

11
4-23-22

CouncilComment@alexandriava.gov

From: Sabrina Wear <sabrinabwear@gmail.com>
Sent: Friday, April 22, 2022 12:41 PM
To: CouncilComment@alexandriava.gov
Subject: [EXTERNAL]SUP Application

[You don't often get email from sabrinabwear@gmail.com. Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

City Council Members,

I write as an Alexandria City resident and parent with a child currently attending Potomac Crescent Waldorf School (PCWS). The school's plan to occupy a new building (424 North Washington St) next school year has been approved by the Planning Commission and will be voted on by City Council tomorrow. I understand some nearby residents are voicing concerns about safety and traffic disruption related to student arrivals and departures at the new location.

First, as you may be aware, PCWS moved to a temporary location at Old Town Community Church just a few blocks away for this academic year. The current school drop off and pick up situation has worked very efficiently. The school staff is always present to help children exit and enter their cars and there have been no safety incidents all year. PCWS has used a staggered arrival time for different classes to help minimize the impact on traffic and several families carpool with others (ours included). Others live close enough to walk or bike.

Second, as a school that embraces the Waldorf philosophy, the PCWS staff, students, and families value sense of place and community. The children have really flourished being in Old Town this year, from exploring the neighborhood, walking to Jones Point Park every Friday, and even taking the DASH bus to go sledding at the Masonic Memorial. We believe we are stewards of our environment and look forward to more years in the Old Town community.

Thanks for your time and consideration.

Sabrina Wear
706 Grandview Dr.
Alexandria VA 22305

Sent from my iPhone

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11
4-23-22

CouncilComment@alexandriava.gov

From: Luo, Jim Z CIV USN NRL (5542) Washington DC (USA) <jim.luo@nrl.navy.mil>
Sent: Friday, April 22, 2022 12:15 PM
To: CouncilComment@alexandriava.gov
Subject: [EXTERNAL]Support for PCWS permit

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Hi,

I am writing in support of the permit application of Potomac Crescent Waldorf School for drop off and pickup of students on Washington Street. I am a parent and can attest to the safety and efficiency of drop off and pickup at the current location on Prince St. and the commitment of the school to safety. Kids hop in and out, always on the curb side, and the cars are on their way within seconds. I very rarely arrive to find the loading zone full (usually because someone else has illegally parked), I simply drive around the block, or park further down the street and walk to pickup the kids. I drive by the new location of the school on a daily basis on the way to the current location. I can attest the parking spaces along Washington St. are usually completely empty on that block, and spaces are plentiful on adjoining Oronoco and Princess St. I can also attest that many parents car pool, including myself. There are also parents that drop off by bike. With the 10 minute staggered drop off and pickup times between different grades, the "traffic" is minimal and can absolutely be done in complete safety. We live in the Beverly Hills neighborhood in Alexandria, and many of the families are Alexandria City residents.

I can also attest that I have spoken to the "neighbors" across the back alley on 429 N. Columbus St. They expressed that they hate the potential noise made by children playing outside, and want to be able to continue to trespass on the empty parking lot in the back of the empty building. They expressed their preference for the building to remain empty, or be underutilized as an office building, without regard to the property rights of the building owner and the community benefit of the building serving as a school. They expressed that they along with other neighbors scuttled a previous attempt to utilize the building as a school at the city council and intend to do so again. Therefore, it's logical to infer the objections with regard to safety of the pickup/drop-off plan are not made in earnest.

Jim Luo and Madeline Li
2912 Richmond Lane.

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11
4-23-22

CouncilComment@alexandriava.gov

From: simi nary <narysimi@gmail.com>
Sent: Friday, April 22, 2022 12:05 PM
To: CouncilComment@alexandriava.gov
Subject: [EXTERNAL]SUP for 424 N Washington Street, Potomac Crescent Waldorf School

You don't often get email from narysimi@gmail.com. [Learn why this is important](#)

Dear Members of the Council,

I am writing to you in my role as a teacher of three years at the Potomac Crescent Waldorf School. I have heard and read the concerns of the neighbors of 424 N Washington and wish that you hear from someone deeply involved in the actual day to day operations of the school. It is also important that you know that Waldorf Schools develop close knit communities as the parents, the faculty, and the administration each have their role in running the school and in the education of the children.

First and foremost, the safety and well-being of each and every child is our primary concern. Waldorf Schools are renowned for our unique approach which always considers the whole child. We are currently running our pick-up and drop-off on Prince Street as our current location is on 212 S Washington Street. During these times, teachers and administration are present to assist students in and out of their cars. We are very firm on our rule that a student is forbidden to exit on the street side. The current plan is to continue this practice as it is essential to us that we not only move efficiently, but that the children are not harmed in any way.

Our location next year will actually be safer for our students as our current drop-off/pick-up site is rather distant from the school building. This situation means that we have students waiting on the sidewalk as we gather or disperse students to and from their cars. We have established clear boundary lines for the older children to adhere to and for the younger children we employ extra "hands" to maintain order and adherence to the rules.

At 424 N Washington, our building will be a short walk to and from their cars; less time spent on the sidewalk. As we currently do, staff will assist students in and out of their cars and guide them to the front door of the school. And, as we currently insist, all of this will be executed on the sidewalk side and never from the street side of the car.

We have a beautiful and loving community. We are very excited about our new location in Old Town and look forward to educating the children of your community.

Sincerely,
Simi Nary

Third Grade Teacher
Potomac Crescent Waldorf School

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11
4-23-22

CouncilComment@alexandriava.gov

From: Kensei H. Phillips <kensei.phillips@gmail.com>
Sent: Friday, April 22, 2022 11:59 AM
To: CouncilComment@alexandriava.gov
Subject: [EXTERNAL]Potomac Crescent Waldorf School SUP Application

You don't often get email from kensei.phillips@gmail.com. [Learn why this is important](#)

To the Alexandria City Council:

I am a parent of two elementary school children at Potomac Crescent Waldorf School (PCWS). My children have attended PCWS since 2018, beginning in the Mixed-Age Kindergarten. They are now in the First and Third grades and have thrived in this nurturing environment. Not only are they provided a solid academic foundation at PCWS, even more importantly, a deep sense of their human potential and the self-confidence to step out into the world.

PCWS has been operating its school in Old Town for the 2021-22 school year and has been utilizing a very similar drop-off/pick-up plan to what is proposed in this special use permit application. The drop-off/pick-up operations have consistently been safe, effective and efficient. Parents pull-up in their cars, a staff member greets them, children exit/enter the cars, the staff member closes the car door and parents pull away. The process is seamless, even in inclement weather. What is most helpful is the staggered drop-off and pick-up time for each class. This ensures there is never a back-up of cars at the start and end of the school day. The PCWS Administration and Faculty have managed drop-off and pick-up of the children very well, inspiring my confidence that they will continue to do the same at the school's new location.

The Old Town community has welcomed the school in its transitional location and the school has benefited greatly from being right in the heart of Old Town. Faculty and students are able to fully embrace its rich cultural history and utilize the beautiful green spaces, as outdoor programming is a key and integral part of the PCWS curriculum. There is no other school in this community that offers this type of educational opportunity. Old Town needs more schools like PCWS!

I have every confidence in the ability of PCWS to ensure the safety and security of my children. I am excited at the possibility of my children continuing their education at PCWS with 424 N. Washington Street as its new home. Please vote to approve the PCWS special use permit application on April 23. Thank you.

Warmly,
Kensei Phillips
PCWS Parent

11
4-23-22

CouncilComment@alexandriava.gov

From: Max Scharrenbroich <max.franz.s@gmail.com>
Sent: Friday, April 22, 2022 11:58 AM
To: CouncilComment@alexandriava.gov
Subject: [EXTERNAL]Potomac Crescent Waldorf School special use application

You don't often get email from max.franz.s@gmail.com. [Learn why this is important](#)

To the Alexandria City Counsel:

I am writing to support the application by Potomac Crescent Waldorf School (PCWS) for a special use application for 424 North Washington Street, which will be considered by the Council on April 23rd.

I currently have a student at PCWS and believe that the city needs to support schools like PCWS in the Old Town area, including approving permits that facilitate efficient pick-up and drop-off of students.

Based on my experience, PCWS' drop-off/pick-up operations have been consistently safe, effective and efficient. I have full confidence in the ability of PCWS to ensure the safety and security of our children. Pick-up/Drop-off times at PCWS have been staggered, resulting in even distribution of traffic and short wait times to unload or load our children. Many of us carpool or drive multiple children in our car. The PCWS Administration and Faculty have managed drop-off and pick-up of the children very well, inspiring my confidence that they will continue to do the same at the school's new location.

Thank you for your consideration,
Max Scharrenbroich
20 E Windsor Ave
Alexandria VA 22301

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11
4-23-22

CouncilComment@alexandriava.gov

From: Jeannine Calandra <jcalandra@gmail.com>
Sent: Friday, April 22, 2022 11:56 AM
To: CouncilComment@alexandriava.gov
Subject: [EXTERNAL]PCWS drop-off/pick-up operations

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Hi,

My son is a third grader at PCWS and we are very excited that the school has found a new home in Old Town on Washington Street! We live in Arlington and followed the school to Old Town because of the fantastic program and staff. As a bonus of shifting to the area, we have enjoyed spending more time in Old Town.

The drop-off/pick-up procedure the school put in place this year has been extremely well run. Each class has a designated drop-off/pick-up window to ensure the safety of the children and keep things moving quickly. In our class, we also have some families that carpool which reduces the number of vehicles.

What made the process successful this year?

- Staggering the drop-off/pick-up windows for each class for low vehicle volume
- Ample staff coverage to receive and dismiss children for maximum safety
- Clear guidelines to parents on the process to ensure efficiency

I'm 100% confident in the school's ability to run a successful drop-off/pick-up procedure next year at the new location.

I look forward to settling into our new home and being a part of the Old Town community.

--
Jeannine Calandra
(3rd grade parent)
202-302-3508

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4-23-22

CouncilComment@alexandriava.gov

From: Wilson VornDick <wilsonvorndick@comcast.net>
Sent: Friday, April 22, 2022 11:54 AM
To: CouncilComment@alexandriava.gov
Subject: [EXTERNAL]Child Drop-Off Needed in Old Town

You don't often get email from wilsonvorndick@comcast.net. [Learn why this is important](#)

To the Alexandria City Counsel:

Good morning.

I want to support the application by Potomac Crescent Waldorf School (PCWS) for a special use application for 424 North Washington Street, which will be considered by the Council on April 23rd.

I have three children enrolled at PCWS and believe that the city needs to support schools like PCWS in the Old Town area, including approving permits that facilitate efficient pick-up and drop-off of students for two reasons:

1. **TRAFFIC IS LIGHT.** The traffic pattern going southbound on North Washington Street is light at that time of the morning and based on my experience, PCWS' current drop-off/pick-up operations have been consistently safe, effective and efficient.
2. **WE NEED MORE SMILES.** My children love to jump rope (safely) on the sidewalk as they wait to enter school. I don't know about you but it is refreshing to see children playing in Old Town. It brings a sense of normalcy after the last two years. Infact, I have a friend that rode an Uber the other day and the driver mentioned how much happiness it meant to him to see children playing in the morning on North Washington's sidewalk. . . as it turns out those children were PCWS children. It made me tear up when I heard this story. If you have not driven by our drop-off, I would encourage you to so you can see the safe manner in which it is done and perhaps it will bring a smile to your face as well to see the kids play.

Thank you for your consideration and have a good weekend,

Wilson VornDick

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11
4-23-22

CouncilComment@alexandriava.gov

From: Kate Erklauer <kerklauer@gmail.com>
Sent: Friday, April 22, 2022 11:37 AM
To: CouncilComment@alexandriava.gov
Subject: [EXTERNAL]Potomac Crescent Waldorf School special use application

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To the Alexandria City Counsel:

I am writing to support the application by Potomac Crescent Waldorf School (PCWS) for a special use application for 424 North Washington Street, which will be considered by the Council on April 23rd.

I currently have a student at PCWS and believe that the city needs to support schools like PCWS in the Old Town area, including approving permits that facilitate efficient pick-up and drop-off of students.

