



Docket Item #12

**Special Use Permit #2013-0045**  
**4 W. Nelson, 1502 & 1512 Commonwealth Ave -**  
**Lacy Court Apartments**

Application	General Data	
Consideration of a request for a parking reduction.	<b>Planning Commission Hearing:</b>	September 3, 2013
	<b>City Council Hearing:</b>	September 21, 2013
<b>Address:</b> 4 W. Nelson 1502 & 1512 Commonwealth Ave.	<b>Zone:</b>	RA/Residential Multi-Family
<b>Applicant:</b> AHDC Acquisition I, LLC by Duncan Blair, Esquire	<b>Small Area Plan:</b>	Potomac West

**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 Wagner, seconded by Commissioner Hyra, 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 two conditions:

**9. 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)

**10. CONDITION ADDED BY THE PLANNING COMMISSION:** The applicant shall cooperate with the City in the event that the City constructs a sidewalk on their property along the Hancock Avenue frontage. (PC)

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

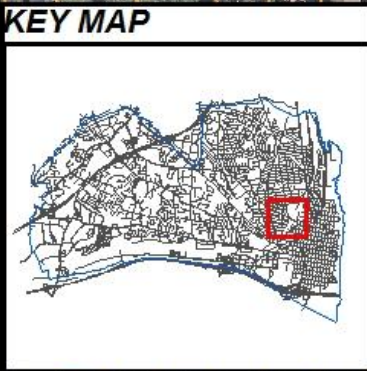
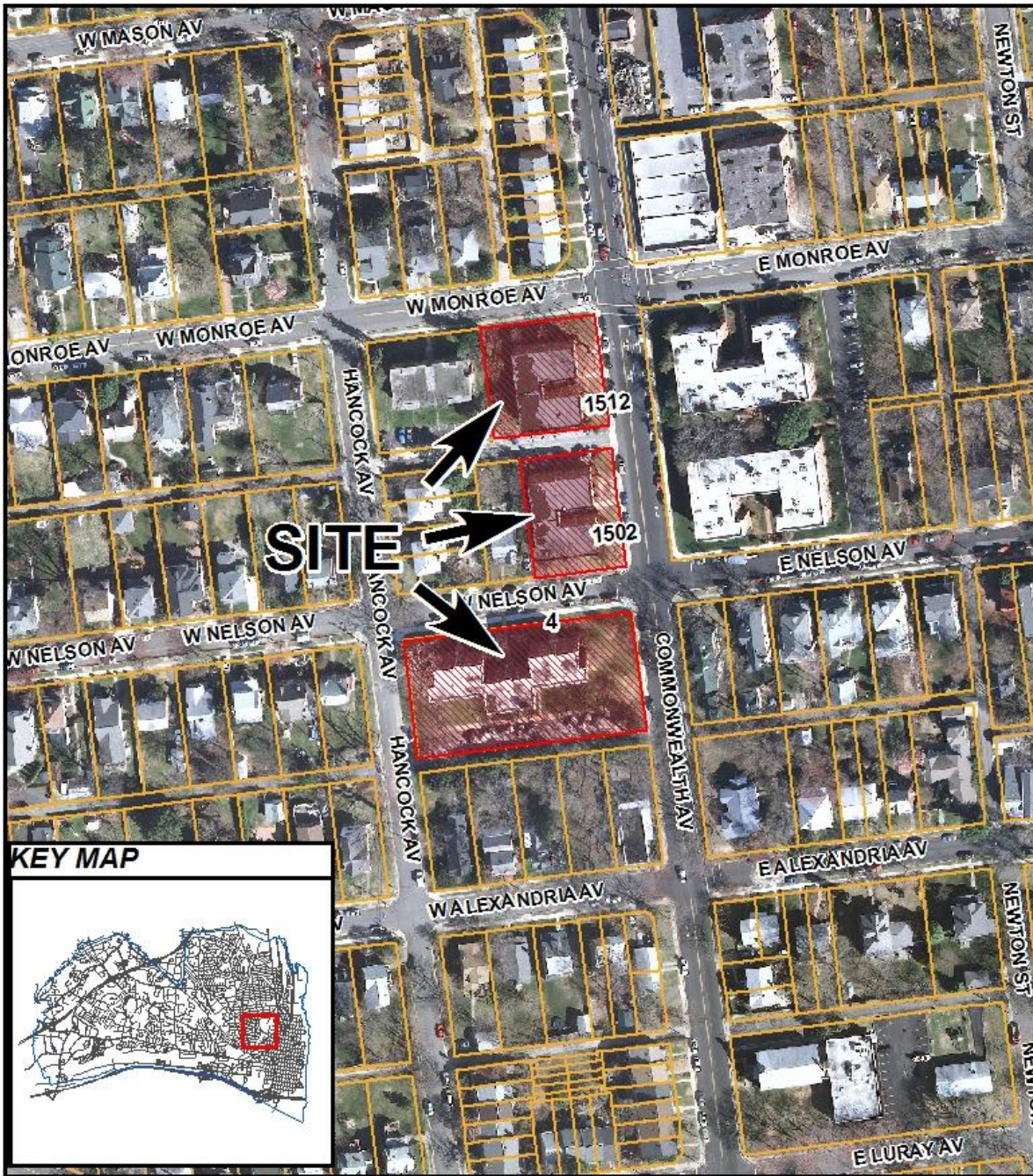
**Speakers:** Duncan Blair, Attorney for the Applicant

