

Docket Item # 9-C

DEVELOPMENT SPECIAL USE PERMIT #2002-0034

ARHA SCATTERED HOUSING - S REYNOLDS ST

Planning Commission Meeting

December 3, 2002

ISSUE: Consideration of a request for a development special use permit, with site plan, for construction of residential townhouses and multi-family dwellings as affordable housing.

APPLICANT: Alexandria Redevelopment and Housing Authority
by Harry P. Hart, attorney

LOCATION: 423 South Reynolds Street

ZONE: CRMU-M/Commercial Residential Mixed Use, Medium

PLANNING COMMISSION ACTION, DECEMBER 3, 2002: On a motion by Mr. Komoroske, and second by Ms. Fossum, the Planning Commission voted to recommend approval of the application subject to compliance with all applicable codes and ordinances and staff conditions. The motion carried on a vote of 6 to 0. Mr. Dunn was absent.

Reason: The Planning Commission generally agreed with the staff analysis and expressed that the project is key to the larger Samuel Madden redevelopment proposal.

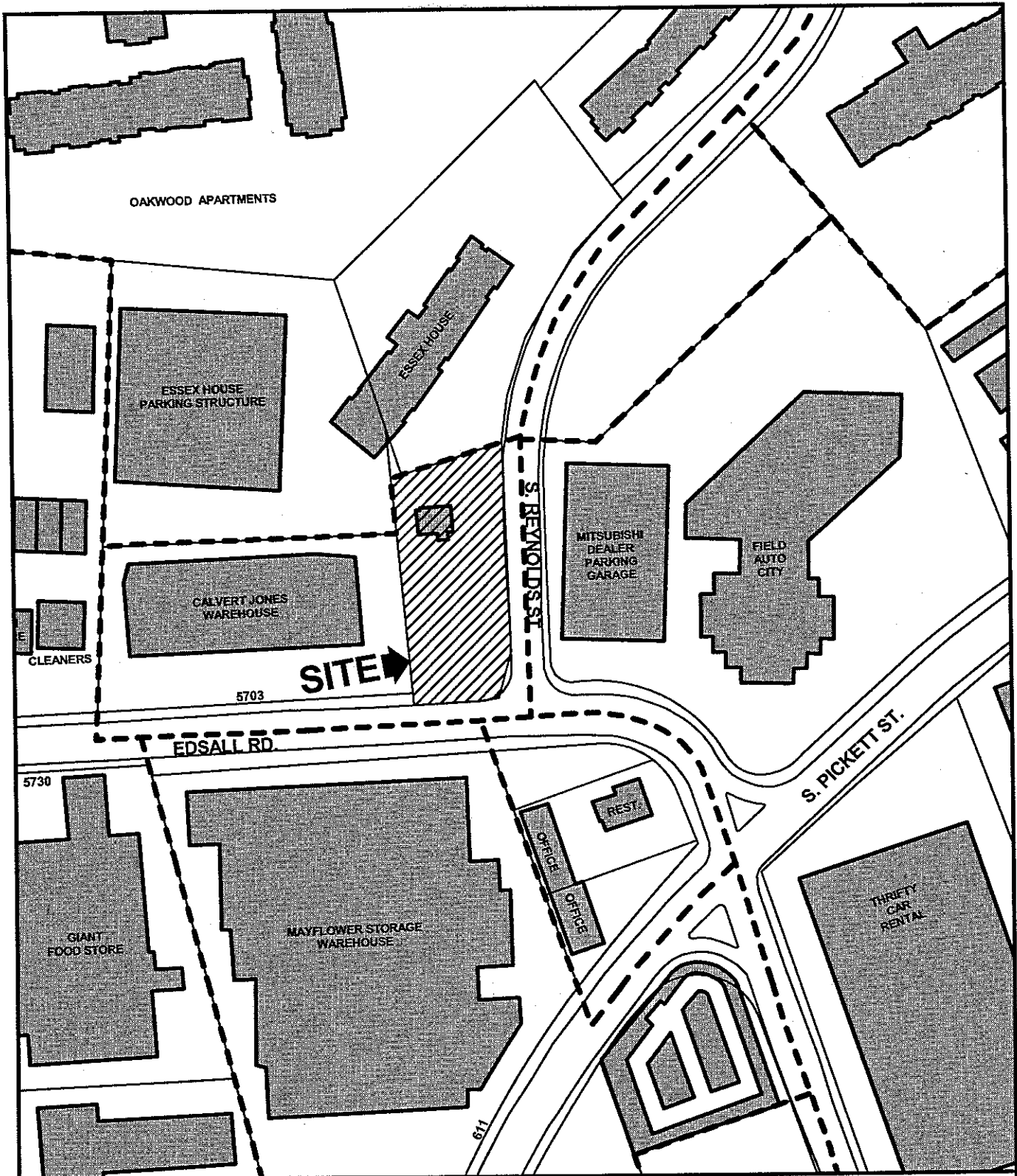
Speakers:

Harry Hart, attorney, representing the applicant, stated that ARHA was comfortable with all of the conditions as stated in the staff report, except that they wanted to discuss further some of the specific architectural requirements with staff prior to the City Council public hearing.

Annabelle Fisher, resident, spoke against the application citing poor public transportation, inadequate parking, lack of data on how many cars will be owned by the residents, excessive density of proposed population, inadequate trash collection, lack of recreation for older children, lack of disclosure of the projected costs, lack of washers and dryers in the units, negative stereotyping of public housing residents will be perpetuated by the failure of the proposal to meet higher standards of livability and the history of poor performance by ARHA in providing and maintaining public housing.

Maggie Williams, resident, spoke against the application citing the lack of opportunities for the public to be involved in the process, the lack of on-site and nearby recreation facilities for children, the fact that so little of the open space provided will be usable and the two West End sites are too close to each other to be considered "scattered." She requested that the density on the site be significantly reduced.

John Corrado, representing the Affordable Housing Advisory Committee, spoke in favor of the proposal and recognized that the new housing was not displacing other existing housing.



DSUP #2002-0034

12/03/02



STAFF RECOMMENDATION:

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

1. A revised landscape plan shall be provided with the final site plan to the satisfaction of the Director of P&Z and RPC&A. The plan shall, at a minimum, include: (P&Z) (RPC&A)
 - a. Change either the street shade tree species, or the interior shade tree species, so that they are not the same. Street trees shall be planted in a continuous row, 30 feet on center. Trees shall be 4 inch caliper when planted.
 - b. Continuous evergreen landscaping shall be planted along the western and northern property lines to provide screening between the new buildings and the adjacent parcels. to the satisfaction of the Director of P&Z. Along the western property line, permission shall be sought to plant additional columnar trees and shrubs to strengthen the screening of the proposed buildings and parking.
 - c. Coordination of all trees with street and site lighting to avoid conflicts between poles and trees and to ensure effective lighting of the site.
 - d. All materials specifications shall be in accordance with the nursery industry standard for grading plant material, *The American Standard for Nursery Stock* (ANSI Z60.1)
 - e. All landscaping shall be maintained in healthy condition and replaced as needed to perpetuate the original intent of the design.
 - f. All underground and overhead utilities shall be coordinated with the landscaping and street trees, to the extent feasible, to minimize conflicts between tree roots and branches and the existing and proposed utility systems.
 - g. Provide low growing evergreen shrubs to screen the parking lots from S. Reynolds Street.
2. The proposed azaleas are to have a maximum height of 36 inches when they mature. (Police)
3. Exposed surfaces of retaining walls shall be covered with high quality materials, such as brick or stone, and shall be designed to diminish their visual impact on the surrounding properties and public right-of-way, to the satisfaction of the Director of P&Z. All required handrails shall be of high quality materials and design, to the satisfaction of the Director of P&Z. The height of retaining walls in front yard areas shall be minimized. (P&Z)
4. The portions of rear-yard fences facing Reynolds Street shall replaced with six-foot high brick walls to provide screening of the rear yards. The wall shall have a five-course watertable and a precast or decorative brick cap to the satisfaction of the Director of P&Z. (P&Z)

