

From: Phoebe Coy phoebeacoy@gmail.com

Sent: Sunday February 4, 2024 12:40 PM

To: PlanComm

Subject: Comments on docket item #4

Good afternoon,

YIMBYs of Northern Virginia would like to submit comments (attached) on docket item #4 for Tuesday's Planning Commission meeting.

Thank you!

Phoebe Coy



4 February 2023

Members of the Alexandria Planning Commission,

As the Alexandria leadership team for YIMBYS of Northern Virginia, we enthusiastically support the office-to-residential conversion at 1201 East Abingdon Drive. Alexandria desperately needs more homes to support everyone who works and goes to school in our region. This project will convert an underutilized 1980s office building into 136-144 badly needed rental homes, including 7 committed affordable units, providing more opportunities to live in the wonderful Old Town North neighborhood.

The project will also benefit the whole community by substantially improving sidewalks, adding a bus shelter, and replacing a large surface parking lot with an attractive courtyard and new building wing.

We hope Alexandria will continue to welcome new homes of all types, all price points, and in all parts of our city to address our regional housing crisis and make our city better for everyone.

Phoebe Coy, Alex Goyette, Luca Gattoni-Celli, Peter Sutherland, Stephanie Elms, and Trip Hook
YIMBYS of Northern Virginia Alexandria leads



Kenneth W. Wire
kwire@wiregill.com
703-677-3129

February 5, 2024

VIA EMAIL TO karl.moritz@alexandriava.gov

Chairman Macek and Members of the Planning Commission
301 King Street, Suite 2100
Alexandria, VA 22314

RE: Docket Item 4, Development Special Use Permit #2023-10012

Dear Chairman Macek and Members of the Planning Commission:

On behalf of my client, PF III Abingdon, LLC (the “Applicant”), I respectfully request that the Planning Commission delete staff recommended DSUP Condition 52, which states:

Condition 52. Provide a City standard bus-shelter, with the ability to accommodate future real time bus information LED screens, and electric connections, for the WMATA 11Y bus stop located immediately adjacent to the site, to the satisfaction of the Director of T&ES. The final bus shelter and bus stop bench design shall meet City standards and the approval of the Director of T&ES. Design and specifications for the City standard bus shelter are at: www.alexandriava.gov/6548. Bus shelters require a building permit. (T&ES) (Code) *

Staff’s recommendation for an offsite bus shelter has **no nexus** to the proposed application. With this application, the Applicant is: 1) reducing the overall vehicular traffic generation for the property; 2) meeting the City parking requirements; 3) complying with the City TMP requirements; 4) contributing towards the Old Town North implementation Fund; and 5) contributing \$20,000 to the Capital Bike Share program. If the Planning Commission does find there is a nexus, the City must then satisfy the requirement that the proposed condition has a “**rough proportionality**” which requires a “**reasonable relationship**” between the impact of a project and the proposed condition. The City cannot meet this burden because this application is reducing the overall traffic from the site and meeting all other City policies aimed at addressing transportation improvements for new projects.

I look forward to discussing this application and this requested change at tomorrow’s Planning Commission hearing.

Sincerely,

Kenneth W. Wire