Carol Jackson, Applicant and representative for AHDC.

Mary Battey, 101 W, Alexandria Avenue spoke about the Lacy Court Apartments. She requested that the existing dumpster be screened from view and expressed concern about the potential hazard for the children due to the lack of a sidewalk on the apartment's Hancock Avenue frontage.

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 #2013-0045  
Lacy Court Apartments  
4 W. Nelson  
1502 & 1512 Commonwealth Avenue



 **SUP #2013-0045**  
**4 W Nelson Ave and**  
**1502 & 1512 Commonwealth Ave.**

9/3/2013 N 

## **I. DISCUSSION**

Staff is recommending *approval* of a request for a Special Use Permit for a parking reduction for 44 units affordable housing units within the Lacy Court Apartments located at 4, 6 and 8 West Nelson Avenue and 1502, 1506, 1512 and 1516 Commonwealth Avenue.

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 #2013-0045 and a separate report will specifically address SUP #2013-0044.

### PROJECT SPECIFIC BACKGROUND

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 to preserve affordable housing in Alexandria. City Council approved the sale of the three properties to the applicant, AHDC, in June 2011. These properties all have deed/loan restrictions for a period of forty years from the original purchase date to ensure their continued preservation and operation as affordable housing. (Refer to staff report SUP # 2013-0043 for additional background information.) A new City loan agreement and deed restrictions to be placed on the properties will further extend the affordability period for forty years from the date the new loan document is executed.

### PROPOSAL

The applicant, Alexandria Housing Development Corporation (ADHC), is requesting a Special Use Permit for a parking reduction for these 44 units of low to moderate income, multi-family residences. The request is based solely upon Section 7-700 which allows the property owners of affordable housing units the ability to request relief from the Zoning Ordinance current parking requirements.

### SITE DESCRIPTION

While there are three separate sites, they are all within close proximity to each other. The apartments on W. Nelson Avenue are directly to the south of the two other properties and all abut Commonwealth Avenue. The two properties fronting on Commonwealth Avenue are separated by a common alleyway. The surrounding area is a mixture of multi-family, townhouse and single family residences along with some neighborhood serving retail. The properties are bound by

Commonwealth Avenue to the east, Hancock Avenue to the west, W. Nelson Avenue the south and Monroe Avenue to the north. The properties range from 13,000 sq. ft. up to 32,500 sq. ft. The W. Nelson property contains 20 units with one and two bedroom apartments. The Commonwealth Avenue properties contain 24 units with studios and 3 bedroom apartments.

Upon a site visit, it was apparent that there are some grassy areas that need maintenance. One area in front of the buildings was a dirt path used by the residents. Since it is well used, it should be more formalized with gravel and a defined edge. The other was a bare spot in the lawn area which should be replanted as part of the property's upcoming rehabilitation.

### 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 requesting the approval of a 53 parking space reduction because the Commonwealth Avenue properties simply cannot physically accommodate additional parking and while the W. Nelson Avenue may be able to provide additional parking; their existing parking lot is currently underutilized. The sites would maintain 33 parking spaces on or adjacent to the site for the use of their residents which is a 62% parking reduction from the current standards of the Zoning Ordinance. The ordinance parking requirements are based upon the number of bedrooms for the multi-family buildings, the more bedrooms, the more parking spaces required. The ordinance would require a total 86 parking spaces, almost 2 parking spaces per unit.

### ZONING

The subject property is located in the RA / Residential Multi-Family Zone. Section 6-602 (D) of the Zoning Ordinance allows multi-family dwellings in the RA zone as a permitted use. Pursuant to Section 8-200(F) (1) these structures' parking configurations are "grandfathered" or a legal use since they were built prior to 1963 when the City adopted parking requirements. The buildings are also a noncomplying structures because they may not meet one or more of the current zoning regulations regarding maximum density, open space, setbacks, etc.

