



Docket Item #10

**Special Use Permit #2013-0043**  
**2900 Seay Street – Longview Terrace Apartments**

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Application	General Data	
Consideration of a request for a preapproval for a parking reduction.	<b>Planning Commission Hearing:</b>	September 3, 2013
	<b>City Council Hearing:</b>	September 21, 2013
<b>Address:</b> 2900 Seay Street	<b>Zone:</b>	RC/High Density Apartment
<b>Applicant:</b> AHDC Acquisition I, LLC by Duncan Blair, Esquire	<b>Small Area Plan:</b>	Taylor Run

**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, [Patricia.Escher@Alexandriava.gov](mailto:Patricia.Escher@Alexandriava.gov)

**PLANNING COMMISSION ACTION, SEPTEMBER 3, 2013:** On a motion by Commissioner Macek, seconded by Commissioner Lyman, 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.



 **SUP #2013-0043**  
**2900 Seay Street**

9/3/2013 N



## I. DISCUSSION

Staff is recommending *approval* of a request for a Special Use Permit for a parking reduction for 41 affordable housing units within the Longview Terrace apartments located at 2900 Seay Street pursuant to Section 7-700 of the Zoning Ordinance.

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). This report will serve as the master report for these parking reduction applications, giving the shared background information. Two additional reports will specifically address the two other requests. (SUP #2013-0044 and SUP #2013-0045)

### OVERALL BACKGROUND

All of these three properties were built prior to 1962 and are considered legal noncomplying structures and uses as these buildings complied with the existing regulations at the time of their construction, but with the adoption of the 1992 City wide rezoning regulations, these sites became noncomplying. All the properties, in one or more areas, exceed the permitted density, are deficient in open space, parking spaces, building setbacks and/or fail to meet the minimum lot size. The use and the structures may continue as legal noncomplying uses and structures as long as there is no expansion of the physical buildings or change in the use. However, if the buildings are significantly altered to an extent that the cost of the renovation of the building exceeds 33 1/3% of the value of the building then the current zoning ordinance requirement for parking spaces will apply.

In 2006 and 2007, Robert Pierre Johnson Housing Development Corporation (RPJ) purchased Longview Terrace, Arbelo and Lacy Court properties with financial assistance from the City with the intent to preserve affordable rental housing in Alexandria. The loan agreements contained several conditions, including the stipulation that the majority of the housing to remain affordable to households at a maximum of 60% of the Washington DC Metropolitan Area Family Median Income (AMI) for a period of at least forty years. These restrictions encumber the physical properties and are transferrable to different property owners.

City Council approved the sale of the three properties to the applicant, Alexandria Housing Development Corporation (AHDC), in June 2011. AHDC, a non-profit corporation established by the City in 2004 to maintain and expand Alexandria's low to moderate-income affordable housing stock within the City, assumed the City loans totaling \$14 million that were originally granted to RPJ with the associated loan and property deed restrictions.

In June of this year, City Council reviewed and approved AHDC's plan to refinance and rehabilitate all three of the properties. The applicant has secured money through Federal, state and local sources to rehabilitate all three properties. The three sites contain a total of 119

dwelling units with an estimated rehabilitation cost for construction of the proposed improvements of approximately \$66,000.00 per unit. As this is a fairly substantial renovation project, there are concerns with the phasing and timing of construction so as to minimize its impacts to the existing residents. As such, the rehabilitation will be phased over a period of around one year with different buildings within the complexes being offline at different times while work is progressing. AHDC will be providing comprehensive relocation assistance to tenants, including temporary relocation for those who want to return to the renovated properties, and moving and financial assistance for those who opt to move out permanently.

While it is anticipated that the improvements will be performed in a timely manner, there is concern with requesting a parking reduction special use permit in accordance with Section 8-200 in the Zoning Ordinance that would tie the special use permit approval to the timing of the construction. Previous SUP approvals for parking reduction special use permits at two of these three projects have expired due to delay in the financing of the construction. Therefore, the applicant has chosen instead to apply for this SUP pursuant to Section 7-700 of the Zoning Ordinance which allows for reduced parking in exchange for affordable housing. Under this section, the SUP will remain valid as long as the affordable residential use continues.

Similar applications have been submitted to the City that were either all affordable housing or had an affordable housing component. Those previous applications provided supportive documentation for their parking reduction request for the affordable housing units. The submitted analysis had parking ratios ranging from a high of .84 spaces per unit to as low as .57 spaces per unit. Furthermore, City staff recently conducted their own survey throughout the City and found that the overall average of spaces for affordable units was generally consistent with these numbers with an overall average base ratio of .64 spaces per unit.

During staff's site visits it became apparent that while the parking lots were underutilized, there is a demand for bicycle racks as demonstrated with the attached pictures. Two of the three sites had bicycles either tied to some existing racks, if available, or to poles and stair railings. As such staff will be adding a condition for a minimum of ten bicycle racks to be dispersed through each of the sites.

#### PROJECT SPECIFIC BACKGROUND

As discussed, Longview Terrace requested and received Special Use Permit for a parking reduction on March 17, 2012 (SUP #2011-0088) in accordance with 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.”

While the applicant intended to secure financing and make the proposed improvements, the intended renovation did not occur in a timely manner. Since the proposed building improvements have not been constructed within the allocated 18 month time frame, this permit is set to expire in September of this year in pursuant to Section 11-506 (C) of the Zoning Ordinance. (See attached report for additional information.)

### PROPOSAL

The applicant, Alexandria Housing Development Corporation (AHDC), is requesting a Special Use Permit (SUP) for a parking reduction for 41 low to moderate income, multi-family residences. While the applicant does plan to make improvements to the property, the current request is based solely upon Section 7-700 which allows the property owner of affordable housing units to request relief from the Zoning Ordinance parking requirements. As previously explained this new request is due to the fact that this property is part of a larger rehabilitation effort and in the event of some unforeseen circumstance prevents the construction of these improvements in the short term, the applicant will still preserve the parking reduction as long as these units are retained as affordable housing units.

### SITE DESCRIPTION

The subject site is one lot of record with 120 feet of frontage on Seay Street, approximately 284 feet lot depth, and a total lot area of 31,765 square feet. The lot is improved with a four-story, 41 residential unit apartment building named Longview Terrace built in 1961.

