

Docket Item #11

Special Use Permit #2013-0044
831 & 833 Bashford Lane – Parking Reduction

Application	General Data	
Request: Consideration of a request for re-approval of a parking reduction.	Planning Commission Hearing:	September 3, 2013
	City Council Hearing:	September 21, 2013
Address: 831 and 833 Bashford Lane	Zone:	RB/Residential
Applicant: AHDC Acquisition I, LLC Representative: Duncan Blair, Esquire	Small Area Plan:	Northeast

Purpose of the Application:
 A request for a Special Use Permit for a parking reduction pursuant to Sect. 7-700 provision for affordable Housing.

Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and staff's recommendations.
Staff Reviewers: Patricia Escher, AICP, Principal Planner, Development
patricia.escher@alexandriava.gov

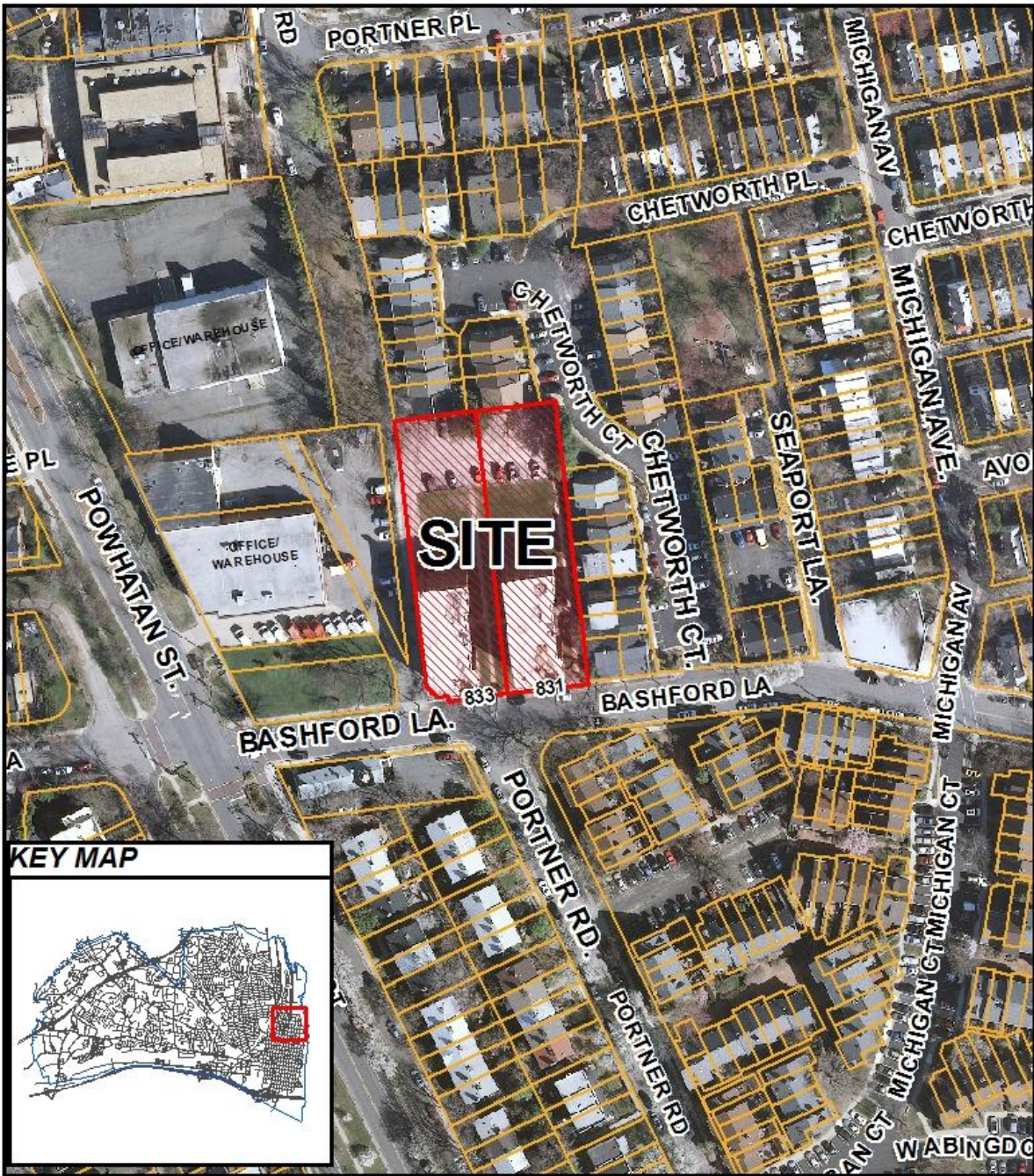
PLANNING COMMISSION ACTION, SEPTEMBER 3, 2013: On a motion by Commissioner Dunn, seconded by Commissioner Macek, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances, staff recommendations and one additional condition. The motion carried on a vote of 7 to 0. The Planning Commission added the following condition:

8. CONDITION ADDED BY THE PLANNING COMMISSION: The applicant shall routinely communicate to new and existing residents that they should maximize the use of on-site parking. (PC)

Reason: The Planning Commission agreed with the staff analysis.

Speakers: Duncan Blair, Attorney for the Applicant
 Carol Jackson, Applicant and representative for AHDC.

Philip Matyas, 219 N. Pitt Street inquired about the status of the organization, whether it was a non-profit and if there could be a competitive RFP process to ensure an economical bidding process for the renovations.



KEY MAP



SUP #2013-0044
831 & 833 Bashford Lane

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I. DISCUSSION

Staff is recommending *approval* of a request for a Special Use Permit for a parking reduction for 34 affordable housing units within the Arbelo Apartments located at 831-833 Bashford Lane.

This Special Use Permit is being processed concurrently with two other parking reduction requests. The three parking reduction applications are for Longview Terrace, Arbelo and Lacy Court apartments, located in three distinct areas within the City and all owned by one applicant, Alexandria Housing Development Corporation (AHDC). The report for SUP#2103-0043 will serve as the master report for these parking reduction applications, giving the shared background information. This report will specifically address SUP #2013-0044 and a separate report will specifically address SUP #2013-0045.

PROJECT SPECIFIC BACKGROUND

This site, known as Arbelo Apartments, has requested and received approval on two separate occasions relief from the parking requirements pursuant to Section 8-200(F)(1)(B) of the Zoning Ordinance, which states any building that is significantly altered after January 27, 1987 shall comply with the current parking requirements of the Ordinance. Significantly altered is defined as:

“the reconstruction, remodeling or rehabilitation of, or other physical changes to, a structure or building, or a portion thereof, ... 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.”

On October 13, 2007, and again on June 13, 2009 City Council granted two separate Special Use Permits for a parking reduction to the previous property owner RPJ Housing. (RPJ) (SUP #2007-0073 & SUP #2009-0015, see attached reports for additional information) Due to unforeseen circumstances RPJ was not able to move forward with the intended improvements and the Special Use Permits have subsequently expired.

In 2011, at the City's request, the property changed ownership and the new applicant, Alexandria Housing Development Corporation (AHDC) resubmitted a request for a Special Use Permit for a parking reduction. While the applicant is still proposing to renovate and modernize the existing apartment buildings, this application is requesting this parking reduction pursuant to Section 7-700 which allows property owners of low and moderate income rental units to request relief from the Zoning Ordinance current parking standards. (Refer to staff report SUP # 2013-0043 for additional background information.)