### MASTER PLAN DESIGNATION

The proposed use is consistent with the Potomac West Small Area Plan which designates the property for multi-family residential use and complies with the goal to "strengthen and preserve existing residential communities". This application acknowledges these existing legal uses and promotes maintaining them as a necessary affordable housing stock, facilitating the City's goal

of maintaining social and economic diversity.

## II. STAFF ANALYSIS

Staff supports the parking reduction and recommends approval of the request as these properties have been in their current configuration/occupancy for numerous years. The properties are located on a DASH bus line and are less than one mile to a metro station. While the intended renovations will improve the physical appearance of the buildings, it will not increase the size of number of the units 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 August 14th of 2006. 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.*

The applicant has provided staff with updated parking information and a resident parking survey. The residential survey, of which 1/3 of the residents responded, indicates that some of the residents own more than one car. However, the parking lot for the W. Nelson Avenue apartments is underutilized with thirteen of the twenty spaces being occupied during peak demand. Furthermore, W. Nelson Avenue property complies with the Zoning Ordinance open space requirements and placing more parking spaces on site would place the property out of compliance.

It is noted that the on-site parking lots serving the apartment complexes at 1502 -1516 Commonwealth Avenue appear to be well utilized and typically are at capacity. Some on-street overflow parking is expected from these units, however, available nearby on-street parking is adequate to meet the overflow demand. The request is for .75 space per 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 the specified time and includes all the restrictions of the loan agreement between the City of Alexandria and Robert Pierre Johnson Housing Development Corporation of the National Capitol Area approved by the City on July 5, 2007 and transferred to ADHC in 2011. (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. Grassy areas that are worn shall be replanted or a more formalized path provided.(P&Z)
8. 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)
9. **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)
10. **CONDITION ADDED BY THE PLANNING COMMISSION:** The applicant shall cooperate with the City in the event that the City constructs a sidewalk on their property along the Hancock Avenue frontage. (PC)

STAFF: Karl Moritz, Deputy Director, Department of Planning and Zoning  
Patricia Escher, AICP, Principal Planner



SUP #2013-0045  
Lacy Court Apts.  
4 – 8 W. Nelson  
1502 & 1512 Commonwealth Avenue

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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.

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**Site Photographs**



SUP #2013-0045  
Lacy Court Apts.  
4 – 8 W. Nelson  
1502 & 1512 Commonwealth Avenue



SUP #2013-0045  
Lacy Court Apts.  
4 – 8 W. Nelson  
1502 & 1512 Commonwealth Avenue



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**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)



# APPLICATION

## SPECIAL USE PERMIT

**SPECIAL USE PERMIT #** 2013-00045

**PROPERTY LOCATION:** 4 W. Nelson Ave & 1502 & 1512 Commonwealth Ave,  
Alexandria, Virginia

**TAX MAP REFERENCE:** 043.03 02 19, 43.01 09 10 & 43.03 04 01      **ZONE:** RA

**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.**

**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.

**THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

**THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

**THE UNDERSIGNED**, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

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@jandcarroll.com  
Email address

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

1314

**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of 4 W. Nelson Ave & 1502 & 1512 Commonwealth Ave, Alexandria, Virginia, 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

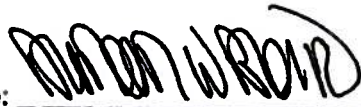
Name: By: Duncan W. Blair, Esquire

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.

[X] Requesting a waiver. See attached written request.

2. The applicant is the (check one):

[X] 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 14 W. Nelson Ave & 1502 & 1512 Commonwealth Ave, 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

*Duncan W Blair*

Date

Printed Name

Signature

SUP # 2013-00045

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 Lacy Court 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 zoning 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 Lacy Court Apartments were constructed in 1951. There are Forty-four (44) dwelling units (2 efficiencies, 3 one bedroom units and 17 two bedroom units and 22 three 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: Eighty-six (86) onsite parking spaces in order to substantially renovate the project. It is physically impossible to provide Eighty-six (86) onsite parking spaces. There are currently Thirty-three (33) onsite parking spaces for the Lacy Court Apartments (20 for the West Nelson units and Thirteen (13) for the Commonwealth Avenue units. If the requested parking reduction is granted, Thirty-three (33) onsite parking spaces will be provided.**

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**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.**

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.