The surrounding area is comprised of a mix of residential, institutional and commercial uses. The Carydale East and Jan-Mar apartment buildings are located to the east. Single-family and townhouse residences are located to the north. Bishop Ireton High School is located to the west. Commercial office uses are located to the south in the Alexandria Medical and Professional Plaza facing Duke Street.

### 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. The applicant is requesting the same relief from the Zoning Ordinance parking requirements as with their previous application; the approval of a 32 parking space reduction because the property simply cannot physically accommodate 68 parking spaces required for the 41 dwelling units on the site. The site would maintain 36 parking spaces on site for the use of their residents which is a 47% parking reduction from the current standards of the Zoning Ordinance.

## ZONING

The subject property is located in the RC / High-Density Residential zone. Section 3-902 (B) of the Zoning Ordinance allows multi-family dwellings in the RC zone as a permitted use. The building is a legal “grandfather” structure.

## MASTER PLAN DESIGNATION

The proposed use is consistent with the Taylor Run Small Area Plan which designates the property for multi-family residential use. Additionally, the application complies with the Plan’s goal of “preserving and protecting the character and scale of the existing residential uses” by allowing this legal noncomplying structure to receive relief from the current parking standards due to the affordable nature of the units.

## **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 is 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 July 5<sup>th</sup> of 2007. This restriction runs with the land even in the event of its transference to another property owner. 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 citing this restriction to be included 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.*

Additionally, the applicant provided corroborative documentation, supporting the parking reduction request. The applicant performed a recent parking survey completed by residents of the Longview Terrace Apartments of which of 40% of the residents responded and indicated that approximately ½ of those residential households do not own a car.

Furthermore, the applicant provided parking occupancy data for the on-site parking lot. The data 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 81%. At the time of observed maximum occupancy, 6 spaces were still unused and available for residents or residential visitors. The request is for the allowance for .88 parking space per dwelling unit which is well within City staff's documented ratios.

The proposed renovation of the apartment building, which may necessitate a parking reduction request, 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)
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 one year after approval, 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, Department of Planning and Zoning  
Patricia Escher, AICP, Principal Planner

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**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 Photographs





**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 #6

**Special Use Permit #2011-0088**  
**2900 Seay Street – Longview Terrace Apartments**

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Application	General Data	
Consideration of a request for a parking reduction.	<b>Planning Commission Hearing:</b>	March 8, 2012
	<b>City Council Hearing:</b>	March 17, 2012
<b>Address:</b> 2900 Seay Street	<b>Zone:</b>	RC/High Density Apartment
<b>Applicant:</b> Alexandria Housing Development Corporation by Duncan Blair, attorney	<b>Small Area Plan:</b>	Taylor Run

**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:** Nathan Randall [nathan.randall@alexandriava.gov](mailto:nathan.randall@alexandriava.gov)

**CITY COUNCIL ACTION, MARCH 17, 2012:** City Council approved the Planning Commission recommendation.

**PLANNING COMMISSION ACTION, MARCH 8, 2012:** On a motion by Mr. Wagner, seconded by Ms. Fossum, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations and the deletion of Condition #2 regarding litter pick-up. The motion passed on a vote of 7 to 0.

**Reason:** The Planning Commission agreed with the staff analysis.

**Speakers:**

Duncan Blair, attorney for the applicant, spoke in support of the request.

SUP #2011-0088  
2900 Seay Street



**SUP #2011-0088**

**3/8/2012**



## I. DISCUSSION

The applicant, Alexandria Housing Development Corporation by Duncan Blair, attorney, requests Special Use Permit approval for a parking reduction at a multi-family residence known as Longview Terrace at 2900 Seay Street.

### SITE DESCRIPTION

The subject site is one lot of record with 120 feet of frontage on Seay Street, approximately 284 feet lot depth, and a total lot area of 31,765 square feet. The lot is improved with a four-story residential apartment building named Longview Terrace built in 1961.



The surrounding area is comprised of a mix of residential, institutional and commercial uses. The Carydale East and Jan-Mar apartment buildings are located to the east. Single-family and townhouse residences are located to the north. Bishop Ireton High School is located to the west. Commercial office uses are located to the south in the Alexandria Medical and Professional Plaza facing Duke Street.

### BACKGROUND

In 2007, Robert Pierre Johnson Housing Development Corporation (RPJ) purchased Longview Terrace as well as the Arbelo and Lacy Court properties with financial assistance from the City to preserve affordable housing in Alexandria. The loan agreements contained several conditions, including the stipulation that the housing must remain affordable to households at a maximum of 60% of the Washington area median income. RPJ attempted to secure permanent financing along with additional money for renovations but was unsuccessful, a circumstance exacerbated by internal organizational and financial difficulties.

To ensure that the three properties remained affordable, and to protect the City's investment, City Council approved the sale of the three affected properties, including Longview Terrace, to the applicant, Alexandria Housing Development Corporation (AHDC), in July 2011. AHDC, a non-profit corporation established by the City in 2004 to maintain and expand Alexandria's low to moderate-income affordable housing stock, assumed the City-funded bridge loans originally granted to RPJ with the same requirements for affordability. AHDC's permanent financing plan was presented to City Council in December 2011 and includes Low Income Housing Tax Credit funding. Applications to the Virginia Housing Development Authority (VHDA) must be filed by March 16, 2012.

The City has received several complaints regarding this site over the last few years, primarily concerning excessive litter and trash. Housing staff reports that AHDC and the property management company it has hired, Equity Management, have made progress in cleaning up the

site in the months since it has been in possession of the property. AHDC also expects to construct a new trash enclosure as a part of its planned renovations.

### PROPOSAL

It is AHDC's proposal for significant renovations at Longview Terrace that requires this Special Use Permit application. Section 8-200(F)(1)(b) of the Zoning Ordinance stipulates that all buildings built prior to the establishment of modern parking standards in 1963 that are "significantly altered" must comply with current parking requirements. The term "significantly altered" is defined at Section 8-200(F)(4)(a) as any "reconstruction, remodeling, or rehabilitation... which involves expenditures amounting to 33 1/3% or more of the market value of the structure of the building..." The expected cost of the building renovations at Longview Terrace is \$1.8 million, which amounts to 66% of the \$2.7 million assessed value of the building.

