

[EXTERNAL]Oakville Development SUP2021-00125

Dinah Wiley <dinahwiley@gmail.com>

Fri 2/18/2022 10:55 AM

To: PlanComm <PlanComm@alexandriava.gov>

Cc: Devin Reese <devinareese@gmail.com>; Judy Lo <Judy.Lo@alexandriava.gov>

 1 attachments (9 KB)

Wiley letter re SUP2021-00125\_18Feb2022.docx;

To: Planning Commission, cc Devin Reese and Judy Lo

We are residents who live adjacent to Mt. Jefferson greenway.

For your preparation for a March 1 meeting on Block C development/parcel 706, attached please find our letter summarizing experiences and requests regarding park development behind our backyard.

Thank you for your consideration,

Dinah and Foster Wiley

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February 18, 2022

RE: Development Special Use Permit 2021-00125

Dear Planning Commission members,

I write regarding the plans for developing Block C/ parcel 706 and its effect on Mt. Jefferson Park which abuts our back yard.

We have lived at 2405 East Randolph Avenue since 1977. Since arriving here, we have seen the city take over the property, develop the much-needed drainage system, and open up the greenway to a wider public. We've lived through many problems such as criminal activity that spilled into our yard as police gave chase from Route 1, rats, storm damage, jogger accidents necessitating calling 911, noisy radios from car-fixers working back there at odd hours, loud cell phone conversations of walkers disturbing the peace of our backyard garden, and proliferation of invasive plants.

As to the latter, there are two weed trees in the greenway at each corner of our back yard, now huge and fully grown, which we have at times asked the city to remove, to no avail. We've considered paying for their removal ourselves, but private businesses decline the work without authorization from the city. We have paid out-of-pocket for the removal of large and dangerous limbs hanging over our landscaped yard. No matter what happens to the park, we request once again that those trees be removed ASAP.

The area behind our house is also overcome with thorny bushes, English ivy, wisteria and other invasives and non-natives. We request that the city develop a plan for safe and sure removal of non-native invasives. In the past I've planted live Christmas trees and Eastern red cedar and Virginia fringe trees there to grow a privacy screen. (One mature white pine is now dead from storm damage and should also be removed before it falls on someone walking the path.) And in past years I annually removed invasive plant growth, and we have participated in neighborhood initiatives to mulch the path and help maintain it.

Over the 45 years we've lived at 2405, we have participated in many public city meetings planning for development of Potomac Yards and Mt. Jefferson greenway (formerly "the W&OD right-of-way"). For years I joked that the city starts a new plan every five years. In every iteration, neighbors have asked for the wildness of the area, including its creatures, to be preserved to the maximum extent possible. My husband and I are now elderly and for the most part have stopped participating in community input, and defer to younger neighbors. Still, our priorities, and those of our neighbors, remain in favor of preservation of the wildness and wildlife, with minimalist city work to preserve safety (maintaining the path, limiting access

points), and to preserve peace and quiet for those of us who live along the greenway and are affected by everything the city does there.

What my family has thoroughly enjoyed about living adjacent to the greenway is 1) having a wild place to take a walk, regardless of how narrow it is, and 2) since the East side of Route 1 has been developed, having an increased number and variety of wildlife eking out a living there. Whereas many years ago we had lots of bats, and they're unfortunately gone, in recent years we've enjoyed possum, foxes, Cooper's hawks and ospreys, rabbits, raccoons, squirrels and many many species of birds. They all come into the yard, and are a great and welcome treasure. So we request that the city prioritize the protection of their habitats. It's clear to see from the plans of Block C that habitat for the animals has not been a priority of the planners, despite years of meetings when residents like us have spoken in favor of their protection.

In the past we and other neighbors have also objected to any plans for lighting in the park and we request that no lights be installed. Night lights would encourage the public to visit the park after dark and this is a security concern for us, as well as a concern about loud noise which creates a major nuisance.

