

## SPEAKER'S FORM

DOCKET ITEM NO. 9

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

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: Kenneth WIRE
2. ADDRESS: 1150 TYNANS BLVD, Suite 1800 TYNANS VA
- TELEPHONE NO. 703-712-5362 E-MAIL ADDRESS: KWire@mcgwire.com
3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? Applicant
4. WHAT IS YOUR POSITION ON THE ITEM?  
FOR: X AGAINST: \_\_\_\_\_ OTHER: \_\_\_\_\_
5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST, CIVIC INTEREST, ETC.):  
Attorney
6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL?  
YES X NO \_\_\_\_\_

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

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

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

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

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

## Guidelines for the Public Discussion Period

(a) All speaker request forms for the public discussion period must be submitted by the time the item is called by the city clerk.

(b) No speaker will be allowed more than three minutes; except that one officer or other designated member speaking on behalf of each *bona fide* neighborhood civic association or unit owners' association desiring to be heard during the public discussion period shall be allowed five minutes. In order to obtain five minutes, you must identify yourself as a designated speaker, and identify the neighborhood civic association or unit owners' association you represent, at the start of your presentation.

(c) If more speakers are signed up than would be allotted for in 30 minutes, the mayor will organize speaker requests by subject or position, and allocated appropriate times, trying to ensure that speakers on unrelated subjects will also be allowed to speak during the 30 minute public discussion period.

(d) If speakers seeking to address council on the same subject cannot agree on a particular order or method that they would like the speakers to be called on, the speakers shall be called in the chronological order of their request forms' submission.

(e) Any speakers not called during the public discussion period will have the option to speak at the conclusion of the meeting, after all docketed items have been heard.

**Jackie Henderson**

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9  
2-22-14

**From:** Robert L. Holzbach <rholtzbach@hickokcole.com>  
**Sent:** Sunday, February 23, 2014 9:46 PM  
**To:** Jackie Henderson  
**Subject:** RE: presentation  
**Attachments:** 2014-02-23 City Council Meeting - REVISED WITH NOTES.pdf

Jackie,

I apologize for sending so many emails. I found several spelling errors on the previous document and have attached an updated document for distribution to the City Council and to be included in the public record.

Thanks,

Rob.

-----Original Message-----

From: Robert L. Holzbach  
Sent: Sunday, February 23, 2014 9:18 PM  
To: 'Jackie Henderson'  
Subject: RE: presentation

Jackie,

Attached please find my revised comments to be included as part of the record. I would also greatly appreciate it if you would forward to the members of the City Council. Thank you for your help and I look forward to seeing you at future City Council meetings.

Sincerely,

Rob.

-----Original Message-----

From: Jackie Henderson [<mailto:Jackie.Henderson@alexandriava.gov>]  
Sent: Saturday, February 22, 2014 10:42 AM  
To: Robert L. Holzbach  
Subject: RE: presentation

Yes, you can submit any comments/notes to go with it and it will all be part of the record.

-----Original Message-----

From: Robert L. Holzbach [<mailto:rholtzbach@hickokcole.com>]  
Sent: Saturday, February 22, 2014 10:41 AM  
To: Jackie Henderson  
Subject: Re: presentation

Thank you Jackie! The document was developed as a visual aid for an oral presentation and may not be totally clear on its own. Would I be able to add notes to the presentation to make the document more understandable on its own? I would be able to send it to you later today. I appreciate your help!

Rob

Sent from my iPhone

> On Feb 22, 2014, at 10:12 AM, "Jackie Henderson" <[Jackie.Henderson@alexandriava.gov](mailto:Jackie.Henderson@alexandriava.gov)> wrote:

>

> Thank you. I forwarded it to Council as soon as you sent it.