The projected scope of exterior work includes: a new roof, additional insulation, new windows, new doors, hallway and stairwell improvements, a new trash enclosure, and electrical and HVAC system upgrades. Cosmetic improvements to the building's exterior may include brick re-pointing and new awnings. Interior renovations may include: new kitchen cabinets, counters and appliances, remodeled bathrooms, and new flooring. Two existing two-bedroom ground floor units will be remodeled to be wheelchair-accessible. The windows, the roof, new appliances and fixtures, the HVAC system and all work to building systems are planned to meet Earthcraft certification standards to enhance the building's sustainability and improve energy efficiency.

The applicant is requesting approval of a 32-space parking reduction because it cannot provide, due to land constraints, the additional 32 parking spaces that will be required upon completion of the anticipated renovations to the building.

### ZONING/PARKING

The subject property is located in the RC / High-Density Residential zone. Section 3-902 (B) of the Zoning Ordinance allows multi-family dwellings in the RC zone as a permitted use. In addition to being grandfathered in terms of parking since it was built prior to 1963, the building is also a noncomplying structure because it does not meet current zoning regulations regarding maximum density and minimum open space.

With regard to current parking requirements, Section 8-200(A)(2) of the Zoning Ordinance requires 1.3 off-street parking spaces for each one-bedroom multi-family dwelling unit and 1.75 off-street parking spaces for each two-bedroom multi-family dwelling unit. Longview Terrace, with nine one-bedroom units and 21 two-bedroom units, is required today to provide a total of 68 parking spaces. Thirty-seven parking spaces are located on the property today. One parking space will be eliminated as a part of the renovations to provide handicapped-accessible parking in front of the building, resulting in a total of 36 spaces on the lot. Expressed as a ratio, 0.88 parking spaces will be provided per dwelling unit upon renovation.

The applicant has applied for this Special Use Permit for a 32-space parking reduction, pursuant to Section 7-702, for the difference between the current requirement and the number of parking

spaces that will exist at the site. Section 7-702 allows modifications to certain Zoning Ordinance requirements, including reductions in off-street parking, as an incentive for the provision of low and moderate-income housing.

#### MASTER PLAN DESIGNATION

The proposed use is consistent with the Taylor Run Small Area Plan chapter of the Master Plan which designates the property for multi-family residential use.

## **II. STAFF ANALYSIS**

Staff supports the parking reduction because, after careful analysis, it concludes that the request is justified and should not have a negative impact on the neighborhood. Staff has analyzed parking data from Longview Terrace and from affordable housing properties throughout Alexandria to answer this question. Its analysis reveals that the strict application of the Zoning Ordinance requiring the applicant to provide 32 additional parking spaces here is not necessary based on the anticipated actual parking demand.

Recent survey information suggests that residents' parking needs at Longview Terrace are actually below the 0.88 parking spaces per dwelling unit that will exist at the site. Equity Management asked all residents to fill out a survey card in mid-January that contained questions in English and Spanish regarding vehicle ownership, possession of a driver's license, and public transportation use. Gift cards were available to residents as an incentive to complete the survey early and approximately 56% of residents responded. Survey results revealed that 16 vehicles are owned by residents in 22 dwelling units for a car-ownership rate of 0.73 vehicles per unit. Extrapolating the results of this survey to include all residents of the building when fully occupied, Longview Terrace residents are expected to own 30 vehicles. All 30 vehicles can be parked in the 36-space parking lot with room to spare.

In addition, Equity staff observed parking lot conditions (see attached photographs) over four days in mid-January and at four times each day: 6 a.m., 11 a.m., 6 p.m., and 11 p.m. The maximum observed occupancy occurred in the early morning and late evening periods, when parking occupancy averaged 72% and peaked at a maximum occupancy of 81%. This evidence further substantiates resident survey results and confirms a lower parking demand at Longview than required under today's parking standards.

Staff has considered the question of parking need, as a practical matter, at other affordable housing sites in the City in recent years and has found that it is typically lower than the parking requirements found in the Zoning Ordinance. In a survey of nine properties owned by the Alexandria Redevelopment and Housing Authority (ARHA) conducted for the Glebe Park/Old Dominion redevelopment proposal, the average number of cars present at the properties was 0.9 cars per unit. In anticipation of the James Bland redevelopment, ARHA staff reviewed vehicle registration data for all of its properties in the City and found that its residents owned an average of 0.75 vehicles per dwelling unit. Both figures show that the actual parking demand at properties with affordable housing is less than what is required under the Zoning Ordinance. While differences exist between the demographic profiles of ARHA-owned units and Longview



Terrace that could have an effect on the question of resident vehicle ownership, the reduced parking demand found at other sites is useful in determining the likelihood of a reduced parking demand at Longview Terrace site. In addition, the number of parking spaces existing at Longview Terrace after expected renovations, 0.88 parking spaces per dwelling unit, falls approximately in the range (0.75 – 0.9) found at other sites in Alexandria.

Staff also finds that the parking reduction should not have a negative impact on neighborhood parking. On-street parking does not appear to be difficult; staff has visited the site and observed available parking spaces along Seay Street. In any case, with existing on-site parking exceeding demonstrated actual parking demand, approval of the parking reduction request should not result in a spill-over effect whereby additional vehicles need to park on the street.

The circumstance of current parking supply meeting current parking demand at the site justifies the 32-space parking reduction requested by the applicant. Subject to the conditions contained in Section III of this report, which include a standard requirement (Condition #2) regarding litter pick-up that will reinforce the applicant's recent steps toward addressing property maintenance concerns, staff recommends approval of the request.

### 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. Condition deleted. (PC)
3. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
4. The Director of Planning and Zoning shall review the Special Use Permit one year after approval, 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)

STAFF: Barbara Ross, Deputy Director, Department of Planning and Zoning;  
Nathan Randall, Urban Planner.

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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.

