

EXHIBIT NO. 1

5  
3-15-08

Docket Item # 5  
SPECIAL USE PERMIT # 2008-0006

Planning Commission Meeting  
March 4, 2008

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

**APPLICANT:** Wesley Notabene Limited Partnership

**STAFF:** Richard W. Bray  
Richard.bray@alexandriava.gov

**LOCATION:** 627 Notabene Drive

**ZONE:** RA/Residential

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**PLANNING COMMISSION ACTION, MARCH 4, 2008:** By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

The Planning Commission noted the receipt of a letter opposing the proposed parking reduction.

Reason: The Planning Commission agreed with the staff analysis.

**STAFF RECOMMENDATION:** Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.



## I. DISCUSSION

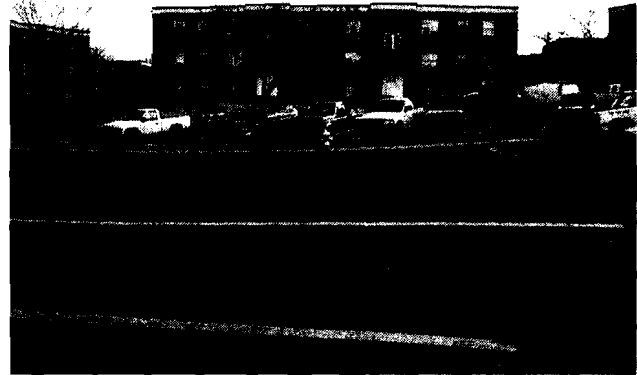
### REQUEST

The applicant, Wesley Notabene Limited Partnership, requests special use permit approval for a parking reduction located at 625 & 627 Notabene Drive.

### SITE DESCRIPTION

The subject property is three lots of record with 395 feet of frontage on Notabene Drive and a total lot area of 41,975 square feet. The site is developed with three garden style apartment buildings. Access to the property is from Notabene Drive.

The surrounding area is occupied by a mix of residential uses. Immediately to the north and west are single family semi-detached houses. To the south and east are garden style, multi family apartments.



### PROPOSAL

The applicant proposes to renovate the Beverly Park Apartments, consisting of three garden style buildings providing affordable housing to Alexandria residents. The renovations will exceed 33 1/3% of the value of the buildings which requires the property to comply with current parking regulations. The improvements will include new windows and entrances, improved security lighting and full interior remodeling. The total number of units will be reduced from 41 to 33.

### PARKING

According to Section 8-200(F)(1)(B) of the Zoning Ordinance, any building that is significantly altered after January 27, 1987 shall comply with the parking requirements of the Ordinance. Significantly altered means:

“the reconstruction, remodeling or rehabilitation of, or other physical changes to, a structure or building, or a portion thereof, over any two-year period, whether or not involving any supporting members of the structure or building and whether altering interior or exterior components of the structure or building, which involves expenditures amounting to 33 1/3 percent or more of the market value of the structure or building, or portion thereof, at the time of the application for an alteration permit.”

Construction estimates have shown that the applicant's desired renovations would exceed 33 1/3 of the market value of the building. The number and size of units is as follows:

Studio/1 BR	25
2 BR	6
3 BR	2
Total	33

Based on current zoning, the applicant is required to provide a total of 48 parking spaces.

The applicant proposes to retain the current 28 parking spaces and requests a parking reduction of 20 spaces.

#### ZONING/MASTER PLAN DESIGNATION

The subject property is located in the RA/Multi-family zone. The historic and current use is consistent with the Potomac West Small Area Plan chapter of the Master Plan which designates the property for multi family residential use.

## **II. STAFF ANALYSIS**

Staff supports the application for a parking reduction. The apartments have been in existence since the 1940s with the current parking conditions. The renovations that are triggering the parking requirements will reduce the number of units in the Beverly Park Apartments by eight units, thereby reducing the parking demand. There is public transportation available on West Glebe Road and Mount Vernon Avenue to provide alternative means of transportation. There is ample on street parking available on Notabene Drive and staff has not received any reports of parking issues in the neighborhood.