PROPOSAL

The applicant, Alexandria Housing Development Corporation (AHDC), is requesting a Special Use Permit for a parking reduction for 34 low to moderate income, multi-family residences. The current request is based solely upon Section 7-700 which allows affordable housing units to be parked at a lower parking ratio that required by the Zoning Ordinance. In addition, the proposal for a substantial renovation is the same as the two previous parking reduction requests that were granted by City Council.

SITE DESCRIPTION

The subject property is two contiguous lots of record with 123 feet of frontage on Bashford Lane, 248 feet of depth, and a total lot area of 35,046 square feet. The site is developed with two garden-style apartment buildings, and a large parking lot behind the building. Access to the property is from Bashford Lane. . Arbelo also has a large grassy area that can be improved in the future to provide additional gathering or recreational space for residents.

The surrounding area is occupied by a mix of residential and commercial uses. Immediately to the north is a residential townhouse development. To the south is a restaurant and residential townhouses. To the east and west are commercial and residential uses.

PARKING

Pursuant to Section 8-200(F) (1), this residential development is not required to provide parking because the apartments were built in 1954, prior to the 1963 adoption of parking requirements in the Zoning Ordinance. However, if the buildings are substantially renovated as is being proposed, they are required to comply with the current requirements for parking. Based on current parking requirements, the applicant is required to provide a total of 54 parking spaces for the 34 residential units. There are 29 existing parking spaces on the property. After the existing parking area is reconfigured to accommodate handicapped accessible parking spaces consistent with current code requirements, there will only be room for 27 parking spaces. The applicant is therefore requesting a parking reduction of 27 spaces or a 50% parking reduction parking reduction from the current parking standards of the Zoning Ordinance.

ZONING

The subject property is located in the RB zone. The use of the buildings as multi-family buildings is a legal noncomplying use because at time of construction they complied with the existing zoning, but subsequent changes to the RB Zone District prohibits apartments/multi-family buildings. The substantial rehabilitation planned by AHDC will not change the footprint or intensify the building's current use. Two existing units, however, will be modified to be fully accessible.

MASTER PLAN DESIGNATION

The proposed use is consistent with the Northeast Small Area Plan which designates the property for residential use. The Plan sets forth the goal of “preserving and protecting the existing neighborhoods”. This application request is providing relief from the current parking standards and allowing these legal noncomplying buildings to remain while providing affordable housing which with the City’s overarching goal of maintaining social economic diversity.

II. STAFF ANALYSIS

Staff supports the parking reduction and recommends *approval* of the request as it is in alignment with the previous approval and should not have a negative impact on the neighborhood. A parking reduction pursuant to Section 7-700 is viewed as an incentive for developers to provide/retain low and moderate income housing units. Section 7-702 has specific criteria to guide staff when reviewing this type of request and is listed below.

Section 7-702 states that:

Increases in allowable floor area ratio, density and height and *reductions in required off-street parking* may be allowed for a building which contains one or more dwelling units or a project which includes one or more such buildings through a special use permit when:

- (A) The applicant for the special use permit commits to providing low- and moderate-income sales or rental housing units in conjunction with the building or project which is the subject of the permit application.

In July 2011, AHDC purchased the subject site from RPJ which was encumbered with a deed restriction limiting the use of this property to rental units with a maximum rents between 50% and 60% of the regional AMI for a period of forty years commencing forward from June 2nd of 2006. aligns When AHDC undertakes the proposed rehabilitation, which is part of a refinancing of three former RPJ properties, a new deed restriction will be placed on the property to further extend the required affordability period. Staff has included a recommendation within the report siting this restriction as part of the Special Use Permit approval process.

- (B) The applicant for the special use permit agrees and provides sufficient assurance, by way of contract, deed or other recorded instrument acceptable to the city attorney, that the low-and/or moderate-income housing units to be provided will remain in these categories for the period of time specified in the special use permit.

A copy of the previous loan agreement was part of an application packet submitted to the City Council in June of this year when AHDC presented their proposed refinancing and renovation plan. These documents were reviewed by City staff. Staff understands that a new City loan agreement and deed restriction will further extend the term of the affordability period, from forty years whenever that loan closes.

- (C) City council determines that the building or project which is subject to the special use permit, with the increase in allowable floor area ratio, density and height and the reduction in required off-street parking, meets the standards for the issuance of a special use permit set forth in section 11-500

Staff has reviewed the application and believes that it is in compliance with the above referenced section of the Zoning Ordinance as it will;

- *Not adversely affect the health, safety of persons residing or working in the neighborhood;*
- *Not be detrimental to the public welfare or injurious to property or improvements in the neighborhood; and*
- *Substantially complies with the Small Area Plan.*

Moreover, the applicant provided parking occupancy data for the on-site parking lot was collected in May 2013 over a three day period during early morning, mid-morning, and late evening periods. The maximum observed occupancy occurred in the late evening periods. During the late evening periods, the maximum observed parking occupancy was 26%. At the time of observed maximum occupancy, 20 spaces were still unused and available for residents or residential visitors. The request is for .77 spaces per each unit, well within City staff's the documented ratios.

The proposed renovation of the apartment building, which may necessitate the parking reduction, will not result in additional apartment units. No additional parking demand after completion of the renovations is expected when compared to the existing parking demand for the apartments.

III. RECOMMENDED CONDITIONS

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

1. The special use permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z)
2. 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)
3. The Special Use Permit shall remain valid for so long as the property is maintained and

operated as affordable housing for low and moderate income households pursuant to the terms of the City's loan agreement with AHDC and accompanying deed restriction. (P&Z, Housing)

4. The applicant shall provide a minimum of ten bicycle racks (twenty spaces) on site. (P&Z)
5. All air condition units will be screened from public right of way. (P&Z)
6. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
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; or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)
8. **CONDITION ADDED BY THE PLANNING COMMISSION:** The applicant shall routinely communicate to new and existing residents that they should maximize the use of on-site parking. (PC)

STAFF: Karl Moritz, Deputy Director, Land Use Services
Patricia Escher, Principal Planner

Staff Note: In accordance with Section 11-506(C) of the Zoning Ordinance, operation shall be commenced within 18 months of the date of granting of a Special Use Permit by City Council or the Special Use Permit shall become void.

