have public service aspects (such as restaurants, health clubs, food stores and many others), toxic hazards investigations and technical advice, and environmental health policy development.

7. Clients and visitors to the department vary by function. During fiscal year 2000, there were a total of 19,560 patients and other visitors to the North Saint Asaph Street facility, or about 75 per day. Out of the total 19,560 patients and visitors, the immunization clinic served about 3,000 patients, the tuberculosis and well women/family planning clinics served about 2,500 patients each, and the dental, child health and sexually transmitted disease clinics served less than 2,000 patients each. The needs assessment survey also showed that 63% of clinic users were female and many of the users were either under age 18 or were ages 18 to 44. With some exceptions, the Health Department preventative health clinics serve the lower income population of Alexandria, most of whom do not have health insurance.

The applicant anticipates approximately 13,000 customers per year at the proposed clinic facilities, or about 50 patients per day. An additional 6,025 environmental customers are anticipated to be served per year or about 25 per day.

8. The proposed hours of operation are:

Monday	8:00 a.m. to 7:00 p.m.
Tuesday	8:00 a.m. to 6:30 p.m.
Wednesday	8:00 a.m. to 7:30 p.m.
Thursday	8:00 a.m. to 6:30 p.m.
Friday	8:00 a.m. to 5:00 p.m.
Saturday, Sunday and Holidays	Closed

9. The Health Department expects 105 employees at the new facility. Approximately 15 employees will operate regularly in the field.

10. Under Section 8-200 (A) (8) of the zoning ordinance, a medical care facility is required to provide one parking space for each 200 square feet of floor area. The subject property is located in Parking District five. Under Section 8-200 (A) (18) (a), office space in this part of the City requires parking at a ratio of one space per 475 square feet of floor area. In this case, the parking requirement is as follows:

<u>Use</u>	<u>Square footage</u>	<u>Spaces Required</u>
Clinic (includes floors one and two)	8,475	43
Office (includes some of floors one and two, and three through six)	39,169	83
	Total	<hr style="width: 50%; margin: 0 auto;"/> 126
	Spaces Provided	157
	Surplus	<hr style="width: 50%; margin: 0 auto;"/> 31

The proposed site includes 157 parking spaces in the underground garage and on the surface of the lot in the rear and that number is sufficient to meet the parking requirement. Nevertheless, the applicant is working to secure additional off-site spaces for employees. Both the parking garage and surface lot are accessed along 28th Street.

11. The applicant anticipates typical office trash and some medical waste and recycling to be generated by the use. Trash will be picked up two to three times per week from three dumpsters located from the brick trash enclosure located on the surface parking lot. Medical waste containers are picked up by Stericycle, a specialist in managing medical waste. Janitorial crews will pick up litter throughout the day; however, no unusual litter is expected.
12. Loading will occur daily between 8:00 a.m. and 4:00 p.m. from the loading dock located in the underground parking garage.
13. Area civic associations were notified about the proposed use in a letter dated April 25, 2002 (see attached letter).

14. Zoning: The subject property is located in the OCM (100) zone. Section 4-900 of the zoning ordinance allows a medical care facility in the OCM (100) zone only with a special use permit.
15. Master Plan: The proposed use is consistent with the Alexandria West chapter of the Master Plan which designates the property for a zone consistent with OCM-100.
16. At this point, it is anticipated that the Alexandria Community Services Board (CSB) will use a portion of the upper floors of the building at 4480 King Street for its clubhouse and substance abuse day support programs. The location of these programs at 4480 King Street will require the approval of a special use permit, which will be considered by the Planning Commission and City Council in the fall. The decision to pursue this location has only recently been made by the CSB following a determination that alternative sites for the program were not feasible. The clubhouse program will serve, on any day, approximately 80 consumers with mental illness, some of whom also have substance abuse dependencies; it is currently located at 115 North Patrick Street. The substance abuse day program serves, on any day, approximately 20 consumers; it is currently located at 2355 Mill Road.

STAFF ANALYSIS:

Staff recommends approval of the proposed medical care facility located at 4480 King Street. As identified by the facilities needs assessment, a preventative health care facility is a needed service in the West End. In addition, the existing facility is dated and no longer supports the operations of the Health Department. The new facility thus provides a more convenient location for the majority of users of the facility.

The proposed site for the new Health Department is on a major corridor, includes an attractive office building with underground parking, and is located within a high density mixed use area. There are both other office buildings and residential developments in the immediate vicinity. While there are some residential uses nearby, and the proposed use attracts a large number of visitors, the hours of the new facility (closing by 7:30 p.m. with no weekend hours) should ensure that impacts on adjacent residential uses are minimal. In addition, the proposed site provides the necessary space and parking needed to support the services that are proposed.

Consistent with its approach in other SUP cases, planning staff has reviewed the site to determine whether additional landscaping or other improvements are necessary. On the positive side, the site has significant mature landscaping that is relatively well maintained and includes a brick dumpster enclosure for trash receptacles. On the other hand, the rear of the site is hardscaped, with a large surface parking area adjacent to 28th Street. Although it appears that an attempt was made at one

point to add planters and street trees in the rear, both efforts need improvement to adequately buffer the parking area from 28th Street and the residential area behind the building. In addition, there is an area adjacent to the building on the east which contains utility boxes that should be screened from King Street. Staff has included a condition regarding landscaping to address each of these conditions.

With those conditions, and with police recommended conditions regarding safety features in the garage and lighting, staff recommends approval of the special use permit.

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

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

C-1 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line.

F-1 T&ES has no objections or recommendations.

Code Enforcement:

C-1 Alteration to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).

C-2 A fire prevention code permit is required for the proposed operation. An egress plan showing fixture location, aisles and exit doors shall be submitted for review with the permit application. An inventory and MSDS sheets for hazardous materials are required.

C-3 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Four sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing and mechanical layouts and schematics.

Health Department:

F-1 No objections.

Police Department:

- R-1 Security survey for the building. This is to be completed prior to the occupancy of the building by health department employees.
- R-2 Controlled access into the garage.
- R-3 The walls and ceiling in the garage are to be painted white.
- R-4 The lighting for the garage and the surface parking lot is to be a minimum of 2.0 foot candles minimum maintained.

APPLICATION for SPECIAL USE PERMIT # 2002-0032

[must use black ink or type]

PROPERTY LOCATION: 4480 King Street, Alexandria VA

TAX MAP REFERENCE: 003.00-02-11.01 ZONE: _____

APPLICANT Name: CITY OF ALEXANDRIA

Address: 301 King Street, Alexandria VA 22314

PROPERTY OWNER Name: Aspen King, LLC, City of Alexandria (contract purchaser)

Address: 241 West Patrick Street, Frederick MD 21701

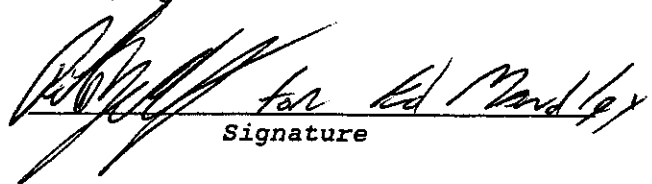
PROPOSED USE: City of Alexandria Health Department

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.

Edward Mandley
Print Name of Applicant or Agent


Signature

301 King Street, Box 25
Mailing/Street Address

703-838-4770 703-519-3332
Telephone # Fax #

Alexandria VA 22314
City and State Zip Code

March 26, 2002
Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

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

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

vip
fee waived
fees

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.

City of Alexandria

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 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.

SPECIAL USE PERMIT NARRATIVE**PURPOSE:**

The City of Alexandria proposes to purchase 4480 King Street to serve as the headquarters building for the Alexandria Health Department, as well as the site for some of the department's preventative health services, and its community targeted programs and environmental health functions. The Health Department currently is located in a 57 year-old building at 517 North St. Asaph Street, which no longer supports the needs of the department. The proposed building at 4480 King Street is a 15 year old, 60,000 square feet six story office building located at the intersection of King Street and South 28th Street. If the City acquires the building, one current tenant would remain and be located on the fifth and six floors occupying 16,000 square feet of office space.

HEALTH DEPARTMENT USE:

In Spring of 2001 an Alexandria Health Facility Study presented to the City Council recommended that a single site in the West End be located to replace the North Saint Asaph Street Health Department building. Funds are included in the City's Capital Improvement Program for a new health department facility. While the preventative health clinic services currently are the most visible of the activities at the North Saint Asaph Street site, the facility also houses the Health Department headquarters, environmental health, vital statistics, a public health laboratory, and community services programs.

- Departmental administration functions: medical and vital records, department budgeting, supply distribution, eligibility determination and revenue collection, computer and information technology support, procurement operations, human resources, facility management operations, and the Office of the Health Director, which has responsibility for planning, monitoring for health status and health threats, quality management and policy development.
- Preventive health clinic services: well child clinics, immunizations for adults and children, dental services for adults and children, lead screening, communicable disease surveillance and management, tuberculosis treatment and control program, sexually transmitted disease services (STD), including HIV testing and counseling, women's health clinics, nutrition services, including the Women, Infants and Children (WIC) program, and public health nurse case management services.
- Community targeted programs: health education, teen pregnancy prevention programs, the Healthy Start Grant, immunization outreach activities, chronic disease education and early detection programs, public health nursing home visiting services, and community assessment/health status monitoring activities.
- Environmental health functions: disease investigation of food and waterborne disease outbreaks, inspection and approval of businesses that have public service aspects (such as restaurants, health clubs, food stores and many others), toxic hazards investigations and technical advice, and environmental health policy development.

The Health Department currently operates five days a week except holidays on the following schedule at the North St. Asaph Street site:

Monday - 8:00 a.m. to 7:00 p.m.
 Tuesday and Thursday - 8:00 a.m. to 6:30 p.m.
 Wednesday - 8:00 a.m. to 7:30 p.m.
 Friday - 8:00 a.m. to 5:00 p.m.

SPACE ALLOCATION

Clients and visitors to the department vary by function. During FY 2000 there were a total of 19,560 patients and other visitors to the North Saint Asaph Street facility, or about 75 per day. With some exceptions the Health Department preventative health clinics serve the lower income population of Alexandria, most of whom do not have health insurance. In FY 2000 a survey of clinic users showed that the immunization clinic served about 3,000 patients; the TB and well women/family planning clinics served about 2,500 patients each and the dental, child health and sexually transmitted disease clinics served less than 2,000 patients each. In FY 2000, 63% of clinic users were female and 37% were male. Forty-seven (47) percent of users were under age 18 with 40% of users age 18 to 44. Nine (9) percent were age 45 to 64 and 3% were over age 65.

The Environmental Health Program sees about 25 citizens a day for a total of 6,125 visitors a year. The community targeted programs conduct their work off site and generally do not have client that come to the Health Department for service, while the administrative and other functions in the department generate an average of 3 visits per week for a total of 640 per year.

The Health Department has three other sites that serve patients in Alexandria including the Flora Krause Casey Clinic on the grounds of INOVA Alexandria Hospital, the Adolescent Health Clinic near the Minnie Howard Ninth Grade Center and the Arlandria Health Center for Women and Children.

Currently, visitors to the North Saint Asaph Street facility arrive on foot, by public transportation or by private automobile. The only parking available for clients on North Saint Asaph Street is located on the street.

SPACE ALLOCATION

The Health Department has 105 employees who would occupy the first - third floors and a small portion of the fourth floor in the 4480 King Street building for a total of 32,000 square feet. The outpatient clinics would be located on the first floor, the community targeted programs and environmental health programs would be on the second floor and the administrative functions on would be on the third floor. Parking is located underground and on the surface in the rear of the facility. Approximately fifteen (15) employees work out in the community on a daily basis, which reduces the number of employee spaces required throughout the day.

One existing tenant, Automated Research Systems, will continue to occupy 16,000 square feet of space on the fifth and sixth floors of 4480 King Street. The lease provides 32 parking spaces for this tenant, leaving 125 parking spaces for the Health Department use and for an estimated 8,000 square feet of surplus space.

The need for parking for the Health Department and its clients and visitors is estimated to be 101 spaces.

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).

Approximately 12,000 customers per year will seek services from the clinic uses. Hours of operation are Monday-Friday. An additional 6,025 environmental customers are served per year.

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

There are currently 122 employees. Approximately 15 employees operate in the field on any given basis.

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

Day:

Hours:

Monday

8:00 a.m. - 7:00 p.m.

Tuesday

8:00 a.m. - 6:30 p.m.

Wednesday

8:00 a.m. - 7:30 p.m.

Thursday

8:00 a.m. - 6:30 p.m.

Friday

8:00 a.m. - 5:00 p.m.

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

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

No unusual or high noise levels are anticipated from the proposed use.

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:

No potential odors are associated with the proposed use.

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 office trash and some medical waste, recycling.

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

Three dumpsters.

C. How often will trash be collected?

Two to three per week.

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

Janitorial crews will pick-up litter throughout the day. No unusual litter is expected.

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:

Hazardous materials are limited to sharp containers for used syringes. The monthly quantity is undefined. Containers are picked up by Stericycle, a specialist in managing medical waste.

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

Yes. No.

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

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

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?

101

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

40 Standard spaces

111 Compact spaces

6 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:

N/A

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? None

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

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?

Between 8:00 a.m. and 4:00 p.m.

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

Daily

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?

Yes

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? Yes No

Do you propose to construct an addition to the building? Yes No

How large will the addition be? _____ square feet.

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

32,000 sq. ft. (existing) + _____ sq. ft. (addition if any) = 32,000 sq. ft. (total)

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

a stand alone building a house located in a residential zone a warehouse

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

an office building. Please provide name of the building: Automated Research Systems

other, please describe: _____

**SUPPLEMENT TO THE SPECIAL USE PERMIT APPLICATION FOR THE
ALEXANDRIA HEALTH DEPARTMENT**

The following supplement to the SUP application for the Health Department is submitted to update the narrative based upon recent contract negotiations for the property and the receipt of additional more accurate information.