#### IV. CITY DEPARTMENT COMMENTS

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

##### Transportation & Environmental Services:

- F-1 Transportation staff supports the proposed parking reduction for the following reasons:
- a. The parking survey completed by residents of the Longview Terrace Apartments indicated that approximately ½ of all residential households do not own a car.
  - b. The overall number of vehicles per dwelling unit based on the survey response is 0.73 vehicles per dwelling unit. The apartment complex proposes to have a parking ratio of 0.88 parking spaces per unit. Based on the survey results, parking supply will exceed parking demand.
  - c. Parking occupancy data was collected in January 2012 over a four day period during early morning, mid-morning, early evening, and late evening periods. The maximum observed occupancy occurred in the early morning and late evening periods. During these time periods, parking occupancy averaged 72%, with a maximum occupancy of 81%. At the time of observed maximum occupancy, 6 spaces were still unused and available for residents or residential visitors. Based on the parking occupancy data results, the proposal to remove one parking space will not have adverse impacts and parking supply will continue to exceed parking demand.
- R-1 All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
- 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. (T&ES)

##### Code Enforcement:

- F-1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit for two new accessible units, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Ken Granata, Acting Plan Review Supervisor at [ken.granata@alexandriava.gov](mailto:ken.granata@alexandriava.gov) or 703-746-4193.
- F-2 Alterations to the existing structure (two new accessible units) must comply with the current edition of the Uniform Statewide Building Code (USBC).
- F-3 A building permit is not required for the conversion of parking spaces to accessible parking spaces.

- C-1 Accessible parking spaces shall comply with the 2009 Virginia Construction Code and 2003 ANSI A117.1.
- C-2 Accessible car parking spaces shall be a minimum of 96 inches in width. Accessible van parking shall have a minimum of 132 inches width. All access isles shall be a minimum of 60 inches width and must run the full length of the parking space they serve. When an adjacent access isle is 96 inches or greater in width the van parking width may be reduced to 96 inches. ANSI A117.1 Sections 502.2 and 502.4.2.
- C-3 Parking spaces and access isles shall be on the same level and have a surface slope of no greater than 1:48. ANSI A117.1 Section 502.5
- C-4 The required minimum number of accessible parking spaces shall comply with the 2009 Virginia Construction Code, Section 1106.
- C-5 Identification of accessible parking spaces shall comply with 2009 Virginia Construction Code. Above grade parking space signs shall have a bottom edge no lower than 4 ft. nor higher than 7ft. above the parking surface. All disable parking shall include the language the language "PENALTY, \$100-500 Fine, TOW-AWAY ZONE.

Health:

F-1 No Comments

Parks and Recreation:

F-1 No Comments Received

Police Department:

F-1 No objection to parking reduction.



# APPLICATION

## SPECIAL USE PERMIT

**SPECIAL USE PERMIT #** 2013-00043

**PROPERTY LOCATION:** 2900 Seay Street, Alexandria, Virginia

**TAX MAP REFERENCE:** 062.03 01 08

**ZONE:** RC

**APPLICANT:**

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

Address: **800 North Pitt Street, Sulte 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

<b>ACTION-PLANNING COMMISSION:</b> _____	<b>DATE:</b> _____
<b>ACTION-CITY COUNCIL:</b> _____	<b>DATE:</b> _____


**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](mailto: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 2900 Seay Street (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.		

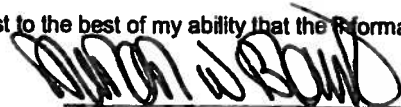
**NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.**

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

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 Longview Terrace 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 Longview Terrace Apartments were constructed in 1962. There are Forty-one (41) dwelling units (9 one bedroom units and 32 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: sixty-eight (68) onsite parking spaces in order to substantially renovate the project. It is physically impossible to provide sixty-eight (68) onsite parking spaces. If the requested parking reduction is granted, Thirty-six (36) onsite parking spaces will be provided.**

**On March 17, 2012, the Alexandria City Council granted AHDC a Section 7-700 Parking Reduction Special Use Permit (SUP #2011-0088) reducing the required amount of required onsite parking spaces to thirty-Six (36) parking spaces. The substantial renovations plans to the Longview Terrace Apartments that were contemplated in 2012 are being modified and will be part of a larger substantial renovation project involving three (3) AHDC I owned Low-Moderate Income apartment projects.**



**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: **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.**

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:

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**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.

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**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.
- 34  Other. **The parking spaces were laid out in 1962 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? [ ] 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.

**[X] 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? [ ] Yes [ ] 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 thirty-seven (37) parking surface spaces serving the forty-one (41) residential low-moderate income dwelling units in the Longview Terrace apartment project. When approved in 1962, thirty-nine (39) parking spaces would have been required to comply with the then City zoning requirements of one (1) parking space per unit. Note it appears two (2) spaces have been converted to a dumpster pad and enclosure. Two (2) existing parking space will be lost when four (4) parking spaces are converted into two (2) accessible spaces for two (2) new accessible dwelling units. Current zoning requires that a total of sixty-eight (68) parking spaces be provided ( $9 \times 1.3 = 12$  one bedroom units and  $32 \times 1.75 = 56$  two bedroom units). AHDC is requesting a thirty-two (32) parking space reduction to establish that only thirty-six (36) 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-app\forms\supparkg

**2600 Seay Street**

**Longview Apartments**

**Parking Management Plan**

The residents of the Longview Terrace Apartment 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 Longview Terrace Apartments will insure that vehicles are orderly parked and that spaces are not used for other than short term parking.

There is available on-street parking on the adjacent public rights of way of Seay Street and the lower portion Nob Hill Court.

From:

06/07/2013 12:55 #955 P.002/042

SUP2013-00043

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



SOP2013-00043



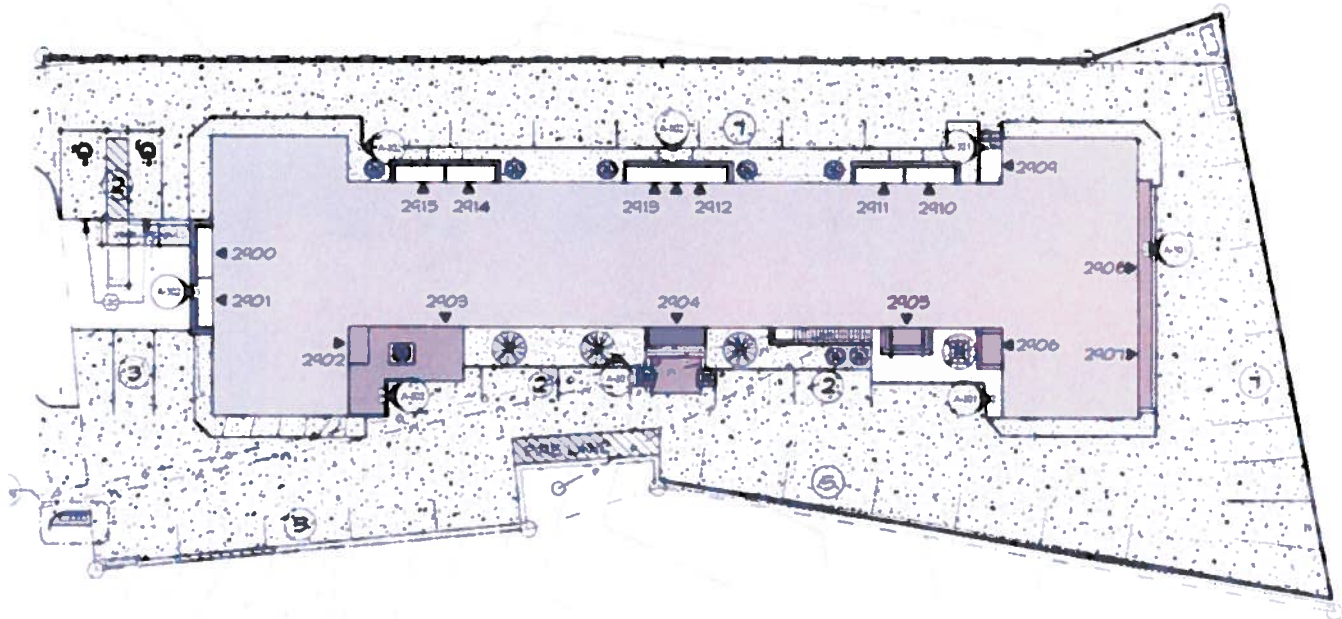
Longview Terrace Apartments - 2900 Seay Street

41 units in one building

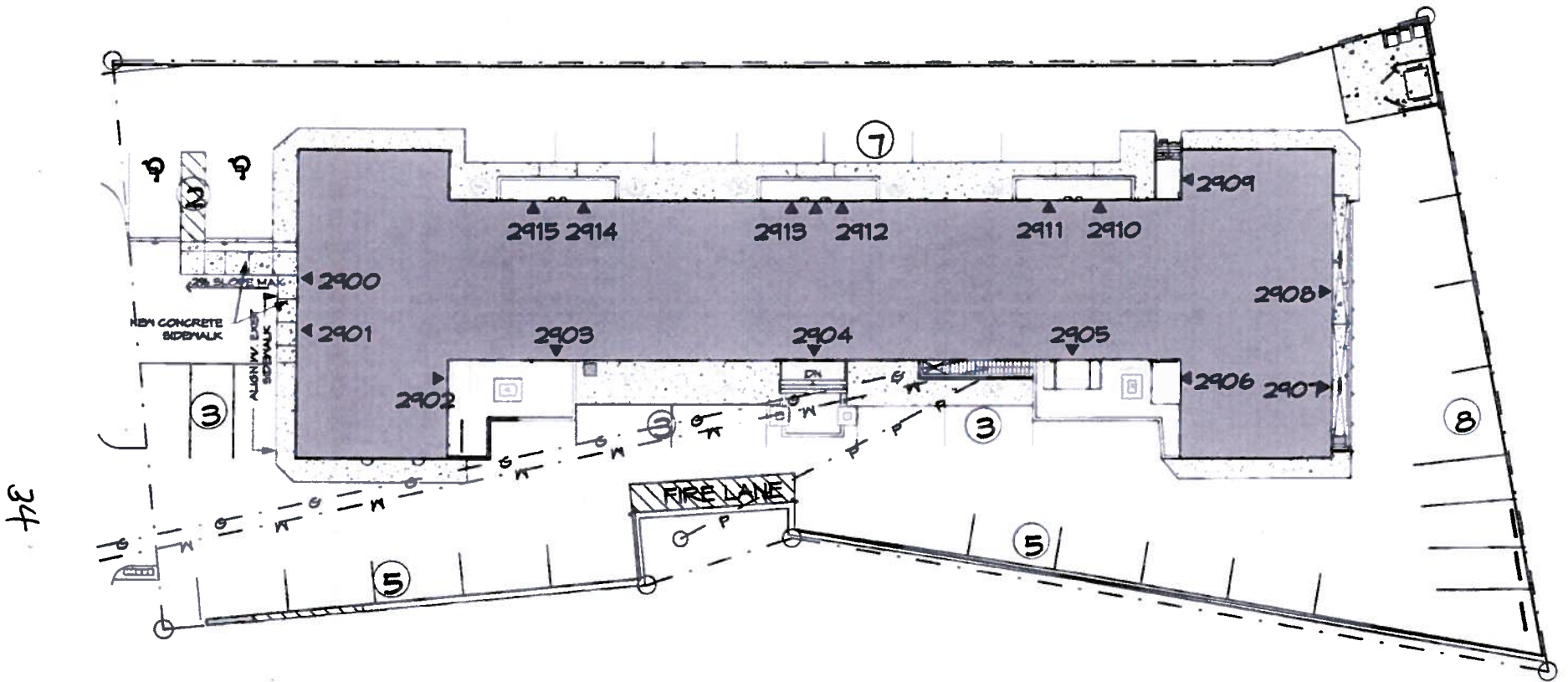
Three story walk-up plus basement; multiple entrances, some to single units.