Site Photograph



City Code Requirements:

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. (T&ES)

Docket Item #4
SPECIAL USE PERMIT #2007-0073

Planning Commission Meeting
October 2, 2007

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

APPLICANT: Robert Pierre Johnson Housing Development Corporation

STAFF: Allison Anderson
Allison.anderson@alexandriava.gov

LOCATION: 831-833 Bashford Lane

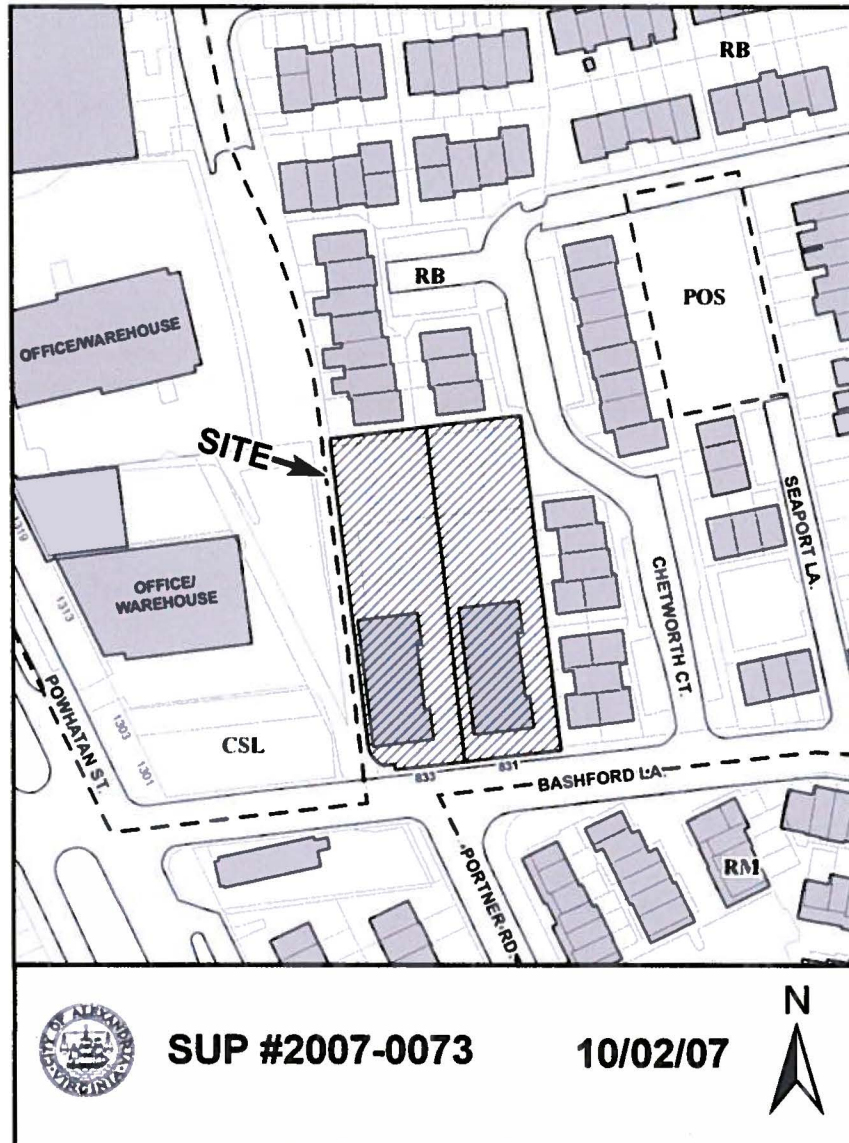
ZONE: RB

CITY COUNCIL ACTION, OCTOBER 13, 2007: City Council approved the Planning Commission recommendation.

PLANNING COMMISSION ACTION, OCTOBER 2, 2007: By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

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, Robert Pierre Johnson Housing Development Corporation, requests Special Use Permit approval for a parking reduction located at 831-833 Bashford Lane.

SITE DESCRIPTION

The subject property is two lots of record with 123 feet of frontage on Bashford Lane, 248 feet of depth and a total lot area of 35,046 square feet. The site is developed with two garden-style apartment buildings, known as the Arbelo Apartments. Access to the property is from Bashford Lane.



The surrounding area is occupied by a mix of residential and commercial uses. Immediately to the north is a residential townhouse development. To the south is a restaurant and residential townhouses. To the east and west are commercial and residential uses.

APPLICANT'S PROPOSAL

The applicant proposes to renovate and modernize the existing apartment buildings and to make improvements to the existing parking lot. The proposed apartment renovations consist of new kitchen and bathroom appliances and fixtures, new windows, upgraded plumbing and electrical systems, and new HVAC systems.

The parking lot improvements would include repairing concrete sidewalks, repairing and resealing the existing asphalt parking lot, upgrading parking and security lighting and upgrading waste removal area including the addition of screening.

The applicant will also be providing new amenities for the tenants, including new playground equipment, patio and grills.

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. Based on current zoning, the applicant is required to provide a total of 54 parking spaces. There are 29 existing parking spaces on the property. The existing parking area will be reconfigured to accommodate handicapped accessible parking spaces consistent with current code requirements. The applicant proposes to provide 26 parking spaces and is requesting a parking reduction of 28 spaces.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the RB zone. Although apartments are not a permitted use in the RB zone, these apartments pre-date existing zoning and are a continuing nonconforming use. The apartments were built in 1954.

The proposed use is consistent with the Northeast Small Area Plan chapter of the Master Plan which designates the property for residential use.

II. STAFF ANALYSIS

The Arbelo Apartments currently provide 34 low and moderate income rental housing units. On June 2, 2006 the applicant placed a deed of easement and restrictive covenants on the property restricting its use as affordable housing for the duration of RPJ Housing's ownership. For either forty years or the duration of RPJ Housing's ownership of the property, 26 units will be maintained as affordable rental housing. After fifteen years, all 34 units will be maintained as affordable units.

The applicant wishes to renovate the apartments, but by doing so would be required to provide 54 parking spaces. It is not possible to provide 54 parking spaces on the subject property. The only area of the property that could accommodate parking is currently occupied by open space. A reconfiguration of the open space area would yield few additional parking spaces, since it would require loss of existing spaces to access any new parking. There are no nearby lots available for off street parking.



The applicant anticipates that the proposed 26 spaces will adequately serve their tenants. Over the course of four days the applicant surveyed the parking lot, which currently contains 29 spaces, and nearby on-street parking to determine the number of available spaces. At the time 32 of 34 units were occupied. The results of that survey are shown below:

	Fri. 7/20 9:08 p.m.	Sat. 7/21 8:05 a.m.	Mon. 7/23 9:15 a.m.	Mon. 7/23 8:00 p.m.
Number of off-street parking spaces available	23	19	21	19
Number of on-street spaces available between Powhatan & Michigan Ave. (adjacent to the property)	2	8	12	9
Number of on-street spaces available between Powhatan & Michigan Ave. (across the street)	3	5	8	5

Staff determined that 7 of 29 parking spaces were utilized on September 16th at 6:15 p.m. Additionally there were 13 available on street parking spaces.

Public transportation is available nearby with DASH stops located at the corner of Seaport and Bashford Lanes, Portner Road and Bashford Lane, and Powhatan Street and Bashford Lane.

The applicant feels that the current parking lot is underutilized due to its poor condition. The renovation of the parking lot and improvement of security lighting should help better utilize parking on site, thus improving the on street parking situation in this area. As the number and size of residential units is staying the same, the applicant is not anticipating any negative impact on the existing neighborhoods.



Staff has no objection to the requested parking reduction under the following conditions:

III. RECOMMENDED CONDITIONS

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

1. The special use permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z)
2. 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)
3. Housing shall be maintained as affordable in accordance with the deed of easement and restrictive covenants. (P&Z)

4. A landscape plan, in conformance with the most recent edition of the City of Alexandria Landscape shall be provided to the satisfaction of the Department of Parks and Recreation. (Recreation)
5. The proposed playground shall be relocated to provide a safer distance from the parking lot and any vehicular movement. (Recreation)
6. 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;
Allison Anderson, Urban Planner.

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 T&ES has no objections to the proposed parking reduction.