>

> jackie

>

> -----Original Message-----

> From: Robert L. Holzbach [<mailto:rholzbach@hickokcole.com>]

> Sent: Saturday, February 22, 2014 9:32 AM

> To: Jackie Henderson

> Subject: Fwd: presentation

>

> Jackie,

>

> Attached please find my presentation for the city council regarding docket item 9 of the 02-22-2014 city council meeting

>

> Thanks

>

> Rob

>

> Sent from my iPhone

>

>

>

> Robert L. Holzbach, AIA, LEED AP

> Director of Staff Operations, Associate Principal

>

> Hickok Cole Architects

> 1023 31st St. NW Washington, DC 20007

> Voice 202.667.9776 Fax 202.667.2260

> <mailto:rholzbach@hickokcole.com>

> [www.hickokcole.com](http://www.hickokcole.com)

>

> This e-mail message is for the sole use of the intended recipient(s) and may contain confidential and privileged information. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message. Any unauthorized review, use, disclosure or distribution is prohibited. Please consider the environment before printing this e-mail.

>

**ROBERT L. HOLZBACH, AIA**

510 PENDLETON ST  
ALEXANDRIA, VA 22314

**PUBLIC COMMENT AND RECOMMENDATIONS FOR OLD HEALTH DEPARTMENT DEVELOPMENT (OHD)**

2014-02-23 - WRITTEN SUBMISSION

2014-02-22 - PUBLIC STATEMENT AT CITY COUNCIL MTG

ISSUE 1: UNDERGROUNDING ELECTRICAL SERVICE - PAGES 2-13

ISSUE 1: RECOMMENDATIONS AND REQUESTS - PAGE 14

ISSUE 2: ACCESSIBLE BUS STOP AND LOSS OF STREET PARKING - PAGES 15-17

ISSUE 2: RECOMMENDATIONS AND REQUESTS - PAGE 18

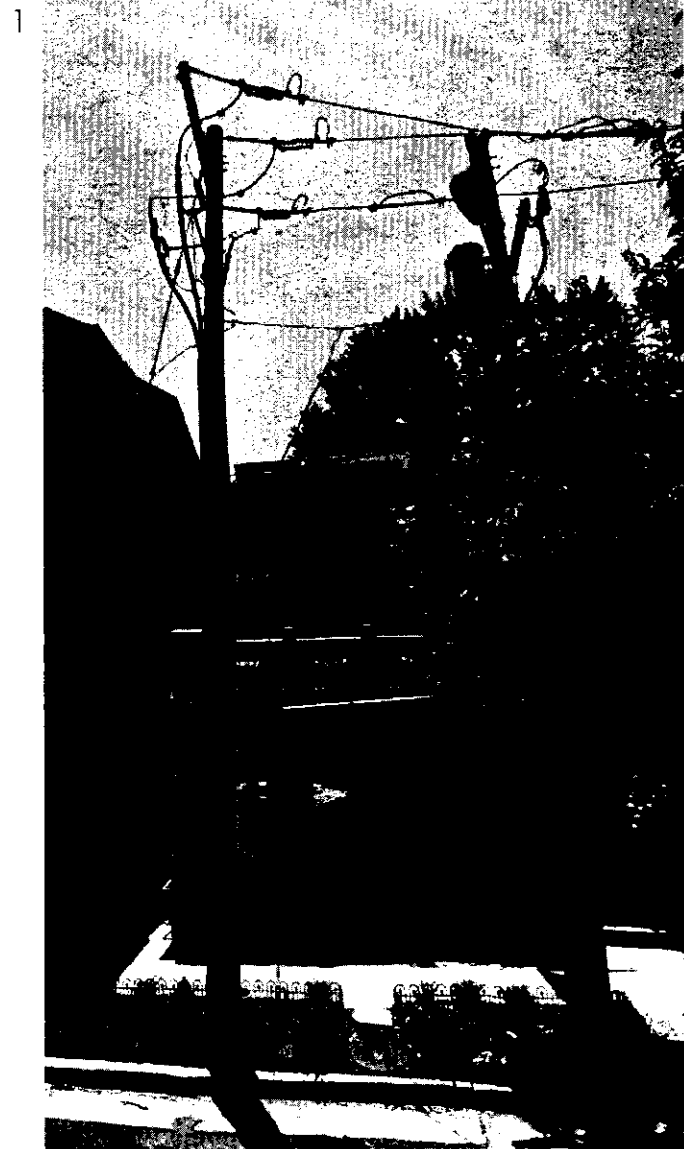
MASTER PLAN AMENDMENT #2014-0001

REZONING #2014-0001

DEVELOPMENT SPECIAL USE PERMIT #2014-0016

ENCROACHMENT #2014-0001

509 N. ST. ASAPH ST. & 511, 513 & 515 ORONOCO ST

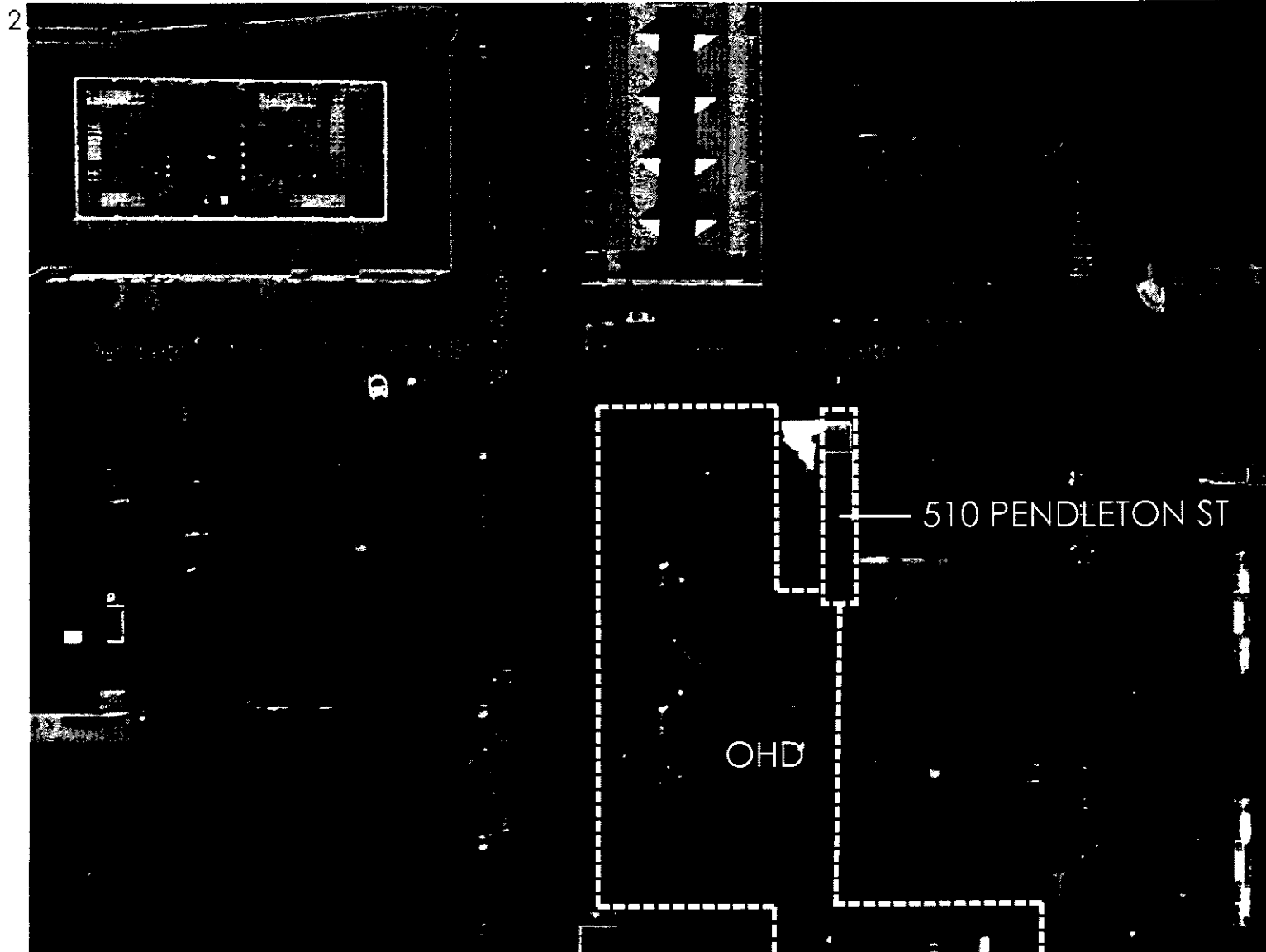


## CONTEXT PLAN

ROBERT L. HOLZBACH, AIA  
510 PENDLETON ST  
ALEXANDRIA, VA 22314

PUBLIC COMMENT AND RECOMMENDATIONS  
2014-02-23 - WRITTEN SUBMISSION  
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## EXISTING CONDITIONS