Thank you for your public service and your attention to these requests.  
Sincerely,

Dinah and Foster Wiley

## [EXTERNAL]Full support for Mt Jefferson Park Plans

Paul Hunter <paul.hunter@craefte.com>

Fri 2/18/2022 5:29 PM

To: PlanComm <PlanComm@alexandriava.gov>

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

Our house backs onto the Oakville Triangle project and we have been a part of the planning process for close to 7 years (or more). **We appreciate all the public outreach and communication that your team, Stonebridge and the City of Alexandria has provided to date.**

**We are very happy with the current plans, especially Mt Jefferson Park where we will be able to walk in all seasons** and want to say thank you for allowing us to provide input over the years. We are very excited to see that the project has finally started, and look forward to seeing the finished product in a few years. Our daughter will finally have a place to play and run that is close to our house.

We do not support making any further changes to the plans and will not be attending the site walk.

Thanks again for everything you and the City have done to make our quality of life better.

Paul and Gena

2509 E Randolph Ave

Alexandria V 22301

Paul Hunter

703-447-7423

hunterprusa@protonmail.com

Paul Hunter

703-447-7423

paul.hunter@craefte.com

www.craefte.com

Sent from ProtonMail for iOS

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Dear Alexandria Planning Commission

2/23/22

This letter pertains to the Oakville Triangle Block C Special Use Permit #2021-10015 to be reviewed during the Public Hearing on March 1<sup>st</sup>. I signed a group letter but would also like to submit my own.

We are residents of E. Randolph Ave. with Mount Jefferson Park running directly behind our house. After a January (2022) public meeting offered by the City and Oakville Triangle staff, we became concerned about the plans for the Oakville Development Block C and its impacts on Mt. Jefferson Park.

Mt. Jefferson Park has a natural character that has become increasingly rare in this rapidly urbanizing region. While many city “parks” are geared towards recreation (with features like tennis courts, playgrounds, water features, and bike trails), this park has been a haven for Virginia wildlife more comparable to something like Monticello Park, albeit much smaller. Despite its size, Mt. Jefferson Park has fox pups, hawks, bats, possums, monarch and white sulfur butterflies, and other native species.

The Oakville Development will inevitably compromise habitat quality for this wildlife, since it includes more entrances into the Park, increased foot traffic, bicycle traffic, reduced vegetation, a section of adjacent new road where a building had previously provided a barrier, and eventually both noise and light pollution from new, higher buildings.

Given those impacts, we are disappointed to see that Block C, which we understood was intended as an extension of Mt. Jefferson Park, does not make habitat quality a priority in these proposed plans. Instead, Block C appears to have a majority of nonnative turf grass field and paved trail area with little habitat for wildlife other than the small butterfly garden. We view this as a substantial missed opportunity to make Block C something with deeper long-term value to the City. There are other recreational spaces near the Oakville Triangle development, such as on Hume Street and Potomac Avenue. But wild spaces are really scarce.

We’d like to ask that the Planning Commission deny or delay the decision on the Block C Special Use Permit #2021-10015 until more deliberate intention is invested in the value of the space for buffering the ongoing impacts to wildlife along this urbanizing corridor. As an example of what’s possible, consider how the 4-Mile-Run Stream area has been managed to improve and sustain wildlife habitat, now providing a popular place for a diverse mix of people to walk and enjoy the sights and sounds of nature: ospreys hunting, redwing blackbirds calling, fragrant native streamside vegetation.

And, of course, keeping more areas natural is not just an aesthetic choice or a gift to wildlife; it’s a choice to maintain the complex vegetation that regulates local climate, purifies air and water, and otherwise creates a healthy ecosystem around human homes. The future residents of the Oakville Triangle residences might sooner hear songbirds in summer calling around a Block C restored meadow or constructed wetland than kick a ball on yet another hot field.

Thank you,

Devin Reese  
2401 E. Randolph Ave.  
Alexandria, VA 22301

[EXTERNAL]Oakville Triangle Block C - Special Use Permit #2021-10015

melleniekrunion@yahoo.com <melleniekrunion@yahoo.com>

Thu 2/24/2022 9:48 AM

To: PlanComm <PlanComm@alexandriava.gov>

 1 attachments (258 KB)

Oakville Triangle Block C Special Use Permit.pdf;

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

I would appreciate your review and consideration of the attached letter.

