



Special Use Permit #2017-0090
618-622 North Washington Street
Great Beginnings Early Learning Center

Application	General Data	
Public hearing and consideration of a request for a parking reduction for parking beyond 500 feet from a business	Planning Commission Hearing:	October 3, 2017
	City Council Hearing:	October 14, 2017
Address: 618-622 North Washington Street	Zone:	OC/ Office Commercial
Applicant: Great Beginnings Early Learning Center, LLC	Small Area Plan:	Old Town North

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 Reviewer: Ann Horowitz, ann.horowitz@alexandriava.gov

PLANNING COMMISSION ACTION, OCTOBER 3, 2017: On a motion made by Vice Chairman Macek and seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of Special Use Permit #2016-0097 with amendment to Condition #2 and subject to compliance with all applicable codes, ordinances, and staff recommendations. The motion carried on a vote of 7-0.

Reason: The Planning Commission agreed with staff analysis.

Commissioner Wasowski asked staff to confirm the day care center's hours of operation, which were stated as 7 a.m. to 6 p.m. She proposed an amendment to Condition 2 to extend the morning hours of parking lot use to 6:30 a.m. to provide the day care center staff with added time to park prior to the business's opening. Vice Chairman Macek confirmed with the applicant's attorney that employees would use the parking lot and parents would pick up and drop off their children using loading zones. He stated support for the neighborhood location of the day care center, noting that the request was an adequate solution as its previous lot is no longer available. He stated that the City's Commercial Parking Standards Task Force study is in the process of examining ways parking may be shared at locations such as the Saul Center, which could have provided a convenient parking alternative, however, current technical parking requirements preclude that from happening. Chairwoman Lyman inquired about the condition of the lot. The applicant's attorney responded that staff report conditions require the property owner to pave the lot and that the property owner and the applicant are to share its maintenance. Commissioner Brown confirmed with staff that the public interest benefit of providing parking at the lot beyond 500 feet would be to discourage the use of on-street parking. Commissioner Wasowski added that the provision for a parking lot would discourage day care center staff from using on-street spaces and moving their vehicles every two hours.

Speakers:

Walter Marlowe, 619 N. Columbus Street, spoke in opposition of the request, citing that the proposed parking lot is not maintained, would be inadequate as other businesses use the lot, and is too far from the day care center use.

Grace Tomerlin, 5511 Bouffant Boulevard, stated she is a parent at the day care center. She commented that the loading zones on Wythe and North Washington Street would cause traffic congestion and would prove unsafe for pick up and drop off at the day care center. The distance of the proposed parking lot would be inconvenient for parents.

Garth Van Meter, 506 Windsor Avenue, commented on the safety of the loading zones and the inconvenience of the 898 North Columbus Street lot for day care center parents.

Mary Catherine Gibbs, applicant's attorney, spoke in support of the application and stated that an adjacent church uses the parking lot only on Sundays and the day care center would use the lot on weekdays. Off-site commercial parking for the development at 700 North Washington Street would be established after construction of the building is complete and prior to the granting of a certificate of occupancy. She added that the City's Traffic and Parking Board approved the loading zone and was not part of the SUP application review.



Special Use Permit #2017-0090
618-622 North Washington Street



I. DISCUSSION

The applicant, Great Beginnings Early Learning Center, LLC, 618-622 North Washington Street, represented by Mary Catherine Gibbs, attorney, requests SUP approval for a parking reduction to provide parking beyond 500 feet from its day care center at 898 North Columbus Street

SITE DESCRIPTIONS

The Great Beginnings Early Learning Center tenant space is located on three lots of record at 618, 620, and 622 North Washington Street. The three lots each have 20 feet of frontage. Lots at 618 and 620 North Washington Street have depths of 112 feet and lot areas of 1,870. The lot depth for 622 North Washington Street is 94 feet and the lot area is 1,530 square feet (Fig. 1). The lots are developed with a single two-story brick building extending across all three properties. The site is surrounded by commercial uses along Washington Street and residential uses to the rear.



Fig. 1: 618-622 North Washington Street

The parking lot that is proposed to be used is one lot of record which has an area of 3,128 square feet. The lot is sited in the interior of the block bounded by Montgomery, North Washington, North Columbus, and Madison Streets, and therefore, has no street frontage (Fig. 2). Developed as a 14-space parking lot, it is accessed by a public alley from Montgomery Street (Fig. 3). The lot is surrounded by commercial uses to the east and a small church and parking lot to the north. A residence and undeveloped lots with



Fig. 2: Parking lot outlined in red

frontages on North Columbus Street are located to the west. A parking lot, undeveloped lots, and commercial uses are located to the south.

BACKGROUND

City Council approved SUP #96-0190 for the operation of a day care operation at 618-622 North Washington Street in February 1997. The day care facility became a by-right use through amendments to the Zoning Ordinance in 2008. Staff administratively approved a pick-up and drop off plan in 2011 for the applicant's business which



Fig. 3: Parking lot view from public alley

included the use of the 14-space parking lot at 623-625 North Columbus Street to satisfy its off-street parking requirement during weekday business hours.

City Council approved SUP #2016-0100 in May 2017 for a parking reduction and lot modifications to allow the construction of two single family dwellings at 623 and 625 North Columbus Street at that parking lot site. Due to the pending single-family dwelling construction at 623 and 625 North Columbus Street, the applicant was notified that it must locate alternative parking arrangements to comply with the parking requirements. Additionally, the replacement of the North Columbus Street parking lot with single family dwellings impacts Mahmood Investment Corp., the developer of the mixed-use development at 700 North Washington Street. Condition #28 of DSUP #2013-0002 for 700 North Washington Street requires Mahmood Investment Corp. to provide 14 off-street parking spaces during weekday evenings and weekends at an off-site location. Mahmood Investment Corp. had then anticipated using the parking lot at 623 and 625 North Columbus Street for its off-site parking. It now would also use the parking lot at 898 N. Columbus Street on weekends and evenings when the applicant's daycare center is not operational.

