

Docket Item #4
SPECIAL USE PERMIT #2003-0096

Planning Commission Meeting
November 6, 2003

ISSUE: Consideration of a request for a special use permit to expand a community center/health clinic and a parking reduction.

APPLICANT: Alexandria Neighborhood Health Services, Inc. (ANHSI)
by Jenneel Charles, R.N., Ph.D., Executive Director

LOCATION: 3802 and 3804 Executive Avenue

ZONE: RA/Residential

STAFF RECOMMENDATION:

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

1. The special use permit shall be granted to the applicant only. (P&Z) (SUP 2748)
2. The hours of operation shall be limited to 8:00 A.M. to 9:00 P.M., Monday through Friday. (P&Z) (SUP 2748)
3. The applicant shall post the hours of operation at the entrance to the facility. (P&Z) (SUP 2748)
4. **CONDITION AMENDED BY STAFF:** The ~~new~~ applicant shall contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 for a security survey for the business and robbery awareness program for employees. (Police) (~~SUP#2001-0085~~)

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

DISCUSSION:

1. The applicant, Alexandria Neighborhood Health Services, Inc. (ANHSI), requests special use permit approval to expand an existing community health center located at 3802 and 3804 Executive Avenue.
2. The subject property is one lot of record with 1,127 feet of frontage on Executive Avenue, 152 feet of depth and a total lot area of approximately four acres. The site is developed with eight, three-story multi-family residential apartments. The subject not-for-profit community facility is located on the first floors of the east wings of the buildings at 3802 and 3804 Executive Avenue. The buildings are part of the Presidential Greens apartment complex. Behind the building are townhomes. Parking for the complex is located along Executive Avenue.
3. The applicant, Alexandria Neighborhood Health Services, Inc. (ANHSI) is a 501(c)(3) organization created in 1997 to manage and fund the Arlandria Health Center for Women and Children in partnership with the Alexandria Health Department and is the lessee of space at the Presidential Greens apartment complex. This space includes apartment D1, D2, and D3 at 3804 Executive Avenue, totaling 2,100 square feet, and apartment D1 at the adjacent building at 3802 Executive Avenue, totaling 688 square feet. Between the two sites, ANHSI leases a total of 2788 square feet, operating under SUP#2001-0085.
4. The Alexandria Center for Women and Children, located at 3804 Executive Avenue, within the Presidential Greens Apartments, was established in 1994 (SUP#2748) and has been expanded several times since then (SUPs #2748-A, #97-0125, and #2001-0085).
5. The applicant now requests special use permit approval to expand the facility into two additional apartment units immediately behind 3802-D1 to include D2 and D3 to accommodate additional services that will be offered from the facility. The expansion will add 1,373 square feet to the existing space and be used for counseling, administrative services, and offices. The additional services are being added in order to meet the requirements of the Community Health Center grant from the Bureau of Primary Health Center, Health Resources and Services Administration, part of the Department of Health and Human Services.

With award of grant monies anticipated in December 2003, the health center must open as a Federally Qualified Community Health Center (FQCHC) by March 2004.

The applicant anticipates that the arrangement will be a temporary one. ANHSI is currently negotiating a lease for a new space of 7,500 square feet located at 210 West Glebe Road. The projected target date for completion of construction and renovation at the new location

is July 2004. This application is necessary in order for the applicant to meet the deadline to open the facility as dictated by the grant.

6. Currently, services at the health center are divided into routine, preventive and wellness care, such as immunizations and annual physicals; minor illness care; and family support services, including case management services that provides assistance accessing other community services and mental health counseling. All health and medical care services occur at 3804 Executive Avenue; family support and mental health services, as well as an administrative office, are housed at 3802 Executive Avenue.

All clients of the health center are low-income families (200% at or below the federal poverty level) and reside in Alexandria, VA. (The Health and Human Services Poverty Guidelines identified the federal poverty measure for a family of four, in the 48 contiguous states and D.C. in the year 2003 to be \$18,400.). Most clients are Hispanic and live close to the clinic, including in the Presidential Greens complex. Approximately 2,600 women and children are served annually at this facility with an average daily visit rate of approximately 35 patients at the health care site and 10 clients for family support services. The current hours of operation are:

8:30 a.m. to 5:30 p.m. Monday, Wednesday, and Thursday,
8:30 a.m. to 7:30 p.m. Tuesday
8:30 a.m. to 3:30 p.m. Friday

Fourteen employees currently staff the center.