Thank you,

Mellenie Runion



Virus-free. [www.avg.com](http://www.avg.com)

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## Oakville Triangle Block C Special Use Permit #2021-10015

Dear Planning Commission:

My concern for the Mount Jefferson Trail is the environment: biodiversity, habitat, and carbon sequestration through the soil. Judy Lo explained the outline of the current approved plans at the North end on Monday, February 21 during a walk through.

As you review plans for Block C, please keep in mind this area is essentially the only cover for wild animals in this neighborhood. I am asking you to consider:

- Limiting the number of paved entrances. Maintain existing logs to block access points other than designated and limited paved entrances. After the Stewart Street point was opened a few years ago, more dog owners used the trail at that location, often allowing their dogs off leash to chase ducks, fox, and opossum. While the North end is a dog run, the middle and South section was once a secluded area for wildlife. The more access you provide, the less of a habitat it can serve.
- Limiting any lighting that may shine or bounce into this area from Block C. Light pollution is not helpful for wildlife.
- Respect the residents' desires to maintain a natural habitat in this area.

Red foxes are struggling to find cover during the prime season for mating and birthing as continuous demolition is happening in Oakville and multiple houses in the neighborhood are being torn down/renovated. Please consider the natural environment when reviewing new plans for Block C.

Sincerely,



Mellenie Runion

Resident at: 111 E. Randolph Avenue since 1996 / Served on: Community Services Board, DRBA Board, WEBA Board, Landlord & Tenant Commission, Beautification Commission



Fox looking for food



Mount Jefferson Trail, Summer 2021

[EXTERNAL]March 1, 2022: Docket # 7: DSUP2021-10015

SlackenFromm <alsdmf@earthlink.net>

Fri 2/25/2022 12:19 PM

To: PlanComm <PlanComm@alexandriava.gov>

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

Attached is our letter to Planning Commission Hearing on March 1, 2022

David Fromm

Amy Slack

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Mr. Carl Moritz  
Director of Planning and Zoning

DSUP #2021-10015  
345 Swann Avenue  
Oakville Triangle Block C - Publicly Accessible Park

Planning Commission Hearing of March 1, 2022  
Docket item # 7

Mr. Mortiz,

We acknowledge this hearing is about a new park but, it is impossible to discuss the new park in Block C without a discussion of its direct relationship with Mt. Jefferson Park.

### Land Use & Open Space

Under this heading, the Staff report describes the public open space has been reconfigured on Block C; the multi-generational 'rooms' such as the open lawn area, small areas for children's play, and a shaded gathering place; and the use of "wood, stone, weathered metal, etc." materials "to incorporate the industrial heritage of the site".

Absent from the proposed plan is an homage to the most essential of life's elements: water. Water could and should be included, too.

Historically uncontrolled stormwater runoff from the Oakville properties, that made portions of Mt. Jefferson Park unusable at times, will now be controlled through the use of integrated storm drains, thereby increasing the year-round usable space. Yet those areas where storm water had accumulated throughout Mt. Jefferson Park provided natural habitats for desirable plants, insects and the variety of animals that currently abound.

Introducing controlled water features would restore this source of water.

Water, and particularly moving water, delights children of all ages, Water encourages unique play activities. We recall our delight of a gravity-fed artificial rill in Denmark and the numerous fountains, jets, and pond features of Longwood Gardens, one of America's top gardens located in near by Pennsylvania. [www.longwoodgardens.org](http://www.longwoodgardens.org)

The presence of water cools the air; running water brings joy and tranquility to humans. Quiet pools of water attract desirable pollinator insects such as butterflies as much as nectar bearing plants. Moving water attracts birds and discourages undesirable insects such as mosquitoes.

We ask that water is added to the proposed plan.

### Pedestrian & Bike Network

The community understood that access into Mt. Jefferson Park from Oakville would occur at three street locations: Calvert, Swann, and Fannon. The Block C Park plan proposes to increase entry points; from the original pedestrian & bike connection at Swann to a total of four points along the edge of Mt. Jefferson Park: the original ped/bike at Swann Avenue, a previously proposed second connection from the sidewalk along Swann Avenue and the Block C Park Lawn northern edge, a new connection from the proposed Block C Park Lawn southern edge, and a new connection from the 'small area'.

February 25, 2022

This final connection and an encroachment onto Mt. Jefferson Park by a proposed hardscape path designed to enclose a planting bed, which we find most disconcerting.