5. The applicant shall continue to refine the elevations of the two townhouse units facing Reynolds Street to reinforce their appearance as the front of a residence by fenestration and door location to the satisfaction of the Director of P&Z. The side of the multi-family building facing Reynolds Street shall also be refined, to include more windows, balconies, additional trim, or a sloping roof, or a combination of these elements to make the elevation more consistent with the Edsall Road elevation shown on the attached illustrations. These architectural refinements shall be completed to the satisfaction of the Director of P&Z, prior to the release of final site plan. (P&Z)
6. The applicant shall provide the level of quality and detail shown on the preliminary plans. In addition, the final plan shall include the following: (P&Z)
 - a) The facade of each unit shall be brick or cementitious siding.
 - b) Vinyl siding shall be prohibited.
 - c) The facade for the townhouse units facing the S. Reynolds Street shall be entirely brick because of visibility. Other facades shall be brick or cementitious siding.
 - d) The units shall provide varied roof lines.
 - e) The roof materials and color shall vary between adjoining units.
7. Regrade the walkway leading from the parking lot to the sidewalk along the west side of S. Reynolds Street so it conforms to ADA requirements, to the satisfaction of the Director of P&Z. (P&Z)
8. The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department regarding locking hardware and alarms for the proposed homes. This is to be completed prior to commencement of construction. The phone number is 703-838-4520. (Police)
9. Request a security survey for the construction trailer as soon as it is placed on the site. (Police)
10. The house numbers are to be placed on the front and back of each home. (Police)
11. Prior to commencement of construction the applicant must contact the Crime Prevention Unit of the Alexandria Police Department regarding locking hardware and alarms for the proposed homes. (Police)
12. Maintain a 10' horizontal separation between water and sewer mains. (Va. Amc. Water Co.)
13. Provide a 10' water line easement for mains and hydrants out of the public right-of-way. (Va. Amc. Water Co.)

14. Show fire and domestic services to the buildings. (Va. Amc. Water Co.)
15. Show a two-inch blow off on all dead-end mains. (Va. Amc. Water Co.)
16. Developer to comply with the peak flow requirements of Article XIII of Alexandria Zoning Ordinance. (T&ES)
17. Solid waste services for the site will provided to the satisfaction of the Director of Transportation and Environmental Services. (T&ES)
18. Show existing and proposed street lights and site lights. Indicate the type of fixture, and show mounting height, and strength of fixture in Lumens or Watts. Provide manufacturer's specifications for the fixtures. Provide lighting calculations to verify that lighting meets City Standards. (T&ES)
19. The proposed new parking lots shall be illuminated to the satisfaction of the Director of Transportation and Environmental Services. (T&ES)
20. The applicant is advised that all storm water designs that require analysis of pressure hydraulic systems and/or inclusion and design of flow control structures must be sealed by a professional engineer, registered in the Commonwealth of Virginia. If applicable, the Director of T&ES may require resubmission of all plans that do not meet this standard. (T&ES)
21. Plan must demonstrate to the satisfaction of director of T&ES that adequate storm water outfall is available to the site or else developer is to design and build any on or off site improvements to discharge to an adequate outfall. (T&ES)
22. Replace existing curb and gutter, sidewalks, and handicap ramps that are in disrepair or broken. (T&ES)
23. All Traffic Control Device design plans, Work Zone Traffic Control plans, and Traffic Studies shall be sealed by a professional engineer, registered in the Commonwealth of Virginia. (T&ES)

24. The proposed street trees adjacent to the public street shall be setback an additional 5 feet from the driveway intersection(s) and be limbed up to the satisfaction of the Director of T&ES, the Director of P&Z and the City Arborist to ensure adequate visibility. The relocated tree and the adjoining tree will be spaced approximately 25 feet on center. The remaining trees will continue to be 30 feet on center as depicted on the preliminary landscape plan. The number of trees depicted on the preliminary landscape plan shall continue to be provided on the final landscape plan. (P&Z)
25. Provide a separate sanitary sewer lateral for each unit serviced by a separately metered water service. Multiple units that are serviced by a single water service meter may have a single sanitary lateral connection, designed to the satisfaction of the Director of T&ES. (T&ES)
26. Handicap parking spaces are to be 18 feet in length per City standard. (T&ES)
27. Provide an Environmental Assessment Statement including information regarding any known groundwater contamination on the plan. (T&ES)
28. Project must demonstrate and comply with the Article XIII of Alexandria Zoning Ordinance including the treatment of water quality volume default. The final plan must include appropriate worksheets and BMP facilities. (T&ES)
29. Plan does not indicate whether or not there are any know soil and groundwater contamination as required with all preliminary submissions. Should any unanticipated contamination or underground storage tanks, drums and containers are encountered at the site the applicant must immediately notify the City of Alexandria Department of Transportation and Environmental Services, Division of Environmental Quality. (T&ES)
30. If fireplaces are to be included in the development, the applicant is required to install gas fireplaces to reduce air pollution and odors. Animal screens must be installed on chimneys. (T&ES)
31. All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, Virginia Marine Resources must be in place for all project construction and mitigation work prior to release of the final site plan. (T&ES)
32. The stormwater collection system is part of the Holmes Run watershed. All stormwater inlets shall be duly marked to the satisfaction of the Director of T&ES. (T&ES)
33. Provide a drainage map for the area flowing to the chosen BMP, including topographic information and storm drains. (T&ES)

34. The stormwater Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design engineer or his designated representative. The design engineer shall make a written certification to the City that the BMP(s) are constructed and installed as designed and in accordance with the approved Final Site Plan. (T&ES)
35. The surface appurtenances associated with the on-site structural BMP's shall be marked to the satisfaction of the Director of T&ES to identify them as part of the structural BMP system. (T&ES)
36. For any surface-installed Best Management Practices, i.e. Bio-Retention Filters, Vegetated Swales, etc. are employed for this site, descriptive signage for the BMPs is required to be installed to the satisfaction of the Director of Transportation and Environmental Services. (T&ES)
37. The Developer shall furnish the owners with an Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include an explanation of the functions and operations of each BMP and any supporting utilities, catalog cuts on any mechanical or electrical equipment, a schedule of routine maintenance for the BMP(s) and supporting equipment, and a copy of the maintenance agreement with the City. (T&ES)
38. A "Certified Land Disturber" must be named on the Erosion and Sediment Control sheets prior to release of the final Site Plan in accordance with Virginia Erosion and Sediment Control Law VAC §: 10.1-563.B. (T&ES)
39. The applicant shall be allowed to make minor adjustments if the changes do not result in a loss of parking and landscaping, or an increase in impervious area. (P&Z)
40. The applicant shall attach a copy of the final released site plan to each building permit document application and be responsible for insuring that the building permit drawings are consistent and in compliance with the final released site plan prior to review and approval of the building permit by the Departments of Planning and Zoning and Transportation and Environmental Services. (P&Z)
41. As-build plans for the entire project shall be submitted by the applicant and approved by the Director of Planning and Zoning prior to issuance of a certificate of occupancy permit. (P&Z)

42. Temporary structures for construction shall be permitted. The period such structures are to remain on the site, the size and site arrangement of the structures shall be subject to the approval of the Director of Planning and Zoning. (P&Z)
43. Any inconsistencies between the various drawings submitted by the applicant shall be reconciled to the satisfaction of the Directors of Planning and Zoning and Transportation and Environmental Services. (P&Z)
44. Relocate all transformers out the front yard. All utility structures, such as transformers, switch boxes, cable and telephone pedestals, ventilation areas, areaways, etc. shall be located away from the entrances to the new buildings and out of the front yard setback to the greatest extent possible, and shall be fully screened. The final location and screening of these items will be approved by the Director of Planning and Zoning prior to release of the final site plan. (P&Z)
45. Solid waste services for the site shall be provided by the City. In order for the City to provide solid waste service, the following conditions must be met. The development must meet all the minimum street standards. If the standards are met, the developer must provide adequate space within each unit to accommodate a City Standard super can and recycling container. The containers must be placed inside the units or within an enclosure that completely screens them from view. If these conditions are met, the developer must purchase the standard containers from the City or provide containers that are compatible with City collection system and approved by the Director of Transportation and Environmental Services. (T&ES)
46. A freestanding subdivision or development sign that differentiates the proposed development from the existing neighborhood shall be prohibited. (P&Z)

Special use permits and modifications requested by the applicant and recommended by staff:

1. Parking reduction pursuant to Section 7-700 of the Alexandria Zoning Ordinance
2. Modification to reduce open space from 40% to 37%.