Great Beginnings Early Learning Center, LLC has also submitted a request to the Traffic and Parking Board for an on-street loading zone to accommodate the morning drop off and evening pick up of children. Staff will work with the applicant to finalize an appropriate pick-up and drop off plan, according to the criteria of Section 5-110(B).

In 2016, a code inspector confirmed a complaint of trash at 898 North Columbus Street. The property owner remedied the condition immediately.

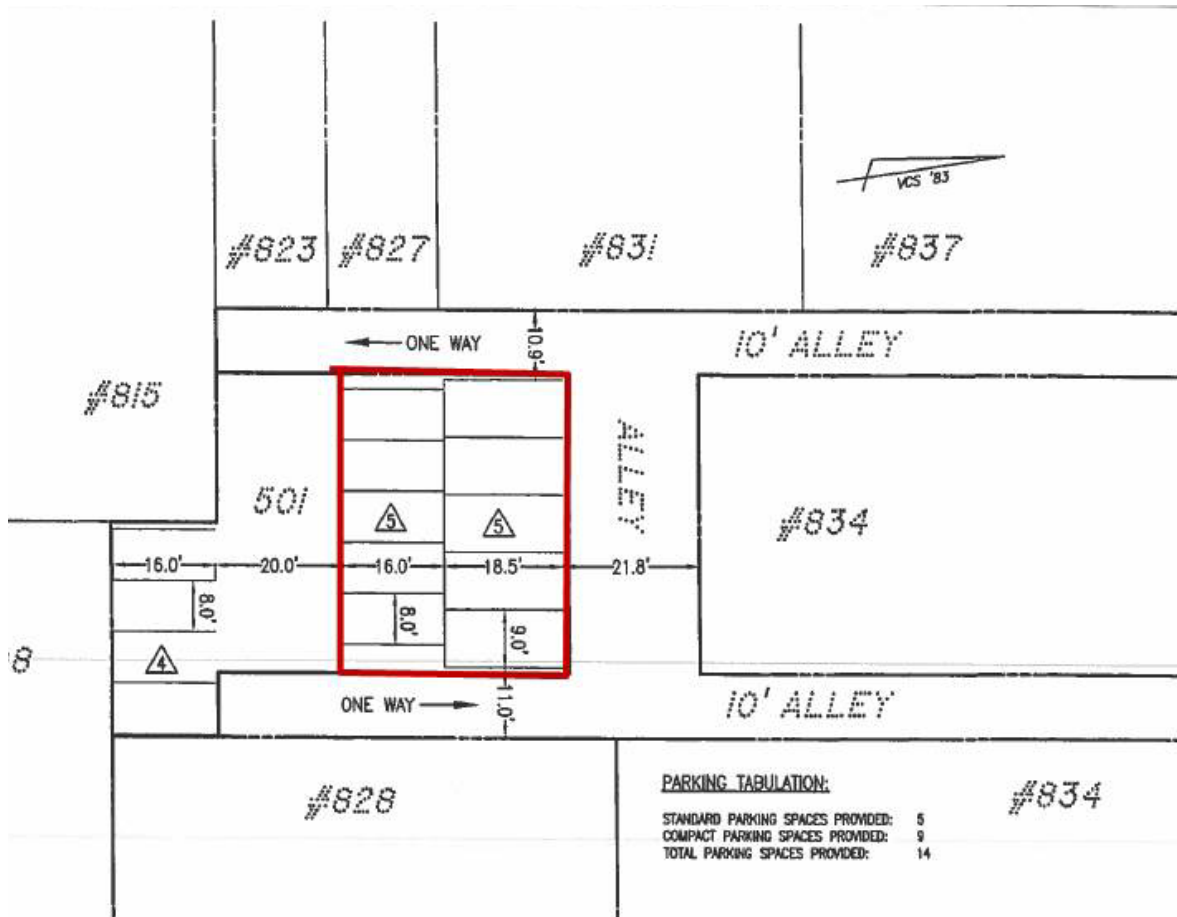
PROPOSAL

Great Beginnings Early Learning Center, LLC requests SUP approval to relocate 10 required parking spaces for its employees from 623-625 North Columbus Street to 898 North Columbus Street, which is approximately 790 feet away from 618-622 North Washington Street, the site of the day care operation (Fig. 4). The parking lot at 898 North Washington Street contains 14 parking spaces — five standard size spaces and nine compact spaces. The



Fig. 4: Distance between Great Beginnings Early Learning Center and proposed parking lot

applicant would have access to the five standard spaces and to five of the compact spaces for its employees between 7 a.m. and 6:30 p.m. on weekdays (Fig. 5).



PARKING

Section 8-200(A)(11) of the Zoning Ordinance requires a day care operation to provide two parking spaces for each classroom. The applicant has five classrooms and is required to provide 10 parking spaces. As parking spaces are not available at the day care business site, the applicant requests a parking reduction to fulfill its parking requirement at an off-site, commercially-zoned lot more than 500 feet away, as required in Section 8-200(C)(3). Section 8-200(E)(1) allows up to 75% of the mandated spaces to be compact spaces in situations when ten or more off-street spaces are required.

ZONING/MASTER PLAN DESIGNATION

The applicant's day care center is located in the OC/Office Commercial zone. Section 4-802(E.2) permits day care centers in the OC zone. It is also located within the Old Town North Small Area Plan which designates the lots for commercial use.