## **III. RECOMMENDED CONDITIONS**

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

1. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements. (P&Z)
2. Housing shall be maintained as affordable in accordance with the deed of easement and restrictive covenants. (P&Z)
3. The applicant shall be required to provide small scale landscape enhancements on the subject property. Such enhancements may include planting beds, tree plantings, parking lot screening, dumpster screening, and erosion control measures. (RP&CA)

4. A landscape plan, in compliance with the City of Alexandria Landscape Guidelines, shall be submitted to the satisfaction of the Director of RP&CA. (RP&CA)
5. All landscaping shall be well maintained and replaced as needed. (RP&CA)
6. The applicant shall be required to control weeds within 12 feet of their front property line in compliance with City Ordinance No. 2698, 6/12/82, Sec. 2; Ordinance No. 2878, 11/12/83, Sec. 1 (RP&CA)
7. 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 which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, (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: Richard Josephson, Acting Director, Department of Planning and Zoning;  
Richard Bray, Urban Planner.

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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.

#### IV. CITY DEPARTMENT COMMENTS

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

##### Transportation & Environmental Services:

F-1 No Comment

##### Code Enforcement:

- C-1 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five 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.
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Construction permits are required for this project. Plans shall accompany the permit application that fully details the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-4 New construction shall comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-5 Accessibility for existing buildings shall comply with Section – 3409 of the USBC.
- C-6 A Building permit is required for the proposed project.

##### Health Department:

F-1 No Comment

Parks & Recreation:

- R-1 The applicant shall be required to provide small scale landscape enhancements on the subject property. Such enhancements may include planting beds, tree plantings, parking lot screening, dumpster screening, and erosion control measures.
- R-2 A landscape plan, in compliance with the City of Alexandria Landscape Guidelines, shall be submitted to the satisfaction of the Director of RP&CA.
- R-3 All landscaping shall be well maintained and replaced as needed.
- R-4 The applicant shall be required to control weeds within 12 feet of their front property line in compliance with City Ordinance No. 2698, 6/12/82, Sec. 2; Ordinance No. 2878, 11/12/83, Sec. 1

Police Department:

- F-1 No Comment



## APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2008-0006

PROPERTY LOCATION: 627 Notabene Drive (includes 613, 625, & 641)

TAX MAP REFERENCE: 007-1-3-9, 10, 11 ZONE: RA

**APPLICANT:**

Name: Wesley Notabene Limited Partnership

Address: 5515 Cherokee Avenue, Suite 200 Alexandria, VA 22312

PROPOSED USE: Renovation of existing rental apartments

☒ **THE UNDERSIGNED**, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 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 staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

☒ **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 IV, Section 4-1404(D)(7) 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 Director of Planning and Zoning 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.

Troy D Cropper  
Print Name of Applicant or Agent

Troy D. Cropper 1/16/08  
Signature Date

5515 Cherokee Avenue, #200  
Mailing/Street Address

(703) 642-3830 (703) 941-1724  
Telephone # Fax #

Alexandria VA 22312  
City and State Zip Code

tcropper@whdc.org  
Email address

ACTION-PLANNING COMMISSION: \_\_\_\_\_ DATE: \_\_\_\_\_

ACTION-CITY COUNCIL: \_\_\_\_\_ DATE: \_\_\_\_\_



SUP # 2008-0006

**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of 627 Notabene Drive, I hereby  
(Property Address)  
grant the applicant authorization to apply for the parking reduction use as  
(use)  
described in this application.

Name: Wesley Notabene Limited Partnership Phone (703) 642-3830  
Please Print

Address: 5515 Cherokee Ave, #200 Alexandria, VA 22312 Email: Smurphy@whdc.org

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

☒ Required floor plan and plot/site plan attached.

☐ Requesting a waiver. See attached written request.

2. The applicant is the (check one):

☒ 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 or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent.

Wesley Housing Development Corporation of Northern Virginia -

99.99% ownership, Original Limited Partner

Notabene, Inc. - .01% ownership, General Partner

Same Address: 5515 Cherokee Ave, #200 Alexandria, VA 22312

SUP # 2008-0006

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? N/A

N/A

☐ **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

**3.** The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

Please see attached sheet

## #3) Narrative Description:

Beverly Park Apartments is a multi-family rental property built in the 1940s that currently includes three garden-style buildings with 41 apartment units. Wesley Housing Development Corporation (WHDC), a non-profit affordable housing provider, purchased the property in October 2005 with financial assistance from the City of Alexandria. The property is owned by a limited partnership, Wesley Notabene Limited Partnership, of which Wesley Housing Development Corporation is the original limited partner. The property is managed by an affiliate of WHDC. Beverly Park Apartments contains small units in need of significant rehabilitation.