Based on my experience, PCWS' drop-off/pick-up operations have been consistently safe, effective and efficient. I have full confidence in the ability of PCWS to ensure the safety and security of our children. Pick-up/Drop-off times at PCWS have been staggered, resulting in even distribution of traffic and short wait times to unload or load our children. Many of us carpool or drive multiple children in our car. The PCWS Administration and Faculty have managed drop-off and pick-up of the children very well, inspiring my confidence that they will continue to do the same at the school's new location.

Thank you for your consideration,
Kate Erklauer
41 W Windsor Ave
Alexandria VA 22301

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11
4-23-22

CouncilComment@alexandriava.gov

From: Cindy Lohmann <lohmann99@yahoo.com>
Sent: Friday, April 22, 2022 11:36 AM
To: CouncilComment@alexandriava.gov
Subject: [EXTERNAL]Safe pickup-dropoff plan by Potomac Crescent Waldorf School

You don't often get email from lohmann99@yahoo.com. [Learn why this is important](#)

Hello,

I've reviewed the proposed pickup-dropoff plan for the new location of Potomac Crescent Waldorf School on Washington Street, which was apparently proposed by the City itself and confirmed by the Transportation & Environmental Services department. The plan sounds very safe and efficient and would not cause any problems for nextdoor neighbors. The current PCWS pickup-dropoff process has been working great this academic year, and I expect the process for the new location to be the same.

Sincerely,

Cindy Million
(parent of grades student at PCWS)

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11
4-23-22

Alexandria City Council
Alexandria City Hall
301 King Street
Alexandria, VA 22314

22 April 2022

RE: Statement in Support of Potomac Crescent Waldorf School's relocation to 424 N Washington St, Alexandria, VA

As a parent of a former Potomac Crescent Waldorf School (PCWS) student and a twenty plus year resident of Alexandria, I strongly support the move of PCWS to 424 N Washington Street.

We discovered PCWS in 2013 when it was located at one of its former locations in a church in Del Ray. The PCWS community is unlike many other forms of education. The curriculum emphasizes outdoor education and the opportunity for the students to understand the environment and their effect on it. The children are taught to be respectful of each other and the areas in which they work and play. I never witnessed any child being disrespectful or discourteous to any other child or the play areas in which they frequented. And from what I understand, if there was ever a minor incident during which a child mistakenly created discord, they were dealt with swiftly but with compassion.

After preschool and first grade in another private school, we returned to PCWS in second grade at the location shared with the Fairlington Presbyterian Church. The school established an organic garden where students learned the importance of cherishing what the earth brings forth if given some care. Plus, the children were encouraged to play quietly with each other on the playground equipment in the yard adjacent to the church. Parents were encouraged to be involved in their child's education either through participation in seasonal fairs, regular meetings explaining the structure and child-oriented goals of Waldorf education, or through the women's crafting club that met every Friday morning in the school parlor. Our family always felt welcomed at the school, and we watched as our son blossomed under the excellent tutelage of his respected teacher. Our son is a conscientious person and diligent student due to his experience at PCWS.

I strongly believe the addition of Potomac Crescent Waldorf School to the neighborhood of north Old Town would be an advantage and a benefit to the residents in the area. The neighbors will be pleased to discover just how special this community is in both how the children behave and how they treat others. Parents who are attracted to this style of education model these behaviors for their children daily. And the teachers and administrators are very in tune to each student's needs, thus ensuring that each child is cared for and educated with the child's best interests at heart. It's a win-win for all concerned!

Respectfully,
Colonel Maureen Rodriguez, USAF Ret.
2001 Swan Terrace
Alexandria, VA 22307

11
4-23-22

CouncilComment@alexandriava.gov

From: Jeff G. <1jag11@gmail.com>
Sent: Friday, April 22, 2022 11:10 AM
To: CouncilComment@alexandriava.gov
Subject: [EXTERNAL]Potomac Crescent Waldorf School

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Dear City Council Members

I'm writing in support of the PCWS special use permit application. We've had a great experience with PCWS and the current pick up/drop off situation for our child. The staff are very vigilant about the safety of the kids at these times. Many of the parents utilize car pools and the school also has staggered times for the classes to pick up and drop off. During the year we haven't had any concerns about our child's safety and we haven't seen any evidence of traffic disruption or other potentially dangerous situations.

PCWS is a small school, with a dedicated staff. The kids are happy. The plan for the new school is exciting and we can't wait to show our son the new building. Please approve this application.

Sincerely,

Jeffrey Gall
1507 Anderson Ct
Alexandria VA 22312

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11
4-23-22

CouncilComment@alexandriava.gov

From: Alan Carniol <alan.carniol@gmail.com>
Sent: Friday, April 22, 2022 10:57 AM
To: CouncilComment@alexandriava.gov
Subject: [EXTERNAL]Special use permit for Waldorf School Potomac Crescent

You don't often get email from alan.carniol@gmail.com. [Learn why this is important](#)

Hello,

My name is Alan Carniol. I am a City of Alexandria resident, living on E Linden St. Today, I am writing on behalf of my daughter, Lucelia, and myself a Potomac Crescent Waldorf parent about the pickup and drop of plan the school shared for its new home.

I heard some neighbors are worried about the safety of our children in regards to this plan. So I wanted to speak to this concern directly. PCWS's current location is comparable, and as a parent, their safety practices have been reassuring - here's what I mean:

Currently, the school is located at Old Town Community Church, which is right on Washington St, between Duke and Prince Street. This is quite a busy location, and I was worried about the safety of dropping off and picking up my three-year-old daughter just a few yards from such a highly trafficked part of Washington St.

I pick up my daughter there three days per week. There are a few actions the school takes that have given me confidence in the safety of my daughter at pickup. What jumps out most is that there are always a lot of staff there - 3-4 teachers, for a group of ten or fewer young students. They are all focused on helping our children get home safely and conduct themselves appropriately at that time. And they stay until the last student is picked up.

There are occasions where I have seen a kid start acting out in a way that could be dangerous, and I then have seen a staff member take this young person aside and dedicate individual attention to them. Meanwhile, there is enough remaining staff to attend to the other children. As a result, I have never been worried about my daughter and the vehicle traffic nearby.

I don't know the plan if the permit is not approved, but I would imagine it would mean the loss of our playground space at this location in order to retain the parking lot.

If you vote against the permit, that puts our preschool children likely crossing Washington Street during the day to reach the nearest greenspaces on the waterfront.

I feel much better about having the drop-off and pick-up plan in place, and I hope for the welfare and benefit of my daughter, Lucelia, that you support this permit.

Sincerely,
Alan Carniol

--

11
4-23-22

CouncilComment@alexandriava.gov

From: Samantha Strauss <samcstrauss@gmail.com>
Sent: Friday, April 22, 2022 10:31 AM
To: CouncilComment@alexandriava.gov
Subject: [EXTERNAL]Comment in Support of PCWS at 424 North Washington Street

You don't often get email from samcstrauss@gmail.com. [Learn why this is important](#)

Hello,

I am an Alexandria City resident writing in support of PCWS's special use permit application to have a school at 424 North Washington Street. My son is a first grader at the school this year, and, based on our experience, PCWS's drop-off and pick up operations and have been consistently safe, effective and efficient.

We have full confidence in the ability of PCWS to ensure the safety and security of our children. Pick-up/Drop-off times at PCWS have been staggered, resulting in even distribution of traffic and short wait times to unload or load children. Another family and I carpool, thus reducing the number of cars as well.

The PCWS Administration and Faculty have managed drop-off and pick-up of the children very well, inspiring our confidence that they will continue to do the same at the school's new location.

PCWS is an amazing school!! We have loved this school year and can't wait for next year. Old Town is lucky to have this school in the neighborhood.

Thank you,
Samantha Strauss

--

Samantha Strauss
202.271.7130

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11
4-23-22

From: Kelly JOHNSON <kellyjohnson1@verizon.net>
Sent: Friday, April 22, 2022 9:56 AM
To: Alex Block <alex.block@alexandriava.gov>
Subject: RE: SUP Application for Potomac Crescent Waldorf School

You don't often get email from kellyjohnson1@verizon.net. [Learn why this is important](#)

My name is Kelly Johnson and my husband Steve and I live at 600 Princess Street in Alexandria. We have recently learned about Potomac Crescent Waldorf School's SUP application for the space at 424 N. Washington Street and we are very concerned. We are reaching out to local officials to ask that this SUP application be denied. At the very least, please pause before making a final decision on this approval and consider the dangerous location that you will be putting these children in. A thorough traffic study needs to be conducted so that no one is put in harm's way - this corner is identified as a High Crash Network location and this is not a location for an elementary school. 100+ kids loading and unloading on this busy street seems to me to be a recipe for disaster.

Thank you for your consideration of our concerns.

Sincerely- Kelly and Steve Johnson

KELLY JOHNSON MSW, PCC, CPCC, CNTC
Founder of Courageous Curiosity Coaching and Consulting
Author of "[Being Brave](#)"
CHECK OUT MY NEW WEBSITE! | KellyIveyJohnson.com

My name is Leander Wick 429 N. Columbus Street. We have lived there almost 13 years. While this may be a great school, we do not support this school to be located here for the following reasons:

1. The construction of a fence to enclose the proposed playground will eliminate an easement off the alley that is needed for emergency vehicles and utility trucks to turn around. There are two poles in the alley with electric lights, neighborhood power, telephone wires, and Comcast. Will the fence negate the easement? The need for access for fire in backyard is paramount as experienced in the alley a few years ago.
2. Turning the parking lot owned by 424 N. Washington into a playground means the loss of 14 parking spots for staff who commute. I wonder how many of the 30 staff will park on the street, denying residents of the area.
3. There are safety issues concerning pickup and drop off of young children on N. Washington Street with traffic whizzing by and commuters jumping into that parking lane when it's open. (From my experience of walking the dog early in the morning and afternoon on N. Washington, the Rush Hour begins at least an hour earlier than advertised.) Dropping off and picking up 50 children, including unbuckling seatbelts of younger children and gathering lunches, backpacks, etc. during the allotted time may be a goal, but doing it in the projected time is unrealistic. Meanwhile drivers are not to get out of the car.
4. Because of the safety of children with initially 50 and eventually 155, are at risk, drivers and commuters are also at risk. A traffic study of N. Washington should be initiated and a realistic plan for the discharge and pickup of children be developed before this request is approved.
5. There are 3 reserved spots in the parking garage 1 ½ blocks away for parents who may be delayed or need to see school staff. Where is parking for the 30 staff?

My hope is that the City Council will not approve this site because of the lack of safety for these very young children, especially when 155 is the projected future number, as well as, drivers and commuters.

11
4-23-22

CouncilComment@alexandriava.gov

From: Jakob Wolf-Barnett <jakob.wolf.barnett@gmail.com>
Sent: Friday, April 22, 2022 9:57 AM
To: CouncilComment@alexandriava.gov
Subject: [EXTERNAL]Comment for City Council Public Hearing 4/23

You don't often get email from jakob.wolf.barnett@gmail.com. [Learn why this is important](#)

Dear City Council,

Please consider this comment as part of **Item 11 - Special Use Permit for Potomac Crescent Waldorf School #2021-00128**, during tomorrow's meeting.

My wife and I have been Alexandria City residents since 2017 and live in Seminary Hill, along with our two young daughters. Our older daughter has spent the last two years as a student at the Potomac Crescent Waldorf School (in full disclosure, Jakob is also a member of the school's board). Given the many challenges of the last few years, we have been so grateful for what this school provides; the Waldorf curriculum is unique within Alexandria, and the staff are as dedicated and professional as we've come across. What this school offers its students, and the community as a whole, is a salve for much of the stress experienced during Covid.

However, we are not submitting this comment to advocate for the school's pedagogy, but to share our experience with how the school executes on its daily logistics, including pick-up and drop-off. Concerns have been raised by neighbors about the efficiency and safety of the proposed pick up/drop off plan at the school's new site at 424 North Washington Street. While we appreciate the concern for the well being of our children (we, as much as anyone, agree that their safety is paramount), we do want to share that in our time with PCWS, we have not had a single cause for concern in this regard.

In our daughter's time as a student, we have experienced two different school sites, and the school's leadership has been thoughtful in planning for and executing pick-up and drop-off at either. Our current location, on Prince Street, is no country road: there is a steady flow of traffic throughout the day and yet, as parents, we experience the pick-up process as safe and smooth. This is likely a function of a well prepared staff, good communication with the parent community, and the fact that our enrollment is significantly smaller than other independent schools in this area.