We ask these two elements, in addition to a second and similar hardscape encroachment to the north, be removed from the approved plan.

#### Coordination with Mt. Jefferson Park

As often happens with major development projects, modifications to development in Oakville have changed its original concepts.

One such conceptual change is Park Road.

Park Road had been a defining boundary between the formality of development in Oakville and the natural landscape of Mt. Jefferson Park. By eliminating Park Road, the developer was able to consolidate open space and proposes an open space contiguous with Mt. Jefferson Park. This change has driven the landscape design of both parks.

The proposed Block C Park design encroaches onto the Mt. Jefferson Park, physically and visually. It violates the approved concept design espoused in the 2015 Mt. Jefferson Park Improvement Plan.<sup>1</sup> Specifically, the secluded and forested nature of this portion of Mt. Jefferson Park as a “natural urban retreat” is lost should the Block C Park plan be adopted as proposed.

The documents publicly available make it exceedingly difficult to compare the proposed plan for Block C Park directly against the designs for Mt. Jefferson Park. Nowhere are the two plans shown side by side with the same level of detail. This being the case, I offer the attached illustration for consideration - it illustrates the contiguous areas.

The formal landscape design conceits of Block C Park have been applied heavily onto Mt. Jefferson Park design. And while these conceits are appropriate for Block C Park, the highly structured displays of ornament trees, as shown in the upper left of the illustration, are not.

#### One final comment

This is not landscaping worthy of the ages. In the time it will take for the Oaks, Black Gums and Tulip trees to mature, their health will be compromised by the close planting space. Trees which matures at 30 to 50 feet or more in height requires planting at no less than 20 to 50 feet on center. Given the City's commitment to trees and cost to the developer, it seems a great shame to perpetuate disposable environments.

This is not to belie the incredible amount of work LandDesign and City staff have generated. There are many components of Block C Park of which we agree with and look forward to implementation of.

Sincerely,

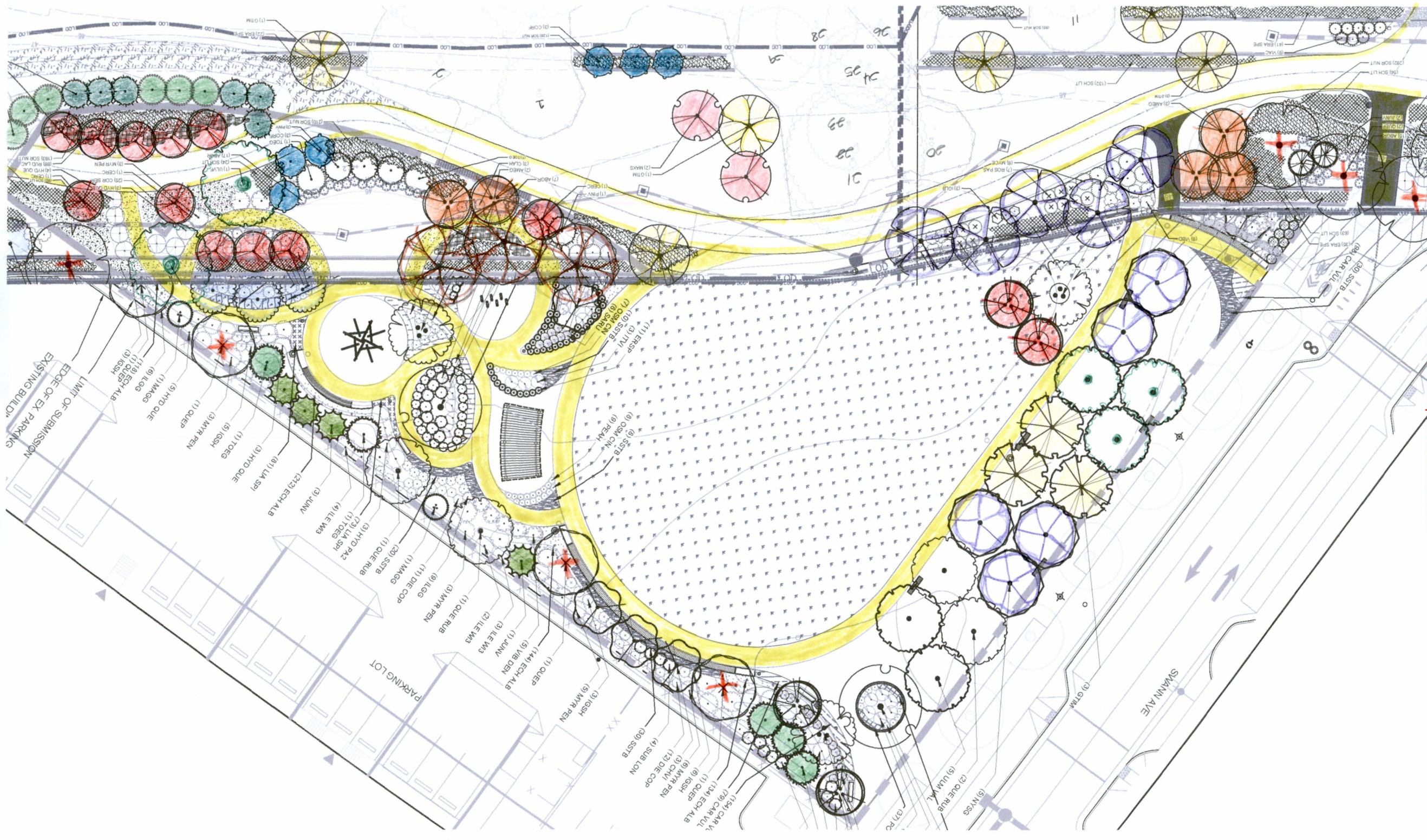
Amy Slack  
David Fromm  
2307 E. Randolph Ave  
[alsdmf@earthlink.net](mailto:alsdmf@earthlink.net)