Current Occupants/Timing

The current occupants of the building located at 4480 King Street include Automated Research Systems (ARS) and TRW. ARS currently occupies the first, second, fourth, and six floors of the building. ARS has a ten-year lease with eight years of the term remaining. The purchase contract for the building is contingent upon the ARS lease being amended to consolidate the tenant's operation on the sixth floor of the building. ARS requires twenty-two (22) parking spaces and will be allocated that number of spaces in its revised lease. This consolidation must occur prior to the tenant build-out for the Health Department.

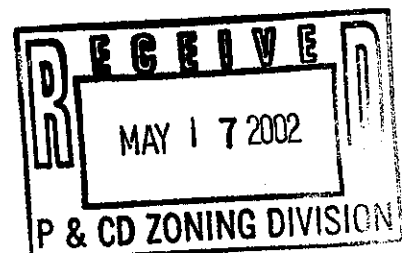
TRW occupies the third floor of the building and operates on a year-to-year lease. The current lease term expires on March 31, 2003, at which time TRW will vacate the premises.

The total anticipated design and construction period for the Health Department space is approximately eighteen months. Upon completion, the Health Department will occupy the approximately 32,973 square feet on the first through fourth floors. ARS will continue to occupy approximately 10,638 square feet on the sixth floor. The immediate use of the fifth floor has not been determined, but it is anticipated that it will be used for offices.

Application Narrative Revisions

The current Health Department facility, located in a 57 year-old building at 517 North St. Asaph Street, no longer supports the needs of the Department. The proposed building at 4480 King Street is only 15 year old and has sufficient space and access, meeting the programmatic needs of the Health Department. If the City acquires the building, one current tenant would remain and be located on the six floor occupying 10,638 square feet of office space.

The Health Department employees will occupy the first - fourth floors in the 4480 King Street building. Outpatient clinics and administrative space will be located on the first floor, outpatient clinics will be on the second floor and community targeted programs, environmental health programs, Laboratory Services, and administrative functions will be on the third, and administrative functions on the fourth floors. Parking is located underground and on the surface in the rear of the facility.



3. PROGRAM REQUIREMENTS AND TENANT FIT-OUT

This part of the report studies the appropriateness of the building at 4480 King Street for the use of the Department of Health from a spatial and M.E.P. perspective. In order to document MEP requirements of the Department of Health program (see Table 3.2) and to understand their functional relationships, Baker, along with the General Services representative, conducted two charrette-meetings with the Department of Health leadership. The following paragraphs outline the issues and recommendations discussed during those meetings:

3.1 Building Occupancy Distribution

As stated in the previous property report, the gross square footage of the building is 50,000 SF. The useable Health Department requirement is 30,000 SF (including the internal circulation). The chart below reflects the proposed building occupancy by use (excluding the internal circulation of the Department of Health). As a result, approximately 37% or 20,000 SF of the space would be available for lease.

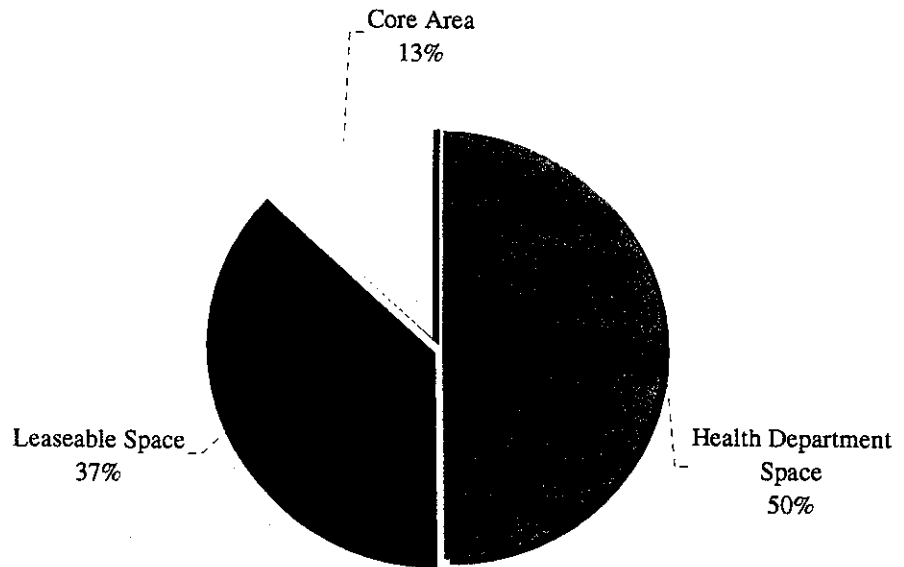


Figure 3. 1: Building Occupancy Distribution.

Based on the meetings with the Department of Health and General Services, the following building occupancy distributions were agreed upon. Due to the nature of the Department of Health mission, its need for enhanced public accessibility, and the users comfort, the first four floors are be allocated for Department of Health use. The Fourth floor has a combination of Department of Health and leaseable spaces. It is currently assumed that the remaining two top floors (fifth and sixth floors) would to be leased or used by other City agencies (see table 3.1 and Figure 3.2).

Lower Level Garage	<ul style="list-style-type: none"> • Parking • Service Area
First Floor	<ul style="list-style-type: none"> • Health Department • Parking Garage
Second Floor	<ul style="list-style-type: none"> • Health Department • Parking
Third Floor	<ul style="list-style-type: none"> • Health Department
Fourth Floor	<ul style="list-style-type: none"> • Health Department • Tenant's Space
Fifth Floor	<ul style="list-style-type: none"> • Tenant's Space
Sixth Floor	<ul style="list-style-type: none"> • Tenant's Space
Penthouse/ Roof	<ul style="list-style-type: none"> • Mechanical/ Utilities

Table 3.1: Building Occupancy Distribution.

3.2 Floor Utilization

Based on the Department of Health space program and two charrettes with the department leadership, the following plans were developed to address the utilization of the floors. Decisions were made based on criteria such as the extent of public usage of various program elements, the ease of accessibility, and the type of users.

- a. Lower Level Garage: Accommodate parking spaces and service areas.
- b. First Floor: This floor has two public entrances to the building. The King Street access will serve clients going to a clinical space (i.e. dental clinic), and the 28th Street access (ADA Accessible) will serve mainly administration/ service/ support purposes. Formal, easy to identify entrances are important for the users, especially those accessing the facility via public transportation or shuttle/taxi services. There is also a side entrance for users and visitors leading to the parking garage. A central corridor links all these entrances. The vehicular entrance to the parking garage is also located at 28th Street (Figure 3.3).
- c. Second Floor/ Plaza Level: This floor has one public entrance from the surface parking lot and is connected to the lower floor by elevators and a stairway. Handicapped parking spaces are also available on the plaza level. Since this floor is conveniently accessible from the parking lot, it has been allocated for clinical uses (i.e. for Child/ Adults Health, Parents Infants Education, and Women Infants and Children) and is controlled by a centrally located administration area (Figure 3.4). Due to the philosophy of operation of the Department of Health, there is no clear demarcation of various departments. Departments, under this layout, would share

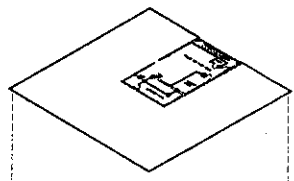
spaces.

- d. Third Floor: Due to the lower frequency of visitors, Laboratory Services, Environmental Health, Nursing, staff area, training area and administration are located on this floor (Figure 3.5). Environmental Health, due to their relatively higher volume of users, is located closet to the elevators.
- e. Fourth Floor: This floor is allocated for the management section of the administrative use due to its lower visitor interface. Approximately 50 % of the administrative area on this floor will be used as a conference facility (Figure 3.6). There is a surplus of 2,225 SF in floor area that could be used either for expansion of departmental programs or for lease to external tenants.
- f. Fifth Floor: This floor would be used for Lease (Figure 3.7).
- g. Sixth Floor: This floor is currently occupied by a Tenant, who may continue to lease the space from the City for a period of several years (Figure 3.8).
- h. Penthouse/ Roof: This floor consists of mechanical equipments and access to the roof of the building.

24 25

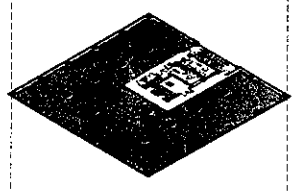
PENTHOUSE/ ROOF PLAN

- MECHANICAL/ UTILITIES



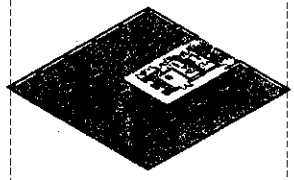
SIXTH FLOOR PLAN

- TENANT'S SPACE



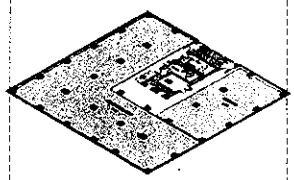
FIFTH FLOOR PLAN

- TENANT'S SPACE



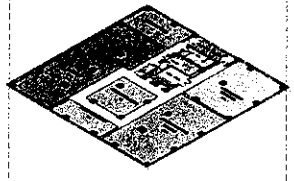
FOURTH FLOOR PLAN

- HEALTH DEPARTMENT
- TENANT'S SPACE



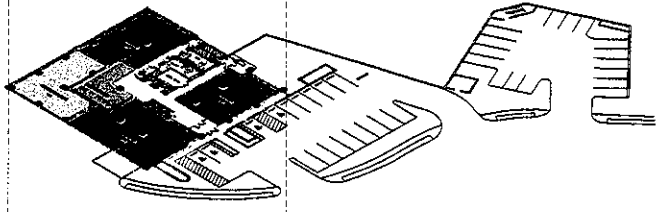
THIRD FLOOR PLAN

- HEALTH DEPARTMENT



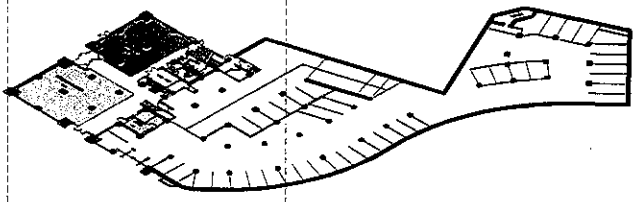
SECOND FLOOR PLAN

- HEALTH DEPARTMENT



FIRST FLOOR PLAN

- HEALTH DEPARTMENT
- PARKING GARAGE



LOWER LEVEL FLOOR PLAN

- PARKING GARAGE

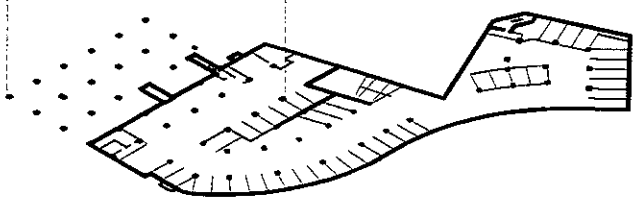
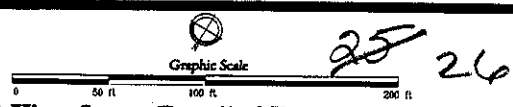
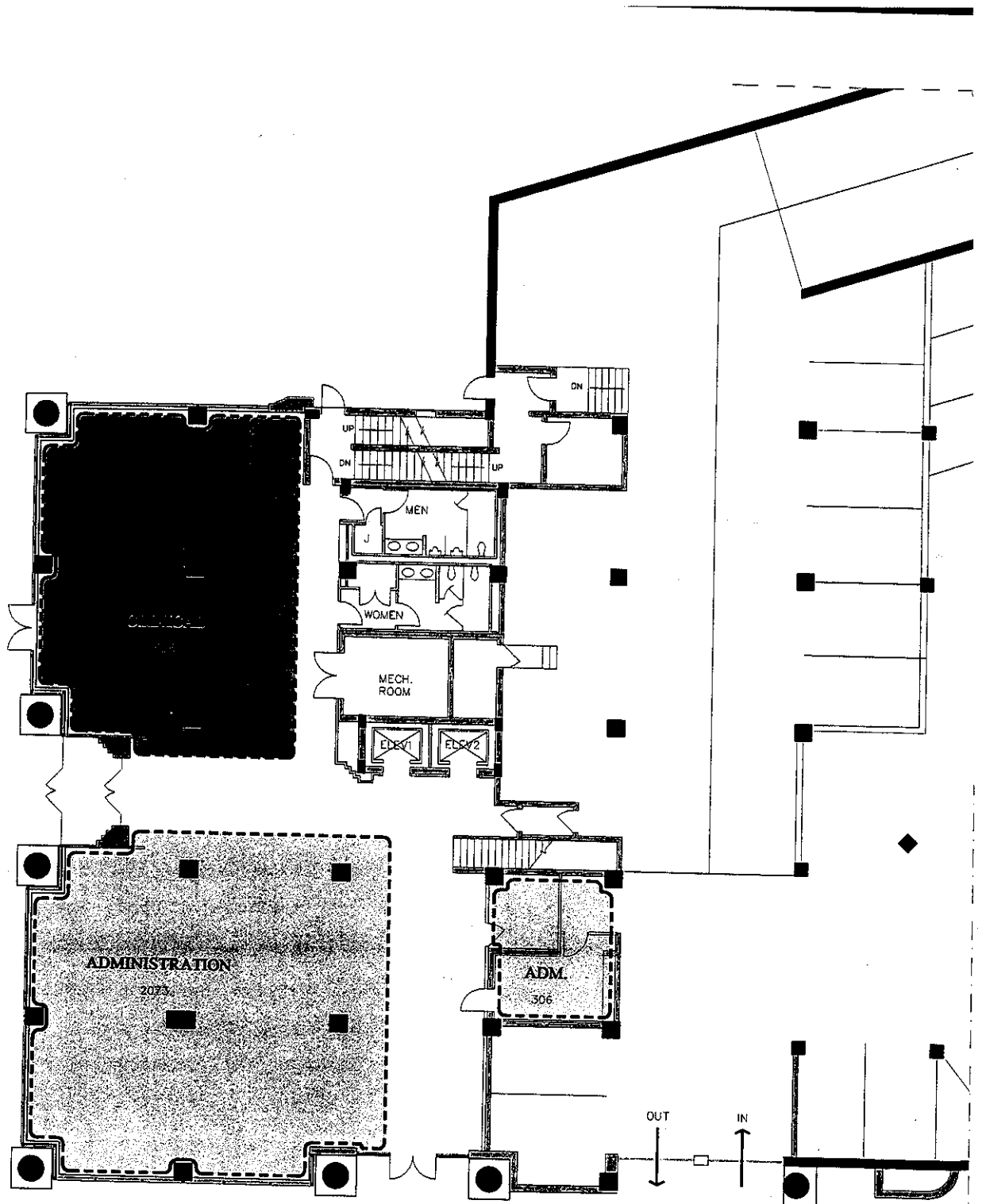


Figure 3.