The parking lot site is zoned CDX/ Commercial Downtown (Old Town North). As the zone does not allow parking lots, the parking lot exists as a continuing non-complying use. Although the property is technically located within the Braddock Road Metro Station Small Area Plan, which designates the lot for residential use, the parking lot use is currently consistent with the commercial uses in the immediate vicinity.

II. STAFF ANALYSIS

Staff supports the applicant's SUP request to relocate its 10 required parking spaces beyond 500 feet from its day care facility. The proposed parking lot, located in the interior of the block, is appropriate for all-day, employee parking. The parking lot would be a convenient, two-block walk to and from the day care facility. Further, the applicant would provide 50% of the parking spaces for compact car use which exceeds the 75% maximum allowance for commercial uses. Although outside the scope of this SUP request, Mahmood Investment Corp., which holds an ownership share in 898 North Columbus Street, would also use the parking lot to satisfy its DSUP condition requirement during weekday evenings and weekends when the day care operation is closed and would not require the use of the lot.

Staff has included several conditions related to the use of the parking lot for day care employee parking. Maintenance of the property is ensured through Condition 3 for the control of weeds and tall grass and Condition 4 for the regular monitoring of litter. Given that providing for an unobstructed alley public right-of-way is critical for continual access to the parking lot, vehicles may not be stored or parked in the public right-of-way, as mandated in Condition 5, and the alley must remain clear of debris and structures, as stated in Condition 6. Zoning Ordinance requirements (Sections 8-200(D)(3) and (5)) for paving and parking space striping of the parking lot have been included as Condition 7.

Staff supports the SUP request and recommends approval.

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 AMENDED BY THE PLANNING COMMISSION:** Employee parking at the lot is permitted from 7 6:30 a.m. to 6:30 p.m., Monday through Friday. (~~P&Z~~)(PC)
3. The parking lot at 898 North Columbus Street shall be maintained in good condition and kept free of weeds and tall grass. (P&Z)
4. Litter on the site at 898 North Columbus Street and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least once a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)
5. No vehicles shall be parked or stored in any portion of the alley public right-of-way. (P&Z)
6. The alley public right of way shall remain clear of structures, debris, and personal property. (P&Z)
7. The property owner of 898 North Columbus Street shall pave and stripe the parking lot according to the plan submitted with the application on July 25, 2017. (P&Z)
8. The property owner of 898 North Columbus Street shall designate five standard and five compact spaces for the applicant's use as identified on the plan submitted with the application on July 25, 2017. (P&Z)
9. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation process, to discuss all special use permit provisions and requirements. (P&Z)
10. The applicant shall require its employees who drive to use off-street parking. (T&ES)
11. The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)
12. The Director of Planning and Zoning shall review the special use permit after it has been operational for one year, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which

create a direct and immediate adverse zoning impact on the surrounding community; (b) the Director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, or (c) the Director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

STAFF: Alex Dambach, Division Chief, Department of Planning and Zoning
Ann Horowitz, Urban Planner

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

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- R-1 The applicant shall require its employees who drive to use off-street parking. (T&ES)
- R-2 The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)
- R-3 Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least once a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (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:

No comments received

Fire:

No comments or concerns

Health:

No comments received

Parks and Recreation:

No comments received

Police Department:

No comments received



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 618-622 N. Washington St.

TAX MAP REFERENCE: 054.04-14-10, -09, & -08 **ZONE:** OC

APPLICANT:

Name: Great Beginnings Early Learning Center, LLC

Address: 618 N. Washington Street, Alexandria, VA 22314

PROPOSED USE: Existing Day Care Facility is requesting a parking reduction to locate parking more than 500 feet away.

☒ **THE UNDERSIGNED**, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

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

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

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

Mary Catherine Gibbs, Hart, Gibbs, Pierce & Karp, PC

Print Name of Applicant or Agent

700 N. Fairfax St., Suite 600

Mailing/Street Address

Alexandria, VA 22314

City and State

Zip Code



Signature

July 25, 2017

Date

703-836-5757

Telephone #

703-548-5443

Fax #

mcgibbs@hartlanduselaw.com

Email address

ACTION-PLANNING COMMISSION: _____ **DATE:** _____

ACTION-CITY COUNCIL: _____ **DATE:** _____

SUP # _____

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 618-622 N. Washington Street, I hereby
 (Property Address)
 grant the applicant authorization to apply for the Parking Reduction for Existing Day Care Facility use as
 (use)
 described in this application.

Name: 618-622 N WASHINGTON ST LLC, By Ray Mahmood

Phone: 703-683-8000

Please Print
 Address: 718 N Washington St Alex Va 22314

Email: raym4290@aol.com

Signature: Marybetha Gidd, agent w/ permission

Date: 7/25/17

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

☐ Required floor plan and plot/site plan attached.

☒ Requesting a waiver. See attached written request. The SUP request is for a parking reduction, not the use itself. Relevant maps are attached.

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 three percent.

A. Charles Olaleye, 618 N Washington St, Alexandria, VA 22314, Ownership %: 100

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 three 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 Great Beginnings Early Learning Center LLC	618 N. Washington St. Alexandria, VA 22314	
² A. Charles Olaleye	618 N. Washington St. Alexandria, VA 22314	100%
³		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 618-622 N. Washington Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three 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
¹ 618-622 N. Washington St., LLC	718 N. Washington St., Alex., VA 22314	
² Ray Mahmood	718 N. Washington St., Alex., VA 22314	100%
³		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose any business or financial relationship, as defined by _____, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).

For a list of current council, commission and board members, as well as the definition of business and financial relationship, _____

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 Great Beginnings Early Learning Center LLC	None	
² A. Charles Olaleye	None	
³ 618-622 N. Washington St., LLC	None	
⁴ Ray Mahmood	None	

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.

