

Gloria Sitton

From: David Byrd <davidreidbyrd@gmail.com>
Sent: Friday, February 11, 2022 11:38 AM
To: Gloria Sitton
Subject: [EXTERNAL]Written Comment for 2/12/2022 Council Item 14 (ParcView II)

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Hi,

As a new resident of Alexandria, I understand how difficult the housing situation is here. Thankfully, I've had the resources to find housing and live in this wonderful city, but I know that not everyone has that same opportunity. Affordable housing is desperately needed in Alexandria, not only as a matter of equity, but as a means to keeping our community vibrant and healthy.

For this reason, I overwhelmingly support the approval of the ParcView II project. I am excited that the city is aggressively tackling this problem, and I believe that this project will make a real difference in the quality of life for many of Alexandria's citizens.

I would also like to commend the city staff for doing so much to make information on this project available and easy to understand, and I'm thankful that the city is also passionate about this issue.

My only hope is that the city continues its commitment to creating housing opportunities for people of all types and supporting those commitments through engagement and investment.

Thank you,
David Byrd
807 Second St
Alexandria VA, 22314

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Gloria Sitton

From: Matthew Larson <mdl Larson45@gmail.com>
Sent: Friday, February 11, 2022 10:39 AM
To: Gloria Sitton
Subject: [EXTERNAL]Comments for City Council Public Hearing (12 Feb)

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Hi Gloria,

I've never submitted comments before but am planning on attending tomorrow's Public Hearing hosted by City Council. I am a resident and homeowner in Alexandria and highly favor the Parc View II rezoning proposal as approved by the Planning Commission (Item #14). This project will help address what I believe to be the most pressing need in our community: affordable housing. It will add value to our city and benefit the most vulnerable. I find arguments about parking concerns to be lazy, self-centered and most importantly factually inaccurate. We have plenty of affordable parking in Alexandria, now is the time to prioritize affordable housing. Thank you for your service and time to consider my comments.

Regards,
Matthew Larson
USAF Veteran
1806 Preston Road,
Alexandria 22302
C: 571-406-5721

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Gloria Sitton

From: Donna Fossum <donna.fossum@verizon.net>
Sent: Friday, February 11, 2022 10:54 AM
To: Gloria Sitton; Justin Wilson; Amy Jackson; John Chapman; Canek Aguirre; Alyia Gaskins; bagley_sarah@hotmail.com; kirk@kirkmcpike.com
Cc: Emily Baker; Karl Moritz; Yon Lambert; Jared Alves; Joanna Anderson
Subject: [EXTERNAL]Why there are no underground garages on Holmes Run Parkway (Docket Item 14 on City Council 2/12/22 meeting)

Dear Mayor and Members of City Council:

As you undoubtedly know, coming before City Council tomorrow, Saturday, February 12, 2022, is a proposal to add two large, nine-story buildings and a two-level underground garage to the lot that already houses a 48 year old, 14 story building known as ParcView Apartments. I write to ask you to vote "No" on this ill conceived proposal.

Know that neither I nor my neighbors in Holmes Run are "NIMBYs" fighting against affordable housing, indeed, every household in our neighborhood, including the ones in which we live, is either market-rate or subsidized affordable housing. Over 10% of the households in our neighborhood are deeply subsidized (Section 8) housing, while another ~10 % is subsidized to a lesser amount. Know also that we are eager to work with the City to find appropriate places to build more affordable housing. The ParcView lot on Holmes Run Parkway, however, is not an appropriate place to build any structures that exceeds its current RC zoning, be it affordable housing or anything else. Unfortunately in today's political climate, however, once the term "affordable housing" is mentioned, everything else that is said in that conversation gets erased. This note is an effort to talk beyond "affordable housing" to hopefully advance your understanding of the very real danger that the construction of ParcView II poses to every condominium and apartment complex in the Holmes Run Area.

The current ParcView building sits in the middle of the three block Holmes Run Area fronting on Holmes Run Parkway. Immediately west of ParcView is a 41 year old, 12 story residential building; a 48 year old, 15 story residential building; and a 58 year old, 9 story residential building. Immediately south of ParcView are seven residential buildings that are over 45 years old, one of which is 15 stories high. Immediately east of ParcView is a 58 year old, 14 story residential building and two 47 year old, 15 story residential buildings. The other three residential complexes in this Holmes Run neighborhood are over 30 years old, be they high-rise, mid-rise or townhouses. If ParcView II is built, the structural stability of all these residential buildings is jeopardized, in part as a result of the inevitable pile driving, jack hammering, dump truck traffic, etc., that accompanies construction work. Building ParcView II, however, will also cause major problems for all the surrounding buildings due to the unique and most problematic geology in the Holmes Run area of the City. I am sure that you have already heard much about the problems caused by the construction process, so this note will focus on the geologic hazards of building anything in the Holmes Run Area, most especially along Holmes Run Parkway.

The potential problems posed by the geology of building sites is generally overlooked in the rush to get a DSUP approved and start construction on a project. For example, the Planning Commission did not even mention it last week before recommending approval of ParcView II. In most cases, luckily, this omission does not cause major problems with the development. In the Holmes Run Area, however, this has not been the case. "The potential geologic hazards identified in the [Holmes Run] area include: unstable hillsides . . . , and a long historical record of landslides, . . ." (Tony Fleming, LPG, February 2022) The photo of the newest residential project built in the Holmes Run Area, now called The Assembly, vividly illustrates these problems. This is but the most recent time that a "temporary" retaining wall has had to be erected around the north end of this apartment complex, in an effort to stop the ground surrounding the apartment buildings from sliding down the hill towards Holmes Run. Hopefully, the foundation of the apartment buildings remains intact, but I have not been able to ascertain this.

Groundwater — its height, volume and velocity — is perhaps the most significant geologic factors in the Holmes Run Area. Because all the groundwater in the area flows downhill into Holmes Run, the groundwater arrives at Holmes Run at high velocity and high volume resulting in a high water table along Holmes Run Parkway. These factors are common to all of the properties along Holmes Run Parkway and have definitely affected the practices used over the years to build all the condominiums and apartments lining the Parkway. Put simply, underground garages, such as the one proposed for ParcView II, have never been built along Holmes Run Parkway, because the water table in this part of the City is so high that it can easily turn an underground garage into a fully-filled bathtub. While some may think that there are already underground garages in a couple of the buildings on Holmes Run Parkway, such is not the case. Both Greenhouse and Hallmark Condominiums have garages that are “encased” in grass-covered earth, thereby giving the impression that they are “underground.” These garages, however, are actually the first floors of these high-rise buildings. The real estate records of the City reflect this fact by specifically noting for every building along Holmes Run Parkway, including Greenhouse and Hallmark, that the “Bldg is above grade and does not include basement area.”

While the desire to build ParcView II is intense, I hope that the geologic constraints of the Holmes Run Area will help Council realize that this project is not feasible. Building ParcView II’s underground garage will cause a major shifting of water forces along Holmes Run Parkway that will negatively affect every building abutting the Parkway. Some buildings will get mounds of water accumulating on their property. Others will experience increased water pressure against their foundations, leading to leaks, etc. Some will get sinkholes. Others may lose the bearing strength in their foundations, leading to structural failure. (Based on report by Tony Fleming, LPG, February 2022). In the past, these risks, which were not considered by the Planning Commission, stopped all the properties along Holmes Run Parkway from putting their garages underground to prevent such garages from threatening the general well-being of the neighborhood. Hopefully, the City will honor this unwritten no underground garage “pact,” by not approving the construction of an underground garage on ParcView’s lot. If honoring the “pact” is not enough to make City Council turn down the ParcView II proposal, the exorbitant cost of keeping a partially submerged garage dry should do so. Keeping groundwater out of a partially submerged garage, makes the costs of removing stormwater from a normally dry garage look very cheap.

If the two-level underground garage proposed for ParcView II is not be built, the two nine-story residential buildings cannot be built, as these three structures are inextricably intertwined. While the parking required in conjunction with the provision of affordable housing may be reduced, it cannot be eliminated completely, especially in the Holmes Run Area where off-site parking is minimal. Please vote “No” on ParcView II so that we can ensure “building safety related to older buildings,” most especially, “older high-rise residential buildings,” as Mayor Wilson promised to do last July in the aftermath of the “tragic collapse of the Champlain Towers high-rise condominium in Surfside, Florida.” (Letter from Mayor Wilson to Governor Northam on July 8, 2021)

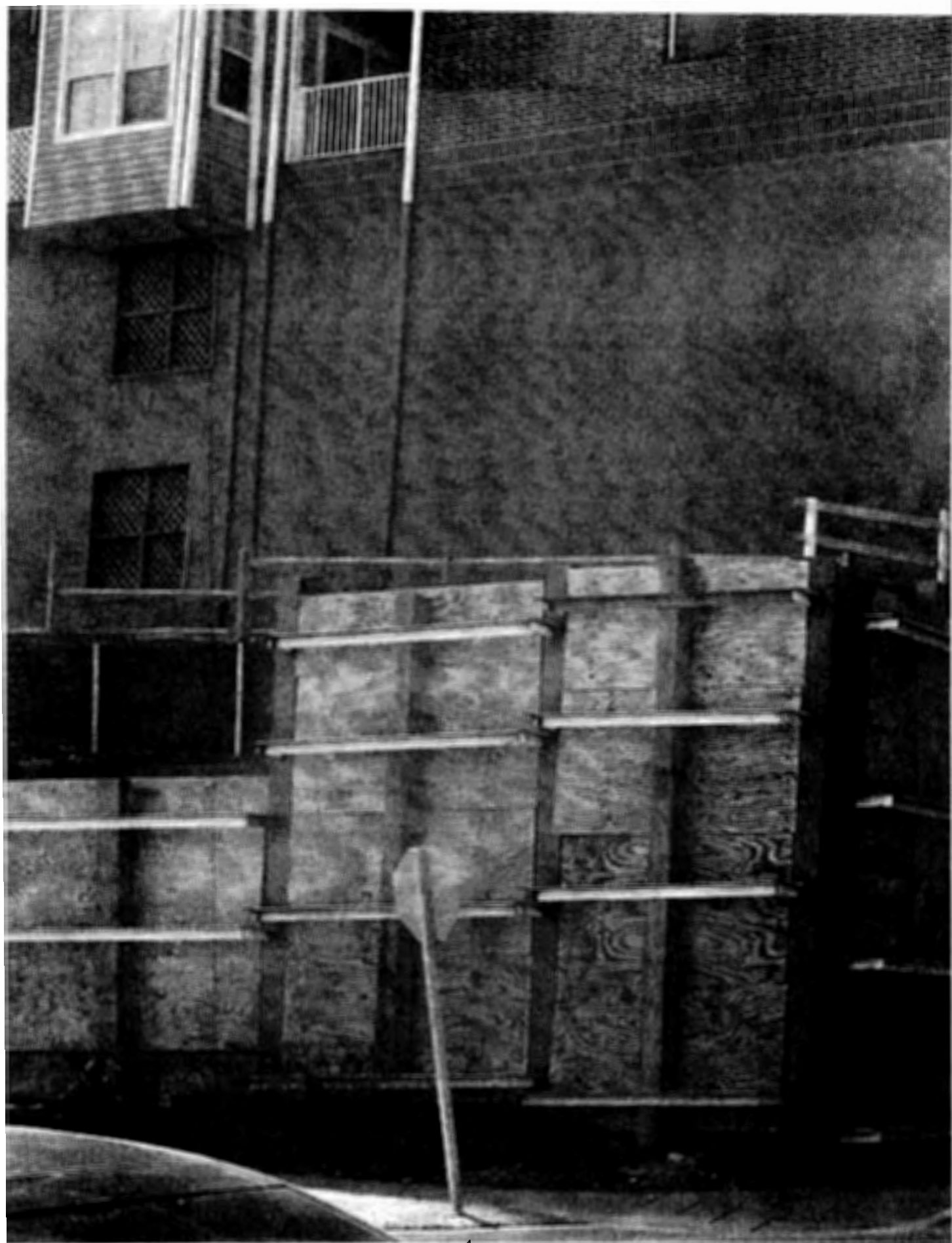
Best regards,

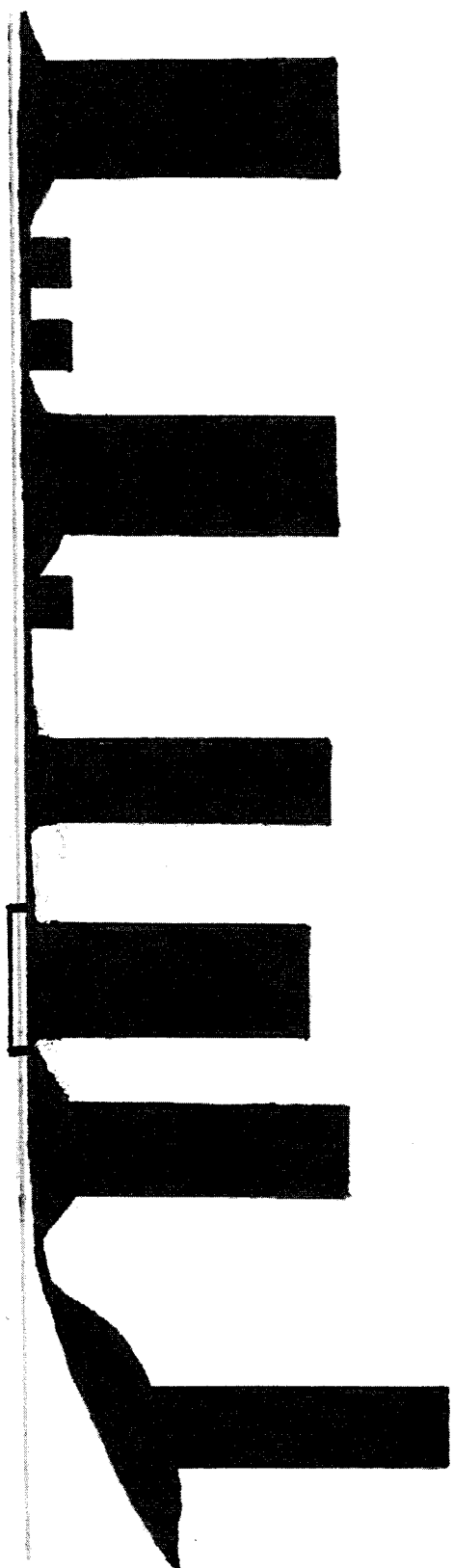
Donna Fossum

703-370-7101

Member of Alexandria Planning Commission (1990-2013)

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Alexandria Federation of Civic Associations

February 8, 2022

Mayor Wilson
Vice Mayor Jackson
Councilman Aguirre
Councilwoman Bagley
Councilman Chapman
Councilwoman Gaskins
Councilman McPike

Dear Mayor Wilson, Vice Mayor Jackson, and Members of the City Council:

The Alexandria Federation of Civic Associations (“Federation”) supports the preservation and addition of affordable housing in our city, but believes the challenge is to find a balance between density and achieving reasonable housing goals. The Federation is concerned that density increases are overriding city-community Small Area Plans (“SAP”). The Federation has followed the discussions and decisions about the Heritage and ParcView II projects with increasing concern, and the comments during the February 1 Planning Commission deliberations about the Parkview II project brought these concerns into sharper focus for the Federation.

It is increasingly apparent that the 2013 Housing Master Plan, combined with the aspirational housing goals established by the Metropolitan Council of Governments in 2020, have now taken precedence over Small Area Plans. Concerns about huge increases in and impacts to density, traffic, school capacity, parking, infrastructure, financing, and the quality of life for existing residents are quickly dismissed as long as a project contains affordable housing. As Planning Commissioner Brown stated at the February 1 Planning Commission meeting, “Affordable housing is the name of the game in the future.” The Federation does not believe that the residents of Alexandria have had an opportunity to give input into this “game” for Alexandria’s future.

The Residential Multifamily Zone (RMF), created to allow approval of the Heritage and Olde Towne West III projects, is interpreted by the City to be a “floating zone” across the city, which diminishes the purpose of Small Area Plans. Neighborhoods vary and the vision for each neighborhood (and the city’s twenty SAPs) reflects these important distinctions. Small Area Plans are the result of extensive community input to shape the vision for our various neighborhoods. As do many other SAPs, the Landmark Van Dorn SAP (“LVD SAP”) states that, “This Plan will serve as the basis for future City Council policy initiatives and actions affecting land use, zoning, capital improvements and programs.” The plain language of the LVD SAP and other SAPs clearly states that they are not merely “guides,” but rather binding legal requirements for any redevelopment within the area of the respective SAP. The question now is whether imposition of an RMF zone supersedes the provisions of all twenty city SAPs and thereby permits a 3.0 FAR anywhere in the city.

Section 3-1407 of the RMF zone states that “the maximum permitted height of buildings shall be the height as depicted in the governing Small Area Plan.” This strongly suggests that wherever the RMF zone is used, it must comply with the SAP. While it is correct that the height of the proposed new buildings at ParcView II does not exceed the zoning allowed in the LVD SAP, pages 8-10 of the LVD SAP indicate that, in residential areas “development of densities up to 54.45 units per acre and heights up to 150 feet” are allowed. The ParcView II proposal goes way beyond the LVD SAP’s restrictions on density by asking for 127.59 units per acre or an increase of roughly 134%. The adoption of Section 7-700 already added bonus density that was not present when some Small Area Plans were adopted, and, as we have learned with the Heritage and ParcView II, the RMF zone adds another level of density on top of Section 7-700.

The Federation is well aware that more affordable housing requires more density. But at what point does density tip the scales to negatively affect the quality of life in Alexandria? How much density do we as a

Alexandria Federation of Civic Associations

community want employed in our strategy to meet artificial goals for housing? The question of density is one that the Federation believes MUST be addressed in community discussions before the RMF zone is further expanded across the city. In recent years, many residents have asked the question, "How much density is too much for our city?" There has been no answer to that question from City Staff or our elected officials. Abrogation of Small Area Plans continues to be a common occurrence throughout the city without any city-community discussion of density and its impact on nearby neighborhoods and residents.

Therefore, the Federation respectfully requests that the City plan and implement a series of community meetings and discussions to address the question of density in all areas of our city for subsequent input in revising our City Master Plan. Crucial to this discussion is the role that affordable housing, with its two tiers of bonus density, should play in further increasing density. Alexandria is already the densest jurisdiction in the Commonwealth, and a critical and long overdue community conversation about density should be a priority for City Council before the RMF zone is invoked again.

Thank you for your consideration of this important issue.

Sincerely,

Pete Benavage
Co-Chair

Carter Flemming
Co-Chair

Copy to:
City Manager Jim Parajon

Cameron Station Civic Association
200 Cameron Station Blvd.
Alexandria, VA 22304

February 11, 2022

Via Email

Mr. Mayor and Members of City Council
City Hall
301 King Street
Alexandria, Virginia 22314

Re: Opposition to ParcView II Redevelopment Project (Docket Item #14, 22-09839)

The Cameron Station Civic Association (“CSCA”) is submitting this letter for the record in order to note its opposition to the ParcView II redevelopment project as currently proposed. This matter is item #14 on the docket for the February 12, 2022, City Council public hearing.

ParcView is a 14-story 149-unit multifamily building located at 5380 Holmes Run Parkway, Alexandria, VA 22304. The ParcView II redevelopment proposal by the developer, Wesley Housing (“Applicant”), is to wedge two more buildings on a mere 3-acre lot and increase the number of units to 373. The CSCA supports the preservation and addition of affordable housing and views it as an important goal for the City and our region. Unfortunately, we find ourselves in the position of not supporting the current scope of this particular project because of concerns over the following:

1. Noncompliance with the Landmark Van Dorn Small Area Plan (“LVD SAP”)
2. Traffic congestion
3. Inadequate parking
4. Serious potential safety issues

We believe that many of the above noted probable adverse consequences would be adequately addressed if the scope of the project adhered to the density limits contained in the LVD SAP. It is worth noting that the current 22-0839 Staff Report for the February 12, 2022, City Council public hearing (“CC Staff Report”) and the January 25, 2022, Summary of Community Questions & Answers for ParcView II (“Staff Q&A”) either do not address or do not adequately address the concerns noted in this letter.

Noncompliance With the LVD SAP

Small Area Plans are the fundamental documents codifying what residents have expressed as their vision is for their neighborhoods. SAPs involve extensive citizen participation and input. The City has many SAPs due to the diversity of neighborhood types. SAPs are relied on not only by residents but also by developers. The requirements in an SAP should be given priority over topical chapters in the Alexandria Master Plan.

Abrogating SAPs should rarely be allowedⁱ, particularly when, as in this instance, there is substantial and compelling opposition to going against the requirements of the SAP. The fact that the Landmark Van Dorn Small Area Plan matters to people who want to preserve the quality of life in their neighborhoods is evidenced by the fact that, as of February 8, 484 Alexandrians have signed a petition opposing this project. The CC Staff Report contains 54 letters or emails opposing this project while only ten support it. In connection with the City Council hearing on February 12 and contained in a document titled “22-0839 letters,” there are a total of 19 additional emails against this project with none in support. As indicted in the February 10, 2022 Alexandria Times, there would be many more persons against this project if ParcView residents were not “afraid of losing their housing if they publicly opposed the project.”ⁱⁱ

On February 8, 2022, the Alexandria Federation of Civic Associations also submitted a letter to the Mayor and City Council noting, among many other things, that the current ParcView II proposal does not comply with the LVD SAP. The letter goes on to pose a critical policy consideration noting that “[t]he Federation is well aware that more affordable housing requires more density. But at what point does density tip the scales to negatively affect the quality of life in Alexandria? ... The question of density is one that the Federation believes **MUST** be addressed in community discussions before the RMF zone is further expanded across the city.” For your convenience, we include a copy of the Federation letter with this submission.

The Landmark Van Dorn Small Area Plan provides more than a mere “guide” for the Landmark Van Dorn area. The express purpose of the LVD SAP is to “serve as the basis for future City Council policy initiatives and actions affecting land use, **zoning**, capital improvements and programs in the Landmark-Van Dorn Area.”ⁱⁱⁱ (emphasis added) Further, an email from Donna Fossum who was a Planning Commissioner when the LVD SAP was approved, states that “[o]ver the years, there have been several plans prepared to address land use, development, zoning, etc. in the Landmark- Van Dorn portion of the City. All of these plans note that the incurable congestion on the **only** two arterial streets north of the railroad tracks in the City’s West End – Duke Street and Van Dorn Street – requires that development in the neighborhood where these two streets intersect – i.e., the Holmes Run Area -- be very limited so as to not further exacerbate the existing problems on these streets.”^{iv} (emphasis in original)

As noted above, the developer is seeking to exceed the current 164 maximum number of apartment units that can be built by right^v to more than double and jump to a total of 373 units^{vi} (i.e., 209 new units or an 127% increase in density). The amount of density proposed

is far in excess of that allowed under the Landmark/Van Dorn Small Area Plan -- **54.45 units/acre** versus the proposed **127.59 units per acre** or an **increase of 138%**.^{vii}

Another of many adverse consequences caused by this excessive density is the lack of adequate schools for the projected number of kids that would ensue. If this project is allowed to proceed, City staff has stated that is projected that this would bring “a net increase of 186 students (310 students total).”^{viii} As noted in the CC Staff Report, the nearest schools are all “over capacity.”^{ix}

Traffic Congestion

The traffic study for the redevelopment was initially prepared on August 25, 2021, revised on October 18, 2021,^x and then made publicly available on January 28, 2022 (two business days before the February 1 Planning Commission hearing). The traffic study has multiple material omissions making its conclusions lacking credibility and therefore unsupportable. Neither the Staff Q&A or the CC Staff Report refer to or discuss these omissions.

The traffic study does not use actual pre-pandemic data for six of seven intersections studied.^{xi} The Staff Q&A and CC Staff Report fail to mention this fact. The intersections for which 2018 data was available are far away from the project and do not involve Holmes Run Parkway which is precisely where traffic congestion would logically be expected to occur.^{xii} The Staff Q&A and CC Staff Report also fail to mention this fact. Rather than using actual data, the study made assumptions on percentage of modes of travel from outdated data contained in the 2005 WMATA Development-Related Ridership Survey Report.^{xiii} It is reasonable to posit that a redevelopment that is miles away from a Metro station will have most residents using cars. It is also reasonable to project that elderly and disabled tenants living at ParcView will likely travel by car, but no demographics have been provided by the Applicant as to the ages of persons living at ParcView. It is our understanding that many of the residents at ParcView are seniors.

Notwithstanding these significant flaws, the traffic study shows that two of seven intersections will be congested during rush hour.^{xiv} Most significantly, one of the two congested intersections (described as “LOS E” – “Unstable flow at or near capacity levels with poor levels of comfort and convenience” -- or “LOS F” – “Forced traffic flow in which the amount of traffic approaching a point exceeds the amount that can be served”) is that of North Van Dorn and Holmes Run Parkway. The severe traffic congestion at this intersection will probably cause a bottleneck going all the way down Holmes Run Parkway not to mention the Van Dorn alternative to I-395 north of Duke Street. The Staff Q&A at least admits that “traffic congestion exists in the vicinity today,” but then essentially goes on to say that traffic signals will be adjusted so not to worry.^{xv} Anyone who has driven Holmes Run Parkway during rush hour before the coronavirus pandemic knows that this area is already very congested with school buses, City buses and lots of cars traveling on a road with only one lane in both directions.

The only two new developments the traffic study purports to consider are Landmark Overlook and Landmark Mall.^{xvi} The traffic study includes phase 1, but it does not include

phase 2 of the Landmark Mall development.^{xvii} It cannot be determined from the traffic study whether it also excluded a significant portion of what is planned to be developed at Landmark Overlook such as what is designated in that redevelopment as “Commercial A” and “Commercial B.”^{xviii} What can be determined is that a huge nearby project which will affect traffic along Van Dorn is entirely excluded from the traffic study – Pickett Place. Yet again the Staff Q&A and CC Staff Report fail to mention these material omissions.

The Staff Q&A states that the day care facility will have 100 students and that only 4 to 6 parking spaces for parents will be sufficient “for any spillover queuing without needing to back up onto Holmes Run Parkway.”^{xix} The basis for this statement is the Gorove traffic study which we have already demonstrated is seriously flawed.

In short, the traffic study proves little other than by manipulating old data, using old mode of transportation percentages and underreporting nearby projects to be built, that two of seven intersections will be congested. Adding two large apartment buildings on a small 3-acre site will in all probability make traffic come to gridlock on Holmes Run Parkway.

Inadequate Parking

There will only be 310 parking spaces for a total of 373 units^{xx} (the current building has 167 parking spaces for 149 units^{xxi}). While the CC Staff Report states that this obviously low amount of parking meets some formula, nowhere is any information provided on the demographics of current ParcView residents or of the many residents in affordable housing in nearby apartment buildings. Formulas are nice, but actual data is far more meaningful.

The CC Staff Report does not contain any specific plan for how the elimination of all parking spaces for ParcView residents during construction is to be handled other than to state that the Applicant needs to somehow find “temporary off-site parking spaces either (1) within 500 feet of the site or (2) if farther than 500 feet, provide transportation to and from the previous parking spaces until the temporary or final Certificate of Occupancy for the new garage spaces has been received.”^{xxii} Delays in construction, not an uncommon occurrence, will prolong the dearth of parking space. Moreover, the residents at ParcView will now have to pay extra for getting a parking space if this project is built since “[a]ll residential parking shall be unbundled (i.e., the cost to purchase or lease a parking space is separate from the cost to rent the residential unit).”^{xxiii} It is unfair to charge those with fewer resources for needed parking.

As if this weren’t enough to ensure severe parking issues, the CC Staff Report recommends that off-street parking be provided “for all construction workers...for each phase of construction.”^{xxiv} Precisely how this is to be accomplished when there is currently no off-street parking available on Holmes Run Parkway is not discussed in either the Staff Q&A or the CC Staff Report. However, if this is allowed, it might very well be to the disadvantage of all residents living on Holmes Run Parkway.

To date, no provision for any alternate location to park residents’ cars off-street have been made even though this matter has been in the works since at least September 2020.^{xxv} Applicant

indicated at the 1/18 Advisory Group meeting that they had just begun to think about addressing parking for residents and that it was unlikely to be resolved before approval of the project by the City. Since there is already minimal on-street parking the Holmes Run Area, the residents of ParcView still don't know where they are supposed to find parking if ParcView II proceeds. As the Holmes Run Civic Association correctly states, "all this appears to add up to 'constructive eviction' from a property supposedly providing them affordable housing backed by the State of Virginia and the Federal Government."^{xxvi}

There is also a plan to put a day care center on the first floor which will mean lots more cars parking while they load and unload kids. The day care center is proposed to serve roughly 100 students.^{xxvii} There will only be 25 above ground parking spaces at ParcView II.^{xxviii} These few spaces are supposed to serve (1) the parents coming in and out of the day care center as well as (2) visitors, (3) contractors (4) deliveries and (5) first responders. Only four to six of the 25 parking spaces will be dedicated to the 100 parents bringing and picking up their kids each day.^{xxix} It should be obvious that these circumstances will exacerbate traffic congestion both within ParcView as well as onto Holmes Run Parkway.

Serious Potential Safety Issues

Residents living in condos next to ParcView have confirmed that there are sinkholes in that area. Such dangerous existing conditions could pose a serious and unacceptable risk if construction were to begin. The CC Staff Report states that the "[p]roject lies entirely within an area described on historical maps as containing marine clays."^{xxx} Further, City staff has said that the stream that powered Cloud's Mill is directly under the ParcView II parking lot.^{xxxi} This parking lot is precisely where these two huge new buildings are planned to be built with a new underground parking lot.