LEGEND







- | | | | |
|---|----------------|---|----------------------|
|  | ADMINISTRATION |  | NURSING |
|  | COMMON AREAS |  | ENVIRONMENTAL HEALTH |
|  | CLINICAL |  | LABORATORY SERVICES |

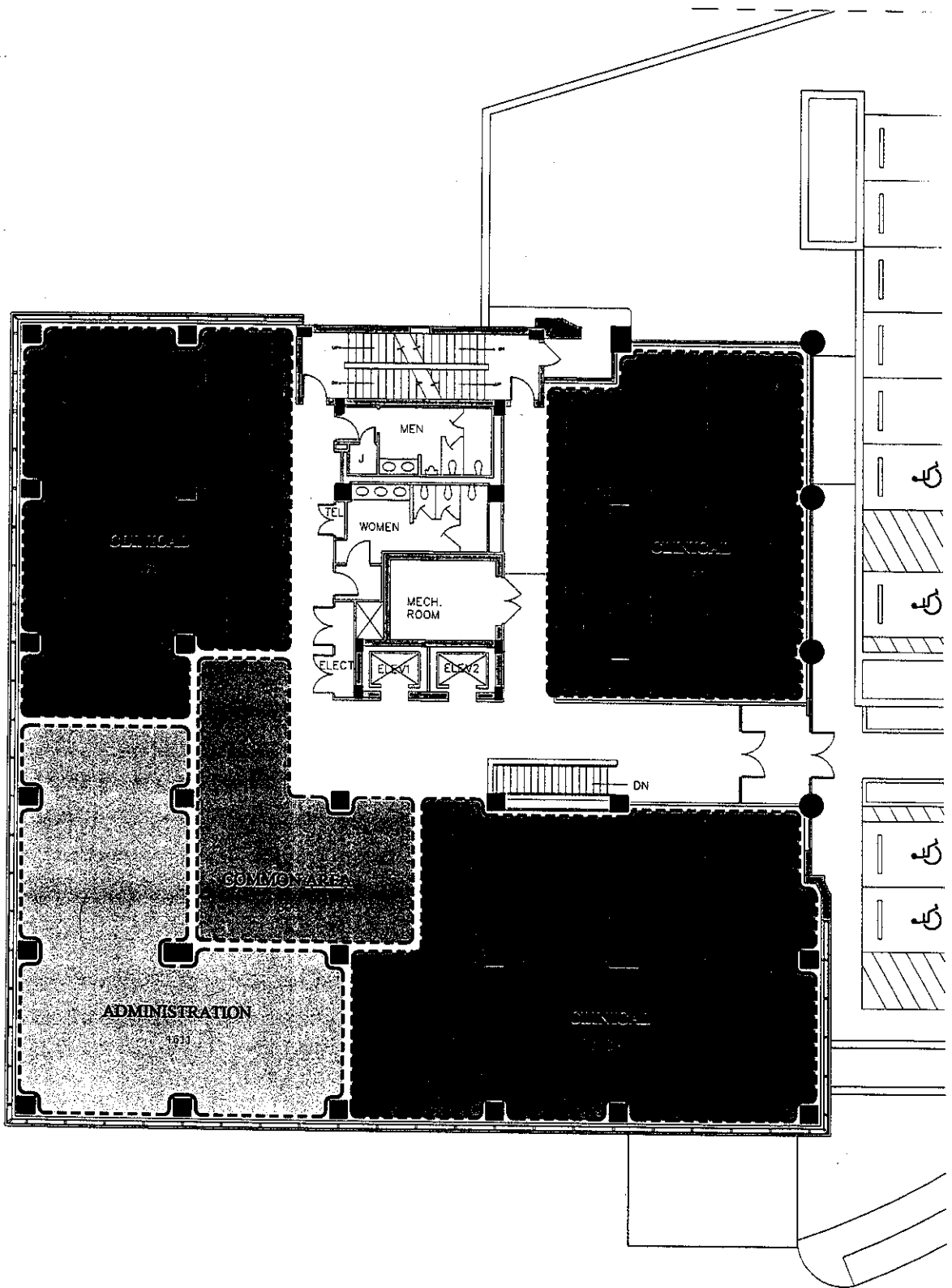
Figure 3.3



4480 King Street Detailed Property Report
 Floor Utilization Diagram
 First Floor Plan
 May 2002

DEPARTMENT OF GENERAL SERVICES
 CITY OF ALEXANDRIA, VIRGINIA

Baker



LEGEND







- | | | | |
|---|----------------|---|----------------------|
|  | ADMINISTRATION |  | NURSING |
|  | COMMON AREAS |  | ENVIRONMENTAL HEALTH |
|  | CLINICAL |  | LABORATORY SERVICES |

Figure 3.4

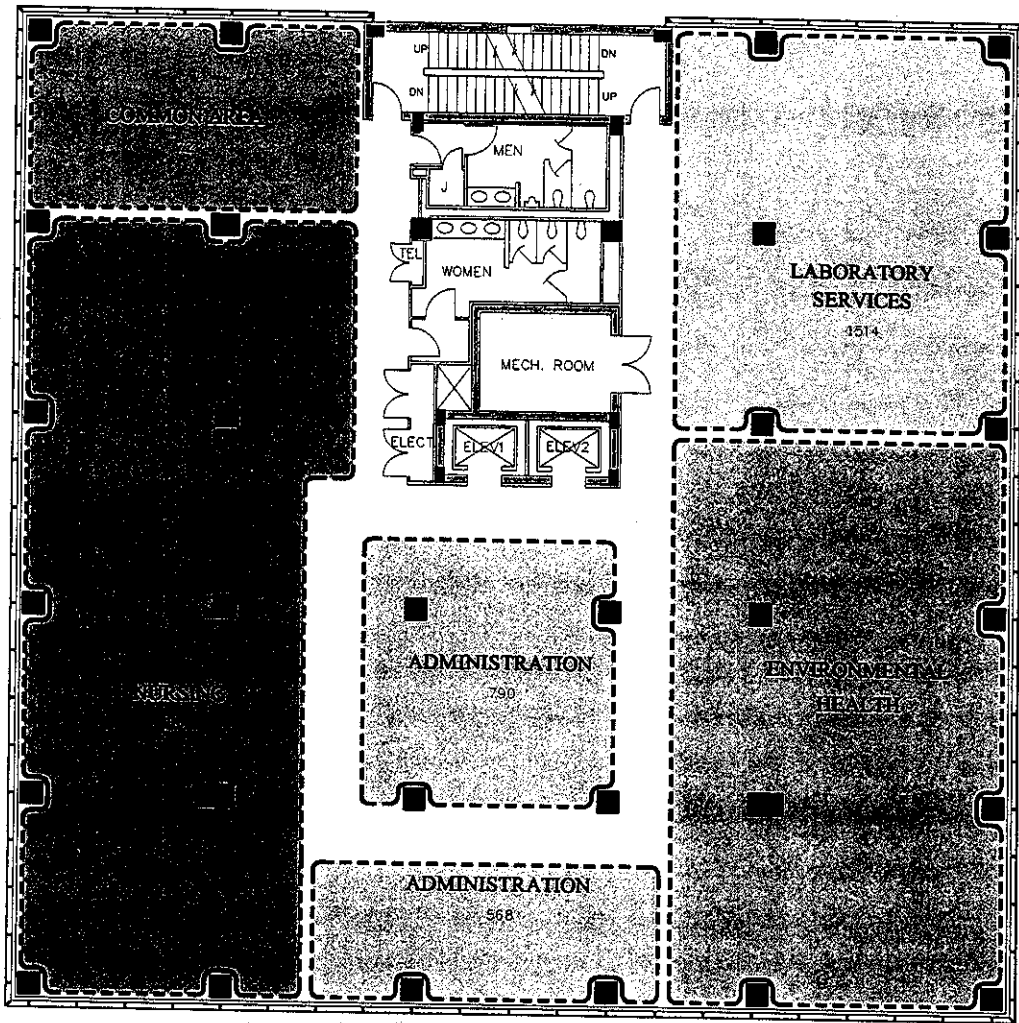


4480 King Street Detailed Property Report 28
 Floor Utilization Diagram
 Second Floor Plan
 May 2002

29

DEPARTMENT OF GENERAL SERVICES
 CITY OF ALEXANDRIA, VIRGINIA





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- | | | | |
|--|----------------|--|----------------------|
| | ADMINISTRATION | | NURSING |
| | COMMON AREAS | | ENVIRONMENTAL HEALTH |
| | CLINICAL | | LABORATORY SERVICES |

Figure 3.5



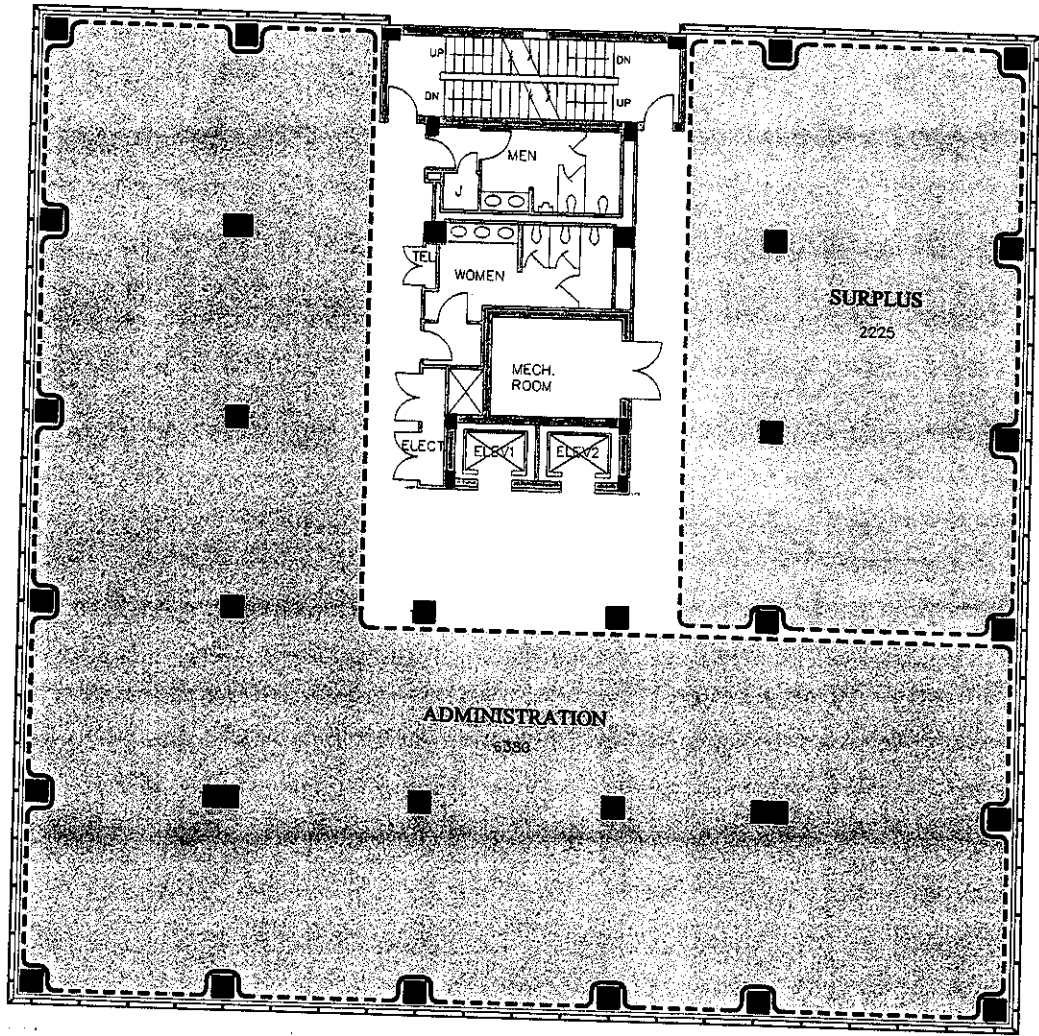
Graphic Scale
0 10 ft 20 ft 40 ft

4480 King Street Detailed Property Report
Floor Utilization Diagram
Third Floor Plan
May 2002

DEPARTMENT OF GENERAL SERVICES
CITY OF ALEXANDRIA, VIRGINIA

28 29

Baker



LEGEND

- | | | | |
|--|----------------|--|----------------------|
| | ADMINISTRATION | | NURSING |
| | COMMON AREAS | | ENVIRONMENTAL HEALTH |
| | CLINICAL | | LABORATORY SERVICES |