Planned renovations will provide much needed improvements to the physical condition of the building as well as to the quality of life of the residents. Renovations will include new windows, entrances, and full interior renovations. Improved site lighting will also be added for security. The number of apartment units at the site will be reduced from the current 41 to 33. The renovation will alter the current mix from all one-bedroom units to 7 studio units, 18 one-bedroom units, 6 two-bedroom units, and 2 three-bedroom units.

The rehabilitation required will exceed 33 1/3 % of the value of the buildings, triggering the City's provision for current parking requirements. Beverly Park's parking was previously grandfathered in with 28 spaces for 41 units. Based on the reconfiguration to 33 units, current code requires 47.4 parking spaces (see below).

	# of units	Spaces per Unit Required	Total Required Parking Spaces
Studio/1BR	25	1.3	32.5
2 BR	6	1.75	10.5
3 BR	2	2.2	4.4
Total	33		47.4

WHDC proposes to maintain the current 28 parking spaces at the site and is requesting a waiver of the requirement for 48 spaces, and a parking reduction of 20 spaces.

WHDC requests a special use permit for a parking reduction at Beverly Park. The surrounding area is a mix of semi-detached homes and primarily other garden style apartment buildings. This is the only property among similar garden style apartments along Notabene Drive and Old Dominion Drive that has its own, designated off-street parking lot. Similar buildings in the surrounding area must rely on on-street parking alone. Each semi-detached homes in the immediate area has an individual driveway which provides off-street parking for 1 to 3 vehicles. Beverly Park currently has 28 spaces designated to the property. The parcel does not allow for any additional parking spaces. The lot provides the maximum number of spaces with one way access and diagonal parking.

WHDC has a mission of providing affordable housing. Financing through the federal low-income housing tax credit (LIHTC) program, as well as low-interest loans from federal, state, and local sources will insure long-term affordability and stable rents at this property, meeting an important and established need in the City of Alexandria. Low and moderate income renters, earning between 50% and 60% of the Area Median Income, are targeted for occupancy.

This request deserves consideration for the following reasons:

- The renovation project will reduce the total number of units by eight and result in a reduced parking demand from current levels.
- The request is triggered by the proposed renovation plan for the property which is greatly needed and will create noticeable improvements. Without the improvements, the property's substandard conditions would persist.
- The proposed renovations and investment in this property will preserve affordable housing and meet an overwhelming affordable housing need in the City of Alexandria.
- The property is accessible to public transportation, as it is located 950 feet from a public bus stop on Glebe Road.

**USE CHARACTERISTICS**

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

☐ a new use requiring a special use permit,

☐ an expansion or change to an existing use without a special use permit,

☐ an expansion or change to an existing use with a special use permit,

☒ other. Please describe: parking requirements triggered by significant renovations

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).

Three apartment buildings will house 33 rental units. The number of residents will vary from an estimated 50 to 65, including 1/3 children. Residents will typically be home in the evenings

- B. How many employees, staff and other personnel do you expect?

Specify time period (i.e., day, hour, or shift).

One site manager is planned with business hours Monday to Friday. A part-time maintenance person will be onsite at similar hours 5 days.

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

Day:

Hours:

continuous - residential apartments

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

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

Normal noise levels for apartment use will occur.

There is no expected noise change from current use.

- B. How will the noise be controlled?

N/A

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

N/A

9. Please provide information regarding trash and litter generated by the use.

- A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

Normal trash generated by residential apartments.

- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

4 dumpsters of garbage per week. 2 dumpsters  
located onsite

- C. How often will trash be collected?

Two times per week, and special pick-ups when necessary.

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

Property management will monitor the property.

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

[ ] Yes.

[☒] No.

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

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

☒ Yes.      ☐ No.

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

Occasional routine maintenance may require commercially available paint to be handled and stored onsite. Approximately 1 can per month is expected to be used. Containers will be properly disposed of when empty.

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

Improved site lighting, onsite property manager, and maintenance oversight.

### ALCOHOL SALES

13.