We understand that a school, even a small one, will have some effect on its neighbors' lives, but have read a number of concerns that seem to play loose with the facts and appear to be motivated by more than just a stated concern for student safety. With safety of our children as the goal, we would encourage the City Council to consider the voices of those members of the PCWS community who have had personal experiences with the school over the last few years, to value its unique educational offering, and to allow the school to move forward with its plans to become a tenant at 424 North Washington.

Thank you for your consideration and for your service.

Jakob and Erin Wolf-Barnett

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Statement from Anthony Priest

Docket #11 - Potomac Crescent Waldorf School (PCWS) SUP

April 22, 2022

As an educator and one that supports and operates schools, I am not against having a school in the neighborhood. What I am concerned with is the lack of communication by the proposed school and the lack of concern for legitimate issues raised by the community.

Issues such as easements, trash storage and collection, noise and nuisance can likely be worked out. However, the issues of safety, traffic and parking are less likely to be resolved through negotiation.

As to Safety, I'm sure the permitting authorities will review the capacity limits of the building with regard to the projected 235 maximum students (see below) and 35 faculty, 270 people in total. Egress capacity is paramount with a group of this size. In addition, I'm sure the office reviewing and approving school charters will note the ages of the children and the relevant requirements for a large subset of them to be located on the ground floor of the building, again a fire/life safety egress issue.

However, the proposed drop-off and pick up plans project large volumes of cars on the incredibly busy N. Washington Street. As stated in the SUP, the school projects fewer cars than students as some families will have siblings attending. However, the cars with multiple students in the car seats in the back seat will create the riskiest situation. To egress multiple students from the back seat of a vehicle in the 24 seconds of average time that the school projects (600 seconds/25 cars - from the Addendum) both side doors will be utilized, thus putting the adult escort and student of each multi-student vehicle in a traffic lane.

As to Traffic, it appears the applicant assumes that cars dropping off students will be able to drive straight into one of the 5 drop off spaces. While my parallel parking skills have improved substantially while living in the area, I still must drive past the space, and then reverse into it. This not only adds significant time to the drop-off activity, which is expected to take 24 seconds, but ties up the lane in which I am driving backwards, while performing the parking maneuver. In addition, when the vehicles are done dropping off or picking up, they will need to exit the parking space and re-enter the flowing traffic.

At this point of N. Washington there are 3 lanes in each direction. The curb lane will be used for the 5 drop-off spaces, leaving 2 lanes of traffic. As stated above, the middle lane will now be used for parallel parking and re-entering traffic. Thus, the three lanes of traffic coming South along Washington Street, will be channelled into 1 lane, creating a large restriction and traffic congestion. **I recommend that a formal traffic study be performed by a competent traffic engineer to analyze this issue.** It is imperative to perform reasonable due diligence to

insure the safety of the parents, students and staff of the school as well as the drivers and pedestrians traversing the area **BEFORE approving this SUP.**

As to Parking, this issue too should be analyzed as the 35 staff members will need spaces throughout the day, as will parents that want to enter the building and talk with teachers or staff during drop off or pick up, and visitors and parents throughout the day, especially those in the proposed Child-Parent program. While still inadequate, the 14 spaces that originally were part of the premises will be removed to create a playground, thus exacerbating the issue. Nearby alternatives, such as the Wells Fargo parking lot could be investigated. This situation should be analyzed and addressed **BEFORE approving the SUP** and the entire neighborhood bears the negative impact.

Thank you for your time, and consideration of these important issues.

Sincerely,

Anthony Priest
433 N. Columbus Street
Alexandria, VA 22314

Summary of "6. Number of children at the site at any one time and their ages" taken from the SUP

	<u>Maximum</u>
Early Childhood Day Center	80
Preschool (3-6 yrs old)	32
Kindergarden (4-6 yrs old)	48
Grades Program (1 st - 5 th)	<u>75</u>
	225

11
4-23-22

CouncilComment@alexandriava.gov

From: Julie Wieland <juliewieland25@gmail.com>
Sent: Friday, April 22, 2022 8:39 AM
To: CouncilComment@alexandriava.gov
Subject: [EXTERNAL]Potomac Crescent Waldorf School (PCWS)

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Hello,

I hope this email finds you well. I am writing on behalf of PCWS and their proposed drop-off/pick-up location. As a parent of a child at PCWS, the safety and efficiency of drop-off/pick-up is of utmost importance to ensure a seamless transition to school for my son and his parents to work.

The current drop-off/pick-up has been on one of the busiest intersections in Old Town (Prince and Washington). Even with the construction going on, people transitioning back to work, there have been **zero** issues. This includes no back ups, no traffic tie-ups, no disruptions to the children or the surrounding areas and flow of traffic.

I understand that surrounding homes and communities may be concerned with the 'extra' traffic coming to their area in an already high traffic area. **And**, the reality is, drop-off/pick-up is 15-30 minutes in the morning and afternoon, making a total of 30-60 minutes in a day. The afternoon pick-up time is around 3:00pm, prior to the afternoon drive. In summation, the homes and surrounding community will be affected for 15-30 minutes in the morning. This is shorter than the line at Misha's Coffeehouse!

Alexandria City has a responsibility to our children - to keep them safe and ensure their ability to go to school without undue hardships on access.

- Based on our experience, PCWS' drop-off/pick-up operations have been consistently safe, effective and efficient;
- We have full confidence in the ability of PCWS to ensure the safety and security of our children;
- Pick-up/Drop-off times at PCWS have been staggered, resulting in even distribution of traffic and short wait times to unload or load our children;
- Many of us carpool or drive multiple children in our cars;
- The PCWS Administration and Faculty have managed drop-off and pick-up of the children very well, inspiring our confidence that they will continue to do the same at the school's new location;
- We need schools like PCWS in Old Town Alexandria!

Thank you for your time and attention.

Kind regards,

--

Julie Wieland, MPH
connect: <http://www.linkedin.com/in/juliewieland>

In the practice of our days, to listen is to lean in, softly, with a willingness to be changed by what we hear-- Mark Nepo

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11
4-23-22

CouncilComment@alexandriava.gov

From: Ellen Patrick <ellen.france.patrick@gmail.com>
Sent: Friday, April 22, 2022 7:22 AM
To: Justin Wilson; John Chapman; CouncilComment@alexandriava.gov
Cc: John Patrick
Subject: [EXTERNAL]Potomac Crescent Waldorf School Drop-Off/ Pick-Up Operation

Some people who received this message don't often get email from ellen.france.patrick@gmail.com. [Learn why this is important](#)

Hi Justin and John,

I hope you are both well!

Our daughter Mera is a rising first grader at Potomac Crescent Waldorf School in Old Town. We just learned the safety, efficiency and effectiveness of the school's pick up and drop off operation at the school's new location at 424 North Washington Street is under question.

JP and I just wanted to drop you a note to express that based on our experience as parents who drop off and pick up our daughter at PCWS daily, we feel confident in saying PCWS' drop-off/pick-up operations have been consistently safe, effective and efficient. We have full confidence in the ability of PCWS to ensure the safety and security of our children, always. This is a wonderful school that cares deeply about the health and safety of it's students.

I understand there are some neighbors who are worried about the children's safety at drop off and pick up. Pick-up/Drop-off times at PCWS have always been staggered, resulting in even distribution of traffic and short wait times to unload or load our children. When we pick up our daughter Mera, there are only a few cars at a time to allow a smooth and quick process. Many parents also carpool or drive multiple children.

The PCWS Administration and Faculty have managed drop-off and pick-up of the children very well, inspiring our confidence that they will continue to do the same at the school's new location.

Best regards,
Ellen Patrick and John Patrick (JP)

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11
4-23-22

CouncilComment@alexandriava.gov

From: Mike Fitzsimmons <mikefitzsimmons@yahoo.com>
Sent: Thursday, April 21, 2022 11:11 PM
To: CouncilComment@alexandriava.gov
Subject: [EXTERNAL]PCWS special use permit

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Hello,

I am writing in regard to the pending special use permit application by the Potomac Crescent Waldorf School (PCWS) for its new location at 424 North Washington Street. My son has attended PCWS for the past three years, and the administration there has let the parent community know that there have been concerns raised by neighbors about the safety of the school's plans for student drop-off and pick-up.

I have seen the site in question at Oronoco St. and know the plan for drop off and pick up to be similar to the one the school has been using since the beginning of this school year (September 2021) on Prince St., adjacent to the school's current temporary location. Having participated regularly in those drop-offs and pick-ups, I can attest not only to their safety, but also their efficiency. In the 7-8 months of operation in its current location, I have never once encountered a problem that raised concerns for the safety of my son or for any of his fellow students, nor have I encountered any significant congestion that created a hazard or blocked traffic. The PCWS faculty and staff were always present on time and managed the drop-off/pick-up operations smoothly, even in the times when COVID screening protocols add extra procedures and time to the process.

As a parent with much at stake in the safety of urban traffic around my children's schools, I see nothing about the proposed location and plan that causes me to worry about the safety of the PCWS students. And I have a great deal of faith and trust in the professionalism and judgment of the school's staff to manage the process and to raise concerns with me and with the city should issues arise in the future.

Thanks for your consideration, and don't hesitate to contact me with questions on this.

Mike Fitzsimmons
2706 Central Ave.
Alexandria, VA 22302
202-302-3898

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11
4-23-22

From: Amy Rodgers <amy.rodgers@hotmail.com>
Sent: Thursday, April 21, 2022 1:23 PM
To: Alexandria Carroll <Alexandria.Carroll@alexandriava.gov>
Subject: [EXTERNAL]424 N Washington

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I am opposed to the proposed use of 424 N Washington as a daycare and school with 150 students and drop-off, pick-up on N Washington in part during rush hour. This is a very busy thoroughway to downtown Washington DC and this proposal would greatly increase the traffic congestion. Additionally, it is an area where there are already numerous accidents and the proposal is likely to greatly increase the likelihood of more accidents, endangering the children and the people dropping them off, as well as other motorists and nearby residents. I live 2 blocks away and pass by this location on foot and in a car numerous times a day. And finally, it is likely that people picking children up will arrive early and queue up like they do at St Mary's further congesting Washington St and the the nearby residential blocks.

Amy Rodgers
517 Princess

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11
4-23-22

CouncilComment@alexandriava.gov

From: Alan Gura <alangura@me.com>
Sent: Friday, April 22, 2022 1:01 PM
To: CouncilComment@alexandriava.gov
Cc: ameart@yahoo.com
Subject: [EXTERNAL]PCWS drop off/pick up approval

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Dear Members of the City Council:

As longtime Alexandria residents, and the parents of a child who attends the Potomac Crescent Waldorf School, we urge you to approve our school's drop off/pick up plan.

Alexandria is a wonderful place to live, but particularly as our population grows, we have a shortage of school options. We're delighted that PCWS, which has been pressured by the very competitive real estate market in our city, has finally found a more stable home at 424 N. Washington Street, a reasonable distance from our home. Our son and his classmates love their school, and this new location will enable the school to continue serving its students and reach more children going forward.

However, it only makes sense that there be some reasonable way to pick up and drop off the kids, without forcing the school to maintain property better used for playground and classroom space as a parking lot. We're disappointed that some of neighbors, rather than understand that a thriving school improves their community and increases their property values, instead covet illegal parking space at the school property. Our school is for the children, not for other people's parking. We would never use an unsafe pick up/drop off procedure with our son, and in our experience this year at the school's current Washington Street location, with drop off/pick up on Prince Street, is that it's safe and perfectly compatible with existing traffic. Please help PCWS be all that it can and should be for the kids and for our community, and approve the school's proposed plans.

Thanks,
Amy & Alan Gura
202 Summers Drive
Alexandria

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CouncilComment@alexandriava.gov

From: Susan Michels <susandmichels@gmail.com>
Sent: Friday, April 22, 2022 1:26 PM
To: CouncilComment@alexandriava.gov
Cc: Jeff Michels
Subject: [EXTERNAL]Comment for City Council Public Hearing 4/23

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Dear City Council Members:

We are writing as parents of a kindergartener at the Potomac Crescent Waldorf School (PCWS) and offer this comment as part of Item 11 - Special Use Permit for Potomac Crescent Waldorf School #2021-00128, during the April 23, 2022 council meeting.