Figure 3.6

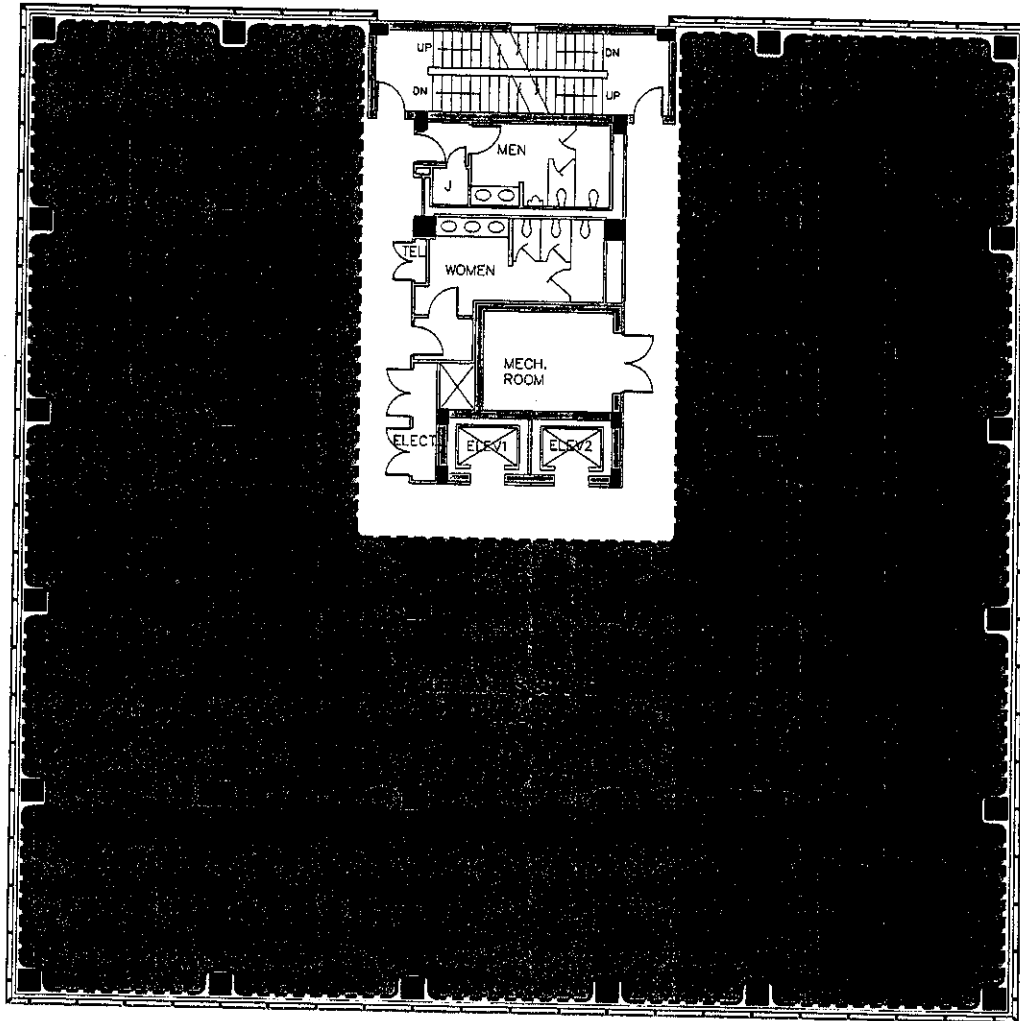


4480 King Street Detailed Property Report
 Floor Utilization Diagram
 Fourth Floor Plan
 May 2002




29 30

DEPARTMENT OF GENERAL SERVICES
 CITY OF ALEXANDRIA, VIRGINIA





LEGEND

-  ADMINISTRATION
-  COMMON AREAS
-  CLINICAL




-  NURSING
-  ENVIRONMENTAL HEALTH
-  LABORATORY SERVICES

Figure 3.7

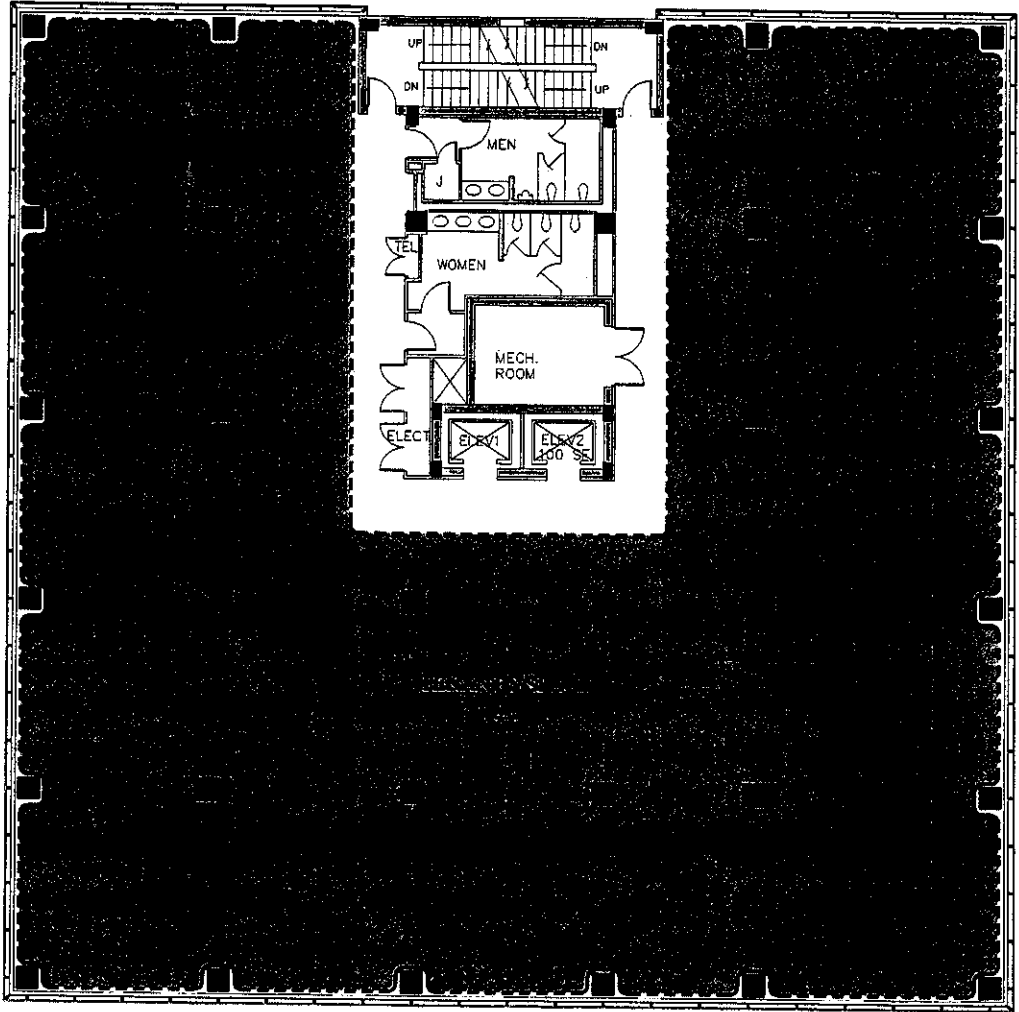


4480 King Street Detailed Property Report
 Floor Utilization Diagram
 Fifth Floor Plan
 May 2002

30 31

DEPARTMENT OF GENERAL SERVICES
 CITY OF ALEXANDRIA, VIRGINIA

Baker



LEGEND





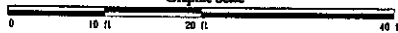
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|---|----------------|---|----------------------|
|  | ADMINISTRATION |  | NURSING |
|  | COMMON AREAS |  | ENVIRONMENTAL HEALTH |
|  | CLINICAL |  | LABORATORY SERVICES |

Figure 3.8



4480 King Street Detailed Property Report
 Floor Utilization Diagram
 Sixth Floor Plan
 May 2002

3132

DEPARTMENT OF GENERAL SERVICES
 CITY OF ALEXANDRIA, VIRGINIA

Baker



City of Alexandria, Virginia



April 25, 2002

Dear Neighbor:

The Alexandria Health Department's mission is to protect and promote the health of all citizens and visitors in Alexandria. The Health Department's main facility now needs to be relocated. This is an exciting opportunity to provide better services to all Alexandria residents.

A City funded facilities needs assessment was conducted for the Alexandria Health Department last year to help identify a new location for the Department's main facility, currently located at 517 N. Saint Asaph Street. That building is nearly six decades old, no longer conforms to modern building and space standards, lacks sufficient parking to support its customer base, and is not conveniently located for many Alexandria residents.

Our needs assessment concluded that the majority of City residents currently receiving preventive health care services at the N. Saint Asaph Street facility reside in the West End of Alexandria, and that a West End Health Department location would offer the greatest convenience to the largest number of current and potential clients.

City Council approved funds in the Fiscal Year 2001 Capital Improvement Program budget to relocate the programs at the N. Saint Asaph Street facility. City Council authorized the acquisition of property that would accommodate the staff and services currently being offered by the Health Department on N. Saint Asaph Street. A six-story building in your neighborhood, 4480 King Street, at the intersection of King and S. 28th Streets, has been identified as meeting the needs of the Health Department. The City is negotiating to purchase this building.

The Alexandria Planning Commission will conduct a public hearing on the Special Use Permit (SUP) needed to relocate the Health Department to the above site at its June 4, 2002, meeting, scheduled for 7:30 p.m. Additionally, City Council will hold a public hearing on the SUP at its June 15, 2002, meeting, scheduled for 9:30 a.m. Both meetings will be held in the Council Chambers in City Hall, 301 King Street.

Before these public hearings, we would like to make a presentation at an upcoming meeting of your organization about plans for the proposed relocation of the Health Department. Representatives of the Public Health Advisory Commission and City staff will brief your organization and be available to answer questions about the proposal.

We also wish to inform you that the City is considering the possibility of locating other City programs in this facility in the future. This is one of several sites under consideration for relocation for the Alexandria Community Services Board's Clubhouse/Substance Abuse day support program designed to assist adults with a serious mental illness and/or substance abuse dependencies to live successfully in the community. A decision on whether to move forward on the location of the Clubhouse Program at 4480 King Street will be made over the next few months. Should we decide to recommend placement of this program at this facility and request a special use permit for that purpose, we will let you know. Hearings on any such permit request would not occur until the fall, at the earliest.

Please contact the Health Department's director, Dr. Charles Konigsberg, at 703-838-4872, or email him at ckonigsberg@vdh.state.va.us to arrange for a presentation to your organization.

Sincerely,

Charles Konigsberg, Jr., M.D., M.P.H.
Health Director

Philip Sunderland
City Manager

32 33



ALEXANDRIA HEALTH DEPARTMENT

517 North Saint Asaph Street
ALEXANDRIA, VIRGINIA 22314



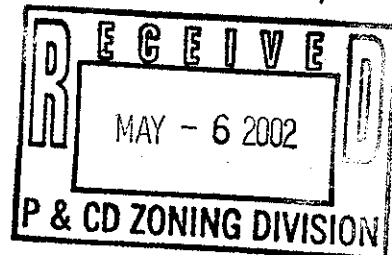
SUP 2002-0032

BR
From
ME

IN COOPERATION WITH THE
STATE DEPARTMENT OF HEALTH

Telephone: 703-838-4400
FAX: 703-838-4038

Charles Konigsberg, Jr., M. D., M. P. H.
District Health Officer



May 1, 2002

Dear Alexandria Health Department Client:

I wanted to let you know about plans to find a new building to replace our 58-year old Health Department facility at 517 N. Saint Asaph Street. The current building no longer meets many modern building and space standards, lacks adequate patient parking, and is just not convenient for many of the City's residents.

The City of Alexandria is currently negotiating to purchase a six-story building located at 4480 King Street, at the intersection of King and South 28th Streets, about a 1/2 mile northwest of Bradlee Shopping Center, not far from the Northern Virginia Community College.

If this building is purchased, we would expect to relocate our services in the next 18 to 24 months. In the meantime, we are developing a transportation plan to assist our clients in getting to the new facility.

While no move will take place for at least a year-and-a-half, you should be aware that as a client you are our top priority, and as such you will be notified well in advance of any move.

Sincerely,

Charles Konigsberg, Jr., MD, MPH
Health Director

**ALEXANDRIA HEALTH DEPARTMENT**517 North Saint Asaph Street
ALEXANDRIA, VIRGINIA 22314

SUP 2002-0032

Telephone: 703-838-4400

FAX: 703-838-4038

IN COOPERATION WITH THE
STATE DEPARTMENT OF HEALTHCharles Konigsberg, Jr., M. D., M. P. H.
District Health Officer1^o de mayo 2002

Estimado cliente del Departamento de Salud de Alexandria:

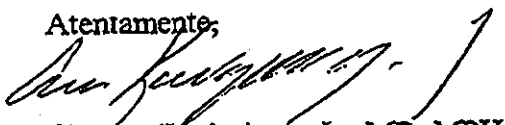
Es mi deseo informarle sobre nuestra intención de encontrar un nuevo edificio que pueda reemplazar las instalaciones del Departamento de Salud en 517 N. Saint Asaph Street, las cuales tienen ya 58 años. Este edificio ya no cumple con los requisitos modernos de construcción y espacio, carece de un estacionamiento adecuado para los pacientes, y simplemente no es conveniente para muchos de los residentes de la ciudad.

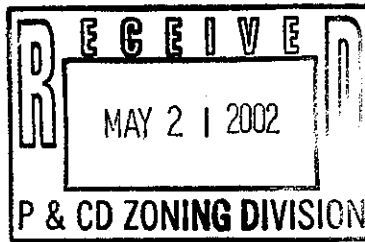
La ciudad de Alexandria está en negociaciones para comprar un edificio de seis pisos ubicado en 4480 King Street, en la intersección de las calles King y South 28th Street, a una media milla hacia el noroeste del Centro Comercial Bradlee, no muy lejos del Northern Virginia Community College.

Si se compra este edificio, sería de esperar que nos mudáramos dentro de 18 a 24 meses. Entretanto, estamos desarrollando un plan de transporte para ayudar a nuestros clientes a llegar al nuevo edificio.

Aunque no nos mudaremos por otro año, o año y medio, Usted debería saber que, como cliente, es nuestra más alta prioridad, y que será informado por adelantado sobre cualquier cambio de dirección.

Atentamente,


Charles Konigsberg, Jr., MD, MPH
Director de Salud



MEMORANDUM

EDAW INC
601 PRINCE STREET
ALEXANDRIA VIRGINIA
22314

TEL 703 836 1414
FAX 703 549 5869
www.edaw.com

TO	Barbara Ross Valerie Peterson Department of Planning & Zoning City of Alexandria	DATE	May 21, 2002
FROM	Ann Anderson <i>AM</i>	CC	Paul Moyer, EDAW
PROJECT NAME	Alexandria – SUP Review	PROJECT NO	1w075.01.02
SUBJECT	Landscape Comments: 4480 King Street	SENT VIA	

We have developed the following thoughts and menu of recommended landscape improvements and estimated costs for the 4480 King Street SUP.

These recommendations are based on discussions during our May 7, 2002 meeting at the site and a subsequent telephone conversation May 17, 2002. The recommendations may be prioritized and phased over time, if necessary, according to need and budget considerations.