July 25, 2017

Date

Mary Catherine Gibbs

Printed Name


Signature

SUP # _____

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.)

The Applicant has been operating this child care facility for many years. The OC zone no longer requires the day care facility to have a special use permit, however, the owner of the building in which the facility sits sold the parking lot at 623 N. Columbus Street, on which the parking for this use was located. As a result, the Applicant found replacement parking on a lot the building owner also owns, located at 898 N. Columbus Street, approximately 2 blocks to the north. The facility has five classrooms, therefore, the parking requirement is 10 spaces. The lot at 898 N. Columbus Street has 14 spaces which will be available to the employees of Great Beginnings during all of the hours of operation of the facility.

Because the parking is more than 500 feet away, technically, the Applicant needs a parking reduction of all 10 spaces, however, the spaces are available to the employees at all times the facility is open.

USE CHARACTERISTICS

4. The proposed special use permit request is for *(check one)*:
- ☐ a new use requiring a special use permit,
- ☐ an expansion or change to an existing use without a special use permit,
- ☐ an expansion or change to an existing use with a special use permit,
- ☒ other. Please describe: Parking Reduction for Existing Day Care Facility that no longer needs an SUP.
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).
Up to 100 students. hours will remain the same (7 a.m. to 6:30 p.m. M-F)
- B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).
10-15, hours will remain the same (7 a.m. to 6:30 p.m.)
6. Please describe the proposed hours and days of operation of the proposed use:
- | | |
|-------|---------------------|
| Day: | Hours: |
| M-F | 7 a.m. to 6:30 p.m. |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
7. Please describe any potential noise emanating from the proposed use.
- A. Describe the noise levels anticipated from all mechanical equipment and patrons.
NA
- B. How will the noise be controlled?
NA

SUP # _____

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

NA

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)

NA

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

NA

- C. How often will trash be collected?

NA

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

NA

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

[] Yes. [] No.

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

SUP # _____

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

☐ 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?

NA

ALCOHOL SALES

13.

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

☐ 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.

SUP # _____

PARKING AND ACCESS REQUIREMENTS

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

5 Standard spaces
9 Compact spaces
_____ Handicapped accessible spaces.
_____ Other.

Planning and Zoning Staff Only

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

Does the application meet the requirement?

☐ Yes ☐ No

- B. Where is required parking located? (check one)

☐ on-site

☒ off-site

If the required parking will be located off-site, where will it be located?

In the existing parking lot at 898 N. Columbus Street, See attached Maps.

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

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

☒ Parking reduction requested; see attached supplemental form

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

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

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

SUP # _____

- B. Where are off-street loading facilities located? NA
- C. During what hours of the day do you expect loading/unloading operations to occur?
NA
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
NA
16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?
Street Access is Adequate

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? ☒ Yes ☐ No
Do you propose to construct an addition to the building? ☐ Yes ☒ No
How large will the addition be? _____ square feet.
18. What will the total area occupied by the proposed use be? NA
_____ 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: 618-622 N. Washington Street
☐ other. Please describe: _____

End of Application



APPLICATION - SUPPLEMENTAL

PARKING REDUCTION

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

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

The applicant requires a parking reduction of 10 spaces because the lot on which the spaces are located is more than 500 feet from the lot on which the use is located.

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

The parking spaces will continue to be provided, however, they are two blocks away because the owner sold the parking lot across the alley from the existing child care facility.

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

The existing lot doesn't have any parking, and the parking that used to be provided across the alley to the rear of the site was sold. The parking will be provided, just two blocks away.

4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces?

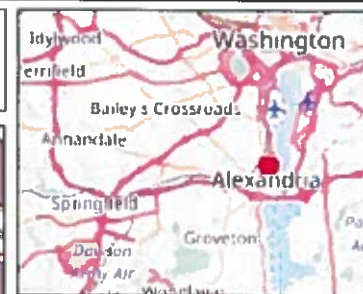
_____ Yes. ☒ No.

5. If the requested reduction is for more than five parking spaces, the applicant must submit a *Parking Management Plan* which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative affects of the parking reduction.

The parking lot plan is attached showing more than the required number of spaces are available 2 block north.

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

The parking lot is only 2 blocks north, and the lot provides more than the required number of spaces for the use, so no negative impact on the surrounding neighborhood is anticipated.