Code Enforcement:

C- 1 Handicap parking spaces for apartment and condominium developments shall remain in the same location(s) as on the approved site plan. Handicap parking spaces shall be properly signed and identified as to their purpose in accordance with the USBC and the Code of Virginia. Ownership and / or control of any handicap parking spaces shall remain under common ownership of the apartment management or condominium association and shall not be sold or leased to any single individual. Parking within any space identified as a handicap parking space shall be limited to only those vehicles which are properly registered to a handicap individual and the vehicle displays the appropriate license plates or window tag as defined by the Code of Virginia for handicap vehicles. The relocation, reduction or increase of any handicap parking space shall only be approved through an amendment to the approved site plan.

Health Department:

F-1 No comment.

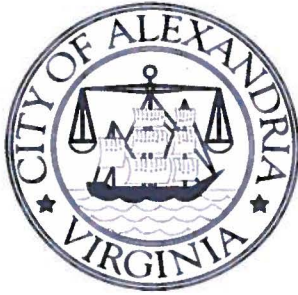
Recreation:

R-1 A landscape plan, in conformance with the most recent edition of the City of Alexandria Landscape shall include parking lot screening if applicable.

R-2 The proposed playground shall be relocated to provide a safer distance from the parking lot and any vehicular movement.

Police Department:

F-1 The Police Department has no objections to the request for a parking reduction.



DOCKET ITEM #4

Attachment 2

Special Use Permit #2009-0015

831 & 833 Bashford Lane – Parking Reduction

Application	General Data	
Request: Consideration of a request for re-approval of a parking reduction.	Planning Commission Hearing:	June 2, 2009
	City Council Hearing:	June 13, 2009
Address: 831 and 833 Bashford Lane	Zone:	RB/Residential
Applicant: Robert Pierre Johnson Housing Development	Small Area Plan:	North East

Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

Staff Reviewers: Eileen Oviatt eileen.oviatt@alexandriava.gov

CITY COUNCIL ACTION, JUNE 13, 2009: City Council approved the Planning Commission recommendation, as stands without implementing the policy from June 9 on street trees and trash cans.

PLANNING COMMISSION ACTION, JUNE 2, 2009: By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

Reason: The Planning Commission agreed with the staff analysis.

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SUP #2009-0015
831 & 833 Bashford Lane



SUP #2009-0015

06/02/09



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I. DISCUSSION

REQUEST

The applicant, Robert Pierre Johnson Housing Development Corporation, requests re-approval of a special use permit for a parking reduction located at 831-833 Bashford Lane.

SITE DESCRIPTION

The subject property is two lots of record with 123 feet of frontage on Bashford Lane, 248 feet of depth, and a total lot area of 35,046 square feet. The site is developed with two garden-style apartment buildings, and a large parking lot behind the building. Access to the property is from Bashford Lane.



The surrounding area is occupied by a mix of residential and commercial uses. Immediately to the north is a residential townhouse development. To the south is a restaurant and residential townhouses. To the east and west are commercial and residential uses.

BACKGROUND AND PROPOSAL

On October 13, 2007, City Council granted Special Use Permit #2007-0073 for a parking reduction. The applicant has been unable to secure funding for the proposed renovations, the prior approval has expired, and the applicant is now requesting that re-approval of the special use permit for a parking reduction.

The applicant was, and is still, proposing to renovate and modernize the existing apartment buildings and to make improvements to the existing parking lot. The proposed apartment renovations consist of new kitchen and bathroom appliances, new windows, upgraded plumbing and electrical systems, and new HVAC systems.

The parking lot improvements would include repairing concrete sidewalks, repairing and resealing the existing asphalt parking lot, upgrading parking and security lighting, and upgrading the waste removal area, including the addition of screening.

Minor changes have been made to the applicant's proposal. Specifically, the applicant was previously proposing tenant amenities, including new playground equipment and grills. These have been removed in hopes that they will be better able to secure funding without added amenities. Additionally, the current proposal is to provide a total of 25 spaces, which is one less than was approved with the previous parking reduction. This change reflects modifications that will increase the size of all the parking spaces to meet size standards set forth in the zoning ordinance.

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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. Based on current zoning, the applicant is required to provide a total of 54 parking spaces. There are 29 existing parking spaces on the property. After the existing parking area is reconfigured to accommodate handicapped accessible parking spaces consistent with current code requirements, there will only be room for 25 parking spaces. The applicant is therefore requesting a parking reduction of 29 spaces.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the RB zone. Although apartments are not a permitted use in the RB zone, these apartments pre-date existing zoning and are a continuing nonconforming use. The apartments were built in 1954.

The proposed use is consistent with the Northeast Small Area Plan chapter of the Master Plan which designates the property for residential use.

II. STAFF ANALYSIS

The Arbelo Apartments currently provide 34 low and moderate income rental housing units. On June 2, 2006 the applicant placed a deed of easement and restrictive covenants on the property restricting its use to affordable housing for the duration of RPJ Housing’s ownership. For either forty years or the duration of RPJ Housing’s ownership of the property, 26 units will be maintained as affordable rental housing. After fifteen years, all 34 units will be maintained as affordable units.

The applicant wishes to renovate the apartments, but by doing so would be required to provide 54 parking spaces. It is not possible to provide 54 parking spaces on the subject property. The only area of the property that could accommodate parking is currently occupied by open space. A reconfiguration of the open space area would yield few additional parking spaces, since it would require loss of existing spaces to access any new parking. There are no nearby lots available for off street parking.

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The applicant anticipates that the proposed 25 spaces will adequately serve its tenants. Over the course of four days the applicant surveyed the parking lot, which currently contains 29 spaces, and nearby on-street parking to determine the number of available spaces. At the time 32 of 34 units were occupied. The results of that survey are shown below:

	Sat. 3/21 4:10 p.m.	Sun. 3/22 10:00 a.m.	Mon. 3/23 7:00 p.m.	Tues. 3/24 7:00 a.m.
Number of on-site parking spaces available	23	23	22	17
Number of on-street spaces available between Powhatan Street & Chetworth Court (adjacent to the property)	15	15	5	9
Number of on-street spaces available on Portner Road	6	4	4	5

Public transportation is available nearby with DASH stops located at the corner of Seaport and Bashford Lanes, Portner Road and Bashford Lane, and Powhatan Street and Bashford Lane.

The applicant feels that the current parking lot is underutilized due to its poor condition. The renovation of the parking lot and improvement of security lighting should help better utilize parking on site, thus improving the on street parking situation in this area. As the number and size of residential units is staying the same, the applicant is not anticipating any negative impact on the existing neighborhoods.

Staff has removed one condition from the previously approved SUP regarding the placement of a playground. The applicant is no longer proposing to install a playground, therefore, staff finds the condition to be unnecessary.

Trash Can, Litter and Street Tree Requirements

No street tree is being required in this case because the existing sidewalk planting strip is 24" in width, too narrow for street tree planting. The applicant is being required to plant trees on its property adjacent to the sidewalk, as a component of the landscape plan that the applicant voluntarily submitted with their application. Given that this case involves the improvement of a small parking lot, T&ES is not requiring a trash can or a contribution to the litter fund. These conditions may change as a result of Council's policy discussion on these issues scheduled for June 9.