The existing landscape appears to be in good condition and is well maintained. Existing shrub planting at the base of the building and in on-structure, raised planters appears to be very recently installed. Existing perimeter trees (Red Maple, Bradford Pear and White Pine) are mature and approximately fifteen to twenty years of age.

There are some concerns that the Bradford Pears (low branching and located adjacent to pedestrian walkways) may be nearing the end of their landscape usefulness and may soon require replacement.

Lack of shade and overhead protection at the primary building entrance on 28th Street is also a concern. The south-facing façade is set beyond an open parking lot and there is little shade or protection for pedestrians entering and exiting the building. An architectural solution such as an overhead canopy may be considered for the entry.

There is also an absence of site furniture at the building entrance. The addition of public amenities such as benches, trash receptacles, ash urns and/or bike racks may also be a consideration for this area.

Proposed Landscape Improvements

1.0 Existing Condition “A”

The root systems of four Pears on 28th Street may be out-growing their planting space. This group has been planted partially on- and off-structure and, despite berming of soil around the root balls, a section of concrete sidewalk has been displaced creating a potential pedestrian hazard.

Recommended Action “A”

Removal 4 Pears @ \$200.00 each.

Removal of berm.

Removal of 3-foot wide curb grass strip.

Demolition of 4-foot wide concrete sidewalk @ \$500.00 ls.

Relocate 4-foot concrete sidewalk to curb @ \$4.00 sf.

Installation 3 (2-1/2” cal.) Willow Oak Trees @ \$650.00 each.

Installation Sod @ \$2.00 per sy.

Estimated Cost: Action “A”

\$4,600.00

2.0 Existing Condition “B”

The curb grass strip (with telecom box) adjacent to the secondary surface parking lot on 28th Street is missing a street tree. It is assumed this area is entirely off-structure and is free of underground utilities.

Recommended Action “B”

Installation 1 (2-1/2” cal.) Willow Oak.

Estimated Cost: Action “B”

\$650.00

3.0 Existing Condition “C”

Building mechanical equipment and vaults are not fully screened from views (from King Street) by the existing hedge.

Recommended Action “C”

Extend existing screening hedge (with the same species) by approximately ten (48” ht.) shrubs @ \$75.00 each. Assume this area is outside the property line.

Estimated Cost: Action “C”

\$750.00

4.0 Existing Condition “D”

There is little shade or seasonal cooling opportunity in the on-grade parking lot. Three existing on-structure planters may have sufficient soil depth to support small ornamental trees in addition to the evergreen shrubs currently in place. It is assumed water/irrigation of these planters is manual.

Recommended Action “D”

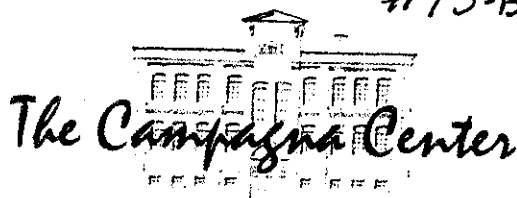
Installation of two to five (5-6’ ht.) multi-stemmed Crape Myrtles @ \$200.000 each.

Estimated Cost Range: Action “D”

\$400.00-\$1,000.00

Memo – SUP Review

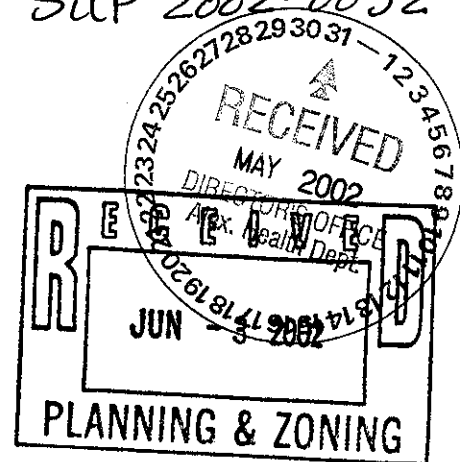
Please call me directly if you have any questions.



SERVING CHILDREN AND FAMILIES

May 29, 2002

#13-B. SLP 2002-0032



The Honorable Mayor and Members of City Council
Alexandria City Hall
301 King Street, Room
Alexandria, VA 22314

Eric C. Wagner, Chair
Alexandria Planning Commission
7 West Windsor Avenue
Alexandria, VA 22301

Dear Mayor Donley, Members of Council, and Members of the Planning Commission:

I am writing to support the application for a Special Use Permit for the Alexandria Health Department to move its operations to 4480 King Street.

As an agency which serves many low income families, The Campagna Center supports the placement of such a facility at the most central location possible, accessible to public transportation, and close to the many low-income families who live on the West End of the City. Proximity to the Inova Alexandria Hospital is also a positive for this site.

We all recognize the need for newer, more modern facilities for the Health Department to be able to prevent illness and treat our residents as well as meeting new health crises our community may face. It is important that this relocation take place as soon as possible to ensure the availability of those services when needed.

Sincerely,

Katherine L. Morrison
Executive Director

cc: Charles Konigsberg, Jr. M.D.

HEAD START • CAMPAGNA KIDS • THIS WAY HOUSE • WRIGHT TO READ • RSVP

THE CAMPAGNA CENTER, 418 SOUTH WASHINGTON STREET, ALEXANDRIA, VIRGINIA 22314-3630

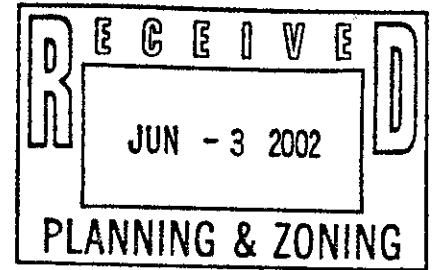
PHONE (703) 549-0111 FAX (703) 549-2097 E-MAIL: CAMPAGNA45@AOL.COM WEBSITE: HTTP://MEMBERS.AOL.COM/CAMPAGNA45



8110 Gatehouse Road
Suite 200, East Tower
Falls Church, Virginia 22042-1210
Tel 703 289-2000

May 30, 2002

Eric Wagner, Chair
Alexandria Planning Commission
7 West Windsor Avenue
Alexandria, VA 22301



Dear Mr. Wagner:

It is with pleasure that we strongly endorse the City of Alexandria's application for a Special Use Permit (SUP) for the property at 4480 King Street to house the Alexandria Health Department. Inova Health System and the Alexandria Health Department have a long-term commitment to improving the health status of the community that we both serve. The Health Department's main facility, currently located at 517 N. Saint Asaph Street, is 58 years old and quite inadequate for a modern full-service health department.

A 2001 study by The Lewin Group determined that the St. Asaph Street site should be replaced by a single facility in the West End of Alexandria, consistent with demographic trends. The building located at 4480 King Street presents an excellent opportunity to be remodeled to house the administrative offices and clinics currently located on N. Saint Asaph Street.

Thank you for your consideration of their application.

Sincerely,

Elita Christiansen
Assistant Vice President
Community Health

#13-B.

SUP 2002-0032
Received by CC, Sent to CM,
Planning, Konigsberg
#53

6/15/02 PF



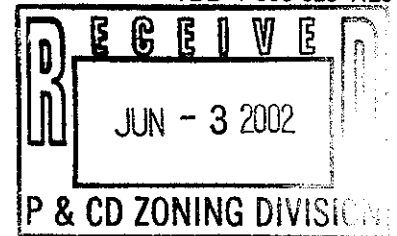
COMMONWEALTH of VIRGINIA

Department of Health

P O BOX 2448
RICHMOND, VA 23218

TDD 1-800-828-1120

May 30, 2002



The Honorable Mayor Kerry J. Donley
Alexandria City Hall
301 King Street, Room #2300
Alexandria, VA 22314

Dear Mayor Donley:

I am writing in full support of the City of Alexandria's application for a Special Use Permit (SUP) for the property at 4480 King Street to house the Alexandria Health Department. The Health Department's main facility, which serves as the headquarters for the Virginia Department of Health's Alexandria Health District, currently located at 517 N. Saint Asaph Street, is 58 years old and quite inadequate for a modern full-service health department.

A 2001 study by The Lewin Group determined that the St. Asaph Street site should be replaced by a single facility in the West End of Alexandria, consistent with demographic trends. The building located at 4480 King Street presents an excellent opportunity for remodeling to house the District and administrative offices, environmental health functions and clinics currently located on N. Saint Asaph Street.

Sincerely,

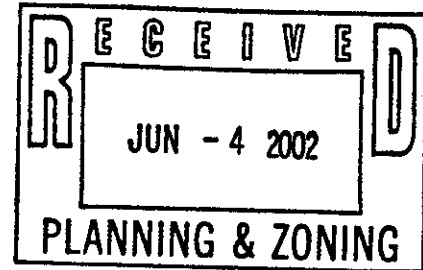
Robert B. Stroube, MD, MPH
State Health Commissioner



Concerned Fairlington Residents
PO Box 6914
Shirlington Station
Arlington, VA 22206-0914

June 3, 2002

Planning Commission
City Of Alexandria
City Hall
Alexandria, VA 22314



RE: Relocation of Alexandria Health Department to 4480 King Street

Concerned Fairlington Residents (CFR) is an organization whose members are Fairlington residents and who are dedicated to improving the quality of life in Fairlington, Arlington, and Alexandria.

CFR opposes the relocation of the Alexandria Health Department to 4480 King Street.

Our preliminary analysis of the vehicular traffic that would be generated by trips to and from a Health Department located at 4480 King Street indicates that the City of Alexandria has significantly underestimated the amount of vehicular traffic entering and leaving the parking areas in and around the building. There are already serious problems with traffic flow and congestion in the 4000 block of King Street. Those Fairlington residents most affected by traffic noise live along King Street, in the Alexandria portion of Fairlington.

Moreover, it appears there will be significant cut through traffic between Arlandria - Park Fairfax and a Health Department located at 4480 King Street, using Fairlington's streets as "short cuts,"

Please defer this site plan until there is a comprehensive evaluation of current and future vehicular traffic concomitant with the Alexandria Health Department's relocation to 4480 King Street.

Sincerely,

A handwritten signature in cursive script that reads "Beth Davis".

Beth Davis
Vice President

Mr. Eric Wagner
Chairman, Planning Commission
City of Alexandria, Virginia

June 3, 2002

Mr. Chairman and Members of the Commission:

You will be considering two items on your June 4, 2002 docket that have the potential to affect the quality of life for me and my neighbors along West End King Street, as well as the provision of services to many Alexandria residents. I refer to the proposals to purchase the building at 4480 King St. and a Special Use Permit to use it as headquarters for the Health Department. Additionally, according to the staff report, an additional SUP may be requested in the fall to use the facility for certain elements of the Mental Health Department, specifically the Clubhouse, a substance abuse day support program.

Reasonable residents of Alexandria will have some difficulty evaluating this proposal. I hope the following issues will be addressed by the Commission and staff, as they are lacking in the background documents available to the public.

- A cost analysis of the proposal, to include the cost of purchase and the cost of converting an office building to a health facility.
- A comparison cost to rehabilitate the current facility on N. St. Asaph St.
- The lack of a Transportation Management Plan. The proposed use will significantly alter the traffic patterns. Access to the facility needs to be spelled out. Overflow parking will almost surely be a problem.
- The impact on current users of the St. Asaph facility. With no facility left in Old Town and difficult transit to the extreme West End, how will people receive needed health care services? Same question for mental health services.
- The plan for the current St. Asaph facility. Will the City sell off the whole block with an imposing building for more upscale residential development?

I have lived in the Alexandria section of North Fairlington for 25 years. My immediate concerns, as they were a few months ago with the "Twin Towers" of Hampton Place, are traffic and overflow parking. As a condition, I would like to see a firm commitment by the City to allow any and all restricted parking we might seek in Fairlington, and diligent enforcement of any such restrictions.

I look forward to what I hope is extensive discussion of this significant change in how and where the City provides services.

Yours,

Thomas E. Burke
Thomas E. Burke
North Fairlington



Alexandria United Way

SUP 2002-0032 # 13B

June 4, 2002

*Serving People and
Communities in the
Greater Washington Area:*

Alexandria
Arlington
District of Columbia
Fairfax-Falls Church
Loudoun
Montgomery
Prince George's
Prince William

Chairman Eric C. Wagner and Members
Of the Alexandria Planning Commission
7 West Windsor Avenue
Alexandria, VA 22301

Dear Mr. Wagner and Commission Members:

I am writing on behalf of the Alexandria United Way to offer support and endorsement for the proposed relocation of the Alexandria Health Department to the new facility at 4480 King Street.

This proposed site offers easy access from bus transportation, better parking as well as much needed office, conference and treatment space to facilitate the mission and role of the health officials serving this community. The current site has been woefully inadequate for years and this new location offers a new and improved facility.

We are also assured by the fact that outreach efforts throughout the city will maintain contact and treatment for residents in need. Health Department officials have worked with local groups to assure that those in need will be better served at this new site.

The Alexandria United Way appreciates the opportunity to comment on this new site and hopes that you will support this move.

Sincerely,

Kimberly Fiske
Chair
Alexandria United Way

Mr. Eric Wagner
Chairman, Planning Commission
City of Alexandria, Virginia

June 3, 2002

Mr. Chairman and Members of the Commission:

You will be considering two items on your June 4, 2002 docket that have the potential to affect the quality of life for me and my neighbors along West End King Street, as well as the provision of services to many Alexandria residents. I refer to the proposals to purchase the building at 4480 King St. and a Special Use Permit to use it as headquarters for the Health Department. Additionally, according to the staff report, an additional SUP may be requested in the fall to use the facility for certain elements of the Mental Health Department, specifically the Clubhouse, a substance abuse day support program.

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I look forward to what I hope is extensive discussion of this significant change in how and where the City provides services.

Yours,

Thomas E. Burke
Thomas E. Burke
North Fairlington



**INOVA[®] ALEXANDRIA
HOSPITAL**

SUP 2002-0032 #13B

KENNETH KOZLOFF, FACHE
Vice President, Inova Health System
Administrator, Inova Alexandria Hospital

4320 Seminary Road
Alexandria, Virginia 22304

Tel 703-504-3000
Fax 703-504-3700
ken.kozloff@inova.com

June 4, 2002

Mr. Eric Wagner, Chairman
Alexandria Planning Commission
7 West Windsor Avenue
Alexandria, VA 22301

and

The Honorable Mayor and Members of City Council
Alexandria City Hall
301 King Street, Room #2300
Alexandria, VA 22314

Dear Mr. Wagner, Mr. Donley and Members of City Council:

I am writing in full support of the City of Alexandria's application for a Special Use Permit (SUP) for the property at 4480 King Street to house the Alexandria Health Department. The Health Department's main facility, currently located at 517 N. Saint Asaph Street, is 58 years old and quite inadequate for a modern full-service health department.