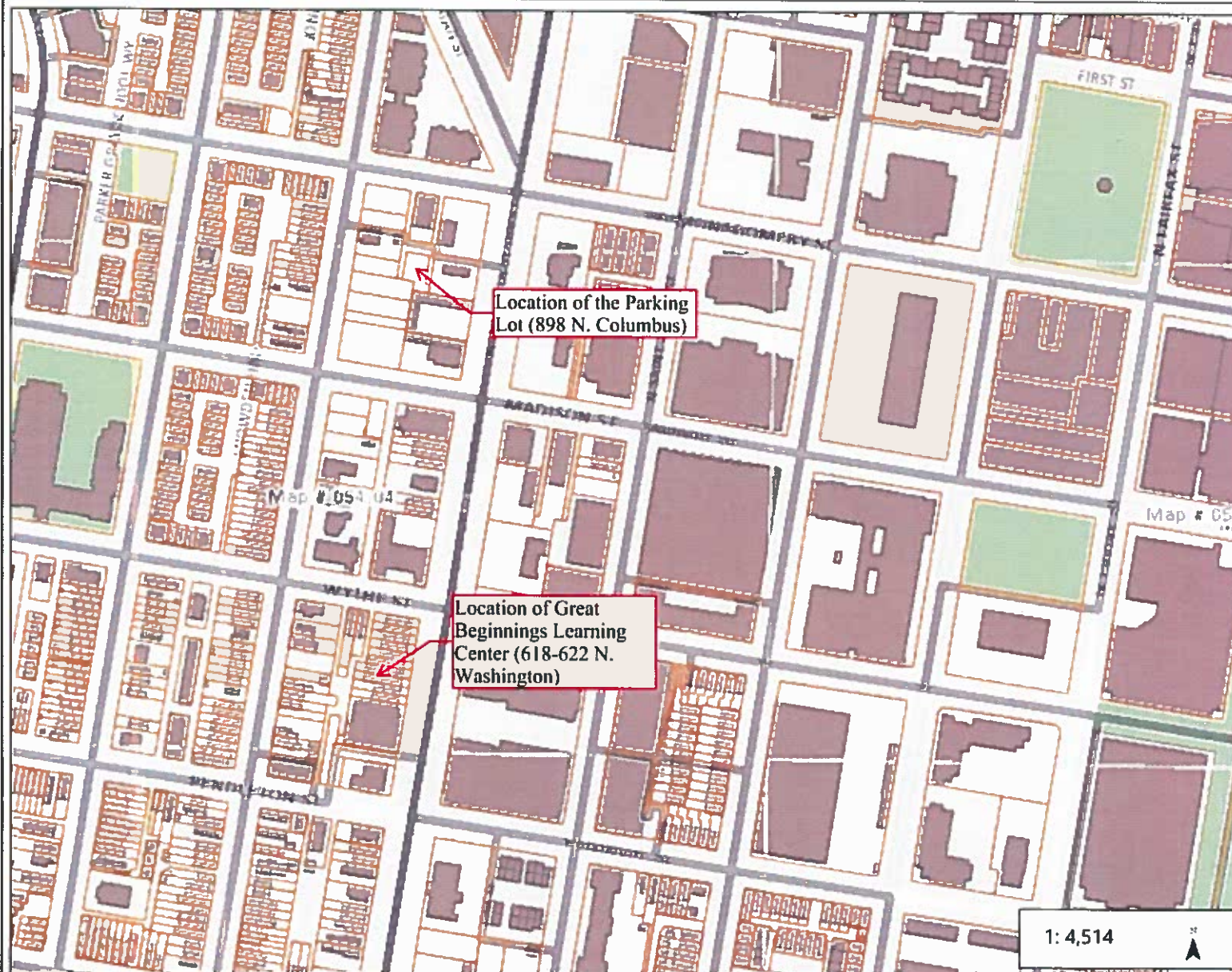


Legend

Tax Map Index

- Parcels
- Blocks
- Metro Stations
- Metro Lines**
 - Blue
 - Yellow
 - Yellow Blue
- City Boundary
- Rail Lines
- Parcels
- Buildings
- Surface Water
- Streams
- Parks
- City of Alexandria