Staff has no objection to the requested parking reduction under the following conditions:

III. RECOMMENDED CONDITIONS

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

1. The special use permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z) (SUP #2007-0073)
2. 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) (SUP #2007-0073)
3. Housing shall be maintained as affordable in accordance with the deed of easement and restrictive covenants. (P&Z) (SUP #2007-0073)
4. Condition deleted. (P&Z)
5. Condition deleted. (P&Z)
6. 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; or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)
7. Existing plantings shall be well maintained and be free of weeds, debris, and litter at all times. (RP&CA)
8. Provide an updated plan that incorporates existing conditions and additional tree plantings to the satisfaction of the Director of RP&CA. Proposed landscape plan shall comply with City of Alexandria Landscape Guidelines, and work shall be implemented within 18 months of City Council approval. (RP&CA)

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9. Applicant is required to provide 21 full-size spaces and 4 handicapped spaces. (T&ES)

STAFF: Gwen Wright, Division Chief;
Eileen Oviatt, Urban Planner.

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.

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IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- R-1 Applicant is required to provide 21 full-size spaces and 4 handicapped spaces.
- 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 Accessible parking spaces for apartment and condominium developments shall remain in the same location(s) as on the approved site plan. Handicap parking spaces shall be properly signed and identified as to their purpose in accordance with the USBC and the Code of Virginia. Ownership and / or control of any handicap parking spaces shall remain under common ownership of the apartment management or condominium association and shall not be sold or leased to any single individual. Parking within any space identified as a handicap parking space shall be limited to only those vehicles which are properly registered to a handicap individual and the vehicle displays the appropriate license plates or window tag as defined by the Code of Virginia for handicap vehicles. The relocation, reduction or increase of any handicap parking space shall only be approved through an amendment to the approved site plan.

Health Department:

- F-1 No Comment

Parks and Recreation:

- R-1 Provide an updated plan that incorporates existing conditions and additional tree plantings to the satisfaction of the Director of RP&CA. Proposed landscape plan shall comply with City of Alexandria Landscape Guidelines, and work shall be implemented within 18 months of City Council approval.
- R-2 Existing plantings shall be well maintained and be free of weeds, debris, and litter at all times.
- F-1 Should a playground be installed, locate to avoid conflict with parking and vehicular movement areas. It is recommended the play area comply with the most recent Consumer Product Safety Commission (CPSC) Guidelines for public playgrounds, and that a physical safety barrier be considered to separate the play area from vehicles.

8/24/23

SUP #2009-0015
831 & 833 Bashford Lane

- F-2 The existing sidewalk planting strip along Bashford Lane is 24" in width, too narrow for street tree plantings. There is space on the applicant's property to plant trees along the Bashford Lane property frontage.
- C-1 Property owner shall control weeds along public sidewalks, curb lines and within tree wells which are within 12 feet of the owners front property line. (City Ord. No. 2698, 6/12/82, Sec. 2; Ord. No. 2878, 11/12/83, Sec. 1)

Police Department:

- F-1 The Police Department has no objections to the request for a parking reduction at the Arbelo Apartments.

82524



APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2013-00044

PROPERTY LOCATION: 831 & 833 Bashford Lane, Alexandria, Virginia

TAX MAP REFERENCE: 044.04 02 07

ZONE: RB

APPLICANT:

Name: **AHDC Acquisition I LLC, a Virginia limited liability company**

Address: **800 North Pitt Street, Suite 121, Alexandria, Virginia 22314**

PROPOSED USE: A Request for a Section 7-700 Parking Reduction Special Use Permit for Low-Moderate income housing.


[X] **THE UNDERSIGNED**, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 7-700 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

[X] **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.

[X] **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.

[X] **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.

Duncan W. Blair, Esquire
Print Name of Applicant or Agent


Signature

June 24, 2013
Date

524 King Street
Mailing/Street Address

703 836-1000
Telephone #

703 549-3335
Fax #

Alexandria, Virginia 22314
City and State Zip Code

dblair@landcarroll.com
Email address

ACTION-PLANNING COMMISSION: _____	DATE: _____
ACTION-CITY COUNCIL: _____	DATE: _____

7/6/25

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 2900 Seay Street, I hereby grant the applicant authorization to apply for the Section 7-700 parking reduction use as described in this application.

AHDC Acquisition I LLC, a Virginia limited liability company

Name: By: Duncan W. Blair, Esquire, Attorney

Phone: 703 836-1000

Address: 524 King Street, Alexandria, Virginia 22314

Email: dblair@landcarroll.com

Signature: _____



Date: June 24, 2013

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 y
 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.

AHDC Acquisition I LLC is a Virginia limited liability company ("AHDC I"). The Sole member and manager of AHDC Acquisition I LLC is the Alexandria Housing Development Corporation ("AHDC") a Virginia nonstock corporation. AHDC is a not for profit housing corporation governed by a Board of Directors appointed by the Alexandria City Council. AHDC is not a member nonstock corporation.

OWNERSHIP AND DISCLOSURE STATEMENT
Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. AHDC 1	800 North Pitt Street, Suite 121 Alexandria, VA. 22314	100 %
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 831 & 833 Bashford Lane, Alexandria, Virginia (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. AHDC 1	800 North Pitt Street, Suite 121 Alexandria, VA. 22314	100%
2.		
3.		

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. AHDC 1	None	Planning Commission and City Council
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

June 24, 2013 Duncan W. Blair, attorney for AHDC I



Date

Printed Name

Signature

SUP # 2013-00044

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

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.)

AHDC Acquisition I LLC, a Virginia limited liability company, is requesting a Section 7-700 parking reduction for Low-Moderate income housing in order to comply with the provisions of Section 8-200(F) to permit AHDC I to undertake a substantial renovation of the Arbelo Apartments without having to provide the number of parking spaces currently required for the project under the zoning ordinance. Additionally, AHDC I desires to establish that the number of onsite parking spaces required for the project for all purposes and for so long as it continues to be used as low-Moderate Income Housing is the number of parking spaces established by the requested parking reduction special use permit regardless of whether the anticipated substantial renovation is undertaken.

The Arbelo Apartments were constructed in 1954. There are Thirty-four (34) dwelling units (8 efficiencies, 6 one bedroom units and 20 two bedroom units). As the result of requirements of Section 8-200(F) of the zoning ordinance, AHDC I would be required to provide the amount of parking required by the current zoning code: Fifty-four (54) onsite parking spaces in order to substantially renovate the project. It is physically impossible to provide Fifty-four (54) onsite parking spaces. If the requested parking reduction is granted, Twenty-seven (27) onsite parking spaces will be provided.

On June 13, 2009, the Alexandria City Council granted the prior owner of the project RPJ Housing a Parking Reduction Special Use Permit (SUP #2009-0015) reducing the required amount of required onsite parking spaces to Twenty-five (25) onsite parking spaces. The substantial renovations plans to the Arbelo Apartments that were contemplated in 2009 were not constructed. The current planned AHDC I plans for the Arbelo Apartments are part of a larger substantial renovation project involving three (3) AHDC I owned Low-Moderate Income apartment projects.

29
28

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,
[X] other. Please describe: **Section 7-700 Parking Reduction Special Use Permit for a low- moderate income apartment project.**

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).

No change from existing number of tenants.

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

No change from existing number of employees.

6. Please describe the proposed hours and days of operation of the proposed use: **Not Applicable.**

Day:

Hours:

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

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

Not Applicable.

B. How will the noise be controlled?

Not Applicable.

36 29
30

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

Not Applicable.

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)

Not Applicable.

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

Not Applicable.

C. How often will trash be collected?

Not Applicable.

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

Not Applicable.

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property? **Not Applicable.**

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? **Not Applicable.**

Yes. No.

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

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

Not Applicable.

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.