It is also worth noting that the heavy pile driving and jackhammering that will be done for ParcView II could lead to harmful vibration levels due to construction. The vibration levels to build two more buildings and an underground garage for this project can cause damage to ParcView as well as the other nearby apartment buildings (all of which are almost a half century old). As noted by experts, "vibrational effects can result in cosmetic damage and/or irreparable structural damage."^{xxxii} Similarly, residents living in nearby condos that are almost half a century old will also have to endure frequent, high vibration and noisy pile driving. Among the neighboring apartment buildings is Claridge House whose main purpose is senior affordable housing.

A February 8, 2022, geological report by Tony Fleming has uncovered even more serious safety hazards at the proposed redevelopment site. The report, among many other things, states that "The proposed building site lies at the foot of the south valley wall of Holmes Run, which in physiographic terms is a retreating escarpment that contributes a large amount of sediment and water to the toe slopes and floodplains along Holmes Run. Potential geologic hazards identified in the area include: unstable hillsides characterized by soils with high shrink-swell potential, a long historical record of landslides, a strongly sloping water table in the lower Potomac aquifer that causes a large volume of groundwater to flow towards and under the site, and wet sandy soils in the lowest part of the site that may be

susceptible to seismic amplification and liquefaction ... The current proposal is for a two-story subterranean parking garage beneath both Parcview additions; such a structure will almost certainly extend vertically through the entire saturated thickness of the aquifer and into the underlying (largely impermeable) crystalline bedrock, thereby creating a major obstruction to groundwater flow and imposing large, permanent dewatering costs to maintain dry conditions in the parking facility. Interrupting groundwater flow or altering subsurface moisture conditions could create or exacerbate a number of issues, such as: more frequent surface collapses ('sinkholes'), which are currently present in the lower parts of the site and may be associated with buried ravines or infrastructure such as sewers or the old millrace, and are likely exacerbated by groundwater erosion; development of a groundwater mound on the upgradient side of the obstruction, leading to even greater hydrostatic forces on the structure itself, surrounding foundations, and adjacent sections of the hillside, including unstable clays; and increased groundwater velocity adjacent to the obstruction to compensate for loss of aquifer volume."^{xxxiii}

The CC Staff Report and Staff Q&A were written before this actual geological report. However, we would welcome concrete and specific recommendation as to how the current proposal for the ParcView II can be built safely other than by simply stating that the Applicant will hire a geotechnical engineer later and that a City inspector will be around sometime later."^{xxxiv}

Moreover, the CC Staff Report states that there is the "potential presence of significant archaeological resources on the property, particularly pertaining to a historic nineteenth century farmstead on the property called Glen Mary, an Archaeological Evaluation, consistent with the Exhibit/Scope of Work dated December 20, 2021, is warranted as a next step."^{xxxv}

Conclusion

In short, the ParcView II redevelopment should conform to the density requirements of the LVD SAP, and additional provisions must be added to the City staff conditions to guarantee the safety of ParcView and welfare of nearby residents during construction.

If there are any questions concerning these comments, please contact the undersigned at cameronstacivic@gmail.com, or by phone at (703) 567-5075.

Sincerely,

/s/

Arthur A. Impastato
President
Cameron Station Civic Association

cc: Karl Moritz
Rob Kerns

Helen McIlvaine
Jared Alves
Maya Contreras
Gloria Sitton
M. Cathy Puskar, Esq.

ⁱ It is worth noting that the Code of Virginia recognizes that SAPs “shall control the general or approximate location, character and **extent** of each feature shown on the plan.” See § 15.2-2232. A. (emphasis added)

ⁱⁱ “Several ParcView residents declined to comment for this story, stating they were afraid of losing their housing if they publicly opposed the project.” See *E tu, ParcView?*, Alexandria Times, February 10, 2022, page 10.

ⁱⁱⁱ Numerous other SAPs contain a similar purpose clause as well as specific maximum heights and densities. See e.g. Alexandria West SAP, Braddock Road Metro Station SAP, Fairlington/Bradlee SAP, King Street Metro/Eisenhower Avenue SAP, Northeast SAP, Northridge/Rosemont SAP, Old Town SAP, Potomac West SAP, Seminary Hill/Strawberry Hill SAP, Southwest Quadrant SAP and Taylor Run/Duke Street SAP. These SAPs can be found at <https://www.alexandriava.gov/planning/info/default.aspx?id=44614>.

^{iv} CC Staff Report, page 347.

^v Application for Pre-Development Funds: ParcView II Affordable Housing Apartment Building at: <https://alexandria.legistar.com/LegislationDetail.aspx?ID=4629660&GUID=E2C075F0-EE55-40ED-B1A2-E08E52A6CBE7>.

^{vi} ParcView II presentation titled “Eisenhower West/Landmark Van Dorn Implementation Advisory Group Meeting 1/18/2022” at page 4 which can be found at <https://www.alexandriava.gov/planning/info/default.aspx?id=90965>.

^{vii} CC Staff Report, page 10 (the Report also notes that “[c]urrently, the site provides 49.38 units/acre” so that this would be an 158% increase over the current units/acre).

^{viii} CC Staff Report, page 23.

^{ix} *Id.*, page 24.

^x Multimodal Transportation Study 5380 Holmes Run Parkway City of Alexandria, Virginia August 25, 2021 (Revised October 18, 2021) prepared by Gorove Slade (“ParcView II Traffic Study”) at CC Staff Report, pages 160-238.

^{xi} CC Staff Report, pages 170 and 216.

^{xii} CC Staff Report, page 216.

^{xiii} CC Staff Report, page 167.

^{xiv} CC Staff Report, pages 167-168 and 230.

^{xv} CC Staff Report, page 133.

^{xvi} CC Staff Report, page 216.

^{xvii} CC Staff Report, page 218.

^{xviii} Presentation at the 1/18 Advisory Group Mtg., page 14, at <https://www.alexandriava.gov/uploadedFiles/planning/info/EWLVDPPPTCombined01182022.pdf>.

^{xix} CC Staff Report, page 134.

^{xx} CC Staff Report, pages 8 and 20.

^{xxi} Presentation titled “ParcView II Community Meeting 6/22/2021” at page 7 which can be found at: <https://wesleyhousing.org/property/parcview-ii/>.

^{xxii} CC Staff Report, page 37.

^{xxiii} *Id.*

^{xxiv} CC Staff Report, page 51.

^{xxv} Docket item 36 (21-0145) for the September 8, 2020, City Council Legislative Meeting, at <https://alexandria.legistar.com/LegislationDetail.aspx?ID=4629660&GUID=E2C075F0-EE55-40ED-B1A2-E08E52A6CBE7&Options=&Search=>.

^{xxvi} <https://www.holmesruncivic.org/parcviewii-background>.

^{xxvii} ParcView II Community Meeting 9/14/21 presentation, page 18, at <https://wesleyhousing.org/property/parcview-ii/>. See also CC Staff Report, page 166.

^{xxviii} ParcView II Eisenhower West/Landmark Van Dorn Implementation Advisory Group Meeting 1/18/22 presentation, page 4. See also CC Staff Report, page 238.

^{xxix} ParcView II Eisenhower West/Landmark Van Dorn Implementation Advisory Group Meeting 1/18/22 presentation, page 8. See also CC Staff Report, page 134.

^{xxx} CC Staff Report, page 48.

^{xxxi} See also CC Staff Report, page 58 (“The mill run for Cloud’s Mill also passed through the south section of the property...”).

^{xxxii} See, <https://www.robsonforensic.com/articles/structural-damage-vibration-adjacent-construction-expert>.


^{xxxiii} <https://www.holmesruncivic.org/geologic-report>.

^{xxxiv} CC Staff Report, page 134.

^{xxxv} CC Staff Report, page 35.

Gloria Sitton

From: DAVID BLAKESLEE <dblakesl@comcast.net>
Sent: Friday, February 11, 2022 9:59 AM
To: Justin Wilson; Mark McHugh; Amy Jackson; Brittany Williams; John Chapman; LaShawn Timmons; Canek Aguirre; Regina Benavides; Sarah Bagley; Suzanne Derr; Alyia Gaskins; Tracy Thompson; Kirk McPike; Karl Bach; Gloria Sitton
Subject: [EXTERNAL]Council Meeting 021222 Docket Item 14
Attachments: Blakeslee_Council_021222.pdf

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

Dear Mayor Wilson, Vice-Mayor Jackson and City Councilmembers,

I'm writing to you regarding my opposition to Docket Item 14, the proposal to rezone a section of Holmes Run Parkway from RC to RMF for ParcView II expansion.

For brevity, I've attached my letter with photos in PDF format to keep the size of the email down. I hope you will take the time to read it as this issue is very important to those of us citizens and voters on Holmes Run Parkway, especially those living at ParcView and the high-rises closest to it.

Thank you for your consideration,

David Blakeslee
Pavilion on the Park owner/resident #407
5340 Holmes Run Parkway
Alexandria, VA 22304-2815

Attachment: Blakeslee_Council_021222.pdf

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February 11, 2022

Dear Mayor Wilson, Vice Mayor Jackson and City Councilmembers,

I write to express my opposition to the proposed rezoning of ParcView Apartments at 5380 Holmes Run Parkway from RC to RMF to facilitate the construction of two more high-rise buildings on this small lot. This issue has been docketed for your meeting on February 12th, 2022.

My name is David Blakeslee and I live at Pavilion on the Park, next to ParcView. While I agree that Alexandria needs more affordable housing, trying to squeeze 2 new high-rises onto the driveway/parking lot with 2 level underground parking garages into a flood and potential landslide zone will jeopardize the structural stability of every nearby building. ParcView is a 48 year old, 14 story high-rise with The Claridge House, a 40 year old, 12 story, 300 unit senior housing high-rise just a few feet west. Together they provide 449 units of deeply subsidized affordable housing. Adjacent to ParcView on the east side is the Pavilion on the Park Condominium, a 54 year old, 15 story high-rise that has suffered many sink holes over the years.

Both ParcView and The Pavilion lie at grade on Holmes Run Parkway, downhill from N. Van Dorn Street. Above them at the top of the hill sits Place One Condominiums. Going down the slope from Place One lies The Assembly Apartments, then The Claridge House, all above grade. None of the many buildings on Holmes Run Parkway have at grade underground parking because of the underground streams flowing downhill from all directions as well as the frequent flooding of Holmes Run Creek. There is not one at grade underground garage including The GreenHouse and Hallmark on Holmes Run Parkway. It is too risky. When it rains, above ground water rushes downhill from N. Ripley Street, Duke Street and N. Van Dorn to The Claridge House, ParcView and The Pavilion. A geographical survey also points out the underground streams also flowing under these properties. You can imagine what all this would do to an underground parking garage.

I hope you will read "[A Summary of Potential Geologic Hazards in Holmes Run Valley in the Landmark Area, Alexandria, Virginia](https://www.holmesruncivic.org/fleming-report)" (<https://www.holmesruncivic.org/fleming-report>) prepared by Anthony H. Fleming, LPG, February 8, 2022, as it is an Alexandria expert's position on how risky the ParcView II plan is.

You may recall that many years ago when apartments that are now called The Assembly were being built, a portion of the downhill N. Van Dorn St. sidewalk and roadway next to the construction collapsed and sank, causing long repairs and detours. Luckily no one was injured.

Later, The Assembly, built on this steep slope with the underground streams below and above ground rain, started experiencing serious erosion. They are constantly having to shore up the property. I've been witnessing this for years and each time, it seems to be more serious. I've attached photos (see at end) that I took this week that show the extensive repairs that are ongoing. This can all be explained in the aforementioned report by Mr. Fleming.

Even the Wesley Housing architect stated in their third Webinar “it is important to note here, as you can see here, that there is a pretty significant grade change going from the front to the back [of ParcView] and it slopes left to right [downhill] on both sides of the proposed building that creates some extra tricky challenges, which limits what we can do in planning this site.” Later when asked if the new building would be ADA compliant he said “As stated earlier, there are some topographical challenges going from the front to the back which would be a little steep to meet ADA”. He indicated that one would have to enter from one central front pedestrian point in the middle of the existing building and be funneled through it to the courtyard, and into the new buildings. This just reinforces that this property is not a good geological location to build a 2 level underground garage with 2 high-rises atop and adjoining a 48 year old structure that has already endured a 5.8 earthquake and frequent flooding of Holmes Run Creek across the street (see photos at end).

What might all that pile driving do to this and the other nearby high-rises that were badly shaken by that earthquake and have experienced many sink holes? Wesley’s architectural plans show the underground garage being pile driven and built right up to the existing ParcView building and to the fence lines of both the Pavilion and Claridge house (see image at end). It seems counterintuitive to build underground garages in a flood area while the City posts signs on Holmes Run Parkway directing traffic away from Holmes Run flooding with High Water Detour signs.

Last July, Mayor Wilson, following the devastating loss of life in the collapse of the Champlain Towers Condominiums in Surfside, FL, tweeted his concern for the older high-rise structures in Alexandria. He then wrote his concerns to Governor Northam requesting how might the City and State work to keep these older structures safe. If the Mayor is sincere, I hope he will reject this ParcView II proposal to protect all the current residents on Holmes Run Parkway, as all of the high-rises are 40 – 60 years old.

Over 500 nearby residents have signed a petition requesting the proposal be denied. I hope that you will honor their and my request and please reject this proposal. Instead of rezoning to RMF, why not stay within the RC zoning limits and allow Wesley to build the extra units that meet the parameter of the current RC zoning, and renovate the existing building? I don’t think anyone would have a problem with that.

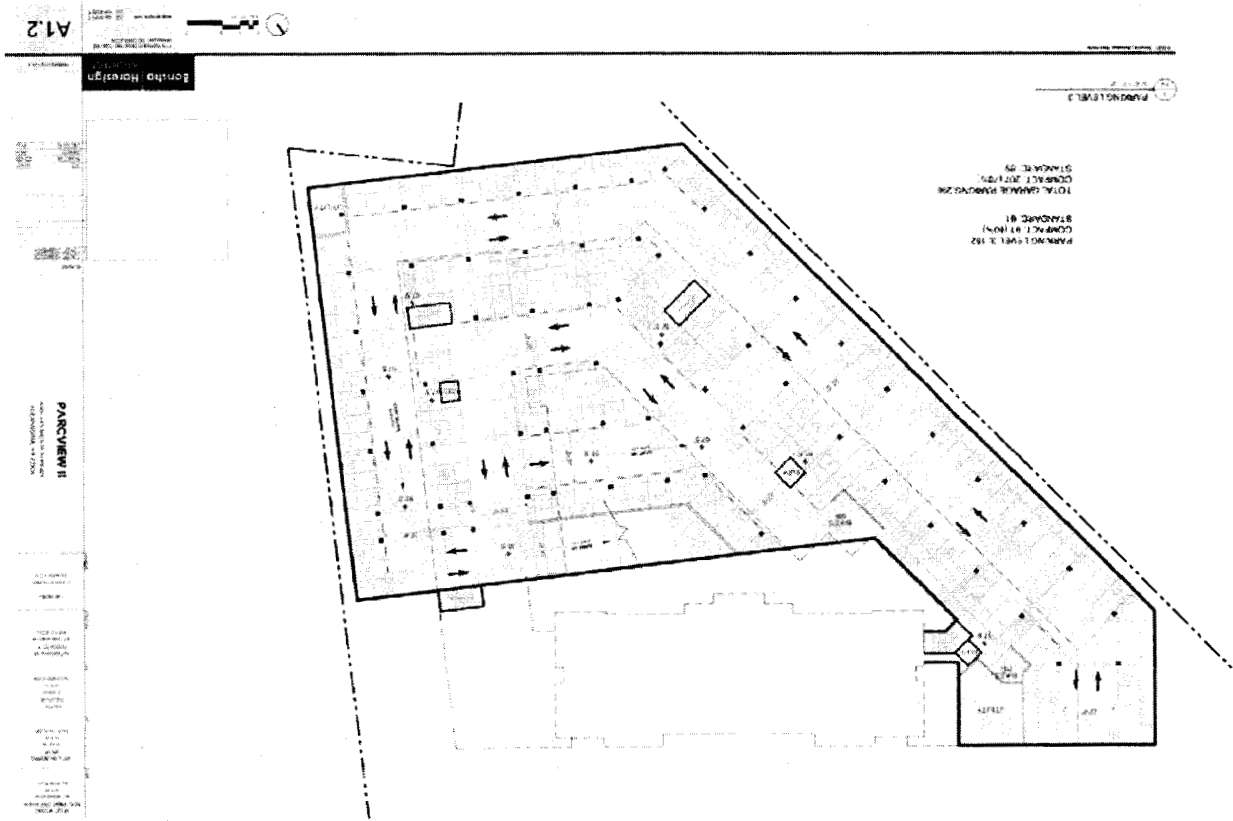
Thank you for your consideration.

I request that this email to be added to the docket materials for the ParcView II project before City Council on February 12th, 2022.

Sincerely,
David Blakeslee
Pavilion on the Park owner/resident, Unit 407
5340 Holmes Run Parkway,
Alexandria, VA 22304-2815







Gloria Sitton

From: Tom Kopko <tkopko@gmail.com>
Sent: Friday, February 11, 2022 8:55 AM
To: Justin Wilson; Mark McHugh; Amy Jackson; Brittany Williams; John Chapman; LaShawn Timmons; Canek Aguirre; Regina Benavides; Sarah Bagley; Suzanne Derr; Alyia Gaskins; Tracy Thompson; Kirk McPike; Karl Bach; Gloria Sitton
Subject: [EXTERNAL]Oppose Parcview II redevelopment plan

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

Dear Mayor Wilson, Vice Mayor Jackson and City Council Members,

I write to express my opposition to the proposed ParcView II redevelopment project at 5380 Holmes Run Parkway that is docket item 14 for your public hearing on February 12, 2022. I live in nearby Cameron Station.

DOUBLE THE DENSITY?! NO! This is not NYC.

REDUCE PARKING?! NO! Their best alternative will be parking in my neighborhood that already has huge parking problems.

This project involves serious safety concerns for the structural stability of the ParcView building as well for the many other nearly half-century old buildings that house thousands of nearby residents. In addition, there are no plans to relocate the ParcView residents while construction is going on, there are no plans for where ParcView residents are supposed to park when their parking lot is taken away to cram two more buildings on their small 3-acre lot, the traffic study shows that two key intersections are already congested, and there is grossly inadequate parking for parents of a proposed day care center (4 to 4 spots for parents of 100 kids).

I request that this email be made part of the docket materials on ParcView II for the February 12 City Council public hearing.

Sincerely,

Tom Kopko
371 Cameron Station Blvd. Alexandria, VA. 22304

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STATEMENT OF GERRY HEBERT
IN SUPPORT OF PARCVIEW AFFORDABLE HOUSING PROJECT
FEBRUARY 12, 2022

Mayor Wilson and Members of City Council,

My name is Gerry Hebert. I am a longtime resident of Alexandria and have lived in the Cameron Station neighborhood since 1999. I am not here representing any organization or group, although I am on the Executive Board of ALIVE! and I support the letter our group has submitted to you in favor of the Parcview Affordable Housing Redevelopment proposal. As our ALIVE! letter notes, "In our Family Assistance Program this past fiscal year, we provided over \$421,000 to help low-income Alexandrians. 83% of those funds helped people with rent, and 15% of the funds helped people pay their utilities. These individuals and families, along with those who find it difficult to put food on the table, struggle constantly to balance the high cost of rent with other life expenses." That letter also highlights the importance of the Parcview project to the women of ALIVE! House, our transitional housing program that supplies shelter and individualized case management to homeless mothers and their children. ALIVE! House residents are able to break the cycle of poverty and build stronger futures for themselves and their children. Unfortunately, too many of our families that are ready to leave ALIVE! House are forced to stay longer than necessary because affordable housing options are severely limited.

I realize that a number of civic associations and other residents have written to you and the Planning Commission in opposition to the Parcview Project. I have reviewed their correspondence, as well as responses to their concerns prepared by Wesley Housing and information provided to residents by the Planning Commission, which voted 6 to 0, to approve the Parcview project.

First, about Wesley Housing: it is a leading nonprofit developer in Northern Virginia and the District of Columbia, that has been working to provide affordable rental housing for families for more than 45 years. Wesley Housing has emerged as a premier developer of affordable housing. Wesley Housing has acquired or developed 2,300 rental units, providing quality housing for thousands of at-risk individuals and families each year. Wesley Housing supplements housing with supportive services to build up the lives of its residents, including low- and moderate-income families, older adults, and individuals with disabilities and/or chronic disease.

Second, I want to address the concerns expressed by some that this project would change the current zoning in the Holmes Run area to Residential Multifamily (RMF) zone.¹ Planning Commission staff noted that the Housing Master Plan is a chapter of the Small Area Plan and that the Planning Commissioners should give each equal weight. Staff noted further that the RMF zone explicitly states that the Small Area Plan establishes the height limit, but that density is not limited. The RMF zone anticipates the tradeoff of providing deeply affordable housing in

¹ "The RMF zone was developed to support the 2018 South Patrick Street Housing Affordability Strategy, a community planning process undertaken to identify potential tools, strategies and resources to be used to preserve 215 existing units of deeply affordable housing at risk of being lost to market pressures. The RMF zone allows the owner to develop three to five market-rate units to subsidize each deeply affordable unit provided. In addition, the zone requires assistance and protections for existing residents who are temporarily relocated—including the right to return after new development has been completed." See https://www.alexandriava.gov/news_display.aspx?id=124822#:~:text=Alexandria%20was%20recognized%20for%20its,or%20preserving%20deeply%20affordable%20housing The community planning initiative that resulted in the development of the RMF zone began in 2018. Over a 10-month process, community members came to understand the need for housing affordability, development economics involved in either producing or preserving deeply affordable housing, and the potential tradeoffs with various development scenarios.

return for additional density. Planning Commission staff correctly noted that the RMF zone anticipates the tradeoff of providing deeply affordable housing in return for additional density. The Small Area Plan is a guide to inform zoning and that the City Council adopted the RMF zone to incentivize affordable housing, and this project satisfies those goals.

I commend the Mayor and City Council for recognizing and supporting the need for the creation of more affordable housing units in our City. Members of our City might not be aware of this, but just last year, the Urban Land Institute (ULI), a global nonprofit education and research institute, presented the City of Alexandria with its annual Housing Policy Leadership Award. The award validated Alexandria's nearly two decades of focusing housing decisions on "what's needed" for affordable and mixed income projects to be built and to be sustainable over the long term. Why did the City receive this award? Because of its innovative amendment to its Zoning Ordinance in 2019 to include a residential multifamily (RMF) zone, which allows substantial density to create an incentive for either producing or preserving deeply affordable housing. So far from the rezoning of the area being an issue of concern, it actually is a plus.

The large and long-standing gap between the supply and demand of affordable homes for both renters and homeowners makes it harder for families to buy their first home and drives up the cost of rent. Higher housing costs also crowd out other investments that families can and should make to improve their lives, such as investments in education. So, I encourage you to look at this project as far bigger than these Parcview buildings, but to see it as an important investment in families in our community.²

As members of the Planning Commission have noted regarding transportation issues, there are considerable public transit options in the vicinity and the investments in bus rapid transit and changes to the nearby roadways as part of the Landmark Mall redevelopment will address any traffic concerns. The opportunity to locate affordable housing near the amenity that is Holmes Run Park. Although construction will be a temporary nuisance for current neighbors, the City already has policies that can minimize the impact. Similarly, the City's engineers and inspectors will undoubtedly be involved every stage to ensure the safety of construction. Decisions about affordable housing must be made looking at the potential positive impact on the future of the neighborhood and not just the temporary condition of reconstruction.

It seems so unfortunate that teachers, public servants and first responders who work in our City need to live some distance from it in order to find an affordable place to live. The situation is even more dire for those who work but earn a lower income or have some disability. And this is another reason to support this project, as the units will create affordable housing opportunities for people who make between 30% and 80% of the area median income and 10% of the building will serve people with mobility impairments and 10% would serve people with

² The need for affordable housing continues to grow, the inability of first-time home buyers to purchase a home have intensified, because large investors have stepped up their real estate purchases, including of single-family homes in urban and suburban areas. A recent report showed one out of every six homes purchased in the second quarter of 2021 was acquired by investors, and in some areas, the number is one in four. More than a third of such purchases by investors are made by investors who own more than ten properties. As the Biden Administration recently noted, "large investor purchases of single-family homes and conversion into rental properties speeds the transition of neighborhoods from homeownership to rental and drives up home prices for lower cost homes, making it harder for aspiring first-time and first-generation home buyers, among others, to buy a home. At the same, these purchases are unlikely to meaningfully boost supply in the lower-cost portions of the rental market, as investors charge more for rent to recoup higher purchase costs."

developmental disabilities. This is most certainly not the time to turn back the commendable efforts for identifying and creating affordable housing units in our City.

During this pandemic, in my work with ALIVE!, I have seen first-hand how this City has generously supported the needs of those less fortunate, the least, the lost, and the lonely. This Parcview redevelopment is another opportunity to show how our City cares for those in need. As Dr. King was fond of saying, "We know the way, we need only the will."

I urge you to support the Parcview redevelopment and thank you for your consideration.

Gloria Sitton

From: Xiaolong Yang <xyang99@gmail.com>
Sent: Wednesday, February 09, 2022 7:52 PM
To: Justin Wilson; Mark McHugh; Amy Jackson; Brittany Williams; John Chapman; LaShawn Timmons; Canek Aguirre; Regina Benavides; Sarah Bagley; Suzanne Derr; Alyia Gaskins; Tracy Thompson; Kirk McPike; Karl Bach; Gloria Sitton
Subject: [EXTERNAL]pls protect affordable house and safety for low income
Follow Up Flag: Follow up
Flag Status: Flagged

Some people who received this message don't often get email from xyang99@gmail.com. [Learn why this is important](#)

Dear Mayor Wilson, Vice Mayor Jackson and City Councilmembers,

I write to express my opposition to the proposed rezoning of ParcView Apartments at 5380 Holmes Run Parkway from RC to RMF to facilitate the construction of two more high-rise buildings on this small lot. This issue has been docketed for your meeting on February 12th, 2022.

If ParcView II is approved, the lives of everyone in the Holmes Run area of Alexandria will be threatened, as the simple act of constructing two new high-rise buildings on ParcView's lot using heavy pile driving equipment, will jeopardize the structural stability of every nearby building, as most of these buildings are over 12 stories high and over 40 years old. All 3,100+ dwelling units in the Holmes Run area qualify as affordable or workforce housing, so please do not threaten my safety or that of my family and neighbors simply to add ~220 more affordable housing units to the City's stockpile of such housing. The Holmes Run Area is one of the most diverse and densely populated communities in the City. This fact should be celebrated, not destroyed by allowing ParcView II to be built.

Again, pls protect the affordable house and put the low income family's benefit as the first priority!!!

Also pls let me know your opinion for this project.

I request that this email to added to the docket materials for the ParcView II project before City Council on February 12th, 2022.

Sincerely,

Xiaolong Yang

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Gloria Sitton

From: Avery Corbett <ave.corbett@gmail.com>
Sent: Wednesday, February 09, 2022 9:49 PM
To: Justin Wilson; Mark McHugh; Amy Jackson; Brittany Williams; John Chapman; LaShawn Timmons; Canek Aguirre; Regina Benavides; Sarah Bagley; Suzanne Derr; Alyia Gaskins; Tracy Thompson; Kirk McPike; Karl Bach; Gloria Sitton
Subject: [EXTERNAL]ParcView Rezoning
Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Mayor Wilson, Vice Mayor Jackson and City Councilmembers,

I write to express my opposition to the proposed rezoning of ParcView Apartments at 5380 Holmes Run Parkway from RC to RMF to facilitate the construction of two more high-rise buildings on this small lot. This issue has been docketed for your meeting on February 12th, 2022.

If ParcView II is approved, the lives of everyone in the Holmes Run area of Alexandria will be threatened, as the simple act of constructing two new high-rise buildings on ParcView's lot using heavy pile driving equipment, will jeopardize the structural stability of every nearby building, as most of these buildings are over 12 stories high and over 40 years old. All 3,100+ dwelling units in the Holmes Run area qualify as affordable or workforce housing, so please do not threaten my safety or that of my family and neighbors simply to add ~220 more affordable housing units to the City's stockpile of such housing. The Holmes Run Area is one of the most diverse and densely populated communities in the City. This fact should be celebrated, not destroyed by allowing ParcView II to be built.

I recently purchased this condo, and work from home. My condo building is right next door. To have to hear and feel these vibrations every day all day for next 3 years would be unbearable.

I request that this email to added to the docket materials for the ParcView II project before City Council on February 12th, 2022.

Sincerely,

Avery Corbett

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Agudas Achim Congregation
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Alfred Street Baptist Church
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Basilica of St. Mary
Berh El Hebrew Congregation
Beulah Baptist Church
Beverly Hills Community
United Methodist Church
Blessed Sacrament Catholic Church
Christ Church
Church of Jesus Christ of Latter-day Saints
Church of St. Clement
Church of the Resurrection
Commonwealth Baptist Church
Community Praise Center
Convergence: A Creative Community of Faith
Del Ray United Methodist Church
Ebenezer Baptist Church
Emmanuel Episcopal Church
Fairlington Presbyterian Church
Fairlington United Methodist Church
First Agape Baptist Community of Faith
First Baptist Church of Alexandria
First Christian Church of Alexandria
First Church of Christ, Scientist
Good Shepherd Lutheran Church
Grace Episcopal Church
Hill City Church
Immanuel Church-on-the-Hill
Meade Memorial Episcopal Church
New Life International
United Methodist Church at St. Andrew's
Oakland Baptist Church
Old Presbyterian Meeting House
Old Town Community Church
Roberts Memorial United Methodist Church
Sixteenth Tabernacle Beth El
Spiritual Assembly of Baha'is of Alexandria
St. James United Methodist Church
St. Joseph Catholic Church
St. Paul's Episcopal Church
St. Rita Catholic Church
Third Baptist Church
Trinity United Methodist Church
Unitarian Universalist Church of Arlington
Victory Temple Missionary Baptist Church
Washington Street United Methodist Church
Westminster Presbyterian Church
Zion Baptist Church

UNITED WAY # 8352
CFC #44658

  @alive4alexandria

 @ALIVE4AlexVA



2723 King Street, Alexandria, VA 22302
www.alive-inc.org

703-837-9300
info@alive-inc.org

February 8, 2022

Mayor Wilson and Members of City Council
City of Alexandria
301 King Street
Alexandria, VA 22314

Re: ParcView II

Mayor Wilson and Member of City Council,

ALIVE! (ALExandrians INVolved Ecumenically) would like to offer our support for the renovation of ParcView Apartments and the addition of two new buildings (ParcView II) that you will consider at your next meeting. This housing is vitally needed in our City.