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.

BACKGROUND:

The applicant, the Alexandria Redevelopment and Housing Authority (ARHA), requests approval of a development special use permit, with a site plan, to construct 18 multi-family dwelling units on a site located at the northwest quadrant of the S. Reynolds Street-Edsall Road intersection.

ARHA currently owns and operates 1,191 units of publicly assisted and market housing, of which 1,060 units are subsidized. These 1,060 units, as well as the 90 units at Annie B. Rose House are governed by the language of the City's Resolution 830. Resolution 830, adopted in 1982, says that any of the then-existing 1,150 public housing units that are eliminated shall be replaced with other publicly-assisted units. One hundred of these units are located in the Samuel Madden Homes (Downtown) community which is bounded by Princess, Royal, Pitt and Pendleton Streets. In 1996, the ARHA Board of Commissioners, after an intensive study, approved redeveloping the site Samuel Madden site. The approved plan is to build 52 replacement public housing units and up to 118 market units on the current site and 48 replacement public housing units on scattered sites elsewhere in Alexandria.

After reviewing many alternative sites, a Working Group consisting of City Council and ARHA Board members, a representative from the City's Planning Commission, the City Manager and the ARHA CEO selected the Reynolds Street site as one of the three locations for the 48 off-site units to be replaced from Samuel Madden Homes.

Description of Property

The 31,927 sq.ft. property has 285 feet of frontage on S. Reynolds Street and 110 feet of frontage on Edsall Road. The site is steeply sloped, with almost 30' of grade change on the site south to north, and additional steep slopes adjacent to the property to the north and northwest. The property was formerly occupied by a single family home, but that building has been demolished and the site is now vacant.

The subject property is located in the CRMU-M/Commercial Residential Mixed Use, Medium zone. Section 5-200 of the zoning ordinance allows townhouses and multi-family dwellings in the CRMU/M zone as permitted uses. The special use permit is being sought to accommodate a reduction in off-street parking for the development.

Description of the Project

The 18 proposed units include 12 three-bedroom townhouse-style units arranged within two separate buildings and six two-bedroom multifamily units in one additional building. The three buildings are

arranged parallel to each other, stepping down the slope, with the multifamily style building located at the southern end of the site, facing Edsall Road. The ends of the other two, townhouse-style, buildings face South Reynolds Street. The sides of these townhomes have been designed as fronts, with entrances facing the street.

The three residential buildings are separated from each other by two parking areas, with each parking area having a separate entrance onto South Reynolds Street. Open space is provided in small rear yards for the townhomes, and in small areas around the perimeter of the site, where landscaping is provided.

PROJECT: 423 S. Reynolds Street, ARHA Scattered Site SUMMARY OF PROPOSED DEVELOPMENT		
Property Address:	423 S. Reynolds St.	
Total Site Area:	0.7329 acre	
Zone:	CRMU-M, Commercial, Residential Mixed-Use-Medium	
Current Use:	Single family residence, vacant	
Proposed Use:	Townhouses and multi-family dwellings	
	<u>Permitted/Required</u>	<u>Proposed</u>
Floor Area	36,931 sf	24,519 sf
FAR	1.0	0.67
Yards	None required	Front 20' Side 5.5' minimum Rear NA
Zone Transition	NA	NA
Height	50'	29'
Open Space	14,772 sf (40% of total site area)	13,664 sf (37% of total sit area)
Parking	12 units * 2.2 sp/unit = 26.4 spaces 6 units * 1.75 sp/unit = 10.5 spaces Plus 15% visitor sp. = <u>5.5 spaces</u> 42.0 spaces	32 spaces

STAFF ANALYSIS:

Staff recommends approval of the proposed development at the S. Reynolds Street site. The proposed townhomes are well-suited for the sloping site taking advantage of the opportunity to provide residents with private garages on the lower floor and private rear yards off the second floor. The proposed multi-family building is also designed to fit the sloping site and in doing so will provide much needed affordable and accessible dwelling units. With the high quality architecture and building materials, this proposal will be an attractive addition to the area.

The major issues raised by the proposal are:

- site layout and building design;
- open space and landscaping; and
- parking.

Each of these issues is discussed in more detail below.

Site Layout and Building Design

The proposed development site, with its steep grades, presented a significant challenge in siting 18 low-scale units. The proposed layout has taken advantage of the grades on the site, stepping the units buildings down the slope utilizing the grades.

While preferably units would face both Edsall Road and South Reynolds Street, the site constraints in combination with ARHA's desired unit types did not allow this building orientation. The multifamily building is designed to face both Edsall Road and the parking lot to the north, with the entry doors for the two units on the first floor facing the street, and the entrances for the remaining four units facing the parking area.

The two townhouse buildings are designed to face the interior parking lots, but the end unit of each townhouse building, which faces Reynolds Street, as been designed with a side entrance so that the door of that unit faces the street. Staff has included a condition requiring the applicant to continue to work with staff on refining the design of the townhouse sides so that the read more as fronts along Reynolds Streets. Staff believes additional changes in fenestration and, potentially, the roofline, would help to create the sense that the units are actually facing the street.

The materials proposed for the buildings in the preliminary elevations provided with the preliminary plan are generally acceptable. ARHA proposes to use brick in the water table with horizontal expression lines and multiple cornices for the base for the structures. The walls above the base shall be finished with Hardiplank cementitious horizontal siding that will be painted a light beige. Exterior doors shall be insulated metal for security, utility savings and durability as well as appearance. The base and the upper walls of the buildings are articulated so that shadow lines

enliven that facade and accent the bays where windows and balconies are set. Balcony railings will be metal, while other, minor trim elements will be various synthetic materials. The vinyl windows proposed must be well-sized and of durable construction. The fascia trim will be vinyl also for neat appearance and durability. The roof of all the units will be fiberglass shingles, also for durability and quality appearance.

Parking

A key issue raised by the development proposal is parking. At the community meeting held by ARHA relative to this site's selection for scattered site housing, members of the community identified a severe shortage of on-street parking in the general area. The proposed development with its two curbcuts replacing the existing curbcut, will result in the loss of approximately two on-street spaces. It is critical that the parking demands for the proposed ARHA units be met on site with off-street parking, as no on-street parking supply exists to meet requirements.

The City's zoning ordinance parking requirement for the site is 37 spaces, plus an additional 15% visitor parking would typically be required, for a total parking requirement of 42 spaces. ARHA is requesting a parking reduction to allow 32 parking spaces, an average of 1.77 spaces/unit. Each of the townhome-style units would have one space in a parking garage within the unit; the remainder of the proposed parking is surface spaces.

ARHA provided a parking study, summarized in the table below, that makes a convincing case that the parking provided on-site in the proposed development will be more than adequate for the residents. The study shows that the average utilization of parking spaces in existing scattered site public housing complexes is 0.8 spaces per dwelling unit, with a range of 0.3 to 1.3 cars per unit. Based on this trend, which is fairly uniform for the six existing scattered sites studied, staff believes that the proposed parking level of 32 spaces will meet the full demand of the ARHA residents and visitors and that the proposed development will not add to the demand for on-street parking in the area. Therefore, staff is supporting approval of a parking reduction pursuant to Section 7-700 of the Alexandria Zoning Ordinance, which allows for approval of parking reductions for development that includes dwelling units for rent or sale to residents having low and moderate income.