PARKING AND ACCESS REQUIREMENTS

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

- _____ Standard spaces
- _____ Compact spaces
- 2 Handicapped accessible spaces.
- 25 Other. **The parking spaces were laid out in 1954 and do not comply with current City design standards.**

Planning and Zoning Staff Only Required number of spaces for use per Zoning Ordinance Section 8-200A _____ Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> 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: **None.**

A. How many loading spaces are available for the use? **None.**

Planning and Zoning Staff Only Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____ Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> No
--

- B. Where are off-street loading facilities located? **Not Applicable.**
- C. During what hours of the day do you expect loading/unloading operations to occur?
Not Applicable.
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
Not Applicable.

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?
No change from existing conditions.

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? Yes No
Do you propose to construct an addition to the building? Yes No
How large will the addition be? _____ square feet.

18. What will the total area occupied by the proposed use be?
_____ Sq. ft. (existing) + _____ sq. ft. (addition if any) = _____ 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: **Section 7-700 parking reduction special use permit no change of use is requested. The property will continue as a byright multifamily residential project rented as Low-Moderate income housing.**

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)

There are Twenty-seven (27) onsite parking surface spaces serving the Thirty-four (34) residential low-moderate income dwelling units in the Arbelo Apartments. When constructed in 1953, it is believed that Twenty-nine (29) parking spaces were required and provided. Current zoning requires that a total of Fifty-four (54) parking spaces be provided. AHDC I is requesting a Twenty-seven (27) parking space reduction to establish that only Twenty-seven (27) spaces are required for the Low-Moderate income apartment building.

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

The reduction is justified to permit the much needed renovation and rehabilitation of the building to occur to provide better living conditions for the project's low-moderate income tenants.

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

There is no additional land area to expand the existing surface parking lot to increase the number of parking spaces to serve the existing multi-family building.

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

Four (4) parking spaces are being converted into two (2) handicap accessible parking spaces.

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, and any proposed methods of mitigating negative affects of the parking reduction. See: Attached.

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

The requested parking reduction is required to permit the owner to undertake a substantial renovation of the building; it will not increase the number of units, nor alter the parking demand as the project will remain a low-moderate income rental project with demonstrated low parking usage.

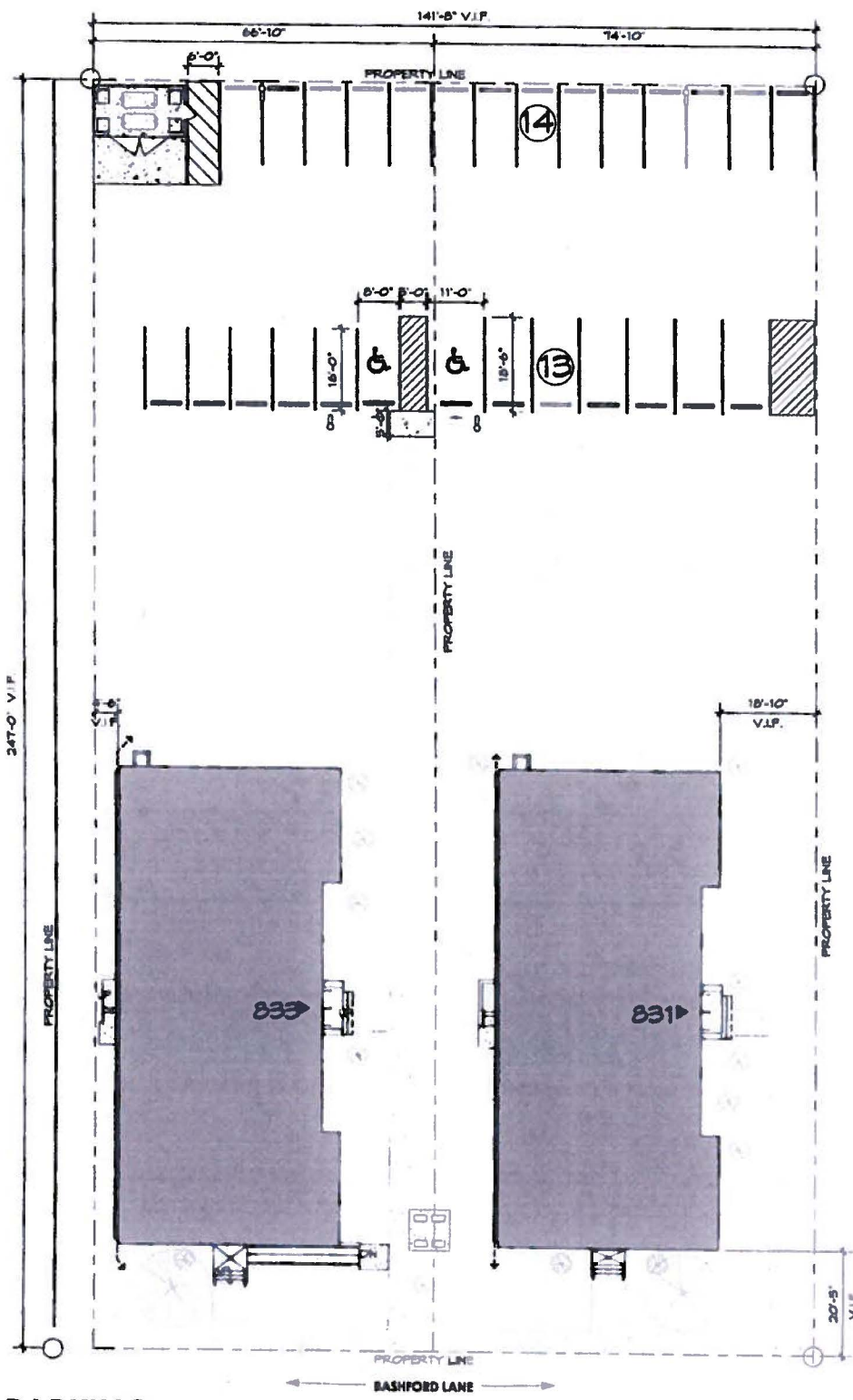
6/97 p:\zoning\pc-appl\forms\supparkg

831 & 833 Bashford Lane

Arbelo Apartments

Parking Management Plan

The residents of the Arbelo Apartments that own vehicles are able to use the onsite parking spaces. The parking spaces are not assigned and are available on a first come first serve basis. This allows for the maximum utilization of the parking spaces. The Management of the Arbelo Apartments will insure that vehicles are orderly parked and that spaces are not used for other than short term parking.