Attachment: Block\_C\_Park\_adjoining\_WOD.pdf















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







<sup>1</sup> DSP#2015-0025, PC public hearing of Jan 7, 2016; Reaffirmed in 2018.







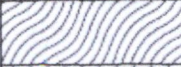







TREES	CODE	BOTANICAL NAME	COMMON NAME
	AMEG	Amelanchier x grandiflora 'Autumn Brilliance' 21322/10	Autumn Brilliance Serviceberry Multi-stem 15-25' fruits multi-season
	CARP	Carpinus caroliniana 1231/7	American Hornbeam 20-30'
	CEL OCC	Celtis occidentalis 3/3	Common Hackberry 40-60' fruits
	CERC	Cercis canadensis 15311/11	Eastern Redbud
	CORF	Cornus florida 2332/10	Eastern Dogwood
	GTIM	Gleditsia triacanthos 'Imperial' 231111/10	Imperial Honeylocust
	JUNV	Juniperus virginiana 2323/10	Eastern Red Cedar 2x2xgn fruits shelter
	LIRT	Liriodendron tulipifera 231/6	Tulip Tree
	MAXS	Magnolia x soulangeana 423/9	Saucer Magnolia
	NYSS	Nyssa sylvatica 532/10	Sour Gum 30-50' fruits multi-season
	PINV	Pinus virginiana 3333/12	Virginia Pine
	QUEP	Quercus phellos 431/8	Willow Oak 60' fruits
	TOEG	Thuja occidentalis 'Emerald Green' 1131133/3	Emerald Green Arborvitae
	ULVF	Ulmus americana 'Valley Forge' 32/5	American Elm

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME
	ABGR	Abelia x grandiflora	Glossy Abelia
	CLAH	Clethra alnifolia 'Hummingbird'	Summersweet
	HYD QUE	Hydrangea quercifolia	Oakleaf Hydrangea
	IGLB	Ilex glabra	Inkberry
	MYCE	Myrica cerifera	Southern Wax Myrtle
	MYR PEN	Myrica pensylvanica	Northern Bayberry
	ROS PAS	Rosa carolina	Carolina Rose
	SAM ELD	Sambucus canadensis	Elderberry
	VIAC	Viburnum acerifolium	Mapleleaf Viburnum
	VIBD	Viburnum dentatum	Arrowwood Viburnum