7. The expansion of services will include (1) adding male clients to the current client base; and (2) enhancing pharmacy and lab services. As an FQCHC, the health center must serve all individuals regardless of residency or income. However, because of space limitations, daily visits cannot increase beyond an average of 55 at the clinical site (3804) and 12 at the family services site (3802).

In addition, the clinic site will remain open until 7:30 p.m. on Thursday evening, adding two hours to the schedule, and six staff positions will be added. Additional services, such as dental care services, are mandated by the federal grant, but will be contracted with the Alexandria Health Department off-site.

8. Section 8-200 (A)(7) of the zoning ordinance requires one off-street parking space for every 200 square feet of floor area in a community center. A community center of 4,161 square feet is required to provide 21 off-street spaces. Although previous staff reports indicate that 15 off-street spaces were allocated to the facility, the applicant now indicates that there is no parking designated specifically for the use, but that it utilizes the 244 shared spaces along

Executive Avenue also used by the residents of Presidential Greens. Therefore, the applicant is not able to comply with the parking requirement, and requests a total parking reduction of 21 spaces.

In support of the parking reduction, the applicant states that the clients served by the health center are nearly all residents of the Arlandria area, many living in the Presidential Greens complex. The applicant states that it has not been necessary to allocate specific spaces for the use, which would eliminate spaces available to residents. A majority of the clients generally walk to the center, take public transportation or are dropped off by someone else. In addition, clinic hours are primarily daytime hours during the week when the greatest number of complex spaces are available. Of the current 14 employees, at least three do not drive to work. The applicant conducted a survey of parking capacity during a weekday morning, which revealed that 145 spaces, or 63% capacity, were available along Executive Avenue, or 63% of the capacity. The units operated by the center (3802 and 3804) are located towards the southern end of the complex where the number of vacant spaces was higher than the overall rate for the block. Additionally, the facility has been operating since 1994, and staff is not aware of any problems associated with parking at this location.

9. Trash from the facility includes office trash, as well as a limited amount of medical waste. Approximately one can of trash a day will be generate by each office, and limited medical waste. Cleaning staff empty regular trash daily to the complex dumpsters which are picked up daily by the apartment management. Medical waste is picked up as needed by the Alexandria Health Department, which amounts to approximately once every two weeks. The applicant has not observed a littering problem caused by the center, however, staff check for litter when entering or exiting the workplace.
10. On October 10, 2003, staff visited the subject property to determine if the business was in compliance with the conditions of its special use permit, and found no violations of the special use permit.
11. Zoning: The subject property is located in the RA/Residential zone. Section X3-603(d) of the zoning ordinance permits community centers in the RA zone only with a special use permit.
12. Master Plan: The proposed use is consistent with the Potomac West Small Area Plan chapter of the Master Plan which designates the property for residential use.

STAFF ANALYSIS:

Staff does not object to the proposed expansion of the community health center located at 3802 and 3804 Executive Avenue. The center provides an important service to the Arlandria community and there have been no problems associated with the use. Although the applicant can not technically meet the parking requirement, there is sufficient on-site parking to accommodate the use. In addition, the hours are reasonable within a residential setting.

Staff recommends approval of the request for a special use permit.

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

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

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

Code Enforcement:

- C-1 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 118.0.
- C-4 The current use is classified as R; the proposed use is B. Change of use, in whole or in part, will require a certificate of use and occupancy (USBC 115.4) and compliance with USBC 118.2. including but not limited to: limitations of exit travel distance, emergency and exit lighting, a manual fire alarm system, and accessibility for persons with disabilities.
- C-5 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-6 Required exits, parking, and accessibility within the building for persons with disabilities must comply with USBC. Handicapped accessible bathrooms shall also be provided.

Health Department:

F-1 No comments.

Police Department:

R-1 The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business.

R-2 The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a robbery awareness program for all employees.

Human Services (Social Services):

F-1 No comment.

Parks and Recreation:

F-1 No comments.