Existing Parking at Six Scattered Sites-Seven Day Summary*

Scattered Site Property	No. of Units	No. of Spaces	Spaces per Unit	Mean No. Used	Max. No. Used
3481-3499 Duke St.	10	16	1.6	0.9	1.2
3108-3120 28 th St.	15	26	1.7	0.5	0.7
1700-1718 W. Braddock Rd.	10	16	1.6	1.0	1.3
57-75 Yale Dr.	10	13	1.3	1.1	1.3
27-55 S. Bragg	15	25	1.7	0.5	0.5
5802-5820 Sanger Ave.	10	15	1.5	0.6	0.9

* Surveys conducted between 10:00 pm and Midnight for a week in October 2002

Open Space and Landscaping

Open Space

One of staff's major concerns with the proposed project has been ensuring the provision of adequate open space and landscaping. While the number of units proposed for the site is not particularly dense relative to surrounding development, the low scale form of the proposed units results in significant building coverage on the site. Surface parking occupies much of the remainder of the site. The zoning ordinance requirement for open space is 40%, and the proposed plan is slightly deficient, with 37%, requiring a modification. More problematically, much of the open space on the site is not particularly useful. Each of the 12 townhome-style units does have a small rear yard, approximately 10 feet deep, which will be fenced and which will provide some private usable open space for the residents of those units. However, the 6 multifamily do not have access to any usable open space. ARHA has maintained that they do not want to include common recreation facilities in the development because such play areas are too often improperly used by older children, making them unusable for the younger children. ARHA points to the fact that existing public recreation facilities are near to the site and will provide for the resident children in a properly supervised environment. Cameron Station Park and Samuel Tucker Elementary School are approximately one-quarter mile to the south and can be reached via Edsall Road and Cameron Station Boulevard. While the distance to the park is reasonably short, the streets are primarily designed for vehicular traffic and pedestrian facilities should be improved. If this project is approved, the City will need to evaluate the situation in the entire vicinity relative to pedestrian access to the park and to commercial services and develop a plan for making appropriate improvements.

Landscaping

Portions of the Reynolds Street site, the steeply sloped areas and the perimeter, are currently wooded; however, all of this vegetation will be lost with the grading necessary for the proposed project. Opportunities for landscaping on the property are somewhat limited, because of the constraints of the site, but staff has worked with ARHA to create a landscape plan that emphasizes landscaping around the perimeter of the site and along the public streets. The plan includes 9 new street trees along Reynolds Street and Edsall Road, which should significantly enhance the streetscape in front of the new project. Additional shade trees and ornamental shrubs are proposed around the buildings where sufficient space exists. Staff believes the proposed landscape plan is adequate, with the exception of the west property line. Because the units are close to the property line and because retaining walls are required along this edge, no room is available for plantings along this boundary. Staff is recommended that ARHA be required to plant landscaping on the adjoining property, to compensate, if permission is granted from the adjoining property owner. Overall, the project does meet the City's crown coverage and landscaping requirements.

STAFF: Eileen P. Fogarty, Director, Department of Planning and Zoning;
Kimberley Johnson, Chief, Development;
Rob McLeod, Urban Planner.

CITY DEPARTMENT COMMENTS

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

Planning and Zoning

- F-1 Correct the zoning tabulation to indicate the maximum building height is 50 feet.
- F-2 Avoid planting street tree species under overhead utility lines that will grow to a height that conflicts with the lines.
- F-3 State on site plan that a special use permit is requested to reduce the number of required off-street parking. Drop reference that a modification of the minimum off-street parking is requested as noted on cover sheet and sheet 2 (zoning note #12). The DSUP application correctly states the request for parking reduction. (P&Z)
- F-4 Request open space modification. Open space requirement is 40 percent; applicant indicates 37 percent open space provided. (P&Z)
- F-5 Revise development narrative sheet 2 which states project consists of 12 townhouse style units and one 6 unit building. (P&Z)
- F-6 Drop reference on sheet 2 zoning table that a rear yard setback is required. A rear yard setback is not applicable on a corner lot. A corner lot has two front yards and two side yards. Drop reference to front and side yard requirements on sheet 2. Multifamily dwellings do not have applicable setback requirements. (P&Z)

Transportation & Environmental Services:

- F-1 South entrance right-in / right-out 10' wide is not acceptable, provide 16' minimum travel-way width as per AASHTO turning movements.
- F-2 As required by original comments there still is no Environmental Site Assessment Statement (ESA) included in this submission, nor there is a statement regarding any known onsite soil or groundwater contamination or absence thereof.
- C- 1 Bond for the public improvements must be posted prior to release of the plan.

- C- 2 All down spouts must be connected to a storm sewer by continuous underground pipe.
- C- 3 The sewer tap fee must be paid prior to release of the plan.
- C- 4 All easements and/or dedications must be recorded prior to release of the plan.
- C- 5 Plans and profiles of utilities and roads in public easements and/or public right-of-way must be approved prior to release of the plan.
- C- 6 All drainage facilities must be designed to the satisfaction of T&ES. Drainage divide maps and computations must be provided for approval.
- C- 7 All utilities serving this site to be underground.
- C- 8 Provide site lighting plan.
- C- 9 Plan shall comply with the Chesapeake Bay Preservation Act in accordance with Article XIII of the City's zoning ordinance for storm water quality control.
- C- 10 Provide a phased erosion and sediment control plan consistent with grading and construction.
- C-11 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.
- C-12 The applicant must comply with the Chesapeake Bay Preservation Act in accordance with Article XIII of the City's zoning ordinance for storm water quality control which includes requirements for pollutant load reductions and treatment of the Water Quality Volume Default (WQV).
- C-13 The applicant must comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4.

Virginia American Water Company

- F-1 Water service is available for domestic use and fire protection. Hydraulic calculations will be completed to verify main sizes upon final submittal of the site plan. Profiles will be required for hydraulic calculations.
- F-2 Some existing water lines and sizes on S. Reynolds Street and Edsall Road not shown and called out on plan. Contact Paula Burns at 703-706-3879 to obtain information on existing lines.

- C-1 Fire and domestic services must be separate connections to the water main.
- C-2 All hydrant laterals must be six-inches in diameter
- C-3 A gate valve is required on any service one and one-half inches and larger, and any fire hydrant lateral.

Code Enforcement:

- C-1 A permit is required to demolish the existing structure.
- C-2 Before issuance of a land disturbance, building or demolition permit a rodent abatement plan shall be submitted to this office for review and approval.
- C-3 All structures on this site shall be equipped with a fire sprinkler system.
- C-4 Provide a Fire Department connection within 100' of a fire hydrant for the 6 unit building.
- C-5 Revise the location of the proposed fire hydrant so a hose lay to the apartment building does not cross the drive aisle.
- C-6 Show landings for all changes of directions on the ramp. Specify the slope of the ramp and show handrails
- C-7 Show location of adjacent fire hydrants.
- C-8 Provide a soil investigation report at the time of construction permits submission.
- C-9 Prior to the release of a final site plan a fire flow analysis shall be submitted to this office for review and approval.
- C-10 A separate permit is required for all retaining walls.
- C-11 Verify turning movements of fire department apparatus are possible for the entrance to the 6 unit building.
- C-12 Show location of all domestic and fire water service lines.
- C-13 A 2 hour fire wall shall separate the "Townhouses".
- C-14 Construction permits and plans are required for this project.

Office of Housing

- F-1 This project will provide affordable housing for public housing residents; therefore, conditions related to the Affordable Housing Policy are waived.