31 Other. **The parking spaces were laid out in 1951 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 Thirty-three (33) onsite parking surface spaces serving the Forty-four (44) residential low-moderate income dwelling units in the Lacy Court Apartments. Current zoning requires that a total of Eighty-six (86) parking spaces be provided. AHDC I is requesting a Fifty-one (51) parking space reduction to establish that onsite Thirty-three (33) 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.**

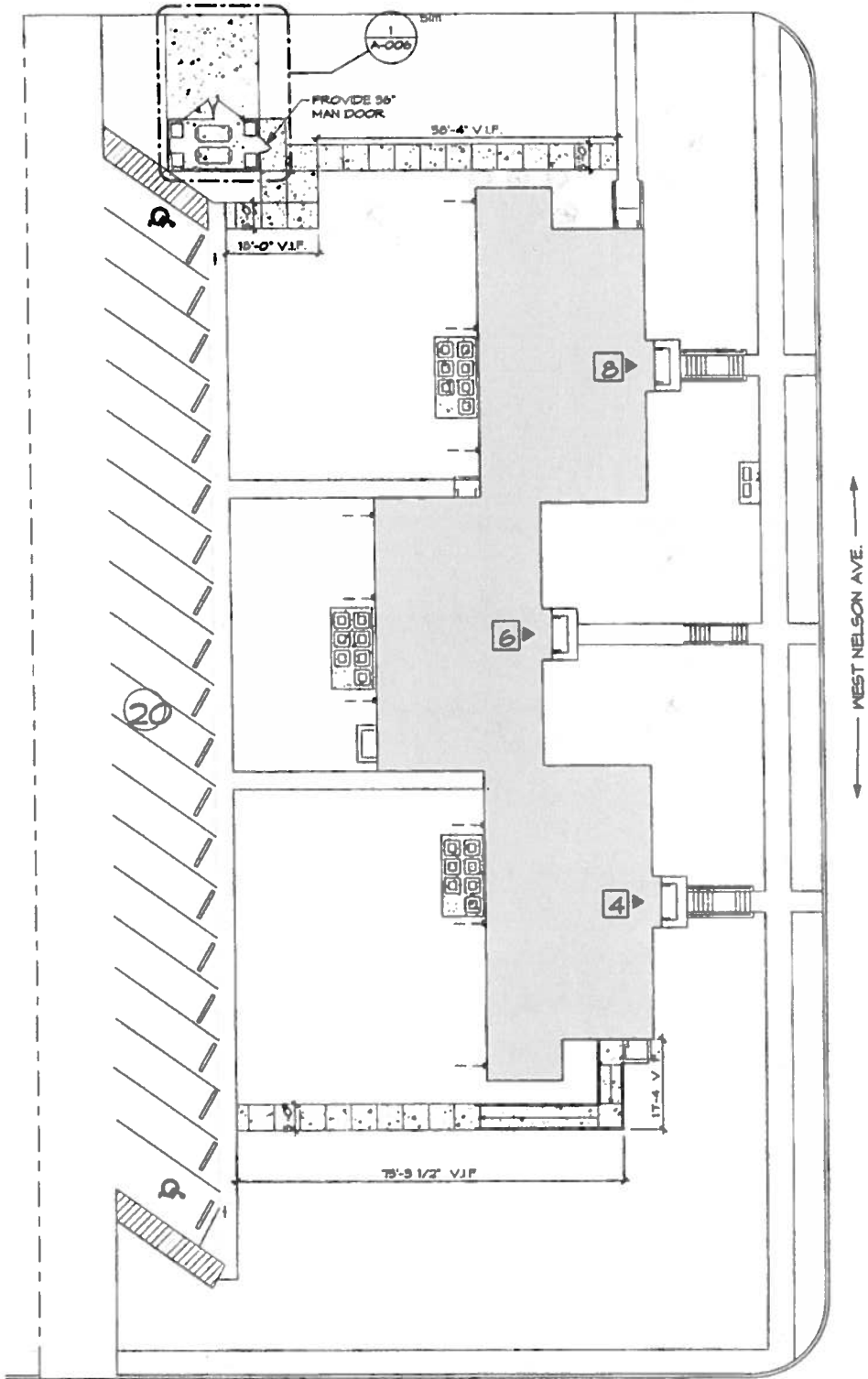


SUPD 013-00045

**Lacy Court Apartments**  
**Parking Management Plan**

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

2324