As you are aware, ALIVE! is the largest private safety net for those in need in Alexandria, and we have worked with the City during the pandemic to expand our outreach and support of families in our community. At ALIVE!, we see families and individuals each day that need assistance, whether it is financial assistance to avoid homelessness, food to feed their families, or a decent place to live.

In our Family Assistance Program this past fiscal year, we provided over \$421,000 to help low-income Alexandrians. 83% of those funds helped people with rent, and 15% of the funds helped people pay their utilities. These individuals and families, along with those who find it difficult to put food on the table, struggle constantly to balance the high cost of rent with other life expenses. Low-income families in Alexandria need the support of the City as well as the non-profit community, and we encourage the Council to support this opportunity to provide housing to those in need.

We also want to highlight the potential this housing will offer the women of ALIVE! House, our transitional housing program that supplies shelter and individualized case management to homeless mothers and their children. With intervention and support, ALIVE! House residents are able to break the cycle of poverty and build stronger futures for themselves and their children. Unfortunately, too many of our families that are ready to leave are forced to stay longer than necessary because affordable housing options are severely limited. The longer a family stays, the fewer opportunities there are for space to open for another family, thus creating a bottleneck. Or -- as has been the case for too many of our families -- residents are able to leave only by moving to Fairfax County or even farther away. Not only does their uprooting mean leaving their support system here, but it also costs Alexandria the investment this community made in them, the jobs they filled, and the smart children they are raising. Most ALIVE! House women grew up here in Alexandria and

would like to stay and raise their children here. Many of the apartments at ParcView II will be affordable to ALIVE! House residents, providing a much-needed housing option to reach their self-sufficiency goal.

The ParcView II proposal includes apartments affordable at a wide range of incomes. We are especially pleased to see that 45% of the units will serve households at or below 40% of area median income, and 25% will be affordable to families at or below 30% of area median income. These are the families most in need and the most difficult to serve.

A healthy, diverse community must provide housing that is safe, decent, and affordable for its households at all income levels. When housing is unaffordable, there are negative consequences that impact everyone. These consequences touch family stability, educational outcomes for children, employer recruitment and retention, economic competitiveness, and our quality of life.

We urge you to support the Planning Commission recommendation and approve this project at your February 12th meeting.

Sincerely,



Mary Eileen Dixon
President



Jennifer Ayers
Executive Director

Gloria Sitton

From: schieber redjakal.com <schieber@redjakal.com>
Sent: Tuesday, February 01, 2022 2:04 PM
To: PlanComm; Gloria Sitton
Subject: [EXTERNAL]Public Hearing 2/1/22 ParcView II Redevelopment

Some people who received this message don't often get email from schieber@redjakal.com. Learn why this is important <<http://aka.ms/LearnAboutSenderIdentification>>

Dear Chairman Macek and Planning Commissioners,

My husband and I are writing to express our opposition to the proposed ParcView II redevelopment project at 5380 Holmes Run Parkway that is docket item 8 for your public hearing on February 1, 2022.

This project has serious environmental, noise, traffic, parking, and safety issues in addition to the high price tag for taxpayers. While I support the City's vision of creating affordable housing, it is important to select sites that have limited negative impact to the existing community.

As a resident of Cameron Station, I am particularly concerned about the insufficient number of parking spaces and the impact on traffic. There is already a scarcity of on-street parking in Cameron Station, a problem that is currently exacerbated by residents from other neighborhoods parking on the public streets, and in private visitor spaces in our development. The grossly inadequate parking for this project will worsen the existing parking problems within our development.

As it relates to traffic, along with the City's other proposed local projects, (including the Landmark Mall project which we support albeit we believe the project flawed as there is no plan to improve access to and from I395), and from the added units and day care center, the traffic and congestion will increase on adjacent streets including those using Cameron Station Blvd. as a cut-through to and from Duke to Pickett. This presents safety concerns in Cameron Station for the children and pedestrians crossing the streets especially in the blind areas around the sharp turns and traffic circle. The increased traffic will also contribute to a rise in air and noise pollution affecting the health and quality of life of those residents living in our community.

Building without infrastructure updates (expansion of roads to include more lanes) will add to the traffic and increase congestion on all adjacent streets as has occurred on Pickett Street at the intersection of Van Dorn following the development of townhouse communities and apartment buildings nearby. The traffic on Pickett backs up past Edsall at times and now it routinely takes two to three light cycles to turn left onto Van Dorn from Pickett. This is quite a contrast from just less than five years ago when it was normal to wait one light cycle and it was not out of the ordinary to only have several cars stopped at the traffic light. Decisions to increase density living adversely affects the quality of life in the communities surrounding these areas when done without properly upgrading the infrastructure.

If a development project solves one or two problems but creates a multitude of other problems, it can have serious permanent impact on the community at large and adversely affect home prices. It is important to respectfully consider the concerns of current residents already living in the community who often have a better perspective of the issues as it relates to their everyday lives. These are the constituents that live with the decisions, good and bad, made by the Planning Commission and Alexandria City Council. It is not to anybody's benefit to push through an unpopular project that doesn't have vast local community support.

I implore you to vote in opposition of this project and request that this email be made part of the docket materials on ParcView II for the February 1 Planning Commission public hearing.

Sincerely,

Anne Schieber and James Lindemuth
237 Medlock Lane, Alexandria, VA 22304

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5500 Holmes Run Parkway
Alexandria, Virginia 22304
PlaceOneCondo@comcast.net
PlaceOneCondo.net
703.370.1776 - T
703.370.1849 - F

January 6, 2022

Planning Commission
City Hall
301 King Street
Alexandria, Virginia 22314

City Council
City Hall
301 King Street
Alexandria, Virginia 22314

Re: Redevelopment proposal for Parc View

Dear Honorable Members:

I am the president of the Board of Directors of Place One Condominium at 5500 Holmes Run Parkway and I share the following objections on behalf of our 300+ Co-Owners regarding the redevelopment plans for the nearby property on Holmes Run Parkway, Parc View.

1. Parking

Street parking is already insufficient and already needs to be reduced to improve intersection sight lines, especially for vehicles turning left from Ripley Street to Holmes Run Parkway. The Plan calls for a reduction of street parking and disincentives for on-site parking in the completed development. No plan has been shared for accommodating dozens (hundreds?) of spaces lost during construction. When construction is finished, there will remain a severe shortage of alternative (street) parking areas for neighboring properties. This will lead to control and enforcement inconveniences (towing!) with attendant costs to the neighbors. None of that will, in any way, improve the community.

2. Traffic

The traffic engineering report probably won't tell you what any (voting!) resident of Place One can: Egress to Holmes Run Parkway is impossible during certain hours of the day. The view from our balconies, the sound of horns blaring, and our first-hand experiences makes us aware of daily near misses every day at our entrance and at the intersection of Holmes Run Parkway and Ripley Street. Increased density will only make these problems worse.

3. Current and Future Pedestrian Safety

Our neighborhood is fortunate to have a popular park across the street. The crosswalk at the corner of Ripley St. and Holmes Run Parkway has limited sight lines due to street parking, which leads to daily walkers reporting regular close calls. Increased traffic and more pedestrians will take Holmes Run Parkway even further beyond any common-sense level of safe capacity than it is already.

4. Site Density

We are in a neighborhood of multiple high-rise buildings, but all of them are situated amid ample open space. None approach the footprint to site size that is being proposed. Aesthetics and community feel will change. Precedent for other properties to expand will be set. It is a density in conflict with the uniqueness of a street laid out along the park. Giving the developer credit for "abandoning" their long, in practice, abandoned property across Holmes Run Parkway is nonsense that the City should be embarrassed to fall for. Anyone could have established an easement by prescription at any time for decades now. They are giving up something they don't use and relieving themselves of liability for what is in every way, except tax records, already public property.

5. Affordable Housing

We expect that others will object to the significant increase in affordable housing concentrated in a small geographic area along with their concerns of its potential negative consequences, and we will leave it to them to make those objections. Our objections are unrelated to the economic makeup of the revised site, so we have no need, at this time, to study or comment on those concerns.

Yours truly,
Place One Condominium



Valerie Spiegler
President

Gloria Sitton

From: LP <perezlaura@hotmail.com>
Sent: Sunday, February 06, 2022 7:01 PM
To: Justin Wilson; Amy Jackson; John Chapman; Canek Aguirre; Sarah Bagley; Alyia Gaskins; Kirk McPike
Cc: Mark McHugh; Brittany Williams; LaShawn Timmons; Regina Benavides; Suzanne Derr; Tracy Thompson; Karl Bach; Gloria Sitton
Subject: [EXTERNAL]ParcView II Expansion Project

Dear Mayor Wilson, Vice Mayor Jackson and City Councilmembers,

I write to express my opposition to the proposed rezoning of ParcView Apartments at 5380 Holmes Run Parkway from Residential Commercial to Residential Multifamily to facilitate the construction of two more high-rise buildings on this small lot. This issue has been docketed for your meeting on February 12th, 2022.

I attended the February 1st meeting of the Alexandria Housing Committee and was disappointed to see how dismissive the committee members were about the residents' concerns and how deferential they were to the developer. This is obviously a done deal but I want to express my opposition to the rezoning anyway.

If ParcView II is approved, the lives of everyone in the Holmes Run area of Alexandria will be threatened, as the simple act of constructing two new high-rise buildings on ParcView's lot using heavy pile driving equipment, will jeopardize the structural stability of every nearby building, as most of these buildings are over 12 stories high and over 40 years old. All 3,100+ dwelling units in the Holmes Run area qualify as workforce housing, so please do not threaten our safety simply to pile up more affordable housing in Landmark. The Holmes Run Area is already one of the more densely populated communities in the City.

Please visit the site if you haven't already done it. You will see that **there is simply not enough space for such a massive development**. Crowding three high-rise buildings onto ParcView's small lot will create an apartment complex of wall-to-wall concrete with few, if any, amenities for the people who will be squeezed into these buildings. Furthermore, the construction of these two high-rise buildings will require the driving of heavy piles, jackhammering and dump trucks almost daily for close to two years, sending loud noise and vibrations throughout the neighborhood and threatening the foundations of many neighboring buildings that are over 45 years old.

Other potential projects impacts include:

- Simultaneous expansion efforts nearby (e.g., Landmark Mall/West End, Landmark Overlook)
- Increased population density in already crowded neighborhood
- More traffic on Holmes Run Pkwy, especially day care drop off/pick up

- Fewer street parking spots
- No parking for current ParcView residents during construction phases
- Increased noise pollution and fewer wind barriers via removal of existing ParcView trees
- Change to water table levels and increase in flooding due to underground garage creation
- Disturbance of surrounding wildlife in Holmes Run and the park

I request that this email be added to the docket materials for the ParcView II project before City Council on February 12th, 2022.

Sincerely,

Laura C. Perez

Pavilion on The Park

5340 Holmes Run Parkway #209

Alexandria, VA 22304

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Gloria Sitton

From: PATRICK O'BRIEN <ohbewood@comcast.net>
Sent: Saturday, February 05, 2022 7:59 PM
To: Justin Wilson; Mark McHugh; Amy Jackson; Brittany Williams; John Chapman; LaShawn Timmons; Canek Aguirre; Regina Benavides; Sarah Bagley; Suzanne Derr; Alyia Gaskins; Tracy Thompson; Kirk McPike; Karl Bach; Gloria Sitton
Subject: [EXTERNAL]ParcView II

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

Dear Mayor Wilson, Vice Mayor Jackson and City Councilmembers,

I write to express my opposition to the proposed rezoning of ParcView Apartments at 5380 Holmes Run Parkway from RC to RMF to facilitate the construction of two more high-rise buildings on this small lot. This issue has been docketed for your meeting on February 12th, 2022.

If ParcView II is approved, the lives of everyone in the Holmes Run area of Alexandria will be threatened, as the simple act of constructing two new high-rise buildings on ParcView's lot using heavy pile driving equipment, will jeopardize the structural stability of every nearby building, as most of these buildings are over 12 stories high and over 40 years old. All 3,100+ dwelling units in the Holmes Run area qualify as affordable or workforce housing, so please do not threaten my safety or that of my family and neighbors simply to add ~220 more affordable housing units to the City's stockpile of such housing. The Holmes Run Area is one of the most diverse and densely populated communities in the City. This fact should be celebrated, not destroyed by allowing ParcView II to be built.

I request that this email be added to the docket materials for the ParcView II project before City Council on February 12th, 2022.

Sincerely,
Patrick O'Brien & Bobbie O'Brien

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Gloria Sitton

From: Duane and Amalia <danda607@aol.com>
Sent: Saturday, February 05, 2022 3:08 PM
To: Justin Wilson; Mark McHugh; Amy Jackson; Brittany Williams; John Chapman; LaShawn Timmons; Canek Aguirre; Regina Benavides; Sarah Bagley; Suzanne Derr; Alyia Gaskins; Tracy Thompson; Kirk McPike; Karl Bach; Gloria Sitton; Duane and Amalia
Subject: [EXTERNAL]Fwd: ParcView II planning

You don't often get email from danda607@aol.com. [Learn why this is important](#)

From: Duane and Amalia <danda607@aol.com>
To: Duane and Amalia <danda607@aol.com>
Sent: Sat, Feb 5, 2022 2:52 pm
Subject: ParcView II planning

Dear Mayor Wilson, Vice Mayor Jackson and City Councilmembers,

I write to express my opposition to the proposed rezoning of ParcView Apartments at 5380 Holmes Run Parkway from RC to RMF to facilitate the construction of two more high-rise buildings on this small lot. This issue has been docketed for your meeting on February 12th, 2022.

It seems to my wife and me that city planning for this project has not considered the complete impact on the surrounding physical infrastructure required to add two new nine story apartment buildings on this neighborhood. For example, the increased load of sewage/storm water flowing into the existing piping; the increased electrical power requirements for the neighborhood; the increased cost of future road repairs due to the steady stream of dump trucks carrying away the residue from garage construction (rocks, asphalt roadway); the following stream of loaded cement trucks, flat bed delivery trucks and cranes required to construct two underground garages and to construct the two new buildings; and the lack of street parking for the construction workers, existing residents and city inspectors during this construction period. Based upon my own observations and experience, adding two apartment buildings brings in additional truck traffic in the form of moving vans following the construction period and starting the move ins of new tenants. I also do not see any plans for providing space for the increased stream of school buses; the long lines of parents waiting to drop-off and also to pick up children at the new day care in the buildings. I also do not see how the fire department will be able to get proper access for fire equipment on every side of the buildings. How are fires to be fought in the units that are on the inside of the triangle of buildings?

If ParcView II is approved, the lives of everyone in the Holmes Run area of Alexandria will be threatened, as the simple act of constructing two new high-rise buildings on ParcView's lot using heavy pile driving equipment, will jeopardize the structural stability of every nearby building, as most of these buildings are over 12 stories high and over 40 years old. All 3,100+ dwelling units in the Holmes Run area qualify as affordable or workforce housing, so please do not threaten my safety or that of my family and neighbors simply to add ~220 more affordable housing units to the City's stockpile of such housing. The Holmes Run Area is one of the most diverse and densely populated communities in the City. This fact should be celebrated, not destroyed by allowing ParcView II to be built.

Sincerely,
Duane and Amalia Tollaksen

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Gloria Sitton

From: Cynthia Ray <cynthiarayfineart@gmail.com>
Sent: Saturday, February 05, 2022 12:38 PM
To: Karl Bach; Gloria Sitton; Justin Wilson
Subject: [EXTERNAL]Fwd: Against Parcview II Housing Project

Dear Mayor Wilson , Ms Sutton, and Mr. Bach, I previously forwarded this email to all Council members. I made some additional comments. I am trying to reach out to residents here at the Greenhouse, who had no knowledge of this happening. Please assist us. Obviously there is a need for low income housing since so many were torn down in recent years. Though this is not a suitable location to residents here. The Landmark mall location could be evaluated for this- with its vast property. Please don't allow this to be about politics, and corporate pressures.

Thank you,
Cynthia Ray
5300 Holmes Run Pkwy.
#1208
Alexandria, VA 22304
703-919-5178
Sent from my iPhone

Begin forwarded message:

From: Cynthia Ray <cynthiarayfineart@gmail.com>
Date: February 5, 2022 at 12:25:17 PM EST
To: mark.mchugh@alexandriava.gov, amy.jackson@alexandriava.gov, brittany.williams@alexandriava.gov, john.chapman@alexandriava.gov, lashawn.timmons@alexandriava.gov, canek.aguirre@alexandriava.gov, regina.benavides@alexandriava.gov, sarah.bagley@alexandriava.gov, suzanne.derr@alexandriava.gov, alyia.gaskins@alexandriava.gov, "Tracey Alexandria.DOS" <tracey.johnson@sunriseseniorliving.com>
Subject: Against Parcview II Housing Project

Dear Council Members, I am a Senior, age 75. I live at the Greenhouse at 5300 Holmes Run Pkwy. I am appalled at the proposed Parc View 2 being considered. With your assistance we hope we have a chance to get this tabled.

There are many facts that are detrimental to home owners, with devastating impacts upon residents. That is our health and well being and as property and tax paying citizens of Alexandria, we will be severely impacted by this.

The adjoining condos are more than 40 years old- this is a factor in consideration of the effects upon the adjoining properties. These are just a few considerations. There are future legal implications as well. Our property values may be adversely effected, production of poor ambient air quality in construction during the entire phases of construction, noise and machinery disturbances for several years, actual risks of instability of surrounding Condos, Apartments and Townhouses property. The two level deep excavations for underground parking causing possible structural failure of surrounding buildings, settling of existing structures with damages due to grounds shifting in the environment, and a high density overload of Holmes Run Pkwy. Indeed, The proposed construction severely impacts our quality of life and property in our neighborhood.

How has this proposed project gotten this far? And then this proposal asks to be subsidized by the City of Alexandria at great expense. We desperately seek your assistance in review of this project on this Holmes Run that borders the creek and as we know is a flood plain area. The impact to this area is huge no matter how the company has made it look okay. Imagine visually if you lived here. Please drive by to see the small parking lot, you will see visually what surrounding homes and condos would have to contend with during several years of construction and subsequent overcrowding from this. I understand the Planning Commission met and agreed. Obviously Parcview wants monies to remodel their existing building and it is to their corporate benefit. Unfortunately the majority of residents, that is thousands and thousands did not know about this and still are unaware of this proposed project. A term I just heard this area is called "Condo Canyon." An over abundance of condos, apartments, townhouses line this street. This said, not enough citizen participation has been accessed. Only by chance a friend saw a notice in a local online site and I alerted the Board here at the Greenhouse.

Thank you for your hard work on our behalf. Please assist our community in opposing this project.

Best regards,
Cynthia Ray
5300 Holmes Run Parkway, 1208
Alexandria, VA 22304
703-919-5178 cell
Sent from my iPhone

Sent from my iPhone

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Gloria Sitton

From: Greg Plotnick <greg.pp123@gmail.com>
Sent: Saturday, February 05, 2022 9:25 AM
To: Justin Wilson
Cc: Mark McHugh; Amy Jackson; Brittany Williams; John Chapman; LaShawn Timmons; Canek Aguirre; Regina Benavides; Sarah Bagley; Suzanne Derr; Alyia Gaskins; Tracy Thompson; Kirk McPike; Karl Bach; Gloria Sitton
Subject: [EXTERNAL]Against Parcview II Housing Project

Some people who received this message don't often get email from greg.pp123@gmail.com. [Learn why this is important](#)

Dear Mayor Justin Wilson,

I have resided at the Greenhouse which is located at 5300 Holmes Run Parkway in Alexandria, Virginia since 2012.

I moved here from a single family home not far from here because I have dealt with asthma in the summer and it has caused me breathing problems. I moved here because I did not want to deal with cutting grass and shrubs in the summer heat. At the Greenhouse I don't have any of those worries. I can just go into my air conditioned unit without having to worry about breathing issues.

If Parcview II is built, the Greenhouse as well as other condo buildings on Holmes Run Parkway will have to deal with constant noise such as heavy machinery digging and banging for probably more than 2 years. Also, the dust from all this construction will cause breathing issues for seniors and others in our building as well as other condos and townhomes in the area. The noise will also be deafening to us on Holmes Run Parkway. It may also cause difficulty for those who want to sell their property as well as people wanting to buy on Holmes Run Parkway. I am also worried about the stability of the Greenhouse and other condos and townhomes as we are close to the edge of the Holmes Run. You must also consider the construction for the new hospital, homes, and retail going up where Landmark mall is currently located.

The Holmes Run Parkway condo area is already overcrowded with residents and many condo and townhomes on Holmes Run Parkway.

I am kindly asking that you not support this project.

Thank you for listening to my concerns.

Best,
Greg Plotnick
5300 Holmes Run Parkway, #1515
Alexandria, VA 22304

I can be reached at 703.963.1392

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Gloria Sitton

From: Jordan VanderKooi <jordan.vanderkooi@gmail.com>
Sent: Friday, February 04, 2022 6:01 PM
To: Justin Wilson; Mark McHugh; Amy Jackson; John Chapman; Canek Aguirre; Alyia Gaskins; Gloria Sitton; Tracy Thompson; Regina Benavides; Suzanne Derr; Karl Bach; Kirk McPike; Sarah Bagley; LaShawn Timmons; Brittany Williams
Subject: [EXTERNAL]ParcView II

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

Dear Mayor Wilson, Vice Mayor Jackson and City Councilmembers,

I write to express my opposition to the proposed rezoning of ParcView Apartments at 5380 Holmes Run Parkway from RC to RMF to facilitate the construction of two more high-rise buildings on this small lot. This issue has been docketed for your meeting on February 12th, 2022.

If ParcView II is approved, the lives of everyone in the Holmes Run area of Alexandria will be threatened, as the simple act of constructing two new high-rise buildings on ParcView's lot using heavy pile driving equipment, will jeopardize the structural stability of every nearby building, as most of these buildings are over 12 stories high and over 40 years old. All 3,100+ dwelling units in the Holmes Run area qualify as affordable or workforce housing, so please do not threaten my safety or that of my family and neighbors simply to add ~220 more affordable housing units to the City's stockpile of such housing. The Holmes Run Area is one of the most diverse and densely populated communities in the City. This fact should be celebrated, not destroyed by allowing ParcView II to be built.

As a recent first time homebuyer, I fully understand the importance of affordable housing, especially in NOVA. I chose to plant roots in Alexandria and plan to live here longer than any renter. Please consider homeowners concerns over renters. My concerns are for the structural stability in my building and the buildings around me. Please do not rezone ParcView Apartments and do not allow ParcView II to move forward.

I request that this email to added to the docket materials for the ParcView II project before City Council on February 12th, 2022.

Sincerely,

Jordan VanderKooi

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Gloria Sitton

From: my account <etaton470@gmail.com>
Sent: Friday, February 04, 2022 5:24 PM
To: Justin Wilson
Cc: Mark McHugh; Amy Jackson; Brittany Williams; John Chapman; LaShawn Timmons; Canek Aguirre; Regina Benavides; Sarah Bagley; Suzanne Derr; Alyia Gaskins; Tracy Thompson; Kirk McPike; Gloria Sitton; kari.bach@alexandriava.gov
Subject: [EXTERNAL]ParcView II Opposition

Some people who received this message don't often get email from etaton470@gmail.com. [Learn why this is important](#)

Dear Mr. Mayor,

My husband and I are absolutely opposed to the proposed rezoning of ParcView Apartments at 5380 Holmes Run Parkway from RC to RMF to facilitate the construction of two more high-rise buildings on this small lot. This issue has been docketed for your meeting on February 12th, 2022.

Mary Ellen & Jeffrey Cajka
5300 Holmes Run Parkway
Unit 1101
Alexandria

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Gloria Sitton

From: naciraw <naciraw@gmail.com>
Sent: Friday, February 04, 2022 10:05 AM
Subject: [EXTERNAL]STOP the Proposed Rezoning of ParcView II Apartments

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

Dear Mayor Wilson, Vice Mayor Jackson and City Councilmembers,

I write to express my opposition to the proposed rezoning of ParcView Apartments at 5380 Holmes Run Parkway from RC to RMF to facilitate the construction of two more high-rise buildings on this small lot. This issue has been docketed for your meeting on February 12th, 2022.

If ParcView II is approved, the lives of everyone in the Holmes Run area of Alexandria will be threatened, as the simple act of constructing two new high-rise buildings on ParcView's lot using heavy pile driving equipment, will jeopardize the structural stability of every nearby building, as most of these buildings are over 12 stories high and over 40 years old. All 3,100+ dwelling units in the Holmes Run area qualify as affordable or workforce housing, so please do not threaten my safety or that of my family and neighbors simply to add ~220 more affordable housing units to the City's stockpile of such housing. The Holmes Run Area is one of the most diverse and densely populated communities in the City. This fact should be celebrated, not destroyed by allowing ParcView II to be built.

I have lived in the Hallmark Condos for almost a decade and it is a lovely place to live, but won't be for long if there is constant construction occurring on my street. Not to mention that construction will also soon commence to stand up the new INOVA complex sitting within a mile of the Holmes Run corridor, bringing increased traffic congestion and property taxes for condo owners. Traffic congestion will become a nightmare and if 220 new units are added to this area, where will all of these people park their vehicles? The street is full of cars as it is. Please be considerate of the West End Holmes Run/N Pickett Street Community. We enjoy accessibility to transit, Beatley Library, and the 24 hr CVS, but those things come with their own additional traffic. 220 additional units to this area will completely change the dynamics of living here both during construction and after. The last thing I will note is that outside of structural compromise to existing buildings the noise levels will increase dramatically. Being off of a major thoroughfare is noisy enough, especially as we are triangulated by two fire stations to the East and West, Alexandria Police Department to the East, and Alexandria Hospital to the North all within a 2 mile radius of our beloved neighborhood.

I request that this email be added to the docket materials for the ParcView II project before City Council on February 12th, 2022.

Sincerely,

Nacira Woodard

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Gloria Sitton

From: Chrissie J <chrissie0617@gmail.com>
Sent: Thursday, February 03, 2022 9:01 PM
To: Justin Wilson; Mark McHugh; Amy Jackson; Brittany Williams; John Chapman; LaShawn Timmons; Canek Aguirre; Regina Benavides; Sarah Bagley; Suzanne Derr; Alyia Gaskins; Tracy Thompson; Kirk McPike; Karl Bach; Gloria Sitton
Subject: [EXTERNAL]Opposition to ParcView II

Some people who received this message don't often get email from chrissie0617@gmail.com. [Learn why this is important](#)

Dear Mayor Wilson, Vice Mayor Jackson and City Councilmembers,

I write to express my opposition to the proposed rezoning of ParcView Apartments at 5380 Holmes Run Parkway from RC to RMF to facilitate the construction of two more high-rise buildings on this small lot. This issue has been docketed for your meeting on February 12th, 2022.

If ParcView II is approved, the lives of everyone in the Holmes Run area of Alexandria will be threatened, as the simple act of constructing two new high-rise buildings on ParcView's lot using heavy pile driving equipment, will jeopardize the structural stability of every nearby building, as most of these buildings are over 12 stories high and over 40 years old. All 3,100+ dwelling units in the Holmes Run area qualify as affordable or workforce housing, so please do not threaten my safety or that of my family and neighbors simply to add ~220 more affordable housing units to the City's stockpile of such housing. The Holmes Run Area is one of the most diverse and densely populated communities in the City. This fact should be celebrated, not destroyed by allowing ParcView II to be built.

Living in this neighborhood currently, the amount of traffic is already horrific. Adding 200+ more units (units! Not people. That would be even more people!), And 200+ more cars, not to mention the people visiting those extra 200+ units. I can't even imagine how much worse traffic and parking would be. I lived for 9 years without a garage parking spot, which meant street parking. By the way, good luck finding street parking after work, or on weekends, or evenings. For 9 years I never drove in the evening if I could help it, never found out unless someone could pick me up. And the times I absolutely had to go out, I would have to drive up and down every street to find a new parking spot, sometimes having to go to the other side of Holmes Run Park. God forbid I have to stay late at work and have to cross the park in the dark, alone, terrified of being attacked. None of these concerns even touch the danger of years (2 years? Yeah right. Probably closer to 4) of construction that could damage the structural stability of the many current affordable housing buildings in this diverse, congested area. How many will be out on the street, or worse, dead, if the current buildings are damaged due to greediness?

I request that this email be added to the docket materials for the ParcView II project before City Council on February 12th, 2022.