A 2001 study by The Lewin Group determined that the St. Asaph Street site should be replaced by a single facility in the West End of Alexandria, consistent with demographic trends. The building located at 4480 King Street presents an excellent opportunity to be remodeled to house the administrative offices and clinics currently located on N. Saint Asaph Street.

As a long-time partner with the Health Department, Inova Alexandria Hospital fully supports the relocation to 4480 King Street. As our hospital provides many services for this population, the new location would not only provide better accessibility for the patients it serves, but would be in closer proximity to Inova Alexandria Hospital. The new facility would also certainly offer more modern amenities needed to treat its patients as well as create a better environment to attract new employees.

Sincerely,

Kenneth Kozloff, FACHE
Administrator

KK:pjd

cc: Charles Konigsberg, Jr., MD, MPH, Health Director

46

22
6-15-02

EXHIBIT NO. 2



Received by CC, Sent to CM,
Planning, Kouigsberg

6/15/02 PF

COMMONWEALTH of VIRGINIA

Department of Health
P O BOX 2448
RICHMOND, VA 23218

TDD 1-800-828-1120

May 30, 2002

The Honorable Mayor Kerry J. Donley
Alexandria City Hall
301 King Street, Room #2300
Alexandria, VA 22314

Dear Mayor Donley:

I am writing in full support of the City of Alexandria's application for a Special Use Permit (SUP) for the property at 4480 King Street to house the Alexandria Health Department. The Health Department's main facility, which serves as the headquarters for the Virginia Department of Health's Alexandria Health District, currently located at 517 N. Saint Asaph Street, is 58 years old and quite inadequate for a modern full-service health department.

A 2001 study by The Lewin Group determined that the St. Asaph Street site should be replaced by a single facility in the West End of Alexandria, consistent with demographic trends. The building located at 4480 King Street presents an excellent opportunity for remodeling to house the District and administrative offices, environmental health functions and clinics currently located on N. Saint Asaph Street.

Sincerely,

Robert B. Stroube, MD, MPH
State Health Commissioner





Sent to CC, CM, Planning

6/15/02 PF

May 29, 2002

The Honorable Mayor and Members of City Council
Alexandria City Hall
301 King Street, Room
Alexandria, VA 22314

Eric C. Wagner, Chair
Alexandria Planning Commission
7 West Windsor Avenue
Alexandria, VA 22301

Dear Mayor Donley, Members of Council, and Members of the Planning Commission:

I am writing to support the application for a Special Use Permit for the Alexandria Health Department to move its operations to 4480 King Street.

As an agency which serves many low income families, The Campagna Center supports the placement of such a facility at the most central location possible, accessible to public transportation, and close to the many low-income families who live on the West End of the City. Proximity to the Inova Alexandria Hospital is also a positive for this site.

We all recognize the need for newer, more modern facilities for the Health Department to be able to prevent illness and treat our residents as well as meeting new health crises our community may face. It is important that this relocation take place as soon as possible to ensure the availability of those services when needed.

Sincerely,

Katherine L. Morrison
Executive Director

cc: Charles Konigsberg, Jr. M.D.



HEAD START • CAMPAGNA KIDS • THIS WAY HOUSE • WRIGHT TO READ • RSVP

THE CAMPAGNA CENTER, 418 SOUTH WASHINGTON STREET, ALEXANDRIA, VIRGINIA 22314-3630

PHONE (703) 549-0111 FAX (703) 549-2097 E-MAIL: CAMPAGNA45@AOL.COM WEBSITE: HTTP://MEMBERS.AOL.COM/CAMPAGNA45



United Way
of the National Capital Area
www.unitedwaynca.org

Alexandria United Way

Sent to CC, CM, Health Dept,
Planning, PF 6/15/02

June 4, 2002

*Serving People and
Communities in the
Greater Washington Area*

Alexandria
Arlington
District of Columbia
Fairfax-Falls Church
F Loudoun
Montgomery
Prince George's
Prince William

Mayor Kerry Donley and Members of Council
P.O. Box 178
Alexandria, VA 22313

Dear Kerry and Members of Council:

I am writing on behalf of the Alexandria United Way to offer support and endorsement for the proposed relocation of the Alexandria Health Department to the new facility at 4480 King Street.

This proposed site offers easy access from bus transportation, better parking as well as much needed office, conference and treatment space to facilitate the mission and role of the health officials serving this community. The current site has been woefully inadequate for years and this new location offers a new and improved facility.

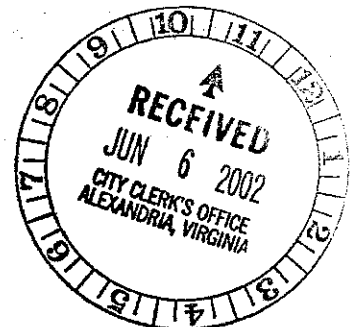
We are also assured by the fact that outreach efforts throughout the city will maintain contact and treatment for residents in need. Health Department officials have worked with local groups to assure that those in need will be better served at this new site.

The Alexandria United Way appreciates the opportunity to comment on this new site and hopes that you will support this move.

Sincerely,

Kimberly Fiske
Chair
Alexandria United Way

300 North Washington Street
Suite 100
Alexandria, Virginia 22314-9985
Tel: 703.549.4447
Fax: 703.548.8894





22
6-15-02

8110 Gatehouse Road
Suite 200, East Tower
Falls Church, Virginia 22042-1210
Tel 703 289-2000

May 31, 2002

The Honorable Mayor and Members of City Council
Alexandria City Hall
301 King Street, Room #2300
Alexandria, VA 22314

Dear Honorable Mayor and Members of City Council:

It is with pleasure that we strongly endorse the City of Alexandria's application for a Special Use Permit (SUP) for the property at 4480 King Street to house the Alexandria Health Department. Inova Health System and the Alexandria Health Department have a long-term commitment to improving the health status of the community that we both serve. The Health Department's main facility, currently located at 517 N. Saint Asaph Street, is 58 years old and quite inadequate for a modern full-service health department.

A 2001 study by The Lewin Group determined that the St. Asaph Street site should be replaced by a single facility in the West End of Alexandria, consistent with demographic trends. The building located at 4480 King Street presents an excellent opportunity to be remodeled to house the administrative offices and clinics currently located on N. Saint Asaph Street.

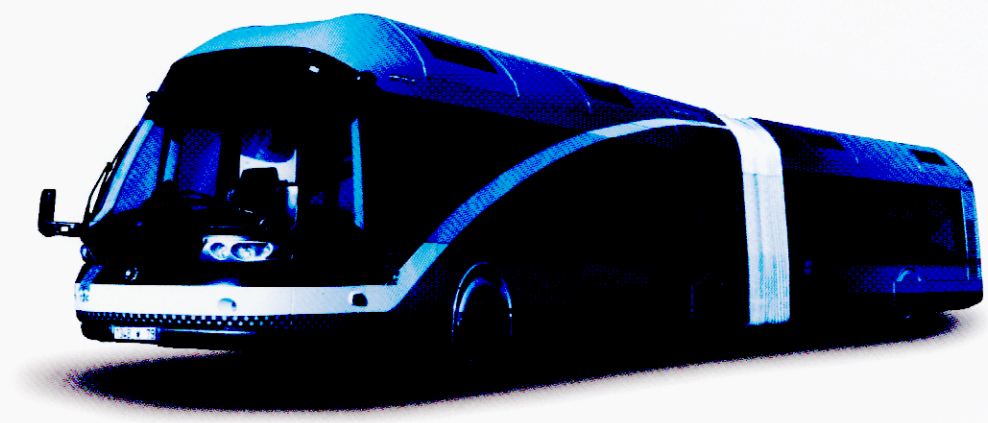
Thank you for your consideration of their application.

Sincerely,

Elita Christiansen
Assistant Vice President
Community Health

EXHIBIT NO. 3

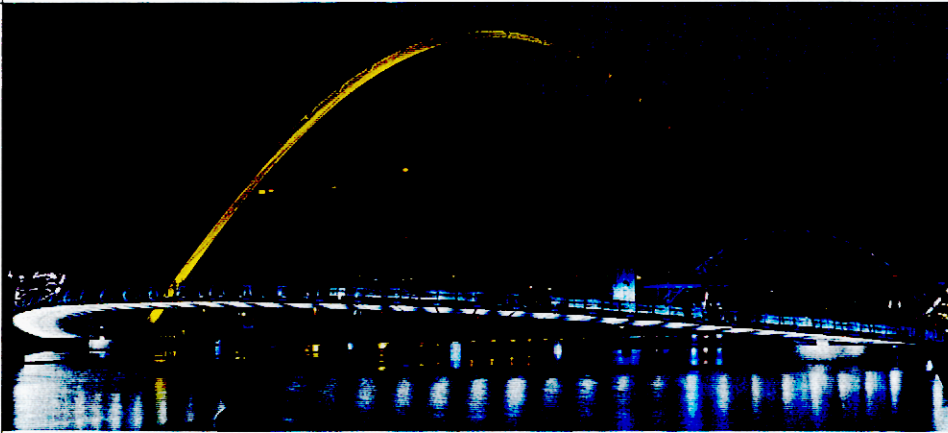
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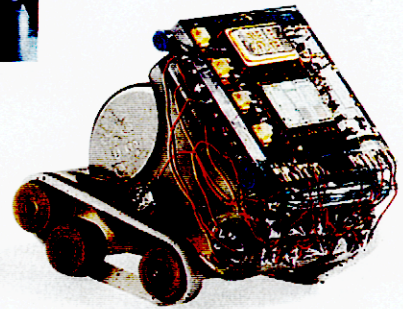
the future of
transportation

Civis

REDEFINING URBAN TRANSPORT



Clockwise from left: England's Millennium Bridge, Sandia's MARV Jr. mini robot, PowerSki's Jetboard and Aprilia's hydrogen-fuel-cell bicycle

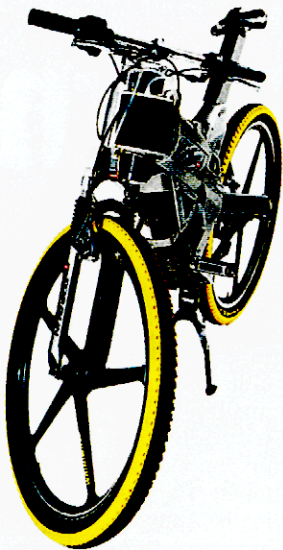


best inventions 2001

A bridge that tilts into the air. Robots that crawl under doors. A hydrogen-powered bike and a surfboard that makes its own waves.

Among this year's bumper crop of fresh new ideas, here are some of our favorites

PLUS: WEB SHOPPING AND BEST OF TECH
from the editors of **ON** magazine

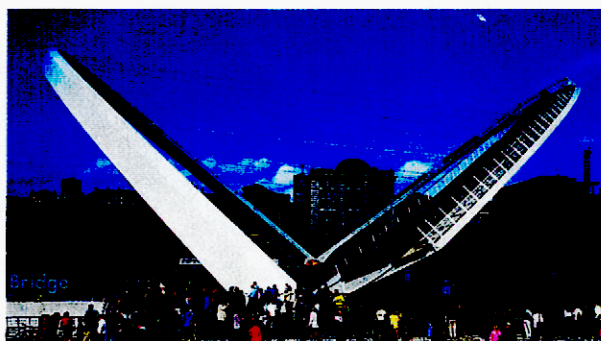


CLOCKWISE FROM TOP: NICK GUTTRIDGE/VIEW; RANDY MONTOYA FOR TIME; JOHN B. CARNETT—POPULAR SCIENCE; STAN MUSILEK

on the go

◀ ARCHES IN THE SKY

Drawbridges are quaint, but they are so medieval. So when city planners in the industrial town of Gateshead, in northeast England, picked a design for a new pedestrian and bike bridge to connect Gateshead with the historic city of Newcastle across the winding river Tyne, they decided that a break from tradition was in order. For most of the day, a single steel arch vaults high above the water, fixed by 18 harplike suspension cables to a 413-ft.-long, curved pathway below. When a boat approaches, however, the entire bridge pivots to one side. As the lower deck rises into the air, the upper



arch descends on the other side until both halves are suspended opposite each other some 90 ft. in the air. Powered by hydraulics, the \$25 million **Millennium Bridge** can tilt back and forth in four minutes. The bridge is the centerpiece of a multimillion-dollar urban-renewal plan that will eventually connect a new arts center to hotels and restaurants on either shore.

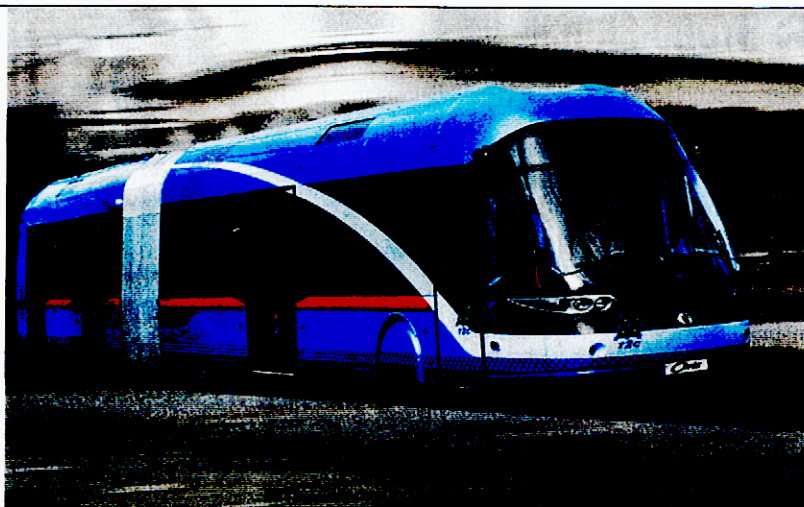
- ◆ **INVENTORS** Wilkinson Eyre Architects and Gifford and Partners, civil engineers
- ◆ **AVAILABILITY** Opened Sept. 2001
- ◆ **TO LEARN MORE** Visit gateshead.gov.uk/bridge

The footbridge swings up into the air to allow river traffic to pass underneath

▶▶ HIT THE BRAKES

In her hit movie *Speed*, Sandra Bullock drove a bus with a mind of its own, programmed to explode if it went below 50 m.p.h. Now buses on real-life autopilot are coming to Las Vegas. A camera mounted on the dashboard of the electric-powered **Civis** reads stripes painted on the road. If a bus strays even slightly from the markings, a motor on the steering wheel nudges the bus back in line. Human drivers, who control the brakes and accelerator, play only a bit part in this action flick.