It has come to our attention that some neighbors have raised concerns about the school's planned new location at 424 N. Washington Street, under the guise of potential safety concerns of the proposed parking plan for school pick-up and drop-offs. We understand this parking plan was proposed by the city, which would seem to have taken into consideration many factors, with safety being foremost!

Potomac Crescent has always put the safety and well-being of our children front and center. We have seen this firsthand since our daughter enrolled in the PCWS early childhood programs in 2018.

The current drop-off and pick-up schedule is a perfect example of PCWS' commitment to children's safety. We have staggered arrival and pick-up times based on programs and grades, so there is not mass confusion. The process is swift and moves efficiently – even with car seats and the buckling that entails! Our daughter is currently in the largest class at the school and our time at the school is minimal.

We also regularly carpool with another family; and often pick up friends in the grades and have found those pick-ups seamless.

We believe any city that wants to see children thrive would welcome a school like PCWS. PCWS believes in the preservation of childhood. In the early childhood programs that means a strong emphasis on rich, imaginative child-directed play and being outdoors (in all kinds of weather: rain or shine, snow or heat, sometimes all in the same week but that's a letter for another time!). The school's approach to literacy in the early years is also developmentally appropriate, such as through songs, verses and stories. This is precisely the type of early childhood program experts advise parents to seek out.

We recognize we have been extraordinarily privileged to be able to send our child to this school during the pandemic. That she was able to attend safely, in-person. We wish every child had that opportunity and could attend a school like this.

We mention this because it is another example of Potomac Crescent's commitment to the safety and well-being of its school community. This is a school that spent countless hours working in tandem with the Alexandria Department of Health to develop a detailed Covid plan that allowed it to open safely in-person, before there were vaccines available to anyone, let alone teachers and young children.

It was precisely because we trusted the staff's thoughtfulness when it came to the safety of our child that we decided to send our daughter in-person. And we would trust them to do the same at the new location.

Thank you for taking the time to consider our comments in this process.

Sincerely,

Susan and Jeff Michels

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11
4-23-22

I live at 423 N. Columbus Street, and am opposed to the Special Use Permit #2021-00128 (item #11 on Saturday's agenda). In my opinion, the applicant has failed to work with the neighbors in good faith to come up with some compromise solutions to the many problems outlined by the neighbors.

In particular, I am concerned about the traffic issues that the school will create. The applicant's plan is completely unrealistic. There is simply no way that the parents will be able to drop off and pick up the students with the military precision that will be required to meet the overly aggressive goals. I speak from personal experience. The junior high school I attended had fewer than 100 students and a rather large driveway and parking area for parents to drop off and pick up the children. In spite of this, the traffic and confusion was always a nightmare at both drop off and pick up times.

The present applicant is proposing to have many more students than were at my school. There is simply no way that this can be done safely in the proposed five designated spaces. I believe that a reasonable alternative would be for the school to make some arrangement with the owners of nearby parking lots, such as 300 N. Washington Street, and have a crossing guard help the children across Princess Street.

I strongly believe that this item should be delayed to allow the applicant, staff, and neighbors to come up with a reasonable plan.

I lived here when Sunrise was planning its (much larger) complex on the same block. In contrast to the school applicant, Sunrise did an excellent job of working with the neighbors and revising its plans so that everyone was happy.

Please send this proposal back to the drawing board for further discussions with the neighbors!

William Rowland

423 N. Columbus Street

11
4-23-22

CouncilComment@alexandriava.gov

From: Jesse Tsai <jessetsai5@gmail.com>
Sent: Friday, April 22, 2022 1:54 PM
To: CouncilComment@alexandriava.gov
Subject: [EXTERNAL]Special Use Permit #2021-00128 Potomac Crescent Waldorf School

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Dear Alexandria City Council -

My daughter Abigail currently attends PCWS and I am writing in support of the school's special use permit.

Like many families in the area, school has been the foremost concern in our household (especially due to the pandemic) and PCWS has been a godsend.

From our daily experience, PCWS has consistently taken diligent care of their students and as a result we have never had any safety concerns. Specifically as it relates to student pick-up/drop-off, the school's procedures have always been efficient and secure.

As a parent I have full confidence PCWS will continue to maintain effective safety procedures in its new location. We need more schools in the area and PCWS has always been exemplary in its care of its students and in its service as a responsible community partner.

Thank you for your consideration,
Jesse Tsai

--

Jesse C. Tsai, Esq., CPA
(703) 582-1852

"Eyes to the future, backs to the past."

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11
4-23-22

CouncilComment@alexandriava.gov

From: Karthik Nagarajan <karthik1234@gmail.com>
Sent: Friday, April 22, 2022 1:55 PM
To: CouncilComment@alexandriava.gov; scourand@yahoo.com
Subject: [EXTERNAL]PCWS special use application

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To the Alexandria City Counsel:

I am writing to support the application by Potomac Crescent Waldorf School (PCWS) for a special use application for 424 North Washington Street, which will be considered by the Council on April 23rd.

We currently have two students at PCWS and believe that the city needs to support schools like PCWS in the Old Town area, including approving permits that facilitate efficient pick-up and drop-off of students.

Based on my experience, PCWS' drop-off/pick-up operations have been consistently safe, effective and efficient. I have full confidence in the ability of PCWS to ensure the safety and security of our children. Pick-up/Drop-off times at PCWS have been staggered, resulting in even distribution of traffic and short wait times to unload or load our children. Many of us carpool or drive multiple children in our car. The PCWS Administration and Faculty have managed drop-off and pick-up of the children very well, inspiring my confidence that they will continue to do the same at the school's new location.

Thank you for your consideration,

Karthik

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11
4-23-22

CouncilComment@alexandriava.gov

From: Arden Phillips <ardenphillips2017@gmail.com>
Sent: Friday, April 22, 2022 2:04 PM
To: CouncilComment@alexandriava.gov
Subject: [EXTERNAL]Potomac Waldorf Special Use Application

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Dear Alexandria City Council Members:

I am writing to support the application by Potomac Crescent Waldorf School (PCWS) for a special use application for 424 North Washington Street, which will be considered by the Council on April 23rd.

I currently have two children that are students at PCWS and believe that the city needs to support schools like PCWS in the Old Town area, including approving permits that facilitate efficient pick-up and drop-off of students.

As an involved parent, I have noted that PCWS' drop-off/pick-up operations have been consistently safe, effective and efficient.

Also, I fully believe in the ability of PCWS to ensure the safety and security of our children. Pick-up/Drop-off times at PCWS have been staggered, resulting in an even distribution of traffic and short wait times to unload or load our children.

Many of the parents carpool or drive multiple children to the school. The PCWS Administration and Faculty have managed drop-off and pick-up of the children very well, inspiring my confidence that they will continue to do the same at the school's new location.

As a parent of a child at PCWS, I would not support or endorse a plan or process that would put my two little children at risk - physically or otherwise. I have every faith and confidence that reasonable and necessary safety precautions have been implemented to keep my and the other children safe.

Based on the foregoing, I urge you to approve the PCWS special use application.

Thank you.

Arden Phillips
(202) 256-5751

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From: Rod Rodriguez <rrmanor@gmail.com>
Sent: Friday, April 22, 2022 3:11 PM
To: CouncilComment@alexandriava.gov
Cc: Paul Nary; Josh Hartman
Subject: [EXTERNAL]Special Use permit Approval for Potomac Crescent Waldorf School

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Dear Council,

As an Alexandria resident and Board member of the Potomac Crescent Waldorf School, I would like express my support for the Special Use Permits (SUP) up for City of Alexandria Council approval on 23 April 2022. The Potomac Crescent Waldorf School (PCWS) has been a contributing member of the Alexandria community for many years. In the past, the school has relied on partnerships with local churches to find a home. That has worked until it didn't. The issue would usually revolve around a change of leadership at the church, and a desire for the new pastor to set their own priorities as is their right. This past year the board at PCWS undertook the task of moving the school to a nearby commercial property that would afford a long term lease and a more secure foundation for our Alexandria families. We were fortunate to find a wonderful property at 424 North Washington Street. The good news was that it was a mere few blocks north on Washington Street from our current location across from the Lyceum on South Washington Street. Additionally, the school is used to the pickup-drop off plan proposed by the City of Alexandria staff and approved by the city's own Transportation & Environmental Services Department. PCWS has been operating under a similar plan at its current South Washington Street location during the past year without incident. If anything, moving to the southbound side of Washington Street, opposite the normal flow of commuter traffic, would lessen any conflicts further.

Help us keep this wonderful school in the City of Alexandria. I hope the Council can see fit to follow their own Planning Board's unanimous recommendation for approval of the the SUP for the Potomac Crescent Waldorf School to begin operations at 424 North Washington Street. Thank you

v/r,

Rod Rodriguez
Board Member
Potomac Crescent Waldorf School

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From: Zaynab Aden <zmaden@gmail.com>
Sent: Friday, April 22, 2022 2:59 PM
To: CouncilComment@alexandriava.gov
Subject: [EXTERNAL]

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Good afternoon,

I hope this reaches you well.

I am writing as a proud parent of the Potomac Crescent Waldorf School community. I have had children at the school since 2017.

I have seen the school administration and staff pivot so seamlessly when the Covid pandemic hit, and ever since then I have been thoroughly impressed with their ability to create stability for the children on every level you can imagine.

Because of my experience with the school, they have the full confidence of my husband and I to ensure the safety and security of our children

A few ways they have gone above and beyond to be mindful of the load on parents and our Old Town community:

- Pick-up/Drop-off times at PCWS have been staggered, resulting in even distribution of traffic and short wait times to unload or load our children;
- Teachers work together in groups to ensure even a group of children as small as 10 are escorted to their car safely and efficiently.
- Arranging carpool with parents driving multiple children in their cars;
- The PCWS Administration and Faculty have managed drop-off and pick-up of the children very well, inspiring our confidence that they will continue to do the same at the school's new location.

While all of this is important, I truly believe that schools like PCWS will make Old Town even better. The children love their school community and we are raising the next generation of stewards of their neighborhood and community.

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George Best, 421 N. Columbus St.
Re: Docket item 11, City Council meeting 4/23/2022

My name is George Best. I live at 421 North Columbus St., which is diagonally adjacent to the proposed school.

I'm here today because I think that the proposal to use for 24 North Washington St. as a school is the wrong use for the property. I believe that for many reasons, most of which other people will present to you as part of statements.

Instead of spending my time repeating our concerns regarding the safety of the parents and children during the drop-off process in the pickup process on N. Washington St. and in the faulty assumptions underlying the school's proposed drop-off and pickup process, I'd like to spend some time today addressing other problems with the proposed SUP. In particular, I'd like to address the shortcomings of several of the conditions staff imposed on the SUP.

First, a proposed change to condition 3. As written, this condition allows the Director of Planning & Zoning to revisit the pick up and drop off plan. I request that this review be made mandatory on an annual basis so that the plan is revised to reflect the effect of changes in the school's enrollment.

Second, I request clarification of the enrollment limit specified in condition 4. In the application, the Applicant proposes an early childhood program with an enrollment of 80 students, a 75 student grade school, and Parent-Child programming with an additional 30 child participants. See page 5, item 5A of the application. This is a total of 185 students, 30 parents, and school staff. As written, Condition 4 does not mention the Parent-Child programming or appear to place any limit on the number of participants in that programming. I ask that the condition be rewritten to clarify that the total number of parents and children participating in the Parent-Child programming count against the 155 student limit set forth in the Condition.

Third, I suggest that the grammatical error in condition 12 be fixed by adding the missing commas to the sentence. The first sentence should read: "Trash and

George Best, 421 N. Columbus St.
Re: Docket item 11, City Council meeting 4/23/2022

garbage shall be stored inside or in sealed containers that do not allow odors to escape, invasion by animals, or leaking.”

Fourth, I request that condition 13 be amended to require Applicant to pick up litter in the private alley where their dumpsters will be located. As written, the condition only requires them to pick up litter in public rights-of-way and public spaces. The private alley is neither.