Sincerely,

Christina J

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Gloria Sitton

From: mdakita@comcast.net
Sent: Thursday, February 03, 2022 8:20 PM
To: mdakita@comcast.net
Subject: [EXTERNAL]ParcView Apartments

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

Dear Mayor Wilson, Vice Mayor Jackson, City Council members, aids, and city clerk,

Months ago when I first heard about the proposal for greatly increasing the size of ParcView Apartments, I had to walk there to see how this could possibly be. How could that much increase in size and density be even possible in such a small, enclosed piece of property? **I certainly hope that you have all been on property yourselves and see yourselves from the point of view of a resident of each of the properties at, adjacent to, and nearby before the issues comes before you on February 12.**

I know there is a huge need for low- and moderate-cost housing, and I know that Wesley Housing is a major player in helping alleviate some of this need. But so is there a need for a highrise full of elderly residents to have a safe, peaceful, affordable place to live. Those in the Claridge House, which rubs up again ParcView, would be adversely affected in the short term (two years of construction work?) and the long term (if their building becomes unstable as a result of that construction work, much more density nearby and noise from more traffic.) This is in addition to the construction and added density to come at Landmark.

I write to express my opposition to the proposed rezoning of ParcView Apartments at 5380 Holmes Run Parkway from RC to RMF to facilitate the construction of two more high-rise buildings on this small lot. This issue has been docketed for your meeting on February 12th, 2022.

If ParcView II is approved, the lives of everyone in the Holmes Run area of Alexandria will be threatened, as the simple act of constructing two new high-rise buildings on ParcView's lot using heavy pile driving equipment, will jeopardize the structural stability of every nearby building, as most of these buildings are over 12 stories high and over 40 years old. All 3,100+ dwelling units in the Holmes Run area qualify as affordable or workforce housing, so please do not threaten my safety or that of my family and neighbors simply to add ~220 more affordable housing units to the City's stockpile of such housing. The Holmes Run Area is one of the most diverse and densely populated communities in the City. This fact should be celebrated, not destroyed by allowing ParcView II to be built.

I request that my voice by way of this email be added to the docket materials for the ParcView II project before City Council on February 12th, 2022.

Sincerely,

Marlene Dakita
200 N Pickett St., #1410
Alexandria, VA 22304

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Gloria Sitton

From: sheri holthouse <sherikay615@yahoo.com>
Sent: Thursday, February 03, 2022 10:19 AM
To: Justin Wilson; my.jackson@alexandriava.gov; John Chapman; Canek Aguirre; Sarah Bagley; Suzanne Derr; Kirk McPike; Alyia Gaskins
Cc: LaShawn Timmons; Regina Benavides; Tracy Thompson; Karl Bach; Gloria Sitton; Suzanne Derr; Mark McHugh; Brittany Williams; Holmes Run Civic Association
Subject: [EXTERNAL]Opposition to ParcView II

You don't often get email from sherikay615@yahoo.com. [Learn why this is important](#)

Dear Mayor Wilson, Vice Mayor Jackson and City Councilmembers,

I'm writing to express my opposition to the proposed rezoning of ParcView Apartments at 5380 Holmes Run Parkway from RC to RMF to facilitate the construction of two additional high-rise buildings on this small lot. This issue has been docketed for your meeting on February 12, 2022.

If the rezoning and ParcView II are approved, the lives of everyone in the Holmes Run area of Alexandria will be threatened. The construction of two new high-rise buildings on ParcView's small lot, using pile-driving and other heavy equipment, will jeopardize the structural stability of every nearby building, most of which are 12+ stories high and over 40 years old.

All 3,100+ dwelling units in the Holmes Run area qualify as affordable or workforce housing. To jeopardize those units, and the lives of the people living in them for the sake of adding about 220 more affordable housing units... it makes no sense. Neither does creating a concrete jungle on this tiny lot, in this already densely populated area. It is a prime example of sacrificing quality of life to make a buck and cutting off your nose to spite your face.

This area is also one of the most diverse neighborhoods in the city, a fact that should be celebrated, not destroyed by allowing ParcView II to be built.

How long has the Landmark Mall project been stalled? Put your new high rises there. Why would you jeopardize the stability of existing buildings, and the lives of so many when you've got a giant empty lot LITERALLY a few hundred feet away? If this re-zoning is approved, and a neighboring building is damaged, or falls down, the lawsuits will bankrupt the city.

Yet another example of the West End getting dumped on. Why don't you put your high rises in Old Town? add some "affordable" housing there?

I request that this email be added to the docket materials for the ParcView II project before City Council on February 12th, 2022.

Sheri Holthouse
5500 Holmes Run Parkway, #802
Alexandria, VA 22304

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Gloria Sitton

From: Jacquelyn Bsharah <jbsharah1@yahoo.com>
Sent: Tuesday, February 01, 2022 10:20 PM
To: PlanComm; Gloria Sitton
Subject: [EXTERNAL]Disgusted and Dismayed

You don't often get email from jbsharah1@yahoo.com. [Learn why this is important](#)

Dear Chairman Macek and Planning Commissioners,

I'm writing to express my disgust and dismay at what I heard in the Planning Commission meeting by the attorney for ParcView II project Cathy Pusker and the Commissioners.

Pusker stressed how they would be considerate of the people in the area while sarcastically describing the people as "crying" and then suggesting that people in the area should give up their cars for bikes and public transit. The sarcastic and dismissive tone and comments lets me know that the homeowners' concerns do not matter.

Then Commissioners Brown, McMahon and Lyle stressed the importance of affordable housing without addressing the concern of homeowners of the current density. The issue is not about being "for" or "against" affordable housing. It has to do with the quality of life of people for people in the neighborhood. Care is being expressed for people who need affordable housing, yet no care was given to the current residents many of whom are taking advantage of affordable housing.

My fervent hope is that each of you have to deal with the same struggles that you are permitting in the Holmes Run neighborhood.

Again, I'm disgusted and dismayed by the lack of care for people in the Holmes Run Parkway neighborhood,
Jackie Bsharah, Ph.D.
571-217-7693

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Gloria Sitton

From: Jacquelyn Bsharah <jbsharah1@yahoo.com>
Sent: Tuesday, February 01, 2022 10:16 PM
To: PlanComm; Gloria Sitton
Subject: [EXTERNAL]Disgusted and Dismayed

You don't often get email from jbsharah1@yahoo.com. [Learn why this is important](#)

Dear Chairman Macek and Planning Commissioners,

I'm writing to express my disgust and dismay at what I heard in the Planning Commission meeting by the attorney for ParcView II project Cathy Pusker and the Commissioners.

Pusker stressed how they would be considerate of the people in the area while sarcastically describing the people as "crying" and then suggesting that people in the areashould give up their cars for bikes and public transit. The sarcastic and dismissive tone and comments lets me know that the homeowners' concerns is not at all an issue.

Then Commissioners Brown, McMahon and Lyle stressed the importance of affordable housing without addressing the concern of homeowners of the current density. The issue is not about being "for" or "against" affordable housing. It has to do with the quality of life of people for people in the neighborhood. Care is being expressed for people who need affordable housing, yet no care is given to the current residents many of whom are taking advantage of affordable housing.

My fervent hope is that each of you have to deal with the same struggles that you are permitting in the Holmes Run neighborhood.

Again, I'm disgusted and dismayed by the lack of care for people in the Holmes Run Parkway neighborhood,
Jackie Bsharah, Ph.D.

Sincerely,

Jacquelyn Bsharah, Ph.D.

571-217-7693

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Gloria Sitton

From: Natasha Leyton <natasha.leyton@gmail.com>
Sent: Tuesday, February 01, 2022 5:35 PM
To: Justin Wilson; Mark McHugh; Amy Jackson; Brittany Williams; John Chapman; LaShawn Timmons; Canek Aguirre; Regina Benavides; Sarah Bagley; Suzanne Derr; Alyia Gaskins; Tracy Thompson; Kirk McPike; Karl Bach; Gloria Sitton
Subject: [EXTERNAL]OPPOSITION to the proposed rezoning of ParcView Apartments

Dear Mayor Wilson, Vice Mayor Jackson and City Councilmembers,

I write to express my **opposition** to the proposed rezoning of ParcView Apartments at 5380 Holmes Run Parkway from RC to RMF to facilitate the construction of two more high-rise buildings on this small lot. This issue has been docketed for your meeting on February 12th, 2022.

I **oppose** building more high-rise housing to this already densely populated neighborhood. This neighborhood already has little to no parking available. If you want more high rise housing, add it to the Landmark Mall redevelopment area, where there will be better traffic and space to build. Adding more housing to our area is ridiculous and poorly thought out.

I request that this email to added to the docket materials for the ParcView II project before City Council on February 12th, 2022.

Sincerely,

Natasha Leyton

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Gloria Sitton

From: Jacquelyn Bsharah <jbsharah1@yahoo.com>
Sent: Tuesday, February 01, 2022 9:59 AM
To: PlanComm; Gloria Sitton
Cc: Ted Langley
Subject: [EXTERNAL]STRONG OPPOSITION TO PARCVIEW II

You don't often get email from jbsharah1@yahoo.com. [Learn why this is important](#)

Dear Chairman Macek and Planning Commissioners,

I write to STRONGLY OPPOSE the proposed rezoning of ParcView Apartments at 5380 Holmes Run Parkway from RC to RMF to facilitate the construction of two more high-rise building on the small lot!!!

This issue is docketed for your meeting on February 1, 2022.

I understand the importance of affordable housing, but allowing two more high-rise buildings in an already DENSELY POPULATED area is unsafe and unlivable for everyone!

The act of constructing two new high-rise buildings on ParcView's lot using heavy pile driving equipment, will jeopardize the structural stability of every nearby building, as most of these buildings are over 12 stories high and over 40 years old. All 3,100+ dwelling units in the Holmes Run area qualify as affordable or workforce housing, so please do not threaten my safety or that of my family and neighbors simply to add ~220 more affordable housing units to the City's stockpile of such housing. The Holmes Run Area is one of the most diverse and densely populated communities in the City. This fact should be celebrated, not destroyed by allowing ParcView II to be built.

AGAIN, I AND MY NEIGHBORS STRONGLY OPPOSE THE PLAN! The builders can choose a location that is not as densely populated and doesn't house high-rises that are more than 40 years old. We saw what happened in Florida when care wasn't taken, please please please do not create a health and safety hazard for people who are living in this area!!!!!!

I request that this email be added to the docket materials for the ParcView II project before the Planning Commission on February 1st, 2022.

Sincerely,

Jacquelyn Bsharah, Ph.D.

571-217-7693

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Gloria Sitton

From: Barbara Rosen <bxrosen@aol.com>
Sent: Tuesday, February 01, 2022 7:20 AM
To: PlanComm; Gloria Sitton
Cc: Barbara Rosen
Subject: [EXTERNAL]Opposition to the proposed rezoning of ParcView Apartments at 5380 Holmes Run Parkway

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

Dear Chairman Macek and Planning Commissioners,

I am writing to express my opposition to the proposed rezoning of ParcView Apartments at 5380 Holmes Run Parkway from RC to RMF to facilitate the construction of two more high-rise buildings on this small lot. This issue has been docketed for your meeting on February 1st, 2022.

If ParcView II is approved, the lives of everyone in the Holmes Run area of Alexandria will be threatened, as the simple act of constructing two new high-rise buildings on ParcView's lot using heavy pile driving equipment, will jeopardize the structural stability of every nearby building, as most of these buildings are over 12 stories high and over 40 years old.

All 3,100+ dwelling units in the Holmes Run area qualify as affordable or workforce housing, so please do not threaten my safety or that of my family and neighbors simply to add ~220 more affordable housing units to the City's stockpile of such housing. The Holmes Run Area is one of the most diverse and densely populated communities in the City. This fact should be celebrated, not destroyed by allowing ParcView II to be built.

I request that this email be added to the docket materials for the ParcView II project before the Planning Commission on February 1st, 2022.

Sincerely,

Barbara Rosen | Realtor™ | Licensed in Virginia
Weichert, Realtors | 121 N. Pitt St. | Alexandria, VA
(C) 703-407-6481 | bxrosen@aol.com | www.bxrosen.com

Home Address: 200 North Pickett Street, #809, Alexandria, VA 22304

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Gloria Sitton

From: C Amh <c.mischehoeges@gmail.com>
Sent: Tuesday, February 01, 2022 3:04 AM
To: PlanComm; Gloria Sitton; Justin Wilson; Mark McHugh; Amy Jackson; Brittany Williams; John Chapman; LaShawn Timmons; Canek Aguirre; Regina Benavides; Suzanne Derr; alyia.gaskins@alexandriavia.gov; Tracy Thompson; Kirk McPike; Karl Bach
Cc: Dave
Subject: [EXTERNAL]Opposition to rezoning of ParcView Apartments at 5380 Holmes Run Parkway

Some people who received this message don't often get email from c.mischehoeges@gmail.com. [Learn why this is important](#)
Dear Chairman Macek and Planning Commissioners and esteemed City Council Members, and Mayor and Vice Mayor:

I requested that this email be added to the docket materials for the ParcView II project before the Planning Commission on February 1, 2022.

I request that this email be added to the docket materials for the ParcView II project before the City Council on February 12, 2022.

I write to express my opposition to the proposed rezoning of ParcView Apartments at 5380 Holmes Run Parkway from RC to RMF to facilitate the construction of two more high-rise buildings on this small lot. This issue has been docketed for your meeting on February 1, 2022.

There are numerous reasons to be opposed to the project, such as the danger of construction structurally destabilizing the other buildings in the area, but everyone else is writing about those issues. I am writing because the project's extreme lack of parking, **81 spaces per unit** is going to turn the new buildings into a poverty trap for the people who live there. The future residents of these buildings will find that their job prospects have been severely limited by the parking situation and lack of sufficient public transportation. **Anything less than providing two spaces of off street parking per new unit is unacceptable and inequitable to the future residents of ParcView.** I want to share with you my experiences of being a shift worker living on Holmes Run Parkway for twelve years, so that you can understand the economic obstacles that the project in its current form will create for the prospective residents of ParcView, not to mention for the current residents of Holmes Run Parkway, who will lose access to the street parking currently available to them.

When I first decided to move to Holmes Run Parkway, I was a shift worker employed in Washington, DC. As a working class neighborhood, Holmes Run Parkway is populated by people whose jobs take place outside of normal working hours, which includes those with low income jobs. I remember helping a neighbor who is a nurse dig his car out at 2 am in a snow storm so he could go to his shift at the hospital. Holmes Run Parkway appealed to me because I could get downtown in twelve minutes in my car outside of rush hour, but I also recognized that I was sacrificing access to public transportation by choosing that location. However, as a shift worker, I knew that Metro did not open early enough or stay open late enough to accommodate my irregular schedule, so I was okay with that, but I knew I would not be able to maintain my employment without my car. To illustrate this point, here are some examples of why public transportation is not a realistic option for shift workers on Holmes Run Parkway. The public transportation travel times are calculated by the app Moovit, and the drive times are calculated by Googlemaps.

Working in Downtown DC:

A person who works the late shift at a restaurant in Chinatown, who is free to leave work at 12:30 am on a weeknight would need approximately **2 hours** to arrive home to Holmes Run Parkway using public transportation, and the trip would involve 20-40 minutes of walking between the hours of 2 and 3 am.

Driving a vehicle from Chinatown to Holmes Run Parkway takes **17 minutes**.

Working at Amazon Logistics in Springfield, VA:

A person who is free to leave work at 10 pm would require **45 minutes to 90 minutes** to arrive home at Holmes Run Parkway, and the commute would involve about a half hour and up to 1.7 miles of walking between the hours of 10 pm and 11 pm.

The trip takes **8 minutes** by car.

Working at the Chart House in Old Town Alexandria:

The Chart House closes at 11:30 pm. A person closing, who is free to leave work at 12:30 am, would require **58 minutes** to arrive home and have to walk 2.3 miles between the hours of 12:30 am and 1:30 am.

The trip takes **16 minutes** by car.

Working in Del Ray:

A person who is free to leave work in Del Ray at 12:30 am on a weeknight would require **77-88 minutes** to arrive at Holmes Run Parkway, and would spend 17 - 22 minutes walking between the hours of 12:30 am and 2 am.

The trip takes **13 minutes** by car.

Working in Shirlington:

A person who is free to leave work at 12:30 am would require about **one hour** to arrive at Holmes Run Parkway, and would spend up to 42 minutes walking between the hours of 12:30 am and 1:30 am.

The trip takes **10 minutes** by car.

Working at National Harbor:

A person who is free to leave work at 12:30 am **would have to wait until 5 am** to be able to take public transportation, and then it would take about an hour to arrive at Holmes Run Parkway.

The trip takes **15 minutes** by car.

Working in Clarendon:

A person free to leave work at 12:30 am would require **90-105 minutes (one and a half to two and a half hours)** to arrive at Holmes Run Parkway.

The trip takes **14 minutes** by car.

As you can see, shift workers, who are forced to rely on public transportation have to devote much larger sums of time to their commutes, and they often have to walk long distances at night at the risk of their personal safety. As Alexandria has experienced rising crime rates and robberies and shootings are becoming more common place in the area of Holmes Run Parkway, especially as a woman, I would not feel safe walking home for long distances alone at night. Forcing low income workers to rely on insufficient public transportation will cause them to have to choose between their employment and their personal safety in many circumstances.

Owning a car as a shift worker Holmes Run Parkway:

I own a unit in 5340 Holmes Run Parkway. This building is supposed to offer two parking spaces per unit, but there are not quite enough, and so anyone who comes home late may have to park on the street. When my shift ended at 4 am, I always had to park on the street, and I often spent thirty minutes or more searching the neighborhood side streets for parking, only to end up having to park my car in one of the commercial lots on Duke Street, which is about a quarter of a mile walk away, which meant that I would get home at about 5 am. If I did not get up in time to move my car by seven am (a mere 2 hours after finding parking it would be towed to the lot on Vine Street, at a cost of about \$125, plus the cost of whatever parking ticket I got from the city. Even worse, each day that the car is at the tow lot costs an additional \$125. So if being unable to come up with the money the first day could mean having to pay \$250, plus the ticket, plus the cost of using Uber or public transportation for the two days the car was impounded. To put this in perspective, a person making minimum wage in Virginia earns \$88 dollars a day, so the penalty for oversleeping could easily be two days wages or more, plus the cost in time and money of getting to the tow lot on Vine Street, which I can say from experience is 2.1 miles and a 40 minute walk away from Holmes Run Parkway. This was a frequent enough occurrence for me, that I nicknamed it "the long walk to Vine Street". I would also point out that the City of Alexandria does not permit any vehicle to remain parked on a public street for more than 72 hours. Any person who relies exclusively on street parking risks being ticketed and towed if for some reason (such as a hospital visit) they are unable to move their car. Furthermore, getting a flat tire or a battery that needs to be replaced becomes a serious financial hazard if the car is parked on public space and potentially subject to being ticketed and towed if the owner cannot manage to acquire and change the tire or battery within 72 hours. I know personally an 80 year old woman in Washington, DC, who is forced to park her vehicle on public space. While she was sick with Covid-19, her vehicle was towed by the city, and she did not find out about it for six days. During those six days, the storage fees for the vehicle were accumulating. There is nothing theoretical about the scenarios I have laid out, and for people on a limited income it can become a nightmare that could cost them their vehicles and their jobs.

As you can see, the cost of owning a vehicle that one is forced to park on overcrowded public space is quite high. Holmes Run Parkway currently qualifies as overcrowded public space for parking purposes, and will become much worse if the ParcView project is permitted to proceed.

In my experience on Holmes Run Parkway, many of my neighbors earn their living by operating vehicles. There are many taxi drivers, most of whom have to park their taxis on the street. It is also worth pointing out that there has been an explosion of demand for drivers with their own vehicles because of Uber and various delivery services. These are some of most easily attainable and flexible jobs available, but the ParcView project would make it all but impossible for their low income residents to avail themselves of these opportunities.

Other disadvantage of Public Transportation during normal Business hours:

When I took public transportation to work in Washington, DC during normal business hours, it still doubled my commute time. I would also point out that a current low wage job that is in demand are home health aides. Because they have to commute to the homes of disabled people the workplaces of home health aides may be very far from public transportation routes. Furthermore, people who use public transportation are also more likely to be exposed to Covid-19 and thereby miss days of work than those who travel to work in vehicles.

If the Parking Situation Were Not Reason Enough, Alexandria City Public Schools are Already Failing Low Income Families thereby Perpetuating Inequality in the City

Lastly, I would point out that low income and working class people are entirely reliant on the promise of the government to provide their children with quality education. Unfortunately, Alexandria City is a jurisdiction where people know that they need to be prepared to send their children to private school because it is one of the poorest performing jurisdictions in the state, in spite of all of the opulent wealth that exists here. The failure of the City to deliver on the promise of education to its residents further exacerbates inequality in the city, and also has the effect of ensuring that those who are born into low income families will also have low incomes as adults. I was saddened to learn that the City was planning to put so much tax payer money into this ill advised project that is only going to perpetuate inequality, while ignoring the fact that the sorry state of the public schools is having the same effect on low income people.

For these reasons, as well as the myriad of reason such as the threat of building collapse that my neighbors have brought to your attention, I am against the ParcView II project in its current form.

Sincerely,

Carolyn Mische-Hoeges

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Gloria Sitton

From: Luis m Morillo cabrera <mclmaximiliano@icloud.com>
Sent: Monday, January 31, 2022 11:32 PM
To: Gloria Sitton
Subject: [EXTERNAL]Park view

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

Dear Chairman Macek and Planning Commissioners,

I write to express my opposition to the proposed rezoning of ParcView Apartments at 5380 Holmes Run Parkway from RC to RMF to facilitate the construction of two more high-rise buildings on this small lot. This issue has been docketed for your meeting on February 1st, 2022.

If ParcView II is approved, the lives of everyone in the Holmes Run area of Alexandria will be threatened, as the simple act of constructing two new high-rise buildings on ParcView's lot using heavy pile driving equipment, will jeopardize the structural stability of every nearby building, as most of these buildings are over 12 stories high and over 40 years old. All 3,100+ dwelling units in the Holmes Run area qualify as affordable or workforce housing, so please do not threaten my safety or that of my family and neighbors simply to add ~220 more affordable housing units to the City's stockpile of such housing. The Holmes Run Area is one of the most diverse and densely populated communities in the City. This fact should be celebrated, not destroyed by allowing ParcView II to be built.

I request that this email be added to the docket materials for the ParcView II project before the Planning Commission on February 1st, 2022.

Sincerely,

Luis Morillo Cabrera

The Pavillion on the Park resident

Sent from my iPhone

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Gloria Sitton

From: Julio Morillo <julioandresmorillo@gmail.com>
Sent: Monday, January 31, 2022 10:33 PM
To: PlanComm; Gloria Sitton
Subject: [EXTERNAL]Park view

Some people who received this message don't often get email from julioandresmorillo@gmail.com. [Learn why this is important](#)
Dear Chairman Macek and Planning Commissioners,

I write to express my opposition to the proposed rezoning of ParcView Apartments at 5380 Holmes Run Parkway from RC to RMF to facilitate the construction of two more high-rise buildings on this small lot. This issue has been docketed for your meeting on February 1st, 2022.

If ParcView II is approved, the lives of everyone in the Holmes Run area of Alexandria will be threatened, as the simple act of constructing two new high-rise buildings on ParcView's lot using heavy pile driving equipment, will jeopardize the structural stability of every nearby building, as most of these buildings are over 12 stories high and over 40 years old. All 3,100+ dwelling units in the Holmes Run area qualify as affordable or workforce housing, so please do not threaten my safety or that of my family and neighbors simply to add ~220 more affordable housing units to the City's stockpile of such housing. The Holmes Run Area is one of the most diverse and densely populated communities in the City. This fact should be celebrated, not destroyed by allowing ParcView II to be built.

I request that this email be added to the docket materials for the ParcView II project before the Planning Commission on February 1st, 2022.

Sincerely,

Julio Morillo

The Pavillion on the Park resident

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Gloria Sitton

From: ron4520@aol.com
Sent: Monday, January 31, 2022 10:23 PM
To: PlanComm; Gloria Sitton
Subject: [EXTERNAL]Hope

Dear Chairman Macek and Planning Commissioners,

I write to express my opposition to the proposed rezoning of ParcView Apartments at 5380 Holmes Run Parkway from RC to RMF to facilitate the construction of two more high-rise buildings on this small lot. This issue has been docketed for your meeting on February 1st, 2022.

If ParcView II is approved, the lives of everyone in the Holmes Run area of Alexandria will be threatened, as the simple act of constructing two new high-rise buildings on ParcView's lot using heavy pile driving equipment, will jeopardize the structural stability of every nearby building, as most of these buildings are over 12 stories high and over 40 years old. All 3,100+ dwelling units in the Holmes Run area qualify as affordable or workforce housing, so please do not threaten my safety or that of my family and neighbors simply to add ~220 more affordable housing units to the City's stockpile of such housing. The Holmes Run Area is one of the most diverse and densely populated communities in the City. This fact should be celebrated, not destroyed by allowing ParcView II to be built. I request that this email to added to the docket materials for the ParcView II project before the Planning Commission on February 1st, 2022.

Sincerely,
Ronald Gochenour Alexandria Va

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Gloria Sitton

From: Virginia Otero <virginia.otero1@gmail.com>
Sent: Monday, January 31, 2022 10:21 PM
To: PlanComm; Gloria Sitton
Subject: [EXTERNAL]ParcView II

Some people who received this message don't often get email from virginia.otero1@gmail.com. [Learn why this is important](#)

Dear Chairman Macek and Planning Commissioners,

I write to express my opposition to the proposed rezoning of ParcView Apartments at 5380 Holmes Run Parkway from RC to RMF to facilitate the construction of two more high-rise buildings on this small lot. This issue has been docketed for your meeting on February 1st, 2022.

If ParcView II is approved, the lives of everyone in the Holmes Run area of Alexandria will be threatened, as the simple act of constructing two new high-rise buildings on ParcView's lot using heavy pile driving equipment, will jeopardize the structural stability of every nearby building, as most of these buildings are over 12 stories high and over 40 years old. All 3,100+ dwelling units in the Holmes Run area qualify as affordable or workforce housing, so please do not threaten my safety or that of my family and neighbors simply to add ~220 more affordable housing units to the City's stockpile of such housing. The Holmes Run Area is one of the most diverse and densely populated communities in the City. This fact should be celebrated, not destroyed by allowing ParcView II to be built.

I request that this email be added to the docket materials for the ParcView II project before the Planning Commission on February 1st, 2022.

Sincerely,

Virginia Otero

The Pavillion on the Park resident

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Gloria Sitton

From: Sheri Holthouse <sheri@metroarch.com>
Sent: Monday, January 31, 2022 5:05 PM
To: Gloria Sitton
Subject: FW: Opposition to Alexandria City Re-Zoning to facilitate ParcView II High Rises

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

From: Sheri Holthouse
Sent: Monday, January 31, 2022 5:03 PM
To: PlanComm@alexandriava.gov; gloria.sitton@alexandriava.gov
Cc: cmelloklein@alextimes.com; gazette@connectionnewspapers.com; mary@thezebra.org; mike.semel@washpost.com; krissah.thompson@washpost.com
Subject: FW: Opposition to Alexandria City Re-Zoning to facilitate ParcView II High Rises

Dear Chairman Macek and Planning Commissioners,

I'm writing to express my opposition to the proposed re-zoning of ParcView Apartments at 5380 Holmes Run Parkway from RC to RMF to facilitate the construction of two additional high-rise buildings on this small lot. This issue has been docketed for your meeting on February 1st, 2022.

If ParcView II is approved, the lives of everyone in the Holmes Run area of Alexandria will be threatened. The construction of two new high-rise buildings on ParcView's small lot, using heavy pile-driving equipment, will jeopardize the structural stability of every nearby building, most of which are 12+ stories high and over 40 years old.

All 3,100+ dwelling units in the Holmes Run area qualify as affordable or workforce housing. To jeopardize those units, and the lives of the people living in them for the sake of adding about 220 more affordable housing units... it makes no sense. Neither does creating a concrete jungle on this tiny lot, in this already densely populated area. It is a prime example of sacrificing quality of life to make a buck.

This area is also one of the most diverse neighborhoods in the city, a fact that should be celebrated, not destroyed by allowing ParcView II to be built.

How long has the Landmark Mall project been stalled? Put the new high rises there. Why would you jeopardize the stability of existing buildings, and the lives of so many when you've got a giant empty lot LITERALLY a few hundred feet away? If this re-zoning is approved, and a neighboring building is damaged, or falls down, the lawsuits will bankrupt the city.

Yet another example of the West End getting dumped on. Why don't you put your high rises in Old Town? add some "affordable" housing there?

I request that this email be added to the docket materials for the ParcView II project before the Planning Commission on February 1st, 2022.

Sincerely,

Sheri K. Holthouse

Gloria Sitton

From: Tatjana Cvijanovic <TAJCI1103@msn.com>
Sent: Monday, January 31, 2022 3:42 PM
To: PlanComm; Gloria Sitton
Subject: [EXTERNAL]Opposition to ParcView II Rezoning

Some people who received this message don't often get email from tajci1103@msn.com. [Learn why this is important](#)

Dear Chairman Macek and Planning Commissioners,

I write to express my opposition to the proposed rezoning of ParcView Apartments at 5380 Holmes Run Parkway from RC to RMF to facilitate the construction of two more high-rise buildings on this small lot. This issue has been docketed for your meeting on February 1st, 2022.

If ParcView II is approved, the lives of everyone in the Holmes Run area of Alexandria will be threatened, as the simple act of constructing two new high-rise buildings on ParcView's lot using heavy pile driving equipment, will jeopardize the structural stability of every nearby building, as most of these buildings are over 12 stories high and over 40 years old. All 3,100+ dwelling units in the Holmes Run area qualify as affordable or workforce housing, so please do not threaten my safety or that of my family and neighbors simply to add ~220 more affordable housing units to the City's stockpile of such housing. The Holmes Run Area is one of the most diverse and densely populated communities in the City. This fact should be celebrated, not destroyed by allowing ParcView II to be built.