This diagram represents the existing network of above-grade power poles and power lines in the immediate vicinity of the OHD development

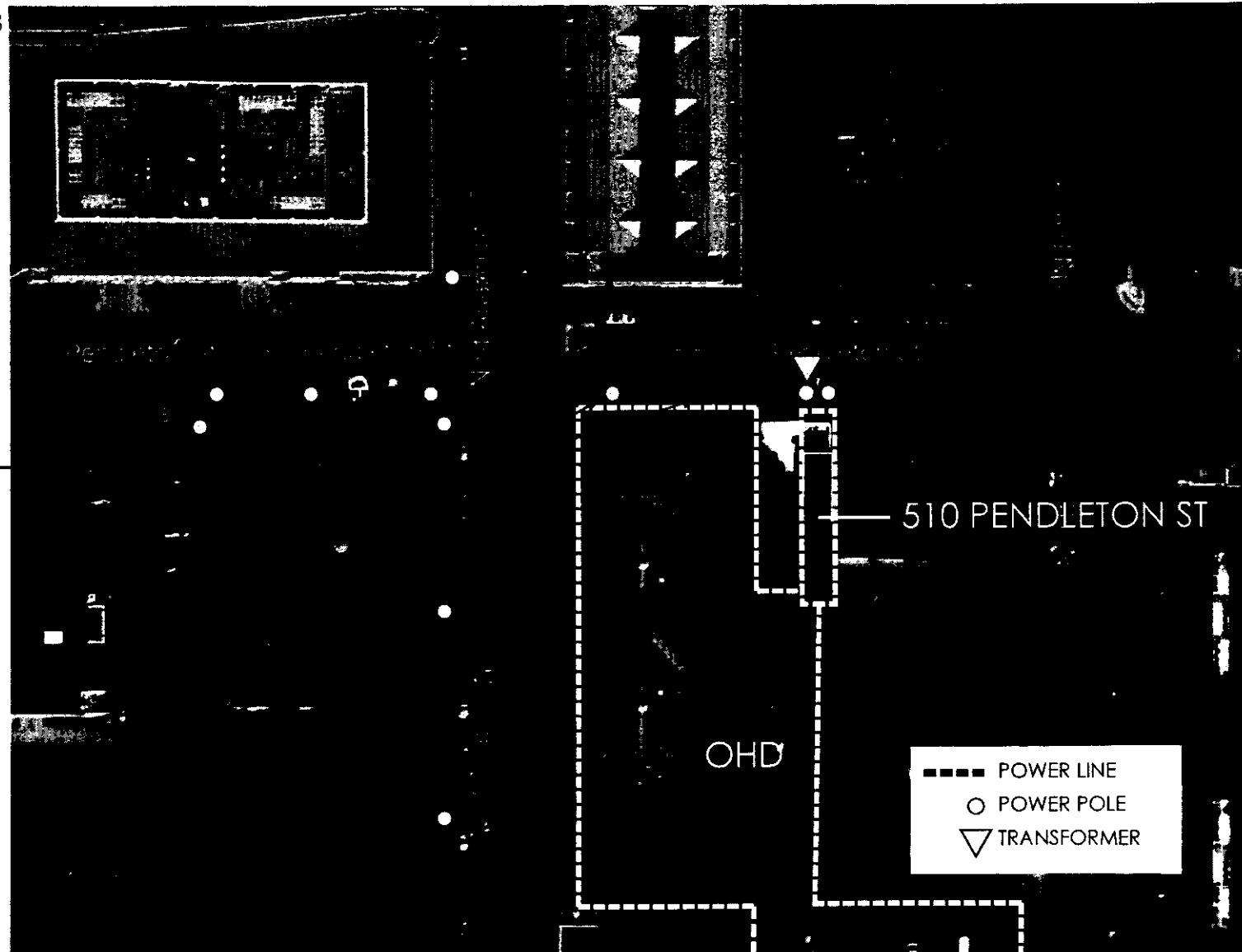
All other power service in this photo is underground

Power lines and poles to be removed as part of the ohd development

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510 PENDLETON ST  
ALEXANDRIA, VA 22314