- ◆ **INVENTOR** Irisbus
- ◆ **AVAILABILITY** October 2003
- ◆ **TO LEARN MORE** Visit irisbus.com





Irisbus North America
299 Market St., Suite 210
Saddle Brook, NJ 07663

Reprinted From

The New York Times

WHAT'S NEXT

It's a Trolley! It's a Rail Car! No, It's an Optically Guided Bus

By ANNE EISENBERG

LAS VEGAS bus drivers may keep their eyes on the road, but in a couple of years some of them will no longer have to keep their hands on the wheel.

Ten new buses being built for delivery to the city in 2003 are going to be steered not by people, but by an autopilot system that includes interconnected cameras, computers and motors.

The human drivers of these optically guided buses will still brake, accelerate and shake their heads when someone cuts them off. But they will turn control of their steering wheel over to a camera mounted on the dashboard that is aimed at high-contrast markings painted on a lane on the roadway. When the camera and its attached computer record the smallest deviation from those markings, a motor mounted on the steering column will nudge the bus back on course.

Transit planners hope that optical guidance systems like this one, in combination with other innovations, will make bus travel more attractive, providing the speed and convenience of light rail at a fraction of the cost of development.

"We've had tremendous demands on our transit system because of rapid growth in the valley," said Lee Gibson, assistant general manager of the Regional Transportation Commission of Southern Nevada, an area that includes Las Vegas and its sprawling suburbs. In the past eight years, use of the public transit system there has grown from 14 million passengers a year to 52 million. "We wanted a solution that would allow us to respond to our customers but that would not involve significant capital

expenses," he said.

His group decided to try out the optically guided bus system. "I hate to call it a bus because it's so much more than that," he said. "It's like a rail system, only at far less cost."

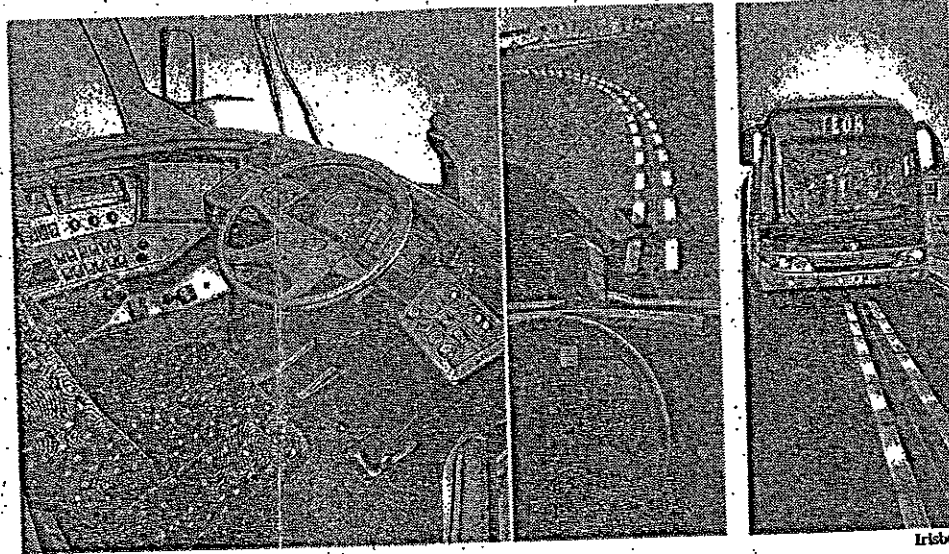
The system chosen for Las Vegas, called Civis, is produced in France by Irisbus, a joint venture of Renault and Fiat's industrial vehicle company, Iveco. The Civis system is already in use in France in two cities,

Sensors are so precise that a bus can dock within two inches of the curb.

Clermont-Ferrand and Rouen.

The Civis buses are propelled by electric motors mounted on the wheels. A diesel engine runs an alternator that produces the needed electricity. Because there is no drive shaft or transmission, the cabin floors are flat from the front door to the back window, with no steps that passengers need negotiate. Instead, the doors open at the level of the curb so that people can enter or exit in groups, as they would on a subway car. Those in wheelchairs can roll onto the bus.

The image processing software linked to the dashboard camera continuously compares the bus's trajectory with the stripes painted on the roadway, looking about 100 feet ahead. "The system works even if only one-third of the stripes are visible," said John J. Marino, president and chief executive of Irisbus North America, a subsidiary in Saddle Brook, N.J. Before the motor on



ON AUTOPILOT On a Civis bus, like the one at right in Rouen, France, a dashboard camera watches road markings and controls the steering wheel to keep the bus on course.

the steering column makes each adjustment to keep the bus on course, the software checks with sensors on the steering column and on the front axle that measure the angle of the bus's wheels to make sure that the adjustment will work as intended.

For emergencies, there are both visual and audible alarms to warn of malfunctions. And if the driver does take over, the optical system is automatically overridden.

"The great advantage of optically guided buses is their precision," said Mark Reddie, principal planner with Phoenix's Public Transit Department. The buses can dock

within two inches of the curb so that all the doors line up with the platform. "This precision eliminates the need for wheelchair ramps, a major time delay," he said.

The other advantage of optically guided steering is that buses with the technology require a narrower roadway — typically five feet narrower — than buses that rely on humans to guide them. "The smaller right of way means a cost savings in purchasing land, or minimizes the land you have to take away," Mr. Reddie said. The trim paths the buses use make them particularly suited to tight spots like bridges, tunnels median

strips and road shoulders.

In Las Vegas, the buses will share the curb lane only with right-turning traffic. Curbs and platforms are being planned for the bus stops. "We're using simple concrete platforms, poured like the patio in your backyard," Mr. Gibson said. He added that such construction represented a considerable savings over the steel rails, barrier protections and other expenses of a trolley or other light rail system.

"The buses are absolutely gorgeous," said Jeffrey A. Warsh, executive director of the New Jersey Transit Corporation. "If you didn't see the rubber wheels, you would think they were very modern light rail vehicles."

Mr. Warsh said his group was considering several corridors in New Jersey for bus rapid transit. "It's a matter of where to set aside dedicated right of way," he said. "In many cases you can use the existing shoulder, and you've got your bus rapid transit."

The Civis buses in France, as well as those that will come to Las Vegas, have global positioning satellite equipment that tracks their location. This information is transmitted to displays at the stops so that riders will know when the next bus is coming. The French vehicles also have controls that let the drivers change traffic lights ahead to avoid being slowed down.

Joe Calabrese, chief executive of the Greater Cleveland Regional Transit Authority, said that while he liked the look of the Civis buses, he wanted to know how well they would stand up to the snows of Cleveland.

Mr. Marino of Irisbus predicted that snow would not be a problem. "People plow," he said.

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innovation
revolution
transportation

Civis

REDEFINING URBAN TRANSPORT

URBAN TRANSPORT FOR THE FUTURE

The 21st Century has brought increasing growth to our cities and urban areas. As these populations swell, urban transport authorities will be faced with many unique and significant challenges.

Provide faster, and more reliable on-time bus services

Identify alternatives that are less capital intensive than Light Rail

Furnish solutions that are in harmony with environmental and neighborhood surroundings

Increase and improve accessibility for all passengers especially those with special needs



Civis

CIVIS - An Optically Guided, Rubber Tire Transport System on a dedicated right of way is more than just a vehicle; CIVIS is a flexible, high quality, new transit solution which has many of the attributes of light rail but at much more moderate capital costs.





Looking towards the future...



Irisbus, one of the world leaders in bus manufacturing, working with other world leading transit system suppliers, developed CIVIS to provide Transit Authorities with a high quality transit solution that employs guided vehicles that operate primarily in exclusive transitways or dedicated bus lanes. The CIVIS system approach utilizes mini-rail stations where fares are collected prior to boarding and where narrow gap level boarding is available for all passengers. CIVIS has flexibility to adapt to various urban plans and the speed of construction makes a CIVIS system very attractive to many planners and engineers.

CIVIS glides smoothly on rubber tires, not rails, offering a quiet ride using hub motor electric propulsion superior in power and performance. The optical guidance system steers the vehicle, through narrow city streets with pinpoint accuracy and facilitates easy level access at stations.

CIVIS – appreciated by public officials, planners and engineers as well as the passengers who love to use it.

SUPERIOR SERVICE

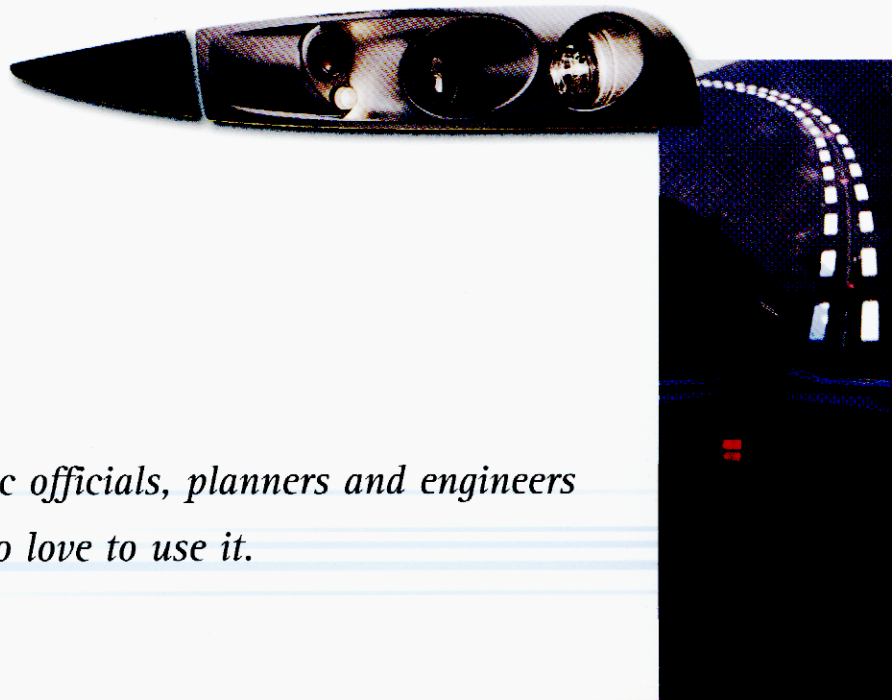
High frequency, all day service means less waiting and no need for schedules.

Trip reliability – reduced travel time, punctuality, better accessibility and improved comfort.

Flexibility. CIVIS can operate in everyday traffic as well as provide superior service through the use of a dedicated right of way. Local and express service can also be integrated.

The elimination of on-board fare collection allows for multiple door boarding as well as reduced boarding time at stations.

Use of traffic signal priority and advanced digital technologies ensures fast, convenient service.



designed for the future available



CIVIS' design seamlessly integrates into any city or town. Its sleek curved silhouette and distinctively contoured shape make travelers take notice.

REVOLUTIONARY DESIGN

Full length, low floor vehicle.

The on-board image processing system provides precise steering and docking within stations.

Modular design allows for 2, 3 or 4 axles, and the use of an all electric, dual mode, thermal electric or hybrid propulsion configuration.

Streamlined wheels, doublewide doorways, and level boarding allow unassisted wheelchair and stroller access at all doors without ramps or lifts.

Interior surveillance system optimizes passenger flow.

The center position of the driver, in the front of the vehicle, allows for off-vehicle fare collection.

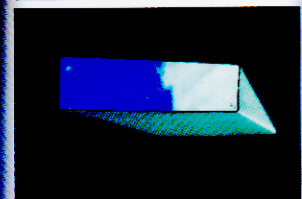
Extensive side and rooftop windows brighten the travel experience with an abundance of illuminating light.

Passenger doors can be located on both sides of the vehicle to accommodate either side or center island platforms.

Superior tight turning radius at end of lines allows for quick bi-directional travel.

Innovative exterior design provides a city with a new advanced look.

Dedicated transitways and attractive stations lend permanence to the downtown community.



ire today

OPTICAL GUIDANCE

The hallmark of CIVIS is the optical guidance system developed with Siemens Transportation Systems in France. The vehicle's eye is a camera, mounted inside the windshield, that scans the road surface for paint coded markings that indicate course direction. A microprocessor detects steering requirements as well as informational discrepancies that are corrected automatically. This system ensures maximum safety and flawless operation.



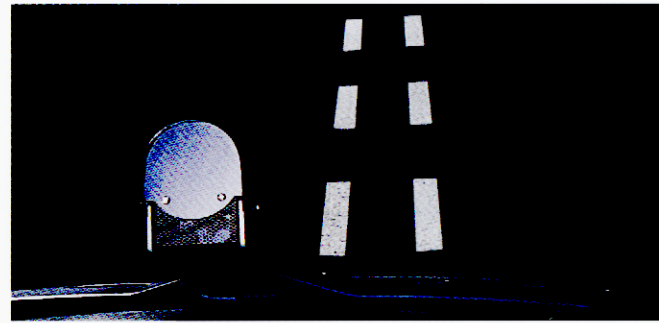
DESIGNED FOR THE ROAD

CIVIS moves as smoothly through mixed traffic as it does through its own dedicated lane and can easily be integrated into these mixed transit environments. Dedicated travel lanes, along with traffic light priority, optimize CIVIS' potential. Higher operating speeds, greater passenger capacity and increased service frequency, all add

up to higher productivity and service quality for Transit Authorities.

CIVIS can pick up riders close to their origins, access a dedicated right of way enroute and deliver riders without transferring at mode interchanges.