**1 PARKING PLAN**  
 C-SK-2 SCALE: 1" = 20'-0"

← COMMONWEALTH AVE. →



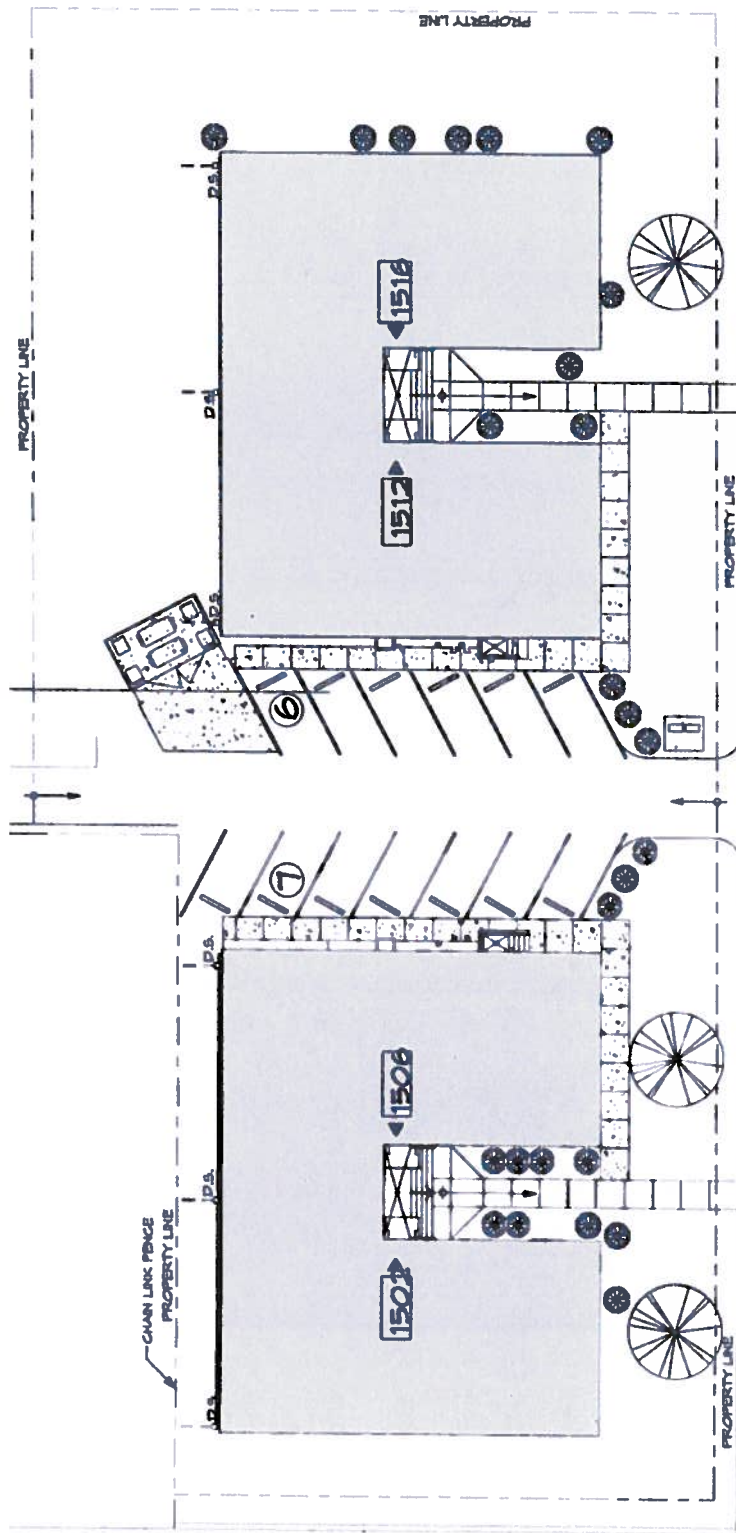
Project LACY COURT APARTMENTS  
 Address NELSON AVENUE & COMMONWEALTH AVE.  
 ALEXANDRIA, VA 22314

A-005  
 1" = 20'-0"  
 08/24/13  
 12205

LC-SK-2

2/25

SOP2013-00045



**1** **PARKING PLAN - COMMONWEALTH**

SCALE: 1" = 20'-0"



Project: **LACY COURT APARTMENTS**  
 Address: **NELSON AVENUE & COMMONWEALTH AVE, ALEXANDRIA, VA 22314**

Architect: **A-004**  
 Date: **11-10-07**  
 Project No: **070713**  
 Revision: **1205**

**LC-SK-1**

323 WEST PATRICK STREET, FREDERICK MD 21701 / PHONE 301.698.0020 / FAX: 301.698.0820 / WWW.ZAVOORARCHITECTURE.COM

SUP 2013-00045

25/26

From:

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

SUP2013-00045

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

7627

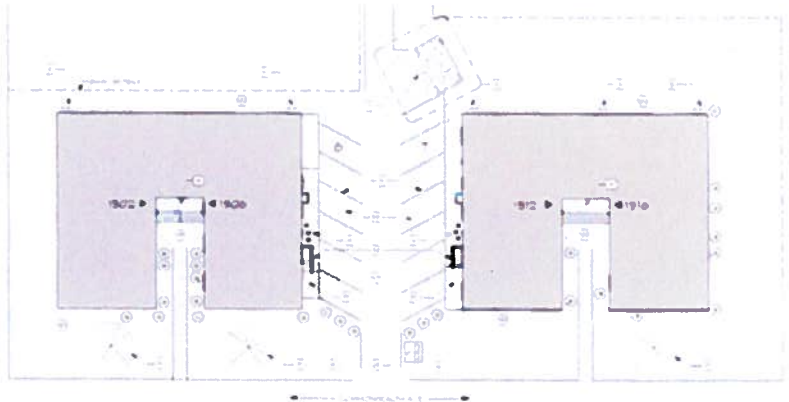
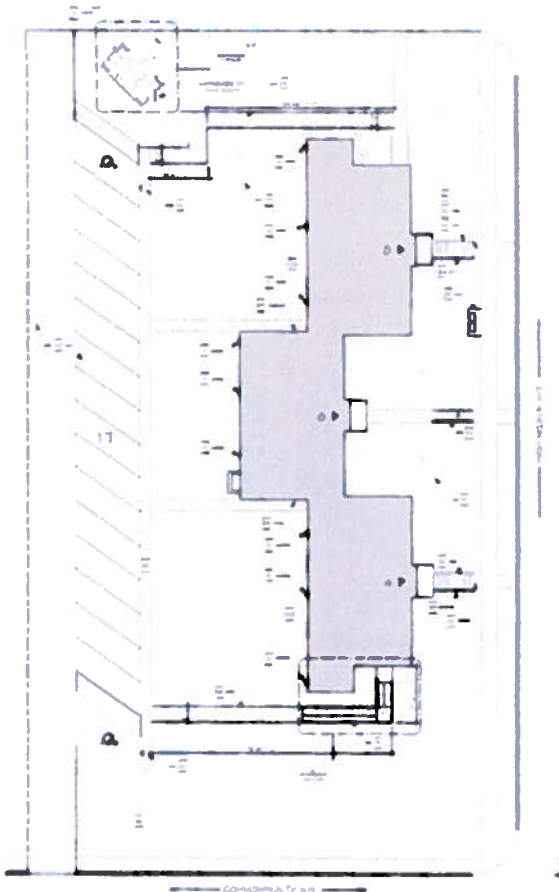
SUP2013-00045



Lacy Court Apartments - 4, 6 and 8 W. Nelson Street, 1502, 1506, 1512 and 1516 Commonwealth Avenue  
44 units (18 units at 50% AMI) in 5 buildings  
Each building is a three story walk-up plus basement

Two U-shaped buildings on Commonwealth Avenue, each with two entrances; three adjacent but not connected buildings on Nelson, each with its own entrance

- Efficiencies – 2
- 1- Bedroom – 7
- 2- Bedroom – 13
- 3- Bedroom – 22



From:

06/07/2013 12:58

#955 P.014/042

SUP2013-00045

Lacy Court Apartments  
4-8 West Nelson Ave., 1502 – 1516 Commonwealth Ave.  
Alexandria, Virginia

RESIDENT SURVEY FORM - PARKING

Resident Name(s) (from Lease) ISIDRA ANECO & LUIS SER RANO

Address (including unit number) 1506 - 6

**Purpose** This survey has been developed to provide information concerning the parking needs and habits of current Lacy Court 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 4

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

HYUNDAI SONATA GRAY, VOLVO White and Chevy van white

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. N/A

**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 Lacy Court Resident on the dashboard of your vehicle until June 5, 2013.**

28  
29

From:

06/07/2013 12:58

#955 P.015/042

SUP 2013-60045

Lacy Court Apartments  
4-8 West Nelson Ave., 1502 – 1516 Commonwealth Ave.  
Alexandria, Virginia

RESIDENT SURVEY FORM - PARKING

Resident Name(s) (from Lease) Marcos Ayala

Address (including unit number) 6 W. Nelson 301

**Purpose** This survey has been developed to provide information concerning the parking needs and habits of current Lacy Court 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 Takoma 2005

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 Lacy Court Resident on the dashboard of your vehicle until June 5, 2013.**

29  
30

From:

06/07/2013 12:58

#955 P.016/042

SUP2013-00045

Lacy Court Apartments  
4-8 West Nelson Ave., 1502 – 1516 Commonwealth Ave.  
Alexandria, Virginia

RESIDENT SURVEY FORM - PARKING

Resident Name(s) (from Lease) Necunia Conales

Address (including unit number) 4 W NELSON AVE #301 ALEX, VA 22301

**Purpose** This survey has been developed to provide information concerning the parking needs and habits of current Lacy Court 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 2

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

Toyota Corolla - GMC - YACON

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 Lacy Court Resident on the dashboard of your vehicle until June 5, 2013.**

3031



From:

06/07/2013 12:58

#955 P.017/042

SUP2013-00045

Lacy Court Apartments  
4-8 West Nelson Ave., 1502 – 1516 Commonwealth Ave.  
Alexandria, Virginia