Fifth, I request a new condition that prohibits Applicant from leaving its dumpsters at the end of the alley or on Oronoco Street on trash pickup days. If, as is common practice, Applicant rolls its dumpsters to the end of the alley after the night before or the morning of trash pickup day and leaves them for the garbage service to pick up, the dumpsters will either block the alley entrance, or the entrance to the off-street parking on either side of the alley and will continue to do so until they are returned after the dumpsters are emptied. Because the alley is too narrow for a garbage truck to enter, when the garbage truck arrives, the workers performing the pickup should be required to get the dumpsters from their storage space on Applicant’s property, take them to the truck to be emptied, and return them to the storage space. That way the dumpsters will not block alley access or the neighboring offstreet parking entrances.

Sixth, I request a new condition requiring Applicants to contract with the Alexander Police Department to have an officer available to direct traffic during the drop-off and pickup times. Condition 3 requires the applicant to “ensure that traffic does not back up or cause traffic circulation issues on N. Washington St. or Oronoco Street.” St. Mary’s School has two police officers to direct traffic during their drop-off and pickup times. While St. Mary’s is a larger school, it is located at the end of a dead-end street. They need two police officers to direct traffic. Based on this experience, is reasonable to expect that at least one person to direct traffic on a busy street like North Washington will be necessary.

George Best, 421 N. Columbus St.
Re: Docket item 11, City Council meeting 4/23/2022

Seventh, I request a new condition requiring Applicants to store their dumpsters on their property. I realize that the Staff's presentation states that this will be the case, but the conceptual drawing included in the SUP does not show any space for such storage.

Eighth, at the March 19, 2022 meeting with the neighbors, Joshua Hartman, who I understand is the chairman of the school's board of directors represented that the parking lot would be converted to "open space" and that there would be no playground equipment. I request a new condition that reflects this representation and holds Applicant to the promises it made to its neighbors. I note that the drawing included in the SUP shows playground equipment.

Ninth, at the March 19, 2022 meeting with the neighbors, Mr. Hartman represented that the open space would only be used between the hours of 10:30 AM and 1:30 PM. Reflecting this representation, I request a new condition that limits the use of the open space to between 10:00 AM and 2:00 PM. The Planning Commission indicated that they did not want to interfere with the operation of the school in this manner. However, SUPs for other types of businesses routinely place limits on their outdoor operations, especially those which adversely affect their neighbors.

In summary, Staff's proposed conditions appear to reflect a process in which neither Staff nor the Planning Commission gave much thought to the realities of the day-to-day operation of a school at the proposed location. My conclusion is supported by several pieces of evidence:

- 1) Staff appears not to have visited the site. Staff told the planning commission that the alley behind the school is 16 feet wide. If they had visited the site, they would know that the initial part of the alley is only 9 feet wide and is bordered on both sides by brick walls. Moreover, if the building owners follow the proposed conceptual drawing provided in the SUP and construct a fence or wall of the property line to define the boundary of the "open space," the entirety of the alley

George Best, 421 N. Columbus St.

Re: Docket item 11, City Council meeting 4/23/2022

will only be 9 feet wide. Staff's error impacted the Planning Commission's deliberations in several ways.

2) Staff appears not to have been aware of the Emergency Vehicle Easement until it one of my neighbors pointed it out in a letter to the Planning Commission.

3) The Planning Commission was visibly annoyed when they were informed that this sup would have to be removed from the consent docket and become the subject of a public hearing.

4) It was apparent from the outset of the Commission's deliberations that they were determined to recommend approval of this SUP. It was clear that they did not seriously consider any of the concerns raised in the public testimony. Indeed, one commissioner dismiss concerns about the ramp at speeding and red light running on Washington Street by words to the effect of "I plan for the city I want, not the city that it is. I don't want to accept high speeds on Washington Street." The logical inference from this statement is that the parents and children at the proposed school in danger in order to create congestion which she hoped would slow traffic. I don't think that she literally meant to this, I just think that she hadn't fully thought through her statements.

I ask that you consider my proposed changes and additional conditions in the event that Council decides to approve the SUP so that at least some of the ill effects of this unsuitable intensification of use are mitigated.

CouncilComment@alexandriava.gov

From: Gina Wimpey <montefusco.gina@gmail.com>
Sent: Friday, April 22, 2022 4:21 PM
To: CouncilComment@alexandriava.gov
Subject: [EXTERNAL]PCWS support

[You don't often get email from montefusco.gina@gmail.com. Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

I am writing as a long time parent of the Potomac Crescent Waldorf school to express my support of their very solid management of parking for their special use permit application. All of the staff and teachers and parents of PCWS are extremely conscientious, timely, and excellent stewards of any neighborhood they are a part of. We are so pleased at the school staying in old town, and no the school will continue it's excellent management of parking with staggered times, clear communication, and good time management.

Best,
Gina Wimpey

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CouncilComment@alexandriava.gov

From: Teresa Ball <teresasusan@mac.com>
Sent: Friday, April 22, 2022 4:16 PM
To: CouncilComment@alexandriava.gov
Subject: [EXTERNAL]Potomac Crescent Waldorf School --Support for Special Use Permit # 2021-00128

Dear City Council Members,

I am writing to voice my support for Potomac Crescent Waldorf School's (PCWS) Special Use Permit #2021-00128 application. My family resides in Alexandria City, and we have full confidence in the school's ability to ensure the safety and security of its students. Our daughter is a rising second grader and has attended the school the past two years. With the move to Old Town Alexandria this past year, we have been impressed by the way the pick-up/drop-off plan for the students was thought through and executed this year. The school has staggered arrival and departure times, so that I am normally parked less than a minute while my child enters school each morning. The afternoon pick-up is equally smooth, and there is little to no disruption to the surrounding businesses and residences. Many of the students carpool together, also reducing the number of cars entering and exiting the school.

Old Town needs more schools like PCWS. The curriculum encourages children's imagination and independence. Our daughter has thrived in the school, and her confidence and knowledge of the world has increased dramatically. One of the greatest assets of the school is its faculty and leadership. Each morning my daughter is met by one of the school administration or faculty, and is addressed with a smile and by name (the entire staff knows the names of every child). She feels safe at the school, and I feel safe entrusting her to the care of the teachers and staff. From drop-off at school to walks to the park to in-class activities, I am never in doubt that her teachers always look after her best interests and those of her fellow students. My husband and I have every confidence in the school to maintain a safe school environment.

Potomac Crescent Waldorf School is an asset to Alexandria, and I expect the City Council agrees. It is one of the major reasons why we love living where we do.

Sincerely,

Teresa Ball
Parent of PCWS 1st grader

CouncilComment@alexandriava.gov

From: Juliana Wineman <julianawineman@gmail.com>
Sent: Friday, April 22, 2022 4:28 PM
To: CouncilComment@alexandriava.gov
Subject: [EXTERNAL]Supporting PCWS Playground Plans

You don't often get email from julianawineman@gmail.com. [Learn why this is important](#)

To whom it may concern,

I am in full support of the Potomac Crescent Waldorf School (PCWS) building a playground which is instrumental in having the school operational and the students thriving, since play is kids' number one way of learning and communicating. Here are additional points why this playground is of utmost importance for PCWS:

- Based on my experience, PCWS' drop-off/pick-up operations have been consistently safe, effective and efficient;
- I have full confidence in the ability of PCWS to ensure the safety and security of our children;
- Pick-up/Drop-off times at PCWS have been staggered, resulting in even distribution of traffic and short wait times to unload or load our children;
- Many of us carpool or drive multiple children in our cars;
- The PCWS Administration and Faculty have managed drop-off and pick-up of the children very well, inspiring our confidence that they will continue to do the same at the school's new location;
- We need schools like PCWS in Old Town Alexandria! Their approach is fundamental.

Please allow them to do the work they need to cause the impact we parents want them to cause, not only for our families but also to our communities.

All the best,
Juliana Wineman
(202) 744-7759

Sent from my iPhone

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From: Tyler Overstreet <tyleroverstreet@gmail.com>
Sent: Friday, April 22, 2022 4:58 PM
To: CouncilComment@alexandriava.gov
Subject: [EXTERNAL]Comment on SUP #2021-00128

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Council members,

I write as a resident at 425 North Columbus Street in opposition to the Special Use Permit #2021-00128. The applicant has failed to work with the neighbors in good faith to resolve issues with the conversion of a long-time office building into a school housing 200+ children and faculty. This approval should be delayed until we can come to some compromise solutions on a number of issues.

We have lived through massive construction on our block, the shaking of our houses for the building of the Sunrise facility, cracked plaster and sewer lines, and reduced parking from these new developments. We dutifully bear these costs in addition to the costs associated with being the stewards of our 130+ year-old houses. We understand development, we welcome our neighbors in assisted living and are willing to work with a potential school, but we do have concerns.

I respectfully request a delay in the approval of this application and a plan and resolution to a number of issues:

- 1) Pickup and dropoff on GW parkway is not a good idea. This is basic sense. We can talk about plans to reduce the risk but drop off on a major highway artery is risky. The intersection of Washington and Oronoco has 20 accidents reported on Zero Vision Viewer and one pedestrian was seriously injured in April 2019. The school needs a better plan for drop off and pick up. There is a parking lot behind Wells Fargo on Princess that could be considered as a safer drop off spot.
- 2) Fence line, trash and rodent plan. There will be food debris, diapers, and other trash resulting from the school. The current plan leaves no room for dumpsters, or the pickup of trash and in fact has the fence line going all the way to the alley with zero of the necessary space to store, access, and remove trash. The fence line also reduces access to the back of our homes and long-standing parking on multiple properties off of the alley. The plan needs to include sufficient space for dumpsters, push the fence line back, and include a plan to manage the increased rodent activity that will certainly occur.
- 3) Parking. There is almost zero chance that late arriving students and their parents will park three blocks away and walk. Teachers will drive and park on the street, and the current plan will reduce our ability to use our off-street parking, while reducing our ability to park on the street.

I was able to flip through the letters sent in support and opposition to this application. Not one person in support lives in the Old Town neighborhood. This is actually where we live; this is our neighborhood and our home. We have small children and value education; we send our children to Jefferson-Houston, and invest in making our public schools places where everyone can be included and succeed. We hope that you will consider our feedback and address our concerns before moving forward with this application.

Thanks,

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From: Zach Cromer <zachcromer@gmail.com>
Sent: Friday, April 22, 2022 4:57 PM
To: CouncilComment@alexandriava.gov
Subject: [EXTERNAL]Special Use Permit 2021-00128

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I live at 425 North Columbus Street and have concerns with regard to Special Use Permit 2021-00128. Having two small children of my own, I understand the need for childhood education and childcare and applaud those who are in that profession. However, I think having a school on a busy street such as Washington Street is not in the best interest of the Children and the community.

According to the Vision Zero reports for Alexandria, intersections are amongst the most likely areas for accidents and there have been numerous accidents up and down Washington Street, which is a major thoroughfare. That being the case, Washington Street is not an ideal location for dropping off and picking up children.

While there is a plan to have faculty to facilitate with pickup and drop-off and the claim that all pickups and drop-offs will be curbside, for those who drive multiple children to the school (siblings and carpools, which have been confirmed by current parents of the school) there is nothing to sufficiently address how children who are in the driver's side rear seat will be safely escorted in and out of the car. Given that there are children from infancy to fifth grade, it stands to reason that children will be in car seats, where they are restrained. Speaking from experience, young children cannot unbuckle themselves from the various latches in the car seat, and for cars that are not spacious and do not have egress across the seat and door across the car, they have to be removed from the driver's side of the vehicle, with someone unbuckling them. Not only does the unbuckling and removal of the children take more time than allotted for in the Special Use Permit, it stands to reason that this would be taking place in the street, with open car doors actually on Washington Street itself. This point has not been sufficiently addressed in the Special Use Permit and was not addressed in the Planning Commission Hearing. This scenario creates a much higher likelihood of an unfortunate accident occurring.

While the applicant has claimed success of pickup, that has not taken place on Washington Street and not with the large numbers that are proposed by applicant, anticipating significant growth.

Lastly, protocols can be created to try to minimize danger, but the protocols do not necessarily remove the danger from the road which is substantial and has been documented by Vision Zero. We can control the position that we put our children in and that should be one of the considerations of the City Council. There should be a delay in consideration of this special use permit until these issues are properly addressed.

Sincerely,
Zach Cromer

I live at 425 North Columbus Street and have concerns with regard to Special Use Permit 2021-00128. Having two small children of my own, I understand the need for childhood education and childcare and applaud those who are in that profession. However, I think having a school on a busy street such as Washington Street is not in the best interest of the Children and the community.