I am a condominium owner at the nearby 5500 Holmes Run Pkwy (Place One) building. With respect to my fellow neighbors, this area is already very congested and over-populated and does not need more people. Furthermore, we do not need any more traffic congestion in the Holmes Run Parkway region. And most importantly, the safety of myself, my family, and my neighbors is extremely important to me and I hope that you will understand my concerns.

I request that this email be added to the docket materials for the ParcView II project before the Planning Commission on February 1st, 2022.

Sincerely,

Tatjana Cvijanovic

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Gloria Sitton

From: Jim Lewis <holmesruncivic@gmail.com>
Sent: Monday, January 31, 2022 1:18 PM
To: Gloria Sitton
Subject: [EXTERNAL]Community petition on ParcView II - please provide to Planning Commissioners
Attachments: ParcView II Petition.pdf

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

Dear Ms. Sitton,

I hope that this note finds you well. Please find attached a petition from numerous residents on the West End (zip code 22304) and other Alexandrians on the ParcView II proposal being considered by the Planning Commission at its meeting tomorrow evening.

Can you please provide the attached petition to the Planning Commissioners and add it to the official record on this matter?

Thank you!

Jim, Donna, Sandy, Dave & Richard

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January 31st, 2022

Dear Mayor Wilson, City Councilmembers and Planning Commissioner,

I join my neighbors in opposing the rezoning of ParcView Apartments at 5380 Holmes Run Parkway from RC to RMF to facilitate the construction of two more high-rise buildings on this small lot.

The effort to rezone this lot is SPOT ZONING at its worst. City Code clearly states that the RMF zone can only be used when affordable housing will actually be lost. Since the current ParcView building will not be demolished in this project, the RMF zone cannot be used to add two more high-rise buildings to ParcView's lot.

Crowding three high-rise buildings onto ParcView's small lot will create an apartment complex of wall-to-wall concrete with few, if any, amenities for the lower-income people that will be squeezed into these buildings. Furthermore, the construction of these two high-rise buildings will require the driving of heavy piles, jackhammering and dump trucks almost daily for close to two years, sending loud noise and vibrations throughout the neighborhood. We must not unleash the destabilizing effects of this pile driving on the many buildings in the neighborhood that are over 45 years old. I don't want a Surfside building collapse to happen here in Alexandria!

I understand the desire of the City to have more affordable housing in Alexandria. This project, however, is disastrous and outright dangerous to my neighborhood. I strongly oppose the construction of ParcView II.

Sincerely,

22304 Residents -

A. Y,
Aaron Newport
Abdullah Amin
Abigail Seitz
Adrian Martin
Adriana Moreno
Aisha Cain
Alan Bondzio
Alana Wong
Alejandra Bustamante
Alex Rodriguez

Alexa Kastantin
Aline Nascimento
Allison Taylor
Almaz Lemma
Amalia Tollaksen
Amanda Jolley
Amanda Mehlenbacher
Andrea Arredondo
Andrea Camardella
Andrea Tyree
Andrea Hoard
Andrew Hill

Andrey Lozovoy
Andrii Holub
Angela Micheli
Anita Barondes
Ann Romines
Ann Cardoni
Anne Schieber
Anne Capitman
Antoinette Allen
Arline Kerrigan
Arthur Impastato
Astrid Brueckner

Avery Corbett
Barbara Seaman
Barbara Rosen
Berk Ogutal
Beverly Hissrich
Bobby Woodard
Bobette Lein
Brandon Wilsey
Brian Evans
Brian Cloud
Brian Riley
C. L.
Caren Barrera
Carly Schiller
Carmel Wooten
Carmen Mercadp
Carol Monson
Carol Skeels
Carolyn Murray
Carolyn Mische-Hoege
Carolyn Estes
Carrie Bayer
Catherine Leonard
Catherine Stryker
Catherine Grosshans
Cathy Bryan
Cecile Phillips
Chanda Binkley
Chaney Hindman
Charles Maclin
Charles Maynard
Charles Pasquale
Cheryl MacPherson
Chris Sprouse
Chris Alex
Christina Justice
Christine Cardellino
Christine Sklepovich
Christopher Ma
Christopher Larsen
Christopher Cloud
Christopher Smith
Citas White
Clara Jones
Clayton Wirtz
Connie Gray

Cora King
Cory Kastl
Cristeena Naser
Cynthia Gamez
Cynthia Ray
D. Zusman
Daniel Hogsed
Daniel Temme
Daniel Morales
David Blakeslee
Dawoud Karimi
Dayne Sundman
Deborah Yarborough
Deirdre Lavrakas
Dennis Nieves
Diana Deming
Diana Jarrett
Diane Hannan
Dianne Markowitz
Dominique Smith
Donald Owen
Donald Dillingham
Donna Kenley
Donna Ellenson
Donna Fossum
Donna Dickey
Douglas Wilson
Douglas Smith
Dr. Katherine
Duane Hovdestad
Duane Tollaksen
Durene Leflouria
Eduardo Uy
Eileen Ferraro
Ekaterina Lozovoy
El Mostafa
Elinor Abraham
Elisa Krobot
Elizabeth Garman
Elizabeth Wright
Elizabeth Post
Ellen Walker
Elsa O'Neal
Eric Acheson
Erin Winograd
Erwin Delgado

Faith Kanno
Felicia Green
Fletcher Johnston
Fouzilla Sebbak
Fran Vogel
Francesca Valentin
Frank Brindisi
Franklin Spinney
Frederica Dunn
Gabrielle Briones
Galit Gvily
Gilberto Martinez
Giovanna Cavagnaro
Gladys Velazquez
Gloria A.
Gregory Plotnick
Gregory Weisler
Gul Saleh
Guy DeZarn
Hailu Ketema
Hampton Mills
Harold Gossett
Henry Heinold
Hiam Said
Hicham Alaoui
Hudson Sauls
Humberto Costa
Iesha Lane
India Chan
Irene Jones
Isabella Boroje
Isinsu Scott
J. Jones
J. Stephens
Jack Abraham
Jacquelyn Bsharah
Jadranka Stevic
Jamal Awamleh
James Lewis
James Coughlin
James Bausman
James Enright
James Aylward
James Statler
James Clark
James Allgood

Jan Chong
Jane Guyton
Jane Feng
Janet Reed
Janet McHale
Janice Magnuson
Janice Crawford
Janice Sienkiewicz
Janis Timberlake
Jared Webster
Jason Heaney
Jean Marie
Jeff Overholt
Jeffrey Moran
Jeffrey Birch
Jeffrey Thompson
Jennifer Santiago
Jennifer Mercer
Jennifer Holland
Jennifer Creighton
Jennifer Cole
Jerry Higgins
Jesus Chevere
Jill Vaniman
Jim Lindemuth
Jinnine Pak
Joan Freund
Joan Branch
Joan Lampe
Joan Myer
Joan Snavelly
Jocelyn A.
Joe Brown
Joelle Lastica
John Cory
John M.
John Alan
John Newmark
John Stephens
John Lein
Jonathan Gentry
Jonathan Noftsier
Jordan VanderKooi
Jorge Salazar
Josefina Embuscado-Dechat
Josh Dorfman
Joy Mallonee

Joyce Willoughby
Joyce S.
Juan Carlos
Judith Greig
Julia Rachiele
Julie Pixler
Julio Morillo
June Philipsen
Justin Lockedmonds
Karen Leibach
Karen Barr
Karen Owens
Karen Shimkus
Karl Garman
Kathleen Harger
Kathleen Stark
Kathryn Salerno
Kayla Zabowski
Kayla Argueta
Kayla Mercado
Keisha Marshall
Keith Powell
Keith Pickerel
Kelly Fahel
Kenneth Naser
Kenneth Smith
Kent Davis
Kevin Edwards
Kevin Cottrell
Khin Oo
Kimberly Collins
Krystal Tolson
Kuulei Stockman
Kyle Dunbar
Larysa Yarmolenko
LaTanya Broussard
Laura Perez
Laura Bullen
Laura Ferraro
Laura Vogel
Lauren Roszak
Lauren Borden
Lawrence Clements
Lenis Amaya
Leslie Dubin
Lidia Lipsey

Lillian Thompson
Linda Taousakis
Linda Greenberg
Linda Barrett
Linda Willows
Lisa Hunter
Lisa Langley
Lisa Antonelli
Lori Brown
Louisa Ward
Luis Morillo
Lyndon Gerron
Mae Abdulbaki
Mairym Ramos-Salinas
Mara Francis
Marcos Goncalves
Margo Smith
Maria Lopez
Maria Habib
María Rosa
Marian Cavanagh
Marianne McLaughlin
Maricarmen Centeno
Marie Babel
Marie Johnston
Marie Zack
Marilyn Horner
Mark Wehrwein
Mark Clements
Mark Thomas
Marlene Dakita
Martha Romans
Martha Kossoff
Martin Goldstein
Martin Smith
Martin Menez
Mary White
Mary Beth
Mary Ellen
Mary Ann
Mary Ellen
Mary Barnes
Mary Hennigan
Maryam Ali
Matthew Locke
Matti Young-Starr

McDonald Benjamin
Meagan Wilson
Megan Eckhardt
Megan Pitman
Megan Christensen
Melanie Hogg
Melanie Weiser
Melinda Dullea
Melinda Wright
Melissa Kincaid
Melissa Henderson
Meredith Aquila
Michael Flores
Michael Falvey
Michael Zimmer
Michael McGovern
Michael DeLiso
Michael Ruiz
Michael Brooke
Michael Russell
Michael Larson
Michael Adams
Michelle Whitman
Michelle Mai
Michelle Virshup
Michelle Cameron
Mike Kim
Milissa King
Mohamed Bourakba
Mona Hammad
Muhammad Adnan
Nacira Woodard
Nadine Bacaj
Nakpan Tama
Nancy McKenzie
Natalie Leggoe
Natalie Rogers
Natalie Fleet
Natasha Leyton
Necola Shaw
Neil Yang
Nelly Serritella
Nicole Gauvin
Nisarulhaq Fawad
Pamela Bennett
Pamela Laurel

Panagiotis Taousakis
Parker Selby
Patricia Steelman
Patricia McCombie
Patricia Sugrue
Patricia Coleman
Patrick O'Brien
Paul Begalka
Paul Martin
Paula Sullivan
Paula Otero
Peter Heywood
Peter Guerrant
Phyllis Harris
Randall Hopkins
Raven Lifsey
Rebecca Samawicz
Regina Sobieski
Richard Shea
Richard Steelman
Richard Singer
Richard Ward
Richard Sienkiewicz
Ricky Brown
Robert Grech
Robert Greenberg
Robert Rugolo
Robert Simmons
Robert Hickman
Roberta S.
Roberta O'Brien
Robin Benatti
Rosanne Cattanaach
Rose Ramos
Rosemarie Gardner
Ruby Osia
Russell T.
Ruth Roush
Ryan Broughton
Sabrina Rusli
Sabrina Otero
Sally McConnell
Sameer Ishtiwi
Samuael Seyoum
Sandra Buerle
Sara Rubida

Sara Bartley
Sarah Chamberlain
Sarah Quirk
Sarah Fanning
Saundra Deltac
Sayed Mahbobi
Selamawit Adugna
Sergio Denegri
Shannon Holsclaw
Shannon Hartnett
Sharon Hennessee
Shelby Stratton
Shelby Smith
ShelleyConway
Sheri Holthouse
Shira Furman
Shiran Zerach
Shirley Downs
Shoshanna Roth
Sigridur Johannesdottir
Simon Salas
Sonia Abdulbaki
Sonia Iraheta
Stacy Costello
Stanislau Valadzko
Stefanie Bisignano
Stephanie Collins
Stephanie Showman
Stephen Pearson
Stephen Green
Stuart Olson
Sue Leibert
Sue Wrbican
Sunny Pietrafesa
Susan Whitcomb
Susan Price
Susan Cardellino
Susan Thomson
Susan Thomas
Susana Romero
Susana Ortiz-Ang
Suzanne McNicholas
Suzanne Tillman
Suzanne McGovern
Sylvia Jones
Sylvia Cohen

Tahfiz H
Tamara Orebaugh
Tamra Sass
Tanja Heaney
Tatiana Sokolova
Tatjana Cvijanovic
Ted Culler
Thomas Collelo
Thomas Gigure
Thomas Watson
Tim Baney
Tim Walker
Tim Broutin
Todd Hutchings
Tom Sugrue
Tom Kopko
Tony Garcia
Tori Wirgler
Trevor Riley
Valerie Spiegler
Valerie Proute
Vanessa Christiansen
Vanessa Fantasia
Veronica Flor
Vicente Rodriguez
Vickie Veley
Virginia Otero
Virginia Boston
Vlada Lukina
Vladyslav Verbivskyi
Walter Alesevich
Wendy Ulmer
William George
William Reed
William Glick
William Lichliter
William Blumberg
William Farmer
William McNiel
William Langley
William Ibsch
Wolansa Girma
Xiaolong Yang
Yalonda Harvin
Yvonne Bonner
Yvonnnette Ross

Zachary Damm
Other Neighbors
Christina Elder, APO
Patricia Christiansen, 20735
Samuel Glaser 22032
Barbara Mancini, 22301
Luci Bach, 22302
Amy Conley, 22302
Julia Huggins, 22302
Bob Gronenberg, 22302
Anita Barondes, 22302
Bruce Brown, 22302
Dorothy Gray, 22302
Claudia Frehe, 22303
Ronald Gochenour, 22305
Judy Davis, 22305
Peggy Cantfil, 22305
Meredith Taylor, 22305
Felicia Floriani, 22309
Connie Anders, 22310
Emily Olhoeft, 22310
Janet Jaeger, 22310
Leah Simon, 22311
Rebecca Hierholzer, 22311
Pete Benavage, 22311
Kristine Telford, 22311
Cristina Gomez, 22311
Lois Steele, 22312
Raul Fernandez, 22312
Pamela Escobar, 22312
Kysha LeBron, 22313
Laura Williams, 22314
Trudy Kelley, 22314
Stafford Ward, 22314
Bill Rossello, 22314
David Olinger, 22314
Dino Drudi, 22314
Ann Caprio, 22314
Kelly Sanborn, 22314
Rebecca Rust, 22314

Gloria Sitton

From: Webster, Jared <Jared.Webster@siriusxm.com>
Sent: Monday, January 31, 2022 1:42 AM
To: Justin Wilson; Mark McHugh; Amy Jackson; Brittany Williams; John Chapman; LaShawn Timmons; Canek Aguirre; Regina Benavides; Sarah Bagley; Suzanne Derr; Alyia Gaskins; Tracy Thompson; Kirk McPike; Karl Bach; Gloria Sitton
Subject: [EXTERNAL]opposition to the proposed rezoning of ParcView Apartments at 5380 Holmes Run Parkway from RC to RMF

Some people who received this message don't often get email from jared.webster@siriusxm.com. [Learn why this is important](#)

Dear Mayor Wilson, Vice Mayor Jackson and City Councilmembers,

I write to express my opposition to the proposed rezoning of ParcView Apartments at 5380 Holmes Run Parkway from RC to RMF to facilitate the construction of two more high-rise buildings on this small lot. This issue has been docketed for your meeting on February 12th, 2022.

If ParcView II is approved, the lives of everyone in the Holmes Run area of Alexandria will be threatened, as the simple act of constructing two new high-rise buildings on ParcView's lot using heavy pile driving equipment, will jeopardize the structural stability of every nearby building, as most of these buildings are over 12 stories high and over 40 years old. All 3,100+ dwelling units in the Holmes Run area qualify as affordable or workforce housing, so please do not threaten my safety or that of my family and neighbors simply to add ~220 more affordable housing units to the City's stockpile of such housing. The Holmes Run Area is one of the most diverse and densely populated communities in the City. This fact should be celebrated, not destroyed by allowing ParcView II to be built.

I request that this email be added to the docket materials for the ParcView II project before City Council on February 12th, 2022.

Sincerely,

Jared Webster
5340 Holmes Run Parkway #801
Alexandria, VA 22304

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Gloria Sitton

From: Webster, Jared <Jared.Webster@siriusxm.com>
Sent: Monday, January 31, 2022 1:35 AM
To: PlanComm
Cc: Gloria Sitton
Subject: [EXTERNAL]opposition to the proposed rezoning of ParcView Apartments at 5380 Holmes Run Parkway from RC to RMF

Some people who received this message don't often get email from jared.webster@siriusxm.com. [Learn why this is important](#)
Dear Chairman Macek and Planning Commissioners,

I write to express my opposition to the proposed rezoning of ParcView Apartments at 5380 Holmes Run Parkway from RC to RMF to facilitate the construction of two more high-rise buildings on this small lot. This issue has been docketed for your meeting on February 1st, 2022.

If ParcView II is approved, the lives of everyone in the Holmes Run area of Alexandria will be threatened, as the simple act of constructing two new high-rise buildings on ParcView's lot using heavy pile driving equipment, will jeopardize the structural stability of every nearby building, as most of these buildings are over 12 stories high and over 40 years old. All 3,100+ dwelling units in the Holmes Run area qualify as affordable or workforce housing, so please do not threaten my safety or that of my family and neighbors simply to add ~220 more affordable housing units to the City's stockpile of such housing. The Holmes Run Area is one of the most diverse and densely populated communities in the City. This fact should be celebrated, not destroyed by allowing ParcView II to be built.

I request that this email be added to the docket materials for the ParcView II project before the Planning Commission on February 1st, 2022.

Sincerely,

Jared Webster
5340 Holmes Run Parkway #801
Alexandria, VA 22304

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Gloria Sitton

From: Susan Cardellino <scellino1@gmail.com>
Sent: Sunday, January 30, 2022 4:29 PM
To: Gloria Sitton
Subject: [EXTERNAL]

You don't often get email from scellino1@gmail.com. [Learn why this is important](#)

Dear Chairman Macek and Planning Commissioners,

I am writing to express my opposition to the proposed rezoning of the ParcView Apartments at 5380 Holmes Run Parkway from RC to RMF which would allow the construction of two more high-rise buildings on this small lot. This issue will be discussed at the February 1, 2022 meeting.

The construction of two new high-rise buildings will impact the lives of all people living in the Holmes Run area of Alexandria. The use of heavy pile driving equipment will jeopardize the structural stability of all nearby buildings. Most of these buildings are over 12 stories high and are over 40 years old. All 3,100+ housing units in the Holmes Rund area qualify as affordable or workforce housing, so please do not threaten the safety of all people living in this area to simply add approx. 220 more affordable housing units to the city's stockpile of such housing. The Holmes Run Area is one of the most diverse and densely populated communities in the City. This fact should be celebrated, not destroyed by ParcView II to be built.

The quality of life of Holmes Run Parkway community will be altered forever. There will be traffic and parking issues. Even though the ParcView plan is to include parking, there already is an issue with on street parking when family and friends come to visit. Also, the closeness of the buildings on the small lot will impact the lives of the residents of ParcView. Also of concern is the impact that the hardscape associated with ParcView will have on the environment.

I request that this email be added to the docket materials for the ParcView II project before the Planning Commission on February 1st, 2022.

Sincerely,
Susan A Cardellino
5500 Holmes Run Parkway
Apt 1016
Alexandria, VA 22304

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Gloria Sitton

From: Fran Vogel <fran.vogel@verizon.net>
Sent: Sunday, January 30, 2022 3:49 PM
To: PlanComm
Cc: Gloria Sitton
Subject: [EXTERNAL]Opposition to the ParcView II Redevelopment Project

Dear Chairman Macek and Planning Commissioners,

I am writing to express my opposition to the proposed ParcView II redevelopment project at 5380 Holmes Run Parkway that has been docketed for your public hearing on February 1, 2022.

This project involves serious safety concerns for the structural stability of the ParcView building as well for the many other almost 50-year-old buildings housing thousands of nearby residents in this already highly congested area. Given that there will be no loss of affordable housing at ParcView, use of the RMF zoning is inappropriate in that for re-zoning to RMF, the affordable housing must be at risk and clearly the affordable housing units currently at ParcView are not diminishing. All 3,100+ dwelling units in the Holmes Run area qualify as affordable or workforce housing.

In addition, there are no plans to relocate the ParcView residents while construction is going on, there are no plans for where ParcView residents are supposed to park when their parking lot is taken away to cram two more buildings on their small 3-acre lot. More so, the traffic study shows that two key intercessions are already congested, there is grossly inadequate parking for parents of a proposed day care center that will accommodate 100 children, and no consideration will be given by the applicant to enhance environmental sustainability as was done at Landmark Mall.

The Holmes Run Area is one of the most diverse and densely populated communities in the City. This fact should be celebrated, not destroyed by allowing ParcView II to be built.

Respectfully,

Fran Vogel
41 N. Early Street
Alexandria, VA

I request that this email be included with the docket materials for the ParcView II project before the Planning Commission on February 1st, 2022.

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Gloria Sitton

From: Joan E. Snavely <jesintime@verizon.net>
Sent: Sunday, January 30, 2022 1:21 PM
To: PlanComm; Gloria Sitton
Subject: [EXTERNAL]Request to add this email to the docket materials for the ParcView II project before the Planning Commission on Feb 1, 2022

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

Dear Chairman Macek and Planning Commissioners,

I am writing to express my strong opposition to the proposed rezoning of ParcView Apartments at 5380 Holmes Run Parkway from RC to RMF to facilitate the construction of two more high-rise buildings on this small lot. This issue has been docketed for your meeting on February 1st, 2022.

If ParcView II is approved, the lives of everyone in the Holmes Run area of Alexandria will be threatened, as the simple act of constructing two new high-rise buildings on ParcView's lot using heavy pile driving equipment, will jeopardize the structural stability of every nearby building, as most of these buildings are over 12 stories high and over 40 years old. All 3,100+ dwelling units in the Holmes Run area qualify as affordable or workforce housing, so please do not threaten my safety or that of my family and neighbors simply to add ~220 more affordable housing units to the City's stockpile of such housing. The Holmes Run Area is one of the most diverse and densely populated communities in the City. This fact should be celebrated, not destroyed by allowing ParcView II to be built.

As an owner and resident at Place One – 5500 Holmes Run Parkway, therefore a direct neighbor, our Community will be negatively affected by years of construction, building/infrastructure impacts, and increased population density from this redevelopment project if approved. Additionally it will have negative environmental impacts to include relocation of rodents and pests; blowing dirt, dust, and particulates; enhanced noise pollution and fewer wind barriers via removal of existing ParcView trees; change to water table levels and increase in flooding due to underground garage creation; as well as disturbance of surrounding wildlife in Holmes Run and the park. The neighborhood will also be impacted by simultaneous expansion efforts nearby (e.g. Landmark Mall/West End, Landmark Overlook); increased population density in an already crowded neighborhood; more traffic on Holmes Run Pkwy, especially day care drop off/pick up; fewer street parking spots; and no parking for current ParcView residents during construction phases. Most trees and amenities will be removed to pack people into very cramped quarters. The lot will become wall-to-wall concrete. ParcView II is bad for our neighborhood and the entire West End.

I request that this email be added to the docket materials for the ParcView II project before the Planning Commission on February 1st, 2022.

Sincerely,

Joan E Snavelly

Joan E. Snavelly

5500 Holmes Run Pkwy, Unit 1406

Alexandria, VA 22304

jesintime@verizon.net

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Gloria Sitton

From: melanie <mweiser0001@gmail.com>
Sent: Saturday, January 29, 2022 10:41 PM
To: PlanComm; Gloria Sitton
Subject: [EXTERNAL]Stop Parkview II Now!

Some people who received this message don't often get email from mweiser0001@gmail.com. [Learn why this is important](#)

Dear Chairman Macek and Planning Commissioners,

I write to express my opposition to the proposed rezoning of ParcView Apartments at 5380 Holmes Run Parkway from RC to RMF to facilitate the construction of two more high-rise buildings on this small lot. This issue has been docketed for your meeting on February 1st, 2022.

If ParcView II is approved, the lives of everyone in the Holmes Run area of Alexandria will be threatened, as the simple act of constructing two new high-rise buildings on ParcView's lot using heavy pile driving equipment, will jeopardize the structural stability of every nearby building, as most of these buildings are over 12 stories high and over 40 years old. All 3,100+ dwelling units in the Holmes Run area qualify as affordable or workforce housing, so please do not threaten my safety or that of my family and neighbors simply to add ~220 more affordable housing units to the City's stockpile of such housing. The Holmes Run Area is one of the most diverse and densely populated communities in the City. This fact should be celebrated, not destroyed by allowing ParcView II to be built.

Having lived in Alexandria for the better part of 38 years, the past 10 split between Cameron Station Blvd and Holmes Run Pkwy, I am extremely fearful and dismayed with the approved proposal of adding an additional building on HRP to house 200+ more residents along an already struggling corridor of Duke, Holmes Run, and Van Dorn feeding to 395. Traffic is always horrendous, crime is up, and you are creating a powder keg waiting to explode. On top of that, the new hospital is going to add to the mess on one- and two-lane roadways which are already bursting at the seams. Additionally, the need of the Mayor and Council to continue to fill every inch of the West End with density is astounding to me. The city in which I used to think I would grow old, is now making me look elsewhere ... far away from City Leadership who clearly don't care about the policies and decisions which don't affect them. First it was bike lanes, then bus lanes, and now the hospital and building a residential high-rise where there is literally no room for the amount of People to travers to and from! I am saddened that the City I grew up in is not the same anymore; I do not, and would never, recommend it to live.

I request that this email to added to the docket materials for the ParcView II project before the Planning Commission on February 1st, 2022.

Regards,

Melanie Weiser

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Gloria Sitton

From: bastillea <bastillea99@gmail.com>
Sent: Saturday, January 29, 2022 6:45 PM
To: Gloria Sitton
Subject: [EXTERNAL]Opposition to the proposed rezoning of ParcView Apartments at 5380 Holmes Run Parkway from RC to RMF

You don't often get email from bastillea99@gmail.com. [Learn why this is important](#)

----- Forwarded Message -----

Subject:Opposition to the proposed rezoning of ParcView Apartments at 5380 Holmes Run Parkway from RC to RMF
Date:Fri, 28 Jan 2022 15:59:35 -0500
From:bastillea <bastillea99@gmail.com>
To:PlanComm@alexandriava.gov

Dear Chairman Macek and Planning Commissioners,

We write to express our opposition to the proposed rezoning of ParcView Apartments at 5380 Holmes Run Parkway from RC to RMF to facilitate the construction of two more high-rise buildings on this small lot. This issue has been docketed for your meeting on February 1st, 2022.

If ParcView II is approved, the lives of everyone in the Holmes Run area of Alexandria will be threatened, as the simple act of constructing two new high-rise buildings on ParcView's lot using heavy pile driving equipment, will jeopardize the structural stability of every nearby building, as most of these buildings are over 12 stories high and over 40 years old. All 3,100+ dwelling units in the Holmes Run area qualify as affordable or workforce housing, so please do not threaten my safety or that of my family and neighbors simply to add ~220 more affordable housing units to the City's stockpile of such housing. The Holmes Run Area is one of the most diverse and densely populated communities in the City. This fact should be celebrated, not destroyed by allowing ParcView II to be built.

Our condo unit at Place One is sitting atop multiple columns supporting half of our building (with underground parking below). We worry that the heavy pile driving could affect the structural integrity of our 45+ year old building potentially causing a collapse of our building such as the condo that collapsed in Florida threatening our safety. Also the condo prices and rental prices are already low enough in our entire neighborhood to support affordability. Even today, there is dense enough traffic that adding 2 more buildings to Parcview would cause too much congestion and street parking is already limited and does not need to be exacerbated. Our condo had several foundation cracks from a very brief earthquake in the area in 2011, a prolonged construction and vibrations from pile driving could be severely detrimental to individual condo unit owners and to the structural support of our building.

We request that this email to added to the docket materials for the ParcView II project before the Planning Commission on February 1st, 2022.

Sincerely,

Elinor and Jack Abraham (Place One Condo)

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Gloria Sitton

From: K'Le Lebron <kle.lebron2@gmail.com>
Sent: Saturday, January 29, 2022 11:02 AM
To: PlanComm
Cc: Gloria Sitton
Subject: [EXTERNAL]ParcView II Redevelopment

Some people who received this message don't often get email from kle.lebron2@gmail.com. [Learn why this is important](#)

Dear Chairman Macek and Planning Commissioners,

I am writing to express my opposition to the proposed ParcView II redevelopment project at 5380 Holmes Run Parkway, docketed for your public hearing on February 1, 2022. The redevelopment project does not consider the negative impact to the local community.

I have been a resident of Alexandria's West End for almost 10 years. I have lived on Holmes Run Parkway and now I live near Holmes Run Parkway, so I know the area well. The City of Alexandria may have good intentions to add affordable housing units; however, this redevelopment will diminish the quality of life in the community. I have serious concerns about the negative effects on congestion, traffic/safety, the environment, and quality of life in the area.

Holmes Run Parkway is already too busy and congested with vehicular traffic from residents and drivers traveling to/from Duke Street and Van Dorn Street. Additional residential units will add more vehicular traffic to this densely populated area, which is not safe. It will not be safe for residents, pedestrians, or cyclists on the Parkway. Furthermore, parking in the area is a challenge. On any given day, Holmes Run Parkway has cars parked bumper-to-bumper. How can the area accommodate even more vehicles?

My concerns are also for the environmental impact during construction and sustainability issues beyond construction. Construction is unpleasant. It is even more unpleasant when the new building does not benefit the local community with environmentally, sustainable features.

Is this the vision of affordable housing in Alexandria? Are we going to be a city that crams more people into already dense areas, so they can have affordable housing? Will it foster a quality community or will the unattractive, overcrowding chase residents away?

I hope that you will take these concerns into account. Thank you for your consideration.