RESIDENT SURVEY FORM - PARKING

Resident Name(s) (from Lease) Carmen Johnston

Address (including unit number) 8 West Nelson - Apt. 301

**Purpose** This survey has been developed to provide information concerning the parking needs and habits of current Lacy Court 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 Mustang

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. 1-2 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 Lacy Court Resident on the dashboard of your vehicle until June 5, 2013.**

3/32

From:

06/07/2013 12:59

#955 P.018/042

SUP2013-00045

Lacy Court Apartments  
4-8 West Nelson Ave., 1502 – 1516 Commonwealth Ave.  
Alexandria, Virginia

RESIDENT SURVEY FORM - PARKING

Resident Name(s) (from Lease) CANDELARIA CAPUNGAN

Address (including unit number) 1506 Commonwealth Ave. apt-2

**Purpose** This survey has been developed to provide information concerning the parking needs and habits of current Lacy Court 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 - one

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

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

Toyota Camry NE-97 - Black

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 Lacy Court Resident on the dashboard of your vehicle until June 5, 2013.**

3233

From:

06/07/2013 12:59

#955 P.019/042

SUP2013-00045

Lacy Court Apartments  
4-8 West Nelson Ave., 1502 - 1516 Commonwealth Ave.  
Alexandria, Virginia

RESIDENT SURVEY FORM - PARKING

Resident Name(s) (from Lease) Joseph DeGan / Barbara DeGan

Address (including unit number) 1502 Commonwealth Apt 1

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

Number of cars owned by the people who live at the address listed above 4

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

83 Ford Truck, 85 Volvo, 85 Oldsmobile, 81 Buick

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 Lacy Court Resident on the dashboard of your vehicle until June 5, 2013.**

3834

SOP2013-00045

Lacy Court Apartments  
4-8 West Nelson Ave., 1502 - 1516 Commonwealth Ave.  
Alexandria, Virginia

RESIDENT SURVEY FORM - PARKING

Resident Name(s) (from Lease) Lesi Hamilton  
Address (including unit number) 6 W NELSON AVE APT #101

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

Please list the make and model of all cars owned and parked at the property  
Poped - located at the back of the building where bike racks are

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. it varies, when needed to, rainy days mostly

**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 Lacy Court Resident on the dashboard of your vehicle until June 5, 2013.**

3435

From:

06/07/2013 12:59

#955 P.021/042

SOP2013-00045

Lacy Court Apartments  
4-8 West Nelson Ave., 1502 – 1516 Commonwealth Ave.  
Alexandria, Virginia

RESIDENT SURVEY FORM - PARKING

Resident Name(s) (from Lease) Mr. WILLIAM HICKS

Address (including unit number) 4 West Nelson Apt. 201

**Purpose** This survey has been developed to provide information concerning the parking needs and habits of current Lacy Court 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 - don't drive

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. daily

**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 Lacy Court Resident on the dashboard of your vehicle until June 5, 2013.**

SUP 2013-00045

Lacy Court Apartments  
4-8 West Nelson Ave., 1502 - 1516 Commonwealth Ave.  
Alexandria, Virginia

RESIDENT SURVEY FORM - PARKING

Resident Name(s) (from Lease) Suzana Vargas / JOAQUIN Hernandez  
Address (including unit number) 8 W Nelson Ave #B-1 / HANER Hernandez

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

\_\_\_\_\_

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. 8

**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 Lacy Court Resident on the dashboard of your vehicle until June 5, 2013.**

\_\_\_\_\_

3637

From:

06/07/2013 13:00

#955 P.023/042

SUP2013-00045

Lacy Court Apartments  
4-8 West Nelson Ave., 1502 – 1516 Commonwealth Ave.  
Alexandria, Virginia

RESIDENT SURVEY FORM - PARKING

Resident Name(s) (from Lease) Fredis A. Oliva

Address (including unit number) 1502 Commonwealth Ave #2

**Purpose** This survey has been developed to provide information concerning the parking needs and habits of current Lacy Court 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 2

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

BMC Yukon Denali, Toyota Corolla, Ford F-150

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 Lacy Court Resident on the dashboard of your vehicle until June 5, 2013.**

3738

From:

06/07/2013 13:00

#955 P.024/042

30P2013-00045

Lacy Court Apartments  
4-8 West Nelson Ave., 1502 – 1516 Commonwealth Ave.  
Alexandria, Virginia

RESIDENT SURVEY FORM - PARKING

Resident Name(s) (from Lease) Ana Turcios  
Address (including unit number) 6-302

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

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 bus

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

**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 Lacy Court Resident on the dashboard of your vehicle until June 5, 2013.**

3839



From:

06/07/2013 13:00

#955 P.025/042

SOP2013-00045

Lacy Court Apartments  
4-8 West Nelson Ave., 1502 – 1516 Commonwealth Ave.  
Alexandria, Virginia

RESIDENT SURVEY FORM - PARKING

Resident Name(s) (from Lease) Carmela Sanchez

Address (including unit number) 8 W Nelson Ave. Apt. 101 Alex. VA 22301

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

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

Carry 2 Banes for

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 Lacy Court Resident on the dashboard of your vehicle until June 5, 2013.**

3940

SUP 2013-00045

Lacy Court Apartments  
4-8 West Nelson Ave., 1502 - 1516 Commonwealth Ave.  
Alexandria, Virginia

RESIDENT SURVEY FORM - PARKING

Resident Name(s) (from Lease) Diego Ortiz / Mirian Ortiz

Address (including unit number) 1516 Commonwealth Ave. #6 Alexandria, VA  
22301

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

~~Two~~ Mazda 6 / Nissan Rogue

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 Lacy Court Resident on the dashboard of your vehicle until June 5, 2013.**

4691

SUP2013-00045

Lacy Court Apartments  
4-8 West Nelson Ave., 1502 - 1516 Commonwealth Ave.  
Alexandria, Virginia

RESIDENT SURVEY FORM - PARKING

Resident Name(s) (from Lease) Wilber Lazo

Address (including unit number) 512 Commonwealth Ave Alexandria VA 22301

Purpose *This survey has been developed to provide information concerning the parking needs and habits of current Lacy Court 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 2

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

Sienna Toyota 2000, Honda Accord 1999.

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 Lacy Court Resident on the dashboard of your vehicle until June 5, 2013.***

4/42

SUP2013-00045

Lacy Court Apartments  
4-8 West Nelson Ave., 1502 – 1516 Commonwealth Ave.  
Alexandria, Virginia

RESIDENT SURVEY FORM - PARKING

Resident Name(s) (from Lease) Stephon Richardson

Address (including unit number) 1502 # 5

**Purpose** This survey has been developed to provide information concerning the parking needs and habits of current Lacy Court 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 2

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

Red Chrysler Pacifica, Black Nissan Rouge

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 Lacy Court Resident on the dashboard of your vehicle until June 5, 2013.**

4/43

From:

06/07/2013 13:01

#955 P.030/042

SUP201300045

Lacy Court Apartments  
4-8 West Nelson Ave., 1502 – 1516 Commonwealth Ave.  
Alexandria, Virginia

RESIDENT SURVEY FORM - PARKING

Resident Name(s) (from Lease) Nilson Rodriguez  
Address (including unit number) 8 West Nelson Ave 202 #

**Purpose** This survey has been developed to provide information concerning the parking needs and habits of current Lacy Court 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 7

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 Corolla 97 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. \_\_\_\_\_

**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 Lacy Court Resident on the dashboard of your vehicle until June 5, 2013.**

4344

SUPJ013-00045

June 24, 2013

Ms. Faroll Hamer  
City of Alexandria  
Planning and Zoning Department  
City Hall, Room 2100  
301 King Street  
Alexandria, VA 22314

**DELIVERED BY HAND**

**Re: AHDC Acquisition I LLC  
Section 7-700 Parking Reduction Special Use Permit Applications  
Longview Terrace Apartments, Lacy Court Apartments and Arbelo Apartments**

Dear Faroll:

I am writing on behalf of our client, AHDC Acquisitions I LLC, a Virginia limited liability Company ("AHDC I") in connection with the three Section 7-700 Parking Reduction Special Use Permits for Low-Moderate income housing applications filed today. AHDC I is requesting parking reductions for the Longview Terrace Apartments, Lacy Court Apartments and Arbelo Apartments permit AHDC I and AHDC to substantially renovate the projects without being required to provide the amount of parking required under current zoning regulations for each project and required Section 8-200 of the Alexandria Zoning Ordinance, 1992, as amended ("Ordinance"). In each case the amount of parking actually being provided is consistent with the parking ratios use by the City in evaluating the amount of parking required for recent Low-Moderate Income Housing projects. If the Special Use Permits are granted, Longview Terrace will have a parking ratio of .88 parking spaces per unit, Arbelo Apartments .75 parking spaces per unit and Lacy Court .83 spaces per unit.

Additionally, I am writing to request a waiver of the requirement to submit floor plans in connection with its applications for a parking reduction pursuant to Section 7-700 of the Ordinance

Please advise if you are in agreement that the waiver is appropriate in this instance. If you have any questions, please do not hesitate to call.

4/15

SUP2013-00045

Very truly yours,

Duncan W. Blair

DWB:Hamer-AHDC 6 24 13

4546