According to the Vision Zero reports for Alexandria, intersections are amongst the most likely areas for accidents and there have been numerous accidents up and down Washington Street, which is a major thoroughfare. That being the case, Washington Street is not an ideal location for dropping off and picking up children.

While there is a plan to have faculty to facilitate with pickup and drop-off and the claim that all pickups and drop-offs will be curbside, for those who drive multiple children to the school (siblings and carpools, which have been confirmed by current parents of the school) there is nothing to sufficiently address how children who are in the driver's side rear seat will be safely escorted in and out of the car. Given that there are children from infancy to fifth grade, it stands to reason that children will be in car seats, where they are restrained. Speaking from experience, young children cannot unbuckle themselves from the various latches in the car seat, and for cars that are not spacious and do not have egress across the seat and door across the car, they have to be removed from the driver's side of the vehicle, with someone unbuckling them. Not only does the unbuckling and removal of the children take more time than allotted for in the Special Use Permit, it stands to reason that this would be taking place in the street, with open car doors actually on Washington Street itself. This point has not been sufficiently addressed in the Special Use Permit and was not addressed in the Planning Commission Hearing. This scenario creates a much higher likelihood of an unfortunate accident occurring.

While the applicant has claimed success of pickup, that has not taken place on Washington Street and not with the large numbers that are proposed by applicant, anticipating significant growth.

From: Corie Driscoll <coriedriscoll@yahoo.com>
Sent: Friday, April 22, 2022 6:54 PM
To: CouncilComment@alexandriava.gov
Subject: [EXTERNAL]In Support: PCWS's Special Use Permit

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Dear Council,

Ahead of the Saturday, April 23rd City Council hearing concerning Potomac Crescent Waldorf School's Special Permit, I write to support Potomac Crescent Waldorf School (hereinafter PCWS). Potomac Crescent is an amazing school with a stellar record of child safety.

It is my understanding that neighbors of PCWS's future location on N. Washington are opposing its Special Use Permit (hereinafter SPU), because they believe PCWS's proposed pickup-dropoff plan is unsafe due to traffic conditions on North Washington Street. It is further my understanding that this plan was first proposed by the City of Alexandria and further confirmed as safe by the City's Transportation and Environmental Services department.

As a parent of three children who attended PCWS for six years, I can firmly attest that PCWS would never, ever propose, create, or execute any plan that presents the slightest danger to its young students and their families. My children attended PCWS, in large part, because it is such a caring and nurturing community of consummate professionals who make tremendously good and safety-prone decisions.

I hope the City Council, upon hearing from other parents like myself, will see that the proposed pickup-dropoff plan is indeed safe and, ultimately, approve the SPU. I further hope that the City can support PCWS as it makes Old Town its permanent home, serving families with its wonderful pedagogy and bringing joy and community to the nearby residents for decades to come.

To that end, I thank the Council for considering my comments and I further thank the neighbors of the future PCWS location for their deep and proactive concern of the school's children and families.

Sincerely,
Corie Driscoll

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From: Ed L <edmondclau@gmail.com>
Sent: Friday, April 22, 2022 9:42 PM
To: CouncilComment@alexandriava.gov
Subject: [EXTERNAL]Families and Friends Supporting Potomac Crescent Waldorf School

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As a parent of two young children attending Potomac Crescent Waldorf School my experience with pick-up and drop-off have been not but positive. In previous school years and particularly the current year drop-off/pick-up operations have been consistently safe, effective and efficient. I have been impressed and will continue to be confident in Potomac Crescent Waldorf School's ability to ensure the safety and security of our children. The school plans to staggered Pick-up/Drop-off times as has been executed flawlessly the current school year resulting in even distribution of traffic and short wait times to unload or load our children. Many families also carpool or drive multiple children in our cars further improving efficiency and effectiveness while further reducing the low risk for any injury. The PCWS Administration and Faculty have managed drop-off and pick-up of the children very well, inspiring our confidence that they will continue to do the same at the school's new location. Finally PCWS adds to the charm and beauty along with a great educational foundation for our children. Our children and community need schools like PCWS in Old Town Alexandria!

--

Edmond Lau

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I think the use of this building for a school is great. I'm all for that kind of use. However...

Something doesn't make sense here, and it seems as if someone hasn't done the math (ironic given the planned use).

Parking: Parking is already tight in the area. In the vicinity of my home, we barely have enough spaces for the Permitted residences. Elimination of parking on the adjacent blocks for a loading and unloading zone will only exacerbate the situation. On top of that, it doesn't add up that there are to be something north of 30 employees of the school, and only a dozen existing parking spaces — some of which will be eliminated by the addition of a play area. It would be great if everyone working at the school would take public transportation or car pool, but that's a rosy prospect — and very unlikely. This will further make parking issues worse. The math doesn't add up.

Drop-Off: The drop-off/pick-up plan looks decent on paper, and might even work if every parent and every student and every rush-hour driver was a robot. But let's get real — these are real parents and children. There no way that this will run as perfectly smoothly as represented. And the offerers of this plan haven't addressed the "what if..." Moreover, there are safety issues in play here. Washington street is one of the most heavily trafficked and highest speed streets in Old Town. This has a real potential for being a mess — or worse.

I am not opposed to a school going in there. I am opposed to granting this SUP at this time, with this poorly-conceived parking and traffic plan. I ask the Council to send this back to the drawing board.

Thank you.

11
4-23-22

City of Alexandria, Virginia

MEMORANDUM

DATE: APRIL 22, 2022

TO: MAYOR JUSTIN WILSON
AND MEMBERS OF THE CITY COUNCIL

FROM: KARL MORITZ, DIRECTOR, DEPARTMENT OF PLANNING & ZONING

SUBJECT: DOCKET ITEM #11 – SPECIAL USE PERMIT #2021-00128,
424 NORTH WASHINGTON STREET

The purpose of this memorandum is to recommend the deletion of Condition #16 of SUP #2021-00128 for a private academic school over 20 students at 424 North Washington Street. The condition was added at the Planning Commission hearing on April 7.

Condition #16 reads:

If the rear of the property is encumbered by an Emergency Vehicle Easement, the applicant shall consult with the Fire Department on a playground design and on rear fencing that comply with Fire Department requirements for emergency vehicle access. The applicant will continue to work with the City to determine whether there is an Emergency Vehicle Easement. (PC)

Since the Planning Commission hearing, staff collected additional information which negates the need for this condition. The City Attorney reviewed a 2020 title report that confirmed a recorded Emergency Vehicle Easement does not exist in the rear parking lot. In addition, the Fire Department confirmed that the EVE would not have been a condition it would have required at this location given that one is not usable due to lack of emergency vehicle access from the 16-foot rear alley.

Staff continues to represent the Planning Commission recommendation of support for the private academic school with over 20 students with the deletion of Condition #16.

11
4-23-22

submitted by
Ray Shannon

Planning Commission Recommends Playgrounds Over Emergency Service Access For School

The Planning Commission's (PC) discussion of the Potomac Crescent Waldorf School on the value of a "presumed" Emergency Vehicle Easement (EVE) for 424 N Washington Street was comical, except that ensuring access for emergency services personnel to do their job is not a joke. City staff notified the PC that the Fire Department staff that reviews the information involving the recently found EVE materials had not done so because they were not in the office and the Zoning staff just found out about the EVE the day before. With that information, the PC members concluded that since the EVE was not found by a title company, not known to the Fire Department (because they were never shown it in time), not used by them, and because they can just get access from Washington Street and use their ladders, then the PC did not need to look any further. The PC eventually amended their approval to include that "the applicant shall provide documents to the satisfaction of the Director of Planning and Zoning to confirm the existence of an Emergency Vehicle Easement in the parking lot. If an easement exists, the applicant shall consult with the Fire Department on a playground design and on rear fencing that comply with Fire Department requirements for emergency vehicle access (PC)."

There are plats dated December 30, 1983, April 29, 1988, and February 25, 1999, which show the existence of the EVE. Despite this, the PC has left the safety of 155 children up to the City, which has proven to be unaffected by the concerns of past City officials and PC members who took great care to put a higher value on public safety and emergency services when it required the 22 ft wide EVE at the rear of the property, clearly a necessity for the location of the property. In the years since the EVE was created, the conditions have not changed. If anything, the EVE is more important now as the population and use of the property and surrounding area increases.

Anyone can see that EVE would provide greater access to the rear of the property for fire safety and EMS services for the entire block, as well as room to turnaround vehicles. Meaning that disposing of the EVE doesn't affect only 424 N. Washington but also its surrounding neighbors. The point of an EVE is to prevent property owners from building obstructions like playgrounds and fences in the areas that emergency services will likely need to use in an emergency!

Instead of creating a plan that works for the future safety of the children, the PC has elected to ignore this EVE and its importance in favor of quickly approving a profitable use for the building, regardless of its safety concerns and needs for the area and without even bothering to wait for input from the Fire Department, leaving the most important topics to be discussed and decided "if necessary" at a later time, if at all.

11
4-23-22

CouncilComment@alexandriava.gov

From: Adrien Kay Lopez <adrienkay@gmail.com>
Sent: Friday, April 22, 2022 10:05 AM
To: CouncilComment@alexandriava.gov
Cc: Rafael Lima
Subject: [EXTERNAL]Support for Potomac Crescent Waldorf School

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<<http://aka.ms/LearnAboutSenderIdentification>>

Dear City Council Members,

My name is Adrien Lopez, a parent of Lucca Lima in the Mixed Age Kindergarten program at PCWS. Additionally, my husband Rafael Lima is copied here.

I would like to reach out to support the PCWS' drop-off/pick-up operations. Based on our experience, their drop-off/pick-up operations have been consistently safe, effective and efficient. Pick-up/Drop-off times at PCWS have been staggered, resulting in even distribution of traffic and short wait times to unload or load our children.

As parents, we have full confidence in the ability of PCWS to ensure the safety and security of our children.

The PCWS Administration and Faculty have managed drop-off and pick-up of the children very well, inspiring our confidence that they will continue to do the same at the school's new location.

We need schools like PCWS in Old Town Alexandria!

Thanks for considering our voices.

Warm regards,
Adrien Lopez & Rafael Lima

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4-23-22

CouncilComment@alexandriava.gov

From: Andy Million <millionea@yahoo.com>
Sent: Friday, April 22, 2022 8:32 AM
To: CouncilComment@alexandriava.gov
Subject: [EXTERNAL]Potomac Crescent Waldorf School drop-off/pick-up plan is safe

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Dear City Clerk,

Please note my comment below regarding the Potomac Crescent Waldorf School's proposed drop-off/pick-up plan:

My daughter attends PCWS at its current location on Washington Street. After nearly a full academic year observing PCWS' drop-off/pick-up procedures, I can confidently say they are very safe and efficient. The school administration has my trust that they can develop a plan and procedures at the new location that will be equally safe and efficient.

Thank you,
Eric Andrew Million
1428 Dogwood Drive
Alexandria, VA 22302

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4-23-22

CouncilComment@alexandriava.gov

From: Aline VornDick <alinearndick@gmail.com>
Sent: Friday, April 22, 2022 10:24 AM
To: CouncilComment@alexandriava.gov
Subject: [EXTERNAL]PCWS - Parking

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Dear City Clerk Council,

We are PCWS parents, and we would like to :

- * Based on our experience, PCWS' drop-off/pick-up operations have been consistently safe, effective and efficient;
- * We have full confidence in the ability of PCWS to ensure the safety and security of our children;
- * Pick-up/Drop-off times at PCWS have been staggered, resulting in even distribution of traffic and short wait times to unload or load our children;
- * Many of us carpool or drive multiple children in our cars;
- * The PCWS Administration and Faculty have managed drop-off and pick-up of the children very well, inspiring our confidence that they will continue to do the same at the school's new location;

PCWS has welcomed 3 of our children, and 1 with special needs. We deserve the accommodations as PCWS has been very supportive in the safest and most efficient manner possible. Old Town should be proud of having such a school as part of its community.

Sincerely

Aline VornDick

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11
4-23-22

CouncilComment@alexandriava.gov

From: Attique Rehman <arehman044@gmail.com>
Sent: Friday, April 22, 2022 11:16 AM
To: CouncilComment@alexandriava.gov
Subject: [EXTERNAL]Regarding Potomac Crescent Waldorf School

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<<http://aka.ms/LearnAboutSenderIdentification>>

Hello,

I am writing to you in response to safety concerns for the safety of the children under the proposed drop off/pick up plan at PCWS.