Notes



1:4,514



752.3 0 376.17 752.3 Feet

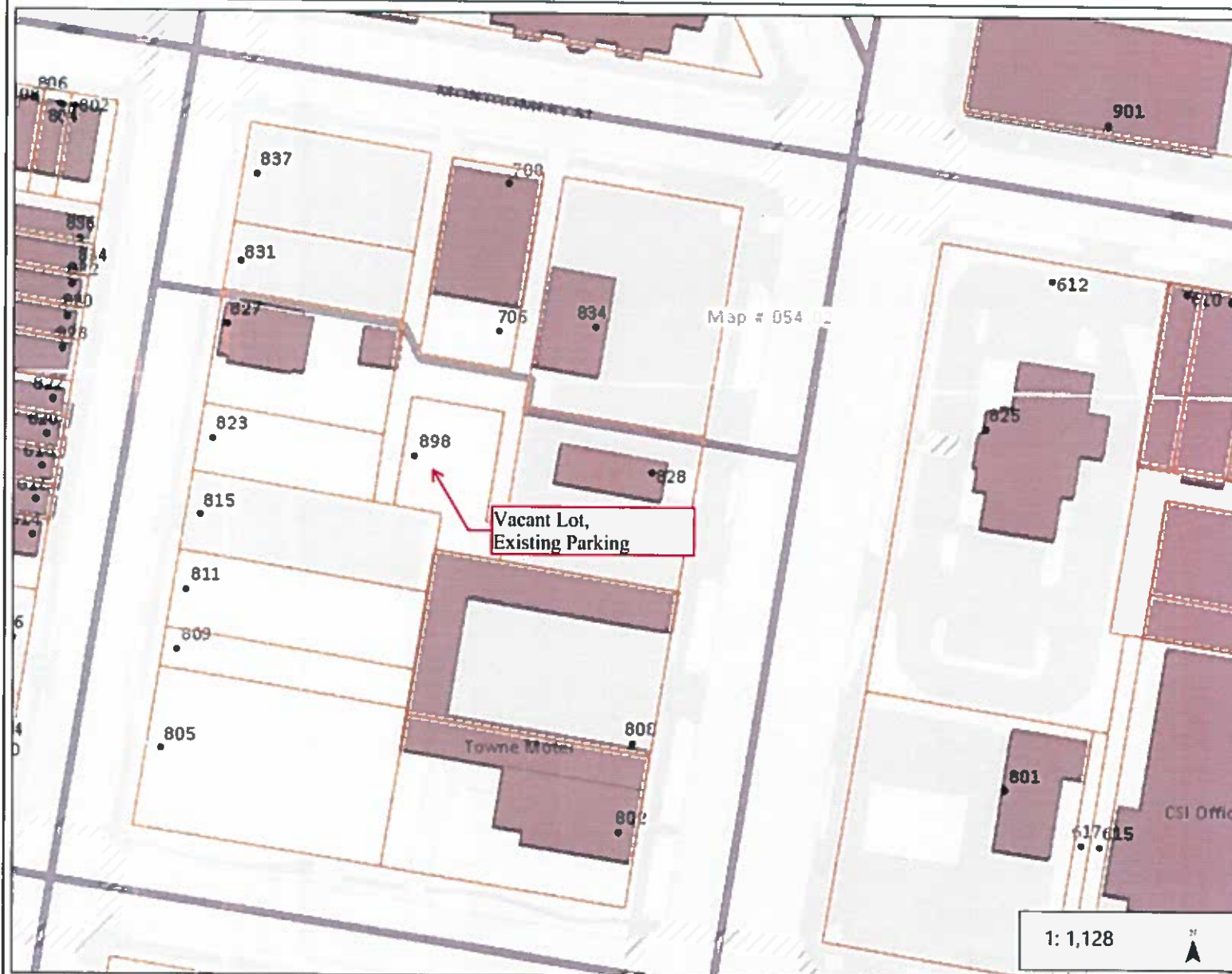


Legend

Tax Map Index

- Parcels
- Blocks
- Fire Stations
- Addresses
- Metro Stations
- Metro Lines**
 - Blue
 - Yellow
 - Yellow Blue
- City Boundary
- Rail Lines
- Parcels
- Buildings
- Surface Water
- Streams
- Parks
- City of Alexandria