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

☐ Yes      ☒ No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

N/A

**PARKING AND ACCESS REQUIREMENTS**

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

26 Standard spaces  
 \_\_\_\_\_ Compact spaces  
2 Handicapped accessible spaces.  
 \_\_\_\_\_ Other.

**Planning and Zoning Staff Only**

Required number of spaces for use per Zoning Ordinance Section 8-200A \_\_\_\_\_

Does the application meet the requirement?

☐ Yes ☐ No

- B. 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?

\_\_\_\_\_

**PLEASE NOTE:** 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.

- C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

☒ Parking reduction requested; see attached supplemental form

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

- A. How many loading spaces are available for the use? 0

**Planning and Zoning Staff Only**

Required number of loading spaces for use per Zoning Ordinance Section 8-200 \_\_\_\_\_

Does the application meet the requirement?

☐ Yes ☐ No



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

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

Trash pickup will occur two times per week during daytime  
hours.

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

Two times per week

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

Street Access is adequate.

## 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? N/A square feet.

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

24,842 sq. ft. (existing) + 0 sq. ft. (addition if any) = 24,842 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: \_\_\_\_\_

☒ other. Please describe: 3 individual buildings on one lot with offstreet  
parking lot

End of Application



## APPLICATION - SUPPLEMENTAL

### PARKING REDUCTION

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

**1. Describe the requested parking reduction.** (e.g. number of spaces, stacked parking, size, off-site location)

The off-street parking lot at Beverly Park contains 26 spaces, the maximum number possible by having one way access and diagonal parking. A significant renovation of the property, which will result in a reduction in the number of units from 41 to 33, has triggered current City off-street parking requirements. Based on the new unit number and mix, 47.4 parking spaces are required. Additional spaces beyond the 26 existing cannot be added due to site constraints.

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

Beverly Park Apartments is over 50 years old and is the only property among similar neighbors to provide any on-site parking. The property is planned for major rehabilitation, providing much needed enhancements, which triggers this request. The tax credit financing of the renovation will insure long-term affordability, meeting a crucial city need. The proposed renovations will result in decreased parking demand from the present due to a reduction in the number of units from 41 to 33.

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

There is not adequate area within the parcel to add additional parking spaces. The existing parking lot has been maximized for the greatest number of spaces with diagonal parking and one-way access. Any further parking spaces would remove limited open space, and are not feasible due to site constraints.

**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.

**Parking Management Plan  
Beverly Park Apartments  
613, 625, 627, and 641 Notabene Drive  
Alexandria, VA**

Wesley Housing Development Corporation is planning a major renovation of Beverly Park Apartments, located at 613, 625, 627, and 641 Notabene Drive. The renovation will greatly improve existing conditions and reduce the number of units at the property from 41 to 33. The cost of the renovation, exceeding 33.3 of the value of the buildings, triggers current Alexandria off-street parking requirements, which would be as follows for the newly renovated building:

	# of units	Spaces per Unit Required	Total Required Parking Spaces
Studio/1BR	25	1.3	32.5
2 BR	6	1.75	10.5
3 BR	2	2.2	4.4
Total	33		47.4

Currently 28 parking spaces are available at Beverly Park, where the number of parking spaces is maximized by providing one way access and diagonal parking. Beverly Park is the only property among similar 3-story neighboring apartment buildings with any onsite parking. The high-rise Brookside Apartments at the corner of Notabene Road (north) and Old Dominion Blvd has its own off-street parking lot.

Currently Beverly Park residents must have a parking decal to park in the off-street lot; cars without decals are towed from the lot. Cars must be legally registered in the Commonwealth of Virginia to receive a decal. Tenant(s) at Beverly Park have on average 1.5 cars per unit. The parking lot is well-utilized at this time in the evening. Each unit is only allowed one parking lot decal. Once the property is fully occupied, a waiting list for parking decals will be created on a first-come, first-served basis.

On-street parking has no residential restrictions in this area. On-street parking is available on both sides of Notabene Drive. The Notabene Drive is a one-way street which turns runs into Four Mile Road, where it becomes two ways. Approximately 31 on-street spaces are available on the west side of Notabene and its continuation on Four Mile Road, and 43 spaces on the east side. Diagonal parking is permitted on the one way section of Notabene on the east side.