I have three children that attend this school (KG, 2nd, 3rd). I want to make it clear that the PCWS' drop-off/pick-up operations have been consistently safe, effective and efficient. My wife and I have full confidence in the ability of PCWS to ensure the safety and security of our children. The school has staggered the pick-up/drop-off times at PCWS. This results in even distribution of traffic and short wait times to unload/load our children. There have not been any issues this year.

We need a school like PCWS. It is the only Waldorf school in northern Virginia.

Kindly,

Attique

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11
4-23-22

CouncilComment@alexandriava.gov

From: Josh Wimpey <jorshw@gmail.com>
Sent: Friday, April 22, 2022 12:21 PM
To: CouncilComment@alexandriava.gov
Subject: [EXTERNAL]Potomac Crescent Waldorf School

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Dear Council,

I just wanted to write and voice my support for PCWS at their new location at 424 Washington Street in OldTown. The team has done an outstanding job of managing pick-up and drop-off flow at their current location at Prince and Washington. The area is safe, efficient, and not crowded due to their well thought out management and staggered timing. I have never witnessed any traffic disruptions or unsafe situations despite the busy intersection of their current location. I am sure they will continue to provide a safe and efficient experience at their new location and believe that PCWS brings a lot of value to Old Town.

Best regards,

--

-Josh Wimpey
703-371-5084
210 Longview Dr, Alexandria, VA 22314

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4-23-22

CouncilComment@alexandriava.gov

From: Vickrey-Lau Family <vickreylau@gmail.com>
Sent: Friday, April 22, 2022 2:16 PM
To: CouncilComment@alexandriava.gov
Subject: [EXTERNAL]Support for New PCWS Location

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Hello,

My husband and I are parents of two children at Potomac Crescent Waldorf School. We are very excited about the school's new location. I am writing to send my support for the new location, and to support the pick-up and drop-off routine. I have not had any trouble dropping off or picking up my children this year and the process is safe and efficient. The faculty at PCWS care about the children and will always ensure their safety and I'm sure the pick-up and drop-off at the new location will be handled just as effectively as it has this year. Our family loves Old Town Alexandria and it is long overdue for a Waldorf School. Thank you for your consideration.

Kind regards,
Rebecca

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4-23-22

CouncilComment@alexandriava.gov

From: Scout Douglas Osborne <scoutedouglas@gmail.com>
Sent: Friday, April 22, 2022 4:27 PM
To: CouncilComment@alexandriava.gov
Subject: [EXTERNAL]PCWS at 424 N. Washington St.

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<<http://aka.ms/LearnAboutSenderIdentification>>

To Whom It May Concern,

I am a PCWS parent writing to share that we are so excited about the school's new location at 424 N. Washington St. I am very supportive of the school's new plan for the pickup and dropoff of students. Based on my experience, pickup and dropoff has been effective, efficient and safe, and I have full confidence in the school's ability to continue this in the new location.

We need school's like PCWS in Old Town. It is such a treasure!

Warmly,
Scout Osborne

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11
4-23-22

CouncilComment@alexandriava.gov

From: Zachary Butterfield <zbutterfield@potomacwaldorf.org>
Sent: Saturday, April 23, 2022 9:10 AM
To: CouncilComment@alexandriava.gov
Subject: [EXTERNAL]SUP #2021-00128

You don't often get email from zbutterfield@potomacwaldorf.org. Learn why this is important
<<http://aka.ms/LearnAboutSenderIdentification>>

I am writing to support the application of Potomac Crescent Waldorf School for a Special Use Permit at 424 N. Washington St. Our son Anderson has been enrolled at Potomac Crescent for 7 years, including the current school year at 212 S. Washington St., and I can assure you that the school has always operated its drop-off and pick-up procedures in a safe and orderly fashion.

Thanks,

Zak Butterfield
Potomac Crescent parent

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I am Elaine Wick and live at 429 N. Columbus Street, directly behind 424 N. Washington St. I fully agree with the previous testimony given by my community, both the value of quality schools and the problems we face with this proposal. Two issues:

The proposed playground and fence back directly up to the 9-foot-wide alley that separates our properties.

Issue one is the absolute necessity of keeping the easement for vehicle turn-around off the dead-end alley, which would be eliminated by the proposed playground. It is necessary for fire safety reasons and for utility vehicles to service transformers in the alleyway.

But the second issue is simply the safety of disabled persons or anyone who can't climb stairs.

Let me explain. The only access to this building for disabled persons is from the back side, where there will be a ground level elevator. To get there, disabled people will need to travel (on foot?) through the 63-foot-long alley, then through the playground, as there would be no handicapped parking or vehicle turn-around space in the 9-foot-wide alley due to the playground. This would be after those people find parking on the street or garage, maybe blocks away.

I believe that schools plan to have good safety standards. But I can't imagine having a child of my own with disabilities navigate this back door entry course every day. Or for a parent on crutches or a grandparent to have to do so.

And For 155 students, numerous staff members, parents, grandparents, etc, it is hard to imagine that no one will ever need this access.

Therefore, I hope that a clear study of this problem would be made, and I believe this application should be denied at this time.

11
4-23-22

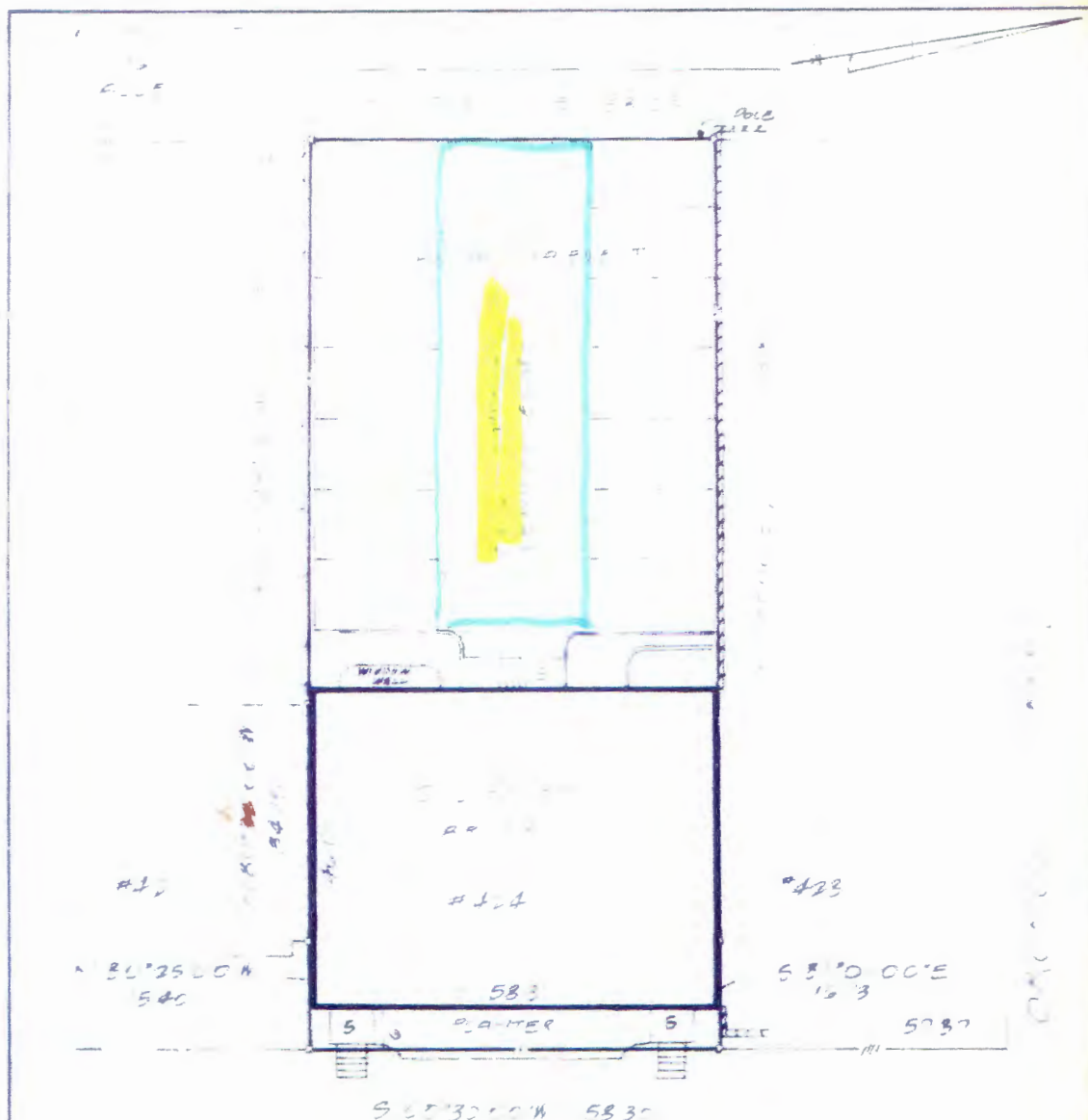
Alexandria City Council on the Potomac Crescent Waldorf School at 424 North Washington Street

My name is Leander Wick of 429 N. Columbus and I do not support this school being located on a very busy street and backing into my patio. I have written two descriptions of what I was going to say this morning, but I trashed them. My neighbors and friends have or will state them better than I. They talked about safety, fences, trash, rodents, narrow 9 foot wide alley, playground for 150 children, easement, and so forth. They gave you the facts, something at times I found unclear or lacking in the Waldorf presentation.

I want to say for me it is a most serious and sacred obligation that the safety of children be of the utmost importance. They are our future. I don't think there is a person in this Hearing that would not agree with this. If my grandchildren were younger, I would not send them to a school located on a very busy street with a very risky drop off and pickup plan and a very small playground on a parking lot. It is not the curriculum, but the location that is objectionable.

As it stands, I think this request should not be approved but at the best be delayed until community concerns are addressed.

Thank you for your time and consideration.



NORTH WASHINGTON STREET

HOUSE LOCATION SURVEY

ALEXANDRIA VIRGINIA

TAX MAP NO
64.02-08-03

424 No. WASHINGTON STREET

SCALE $1 = 2$

DATE DE 3 723

OLD POST CARD

NOTE

House location surveys do not include setting iron pipes on property corners.