Sincerely,

Kysha LeBron

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Gloria Sitton

From: Alana <alana.t.wong@gmail.com>
Sent: Friday, January 28, 2022 4:12 PM
To: natemacek@hotmail.com (Planning Zoning Contact); dwbapc@gmail.com; johngoebel@gmail.com; Stephen Koenig; mindyllyle@comcast.net (Planning Zoning Contact); mmcmahonpc@gmail.com (Planning Zoning); Vivian Ramirez; PlanComm; Gloria Sitton
Subject: [EXTERNAL]Petition against ParcView II redevelopment

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

Dear Chairman Macek and Planning Commissioners,

I write to express my opposition to the proposed ParcView II redevelopment project at 5380 Holmes Run Parkway that has been docketed for your public hearing on February 1, 2022.

This project involves serious safety concerns for the structural stability of the ParcView building as well for the many other almost 50-year-old buildings housing thousands of nearby residents in this already highly congested area. Given that there will be no loss of affordable housing at ParcView, use of the RMF zoning is improper.

In addition, there are no plans to relocate the ParcView residents while construction is going on, there are no plans for where ParcView residents are supposed to park when their parking lot is taken away to cram two more buildings on their small 3-acre lot, the traffic study shows that two key intercessions are already congested, there is grossly inadequate parking for parents of a proposed day care center (4 spots for parents of 100 kids), and no consideration will be given by the applicant to enhance environmental sustainability as was done at Landmark Mall.

Sincerely,
Alana Wong
4951 Brenman Park Dr.

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Gloria Sitton

From: Daniel Morales <miadan85@hotmail.com>
Sent: Friday, January 28, 2022 11:31 AM
To: Gloria Sitton
Subject: [EXTERNAL]Opposition to ParcView II from a close neighbor

You don't often get email from miadan85@hotmail.com. [Learn why this is important](#)

Dear Chairman Macek and Planning Commissioners,

I write to express my opposition to the proposed rezoning of ParcView Apartments at 5380 Holmes Run Parkway from RC to RMF to facilitate the construction of two more high-rise buildings on this small lot. This issue has been docketed for your meeting on February 1st, 2022.

If ParcView II is approved, the lives of everyone in the Holmes Run area of Alexandria will be threatened, as the simple act of constructing two new high-rise buildings on ParcView's lot using heavy pile driving equipment, will jeopardize the structural stability of every nearby building, as most of these buildings are over 12 stories high and over 40 years old. All 3,100+ dwelling units in the Holmes Run area qualify as affordable or workforce housing, so please do not threaten my safety or that of my family and neighbors simply to add ~220 more affordable housing units to the City's stockpile of such housing. The Holmes Run Area is one of the most diverse and densely populated communities in the City. This fact should be celebrated, not destroyed by allowing ParcView II to be built.

I understand the need for affordable housing, **but cramming more people in the West End is irresponsible and inappropriate**. West End/Holmes Run already has the highest density in the area and Holmes Run Parkway, Ripley St., and other nearby roads already experience very heavy traffic.

I request that this email be added to the docket materials for the ParcView II project before the Planning Commission on February 1st, 2022.

Sincerely,

Daniel Morales
5500 Holmes Run Parkway, 915
Alexandria, VA 22304

Sent from [Mail](#) for Windows

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Gloria Sitton

From: Nakpan Tama <ntama6@gmail.com>
Sent: Friday, January 28, 2022 10:00 AM
To: PlanComm; Gloria Sitton
Subject: [EXTERNAL]Opposition to ParcView II

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Dear Chairman Macek and Planning Commissioners,

I write to express my opposition to the proposed rezoning of ParcView Apartments at 5380 Holmes Run Parkway from RC to RMF to facilitate the construction of two more high-rise buildings on this small lot. This issue has been docketed for your meeting on February 1st, 2022.

If ParcView II is approved, the lives of everyone in the Holmes Run area of Alexandria will be threatened, as the simple act of constructing two new high-rise buildings on ParcView's lot using heavy pile driving equipment, will jeopardize the structural stability of every nearby building, as most of these buildings are over 12 stories high and over 40 years old. All 3,100+ dwelling units in the Holmes Run area qualify as affordable or workforce housing, so please do not threaten my safety or that of my family and neighbors simply to add ~220 more affordable housing units to the City's stockpile of such housing. The Holmes Run Area is one of the most diverse and densely populated communities in the City. This fact should be celebrated, not destroyed by allowing ParcView II to be built.

I request that this email be added to the docket materials for the ParcView II project before the Planning Commission on February 1st, 2022.

Thank you,

Nakpan Tama

5340 Holmes Run Pkwy unit# 909

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Gloria Sitton

From: Alejandra Bustamante <a.busta716@gmail.com>
Sent: Thursday, January 27, 2022 7:20 PM
To: PlanComm; Gloria Sitton
Subject: [EXTERNAL]Opposition to the proposed rezoning of ParcView 5380 Holmes Run Pkwy

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Dear Chairman Macek and Planning Commissioners,

I write to express my opposition to the proposed rezoning of ParcView Apartments at 5380 Holmes Run Parkway from RC to RMF to facilitate the construction of two more high-rise buildings on this small lot. This issue has been docketed for your meeting on February 1st, 2022.

If ParcView II is approved, the lives of everyone in the Holmes Run area of Alexandria will be threatened, as the simple act of constructing two new high-rise buildings on ParcView's lot using heavy pile driving equipment, will jeopardize the structural stability of every nearby building, as most of these buildings are over 12 stories high and over 40 years old. All 3,100+ dwelling units in the Holmes Run area qualify as affordable or workforce housing, so please do not threaten my safety or that of my family and neighbors simply to add ~220 more affordable housing units to the City's stockpile of such housing. The Holmes Run Area is one of the most diverse and densely populated communities in the City. This fact should be celebrated, not destroyed by allowing ParcView II to be built.

I have lived in this neighborhood since 1995 and cannot express how much of a gem this area is to me and its residents. I beg the City to please reconsider another area in Alexandria to build.

I request that this email be added to the docket materials for the ParcView II project before the Planning Commission on February 1st, 2022.

Sincerely,

Alejandra

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Gloria Sitton

From: Durene LeFlouria <dleflouria05@gmail.com>
Sent: Thursday, January 27, 2022 7:17 PM
To: PlanComm
Cc: Gloria Sitton
Subject: [EXTERNAL]Opposition to ParcView II rezoning project

[Some people who received this message don't often get email from dleflouria05@gmail.com. Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

Dear Chairman Macek and Planning Commissioners:

I am writing to express my opposition to the proposed rezoning of Parcview Apartments located at 5380 Holmes Run Parkway in Alexandria, Virginia. This is docketed for your meeting on February 1, 2022.

Approval of this project will threaten, disrupt, and jeopardize the lives and safety of everyone in this community with the use of heavy pile driving equipment. Severe damage will occur to each and every one of the buildings on this block, all of which are at least 40 years of age and 12 stories high. This area is already densely populated and approval of this project will only destroy this beautiful and diverse community.

Thank you in advance for adding this email to the docket materials regarding the ParcView II project to the planning commission for your February 1, 2022 meeting.

Sincerely,

~Durene LeFlouria

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Gloria Sitton

From: Nancy McKenzie <nmc1234@hotmail.com>
Sent: Thursday, January 27, 2022 12:29 AM
To: Justin Wilson; Amy Jackson; John Chapman; Canek Aguirre; Sarah Bagley; Alyia Gaskins; Kirk McPike; Gloria Sitton
Subject: [EXTERNAL]Rezoning Opposition

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Dear Mayor Wilson, Vice Mayor Jackson and City Councilmembers,

I write to express my opposition to the proposed rezoning of ParcView Apartments at 5380 Holmes Run Parkway from RC to RMF to facilitate the construction of two more high-rise buildings on this small lot. This issue has been docketed for your meeting on February 12th, 2022.

If ParcView II is approved, the lives of everyone in the Holmes Run area of Alexandria will be threatened, as the simple act of constructing two new high-rise buildings on ParcView's lot using heavy pile driving equipment, will jeopardize the structural stability of every nearby building, as most of these buildings are over 12 stories high and over 40 years old. All 3,100+ dwelling units in the Holmes Run area qualify as affordable or workforce housing, so please do not threaten my safety or that of my family and neighbors simply to add ~220 more affordable housing units to the City's stockpile of such housing. The Holmes Run Area is one of the most diverse and densely populated communities in the City. This fact should be celebrated, not destroyed by allowing ParcView II to be built.

I request that this email to added to the docket materials for the ParcView II project before City Council on February 12th, 2022.

Sincerely,

Nancy McKenzie
200 N Pickett St #1405
Alexandria, Va 22304
703-209-7419

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Gloria Sitton

From: Art Impastato <cameronstacivic@gmail.com>
Sent: Tuesday, January 25, 2022 5:22 PM
To: PlanComm; Gloria Sitton
Cc: Karl Moritz; Robert Kerns; Maya Contreras; Jared Alves; Helen McIlvaine; dwbapc@gmail.com; Stephen Koenig; mindylyle@comcast.net (Planning Zoning Contact); natemacek@hotmail.com (Planning Zoning Contact); mmcmahonpc@gmail.com (Planning Zoning); jodymanorpc@gmail.com (PZ Contact); Vivian Ramirez
Subject: [EXTERNAL]Cameron Station Civic Association Opposition to ParcView II Redevelopment Project (Docket Item #8)
Attachments: Cameron Station Civic Assn Letter to Planning Commission in Opposition to ParcView II 1-25-22.pdf

Some people who received this message don't often get email from cameronstacivic@gmail.com. [Learn why this is important](#)
Dear Chairman Macek and Planning Commissioners,

I attach for the record a letter from the Cameron Station Civic Association in opposition to the ParcView II redevelopment project which is currently docket item 8 for the Planning Commission public hearing on February 1, 2022. As set forth and explained in more detail in our letter, this project poses numerous safety, traffic, parking, zoning and other issues that should lead you to the conclusion that a much safer and better suited location must be found for placing additional affordable housing.

If there are any questions concerning these comments, please contact the undersigned at cameronstacivic@gmail.com, or by phone at (703) 567-5075.

Sincerely,

/s/

Arthur "Sash" Impastato
President
Cameron Station Civic Association

We would love to have you join the Civic Association. To join, send a check made payable to the Cameron Station Civic Association for \$10 per person (ages 18 and older) with your name(s), address, phone number and email address to: Cameron Station Civic Association 200 Cameron Station Blvd, Alexandria, VA 22304. To contact the Civic Association please email cameronstacivic@gmail.com.

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Cameron Station Civic Association
200 Cameron Station Blvd.
Alexandria, VA 22304

January 25, 2022

Via Email

Members of the Planning Commission
City Hall
301 King Street
Alexandria, Virginia 22314

Re: Opposition to ParcView II Redevelopment Project (Docket Item #8)

The Cameron Station Civic Association is opposed to the ParcView II redevelopment project since it has very serious and likely insurmountable construction challenges as well traffic, zoning, parking, and other issues. This matter is item #8 on the docket for the February 1, 2022, Planning Commission public hearing.

Executive Summary

ParcView is a 14-story 149-unit multifamily building located at 5380 Holmes Run Parkway, Alexandria, VA 22304. The ParcView II redevelopment proposal by the developer, Wesley Housing ("Applicant"), is to cram two more buildings on a mere 3-acre lot and increase the number of units to 373.

Among the many serious issues with this project that warrant a vote of disapproval are the following:

1. Serious safety issues
2. Excessive density
3. Inappropriate use the residential multifamily zone
4. ParcView and nearby residents will be at risk during construction
5. Lack of adequate parking
6. Traffic study is seriously flawed
7. Day care center will exacerbate traffic congestion
8. Questionable open space calculations
9. Material omissions to the Landlord-Tenant Relations Board and other questionable practices

10. No public participation at either the Landlord-Tenant Relations Board or Alexandria Housing Affordability Advisory Committee
11. Need to consider additional environmental sustainability
12. High cost to Alexandria

The reasons that the ParcView II Development Special Use Permit (“DSUP”) #2021-10029, rezoning #2021-00007, and transportation management plan SUP #2021-00088 must be denied are more fully discussed below.

Serious Safety Issues

Residents living in condos next to ParcView have confirmed that there are sinkholes in that area. Such dangerous existing conditions could pose a serious and unacceptable risk if construction were to begin. The DSUP2021-10029 Staff Report for the February 1, 2022, Planning Commission public hearing (“PC Staff Report”), states that the “[p]roject lies entirely within an area described on historical maps as containing marine clays.”¹ Further, City staff has said that the stream that powered Cloud’s Mill is directly under the ParcView II parking lot.² This parking lot is precisely where these two huge new buildings are planned to be built with a new underground parking lot. In addition to sinkholes, marine clay and a stream, what also makes this parcel of land a unique challenge for anything to be safely built is the fact that the “site slopes downward towards Holmes Run Parkway at a 4% grade and the parcel extends across a portion of the Holmes Run Parkway into Holmes Run Park.”³

It is also worth noting that the heavy pile driving and jackhammering that will be done for ParcView II can easily lead to harmful vibration levels due to construction. The vibration levels to build two more buildings and an underground garage for this project can cause damage to ParcView as well as the other nearby apartment buildings (all of which are almost a half century old). As noted by experts, “vibrational effects can result in cosmetic damage and/or irreparable structural damage.”⁴

Plans from a geologist and structural engineer on whether this project can be safely built with sinkholes, marine clay and an underground stream should be publicly disclosed and subject to review **before** the project is voted on by the City. Notwithstanding being told about these above issues at a number of community meetings, Applicant stated at the January 18, 2022, Eisenhower West/Landmark Van Dorn Implementation Advisory Group (“1/18 Advisory Group Mtg.”) that they did not intend to have an engineer address these safety

¹ PC Staff Report, page 44, at

https://legistar.granicus.com/alexandria/meetings/2022/2/2193_A_Planning_Commission_22-02-01_Docket.pdf.

² See also PC Staff Report, page 54 (“The mill run for Cloud’s Mill also passed through the south section of the property...”).

³ PC Staff Report, page 4.

⁴ See, <https://www.robsonforensic.com/articles/structural-damage-vibration-adjacent-construction-expert>. A number of residents close to ParcView have informed us that the confluence of dangerous issues such as sinkholes, marine clay, an underground stream and severe vibration from construction could cause the type of disaster that happened at Surfside, FL, when the Champlain Towers South condo partially collapsed killing 99 people. See <https://www.npr.org/2021/12/15/1064647589/surfside-condo-collapse-grand-jury>.

concerns until after the project had been approved by the City.⁵ Surely the City would want to know that its citizens are safe prior to exposing them to potential danger.

Moreover, the PC Staff Report states that there is the “potential presence of significant archaeological resources on the property, particularly pertaining to a historic nineteenth century farmstead on the property called Glen Mary, an Archaeological Evaluation, consistent with the Exhibit/Scope of Work dated December 20, 2021, is warranted as a next step.”⁶ If feasible, the Archaeological Evaluation should also be completed **before** the project is voted on by the City.

Excessive Density

The developer is seeking to exceed the current 164 maximum number of apartment units that can be built by right⁷ to more than double and jump to a total of 373 units⁸ (i.e., 209 new units or an 127% increase in density). They plan to do this by upgrading the 14-story 149-unit apartment building currently on the 3-acre site and adding two other huge apartment building on the same site.⁹ As noted in the PC Staff Report, the amount of density proposed is far in excess of that envisioned under the Landmark/Van Dorn Small Area Plan (54.45 units/acre versus the proposed 127.59 units per acre or an increase of 138%).¹⁰

If this project is allowed to proceed, it is projected that this would bring “a net increase of 186 students (310 students total)”¹¹ in the Landmark/Van Dorn Small Area Plan (“LVD SAP”). As noted in the PC Staff Report, the nearest schools are all “over capacity.”¹²

Inappropriate Use the Residential Multifamily Zone (“RMF”)

The Applicant is seeking to re-zone 5380 Holmes Run Parkway from RC to the new RMF zone. The RMF zone is intended to “enhance or preserve” existing affordable housing that is being demolished, literally or effectively, as part of a redevelopment or a substantial rehabilitation; terminated with the ending of subsidies or lower-rent set-asides; or converted to a different use.¹³ The original impetus of the RMF zone was to preserve the affordable housing

⁵ 1/18 Advisory Group Mtg. video at <https://www.alexandriava.gov/planning/info/default.aspx?id=90965>.

⁶ PC Staff Report, page 31.

⁷ Application for Pre-Development Funds: ParcView II Affordable Housing Apartment Building at: <https://alexandria.legistar.com/LegislationDetail.aspx?ID=4629660&GUID=E2C075F0-EE55-40ED-B1A2-E08E52A6CBE7>.

⁸ ParcView II presentation titled “Eisenhower West/Landmark Van Dorn Implementation Advisory Group Meeting 1/18/2022” at page 4 which can be found at <https://www.alexandriava.gov/planning/info/default.aspx?id=90965>.

⁹ Id.

¹⁰ PC Staff Report, page 6 (the Report also notes that “[c]urrently, the site provides 49.38 units/acre” so that this would be an 158% increase over the current units/acre).

¹¹ PC Staff Report, page 19.

¹² Id., page 20.

¹³ City staff report for Text Amendment # 2018-0013 RMF/Residential Multifamily Zone, page 6, item D, “Zone Purpose”, at https://www.alexandriava.gov/uploadedFiles/housing/info/RMFZone_Staff%20Report.pdf. See also Section 3-1400 of the Zoning Ordinance, at

at the Heritage at Old Town and Olde Towne West III rather than be a means to increase density in areas all over the City.¹⁴

For re-zoning to RMF, the affordable housing must be at risk. The affordable housing units currently at ParcView are not disappearing so this land cannot be re-zoned to RMF. It is also worth noting that the Applicant has stated in formal submissions for the record that the LVD SAP does not envision what is being proposed since the LVD SAP “does not include any specific goals for affordable housing on this site.”¹⁵

ParcView and Nearby Residents Will be at Risk During Construction

The Affordable Housing Plan for ParcView II states that the purpose of ParcView II is to address “the City’s goals, as identified in the Housing Master Plan (‘HMP’).”¹⁶ The safety and habitability of units for ParcView residents and those of its neighbors (as likely required under their leases) have not been adequately addressed in the ParcView II DSUP.

The Relocation Plan mentions that the current residents of ParcView will move after the underground garage and the two new nine-story building are finished in 2026.¹⁷ There is no mention whatsoever of moving current residents out of the construction site, while an underground garage and two new buildings are being constructed. As poignantly noted by the Holmes Run Civic Association, “the owner of ParcView expects the current residents of ParcView, many of whom are seniors and/or disabled, to remain in a 50-year-old, 14-story building, while a deep moat is dug around three sides of their high-rise home so that a two-story underground garage and two large, nine-story buildings can be built a few inches from their home. For these residents, virtually every day for almost two years will consist of constant, high vibration, noisy pile driving.”¹⁸

Not only are the current residents of ParcView expected to live amid very heavy construction for some two years, but they are also going to have to find parking for their cars since their parking spaces will all be taken away to build two large buildings. To date, no provision for any alternate location to park residents’ cars off-street have been made even

https://library.municode.com/va/alexandria/codes/zoning?nodeId=ARTIIIIEZORE_DIVBTOMUZO_S3-1400RMREMUZO..

¹⁴ City staff report for Text Amendment # 2018-0013 RMF/Residential Multifamily Zone, page 3.

¹⁵ ParcView II Affordable Housing Plan (“AHP”), December 23, 2021, Item 1.5, at <https://www.alexandriava.gov/uploadedFiles/housing/info/AHAACPacketPart1-2022-01.pdf>.

¹⁶ Id.

¹⁷ The Relocation Plan is part of the materials for the LTRB meeting on December 1, 2021 which can be found at: <<https://www.alexandriava.gov/housing/info/default.aspx?id=74631#LandlordTenantRelationsBoard>>. The ParcView II Affordable Housing Plan (“AHP”), December 23, 2021, Item 2.5 also provides a description of the Relocation Plan).

¹⁸ <https://www.holmesruncivic.org/parcviewii-background>. It is worth noting that the information on the background on ParcView II for this website was primarily prepared by Donna Fossum who is a lawyer and who, after serving 22 years on the City Planning Commission, is an expert on planning and zoning matters in Alexandria.

though this matter has been in the works since at least September 2020.¹⁹ Applicant indicated at the 1/18 Advisory Group meeting that they had just begun to think about addressing parking for residents and that it was unlikely to be resolved before approval of the project by the City. Since there is already minimal on-street parking the Holmes Run Area, the residents of ParcView still don't know where they are supposed to find parking if ParcView II proceeds. As the Holmes Run Civic Association correctly states, "all this appears to add up to 'constructive eviction' from a property supposedly providing them affordable housing backed by the State of Virginia and the Federal Government."²⁰

Similarly, residents living in nearby condos that are almost half a century old will also have to endure frequent, high vibration, noisy pile driving for many years. Among the neighboring apartment buildings is Claridge House whose main purpose is senior affordable housing.

Lack of Adequate Parking

There will only be 310 parking spaces for a total of 373 units²¹ (the current building has 167 parking spaces for 149 units²²). As stated previously, there is no provision for any alternate location to park residents' and Applicants have publicly stated that the parking issue was unlikely to be resolved before approval of the project by the City.

The PC Staff Report does not contain any specific plan for how the elimination of all parking spaces for ParcView residents is to be handled other than to state that the Applicant needs to somehow find "temporary off-site parking spaces either (1) within 500 feet of the site or (2) if farther than 500 feet, provide transportation to and from the previous parking spaces until the temporary or final Certificate of Occupancy for the new garage spaces has been received."²³ Moreover, the residents at ParcView will now have to pay extra for getting a parking space if this project is built since "[a]ll residential parking shall be unbundled (i.e., the cost to purchase or lease a parking space is separate from the cost to rent the residential unit)."²⁴

As if this weren't enough to ensure severe parking issues, the PC Staff Report recommends that off-street parking be provided "for all construction workers...for each phase of construction."²⁵ Precisely how this is to be accomplished when there is currently no off-street parking available on Holmes Run Parkway is not discussed.

¹⁹ Docket item 36 (21-0145) for the September 8, 2020, City Council Legislative Meeting, at <https://alexandria.legistar.com/LegislationDetail.aspx?ID=4629660&GUID=E2C075F0-EE55-40ED-B1A2-E08E52A6CBE7&Options=&Search=>.

²⁰ <https://www.holmesruncivic.org/parcviewii-background>.

²¹ PC Staff Report, pages 3 and 16.

²² Presentation titled "ParcView II Community Meeting 6/22/2021 at page 7 which can be found at: <https://wesleyhousing.org/property/parcview-ii/>.

²³ PC Staff Report, page 33.

²⁴ Id.

²⁵ Id., page 47.

At a minimum, plans on how and where parking is to be provided to current ParcView residents for the entire time construction is to occur should be publicly disclosed and subject to review **before** the project is voted on by the City. See also “**Day Care Center Will Exacerbate Traffic Congestion**” section below.

Traffic Study is Seriously Flawed

The traffic study for the redevelopment was initially prepared on August 25, 2021, and revised on October 18, 2021.²⁶ Wesley did not make it available on its website or in the materials filed for the February 1 Planning Commission public hearing.

The traffic study does not use actual pre-pandemic data for six of seven intersections studied.²⁷ The intersections for which 2018 data was available are far away from the project and do not involve Holmes Run Parkway which is precisely where traffic congestion would logically be expected to occur.²⁸ Rather than using actual data, the study made assumptions on percentage of modes of travel from outdated data contained in the 2005 WMATA Development-Related Ridership Survey Report.²⁹ It is reasonable to assume that a redevelopment that is miles away from a Metro station will have a majority of residents using cars. It is also reasonable to assume that old and disabled tenants living at ParcView will likely travel by car, but no demographics have been provided by the Applicant as to the ages of persons living at ParcView.

Notwithstanding these significant flaws, the traffic study shows that two of seven intersections will be congested during rush hour.³⁰ Most significantly, one of the two congested intersections (i.e., “LOS E”) is that of North Van Dorn and Holmes Run Parkway that will undoubtedly cause a bottleneck going all the way down Holmes Run Parkway not to mention the Van Dorn alternative to I-395 north of Duke Street.

The only two new developments the traffic study purports to consider are Landmark Overlook and Landmark Mall.³¹ The traffic study includes phase 1, but it does not include phase 2 of the Landmark Mall development.³² It cannot be determined from the traffic study whether it also excluded a significant portion of what is planned to be developed at Landmark Overlook such as what is designated in that redevelopment as “Commercial A” and “Commercial B.”³³ What can be determined is that a huge nearby project which will affect traffic along Van Dorn is entirely excluded from the traffic study – Pickett Place. Anyone who has driven Holmes Run Parkway during rush hour before the coronavirus

²⁶ Multimodal Transportation Study 5380 Holmes Run Parkway City of Alexandria, Virginia August 25, 2021 (Revised October 18, 2021) prepared by Gorove Slade (“ParcView II Traffic Study”).

²⁷ ParcView II Traffic Study, pages 5 and 51.

²⁸ ParcView II Traffic Study, page 51.

²⁹ ParcView II Traffic Study, page 2.

³⁰ ParcView II Traffic Study, pages 2, 3 and 65.

³¹ ParcView II Traffic Study, page 51.

³² ParcView II Traffic Study, page 53.

³³ Presentation at the 1/18 Advisory Group Mtg., page 14, at <https://www.alexandriava.gov/uploadedFiles/planning/info/EWLVDPPTCombined01182022.pdf>.

pandemic knows that this area is already very congested with school buses, City buses and lots of cars.

In short, the traffic study proves little other than by manipulating old data, using old mode of transportation percentages and underreporting nearby projects to be built, that two of seven intersections will be congested. Adding two large apartment buildings on a small 3-acre site will certainly make traffic come to gridlock on Holmes Run Parkway.

Day Care Center Will Exacerbate Traffic Congestion

There is also a plan to put a day care center on the first floor which will mean lots more cars parking while they load and unload kids. The day care center is proposed to serve roughly 100 students.³⁴ There will only be 25 above ground parking spaces at ParcView II.³⁵ These few spaces are supposed to serve all the parents coming in and out to the day care center as well as visitors, contractors and deliveries. Only four to six of the 25 parking spaces will be dedicated to the 100 parents bringing and picking up their kids each day.³⁶ It should be obvious that these circumstances will exacerbate traffic congestion both within ParcView as well as onto Holmes Run Parkway.

Questionable Open Space Calculations

We have been informed that Pavilion on the Park owns land that is under Holmes Run Parkway and inside the park across the street from it. The land that is owned by Pavilion is of consequence to the DSUP application because ParcView II is including that land in its open space calculations for the main property. By doing this, ParcView doesn't have to put as much open space on the ParcView II site.

Material Omissions to the Landlord-Tenant Relations Board ("LTRB") and Other Questionable Practices

The plan to create ParcView II first surfaced publicly on September 8, 2020, before City Council at a Legislative Meeting in which the City was asked to give Wesley Housing a "Predevelopment Loan of \$400,000."³⁷ The purpose of this loan was "to put together a plan to structure and finance a new committed affordable housing development ('Parcview II') using the Residential Multifamily (RMF) Zone to potentially achieve up [to] 354 apartments collocated on the site of the existing Parcview Apartments building."³⁸ Buried in this docket

³⁴ ParcView II Community Meeting 9/14/21 presentation, page 18, at <https://wesleyhousing.org/property/parcview-ii/>.

³⁵ ParcView II Eisenhower West/Landmark Van Dorn Implementation Advisory Group Meeting 1/18/22 presentation, page 4.

³⁶ Id., page 8.

³⁷ Docket item 36 (21-0145) for the September 8, 2020, City Council Legislative Meeting.

³⁸ September 2, 2020, memorandum from Mark Jinks to the Honorable Mayor and members of City Council, page 1, at <https://alexandria.legistar.com/MeetingDetail.aspx?ID=793345&GUID=6BD3DBF9-478C-4FF6-9FCF-EDED6165ED91&Options=info|&Search=>.

item is a sentence that states, “In the unlikely event that Parcvue II does not proceed, the predevelopment loan will be forgiven.”³⁹ Accordingly and as correctly stated by the Holmes Run Civic Association, “the \$400K was a payment to Wesley Housing, not a loan.”⁴⁰

This docket item shows that the City considers ParcView to be City, not private, property that has been held in “reserve” (i.e., land banked) for development at some time in the future.⁴¹ Accompanying the docket item was an “Application for Pre-Development Funds: ParcView II Affordable Housing Apartment Building” (“ParcView Application for Funds”) that was on Wesley Housing stationery but lacked an addressee, a date and a signature.⁴² This unusual document describes ParcView as currently having “abundant yet under-utilized land” which presumably refers to the surface parking lot behind ParcView’s building that is required to be there by ParcView’s current RC zoning.⁴³ The ParcView Application for Funds also states that the “conceptual budget [for the ParcView II project] assumes an investment of approximately \$112,000 per unit from the City.”⁴⁴ The preliminary budget for the ParcView II project lists a “loan” from the “City of Alexandria” for \$32.5 million among the sources of revenue to fund ParcView II.⁴⁵ This amount has subsequently grown to \$43 million since Wesley has now decided to have a total of 373 units rather than the 291 units originally planned in September 2020. None of this is mentioned in the Applications for Re-Zoning 5380 Holmes Run Parkway and the Development Special Use Permit (DSUP) to build Parkview II that have been filed with the City. Nor was any this mentioned at the December 1, 2021, LTRB meeting or at the January 6, 2022 Alexandria Housing Affordability Advisory Committee (“AHAAC”) meeting where the project was approved. Applicant also failed to disclose any of the potential safety issues or the total loss of parking that would occur to ParcView residents during construction at either the LTRB or AHAAC meetings.