SHRUB AREAS	CODE	BOTANICAL NAME	COMMON NAME
	COR SER	Cornus sericea 'Cardinal'	Cardinal Red Twig Dogwood
	ERA SPE	Eragrostis spectabilis	Purple Love Grass
	RUD LAC	Rudbeckia laciniata	Cutleaf Coneflower
	SCH LIT	Schizachyrium scoparium	Little Bluestem Grass
	SOR NUT	Sorghastrum nutans	Indian Grass
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME
	ATSB	Andropogon ternarius	Splitbeard Bluestem
	RUHF	Rudbeckia hirta fulgida	Black-Eyed Susan
	SSLB	Schizachyrium scoparium	Little Bluestem

Dear Planning Commission – Thank you for letting me address you all tonight and thank you for your service to our City. I would also like to thank Judy Lo from the City for working with us over the last few weeks and (with Rod Simmons) walking the area with us last week.

As a neighbor of the Oakville Triangle, I speak with regard to DSUP 2021-00125 and specifically to aspects of the “integration” of the proposed Block C Park with adjoining Mt Jefferson Park. My request is to make modifications to the proposed designs to better effect such “integration” with the “natural” character of Mt Jefferson Park, especially along its southern portion.

Specifically:

Concrete path – Could the currently envisioned path around the perimeter of Block C be modified to be permeable like the path within Mt Jefferson park to which it will connect? And could the internal Block C paths be reduced to allow for more native vegetation?

Lawn area – could the lawn area be comprised of native grasses to provide meadow habitat and food sources for wildlife and hence better integrate with the natural intent of Mt Jefferson Park?

Southern corner of Block C - The proposed concept plan shows two semi-circular paths going from Block C into Mt Jefferson park. Adding such entrances and paths seems counter to the long-standing Mt Jefferson Park plans. Could the desired “transition” from the more landscaped Block C to the natural areas take place within Block C and not within Mount Jefferson Park?

Berm – the approved plan for Mt Jefferson Park called for a berm alongside the park edge. The berm was to provide a visual and physical barrier to enhance the natural nature of Mt Jefferson Park. This feature seems to have vanished in current plans – could it be restored?

Water –The “improvements” to the Mt Jefferson Park drainage will reduce water sources for wildlife. Could Block C incorporate a water feature (perhaps even a small wetland) that could contribute both to human enjoyment in Block C and to wildlife maintenance in the more “natural” adjoining Mt Jefferson Park?

Lights – If lighting is needed in Block C, it should be implemented as planned: “minimal... shrouded LED lighting ... to reduce light spill over” to Mt Jefferson Park. I would hope that this would apply to any planned Oakville development that might spill light into the Park.

Again, thank you for your time and your willingness to listen to my suggestions and concerns even at this advanced stage of the process.

Hal Cardwell

[EXTERNAL]SUP #2021-10015 Letter for Planning Commission Hearing (3/1/22)

Lauren Cranman <lcranman@gmail.com>

Sun 2/27/2022 4:39 PM

To: PlanComm <PlanComm@alexandriava.gov>

Cc: Alan Friedman <alankfriedman@yahoo.com>

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

Hello,

Please find a letter attached regarding the hearing for the Oakville Triangle Block C.

Thank you,

Lauren D. Cranman and Alan K. Friedman

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Lauren Cranman

703.307.8992

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2404 E. Randolph Ave.  
Alexandria, VA 22301  
February 27, 2022

Re: Oakville Triangle Block C Special Use Permit #2021-10015

Dear City of Alexandria Planning Commission Members:

We have lived at 2404 E. Randolph Avenue since December 2017, though not strangers to Del Ray as Lauren lived on E. Glendale Avenue before then starting in 2003. We love Del Ray's small-town feel, sense of community, and commitment to a positive lifestyle. We were thrilled to discover the Mt. Jefferson trail soon after we moved into the neighborhood. What an incredible respite from the concrete, cars, and traffic from the "real world"! Plus, it provided our non-human neighbors a safe place to call home as development in the area encroaches on their habitats.

While we understand that the March 1 meeting is in regard to Block C and not Mt. Jefferson Park, we feel that it is critical to note how these two areas relate. Both humans and animals who use the park appreciate its natural state and the peace it provides. We urge you to incorporate natural components into the Block C area such as: excluding turf, limiting paved pathways/entrances into the park from Block C, limiting any lighting that may come from Block C into the park, and including natural buffers between Block C and the park.