No title report furnished

SURVEYOR'S CERTIFICATE

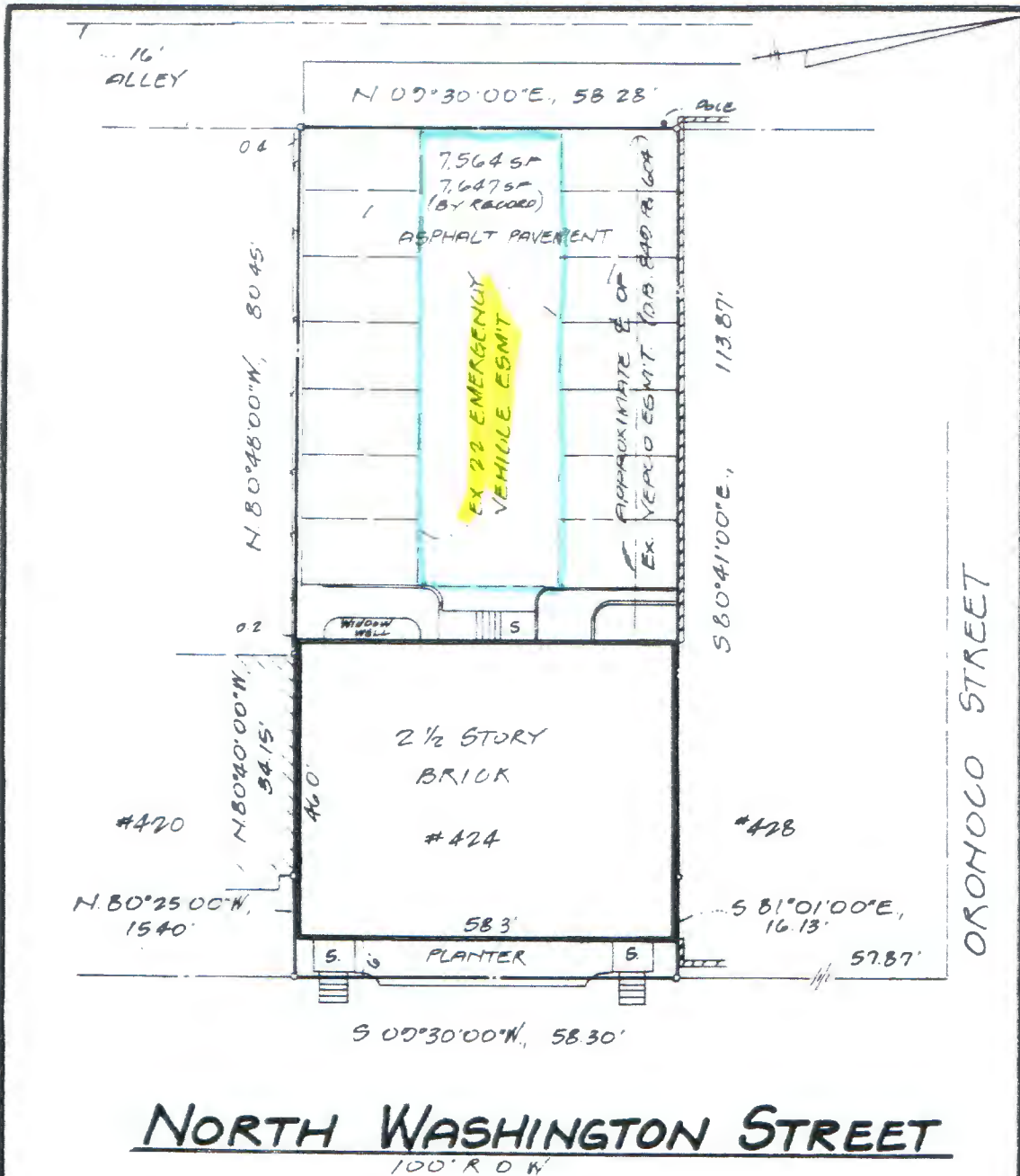
I hereby certify that the position of all the existing improvements on the above described property has been carefully established by a transit-tape survey and that unless otherwise shown, there are no encroachments.



**KEPHART
& CHAN**

CIVIL ENGINEERING
LAND SURVEYING
LAND PLANNING
(703) 548-5252
548-4488

1928 DUKE STREET ALEXANDRIA, VIRGINIA 22314



HOUSE LOCATION SURVEY

ALEXANDRIA, VIRGINIA

TAX MAP REF
G4.02-08-03

#424 NO. WASHINGTON ST.

SCALE: 1"=15'

DATE: APRIL 20, 1988

OLD PORT
COMPANY

THIS PROPERTY LIES WITHIN
A MINIMAL FLOOD HAZARD
AREA BY FEMA/HUD
ZONE: C PANEL: 5B
MAP # 51551D
REVISED: APRIL 30, 1988

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE POSITION OF
ALL THE EXISTING IMPROVEMENTS ON THE
ABOVE DESCRIBED PROPERTY HAS BEEN CARE-
FULLY ESTABLISHED BY A TRANSIT-TAPE SURVEY
AND THAT UNLESS OTHERWISE SHOWN, THERE
ARE NO ENCROACHMENTS.

NO TITLE REPORT FURNISHED

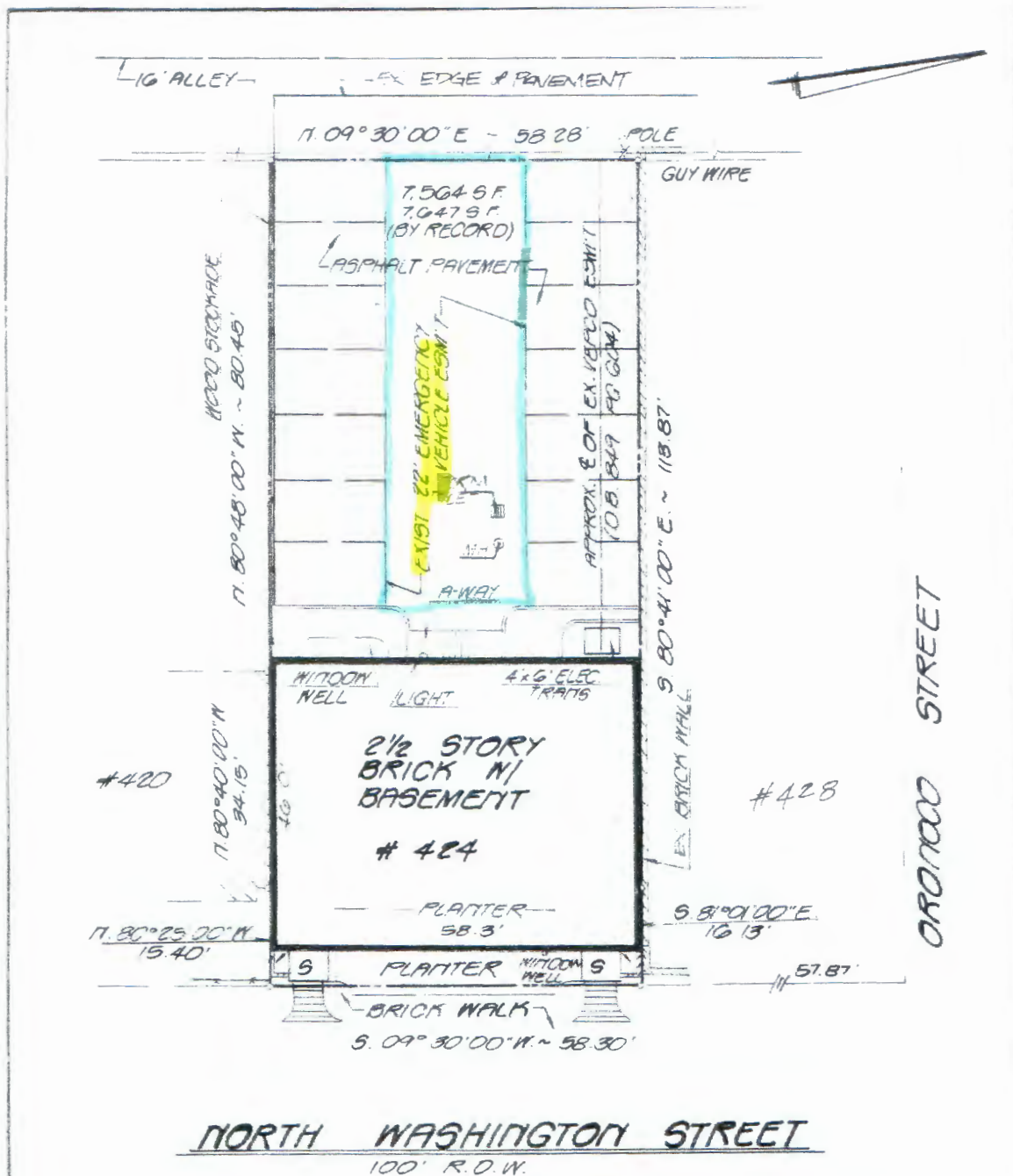
NO PROPERTY CORNERS SET.



**KEPHART
& COMPANY**

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LAND PLANNING
(703) 548-5252
548-4488

801 N. PITT ST., SUITE 117, ALEXANDRIA, VIRGINIA 22314



HOUSE LOCATION SURVEY

ALEXANDRIA, VIRGINIA

TAX MAP REF #
64.02-08-03

SUBDIVISION
424 NORTH WASHINGTON STREET

SCALE: 1" = 20'

DATE: **FEB. 25, 1999**

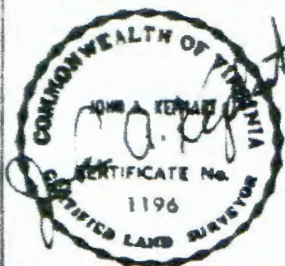
CLIENT: LITDA ADAMS

CASE:

This property lies within a minimal flood hazard zone as determined by F.E.M.A.
ZONE: X PANEL: **05D**
MAP: 5155/9
REVISED: **APRIL 15, 1991**
No title report furnished.

Surveyor's Certificate

I hereby certify that the position of all the existing improvements shown on the above described property has been carefully determined by a transit-tape survey and that unless shown otherwise, there are no encroachments.
No property corners set.



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• WEST VIRGINIA

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9112 SPRING ACRES ROAD - CLINTON, MARYLAND 20735



4-23-22
11

submitted by
Jared Bethel

SPEAKER'S FORM

DOCKET ITEM NO. 11

PLEASE COMPLETE THIS FORM AND GIVE IT TO THE CITY CLERK
BEFORE YOU SPEAK ON A DOCKET ITEM

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: Ray Shannon
2. ADDRESS: 124 S. Royal St.
 TELEPHONE NO. 703-328-5285 E-MAIL ADDRESS: rshannon@smw.law
3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? Owners of 428 N. Washington St.
4. WHAT IS YOUR POSITION ON THE ITEM?
 FOR: _____ AGAINST: ☒ OTHER: _____
5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST, CIVIC INTEREST, ETC.):
Attorney
6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL?
 YES ☒ NO _____

This form shall be kept as a part of the permanent record in those instances where financial interest or compensation is indicated by the speaker.

A maximum of three minutes will be allowed for your presentation, except that one officer or other designated member speaking on behalf of each *bona fide* neighborhood civic association or unit owners' association desiring to be heard on a docket item shall be allowed five minutes. In order to obtain five minutes, you must identify yourself as a designated speaker, and identify the neighborhood civic association or unit owners' association you represent, at the start of your presentation. If you have a prepared statement, please leave a copy with the Clerk.

Additional time not to exceed 15 minutes may be obtained with the consent of the majority of the council present; provided notice requesting additional time with reasons stated is filed with the City Clerk in writing before 5:00 p.m. of the day preceding the meeting.

The public normally may speak on docket items only at public hearing meetings, and not at regular legislative meetings. Public hearing meetings are usually held on the Saturday following the second Tuesday in each month; regular legislative meetings on the second and fourth Tuesdays in each month. The rule with respect to when a person may speak to a docket item at a legislative meeting can be waived by a majority vote of council members present but such a waiver is not normal practice. When a speaker is recognized, the rules of procedures for speakers at public hearing meetings shall apply. If an item is docketed *for public hearing* at a regular legislative meeting, the public may speak to that item, and the rules of procedures for speakers at public hearing meetings shall apply.

In addition, the public may speak on matters which are not on the docket during the Public Discussion Period at public hearing meetings. The mayor may grant permission to a person, who is unable to participate in public discussion at a public hearing meeting for medical, religious, family emergency or other similarly substantial reasons, to speak at a regular legislative meeting. When such permission is granted, the rules of procedures for public discussion at public hearing meetings shall apply.

Guidelines for the Public Discussion Period

- (a) All speaker request forms for the public discussion period must be submitted by the time the item is called by the city clerk.
- (b) No speaker will be allowed more than three minutes; except that one officer or other designated member speaking on behalf of each *bona fide* neighborhood civic association or unit owners' association desiring to be heard during the public discussion period shall be allowed five minutes. In order to obtain five minutes, you must identify yourself as a designated speaker, and identify the neighborhood civic association or unit owners' association you represent, at the start of your presentation.
- (c) If more speakers are signed up than would be allotted for in 30 minutes, the mayor will organize speaker requests by subject or position, and allocated appropriate times, trying to ensure that speakers on unrelated subjects will also be allowed to speak during the 30 minute public discussion period.
- (d) If speakers seeking to address council on the same subject cannot agree on a particular order or method that they would like the speakers to be called on, the speakers shall be called in the chronological order of their request forms' submission.
- (e) Any speakers not called during the public discussion period will have the option to speak at the conclusion of the meeting, after all docketed items have been heard.

Gloria Sitton

From: website <noreply@surveygizmo.com>
Sent: Friday, April 22, 2022 9:53 AM
To: Gloria Sitton
Subject: [EXTERNAL]City Council speaker's form submission received

Meeting Date: 04/23/2022 Docket Item# 11 Speaker's Name: Minturn Wright Phone #: 571-620-1930 Email: mwright@smw.law Address: 124 S. Royal St. Representing self? No If representing other: Position on the item: Against Nature of interest: attorney Are you being compensated? Yes

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