As succinctly noted by the Holmes Run Civic Association, the “bottom line, is it that appears that the City has paid Wesley Housing, the nominal owner of ParcView, to prepare and submit a proposal to the City to obtain a re-zoning from the City of land that the City considers to be owned by the City (i.e., ParcView) so that the City can construct two additional buildings on this land to meet the City’s affordable housing goals using City money that the City will “loan” to the City via Wesley Housing with the hope of recouping this money via a grant to the City from Virginia Housing’s Amazon REACH Fund.”⁴⁶

³⁹ Id., page 2.

⁴⁰ <https://www.holmesruncivic.org/parcviewii-background>.

⁴¹ Id.

⁴² <https://alexandria.legistar.com/LegislationDetail.aspx?ID=4629660&GUID=E2C075F0-EE55-40ED-B1A2-E08E52A6CBE7>.

⁴³ Id.

⁴⁴ Id.

⁴⁵ Id.

⁴⁶ <https://www.holmesruncivic.org/parcviewii-background>.

No Public Participation at Either the LTRB or AHAAC

It is our understanding that both the Affordable Housing and Relocation Plans are drafted by the applicant (i.e., developer) and reviewed by City staff. The Affordable Housing Plan is then presented to the AHAAC, and the Relocation Plan is presented to the LTRB. It is also our understanding that, while meetings of both the AHAAC and the LTRB are open to the public, there is no obligation for an applicant to actively notify neighbors of any meetings in which something of concern in their neighborhood will be discussed. It is further our understanding that, for relocation plans, the applicant must make the plan available to the residents who will be displaced or otherwise impacted by the development. For ParcView II, the Relocation Plan was presented to and approved by the LTRB on December 1, 2021, and the Affordable Housing Plan was presented to and approved by the AHAAC on January 6, 2022. We have been informed that few, if any, of the neighbors knew anything about these presentations and that few, if any, current residents of ParcView knew anything about the discussion of relocation plans before the LTRB. What is known is that there was no public participation whatsoever at either the AHAAC meeting on January 6, 2022⁴⁷ or the LTRB meeting on December 1, 2021.⁴⁸

Need to Consider Additional Environmental Sustainability

Wesley should be required to engage in the environmental sustainability practices that Inova Alexandria and Foulger-Pratt are doing for sustainability at Landmark Mall that go beyond the City Green Building Policy. At Landmark Mall, the developers agreed to: (1) have all electric multifamily buildings; and (2) prepare an energy and resilience plan which delineates its proposed concepts, elements, metrics, and phasing for individual building efficiency and site wide energy demand, on site renewable energy, on site district energy, on site electrical storage, off-site renewable energy, building and grid integration and resilience.⁴⁹

Those living in affordable housing should be given the benefit of environmental sustainability not only because they would be living in a healthier environment, but also because many such upgrades will reduce their monthly expenses.

⁴⁷A video of the meeting can be found at: <https://www.alexandriava.gov/housing/info/default.aspx?id=74631>.

⁴⁸ A video of the meeting can be found at: <https://www.alexandriava.gov/housing/info/default.aspx?id=74631#LandlordTenantRelationsBoard>.

⁴⁹ 21-1247 Staff Report on Landmark Mall at page 67 (items 99B and 99C) and page 68 (item 106) , at <https://alexandria.legistar.com/LegislationDetail.aspx?ID=5009413&GUID=F3A22A63-9040-48B7-B204-07A573423188&Options=&Search=>.

High Cost to Alexandria

Wesley's current proposal envisions "an investment of approximately \$112,000 per unit from the City"⁵⁰ or roughly \$43,000,000 for the 373 proposed units. Surely, we can identify a better use for this large amount of money other than in a highly congested area, with safety issues and enormous hardships to be imposed on those living in the affordable housing units at ParcView and at Claridge House as well as those living in nearby apartment buildings.

Conclusion

In short, the ParcView II project must not be allowed to proceed, and a much safer and better suited location should be found for placing affordable housing.

If there are any questions concerning these comments, please contact the undersigned at cameronstacivic@gmail.com, or by phone at (703) 567-5075.

Sincerely,

/s/

Arthur A. Impastato
President
Cameron Station Civic Association

cc: Karl Moritz
Rob Kerns
Helen McIlvaine
Jared Alves
Maya Contreras

⁵⁰ The ParcView Application for Funds discloses this information, at <https://alexandria.legistar.com/LegislationDetail.aspx?ID=4629660&GUID=E2C075F0-EE55-40ED-B1A2-E08E52A6CBE7>.

Gloria Sitton

From: MacAdriana BenjaminSalcedo <macadriana@zoho.com>
Sent: Tuesday, January 25, 2022 3:39 PM
To: PlanComm
Cc: Gloria Sitton
Subject: [EXTERNAL]opposition to the proposed rezoning of ParcView Apartments at 5380 Holmes Run Parkway from RC to RMF to facilitate the construction of two more high-rise buildings on this small lot

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

Dear Chairman Macek and Planning Commissioners,

I write to express my opposition to the proposed ParcView II redevelopment project at 5380 Holmes Run Parkway that has been docketed for your public hearing on February 1, 2022.

This project involves serious safety concerns for the structural stability of the ParcView building as well for the many other almost 50-year-old buildings housing thousands of nearby residents in this already highly congested area. Given that there will be no loss of affordable housing at ParcView, use of the RMF zoning is improper.

In addition, there are no plans to relocate the ParcView residents while construction is going on, there are no plans for where ParcView residents are supposed to park when their parking lot is taken away to cram two more buildings on their small 3-acre lot, the traffic study shows that two key intercessions are already congested, there is grossly inadequate parking for parents of a proposed day care center (4 spots for parents of 100 kids), and no consideration will be given by the applicant to enhance environmental sustainability as was done at Landmark Mall.

I request that this email be added to the docket materials for the ParcView II project before the Planning Commission on February 1st, 2022.

Sincerely,

McDonald Benjamin

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Gloria Sitton

From: Stacy E. Costello <sec@sacklaw.com>
Sent: Tuesday, January 25, 2022 3:35 PM
To: PlanComm
Cc: Gloria Sitton
Subject: [EXTERNAL]Proposed Rezoning for ParcView Apartments, 5380 Holmes Run Parkway

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Dear Chairman Macek and Planning Commissioners,

My name is Stacy Costello and I live in Cameron Station in Alexandria. I am writing today to express my opposition to the proposed ParcView II redevelopment project at 5380 Holmes Run Parkway. This matter is docket item 8 for your public hearing on February 1, 2022.

In my opinion, this project involves serious safety concerns for the structural stability of the ParcView building as well for the many other nearly half-century old buildings that house thousands of nearby residents. Given that there will be no loss of affordable housing at ParcView, I believe that the use of the RMF zoning is improper.

It doesn't make sense to me at all to allow two more high-rise buildings on this small 3-acre lot. Worse yet, there are no plans to relocate the ParcView residents while construction is going on. No consideration has been given to where ParcView residents are supposed to park when their parking lot is taken away. Moreover, the traffic study shows that two key intersections are already congested, and there is grossly inadequate parking for parents of a proposed day care center (4 spots for parents of 100 kids).

I request that this email be made part of the docket materials on ParcView II for the February 1 Planning Commission public hearing. Thank you.

Best regards,

Stacy E. Costello
246 Murtha Street
Alexandria, VA 22304

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Gloria Sitton

From: Kayla Zabowski <kzabowsk@umich.edu>
Sent: Tuesday, January 25, 2022 3:24 PM
To: Justin Wilson; Mark McHugh; Amy Jackson; Brittany Williams; John Chapman; LaShawn Timmons; Canek Aguirre; Regina Benavides; Sarah Bagley; Suzanne Derr; Alyia Gaskins; Tracy Thompson; Kirk McPike; Karl Bach; Gloria Sitton
Subject: [EXTERNAL]Opposition to ParcView II

You don't often get email from kzabowsk@umich.edu. [Learn why this is important](#)

Dear Chairman Macek and Planning Commissioners,

I write to express my opposition to the proposed rezoning of ParcView Apartments at 5380 Holmes Run Parkway from RC to RMF to facilitate the construction of two more high-rise buildings on this small lot. This issue has been docketed for your meeting on February 12th, 2022.

If ParcView II is approved, the lives of everyone in the Holmes Run area of Alexandria will be threatened, as the simple act of constructing two new high-rise buildings on ParcView's lot using heavy pile driving equipment, will jeopardize the structural stability of every nearby building, as most of these buildings are over 12 stories high and over 40 years old. All 3,100+ dwelling units in the Holmes Run area qualify as affordable or workforce housing, so please do not threaten my safety or that of my family and neighbors simply to add ~220 more affordable housing units to the City's stockpile of such housing. The Holmes Run Area is one of the most diverse and densely populated communities in the City. This fact should be celebrated, not destroyed by allowing ParcView II to be built.

On-top of this, the Landmark Mall project will be happening at the same time, causing major traffic issues in the area. We cannot have two MAJOR projects taking place within 2 miles of each other over the next 5 years.

I request that this email be added to the docket materials for the ParcView II project before City Council on February 12th, 2022.

Respectfully,

Kayla Zabowski

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Gloria Sitton

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Sent: Tuesday, January 25, 2022 3:24 PM
To: Justin Wilson; Mark McHugh; Amy Jackson; Brittany Williams; John Chapman; LaShawn Timmons; Canek Aguirre; Regina Benavides; Sarah Bagley; Suzanne Derr; Alyia Gaskins; Tracy Thompson; Kirk McPike; Karl Bach; Gloria Sitton
Subject: [EXTERNAL]Opposition to ParcView II

You don't often get email from kzabowsk@umich.edu. [Learn why this is important](#)

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Respectfully,

Kayla Zabowski

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Gloria Sitton

From: Jen Holland <jenlholland@gmail.com>
Sent: Tuesday, January 25, 2022 3:21 PM
To: PlanComm; Gloria Sitton
Subject: [EXTERNAL]ParcView II project before the Planning Commission on February 1st, 2022

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

Dear Chairman Macek and Planning Commissioners,

I write to express my opposition to the proposed rezoning of ParcView Apartments at 5380 Holmes Run Parkway from RC to RMF to facilitate the construction of two more high-rise buildings on this small lot. This issue has been docketed for your meeting on February 1st, 2022.

For 15 years I have lived on Holmes Run Pkwy, next to the ParkView Apartments. For those of you unfamiliar with the area, the street is mainly filled with high-rise high density housing across the street from parkland along Holmes Run, included a protected watershed area. In addition to living in this area, I also have a plot in the Holmes Run Community Garden across the street from the ParkView Apartments.

On any given day, it is nearly impossible to find street parking on Holmes Run Pkwy and the surrounding streets. Most buildings have parking for no more than 1 car per unit, leaving people who live in the neighborhood having to find street parking. Most days when I am leaving my parking lot there are illegally parked cars on the street blocking views and nearly causing accidents regularly. My understanding is that construction is going to remove parking from the ParkView Apartments meaning those folks will need to find non-existent street parking and when completed, will not have enough parking for each unit to have one space. Also cramming two additional buildings on to the side of a block that already has 3 high rise complexes is too much.

The parking lot at 5340 Holmes Run Pkwy has already had sinkholes. What impact will construction and digging a below ground parking garage due to the stability of the surrounding infrastructure?

As a gardener in the community garden we already see flooding from the runoff of the buildings across the street due to the slope down from Duke Street to Holmes Run Pkwy. The gardens flood a couple of times a season from this.

What will the impacts to quality of air and outdoor activities during construction? Construction 6 days a week will impact the community's ability to be outside and enjoy the park and garden?

While additional lower income housing is needed, I don't agree that the proposal to build extra buildings on the ParcView II lot is a benefit to the community and the surrounding neighborhood. If redevelopment is needed, I would prefer to see a holistic approach to the entire neighborhood being addressed and not with a property in the middle of existing high density housing without additional infrastructure in the area to accommodate it.

I request that this email to added to the docket materials for the ParcView II project before the Planning Commission on February 1st, 2022.

Sincerely,

Jennifer Holland

5340 Holmes Run Pkwy #1017

Alexandria, VA 22304

Sent from my iPhone

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Gloria Sitton

From: Kayla Zabowski <kzabowsk@umich.edu>
Sent: Tuesday, January 25, 2022 3:20 PM
To: PlanComm; Gloria Sitton
Subject: [EXTERNAL]Opposition to ParcView II

You don't often get email from kzabowsk@umich.edu. [Learn why this is important](#)

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Respectfully,

Kayla Zabowski

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DEPARTMENT OF PLANNING AND ZONING

301 King Street, Room 2100

P.O. Box 178

Alexandriava.gov

Phone 703.746.4666

Summary of Community Questions & Answers for ParcView II

5380 Holmes Run Parkway (DSUP#2021-10029)

1.25.2022

1. Where is information available about this project?

Materials are available upon request (contact Jared.Alves@AlexandriaVA.gov) and are part of the application docket, which is available online as of Friday, January 21 at: https://alexandria.granicus.com/ViewPublisher.php?view_id=57

2. Does Wesley Housing own the portion of Holmes Run Parkway and Park shown in their application?

Yes. Staff reviewed the application materials and independently verified that the applicant owns the specified portion of Holmes Run Parkway and Park. As part of this application, Wesley Housing is proposing to dedicate this land to the City.

3. Are current ParcView residents aware of this project?

Yes. Wesley Housing has met regularly with residents of ParcView throughout the application process to discuss the development proposal and potential impacts and will continue to do so if approved.¹ The Relocation Plan further details requirements for noticing and relocating residents. Current residents will have the right to move into the new buildings when they are completed and prior to the start of the renovations of the existing ParcView building. Some of the land sale proceeds and fees earned by Wesley Housing for developing ParcView II will be used to fund necessary renovations at the existing ParcView building.

4. Does Wesley Housing have a City loan or grant application for the project pending?

No. In September 2020, the Alexandria Housing Affordability Advisory Committee (AHAAC) and City Council approved a predevelopment loan from the Housing Trust Fund to Wesley Housing for \$400,000 for work related to advancing the project and the development review process. The terms of the predevelopment loan enable the City to

¹ Wesley hosted virtual resident meetings on April 26, June 21, and September 13, 2021; and an in-person open house on November 19, 2021.

convert it into a grant if the project does not move forward. If Wesley Housing requests a second predevelopment loan, then AHAAC and City Council would review and consider the request during future public hearings.

If the development is approved, Wesley Housing may request permanent City loan or grant funding as funds for projects are available or made available by the City and/or other sources. Staff are working to identify and secure funding for affordable housing projects in the City's pipeline pursuant to achieving the Housing Master Plan goals and the targets established by the Regional Housing Initiative to meet Alexandria housing need. Since Wesley Housing has not yet requested permanent funding, City staff are unable to determine the exact amount. However, a subsidy of \$100,000 or more per unit is consistent with the anticipated cost to develop a new, deeply affordable leveraged (i.e., tax credit funded) unit.

Separate from ParcView II, the Office of Housing anticipates that Wesley Housing may request funds later this year to undertake an elevator modernization project to update the aging elevator system in the existing building.

5. Did the applicant need to disclose its mortgage from Virginia Housing for ParcView on the land use application?

No. The ownership interest disclosure requirement in the City's Zoning Ordinance, and restated in the application, is used to determine whether applicants have the requisite legal interest in a property to apply for land use approvals. As such, Wesley Housing did not need to disclose the Virginia Housing mortgage on the application.

6. Is rezoning to RMF / Residential Multifamily an example of "spot zoning"?

No. The RMF zone is an example of a "floating zone", which is a type of district (1) created specifically to incentivize desired land uses, (2) does not exist on the zoning map until applicants request a rezoning to use the district, and (3) applicants must demonstrate that they are meeting specific conditions. The City created the RMF zone in 2019 following adoption of the Housing Master Plan and South Patrick Street Housing Affordability Strategy. This process determined that deeply affordable housing² is a highly desired land use and that a floating zone would incentivize this use by allowing projects to propose additional floor area. In their application, Wesley Housing has demonstrated that they are meeting these requirements by providing deeply affordable housing within the additional floor area permitted by the RMF zone.

7. Does this project satisfy the intent of the RMF / Residential Multifamily zone?

Yes. The intent of the RMF zone is to enhance and preserve existing affordable housing and enable the construction of additional deeply affordable residences. The existing ParcView building has 120 committed affordable units with rents affordable to households

² Affordable to households earning on average 40 percent of Area Median Income.

earning 60 percent of the Area Median Income (AMI) plus 29 non-income restricted units. To be eligible for a rezoning to RMF and the associated Special Use Permit (SUP) to increase the permitted density, the ParcView II project must provide at least one-third of the additional floor area as units that are deeply affordable to households earning on average 40 percent of AMI. In proposing over 90 units averaging 40 percent AMI (including 30, 40, and 50 percent AMI) the applicant is not only satisfying the floor area requirement for the RMF rezoning and SUP but is also introducing units that will be available to additional households who could not afford to live at ParcView today without a Housing Choice Voucher. Furthermore, the applicant proposes to renovate the existing ParcView building, which advances the additional intent of the RMF zone to preserve and enhance existing affordable housing. If approved, this project will also preserve these levels of affordability for the next 40 years.

8. What supporting studies did the applicant need to prepare?

The applicant team prepared a Relocation Plan, Affordable Housing Plan, and a transportation study. The Landlord Tenant Relations Board and Alexandria Housing Affordability Advisory Committee (AHAAC) reviewed and recommended approval of the Relocation Plan and Affordable Housing Plan on December 1, 2021 and January 6, 2022, respectively. Staff reviewed and concurred with the conclusions of the transportation study that the project will not have a detrimental impact on the surrounding transportation network. These materials are available upon request (contact Jared.Alves@AlexandriaVA.gov) and are part of the application docket, which is available online as of Friday, January 21 at: https://alexandria.granicus.com/ViewPublisher.php?view_id=57

9. Will the project comply with the City's Green Building Policy?

Yes. The applicant is proposing to achieve EarthCraft Gold certification. Proposed sustainability features include the site location (infill, proximity to transit, access to open space, and close to mixed uses), building design (high performance exterior wall, use of recycled content, high efficiency hot water and HVAC heat pumps), and the selection of drought tolerant native landscaping and plants. Furthermore, the applicant has agreed to proposed conditions by Staff to require the rooftops of Buildings B and C to be solar-ready³ and to provide for electric vehicle chargers, specifically with 2 percent of parking spaces served by Level II electric vehicle charges and the necessary conduit installed to serve 75 percent of parking spaces with Level II chargers in the future.

10. If a daycare opens in the building, will non-residents be able to enroll their children?

Yes. The daycare would be a community amenity open to residents and non-residents of ParcView II.

³ Due to the limitations presented by the existing building design, the applicant has reserved space on Building A for a future rooftop amenity space instead of solar panels.

11. Will housing be available to residents with special needs?

Yes. The project will meet the Building Code requirements for accessibility. In addition, the applicant expects to obtain funding from Virginia Housing which typically requires 10 percent of units to be accessible to persons with physical disabilities. ParcView II will also have two percent of units accessible to persons with vision and hearing needs.

12. Will the new building provide sufficient parking?

Yes. The proposed 314 parking spaces meets the Zoning Ordinance requirements and aligns with the applicant's observed demand for parking at the existing building, approximately 0.80 spaces per unit. Since many of the new units will be deeply affordable, it is possible that the 0.80 ratio is conservative as new residents in more affordable units may be less likely to own compared to the existing residents.

13. Will parking be unbundled from rent?

Yes. Residents who own a car will need to pay separately to rent a parking space.

14. Where will existing residents park during construction?

The applicant will need to lease off-site parking from the start of construction until the garage is complete. If approved, the applicant will enter into an agreement with a nearby landowner and will provide details on the location of the off-site parking during the pre-construction meeting.

15. Does the applicant's transportation study include adequate data to evaluate the effects of this project?

Yes. City staff set the parameters of the study with the applicant's transportation consultant, Gorove Slade. The study followed industry standards to determine expected trip generation from the ParcView II project and close by projects expected to open in the near future. However, since Gorove Slade conducted the study during a period with atypical travel conditions due to the stay-at-home advisement in response to COVID-19, historical data within the study area were used and slight adjustments were made to the collected data to resemble pre-pandemic travel conditions. City staff reviewed and approved this process, which is consistent with actions by other jurisdictions and agencies during this period.

Although traffic congestion exists in the vicinity today, the study concluded the scale of the ParcView II project will not significantly degrade the transportation network due to the anticipated distribution of site generated trips, existing lane configuration, and signal timing within the intersection. If deemed necessary after completion of the project, City staff may adjust some traffic signal times, per the recommendation of the transportation consultant. The transportation study is available upon request (contact Jared.Alves@AlexandriaVA.gov) and are part of the application docket, which is available online as of Friday, January 21 at: https://alexandria.granicus.com/ViewPublisher.php?view_id=57

16. Does the location of the potential future daycare provide sufficient space for pick-up and drop-off?

Yes. The site design includes a designated pick-up/drop-off area for the potential future daycare in front of Building C. The area would accommodate up to six vehicles at a time with additional space along the private drive for any spillover queuing without needing to back up onto Holmes Run Parkway. The applicant's transportation consultant Gorove Slade concluded in their transportation study a 98-100% likelihood that the six spaces will be sufficient, even if daycare operations involved parents using the space for short-term parking instead of daycare staff-assisted pick-up/drop-off with parents waiting in their vehicles. This conclusion is based off of typical daycare arrival and processing times. Staff concurs with this analysis and finds that the pick-up/drop-off provision is sufficient and in an appropriate location. The transportation study is available upon request (contact Jared.Alves@AlexandriaVA.gov) and are part of the application docket, which is available online as of Friday, January 21 at: https://alexandria.granicus.com/ViewPublisher.php?view_id=57

17. How will the applicant ensure that pile driving does not destabilize buildings in the adjacent lots, especially in light of recent sinkholes that have appeared in neighboring lots?

The applicant will need to comply with all Building Code and construction requirements, including assessing the existing conditions of adjacent buildings and monitoring for seismic activity. The applicant will hire a geotechnical engineer to develop the most appropriate approach to protect adjacent properties. In addition, City inspectors have the expertise to review construction plans in challenging sites to ensure that the plans are safe. The duration of pile driving is not known at this time, but, if approved, the applicant is required to hold a pre-construction meeting for adjacent residents and civic associations to provide this answer, contact information for on-site construction managers, and answer all other construction-related questions.

18. Are recordings available for the applicant-hosted community meetings?

Yes. The applicant hosted four community meetings. The recordings are available at the links below.

4.27.21 Meeting: https://thelandlawyers.zoom.us/rec/share/Z63lRFhe_kxQTMhTtxxc133jzujxvACIzId0INK-mcEyxn4-kiVgxMXvcBXzbx.ecA73au4DP8ZhycL

6.22.21 Meeting: https://thelandlawyers.zoom.us/rec/share/DrMnpoJ81Az1zF9JrUmbgKB7LNgnP35Yn6mhyk2oiwZFJETjp5LVyatqC_MtTPrk.FTBT9w1IEPic9NT-

9.14.21 Meeting: https://thelandlawyers.zoom.us/rec/share/l9ciDlncuVyBejwfyYgsWzbOId_CnTks7p7gGGe0idX6oek-M-YgkLXSgVx0BKE.iDkt1DgSBK8Gke-9

11.16.21 Meeting: <https://thelandlawyers.zoom.us/rec/share/jv581Mr-M4o-lEtbbRHs0jtf>

19. Are recordings of City-hosted meetings available?

Yes. The applicant attended meetings of the Landlord Tenant Relations Board (LTRB), Alexandria Housing Affordability Advisory Committee (AHAAC), and Eisenhower West/Landmark Van Dorn (EW/LVD) Implementation Advisory Group.⁴

AHAAC 10.07.21

http://alexandria.granicus.com/ViewPublisher.php?view_id=29&coa_clip_id=5209&coa_view_id=29 (starts at 50:40)

LTRB 12.1.21 https://alexandria.granicus.com/MediaPlayer.php?view_id=29&clip_id=5276 (starts at 1:11:00)

AHAAC 1.6.22 https://alexandria.granicus.com/MediaPlayer.php?view_id=29&clip_id=5325 (starts at 25:22)

EW/LVD 1.18.22 http://alexandria.granicus.com/ViewPublisher.php?view_id=29&coa_clip_id=5339&coa_view_id=29 (starts at 59:20)

20. Did the AHAAC and LTRB meetings have opportunities for public comment?

Yes. The Alexandria Housing Affordability Advisory Committee (AHAAC) and Landlord Tenant Relations Board (LTRB) meetings allow members of the public to comment on agenda items. City staff post agendas online in advance of the meeting; members of the public do not need to register to speak.

⁴ Although ParcView II is not within the boundaries of the EW/LVD Implementation Advisory Group, the applicant attended the meeting to provide an additional opportunity for community input.

Gloria Sitton

From: Laura P <perezlaura@hotmail.com>
Sent: Monday, January 24, 2022 11:29 PM
To: natemacek@hotmail.com (Planning Zoning Contact); dwbapc@gmail.com; Stephen Koenig; mindyllyle@comcast.net (Planning Zoning Contact); mmcmahonpc@gmail.com (Planning Zoning); Vivian Ramirez; Gloria Sitton; PlanComm
Subject: [EXTERNAL]ParcView II Expansion Project

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

Dear Chairman Macek and Planning Commissioners,

I write to express my opposition to the proposed rezoning of ParcView Apartments at 5380 Holmes Run Parkway from RC to RMF to facilitate the construction of two more high-rise buildings on this small lot. This issue has been docketed for your meeting on February 1st, 2022.

If ParcView II is approved, the lives of everyone in the Holmes Run area of Alexandria will be threatened, as the simple act of constructing two new high-rise buildings on ParcView's lot using heavy pile driving equipment, will jeopardize the structural stability of every nearby building, as most of these buildings are over 12 stories high and over 40 years old. All 3,100+ dwelling units in the Holmes Run area qualify as affordable or workforce housing, so please do not threaten my safety or that of my neighbors simply to add ~220 more affordable housing units to the City's stockpile of such housing. The Holmes Run Area is one of the most diverse and densely populated communities in the City. This fact should be celebrated, not destroyed by allowing ParcView II to be built.

I invite you to visit the site, if you haven't already done it. You will see that **there is simply not enough space for such a massive development.** Crowding three high-rise buildings onto ParcView's small lot will create an apartment complex of wall-to-wall concrete with few, if any, amenities for the lower-income people that will be squeezed into these buildings. Furthermore, the construction of these two high-rise buildings will require the driving of heavy piles, jackhammering and dump trucks almost daily for close to two years, sending loud noise and vibrations throughout the neighborhood and threatening the foundations of many neighboring buildings that are over 45 years old. **Please help us avoid a collapse like the one in Surfside, FL!**

I request that this email be added to the docket materials for the ParcView II project before the Planning Commission on February 1st, 2022.

Sincerely,

Laura C. Perez

5340 Holmes Run Parkway #209, Alexandria, VA 22304

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Gloria Sitton

From: Jeff Overholt <joverholt5340@gmail.com>
Sent: Monday, January 24, 2022 7:08 PM
To: Justin Wilson; Amy Jackson; Kirk McPike; Mark McHugh; Alyia Gaskins; Sarah Bagley; Gloria Sitton; Karl Bach; Tracy Thompson; Suzanne Derr; Regina Benavides; LaShawn Timmons; Canek Aguirre; John Chapman; Brittany Williams
Subject: [EXTERNAL]ParkView Opposition

Some people who received this message don't often get email from joverholt5340@gmail.com. [Learn why this is important](#)

Dear Mayor Wilson, Vice Mayor Jackson and City Councilmembers,

I write to express my opposition to the proposed rezoning of ParcView Apartments at 5380 Holmes Run Parkway from RC to RMF to facilitate the construction of two more high-rise buildings on this small lot. This issue has been docketed for your meeting on February 12th, 2022.

If ParcView II is approved, the lives of everyone in the Holmes Run area of Alexandria will be threatened, as the simple act of constructing two new high-rise buildings on ParcView's lot using heavy pile driving equipment, will jeopardize the structural stability of every nearby building, as most of these buildings are over 12 stories high and over 40 years old. All 3,100+ dwelling units in the Holmes Run area qualify as affordable or workforce housing, so please do not threaten my safety or that of my family and neighbors simply to add ~220 more affordable housing units to the City's stockpile of such housing. The Holmes Run Area is one of the most diverse and densely populated communities in the City. This fact should be celebrated, not destroyed by allowing ParcView II to be

I request that this email to added to the docket materials for the ParcView II project before City Council on February 12th, 2022.

Sincerely,

Jeff Overholt

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Gloria Sitton

From: Tahfiz Haque <tahfiz.haque@gmail.com>
Sent: Monday, January 24, 2022 5:24 PM
To: Justin Wilson; Amy Jackson; John Chapman; Canek Aguirre; Sarah Bagley; Alyia Gaskins; Kirk McPike; Gloria Sitton
Cc: Mark McHugh; Brittany Williams; LaShawn Timmons; Regina Benavides; Suzanne Derr; Tracy Thompson; Karl Bach
Subject: [EXTERNAL]Opposition of proposed REZONING of ParcView

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

Dear Mayor Wilson, Vice Mayor Jackson and City Councilmembers,

I write to express my opposition to the proposed rezoning of ParcView Apartments at 5380 Holmes Run Parkway from RC to RMF to facilitate the construction of two more high-rise buildings on this small lot. This issue has been docketed for your meeting on February 12th, 2022.