1 PARKING PLAN

A- SK SCALE: 1" = 20'-0"



Project: ARBELO APARTMENTS
 Address: BASHFORD LANE ALEXANDRIA, VA 22314

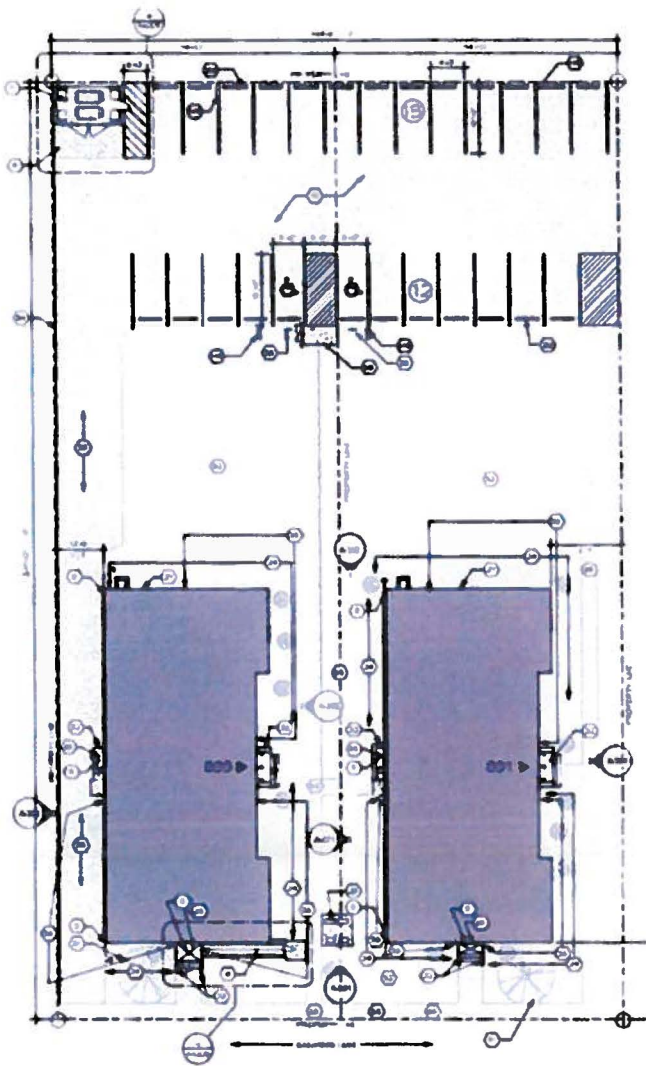
A-004
 1" = 20'-0"
 002113
 12205

AA-SK-1



Arbelo Apartments - 831-833 Bashford Lane
34 units (all affordable to households at 60% AMI per City loan) in 2 buildings;
Each building is a three story walk-up plus basement

Efficiencies – 8
1- Bedroom – 6
2- Bedroom – 20



From:

06/07/2013 12:55

SUP2013-00041
#955 P.002/042

Lacy Court- Nelson Ave

	Day 1	Day 2	Day 3
Count 1	13	11	13
Count 2	13	11	10
Count 3	13	13	13
Total	39	35	36

Lacy Court-Commonwealth

	Day 1	Day 2	Day 3
Count 1	12	12	13
Count 2	13	13	13
Count 3	12	13	13
Total	37	38	39

Day 1-Wednesday May 29

Day 2- Thursday May 30

Day 3- Saturday June 1

Longview Terrace

	Day 1	Day 2	Day 3
Count 1	9	16	20
Count 2	14	16	20
Count 3	20	20	20
Total	43	52	60

Arbelo

	Day 1	Day 2	Day 3
Count 1	5	6	2
Count 2	7	6	4
Count 3	7	7	7
Total	19	19	13

40
39

From:

06/07/2013 12:57

#955 P.009/042

SOP 2013 - 00044

Arbelo Apartments
831-833 Bashford Lane
Alexandria, Virginia

RESIDENT SURVEY FORM - PARKING

Resident Name(s) (from Lease) Rob Amato

Address (Including unit number) 833 Bashford Ln. #303

Purpose This survey has been developed to provide information concerning the parking needs and habits of current Arbelo Apartment residents. Your participation will ensure that the parking provided will be adequate to serve the needs of the community when the development is renovated. The survey will be used for this purpose only.

In order to be entered into a drawing to receive a \$50 Giant gift certificate, you must fully complete and return this survey to the Management Office located at 8 West Nelson Ave. on or before Wednesday, June 5, 2013.

Number of people who drive and live at the address listed above 1

Number of cars owned by the people who live at the address listed above 1

Please list the make and model of all cars owned and parked at the property

Toyota Prius

Do you walk, ride the bus or use public transportation of some kind (instead of a car)?
Please respond yes or no: No

If yes, please state how many times a week. _____

Thank you for your participation! If you have questions about this survey, please call Christina Moore of AHDC at 703-739-7775 or Christy Martinez of Equity Management at 703-751-0003.

Don't forget to display your orange sheet with Arbelo Resident on the dashboard of your vehicle until June 5, 2013.

4/40

From:

06/07/2013 12:57

#955 P.010/042

SUP2013-00044

Arbelo Apartments
831-833 Bashford Lane
Alexandria, Virginia

RESIDENT SURVEY FORM - PARKING

Resident Name(s) (from Lease) PAZ TURCIOS

Address (including unit number) 933 Bashford LN Apt. B1

Purpose *This survey has been developed to provide information concerning the parking needs and habits of current Arbelo Apartment residents. Your participation will ensure that the parking provided will be adequate to serve the needs of the community when the development is renovated. The survey will be used for this purpose only.*

In order to be entered into a drawing to receive a \$50 Giant gift certificate, you must fully complete and return this survey to the Management Office located at 8 West Nelson Ave. on or before Wednesday, June 5, 2013.

Number of people who drive and live at the address listed above 1

Number of cars owned by the people who live at the address listed above 1

Please list the make and model of all cars owned and parked at the property

FORD, BAM 250

Do you walk, ride the bus or use public transportation of some kind (instead of a car)?
Please respond yes or no: 3

If yes, please state how many times a week. Every Day

Thank you for your participation! If you have questions about this survey, please call Christina Moore of AHDC at 703-739-7775 or Christy Martinez of Equity Management at 703-751-0003.

Don't forget to display your orange sheet with Arbelo Resident on the dashboard of your vehicle until June 5, 2013.

Arbelo Apartments
831-833 Bashford Lane
Alexandria, Virginia

RESIDENT SURVEY FORM - PARKING

Resident Name(s) (from Lease) Annie Fitzgerald

Address (including unit number) 831 Bashford Ln #4202
Alexandria VA 22314

Purpose This survey has been developed to provide information concerning the parking needs and habits of current Arbelo Apartment residents. Your participation will ensure that the parking provided will be adequate to serve the needs of the community when the development is renovated. The survey will be used for this purpose only.

In order to be entered into a drawing to receive a \$50 Giant gift certificate, you must fully complete and return this survey to the Management Office located at 8 West Nelson Ave. on or before Wednesday, June 5, 2013.

Number of people who drive and live at the address listed above 1

Number of cars owned by the people who live at the address listed above None

Please list the make and model of all cars owned and parked at the property

None - right now

Do you walk, ride the bus or use public transportation of some kind (instead of a car)?
Please respond yes or no: Yes

If yes, please state how many times a week. 1-3

Thank you for your participation! If you have questions about this survey, please call Christina Moore of AHDC at 703-739-7775 or Christy Martinez of Equity Management at 703-751-0003.

Don't forget to display your orange sheet with Arbelo Resident on the dashboard of your vehicle until June 5, 2013.

Arbelo Apartments
831-833 Bashford Lane
Alexandria, Virginia

RESIDENT SURVEY FORM - PARKING

Resident Name(s) (from Lease) HUGH PLATT PRICE, JR. ALEX, VA
Address (including unit number) 831 BASHFORD LN., APT. # B-4/ 22314-1377

Purpose *This survey has been developed to provide information concerning the parking needs and habits of current Arbelo Apartment residents. Your participation will ensure that the parking provided will be adequate to serve the needs of the community when the development is renovated. The survey will be used for this purpose only.*

In order to be entered into a drawing to receive a \$50 Giant gift certificate, you must fully complete and return this survey to the Management Office located at 8 West Nelson Ave. on or before Wednesday, June 5, 2013.