We appreciate the commission taking the neighbors' concerns into account as final decisions are being made for this area. We are committed to ensuring that our wildlife neighbors (e.g. many varieties of birds, foxes, ducks, opossum, and more) continue to have a safe place to grow and thrive amidst the continuing development of the area.

Thank you for your attention and time,

Lauren D. Cranman and Alan K. Friedman

## [EXTERNAL]Letter Regarding Special Use Permit #2021-10015, Docket 7- March 1, Planning Commission Meeting

Matthew Mulder <matthewemulder@gmail.com>

Sun 2/27/2022 7:15 PM

To: PlanComm <PlanComm@alexandriava.gov>

Cc: Bernadette Fernandez <jazz\_scene@hotmail.com>

 1 attachments (47 KB)

Planning-Commission3-1-2022-Letter-reSUP#2021-10015-BMF-MEM.pdf;

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

Planning Commission Meeting on March 1, 2022 February 27, 2022

Docket #7

Special Use Permit #2021-10015

Dear Planning Commission,

We are writing to express our concern with the potential adverse impact of the proposed design for "Triangle Block C2 - Park." The proposed design, as illustrated and described in DSUP2021-10015 Staff Report, infringes on Mt. Jefferson Park. The proposed pathways and other design elements will lead to degradation of the undeveloped nature of Mt. Jefferson by displacing existing wildlife and the flora which make up their habitat. The proposed design includes additional access points into Mt. Jefferson which will further disrupt wildlife and their habitat long after construction of Block C2 has been completed. The community's concern about development intrusion was underscored by the attendance of twenty (20) Del Ray residents during a walk of the site on the morning of the recent holiday (President's Day, February 21, 2022). During the site walk, the residents expressed their multiple concerns to staff from the City and a representative from Stonebridge.

We ask the Planning Commission to delay the decision on Special Use Permit #2021-10015 until the proposed Block C2 design (1) removes walkways, access points, and other features that intrude on Mt. Jefferson Park and (2) incorporates plans for minimizing the impact of the development on the native wildlife.

In the Staff Report that accompanied Development Site Plan #2018-0026, the extension of the Mount Jefferson Park Improvements plan that was approved by the Planning Commission on October 3, 2019, the value of the park was described thusly: **park users have come to appreciate the secluded and forested nature of the site** (DSP #2018-0026 Staff Report, p. 5; emphasis added). We ask the Planning Commission to support the community's appreciation of this natural resource by disallowing encroachment by development.

Sincerely,

Bernadette Fernandez

Matthew Mulder

2403 E. Randolph Ave.

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Planning Commission Meeting on March 1, 2022  
Docket #7  
Special Use Permit #2021-10015

February 27, 2022

Dear Planning Commission,

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Sincerely,  
Bernadette Fernandez  
Matthew Mulder  
2403 E. Randolph Ave.

Dear Planning Commission,

Thank you for letting me speak tonight. My name is Matt Mulder. My wife and I own a home on East Randolph Avenue. Our property which backs up to Mt. Jefferson Park, and we have would like to express our concerns regarding DSUP #2021-10015 and the current plans for the proposed "Triangle Block C2 - Park" development and its integration with Mt. Jefferson Park.

Particularly, we have concerns about the way the new park will infringe on Mt. Jefferson Park. The proposed pathways and other design elements will lead to the degradation of the undeveloped nature of Mt. Jefferson and will displace the existing native wildlife and the flora which provides their habitat. The proposed design includes additional access points into Mt. Jefferson which will further disrupt wildlife and their habitat long after construction of Block C2 has been completed.

We are particularly concerned about the amount of hardscaping (both pervious and impervious) and the number of park entrances that this plan is adding to Mt. Jefferson Park despite not being a formal part of the Park. In general, it seems like the development of Block C has altered the hardscaping and landscaping plan for Mt. Jefferson without consideration of the nature of the rest of the Park.

We ask that you reconsider the proposed plans for "Triangle Block C2 - Park" and request that the plans are adjusted to reduce the impact on Mt. Jefferson Park and that, when approved, the project construction takes the larger natural areas into consideration.