1- Bedroom – 9

2- Bedroom – 32



1833



**1 PARKING PLAN**  
 LT-SK-1 SCALE: 1" = 20'-0"

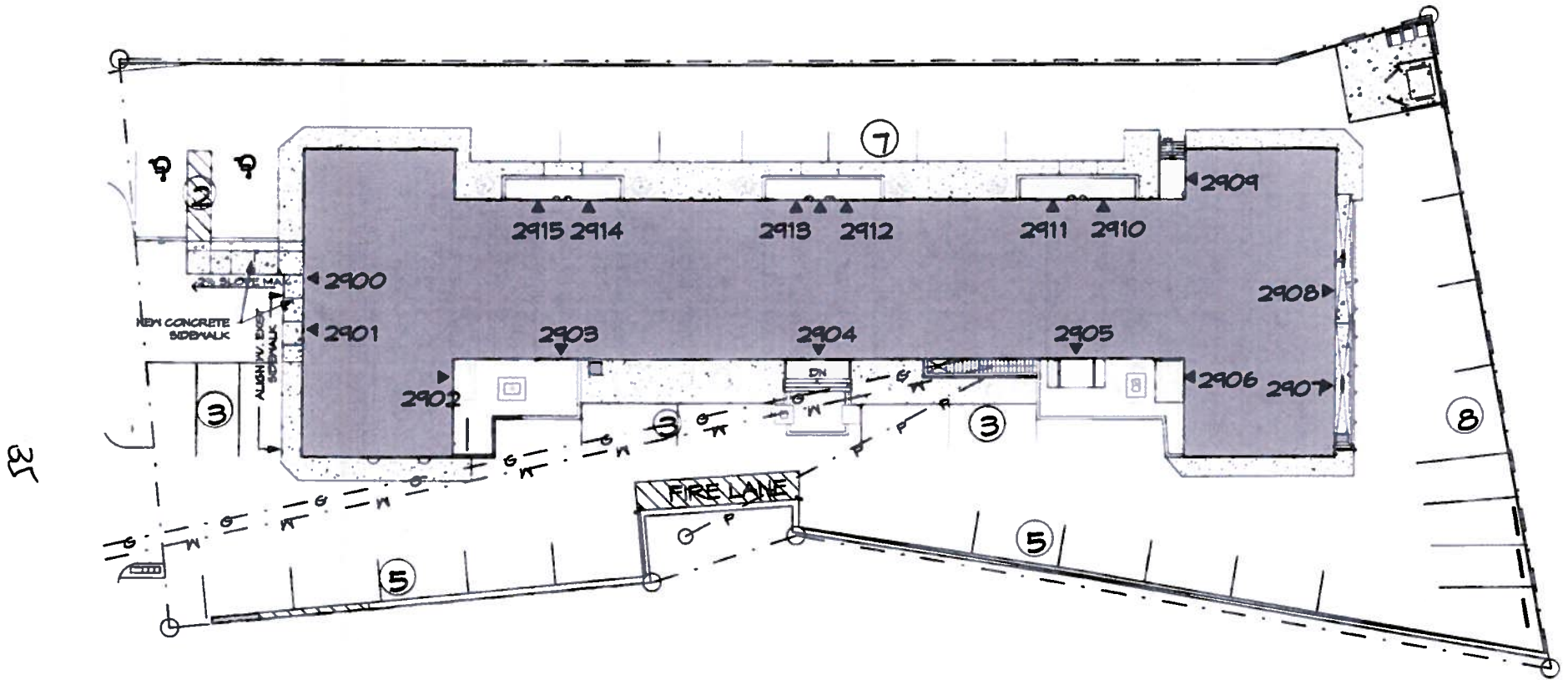


Project: **LONGVIEW TERRACE**  
 Address: **SEAY STREET  
 ALEXANDRIA, VA 22314**

A-004  
 1" = 20'-0"  
 08/21/13  
 1:23:00

**LT-SK-1**

7



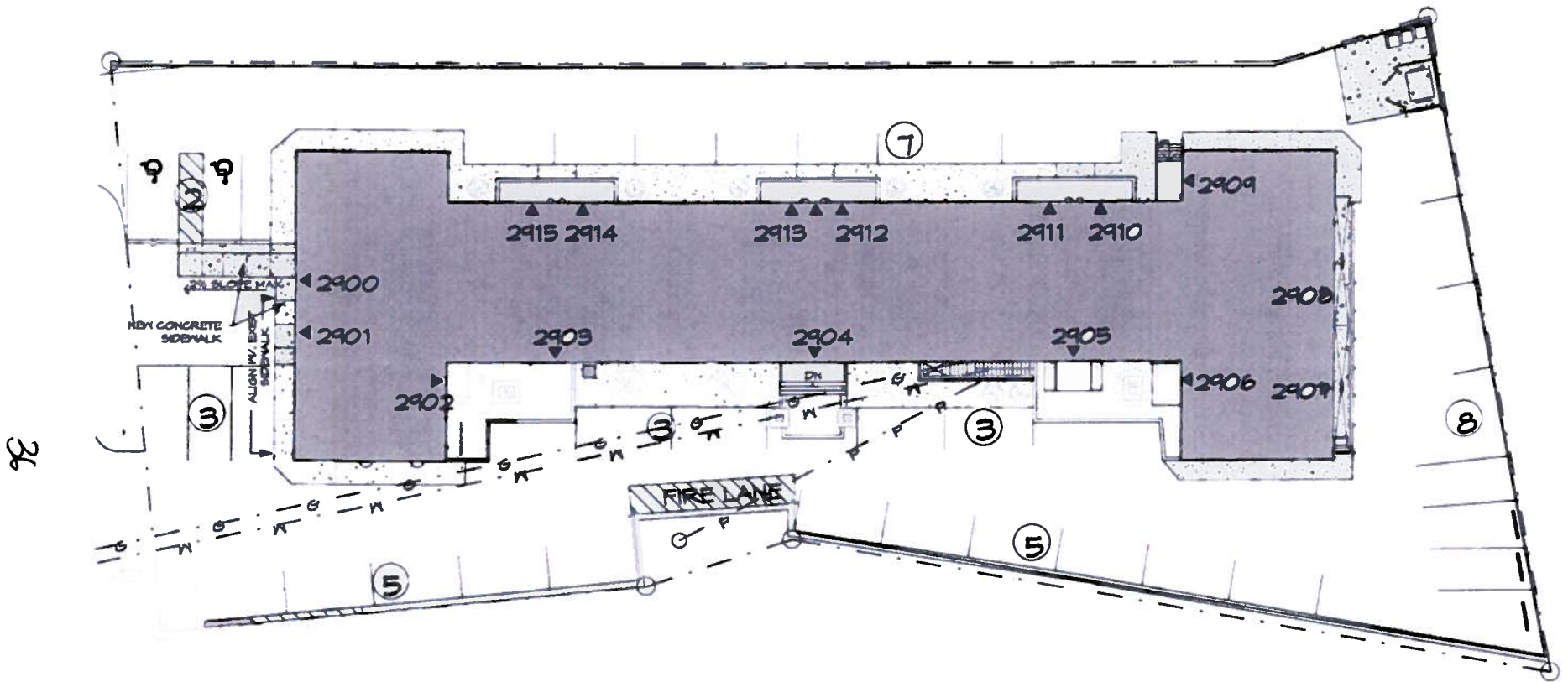
**1 PARKING PLAN**  
 LT-SK-1 SCALE: 1" = 20'-0"