CIVIS can use existing garage facilities.



The optical guidance system can be installed on all or part of the route, wherever it proves necessary or the operator requires it.

Maneuvering with a steering variance of only a few centimeters, CIVIS is perfect for docking at stations, entering turns at accelerated speeds and traveling through areas with limited width such as while traversing bridges, tunnels and narrow streets or when two vehicles pass one another.

Situated in an ultra modern front center compartment, the driver controls both acceleration and braking, while the optical guidance system steers CIVIS. The driver can immediately take over the steering at anytime, should it be necessary, without any delay.

ELECTRIC DRIVELINE

A new system of electric propulsion has been developed by Irisbus in cooperation with Alstom, for the components, and Michelin, for the tires. Its motorized wheel technology consists of an AC electric motor built into the hub of an extra-wide rubber tire, with each wheel being controlled by its own independent motor.

Power source options for CIVIS can be customized for specific urban locations and include:

All electric mode with overhead trolley catenaries for power collection.


Dual mode with a full diesel or gas engine and trolley catenaries.

Thermal-electric mode with a diesel or gas engine that drives an alternator that generates electricity for the motors.



In addition, the future development of hybrid and fuel cell propulsion will be easily integrated since the CIVIS already utilizes electric drivelines rather than traditional mechanical ones.

CIVIS boasts a modern design that offers a level of comfort and passenger benefits that, until now, have been reserved exclusively for rail travelers.



CIVIS provides level threshold boarding at all doors requiring no step up loading. It is ADA compliant and extremely beneficial to those in wheelchairs or with strollers as well as small children and the elderly. No separate wheelchair lift or ramp is necessary.

Multiple door, simultaneous boarding minimizes dwell time at stations.

The wide aisle allows for easy movement between compartments.

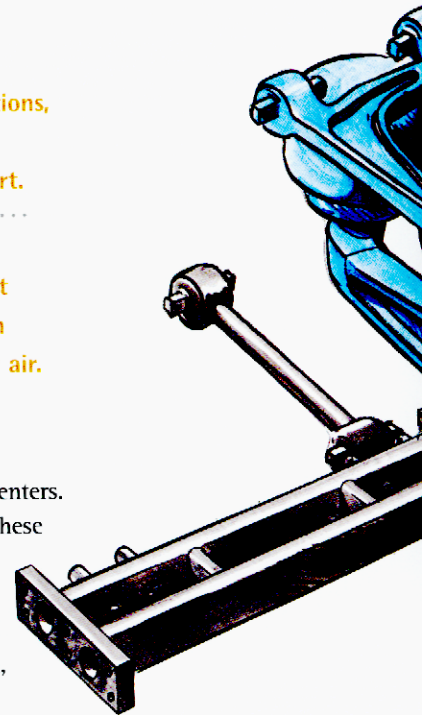
Tip-up seats are only part of a modular interior that allows ample floor space for increased rush hour traffic.



Articulated vehicles with double sections, can carry more than 140 passengers while still assuring safety and comfort.

Climate control systems and heat insulating windows maintain ambient temperatures while an air circulation system renews and refreshes interior air.

Attractive and accessible, CIVIS stations range from enhanced shelters to large transit centers. Current bus stops only require light construction to adapt them for CIVIS. In addition, these stations provide protection from inclement weather, increased safety and real-time information displays. And unlike conventional bus systems, fares are collected at the stations, not on the vehicle, allowing passengers to board through all of the wide doors simultaneously for quick and immediate departure. And, with close headway operation, no schedules are needed for all day service since vehicles arrive every few minutes.



classic comfort in a
modern world



Fast and economical to build and operate



Due to its flexibility, CIVIS is the only dedicated right of way transport system that can be built quickly and in stages as demand grows and funds become available.

CIVIS, on a predominately dedicated right of way mostly utilizing existing infrastructure, can be effectively installed for substantially less than the cost of at-grade light rail systems with the same capacity and level of service.

The dedicated transitway can be built and maintained at low cost using standard highway design, construction and maintenance practices.

CIVIS does not require special power facilities or structures and can often use existing garages, operation systems, maintenance and storage facilities.



LOW OPERATING COSTS

Without tracks or overhead wires, the dedicated transitway of CIVIS is easy and inexpensive to maintain. Drivers are highly productive when using CIVIS on a dedicated right of way due to the relatively higher operating speeds possible and the efficient matching of provided service to demand over the entire day, both peak and off peak.

CIVIS is the clear choice for cost effective urban transport.



CIVIS will change the future of transportation

Everyday travel for typical urban dwellers has often been frustrating. Buses are perceived as slow, cramped, unattractive, and harmful to air quality. Light rail systems can be noisy, intrusive and expensive to build and they can create major community disruption during long periods of construction.

Transportation Authorities also have their problems - scheduling difficulties, equipment failures, passenger inaccessibility, overestimated ridership projections, budget shortfalls, and worst of all - an angry public.

CIVIS is changing all that.

From passengers to politicians, engineers to transportation officials, the CIVIS system provides a better, faster, more efficient way to travel.



CIVIS - Changing the future of transportation, today.



Irisbus North America
299 Market Street, Suite 210, Saddle Brook, NJ 07663

T 201.843.6687 F 201.843.6580

www.irisbusna.com

redefining urban transport



Main Technical Specifications

Dimensions

Length at body	60.05 ft.
Width at body	100.4 in.
Height	134 in.
Overall turning radius	38 ft.
Headroom	7.38 ft.
Access floor height	12.6 in.
<i>(with kneeling)</i>	9.5 in.
Floor height over Axle	13.4 in.
<i>(above articulation)</i>	< 16 in.
Open door width	
<i>Front</i>	26.77 in.
<i>Fourth</i>	35.4 in.
<i>Others</i>	47.2 in.
Aisle width	
<i>Front</i>	35.8 in.
<i>Middle</i>	33.8 in.
<i>Rear</i>	33.8 in.
Doors height	78.5 in.
Ground clearance (under sprung components in the wheelbase)	5 in.
Ground clearance (under unsprung components)	5 in.
Approach and departure angles	7 degrees

Weights (LB.)

Curb weight	
<i>Front axle</i>	11,600
<i>Center axle</i>	13,200
<i>Rear axle</i>	22,500
TOTAL:	47,300
GVW*	
<i>Front axle</i>	15,700
<i>Rear axle</i>	28,600

* needs waivers for maximum load and footprint.

.....

FMVSS Compliant • ADA Compliant • EPA Compliant • Air Conditioned
Braking System with ABS anti-lock and ASR anti-slip systems • Multiplexed electrical installation (transmission by CAN network)
Video surveillance of the interior and doors • Rear view vision system uses mirrors and color cameras
Visual identification of stops • Stainless steel body frame • Chassis assembly after passing through cataphoretic bath
Fatigue trials for mechanical elements • Fuel tank capacity, 125 US gallons

Generation of Electricity

Drive line with 80 kw a.c. electric motors in wheel hubs
On board generation uses CUMMINS ISL 330 internal combustion engine
Can also use overhead pick up from high tension network (600 to 750V)



irisbus

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Mr. Mayor and Members of City Council, Mr. City Manager:

My name is Tom Burke and I have lived in the Alexandria section of North Fairlington Villages for the last 24 years. I have provided you with my previous statements to the Planning Commission regarding what I feel is the inappropriate choice of 4480 King St. to be the new main Health Dept. facility. The move from Old Town will leave a void for users from North Old Town. This "uninviting" location at the edge of the City is as far away from a Metro stop as one could get and is not served well by bus routes. The City's own consultant report strongly supports siting the facility on Van Dorn St., down toward the Van Dorn Metro station.

My concern in Fairlington is the possibility of increased vehicular traffic on our streets, and the probability of increased parking problems. This proposal, along with the proposed "Twin Towers" of Hampton Place, and the current use of our streets by Park Center employees, carries the very real possibility of causing Old Town-style parking problems for our residents. I have received verbal assurances from the City Manager's office, General Services and T&ES that steps will be taken to assure that overflow parking will not be a problem in Fairlington. I hope we can have a more formal agreement that a restricted parking program and its enforcement will be developed.

I further feel that approval of this SUP for 4480 King St. (and probable purchase of the building) is premature. Due to recent court judgments against the owner of the old Jefferson Hospital, it seems entirely likely that the City will be able to acquire that facility for next to nothing. For years, the City has eyed that location for the Health Dept., even commissioning a study on the cost of conversion. It has much more parking than

4480 King, has two separate vehicle entrances, and is in fact currently being used as a health facility. The purchase and conversion of 4480 King may cost the City up to \$11 million; the cost to acquire and upgrade Jefferson Hospital, what I feel is a better facility and location, would be less than that.

The City has waited many years to find a replacement location for the St. Asaph facility. I think the City can and should wait a while longer until the Jefferson Hospital situation is resolved. I urge denial or deferral of the SUP before you.

Mr. Eric Wagner
Chairman, Planning Commission
City of Alexandria, Virginia

June 3, 2002

Mr. Chairman and Members of the Commission:

You will be considering two items on your June 4, 2002 docket that have the potential to affect the quality of life for me and my neighbors along West End King Street, as well as the provision of services to many Alexandria residents. I refer to the proposals to purchase the building at 4480 King St. and a Special Use Permit to use it as headquarters for the Health Department. Additionally, according to the staff report, an additional SUP may be requested in the fall to use the facility for certain elements of the Mental Health Department, specifically the Clubhouse, a substance abuse day support program.

Reasonable residents of Alexandria will have some difficulty evaluating this proposal. I hope the following issues will be addressed by the Commission and staff, as they are lacking in the background documents available to the public.

- A cost analysis of the proposal, to include the cost of purchase and the cost of converting an office building to a health facility.
- A comparison cost to rehabilitate the current facility on N. St. Asaph St.
- The lack of a Transportation Management Plan. The proposed use will significantly alter the traffic patterns. Access to the facility needs to be spelled out. Overflow parking will almost surely be a problem.
- The impact on current users of the St. Asaph facility. With no facility left in Old Town and difficult transit to the extreme West End, how will people receive needed health care services? Same question for mental health services.
- The plan for the current St. Asaph facility. Will the City sell off the whole block with an imposing building for more upscale residential development?

I have lived in the Alexandria section of North Fairlington for 25 years. My immediate concerns, as they were a few months ago with the "Twin Towers" of Hampton Place, are traffic and overflow parking. As a condition, I would like to see a firm commitment by the City to allow any and all restricted parking we might seek in Fairlington, and diligent enforcement of any such restrictions.

I look forward to what I hope is extensive discussion of this significant change in how and where the City provides services.

Yours,

Thomas E. Burke
North Fairlington

Statement to Planning Commission
June 4, 2002

Mr. Wagner and Members of the Commission:

My name is Tom Burke and for the last 24 years I have lived in the Alexandria section of North Fairlington Villages. You should have a copy of a letter I sent you regarding the proposed move of the Alexandria Health Department to 4480 King St. I will only highlight the issues I raised in that letter, and offer additional comments.

The issues I hope you will discuss derive from a lack of the following information:

- A cost analysis of the proposal, to include the cost of purchase and the cost of converting an office building to a health facility.
- A comparison cost to rehabilitate the current facility on N. St. Asaph St.
- The lack of a Transportation Management Plan.
- The impact on current users of the St. Asaph facilities, health and mental health.
- The plan for the current St. Asaph facility. Will the City sell off an older imposing building for more upscale residential development?

I have reviewed the Lewin Report Needs Assessment, and note that several key recommendations in that study are not served by this proposal. The need demographics in the study indicate it is the SW West End where the concentration of users is, not NW. Lewin recommended siting a single facility on **Van Dorn St.**, saying "Van Dorn St is especially attractive because numerous DASH and Metrobus routes pass along that area to reach the Van Dorn Metro station." Access to a facility in the S. Van Dorn/Eisenhower area would be easier because of Metro and bus routes.

The Lewin Report also has a serious deficiency. It does not address the current usage of facilities in the West End. Inova Hospital has programs for low-income patients. The Casey Clinic is near the hospital; it is run by the Health Dept. The Adolescent Clinic, also run by the Health Dept, is near TC Williams. I would contend that, with these three facilities and numerous private clinics and doctors offices, the West End's health needs are being adequately met.

There is another report the City commissioned in 1998, called the Cole Denny report. This report examined the cost to convert the old Jefferson Hospital to the Health Dept. That estimate was over \$8 million. The CIP includes \$11 million for a Health Dept. relocation. How far would \$8-11 million go to rehabilitate the St. Asaph facility?

My last points are more provincial. We have a serious parking problem in Fairlington. I don't believe the staff analysis of parking needs is credible, especially if additional parking demand arises when Mental Health thinks of moving in the fall. I am certain there will be overflow user parking on our streets and off-street lots. If there is pay parking, a certain number of employees will attempt to park in Fairlington, as workers in Park Center now do. Finally, I think there are better locations for the substance abusers, should their clinic be proposed to locate at the King St. site this fall.

I urge you to deny these applications, and either rehabilitate the existing facility or seek a better site closer to where the needs are and closer to better public transit.

APPLICATION for SPECIAL USE PERMIT # 2002-0032

[must use black ink or type]

PROPERTY LOCATION: 4480 King Street, Alexandria VA

TAX MAP REFERENCE: 003.00-02-11.01 ZONE: OCM-100

APPLICANT Name: CITY OF ALEXANDRIA

Address: 301 King Street, Alexandria VA 22314

PROPERTY OWNER Name: Aspen King, LLC, City of Alexandria (contract purchaser)

Address: 241 West Patrick Street, Frederick MD 21701

PROPOSED USE: City of Alexandria Health Department (public building)

see annexed photos

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.

Edward Mandley
Print Name of Applicant or Agent

[Handwritten Signature]
for Ed Mandley
Signature

301 King Street, Box 25
Mailing/Street Address

703-838-4770 703-519-3332
Telephone # Fax #

Alexandria VA 22314
City and State Zip Code

March 26, 2002
Date

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

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

ACTION - PLANNING COMMISSION: 6/04/02 RECOMMEND APPROVAL 7-0

ACTION - CITY COUNCIL: 6/15/02PH-- CC approved the Planning Commission recommendation.