Number of people who drive and live at the address listed above NONE

Number of cars owned by the people who live at the address listed above NONE

Please list the make and model of all cars owned and parked at the property
NOT APPLICABLE

Do you walk, ride the bus or use public transportation of some kind (instead of a car)?
Please respond yes or no: YES

If yes, please state how many times a week. DAILY / 7 DAY A WEEK

Thank you for your participation! If you have questions about this survey, please call Christina Moore of AHDC at 703-739-7775 or Christy Martinez of Equity Management at 703-751-0003.

Don't forget to display your orange sheet with Arbelo Resident on the dashboard of your vehicle until June 5, 2013.

From:

06/07/2013 12:57

#955 P.013/042

SOP2013-06044

5/24/13

Arbelo Apartments
831-833 Bashford Lane
Alexandria, Virginia

RESIDENT SURVEY FORM - PARKING

Son) Edward Anthony Suarez Hernandez
Father) Estefani Hernandez

Resident Name(s) (from Lease) Edward Suarez (Sonia Lopez) wife

Address (including unit number) 833 Bashford Lane #104 Alex, VA 22304

Purpose This survey has been developed to provide information concerning the parking needs and habits of current Arbelo Apartment residents. Your participation will ensure that the parking provided will be adequate to serve the needs of the community when the development is renovated. The survey will be used for this purpose only.

In order to be entered into a drawing to receive a \$50 Giant gift certificate, you must fully complete and return this survey to the Management Office located at 8 West Nelson Ave. on or before Wednesday, June 5, 2013.

Number of people who drive and live at the address listed above 4

Number of cars owned by the people who live at the address listed above 2

Please list the make and model of all cars owned and parked at the property

Toyota 2005 Nissan Quest 98.

Do you walk, ride the bus or use public transportation of some kind (instead of a car)?
Please respond yes or no: Sometimes 1-2 times a week

If yes, please state how many times a week. 1-2 Times a week

Thank you for your participation! If you have questions about this survey, please call Christina Moore of AHDC at 703-739-7775 or Christy Martinez of Equity Management at 703-751-0003.

Don't forget to display your orange sheet with Arbelo Resident on the dashboard of your vehicle until June 5, 2013.

From:

06/07/2013 12:56

#955 P.008/042

SUP2013-00044

Arbelo Apartments
831-833 Bashford Lane
Alexandria, Virginia

RESIDENT SURVEY FORM - PARKING

Resident Name(s) (from Lease) Donald Foster

Address (including unit number) 833 Bashford LN-103

Purpose This survey has been developed to provide information concerning the parking needs and habits of current Arbelo Apartment residents. Your participation will ensure that the parking provided will be adequate to serve the needs of the community when the development is renovated. The survey will be used for this purpose only.

In order to be entered into a drawing to receive a \$50 Giant gift certificate, you must fully complete and return this survey to the Management Office located at 8 West Nelson Ave. on or before Wednesday, June 5, 2013.

Number of people who drive and live at the address listed above 2

Number of cars owned by the people who live at the address listed above 0

Please list the make and model of all cars owned and parked at the property

0

Do you walk, ride the bus or use public transportation of some kind (instead of a car)?
Please respond yes or no: yes

If yes, please state how many times a week. 4 times

Thank you for your participation! If you have questions about this survey, please call Christina Moore of AHDC at 703-739-7775 or Christy Martinez of Equity Management at 703-751-0003.

Don't forget to display your orange sheet with Arbelo Resident on the dashboard of your vehicle until June 5, 2013.

From:

06/07/2013 12:55

#955 P.003/042

SOP2013-00044

Arbelo Apartments
831-833 Bashford Lane
Alexandria, Virginia

RESIDENT SURVEY FORM - PARKING

Resident Name(s) (from Lease) Tina Williams

Address (including unit number) 831 Bashford Ln 302

Purpose This survey has been developed to provide information concerning the parking needs and habits of current Arbelo Apartment residents. Your participation will ensure that the parking provided will be adequate to serve the needs of the community when the development is renovated. The survey will be used for this purpose only.

In order to be entered into a drawing to receive a \$50 Giant gift certificate, you must fully complete and return this survey to the Management Office located at 8 West Nelson Ave. on or before Wednesday, June 5, 2013.

Number of people who drive and live at the address listed above _____

Number of cars owned by the people who live at the address listed above _____

Please list the make and model of all cars owned and parked at the property

Do you walk, ride the bus or use public transportation of some kind (instead of a car)?
Please respond yes or no: Public Tran

If yes, please state how many times a week. 4-5 times a week

Thank you for your participation! If you have questions about this survey, please call Christina Moore of AHDC at 703-739-7775 or Christy Martinez of Equity Management at 703-751-0003.

Don't forget to display your orange sheet with Arbelo Resident on the dashboard of your vehicle until June 5, 2013.

Arbelo Apartments
831-833 Bashford Lane
Alexandria, Virginia

RESIDENT SURVEY FORM - PARKING

Resident Name(s) (from Lease) CURTIS LOMAX

Address (including unit number) 833 BASHFORD LN # 83
ALEXANDRIA, VA 22314

Purpose *This survey has been developed to provide information concerning the parking needs and habits of current Arbelo Apartment residents. Your participation will ensure that the parking provided will be adequate to serve the needs of the community when the development is renovated. The survey will be used for this purpose only.*

In order to be entered into a drawing to receive a \$50 Glant gift certificate, you must fully complete and return this survey to the Management Office located at 8 West Nelson Ave. on or before Wednesday, June 5, 2013.

Number of people who drive and live at the address listed above 1

Number of cars owned by the people who live at the address listed above 1

Please list the make and model of all cars owned and parked at the property

1996 LEXUS ES300 "WHITE"

Do you walk, ride the bus or use public transportation of some kind (instead of a car)?
Please respond yes or no: BIKE OR WALK

If yes, please state how many times a week. 3x

Thank you for your participation! If you have questions about this survey, please call Christina Moore of AHDC at 703-739-7775 or Christy Martinez of Equity Management at 703-751-0003.

Don't forget to display your orange sheet with Arbelo Resident on the dashboard of your vehicle until June 5, 2013.

Akida Rouzi

Subject: FW: Special Use Permit #2013-0044

From: Monica Kern [<mailto:monicakern2002@yahoo.com>]

Sent: Monday, August 26, 2013 6:49 PM

To: Patricia Escher

Subject: Fw: Special Use Permit #2013-0044

Good afternoon Ms. Escher,

I live across the street from the proposed parking reduction site of 831 and 833 Bashford Lane. In reviewing the document pertinent to this Special Use Permit, I read that over a period of 3 days, there was only a 26% occupancy rate in the existing parking lot for the apartment buildings.

Was any consideration given to the fact that a number of the residents in the apartments park on the street and not in their lot? We've lived at 830 Bashford Lane for 8 years and really like the neighborhood. However, parking continues to be tighter each year. When coming home late in the evening, it isn't unusual to have no parking on the street near our home, and our lots are also already full.

Thanks for your thoughtful consideration. I do recognize the need for affordable housing in Alexandria and do not want to be seen as opposed to that. I'm just concerned about the increase in neighborhood residences while simultaneously reducing the parking available for residents in this neighborhood.

Best regards,
Monica Kern