If ParcView II is approved, the lives of everyone in the Holmes Run area of Alexandria will be threatened, as the simple act of constructing two new high-rise buildings on ParcView's lot using heavy pile driving equipment, will jeopardize the structural stability of every nearby building, as most of these buildings are over 12 stories high and over 40 years old. All 3,100+ dwelling units in the Holmes Run area qualify as affordable or workforce housing, so please do not threaten my safety or that of my family and neighbors simply to add ~220 more affordable housing units to the City's stockpile of such housing. The Holmes Run Area is one of the most diverse and densely populated communities in the City. This fact should be celebrated, not destroyed by allowing ParcView II to be built.

I request that this email be added to the docket materials for the ParcView II project before City Council on February 12th, 2022.

Sincerely,

Tahfiz


--

Tahfiz Haque
tahfiz.haque@gmail.com

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Gloria Sitton

From: abl7155@aol.com
Sent: Monday, January 24, 2022 5:03 PM
To: Gloria Sitton; natemacek@hotmail.com (Planning Zoning Contact);
mindylyle@comcast.net (Planning Zoning Contact); mmcmahonpc@gmail.com
(Planning Zoning)
Subject: [EXTERNAL]Rezoning of ParcView Apartments at 5380 Holmes Run Parkway

 You don't often get email from abl7155@aol.com. [Learn why this is important](#)

Dear Chairman Macek and Planning Commissioners,

I write to express my opposition to the proposed rezoning of ParcView Apartments at 5380 Holmes Run Parkway from RC to RMF to facilitate the construction of two more high-rise buildings on this small lot. This issue has been docketed for your meeting on February 1st, 2022.

If ParcView II is approved, the lives of everyone in the Holmes Run area of Alexandria will be threatened, as the simple act of constructing two new high-rise buildings on ParcView's lot using heavy pile driving equipment, will jeopardize the structural stability of every nearby building, as most of these buildings are over 12 stories high and over 40 years old. All 3,100+ dwelling units in the Holmes Run area qualify as affordable or workforce housing, so please do not threaten my safety or that of my family and neighbors simply to add ~220 more affordable housing units to the City's stockpile of such housing. The Holmes Run Area is one of the most diverse and densely populated communities in the City. This fact should be celebrated, not destroyed by allowing ParcView II to be built.

Please consider the quality of life for everyone that would be impacted by this huge project. The last thing this section of Alexandria needs is more housing and congestion.

I request that this email be added to the docket materials for the ParcView II project before the Planning Commission on February 1st, 2022.

Sincerely,
Andrea T.

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Gloria Sitton

From: Mindy Dullea <tmcdullea@gmail.com>
Sent: Monday, January 24, 2022 9:27 AM
To: natemacek@hotmail.com (Planning Zoning Contact); dwbapc@gmail.com; Stephen Koenig; mindylyle@comcast.net (Planning Zoning Contact); mmcmahonpc@gmail.com (Planning Zoning); Vivian Ramirez; Gloria Sitton
Subject: [EXTERNAL]ParkView Apartments - Docketed for 2/1/22

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

Dear Chairman Macek and Planning Commissioners,

I write to express my opposition to the proposed rezoning of ParcView Apartments at 5380 Holmes Run Parkway from RC to RMF to facilitate the construction of two more high-rise buildings on this small lot. This issue has been docketed for your meeting on February 1st, 2022.

If ParcView II is approved, the lives of everyone in the Holmes Run area of Alexandria will be threatened, as the simple act of constructing two new high-rise buildings on ParcView's lot using heavy pile driving equipment, will jeopardize the structural stability of every nearby building, as most of these buildings are over 12 stories high and over 40 years old. All 3,100+ dwelling units in the Holmes Run area qualify as affordable or workforce housing, so please do not threaten my safety or that of my family and neighbors simply to add ~220 more affordable housing units to the City's stockpile of such housing. The Holmes Run Area is one of the most diverse and densely populated communities in the City. This fact should be celebrated, not destroyed by allowing ParcView II to be built.

I request that this email be added to the docket materials for the ParcView II project before the Planning Commission on February 1st, 2022.

Sincerely, Melinda S. Dullea

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Gloria Sitton

From: Mary A <qma2013@gmail.com>
Sent: Saturday, January 22, 2022 2:50 PM
To: Gloria Sitton
Subject: [EXTERNAL]Fwd: ParcView II Redevelopment Project at 5380 Holmes Run Parkway

You don't often get email from qma2013@gmail.com. [Learn why this is important](#)

Good Afternoon,

Please see the below email.

Sincerely,

Maryam Ali

----- Forwarded message -----

From: Mary A <qma2013@gmail.com>
Date: Sat, Jan 22, 2022 at 2:45 PM
Subject: ParcView II Redevelopment Project at 5380 Holmes Run Parkway
To: <natemacek@hotmail.com>, <dwabpc@gmail.com>, <johngoebel@gmail.com>, <swkoenig@icloud.com>, <mindyllyle@comcast.net>, <mmcmahonpc@gmail.com>, <vcdramirez@gmail.com>

Dear Chairman Macek and Planning Commissioners,

I write to express my opposition to the proposed ParcView II redevelopment project at 5380 Holmes Run Parkway that has been docketed for your public hearing on February 1, 2022.

This project involves serious safety concerns for the structural stability of the ParcView building as well for the many other almost 50-year-old buildings housing thousands of nearby residents in this already highly congested area. Given that there will be no loss of affordable housing at ParcView, use of the RMF zoning is improper.

In addition, there are no plans to relocate the ParcView residents while construction is going on, there are no plans for where ParcView residents are supposed to park when their parking lot is taken away to cram two more buildings on their small 3-acre lot, the traffic study shows that two key intercessions are already congested, there is grossly inadequate parking for parents of a proposed day care center (4 spots for parents of 100 kids), and no consideration will be given by the applicant to enhance environmental sustainability as was done at Landmark Mall.

Sincerely,

Maryam Ali
191 Somerville St
Alexandria, VA 22304

qma2013@gmail.com

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200 North Pickett Street
Apartment 208
Alexandria, Virginia 22304
January 19, 2022

Mayor Justin Wilson and Members of the Alexandria Planning Commission
City Hall
Alexandria, Virginia 22314

SUBJECT: ParcViewII; DSUP#: 2021-10029

Dear Mayor Wilson, City Councilmembers and Planning Commissioner,

I join my neighbors in opposing the rezoning of ParcView Apartments at 5380 Holmes Run Parkway from RC to RMF to facilitate the construction of two more high-rise buildings on this small lot.

The effort to rezone this lot is SPOT ZONING at its worst. City Code clearly states that the RMF zone can only be used when affordable housing will be lost. Since the current ParcView building will not be demolished in this project, the RMF zone cannot be used to add two more high-rise buildings to ParcView's lot.

Our neighborhood is adjacent to and will be affected by the proposed Landmark West End project. The ParcView project will add to congestion and traffic in the near term without any demonstrated need for it when additional housing is soon to be available nearby.

Crowding three high-rise buildings onto ParcView's small lot will create an apartment complex of wall-to-wall concrete with few, if any, amenities for the lower-income people that will be squeezed into these buildings. Furthermore,

the construction of these two high-rise buildings will require the driving of heavy piles, jackhammering and dump trucks almost daily for close to two years, sending loud noise, construction debris and vibrations throughout the neighborhood.

The impact of this project on the narrow Holmes Run Parkway will be catastrophic. Currently, the Parkway is an extremely busy thoroughfare 24 hours a day, and it is subject to available off-street parking being completely filled each day from North Van Dorn to North Pickett Street. Adding the vehicles of more than 220 new residents to this neighborhood is a recipe for disaster. The asphalt surface already suffers from its current heavy use with crumbling edges and potholes next to the green space bordering the run. The traffic of construction vehicles will add an additional strain to this area's limited roadway system.

I understand the desire of the City leaders to have more affordable housing in Alexandria. This project, however, is disastrous and outright dangerous to my neighborhood, which already has a large affordable inventory. I strongly oppose the construction of ParcView II.

Sincerely,

Jack T. Pitzer, Ph.D., CPPO

Gloria Sitton

From: Kathleen Stark <knstark72@gmail.com>
Sent: Friday, January 28, 2022 4:31 PM
To: PlanComm; Gloria Sitton
Subject: [EXTERNAL]Proposed construction of Parkview II Holmes Run Parkway Alexandria

Some people who received this message don't often get email from knstark72@gmail.com. [Learn why this is important](#)

Dear Commissioners and Ms Sitton: I am writing to you to ask that you not approve the construction of two more apartment buildings at Parkview Apartments on Holmes Run Parkway. I realize that more affordable housing is very much needed in Northern Virginia. Crowding more buildings into an already overcrowded area is not the answer. The people who already live here need green space, clean air and a safe environment for themselves and their children. Adding more people, cars and congestion will not provide these things. It will only diminish the quality of life for all of us. Please consider these things when you make your decision. There must be another solution to the issue of affordable housing in our area. Thank you . Kathleen Stark 5500 Holmes Run Pkwy, Alexandria, VA 22304 knstark72@gmail.com

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Gloria Sitton

From: Lia Niebauer
Sent: Friday, February 04, 2022 2:59 PM
To: Samantha Lockwood
Subject: FW: [EXTERNAL]Your Planning and Zoning General Comments, Complaints, and Inquiries request (Case# 22-00003238)

For you!

From: Jackie N Cato <jackie.cato@alexandriava.gov>
Sent: Friday, February 4, 2022 2:42 PM
To: Lia Niebauer <lia.niebauer@alexandriava.gov>
Subject: FW: [EXTERNAL]Your Planning and Zoning General Comments, Complaints, and Inquiries request (Case# 22-00003238)

Here is another

From: noreply@salesforce.com <noreply@salesforce.com> On Behalf Of Alex311
Sent: Monday, January 31, 2022 3:12 PM
To: Tony LaColla <Anthony.LaColla@alexandriava.gov>; Leonard Richards <Leonard.Richards@alexandriava.gov>; Lisa Chase <alicia.chase@alexandriava.gov>; Jackie N Cato <jackie.cato@alexandriava.gov>; Kerry Hall <Kerry.Hall@alexandriava.gov>; Ann Horowitz <ann.horowitz@alexandriava.gov>; Susan H. Hellman <susan.hellman@alexandriava.gov>; Mary Christesen <Mary.Christesen@alexandriava.gov>; CRM Administrator <CRM.Administrator@alexandriava.gov>
Subject: [EXTERNAL]Your Planning and Zoning General Comments, Complaints, and Inquiries request (Case# 22-00003238)



Alex311 User:

The following request for service has just been assigned to you:

Request Number: 22-00003238
Request Type: Planning and Zoning General Comments, Complaints, and Inquiries
Location:
Request Submitted: 1/30/2022

Estimated Resolution **2/7/2022**
Date:

Customer Comments:

Opposition to the ParcViewII plan. This area is already densely populated. Further, as an Alexandrian living in a high rise a quarter mile from the proposed construction, I am greatly concerned about the impact of the construction. Not only in terms of the noise, dust and disruption it will bring, but above all about the potential impact of construction-generated vibration on my 1970s era building. The City Council apparently passed up the opportunity to include affordable housing in a new development on Eisenhower Avenue. So don't foist problematic construction on Holmes Run. Why not include units in the Landmark Mall redevelopment instead?

Staff Comments:

Please view the complete case history and details in the Alex311 console and take the appropriate actions to complete this request by the estimated resolution date. **Use the Alex311 Console to contact the customer. Do not forward this email to the customer, or to any City staff who are Alex311 users.**

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[Connect With Us](#)



Gloria Sitton

From: Mark Thomas <thomamk123@protonmail.com>
Sent: Tuesday, February 08, 2022 10:51 PM
To: Justin Wilson; Amy Jackson; John Chapman; Canek Aguirre; Sarah Bagley; Alyia Gaskins; Kirk McPike
Cc: Mark McHugh; Brittany Williams; LaShawn Timmons; Regina Benavides; Suzanne Derr; Tracy Thompson; Karl Bach; Gloria Sitton
Subject: [EXTERNAL]For City Council meeting on Saturday, 2/12, docket item #14: Reject the Parcview II application and rezoning

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Dear Mayor Wilson, Vice Mayor Jackson and City Council members,

As long-time residents of The Greenhouse condo high-rise on Holmes Run Parkway, we strongly urge you to reject the Parcview II application and to desist from your plans to rezone the site.

We know that more affordable housing is a goal for Alexandria. But the Holmes Run Area is already one of the most diverse and densely populated communities in the City, and already includes many units of affordable housing, in multiple buildings. Problems with the Parkview II proposal include:

Problem #1. Extensive underground excavation, pile driving, and jackhammering could severely compromise the structural stability of existing high rises in the area, and thus increase the likelihood of a catastrophic collapse of some of them. These buildings are from 35 to 60 years old. Mayor Wilson had earlier acknowledged that the Surfside collapse in Florida raises safety concerns about older high-rise residential buildings in Alexandria. We live in one of these buildings. Please do what is needed to keep Alexandria residents safe. We urge you to reject the Parcview II application, which would add construction of two additional high-rise buildings on this small lot.

Problem #2. The excavation is likely to release rodents out into the open, a public health problem. When the new pedestrian bridge over Holmes Run was built a few years ago, rodents were found in buildings a half-mile from the site.

Problem #3. The application and supporting material from Wesley Housing brushes off the legitimate concerns about traffic, noise, parking, and over-congestion in this neighborhood, and fails to address the fact that the nearby Landmark Mall redevelopment project will overlap the Parcview II project for some time. In addition, C. Puskar has stated to the Planning Commission that the demolition and pile-driving phases will only take two months. This is hardly plausible, and is drastically at odds with information stated during one of their community meetings: that the noisiest and most disruptive stage would last 18 months. These two observations suggest that there is an intent to underestimate the impact of all this construction.

We hope that you will also consider the more detailed information presented at [Holmes Run Civic Association](#).

We urge you to reject the rezoning application and Parkview II project now. If any other action is contemplated by the Council, we urge that no further steps be taken until an independent

well-researched engineering report, reviewed by City engineers and made public, can show that there would be no danger to nearby existing buildings.

We request that this email to added to the docket materials for the ParcView II project before City Council on February 12th, 2022. Thank you for your attention.

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Gloria Sitton

From: Karen Shimkus <bscmomttwo@gmail.com>
Sent: Tuesday, February 08, 2022 11:22 AM
To: Justin Wilson; Mark McHugh; Amy Jackson; Brittany Williams; John Chapman; LaShawn Timmons; Regina Benavides; Canek Aguirre; Sarah Bagley; Alyia Gaskins; Kirk McPike; Gloria Sitton
Subject: [EXTERNAL]ParcView II

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

I am writing to object to the plans to build two new buildings on the space currently designated for Parcview I. on Holmes Run Parkway. I live in the next-door building, Pavilion on the Park, and am extremely concerned that the planning commission has not sufficiently considered how this new construction will impact the quality of life for those already living in that neighborhood as well as those hoping to move here.

I see the issues as these:

Safety--concerns have been raised about the fact that the ground contains marine clay at the proposed site which does not provide optimum stability for construction. The development company has indicated plans to create a two-story underground parking garage, tearing down trees and eliminating the swimming pool. As was experienced with the collapse of the condominium in Surfside, Florida (2021) construction of new buildings may have been a factor in destabilizing Champion Towers South. That building had been constructed in 1981, buildings surrounding ParcView 1 are considerably older. 98 people died in that building's collapse. At a minimum, I would expect the City of Alexandria to conduct and publish a study of the site integrity to assure residents that this construction will not be a destabilizing factor for surrounding buildings.

Lifestyle--I invite the council members to visit the Holmes Run neighborhood during and after rush hour. This road is extremely busy with cut through traffic from Duke St. and Van Dorn and residents returning from work. There is virtually no street parking available. Developers of ParcView II have indicated that the underground parking facility will not provide a space for every resident of the new ParcView complex. They are estimating the automobile ownership but appear to have no plan to accommodate residents if their estimates are wrong. They do not appear to have considered that a family might own two cars. Currently street parking is difficult, with more residents and cars it will only become more so. In addition, traffic along the road will increase and with that, the likelihood of frequent traffic back-ups. Please note, the new construction will include 227 new units of size ranging from studio to three bedrooms. Based on the plan presented by Wesley Housing and if we estimate 1 new resident per bedroom, the minimum number of residents added to the neighborhood will be approximately 600. Imagine that increased number of people in an area in which neither the roads, sidewalks nor park space can be expanded.

Re-zoning this site from RC to RMF will allow for significant crowding and less access to services and sites along Holmes Run Parkway. In addition to parking, there are the community gardens, use of the park space along the creek, access to bus stops and foot traffic. This neighborhood already has a denser population than the same-sized space across Duke St. By adding ParcView II the city is creating a densely populated, clearly identified and sequestered neighborhood for those of more "average" means while at the same time reducing the quality of life of both old and new residents.

We have seen in other communities that the crowding of affordable housing units into a single area does not support the goal of creating community. ParcView II may be the easy solution, but it is not the most creative one and there are serious problems with the proposed plan. I would urge the city to lead the way in finding innovative ways to create such housing in Alexandria City and consider the importance of not just increasing the number of units but of establishing neighborhoods to attract new residents and contribute to the quality of our city overall.

Sincerely

Karen Shimkus
Pavilion on the Park Apt 211
Alexandria, VA

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Gloria Sitton

From: stuart olson <stuolson@hotmail.com>
Sent: Monday, February 07, 2022 5:43 PM
To: Justin Wilson; Mark McHugh; Amy Jackson; Brittany Williams; John Chapman; mons@alexandriava.gov; Regina Benavides; Sarah Bagley; Suzanne Derr; Alyia Gaskins; Tracy Thompson; Kirk McPike; Karl Bach; Gloria Sitton; LaShawn Timmons; Canek Aguirre
Subject: [EXTERNAL]ParcView II project

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

Dear Mayor Wilson, Vice Mayor Jackson and City Councilmembers,

I write to express my opposition to the proposed rezoning of ParcView Apartments at 5380 Holmes Run Parkway from RC to RMF to facilitate the construction of two more high-rise buildings on this small lot. This issue has been docketed for your meeting on February 12th, 2022.

If ParcView II is approved, the lives of everyone in the Holmes Run area of Alexandria will be threatened, as the simple act of constructing two new high-rise buildings on ParcView's lot using heavy pile driving equipment, will jeopardize the structural stability of every nearby building, as most of these buildings are over 12 stories high and over 40 years old. All 3,100+ dwelling units in the Holmes Run area qualify as affordable or workforce housing, so please do not threaten my safety or that of my family and neighbors simply to add ~220 more affordable housing units to the City's stockpile of such housing. The Holmes Run Area is one of the most diverse and densely populated communities in the City. This fact should be celebrated, not destroyed by allowing ParcView II to be built.


I request that this email be added to the docket materials for the ParcView II project before City Council on February 12th, 2022.

Sincerely,
Stuart Olson
Greenhouse resident

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Gloria Sitton

From: Fouzilla sebbak <fouzilla2004@yahoo.com>
Sent: Monday, February 07, 2022 4:59 PM
To: Justin Wilson; Mark McHugh; Amy Jackson; Brittany Williams; John Chapman; mons@alexandriava.gov; Regina Benavides; Sarah Bagley; Suzanne Derr; Alyia Gaskins; Tracy Thompson; Kirk McPike; Karl Bach; Gloria Sitton; LaShawn Timmons; Canek Aguirre
Subject: [EXTERNAL]ParcView II project

 You don't often get email from fouzilla2004@yahoo.com. [Learn why this is important](#)

Dear Mayor Wilson, Vice Mayor Jackson and City Councilmembers,

I write to express my opposition to the proposed rezoning of ParcView Apartments at 5380 Holmes Run Parkway from RC to RMF to facilitate the construction of two more high-rise buildings on this small lot. This issue has been docketed for your meeting on February 12th, 2022.

If ParcView II is approved, the lives of everyone in the Holmes Run area of Alexandria will be threatened, as the simple act of constructing two new high-rise buildings on ParcView's lot using heavy pile driving equipment, will jeopardize the structural stability of every nearby building, as most of these buildings are over 12 stories high and over 40 years old. All 3,100+ dwelling units in the Holmes Run area qualify as affordable or workforce housing, so please do not threaten my safety or that of my family and neighbors simply to add ~220 more affordable housing units to the City's stockpile of such housing. The Holmes Run Area is one of the most diverse and densely populated communities in the City. This fact should be celebrated, not destroyed by allowing ParcView II to be built.

I request that this email be added to the docket materials for the ParcView II project before City Council on February 12th, 2022.

Sincerely,
Fouzilla Sebbak
Greenhouse resident

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Gloria Sitton

From: natemacek@hotmail.com (Planning Zoning Contact)
Sent: Saturday, February 05, 2022 9:52 AM
To: Samantha Lockwood
Cc: Nancy Williams
Subject: FW: Parcview II project - I am opposed

Received on Friday...

From: Josh Dorfman <joshua.jordan.dorfman@gmail.com>
Sent: Friday, February 4, 2022 6:07 PM
Subject: Parcview II project - I am opposed

Dear Chairman Macek and Planning Commissioners,

I write to express my opposition to the proposed ParcView II redevelopment project at 5380 Holmes Run Parkway that has been docketed for your public hearing on February 1, 2022.

This project involves serious safety concerns for the structural stability of the ParcView building as well for the many other almost 50-year-old buildings housing thousands of nearby residents in this already highly congested area. Given that there will be no loss of affordable housing at ParcView, use of the RMF zoning is improper.

In addition, there are no plans to relocate the ParcView residents while construction is going on, there are no plans for where ParcView residents are supposed to park when their parking lot is taken away to cram two more buildings on their small 3-acre lot, the traffic study shows that two key intercessions are already congested, there is grossly inadequate parking for parents of a proposed day care center (4 spots for parents of 100 kids), and no consideration will be given by the applicant to enhance environmental sustainability as was done at Landmark Mall.

Sincerely,

--
Josh Dorfman
joshua.jordan.dorfman@gmail.com
724-953-1926

Gloria Sitton

From: Lia Niebauer
Sent: Friday, February 04, 2022 2:59 PM
To: Samantha Lockwood
Subject: FW: [EXTERNAL]Your Planning and Zoning General Comments, Complaints, and Inquiries request (Case# 22-00003238)

For you!

From: Jackie N Cato <jackie.cato@alexandriava.gov>
Sent: Friday, February 4, 2022 2:42 PM
To: Lia Niebauer <lia.niebauer@alexandriava.gov>
Subject: FW: [EXTERNAL]Your Planning and Zoning General Comments, Complaints, and Inquiries request (Case# 22-00003238)

Here is another

From: noreply@salesforce.com <noreply@salesforce.com> **On Behalf Of** Alex311
Sent: Monday, January 31, 2022 3:12 PM
To: Tony LaColla <Anthony.LaColla@alexandriava.gov>; Leonard Richards <Leonard.Richards@alexandriava.gov>; Lisa Chase <alicia.chase@alexandriava.gov>; Jackie N Cato <jackie.cato@alexandriava.gov>; Kerry Hall <Kerry.Hall@alexandriava.gov>; Ann Horowitz <ann.horowitz@alexandriava.gov>; Susan H. Hellman <susan.hellman@alexandriava.gov>; Mary Christesen <Mary.Christesen@alexandriava.gov>; CRM Administrator <CRM.Administrator@alexandriava.gov>
Subject: [EXTERNAL]Your Planning and Zoning General Comments, Complaints, and Inquiries request (Case# 22-00003238)



Alex311 User:

The following request for service has just been assigned to you:

Request Number: **22-00003238**
Request Type: **Planning and Zoning General Comments, Complaints, and Inquiries**
Location:
Request Submitted: **1/30/2022**

Estimated Resolution **2/7/2022**
Date:

Customer Comments:

Opposition to the ParcViewII plan. This area is already densely populated. Further, as an Alexandrian living in a high rise a quarter mile from the proposed construction, I am greatly concerned about the impact of the construction. Not only in terms of the noise, dust and disruption it will bring, but above all about the potential impact of construction-generated vibration on my 1970s era building. The City Council apparently passed up the opportunity to include affordable housing in a new development on Eisenhower Avenue. So don't foist problematic construction on Holmes Run. Why not include units in the Landmark Mall redevelopment instead?

Staff Comments:

Please view the complete case history and details in the Alex311 console and take the appropriate actions to complete this request by the estimated resolution date. **Use the Alex311 Console to contact the customer. Do not forward this email to the customer, or to any City staff who are Alex311 users.**

[VIEW THIS REQUEST](#)

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City Council remarks on ParcView apartments

I am Juli Wilson-Black, the pastor of Fairlington Presbyterian Church. Wesley Housing is completing construction of a new affordable residential building, the Waypoint, located behind our church. Being involved in this project has educated us about the benefits of having affordable housing in our neighborhood. We learned that 87% of those who work in Alexandria do not live here, a situation which adds to traffic and drains economic and human resources from the community. We learned that by partnering with an affordable housing developer, we could enable people who already serve the community through their jobs in education, public safety, health care and retail to also be our neighbors. We learned the stories of people who called us or came to our public meetings because they need affordable housing and wanted to apply to live in our building.

We also learned the many perspectives held by our neighbors who objected to the project. Almost all of those I have talked to agreed that affordable housing is in critically short supply in our city, but still had concerns about how this project would impact them.

What finally brought all of these learnings into focus was what we learned about the history of the land on which our church and the Waypoint are located. We learned that the original deed of sale contained a stipulation that the land would “*never* be occupied by, sold, leased or conveyed . . . to any person not a member of the Caucasian race.”

What we ultimately learned is that in the long history of our City, the concerns of White residents have been prioritized the vast majority of the time. This redevelopment of the ParcView apartments provides a valuable opportunity to change that historical pattern. Affordable housing is largely for residents of color, whose compelling concerns have historically been ignored.

The City is not making a determination about the best and highest use of this property in a historical vacuum. Saying that we support affordability, inclusion and equity, as the City has done on many occasions, does no good unless we act on our stated values. At the end of the day, we have to choose whose concerns to prioritize, knowing that while we cannot change our shameful past, we can choose a more just and equitable future.

I am strongly against the expansion plans at the Park View Condominium. Regardless of the supposed upgrades promised by those proposing this change in zoning and accompanying tripling of the number of residents at the Park View, the proposal will, if allowed to go forward, unfavorably change the nature of living and quality of living in this neighborhood.

When you have what is now considered to be a dense residential living area, how does it make any sense to pack even more people into that area? I assert that this addition of housing units is not only ill-advised, but is un-reversible, permanently condemning this neighborhood to be overdense and overcrowded for the next 50 years or longer.

For myself and probably most residents and owners, the choice to live at the Pavilion on the Park was made with full knowledge that I was NOT living in a area where I would have to overlook and contend with commercial activity all day long, with accompanying commercial traffic and parking issues that will come with the new building. Opening this building to commercial use is adding insult to injury.

Holmes Run Parkway itself is used by many residents living past the Beatley library east of us on Duke street as a short cut to and from Route 395 into town in the morning and back home in the evening creating extra traffic issues. If you are, for example, going to allow a child care center in the new proposed Park View, does this not logically suppose lines of cars dropping off and lines of cars waiting for their children at the close of school, and won't this just further congest an already congested and narrow 2 lane road?

Given the fact that 2 other favorable areas are being developed within fractions of a mile to build and accommodate more units of affordable housing that will NOT adversely densify an already dense pre-existing neighborhood, should, in my way of thinking, strongly suggest that Park View is NOT the best solution to whatever shortages of affordable housing Alexandria may have.

While it is not an area of my expertise, I have been told there is clear evidence that the underlying geology of the area should also re-direct this kind of forcing of extra occupancy to some other nearby location, and not to Holmes Run Parkway.

I would ask that the city council please re-consider imposing the Park View project on a neighborhood that where, regardless of the positives, imposes too many negatives to be a wise decision for west-end Alexandria.

Martin
Goldstein

Gloria Sitton

From: Justin Wilson
Sent: Friday, February 11, 2022 3:18 PM
To: Amy Jackson; Alyia Gaskins; John Chapman; Kirk McPike; Sarah Bagley; Canek Aguirre
Cc: Gloria Sitton
Subject: Fw: [EXTERNAL]PARCVIEW II - THOUGHTS FROM KAREN LEIBACH

Shared at Karen's request:

Justin M. Wilson, Mayor
Alexandria City Council
Office: 703.746.4500
Home: 703.299.1576
justin.wilson@alexandriava.gov

From: cruiser47k@aol.com <cruiser47k@aol.com>
Sent: Friday, February 11, 2022 3:14 PM
To: Justin Wilson <justin.wilson@alexandriava.gov>
Subject: [EXTERNAL]PARCVIEW II - THOUGHTS FROM KAREN LEIBACH

You don't often get email from cruiser47k@aol.com. [Learn why this is important](#)

Hi Justin,

I tried to send a group email to you and all the City Council members, but I couldn't get the web site to work (not unusual for me).

I am concerned about the proposed ParcView II development, for 2 reasons.

First, as you know, Richard spent 20 years on the Planning Commission. He was known for his strong belief in open/green space and affordable housing. I share his beliefs. We definitely need more affordable housing in Alexandria, but the ParcView II project is just too big. Way too big. It would add 2 more high rises in an area already jam packed with high rises. It's just too much in a small area.

Second, I live around the corner from ParcView in the Hallmark condominium on North Pickett Street. My building was built in the early 70s. ParcView itself is an older building. There are others in the area also about the same age. In the 26 years I've lived here, I've noticed my building still settling. Little cracks appear here and there. We have had masonry work done to repair aging damage on the outside of the building. Along with many others living on North Pickett and Holmes Parkway, I am concerned about the damage that could be done to the foundations of the existing buildings when jackhammers and other construction work get started. It's especially

worrisome after the collapse of the Champlain Towers South high rise in Surfside, Florida, last summer.

Please don't approve such a large-scale project in a congested area full of aging high rises.

Thanks for your consideration. (And if you could pass along my concerns to the rest of City Council, I would appreciate it.)

Karen Leibach

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