Police Department:

Planning and Zoning is not recommending this recommendation because the use surrounding the parking lot will be residential. Illumination levels of 2.0 foot candles in or adjacent to a residential area would negatively impact the livability of the interior of the dwellings. Instead of this condition, staff is recommending the standard condition that lighting be to City standards, to the satisfaction of the Director of T&ES, in consultation with the police.

- R-1 Lighting for the parking lot and sidewalks is to be a minimum of 2.0 foot candles minimum maintained. (Police)

Historic Alexandria (Archaeology):

- F-1 There is a low potential for significant archaeological resources to be disturbed. No action is required.

Parks & Recreation (Arborist):

- F-1 The amount of open space provided is incorrectly stated in the zoning tabulation.
- C-1 Correct the zoning tabulation to accurately indicate the area of open space provided. If it is 37% of the site it should be 13,664 square feet. (RP&CA)

Health Department:

No comments were received from this agency.

APPLICATION for
DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN
DSUP # 2002-0034

PROJECT NAME: ARHA Scattered Sites

PROPERTY LOCATION: 423 S. Reynolds Street

TAX MAP REFERENCE: 57.00-04-08 ZONE: CRMU

APPLICANT Name: Alexandria Redevelopment and Housing Authority

Address: 600 N. Fairfax Street, Alexandria, VA 22314

PROPERTY OWNER Name: City of Alexandria, Office of Housing

Address: 301 King Street, Suite 1100, Alexandria, VA 22314

SUMMARY OF PROPOSAL: DSUP for 18 Affordable Dwelling Units including 12 townhomes and 6 flats, with parking reduction pursuant to § 7-700.

MODIFICATIONS REQUESTED: _____

SUP's REQUESTED: Parking Reduction pursuant to § 7-700.

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

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

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

Harry P. Hart
Print Name of Applicant or Agent

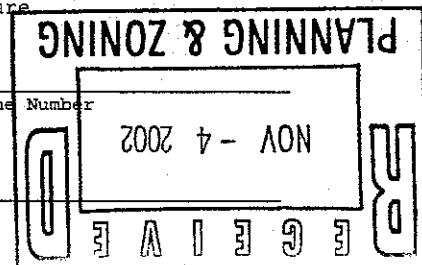
Harry P. Hart
Signature

HART, CALLEY, GIBBS & KARP, P.C.
Mailing Address

(703) 836-5757
Telephone Number

307 N. Washington St., Alex. VA 22314
Mailing Address

Date



DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

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

Received Plans for Completeness: _____
Received Plans for Preliminary: _____
Property Placard: _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

423 S Reynolds St
ARHA SCATTERED HOUSING
DSUP #2002-0034
Rob McLeod

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

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

☐ Lessee or ☐ Other: _____

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 in which case identify each owner of more than ten percent.

N/A

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

☒ Yes. Provide proof of current City business license.

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

NARRATIVE DESCRIPTION

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

Alexandria Redevelopment and Housing Authority ("ARHA") is proposing an public housing unit residential development including 12 rental townhouse units and 6 rental apartment at the intersection of Edsall Road and S. Reynolds Street. Public Water and Sewer Services will be provided. Storm Drainage will be provided by an on-site underground detention system if adequate outfall is not available.

The purpose of the DSUP is to provide public housing units on this site, as part of its relocation of units from the Samuel Madden Homes (Downtown) redevelopment. ARHA is requesting a parking reduction pursuant to Zoning Ordinance § 7-700 based upon providing low income housing units in this project. A parking survey has been completed which reveals that at ARHA's other scattered sites, the parking demand, on average, is .8 per unit. The application provides 1.5 spaces per unit, plus 15% visitor spaces, which is below the required amount under the Zoning Ordinance.

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

N/A

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

N/A

5. Describe the proposed hours and days of operation of the proposed use:

Day	Hours	Day	Hours
24 hours/day, 7 days/week			

6. Describe any potential noise emanating from the proposed use:

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

The only noise anticipated is that which regularly accompanies any housing development.

- B. How will noise from patrons be controlled?

Units will be constructed according to standards that maintain most noise of the residents within the structure itself.

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

Normal odors consistent with residential use.

8. Provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?

Normal type consistent with residential use.

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

Normal amount consistent with residential use.

C. How often will trash be collected?

Once a week by the City Collection. Bulk pickup will occur weekly by
ARHA, ie., furniture, etc.)

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

ARHA monitors their properties regularly to police trash on the site and
fines residents for excessive litter on the property associated with their unit.

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

☐ Yes. ☒ No.

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

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

☐ Yes. ☒ No.

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

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

ARHA provides usual household security measures to all of their units.

ALCOHOL SALES

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

[] Yes. [X] No.

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

PARKING AND ACCESS REQUIREMENTS

13. 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?

42 spaces

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

12 Standard spaces (9 feet x 18.5 feet)

18 Compact spaces (8 feet x 16 feet)

2 Handicapped accessible spaces.

 Other.

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

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

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

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

14. 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? N/A

- 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?

N/A

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

N/A

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

Street Access is Adequate.

PARKING REDUCTION SUPPLEMENTAL APPLICATION

Supplemental information to be completed by applicants requesting special use permit approval of a reduction in the required parking pursuant to section 8-100(A)(4) or (5).

1. Describe the requested parking reduction. (e.g. number of spaces, stacked parking, size, off-site location)
ARHA is requesting a parking reduction from 42 spaces to 32 spaces.

2. Provide a statement of justification for the proposed parking reduction.
Pursuant to the parking study conducted of other ARHA scattered sites, the
demand for parking at these type of units is, on average, .8 per unit. The
applicant is requesting a reduction from 2.0 spaces per unit to 1.5 spaces per
unit. Parking Study is attached.
3. Why is it not feasible to provide the required parking?
Based upon space on the site, it is not feasible to provide more than 1.5
spaces on site, plus 15 % visitor spaces.

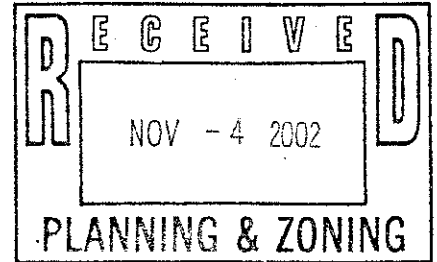
4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces? ☐ Yes. ☒ No.
5. If the requested reduction is for more than five parking spaces, the applicant must submit a Parking Management Plan which identifies the location and number of parking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

423 S Reynolds St
ARHA SCATTERED HOUSING
DSUP #2002-0034 Rob McLeod

**Parking Analysis
Of
Scattered Site Properties**

Alexandria Redevelopment and Housing Authority

October 2002



Parking Analysis of ARHA Scattered Sites

Methodology

This parking analysis is based on six ARHA scattered site properties in western Alexandria. Each property is comprised of ten to fifteen two-bedroom and three-bedroom units. A count of cars parked in the parking lot of each property was made each night between 10:00 p.m. and midnight for a calendar week in early October 2002.

Summary

Over the week sample period, the average number of cars parked in the ARHA parking lots were 0.8 cars per unit, or 0.3 cars per bedroom. The average parking provided at each ARHA property was 1.6 cars per unit, or 0.6 cars per bedroom. The average number of parking spaces used was approximately 50% of those provided. This, of course, leaves approximately 50% of the parking spaces each night empty.

There was considerable variation in the parking used over the sample period. The average of the maximum single parking night for each property was 1.0 cars per unit, or 0.4 cars per bedroom. The maximum parking for any property at any night over the sample period was 1.3 cars per unit, or 0.7 cars per bedroom. The average of the minimum single parking night for each property was 0.6 cars per unit, or 0.2 cars per bedroom. The minimum parking for any property at any night over the sample period was 0.3 cars per unit, or 0.1 cars per bedroom.