Notes



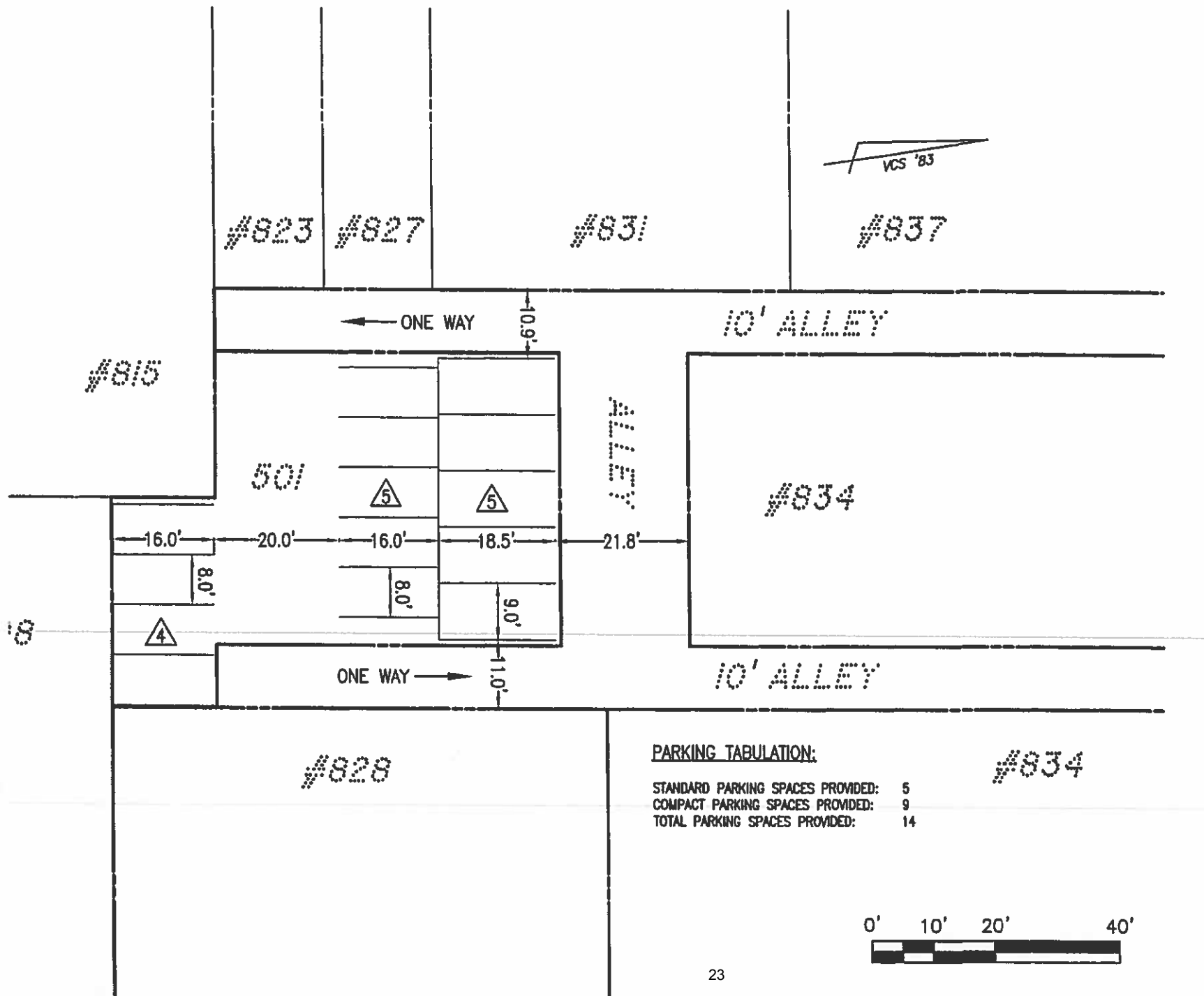
1: 1,128

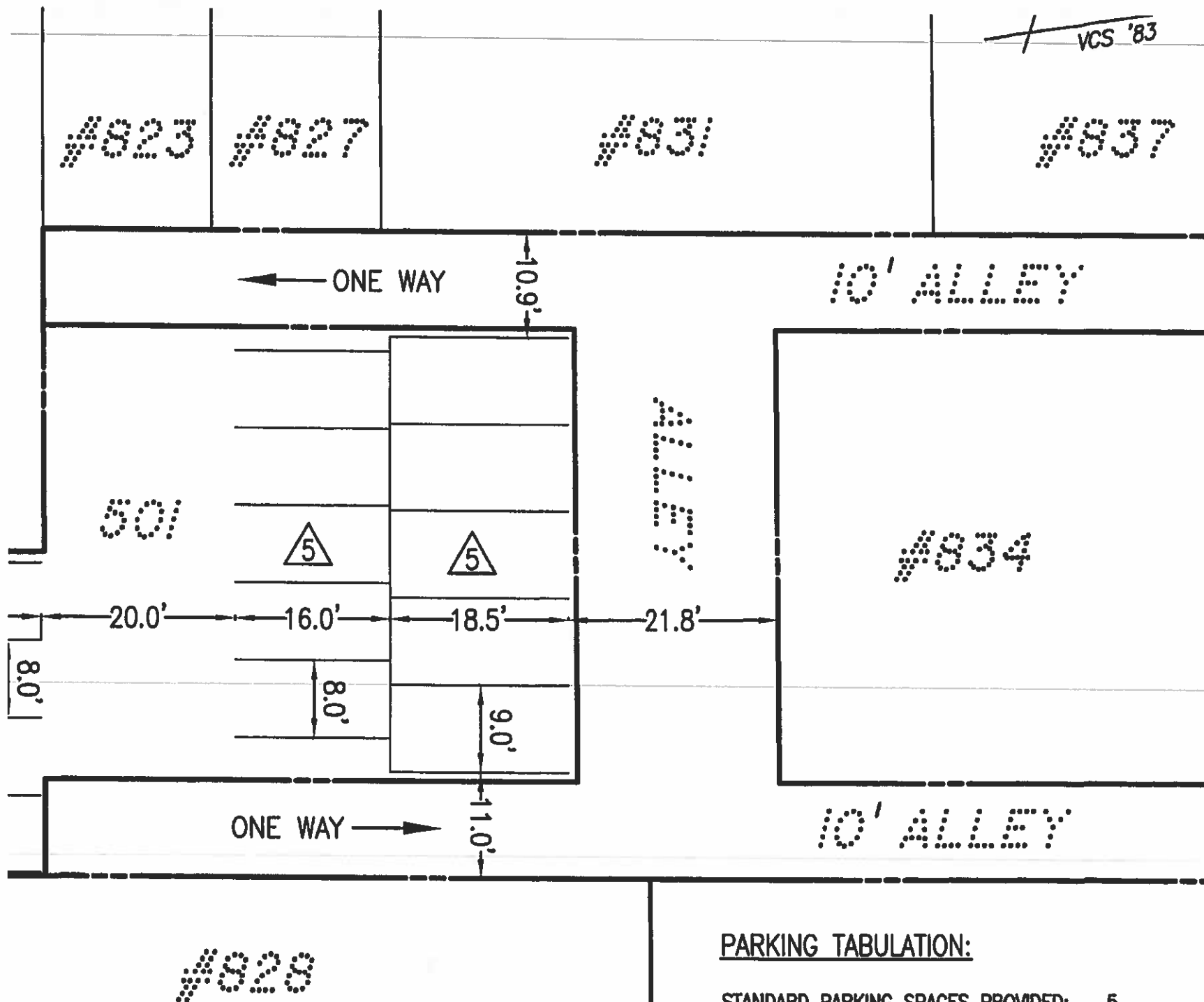


188.1 0 94.04 188.1 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
City of Alexandria, VA

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.





PARKING TABULATION:

STANDARD PARKING SPACES PROVIDED:	5
24' COMPACT PARKING SPACES PROVIDED:	9
TOTAL PARKING SPACES PROVIDED:	14

October 2, 2017

Alexandria Planning and Zoning Commission
Alexandria City Hall
301 King Street
Alexandria, VA 22314

RE: October 3, 2017 Planning and Zoning Commission Meeting
Docket Item #6
Special Use Permit #2017-0090

Dear Planning and Zoning Commission Members,

I write to strongly oppose the granting of SUP 2017-0090. It will impose an utterly unnecessary parking burden upon the surrounding residential properties.

1. The creation of the parking shortfall is 100% the creation of the property owner and the lack of parking does not create an external burden on the owner's property. Adequate parking in compliance with the existing SUP #96-0190 and DSUP #2013-0002 existed until the owner unilaterally decided to sell a parking lot at 623-625 North Columbus Street. The surrounding residential property owners should not be asked to bear a burden due to the foreseeable results of the owner's actions.
2. The proposed location of 898 North Washington Street is a dirt lot. The first paragraph on page 6 of the Agenda Item states that the proposed lot is zoned CDX/Commercial Downtown (Old Town North). That zone does NOT allow parking lots. In addition, the lot is within the Braddock Road Metro Station Small Area Plan and is designated for residential use. This proposed use does NOT "substantially conform" to the master plan of the city. There is no reason offered in the report why a non-complying use should be allowed or expanded. No justification is offered for why multiple surrounding property owners will have a parking burden imposed on them due to a single owner.
3. The Staff Analysis section on page 6 of the item asserts that the "...lot would be a convenient, two-block walk to and from the day care facility." This is factually incorrect as parkers enter and exit the lot from the Montgomery Street between North Washington Street and North Columbus Street. The actual walking distance from the proposed parking spots to the daycare center is over 1,000 feet over 4 blocks (700 block of Montgomery, 800 N Washington, 700 N Washington, and 600 N Washington St). Parkers CANNOT walk to the daycare center in two blocks.
4. This lot is garbage strewn, unpaved, unstriped, unsigned, unlit, and hidden from general view behind 708 Montgomery St and brush. It is a totally unsafe and unfit proposal for employees and customers of a daycare center which include very young children. There is no indication within the documentation that any improvement work is required to provide for a safe parking lot. No individual will choose to utilize such a facility when safer, paved, on-street parking is easily available within closer proximity to the business.