Project: **LONGVIEW TERRACE**  
 Address: **SEAY STREET  
 ALEXANDRIA, VA 22314**

Sheet: **A-004**  
 Scale: **1" = 20'-0"**  
 Date: **08/21/13**  
 Price: **1225.00**

**LT-SK-1**



**1 PARKING PLAN**

SK



**LONGVIEW TERRACE**

SEAY STREET  
A EXA D VA 22314

A 004

**LT-SK-1**

76

From:

06/07/2013 12:56

#955 P.005/042

SUP2013-00043

Longview Terrace Apartments  
2900 Seay Street  
Alexandria, Virginia

RESIDENT SURVEY FORM - PARKING

Resident Name(s) (from Lease) Izora Smith

Address (including unit number) 838 Bashford Ln #301

**Purpose** This survey has been developed to provide information concerning the parking needs and habits of current Longview Terrace 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

2000 Volkswagen Passat

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. 2

**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 Longview Terrace Resident on the dashboard of your vehicle until June 5, 2013.**

From:

06/07/2013 12:56

#955 P.006/042

SUP2013-00043

Longview Terrace Apartments  
2900 Seay Street  
Alexandria, Virginia

RESIDENT SURVEY FORM - PARKING

Resident Name(s) (from Lease) Beverly Teejars

Address (Including unit number) 831 Baskford Lane - B-5

**Purpose** This survey has been developed to provide information concerning the parking needs and habits of current Longview Terrace 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: yes

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

**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 Longview Terrace Resident on the dashboard of your vehicle until June 5, 2013.**

From:

06/07/2013 12:56

#955 P.007/042

SUP2013-00043

Longview Terrace Apartments  
2900 Seay Street  
Alexandria, Virginia

RESIDENT SURVEY FORM - PARKING

Resident Name(s) (from Lease) William Robinson

Address (including unit number) 833 Bashford Ln #200

**Purpose** This survey has been developed to provide information concerning the parking needs and habits of current Longview Terrace 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 0

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

\_\_\_\_\_

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. 6

**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 Longview Terrace Resident on the dashboard of your vehicle until June 5, 2013.**

\_\_\_\_\_

2039

From:

06/07/2013 13:01

#955 P.029/042

SUP2013-00043

Longview Terrace Apartments  
2900 Seay Street  
Alexandria, Virginia

RESIDENT SURVEY FORM - PARKING

Resident Name(s) (from Lease) Hollie V. Faulkner

Address (Including unit number) 1512 Commonwealth Ave #16

**Purpose** This survey has been developed to provide information concerning the parking needs and habits of current Longview Terrace 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 1

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

Scop Grand Cherokee

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. 5

**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 Longview Terrace Resident on the dashboard of your vehicle until June 5, 2013.**



From:

06/07/2013 13:01

#955 P.031/042

QJP2013-00043

Longview Terrace Apartments  
2900 Seay Street  
Alexandria, Virginia

RESIDENT SURVEY FORM - PARKING

Resident Name(s) (from Lease) Juliet - Nasuna - Fred .K. ndawola

Address (Including unit number) 2901 Seay St Alex VA 22314

**Purpose** This survey has been developed to provide information concerning the parking needs and habits of current Longview Terrace 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

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. 6

**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 Longview Terrace Resident on the dashboard of your vehicle until June 5, 2013.**

2/4

From:

06/07/2013 13:02 #955 P.032/042

SUP2013-00043

Longview Terrace Apartments  
2900 Seay Street  
Alexandria, Virginia

RESIDENT SURVEY FORM - PARKING

Resident Name(s) (from Lease) Martha Thomas

Address (including unit number) 2902 Seay Street Apt. 101

**Purpose** This survey has been developed to provide information concerning the parking needs and habits of current Longview Terrace 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 - no drivers

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

N/A

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. 3-5 times 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 Longview Terrace Resident on the dashboard of your vehicle until June 5, 2013.**

7342

From:

06/07/2013 13:02

#955 P.033/042

GUP2013-00043

Longview Terrace Apartments  
2900 Seay Street  
Alexandria, Virginia

RESIDENT SURVEY FORM - PARKING

Resident Name(s) (from Lease) Jose Benjamin Lopez

Address (Including unit number) 2900 Seay Street Apt 300

**Purpose** This survey has been developed to provide information concerning the parking needs and habits of current Longview Terrace 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 1

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

2006 Toyota Sienna

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 Longview Terrace Resident on the dashboard of your vehicle until June 5, 2013.**

243

From:

06/07/2013 13:02

#955 P.034/042

80P2013-00043

Longview Terrace Apartments  
2900 Seay Street  
Alexandria, Virginia

RESIDENT SURVEY FORM - PARKING

Resident Name(s) (from Lease) Edwin LaZa Ycarmen Alvarez

Address (including unit number) 2904 Seay Street Apt 100 Alexandria, VA

Purpose *This survey has been developed to provide information concerning the parking needs and habits of current Longview Terrace 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 live, none driving

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

none

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

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

**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 Longview Terrace Resident on the dashboard of your vehicle until June 5, 2013.**

7544

From:

06/07/2013 13:02

#955 P.035/042

80P2013-00043

Longview Terrace Apartments  
2900 Seay Street  
Alexandria, Virginia

RESIDENT SURVEY FORM - PARKING

Resident Name(s) (from Lease) Germany Perez  
Address (including unit number) 2905 apt #300

**Purpose** This survey has been developed to provide information concerning the parking needs and habits of current Longview Terrace 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 3

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

Honda 2006

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 Longview Terrace Resident on the dashboard of your vehicle until June 5, 2013.**

2645

From:

06/07/2013 13:03

#955 P.036/042

and -

SP2013-00043

Longview Terrace Apartments  
2900 Seay Street  
Alexandria, Virginia

RESIDENT SURVEY FORM - PARKING

Resident Name(s) (from Lease) JEANNETTE HENDERSON

Address (including unit number) 2908 SEAY ST

Purpose This survey has been developed to provide information concerning the parking needs and habits of current Longview Terrace 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 0  
*at this time*

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: YES

If yes, please state how many times a week. 7 days

**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 Longview Terrace Resident on the dashboard of your vehicle until June 5, 2013.**

\_\_\_\_\_

7146

SUP2013-00043

Longview Terrace Apartments  
2900 Seay Street  
Alexandria, Virginia

RESIDENT SURVEY FORM - PARKING

Resident Name(s) (from Lease) Thomas Washington Sr

Address (including unit number) 2907 Seay St

**Purpose** This survey has been developed to provide information concerning the parking needs and habits of current Longview Terrace 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

98 Dodge GrandCaravan Forest Green.

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. None

**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 Longview Terrace Resident on the dashboard of your vehicle until June 5, 2013.**

From:

06/07/2013 13:03

#955 P.038/042

SUP 2013-00043

Longview Terrace Apartments  
2900 Seay Street  
Alexandria, Virginia

RESIDENT SURVEY FORM - PARKING

Resident Name(s) (from Lease) Deborah Fields / Anthony Pearson

Address (including unit number) 2904 Seay St Apt. 101 Alexandria 22314

Purpose This survey has been developed to provide information concerning the parking needs and habits of current Longview Terrace 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

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. 3-5 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 Longview Terrace Resident on the dashboard of your vehicle until June 5, 2013.**

2947



From:

06/07/2013 13:03

#955 P.039/042

SUP2013-00043

Longview Terrace Apartments  
2900 Seay Street  
Alexandria, Virginia

RESIDENT SURVEY FORM - PARKING

Resident Name(s) (from Lease) Euclym Rivera

Address (including unit number) 2903 Seay St Apt 100

Purpose This survey has been developed to provide information concerning the parking needs and habits of current Longview Terrace 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 1

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

Ford explorer

Do you walk, ride the bus or use public transportation of some kind (instead of a car)?  
Please respond yes or 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 Longview Terrace Resident on the dashboard of your vehicle until June 5, 2013.**

From:

06/07/2013 13:03

#955 P.040/042

SOP2013-00043

Longview Terrace Apartments  
2900 Seay Street  
Alexandria, Virginia

RESIDENT SURVEY FORM - PARKING

Resident Name(s) (from Lease) George Gales  
Address (including unit number) 2904 Seay St # 301

**Purpose** This survey has been developed to provide information concerning the parking needs and habits of current Longview Terrace 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 1

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

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. no

**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 Longview Terrace Resident on the dashboard of your vehicle until June 5, 2013.**

From:

06/07/2013 13:04

#955 P.041/042

SOPD013-00043

Longview Terrace Apartments  
2900 Seay Street  
Alexandria, Virginia

RESIDENT SURVEY FORM - PARKING

Resident Name(s) (from Lease) Alice & Sealar

Address (Including unit number) 2910 Seay St Alex VA 22314

**Purpose** This survey has been developed to provide information concerning the parking needs and habits of current Longview Terrace 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 Alice Sealar 1

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

Buick Lesabre 4D SDN 2002 Green

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

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 Longview Terrace Resident on the dashboard of your vehicle until June 5, 2013.**

3251

From:

06/07/2013 13:04 #955 P.042/042

SUP2013-00043

Longview Terrace Apartments  
2900 Seay Street  
Alexandria, Virginia

RESIDENT SURVEY FORM - PARKING

Resident Name(s) (from Lease) Mary F. Copeland Harry Nelson

Address (including unit number) 2902 Seay St. #100

**Purpose** This survey has been developed to provide information concerning the parking needs and habits of current Longview Terrace 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

none, Ride Senior Vehicles now nohandycap signs at all

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

If yes, please state how many times a week. Senior Taxi, DOT 5 days WKly

**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 Longview Terrace Resident on the dashboard of your vehicle until June 5, 2013.**

**Akida Rouzi**

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**Subject:** FW: Citizen Concern with SUP Parking Reduction

----- Forwarded message -----

From: **Giles Larrabee** <[retiredgiles@gmail.com](mailto:retiredgiles@gmail.com)>  
Date: Mon, Sep 2, 2013 at 11:57 AM  
Subject: Special Use Permit  
To: [patricia.escher@alexandria.gov](mailto:patricia.escher@alexandria.gov)

The AHDC is requesting a Special Use Permit (SUP) (or, maybe they are applying for renewal of a SUP over a year ago) concerning parking at Longview Terrace apartments.

There have clearly been changes since AHDC first applied for a similar SUP one year ago.

Now, overflow parking from Longview Terrace, Jan-Mar, and Carydale often completely fills Seay Street and the lower part of Nob Hill Court, and there is often more overflow parking in the upper part of Nob Hill Court, i.e. the cul-de-sac.

One of the last things this neighborhood needs is more cars parked on the streets. When vehicles - especially trucks and SUVs - are parked on the corner of Seay Street and Nob Hill Court, it could be difficult to quickly get an emergency vehicle (fire truck) around the corner. Heck, it might be impossible.

I urge the Alexandria Department of Planning and Zoning to **deny** the SUP.

Thank you.

Giles Larrabee  
2927 Nob Hill Court  
Alexandria, VA 22314  
571-331-2945

**SUP #2013-0043**

wadecass@aol.com

**Sent:** Tuesday, September 03, 2013 1:36 PM

**To:** PlanComm

**Cc:** dblair@landcarroll.com; cjackson@housingalexandria.org

To whom it may concern:

As the owner and managing member of 2801 Seay Street, LLC, the owner of 2801 Seay Street in Alexandria, I would like to go on record as being in support of SUP #2013-0043. Please feel free to reiterate my support in this matter, which is a request for parking reduction on 2900 Seay Street, in whatever forum is useful.

If you have any questions regarding my support on this matter, please contact me at the number listed below.

Best wishes,

Wade Casstevens  
Wade L. Casstevens  
606 Greenwich Street  
Falls Church, VA 22046  
wadecass@aol.com  
703-244-5650