PARKING ANALYSIS
ARHA SCATTERED SITES

RHA Scattered Sites Property	Units Size and Distribution				Total Bedrooms of Property	Parking Provided			Summary for Seven Days					
									Parking Used				Empty Spaces	
Location	Total Units	2 BR Units	3 BR Units	4 BR Units		Spaces	Spaces Unit	Spaces BR	Mean Cars Unit	Max. Cars Unit	Max. Cars BR	Max. Cars BR	Mean Empty	Min Empty
3481-3499 Duke St. (Arell Ct.)	10	10			20	16	1.6	0.8	0.9	1.2	0.5	0.6	6.7	4
3108-3120 28th St.	15	7	8		38	26	1.7	0.7	0.5	0.7	0.2	0.3	18.4	16
1700-1718 W. Braddock Rd.	10	10			20	16	1.6	0.8	1.0	1.3	0.5	0.7	5.9	3
57-75 Yale Dr.	10		6	4	34	13	1.3	0.4	1.1	1.3	0.3	0.4	1.9	0
27-55 S. Bragg	15	7	8		38	25	1.7	0.7	0.5	0.5	0.2	0.2	18.0	17
5802-5820 Sanger Ave.	10	4	5	1	27	15	1.5	0.6	0.6	0.9	0.2	0.3	8.9	6
Average							1.6	0.6	0.8	1.0	0.3	0.4	10.0	7.7

29

PARKING ANALYSIS
ARHA SCATTERED SITES

ARHA Scattered Site Properties	Units Size and Distribution				Total Bedrooms of Property	Parking Provided			Actual Parking Used				Actual Parking Used			
									Mon. Oct. 7 10:05 - 11:33 PM				Tue., Oct. 8 10:03 - 11:31 PM			
Location	Total Units	2 BR Units	3 BR Units	4 BR Units	Total Bedrooms of Property	Spaces	Spaces/Unit	Spaces/BR	Cars	Cars/Unit	Cars/BR	Empty Spaces	Cars	Cars/Unit	Cars/BR	Empty Spaces
3131-3199 Duke St. (Arell Ct.)	10	10			20	16	1.6	0.8	10	1.0	0.5	6	12	1.2	0.6	4
3108-3120 28th St.	15	7	8		38	26	1.7	0.7	10	0.7	0.3	16	7	0.5	0.2	19
1700-1718 W. Braddock Rd.	10	10			20	16	1.6	0.8	10	1.0	0.5	6	9	0.9	0.5	7
57-75 Yale Dr.	10		6	4	34	13	1.3	0.4	11	1.1	0.3	2	12	1.2	0.4	1
27-55 S. Bragg	15	7	8		38	25	1.7	0.7	7	0.5	0.2	18	7	0.5	0.2	18
5802-5820 Sanger Ave.	10	4	5	1	27	15	1.5	0.6	6	0.6	0.2	9	6	0.6	0.2	9
Average							1.6	0.6								
									0.8 0.3				0.8 0.3			

PARKING ANALYSIS
ARLH SCATTERED SITES

ARLH Scattered Site Properties	Units Size and Distribution				Total Bedrooms of Property	Parking Provided			Actual Parking Used				Actual Parking Used			
									Wed., Oct. 9 10:35 - 11:54 PM				Thurs., Oct. 10 10:06 - 11:19 PM			
Location	Total Units	2 BR Units	3 BR Units	4 BR Units	Total Bedrooms of Property	Spaces	Spaces/ Unit	Spaces/ BR	Cars	Cars/ Unit	Cars/ BR	Empty Spaces	Cars	Cars/ Unit	Cars/ BR	Empty Spaces
3181-3199 Duke St. (Arell Ct.)	10	10			20	16	1.6	0.8	9	0.9	0.5	7	11	1.1	0.6	5
3108-3120 28th St.	15	7	8		38	26	1.7	0.7	8	0.5	0.2	18	5	0.3	0.1	21
1700-1718 W. Braddock Rd.	10	10			20	16	1.6	0.8	13	1.3	0.7	3	8	0.8	0.4	8
57-75 Yale Dr.	10		6	4	34	13	1.3	0.4	9	0.9	0.3	4	10	1.0	0.3	3
27-55 S. Bragg	15	7	8		38	25	1.7	0.7	6	0.4	0.2	19	7	0.5	0.2	18
5802-5820 Sanger Ave.	10	4	5	1	27	15	1.5	0.6	5	0.5	0.2	10	5	0.5	0.2	10
Average							1.6	0.6								
									0.8				0.7			
									0.3				0.3			

31

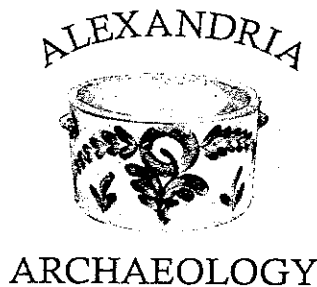
PARKING ANALYSIS
ARIA SCATTERED SITES

ARIA Scattered Site Properties	Units Size and Distribution				Total Bedrooms @ Property	Parking Provided			Actual Parking Used				Actual Parking Used			
									Fri., Oct. 11 10:03 - 11:14 PM				Sat., Oct. 12 10:04 - 11:20 PM			
Location	Total Units	2 BR Units	3 BR Units	4 BR Units	Total Bedrooms @ Property	Spaces	Spaces/ Unit	Spaces/ BR	Cars	Cars/ Unit	Cars/ BR	Empty Spaces	Cars	Cars/ Unit	Cars/ BR	Empty Spaces
3481-3499 Duke St. (Arell Ct.)	10	10			20	16	1.6	0.8	8	0.8	0.4	8	7	0.7	0.4	9
3108-3120 28th St	15	7	8		38	26	1.7	0.7	5	0.3	0.1	21	9	0.6	0.2	17
1700-1718 W. Braddock Rd.	10	10			20	16	1.6	0.8	8	0.8	0.4	8	11	1.1	0.6	5
57-75 Yale Dr.	10		6	4	34	13	1.3	0.4	13	1.3	0.4	0	11	1.1	0.3	2
27-55 S. Bragg	15	7	8		38	25	1.7	0.7	6	0.4	0.2	19	8	0.5	0.2	17
5802-5820 Sanger Ave.	10	4	5	1	27	15	1.5	0.6	9	0.9	0.3	6	5	0.5	0.2	10
Average							1.6	0.6		0.8	0.3			0.8	0.3	

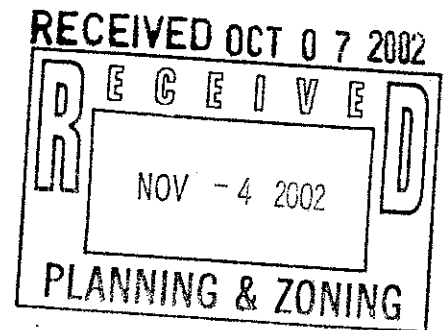
PARKING ANALYSIS
ARHA SCATTERED SITES

ARHA Scattered Site Properties	Units Size and Distribution				Total Bedrooms @ Property	Parking Provided			Actual Parking Used			
									Sun., Oct. 13 10:02 - 11:13 PM			
Location	Total Units	2 BR Units	3 BR Units	4 BR Units	Total Bedrooms @ Property	Spaces	Spaces/ Unit	Spaces/ BR	Cars	Cars/ Unit	Cars/ BR	Empty Spaces
3481-3499 Duke St. (Arell Ct.)	10	10			20	16	1.6	0.8	8	0.8	0.4	8
3108-3120 28th St.	15	7	8		38	26	1.7	0.7	9	0.6	0.2	17
1700-1718 W. Braddock Rd.	10	10			20	16	1.6	0.8	12	1.2	0.6	4
57-75 Yale Dr.	10		6	4	34	13	1.3	0.4	12	1.2	0.4	1
27-55 S. Bragg	15	7	8		38	25	1.7	0.7	8	0.5	0.2	17
5802-5820 Sanger Ave.	10	4	5	1	27	15	1.5	0.6	7	0.7	0.3	8
Average							1.6	0.6	0.8		0.3	

33



423 S Reynolds St
ARHA SCATTERED HOUSING
DSUP #2002-0034 Rob McLeod



September 25, 2002

Ms. Lisa Weaver
Architectural Design Group, Inc.
1600 Prince Street
Alexandria, VA 22314

Re: Archaeological Assessment of 1706 Braddock, 423 S. Reynolds and 323 S. Whiting Streets

Dear Lisa,

We received your request for Preliminary Archaeological Assessments for the three Samuel Madden Homes Downtown properties listed above. The results are as follows:

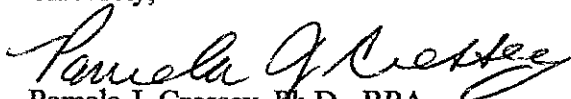
1706 Braddock – We have no record of any site being on this property and there has apparently been extensive ground disturbance, so the potential for significant archaeological resources to be disturbed by development is low. No archaeological action is required.

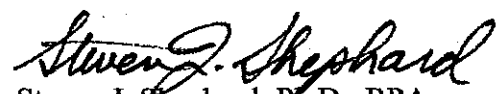
423 S. Reynolds – We have no record of any site being on this property and there has apparently been ground disturbance, so the potential for significant archaeological resources to be disturbed by development is low. No archaeological action is required.

323 S. Whiting – There has been previous ground disturbance on all boundaries of this property, but the extent to which the rest of the land has been disturbed is unknown. We have no record of any site on this property and so request that the owner be asked for any information that there were structures on this land or previous ground disturbance (grading, filling, etc.). This could be provided by maps, written documents or photographs. If there is no indication that the ground has been significantly disturbed, an Archaeological Evaluation is required, consisting of field testing (digging a series of small shovel holes or test squares scattered across the property), analysis of the data gathered and production of a brief report. If a site is identified on the land, further archaeological work will be necessary if destruction of the site by development cannot be avoided.

If you need more information, please contact this office.

Sincerely,


Pamela J. Cressey, Ph.D., RPA
City Archaeologist


Steven J. Shephard, Ph.D., RPA
Assistant City Archaeologist

HART, CALLEY, GIBBS & KARP, P.C.

ATTORNEYS AND COUNSELLORS AT LAW

307 NORTH WASHINGTON STREET
ALEXANDRIA, VIRGINIA 22314-2557TELEPHONE (703) 836-5757
FAX (703) 548-5443
hcgk.law@verizon.netHARRY P. HART
MARY CATHERINE H. GIBBS
HERBERT L. KARPOF COUNSEL
CYRIL D. CALLEY
RETIRE
ROBERT L. MURPHY, 2001

December 13, 2002

The Honorable Kerry Donley, Mayor
and Members of City Council
c/o City Clerk
301 King Street, Room 2300
Alexandria, VA 22314

Re: Docket Item No. 15, DSUP#2002-0034, 423 S. Reynolds Street

Dear Mr. Donley and Members of City Council:

The Applicant and the Staff have worked diligently regarding the above referenced application. In that vein, the Applicant has agreed to most of the conditions recommended by Staff. There remain, however, a few conditions to which the applicant would request changes which the Staff agrees to modify. They are as follows:

Condition No. 5:

The applicant shall continue to refine the elevations of the two townhouse units facing Reynolds Street to reinforce their appearance as the front of a residence by fenestration and door location to the satisfaction of the Director of P&Z. ~~The side of the multi-family building facing Reynolds Street shall also be refined, to include more windows, balconies, additional trim, or a sloping roof, or a combination of these elements to make the elevation more consistent with the Edsall Road elevation shown on the attached illustrations.~~ These architectural refinements shall be completed to the satisfaction of the Director of P&Z, prior to the release of final site plan.

Condition No. 6:

- c. The façade of the townhouse units facing S. Reynolds Street shall be a combination of brick and cementitious siding to the satisfaction of the Director of P&Z. ~~entirely brick because of visibility.~~ Other facades shall be brick or cementitious siding.
- d. The units shall provide varying roof lines as generally depicted on the preliminary

The Honorable Kerry Donley, Mayor
and Members of City Council
December 13, 2002
Page 2

plan.

- e. Roof material and color ~~shall vary between adjoining units~~ shall be done to the satisfaction of the Director of P&Z.

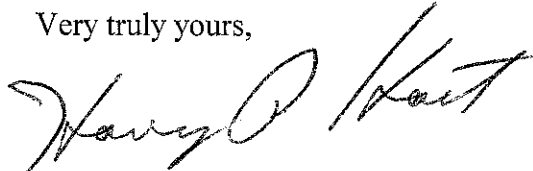
Condition No. 39:

The applicant shall be allowed to make minor adjustments if the changes do not result in a loss of parking or landscaping or an increase in impervious area except for architectural embellishments and screening of solid waste containers to the satisfaction of the Director of P&Z.

Condition No. 45:

Solid waste services for the site shall be provided by the City. ~~In order for the City to provide solid waste service, the following conditions must be met.~~ The development must meet all the minimum street standards. ~~If the standards are met,~~ The developer must provide adequate space ~~within each unit~~ to accommodate a City Standards super can and recycling container for each unit. The containers must be placed inside the units or within an enclosure that completely screens them from view to the satisfaction of the Director of P&Z and T&ES. ~~If these conditions are met,~~ The developer must purchase the standard containers from the City or provide containers that are compatible with City collection system and approved by the Director of T&ES.

Very truly yours,



Harry P. Hart

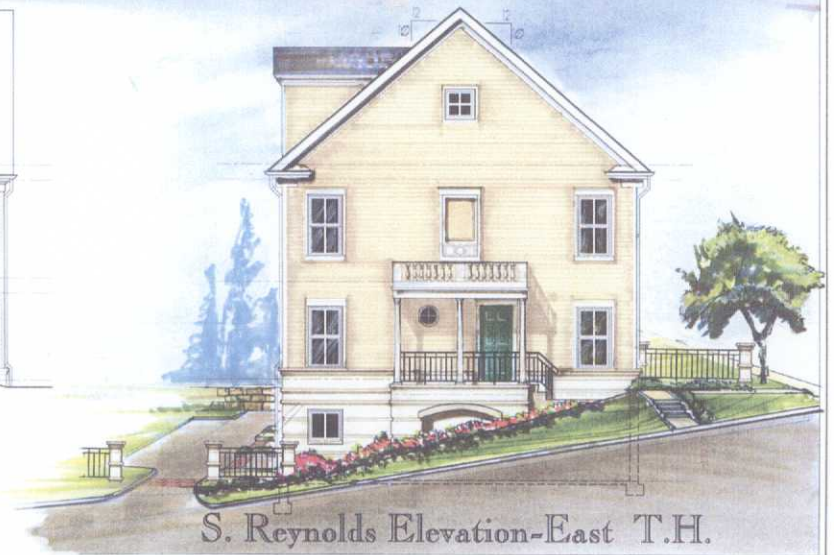
cc: Ms. Eileen Fogarty, Director of Planning & Zoning
Mr. William Dearman, Alexandria Redevelopment Housing Authority



Parking Elevation-South T.H.



Parking Elevation-North T.H.



S. Reynolds Elevation-East T.H.

ARHA

600 N. Fairfax Street Alexandria, VA 22314 (703) 549-7115

Reynolds / Edsall Rd. Site

DATE:
NOV. 20.2002

SCALE: 3/16" = 1'-0"
0 5 10 20

ADG
Architectural Design Group, Inc.
AN AFFILIATE OF THE ADG GROUP, INC. (2001) 0001



Edsall Rd. Elevation-South Flats



Parking Elevation-North Flats



S. Reynolds Elevation-East Flats

ARHA

600 N. Fairfax Street Alexandria, VA 22314 (703) 549-7115

Reynolds / Edsall Rd. Site

DATE:
NOV. 20.2002
SCALE: 3/16" = 1'-0"
0 5 10 20

ADG
Architectural Design Group, Inc.
1000 PINEY CREEK DRIVE SUITE 100 FARMERSBURG, MISSISSIPPI 39062

EDSALL ROAD



Colored Stamped Asphalt
Pilasters & Fencing

SOUTH REYNOLDS STREET

ARHA

600 N. Fairfax Street, Alexandria, VA 22314 (703) 549-7115

Reynolds / Edsall Rd. Site

DATE:
NOV. 20.2002

SCALE: 1" = 16'
16' 32'

ADG
Architectural Design Group, Inc.
ARCHITECTURAL DESIGN GROUP, INC. 1000 N. GLENN STREET, ALEXANDRIA, VIRGINIA 22304 (703) 549-7115

15

APPLICATION for
DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN
DSUP # 2002-0034

PROJECT NAME: ARHA Scattered Sites

PROPERTY LOCATION: 423 S. Reynolds Street

TAX MAP REFERENCE: 57.00-04-08 ZONE: CRMU

APPLICANT Name: Alexandria Redevelopment and Housing Authority

Address: 600 N. Fairfax Street, Alexandria, VA 22314

PROPERTY OWNER Name: City of Alexandria, Office of Housing

Address: 301 King Street, Suite 1100, Alexandria, VA 22314

SUMMARY OF PROPOSAL: DSUP for 18 Affordable Dwelling Units including 12

townhomes and 6 flats, with parking reduction pursuant to § 7-700.

MODIFICATIONS REQUESTED: _____

SUP's REQUESTED: Parking Reduction pursuant to § 7-700.

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

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

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

Harry P. Hart
Print Name of Applicant or Agent

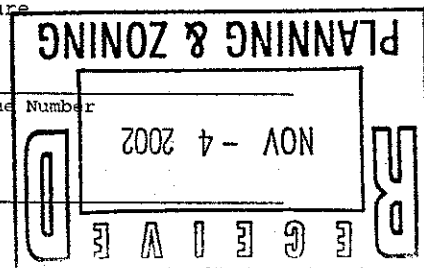
Harry P. Hart
Signature

HART, CALLEY, GIBBS & KARP, P.C.
Mailing Address

(703) 836-5757
Telephone Number

307 N. Washington St., Alex. VA 22314
Mailing Address

Date



DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Application Received: _____	Received Plans for Completeness: _____
Fee Paid & Date: \$ _____	Received Plans for Preliminary: _____
Legal Advertisement: _____	Property Placard: _____

ACTION - PLANNING COMMISSION: 12/3/2002 RECOMMEND APPROVAL 6-0

ACTION - CITY COUNCIL: 12/14/02PH--SEE ATTACHED.

423 S Reynolds St
ARHA SCATTERED HOUSING
DSUP #2002-0034
Rob McLeod

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

13. (continued) City Council approved the Planning Commission recommendation with the changes in conditions as noted [in Attorney Hart's letter dated December 13, 2002] to now read: Condition #1c: "1c. The facade for the unit on Lot 11 shall be a combination of brick and cementitious siding to the satisfaction of the Director of P&Z."; Condition #1d: "1d. The units shall provide varied rooflines as generally depicted on the preliminary plans."; Condition #1e: "1e. The roof material and color shall be done to the satisfaction of the Director of P&Z."; Condition #5: "5. Fencing shall be constructed as indicated on the preliminary plan and maintained in good condition. Type A fencing shall be white, Type B fencing shall be aluminum or steel with a black factory-applied finish. The section of fence at the end unit, adjacent to W. Braddock Road, shall be a brick wall with the same overall dimensions as the fence shown to the satisfaction of the Director of P&Z."; and Condition #38: "38. The applicant shall be allowed to make minor adjustments if the changes do not result in a loss of parking or landscaping or an increase in impervious area except for architectural embellishments and screening of solid waste containers to the satisfaction of the Director of P&Z."

Council Action: _____

14. VACATION #2002-0004
1600-1706 W BRADDOCK ROAD; RADFORD ST; KING ST
ARHA SCATTERED HOUSING - W BRADDOCK RD, RADFORD, KING
Public Hearing and Consideration of a request for vacation of a portion of the public street right-of-way; zoned RB/Residential. Applicant: Alexandria Redevelopment and Housing Authority, by Harry P. Hart, attorney, and appointment of viewers for same.

COMMISSION ACTION: Recommend Approval 6-0

City Council approved the Planning Commission recommendation and authorized the appointment of viewers. Judy Lowe, chair, and Ross Bell and Lee Roy Steele were appointed as viewers.

Council Action: _____

15. DEVELOPMENT SPECIAL USE PERMIT #2002-0034
423 S REYNOLDS ST
ARHA SCATTERED HOUSING - S REYNOLDS ST
Public Hearing and Consideration of a request for a development special use permit, with site plan, for construction of residential townhouses as affordable housing; zoned CRMU-M/Commercial Residential Mixed Use, Medium. Applicant: Alexandria Redevelopment and Housing Authority, by Harry P. Hart, attorney.

COMMISSION ACTION: Recommend Approval 6-0

T&ES, Parks and Recreation and ARHA were requested to get together and look at this particular site in terms of pedestrian access and the ability to get to the nearby park areas for safety and convenience of the residents not only of the ARHA units but Essex House as well.

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

15. (continued) City Council approved the Planning Commission recommendation as amended to read as follows: Condition #5: "5. The applicant shall continue to refine the elevations of the two townhouse units facing Reynolds Street to reinforce their appearance as the front of a residence by fenestration and door location to the satisfaction of the Director of P&Z. These architectural refinements shall be completed to the satisfaction of the Director of P&Z, prior to the release of final site plan."; Condition #6: "6c. The facade of the townhouse units facing S. Reynolds Street shall be a combination of brick and cementitious siding to the satisfaction of the Director of P&Z. Other facades shall be brick or cementitious siding."; "6d. The units shall provide varying roof lines as generally depicted on the preliminary plan."; "6e. Roof material and color shall be done to the satisfaction of the Director of P&Z."; Condition #39: "The applicant shall be allowed to make minor adjustments if the changes do not result in a loss of parking or landscaping or an increase in impervious area except for architectural embellishments and screening of solid waste containers to the satisfaction of the Director of P&Z."; and Condition #45: "45. Solid waste services for the site shall be provided by the City. The development must meet all the minimum street standards. The developer must provide adequate space to accommodate a City Standards super can and recycling container for each unit. The containers must be placed inside the units or within an enclosure that completely screens them from view to the satisfaction of the Director of P&Z and T&ES. The developer must purchase the standard containers from the City or provide containers that are compatible with City collection system and approved by the Director of T&ES."

Council Action: _____

16. DEVELOPMENT SPECIAL USE PERMIT #2002-0035
325 S WHITING ST
ARHA SCATTERED HOUSING - S WHITING ST
Public Hearing and Consideration of a request for a development special use permit, with site plan, for construction of residential multi-family dwellings as affordable housing; zoned RC/Residential. Applicant: Alexandria Redevelopment and Housing Authority, by Harry P. Hart, attorney. *J*

COMMISSION ACTION: Recommend Approval 6-0

Councilman Euille explained that on an informal basis the Wygul family has been supporting entry-level jobs for community residents, including some public housing residents, for many years. He announced that Wygul Automotive Clinic will formalize the program to partner with ARHA in awarding automotive service and repair grants to all ARHA residents. These grants will be issued by ARHA for free vehicle service at any one of the Wygul Automobile Clinics and is a 10-year commitment, \$5,000 a year up to \$50,000, to be administered by ARHA for their residents.

Councilman Speck requested that a community liaison be established for that area to address some of the issues that are occurring there now.