5. This lot is now proposed to provide parking for at least three uses: 1) to fulfill a SUP at 618-622 North Washington Street, 2) for church services at 708 Montgomery Street, and 3) to fulfill a DSUP for 700 North Washington Street. It is not possible in any way, shape or form for this lot to reasonably fulfill safe, convenient or practical parking requirements for all three uses. In addition, there may be additional uses of the property that are not disclosed as this property owner has demonstrated a willingness to avoid disclosure and fulfillment of DSUP and SUP processes and terms.

It is completely unrealistic to expect employees or customers to utilize this lot due to the safety concerns and distance from the daycare center, especially during inclement weather. Employees and customers will opt to park on North Washington St, North Columbus Street and Wythe Street (which currently has no time restrictions) placing a burden on all the surrounding property owners.

I sincerely ask that the Commission members employ a minimum level of common sense and a more substantive duty to faithfully protect the City's zoning and master planning process by rejecting this request for a special use permit.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Walter T. Marlowe', with a long horizontal flourish extending to the right.

Walter T. Marlowe
619 N Columbus St
Alexandria, VA 22314

Speaking Points:
Thank you for the opportunity to speak.

First off, GBELC was **(1) never notified of the parking lot going for sale (2) never notified of the approval of the sale**. Had GBELC been notified, they could have at the very least made an attempt to purchase the lot for the benefit and safety of their patrons.

The current lot served a two-fold purpose:

- (1) The by-law required amount of parking for staff – 10 parking spaces and
- (2) Parents used the lot for pick-up and drop-off of their children.

In addition, the proximity of the currently sold lot provides:

- (1) Safety for parents, children, and staff to not have to cross any streets
- (2) Lowers congestion and competition for residential street parking
- (3) The recently approved pick-up loading zones on Wythe do not provide adequate number of spots for parents
- (4) Weather-related safety/hazard issues picking up and dropping off children at the daycare

Solution: Allow GBELC negotiate use of the Church lot across the street. If you already allowing SUP for a lot that is more than 500 ft (by City of Alexandria's regulation) from GBELC why not allow SUP for use of the Church parking lot (if allowed by the church) for pick up, drop off and employee parking?

Other Considerations:

I know that the loading zones for drop off and pick up have already been approved

- a. Two parking spaces on Wythe for pick-up
- b. Two parking spaces on N. Washington for drop-off

This is not a solution since it impacts current residents and future residence (new townhouse/condos on Wythe and N Washington). Why force competition for parking from local residents, employees and families at GBELC when people are headed home from work to park at the same time infants and toddlers are getting picked up. (1) Parents will keep looping the block or (2) wait on Wythe, Madison and N Columbus for an open spot creating back up for local traffic.

Grace Tomerlin



This petition has collected
9 signatures
using the online tools at iPetitions.com

Printed on 2017-10-03

GBELC Parking for Families and Employees

About this petition

To Whom It May Concern:

I am writing to appeal against the use of 898 N. Columbus as alternative parking for staff of Great Beginnings Early Learning Center (GBELC).

First off, GBELC was (1) never notified of the parking lot going for sale or (2) the City of Alexandria approval of the sale. Had GBELC been notified and given the option to buy, they would have taken that route for the benefit and safety of their patrons.

Secondly, the alternative parking does not meet the conditions of the current parking lot usage:

The current lot served a two-fold purpose:

1. The by-law required amount of parking for staff – 10 parking spaces
2. Parents used the lot for pick-up and drop-off of their children.

In addition, the proximity of the current sold lot provides:

1. Safety for parents, children and staff to not have to cross any streets
2. Lowers congestion and competition for residential street parking
3. The approved pick up spaces on Wythe does not provide adequate number of spots for parents nor does it provide adequate off-street parking for staff
4. Weather related safety/hazard issues picking up and dropping off children at the daycare

By law, daycares are required to have parking available 500 feet away or closer (Ordinance 4-1407 Parking (Neighborhood Retail Zone, Alexandria). The new lot does not meet this provision. Hence the SUP alternative solution that is going for board approval Tuesday, October 3, 2017 at 7pm.

However, my issue is that it does not meet the standards of what the current lot provides as detailed above.

1. Planning Commission's Regular Meeting Tuesday, Oct. 3 is for the approval of the alternative parking for staff on 898 N. Columbus

- a. If no one speaks or does not sign a petition, the alternate parking will be approved and the new owner of the current parking lot can break ground to build the townhomes.
- b. Plan is to petition against the alternate parking to force the new owner and City of Alexandria to come to the table for alternative opti

The spaces approved recently for pick-up and drop-off are not sufficient; It does not provide the same use, safety standards, and convenience detailed above.

- Two parking spaces on Wythe for pick-up
- Two parking spaces on N. Washington for drop-off

Signatures

1. Name: Grace Tomerlin on 2017-09-29 17:59:17
Comments:

2. Name: Martin Zager on 2017-10-02 10:35:51
Comments:

3. Name: Mae Klinger on 2017-10-02 16:41:06
Comments:

4. Name: Jennifer Van Meter on 2017-10-02 22:32:18
Comments:

5. Name: Garth Van Meter on 2017-10-02 22:39:45
Comments:

6. Name: Carrie Zager on 2017-10-03 02:24:29
Comments:

7. Name: Shelly Martin on 2017-10-03 10:56:26
Comments: It is vital that we have adequate parking to safely drop off and pickup our children.

8. Name: Laura Duos on 2017-10-03 12:59:38
Comments:

9. Name: Nathan Tomerlin on 2017-10-03 13:09:33
Comments:
