

Summary of ASBC Responses to Issues Raised

1. Comparison of the Size of the proposed new Church to all other structures in Old Town and in Alexandria in general. The net square footage of the proposed church is squarely in the middle in terms of size of structures already in Old Town, and much lower than other structures cited by some opponents of the project:

Building	Alexandria Courthouse	City Hall	ASBC Proposal	Torpedo Factory	The Atrium (Duke & Washington)	PTO Not Old Town
Net Square Footage (all data collected from City Real Estate Assessment Records)	110,000	120,000	123,896	129,466	138,507	906,235 (one of the bldgs, the main bldg at 600 Dulaney St.

2. Questions about the adequacy of the trip generation numbers utilized in the traffic impact study and its multiple comments/addendums including whether the classroom/fellowship hall space was even considered in the studies. According to the Trip Generation manual that was used for the traffic analysis, a church is defined as:

“a building in which public worship services are held. A church houses an assembly hall or sanctuary; it may also house meeting rooms, classrooms and, occasionally, dining, catering, or party facilities. Synagogue (Land use 561) and mosque (Land Use 562) are related uses.”

So the trips generated by the Church also allow and account for other activities going on within the church as defined above. No adjustment to the trip generation table in the report is needed because all that space is accounted for in the standard, industry approved, trip generation manual based on gross square footage of the facility.

3. Questions about the ratio of “Worship” to “Support Space”: Percentages comparing net to gross and net to net have been used during meetings & discussions. When making these types of comparisons it is best to just use the Gross Area of the building rather than Floor Area or Net Usable Area.

WORSHIP

- Chapel = 3,728
- Sanctuary = 30,728
- **34,456 GSF**

SUPPORT (existing + proposed)

- * LL = 39,388
- * ML = 21,398
- * UL = 20,489
- 81,275 GSF**

CIRCULATION (existing + proposed)

- LL = 15,093
- ML = 15,598
- UL = 13,229
- 43,920 GSF**

These GSF numbers can be combined and compared in any number of ways for analysis.

For example: $\text{Worship/Support} = 34,456/81,275 = 42\%$

The ASBC area summary is based upon the GSF of the project as of the 2nd BAR Concept Review submission dated 2/15/17.

4. Adequacy of Parking for Sanctuary and Support Space:
 - a. The zoning ordinance requires us to calculate the parking based upon either the Principal Auditorium or the Classroom occupancy and design for the highest load. We have confirmed that the “Classroom” load is less than the sanctuary space and have designed based upon the Sanctuary & Chapel occupancy, even though the Zoning Ordinance states you calculate it based on the primary auditorium space.
 - b. ASBC has been clear about concurrent use, no overflow, etc. and have been consistent in stating that ASBC may only use of the main Sanctuary and Chapel concurrently. None of the other assembly spaces will be used for overflow during worship service.
 - c. We meet and exceed the required parking especially with the addition of P3 parking level.
 - d. Some of the complaints heard from the neighbors related to finding it difficult to find a parking space near their homes at night when they get home from work or on weekends when services are taking place. The addition of 314 spaces on site will alleviate the parking problem 6 out of 7 days of the week as all congregants who come to weeknight activities and the average number of attendees at the Saturday service will all be accommodated underground.
 - e. Some neighbors have referenced the need to provide 1 space per 1.5 seats parking ratio, that simply is not the requirement of the zoning ordinance, however, the Church has gone over and above the requirements for parking and will be seeking a special use permit for excess parking as required under the zoning ordinance. See the chart below for parking data proposed.

SEATING & PARKING SUMMARY

SEATING

Current Submission

Sanctuary = 1,829 seats
 Chapel = 236 seats
 Total = **2,065 seats** (reduction of 98 seats)

Previous Submission

Sanctuary = 1,906 seats
 Chapel = 257 seats
 Total = **2,163 seats**

PARKING (ON-SITE)

P1 = 100 spaces
 P2 = 100 spaces
 P3 = 106 spaces
 ML = 8 spaces
 Total = **314 spaces** (increase of 98 spaces)

P1 = 104 spaces
 P2 = 104 spaces
 ML = 8 spaces
 Total = **216 spaces**

5. **Affordable Housing** – Helping to provide affordable housing is a mission of the Church and not a condition of approval as the life cycle/contract for these units expires in 2020. First and foremost, ASBC has worked with the City to ensure that there is no net loss of units when the expansion is constructed. The Church met with its residents first as part of this process to ensure they were informed of what was happening and how they would be accommodated. Residents of the 22 units located on the block with the Church will be given the first priority to relocate to the remaining 55 units that the Church will still maintain after the Virginia Housing Development Authority (“VHDA”) financing expires for these units in November 2019. Several have already moved to those units so they can stay in the same neighborhood. ASBC entered into a Memorandum of Understanding (“MOU”) with the Alexandria Housing Development Corporation (“AHDC”) to ensure that the residents have different options for where they can relocate, all in the City of Alexandria. In addition, that same MOU provides that ASBC and AHDC are working together to identify opportunities to replace or preserve at least 22 additional affordable housing units in the City. This is the Church’s mission and it will continue to be for many years to come. Any suggestion that the ASBC is displacing the residents of the 22 units on site is mistaken and ignores all the hard work the ASBC has done in the last several years to ensure those residents are provided for in the Alexandria community.