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On-street parking is available on both sides of the western leg of Four Mile Road. Approximately 21 on-street parking spaces are available on the south side of Four Mile Road and 17 on the north side between Notabene Drive and Milan Drive.

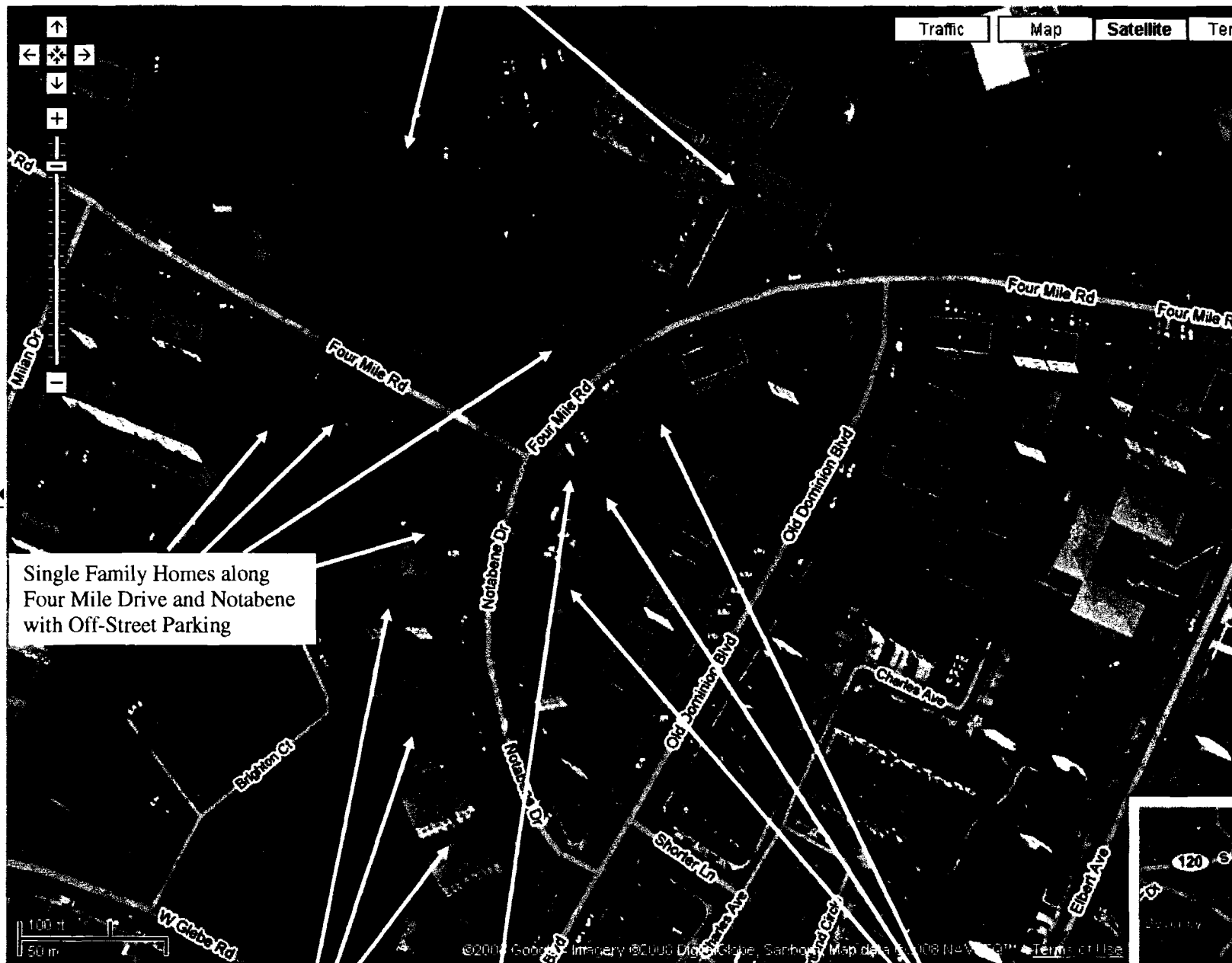
A number of semidetached homes exist in the neighborhood along Notabene and Four Mile Road. Please see the attached aerial for the location of these homes. Each home has its own driveway providing off-street parking for between 1 and 3 vehicles. There are 10 semidetached homes along Notabene, and 38 along Four Mile between Notabene and Milan Drive.

While on-street parking is fairly limited and demand high, Beverly Park does provide off-street parking to a majority of its residents, while many neighboring buildings do not. Additionally, renovations will reduce the number of units at the site, resulting in decreased local parking demand.

A visit to the site in the evening of January 9<sup>th</sup> 2008 showed approximately 95% of the total 112 off-street parking spaces on Notabene Drive and Four Mile Road (between Notabene and Milan) occupied. The Beverly Park parking lot was additionally approximately 95% occupied (one vacant space).

Public transportation is available within 950 feet at a DASH stop located on West Glebe Road.

Brookside Apartments  
with off-street parking lot



Single Family Homes along  
Four Mile Drive and Notabene  
with Off-Street Parking

Similar neighboring buildings  
with no off-street parking

**Beverly Park Off-  
Street Parking Lot**

**Beverly Park Apartments:  
3 Buildings**

5UP2008-0006  
N



Beverly Park Apartments: 641 Notabene Drive



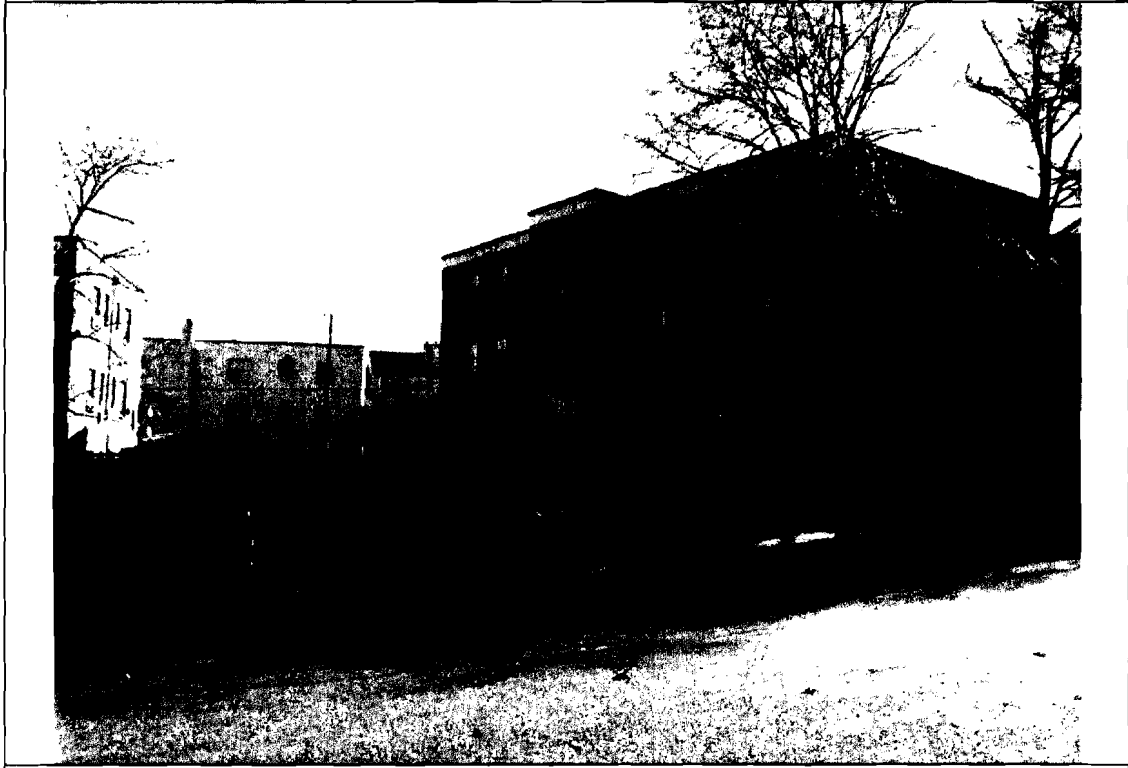
Beverly Park Apartments Off-Street Parking Lot Looking North (daytime photo, low usage)

Beverly Park Apartments Special Use Permit Application

SUP<sup>#</sup> 2008-0006



Beverly Park Apartments Parking Lot Looking South (daytime photo)



Beverly Park Apartments: 613 Notabene Drive

SUP 2008 0006

Beverly Park Apartments Special Use Permit Application



Garden Style Apartment Complexes on Notabene Drive with No Off-Street Parking



Garden Style Apartment Complexes on Notabene Drive with No Off-Street Parking



Beverly Park Apartments Special Use Permit Application

SUP 2008-0006



Looking West Along Western Leg of Four Mile Road:  
Semi-Detached Homes with Off-Street Driveway Parking as well as On-Street Parking



Semi-Detached Homes with Off-Street Driveway Parking on Four Mile Road

Beverly Park Apartments Special Use Permit Application

SUP2008-0006



Semi-Detached Homes with Off-Street Driveway Parking on Four Mile Road



Off-Street Parking at the Brookside Apartments at Four Mile Rd and Old Dominion Blvd







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7TH FLOOR  
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FAX 703.525.2207

SEAN S. KUMAR  
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FAX: 703.525.2207  
skumar@beankinney.com

March 3, 2008

**VIA ELECTRONIC MAIL**

To the Members of the Alexandria Planning Commission

**Re: March 4, 2008 Docket Item #5 - Request for Parking Reduction**

Dear Commissioners:

Please accept this letter on behalf of the Board of Directors of the Home Owner's Association for Lenox Place at Sunnyside in Alexandria ("the Board") regarding the parking reduction requested by the Wesley Notabene Limited Partnership for 627 Notabene Drive. The SUP request, #2008-0006, is listed as Docket Item #5 for the Planning Commission Meeting on March 4, 2008.

Unfortunately the Board only recently became aware that this matter is on the docket so we apologize for getting this letter to you just before the meeting date. The Board sees a number of issues specifically related to parking that it must bring to the attention of the Planning Commission and Council and respectfully requests that no SUP for a parking reduction be granted.

The Board is aware of Staff's position that the rehabilitation of this property will benefit the neighborhood and that the change will actually bring the property closer to compliance with the parking requirement than it presently is. The Board is supportive of improvements to the neighborhood in general and in particular to the rehabilitation of deteriorating or dilapidated housing. While the Board does not oppose the improvement of the Wesley Property at Notabene, it objects to the granting of the requested special use permit granting a parking reduction at this time. Even though this project may result in a net increase in the required parking by the City's calculations, the Board feels that no additional SUPs of this kind should be



granted, for new construction or renovations, until the parking situation for the neighborhood is considered as a whole and goals and plans are put in place to alleviate the overcrowding.

The Board takes exception to the comment in the Staff Report that states that “[t]here is ample on street parking available on Notabene Drive and staff has not received any reports of parking issues in the neighborhood.” See Page 4, Staff Report under “Staff Analysis.” The Board and the residents of Lenox have personally experienced the severe parking problem in the neighborhood and on Notabene Drive. While the Board had not made any recent complaints about parking with regard to this project, it had raised the issue with Staff over a year ago when the City’s financing of this project was being considered and was told to wait until the planning was under review.

Additionally, other parking surveys, studies such as the Arlandria Master Plan, and recent projects like the proposed ARHA rehabilitation at Glebe Park, have illustrated the parking problems in the area.

- There is a severe parking shortage in the area and the Board believes that a 2001 City parking survey calculated the overall neighborhood parking deficit to be in the range of 300 spaces.
- There is a severe lack of off-street parking in the area and many buildings in the area have no off-street parking for their residents. The Board estimates that there at least 10 buildings, each with approximately 12 units, that provide no off-street parking for their residents.
- Many of the units in the area, particularly in Glebe Park, are not even occupied due to the deterioration of the units. Based on some estimates the Board believes that up to half the units in Glebe Park alone may be empty due to the state of disrepair. This means that as these various buildings are either renovated or newly developed, they will undoubtedly increase the actual population in the area and accordingly, the demand for parking.
- It may not be economically feasible to develop new construction in the area with adequate off-street parking. Even the proposed publicly subsidized Glebe Park redevelopment does not accomplish that.

For the reasons stated above, the Board is of the opinion that these projects should not be allowed to proceed on a case by case basis without first developing a plan to address the parking issues in the area.

On behalf of the Board, I would like to thank City Staff; in particular, Messrs. Richard Josephson and Richard Bray for meeting with representatives from the Board on short notice to hear their concerns. While no change came from that meeting with regard to staff

BK  
NK

recommendations on this particular project, some positive things did come from it and we hope that can be expanded upon.

At the meeting, Staff recognized that the Board and other groups in the Arlandria area should have been notified of this request and involved in the process earlier on. Hopefully in the future this will be remedied. Staff also promised to look at a 2001 parking survey previously conducted by the City as well as the Arlandria Plan, particularly as it relates to parking issues, in an effort to make sure that past recommendations are better incorporated into planning efforts in the area in the future. While the Board is pleased with these suggestions and hopes they take effect, it would like to see additional efforts by the City to address the parking issues in Arlandria. We are hopeful that Council and the Planning Commission can direct and or assist staff to start proactively looking for short and long term solutions to this parking shortage. The Board looks forward to assisting in any such efforts where possible and is hopeful that members of the Planning Commission and Council will discuss this issue when considering this SUP and try to identify substantive ways in which the parking problem in this area can be alleviated.

Thank you for your time and attention.

Respectfully,



Sean S. Kumar, Esq.  
Counsel for the Board of Directors  
of the HOA of Lenox Place at Sunnyside

cc:

Planning Staff – Director Faroll Hamer; Dep. Director Richard Josephson; Planner, Richard Bray  
The Board of the HOA of Lenox



## APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2008-0006

PROPERTY LOCATION: 627 Notabene Drive (includes 613, 625, + 641)

TAX MAP REFERENCE: 007-1-3-9, 10, 11 ZONE: RA

**APPLICANT:**

Name: Wesley Notabene Limited Partnership

Address: 5515 Cherokee Avenue, Suite 200 Alexandria, VA 22312

PROPOSED USE: Renovation of existing rental apartments

☒ **THE UNDERSIGNED**, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 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 staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

☒ **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 IV, Section 4-1404(D)(7) 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 Director of Planning and Zoning 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.

Troy D Cropper  
Print Name of Applicant or Agent

Troy D. Cropper 1/16/08  
Signature Date

5515 Cherokee Avenue, #200  
Mailing/Street Address

(703) 642-3830 (703) 941-1724  
Telephone # Fax #

Alexandria VA 22312  
City and State Zip Code

tcropper@whdc.org  
Email address

By unanimous consent, recommended approval 3-3-08  
**ACTION-PLANNING COMMISSION:** \_\_\_\_\_ **DATE:** \_\_\_\_\_  
**ACTION-CITY COUNCIL:** CC approved PC recommendation 7-0 3/15/08 **DATE:** \_\_\_\_\_  
(see attachment)



**END OF ACTION CONSENT CALENDAR**

City Council approved the Action Consent Calendar, with the exception of docket items #3 and #5, which were considered under separate motions. The approval was as follows:

3. City Council approved the Planning Commission recommendation.  
**(separate motion)**

4. City Council approved the Planning Commission recommendation .

5. City Council approved the Planning Commission recommendation with the recognition in the final staff report that there are parking issues in the neighborhood that will be addressed . **(separate motion)**

Council Action: \_\_\_\_\_

**REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER**

**\*\*\*Please note : The following items were heard after docket item #13\*\*\***

5.1. Introduction and First Reading. Consideration. Passage on First Reading of an Ordinance to Establish the General Real Estate and Personal Property Tax Rates for Calendar Year 2008. (#28.1, 3/11/08)

City Council: (1) passed the proposed ordinances on first reading; and (2) advertised them for public hearing on Tuesday, April 22, and second reading and final passage on Monday , May 5. The ordinance reflects :

1. A base real estate tax rate on residential property for calendar year 2008 from 83 cents up to 86 cents;

2. A personal property tax rate on vehicles and business tangible property for calendar year 2008 of \$4.75 per one hundred dollars of valuation .

Council Action: \_\_\_\_\_

5.2 Introduction and First Reading. Consideration. Passage on First Reading of an Ordinance to Establish the Additional Real Estate Tax Rate for Commercial and Industrial Property for Calendar Year 2008. (#28.2, 3/11/08)

City Council: (1) passed the proposed ordinances on first reading; and (2) advertised them for public hearing on Tuesday, April 22, and second reading and final passage on Monday , May 5. The ordinance reflects :

1. An add-on real estate tax rate on non-residential commercial and industrial property for calendar year 2008 to be dedicated for transportation purposes