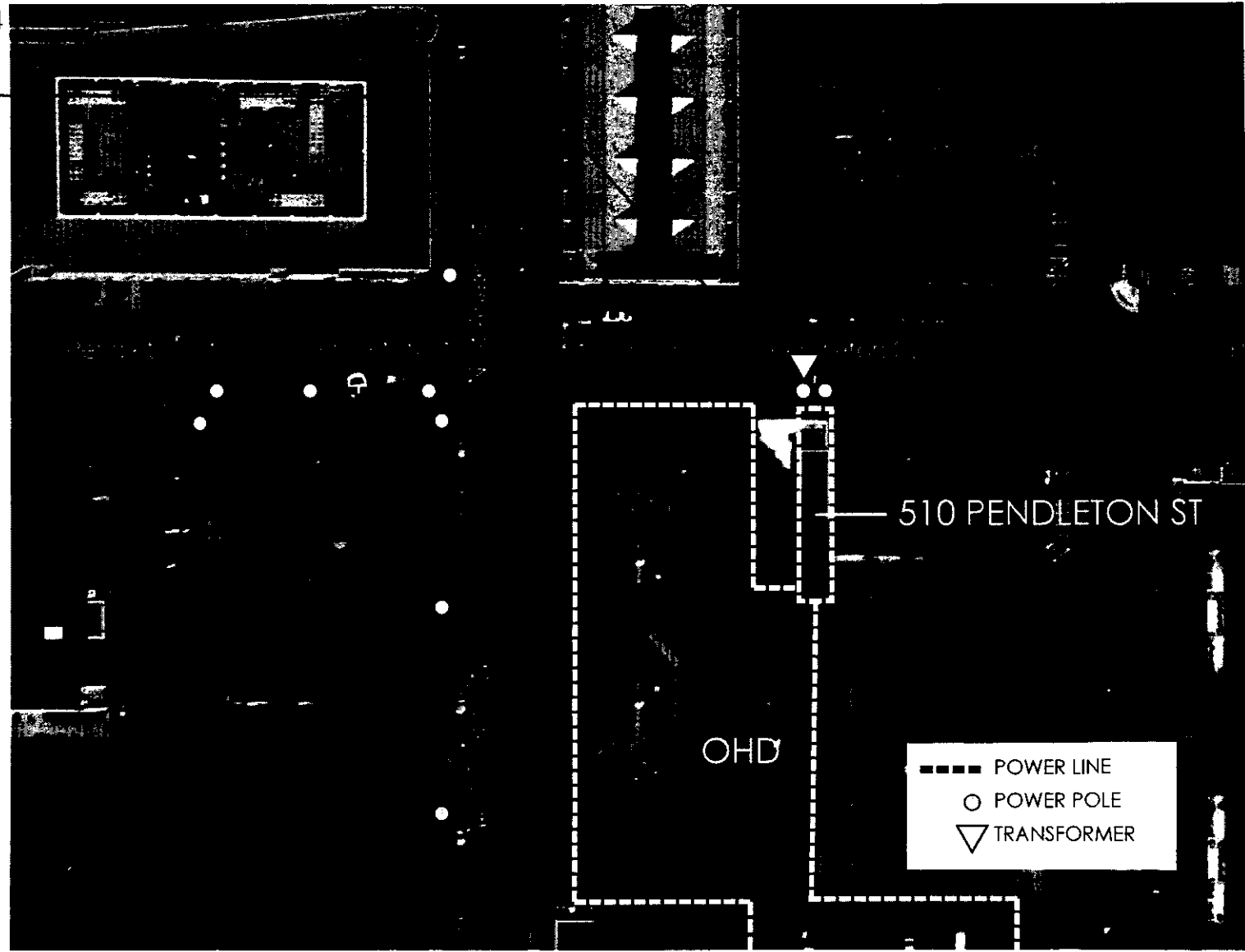
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# FUTURE CONDITION

Removing only the poles and lines adjacent to the OHD development results in a strange situation where two poles and a transformer stand alone along an otherwise very nice residential block



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510 PENDLETON ST  
ALEXANDRIA, VA 22314

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## FUTURE CONDITIONS

The OHD development requires an upsized transformer to provide new service to Lots 15 and 16

Existing transformer location

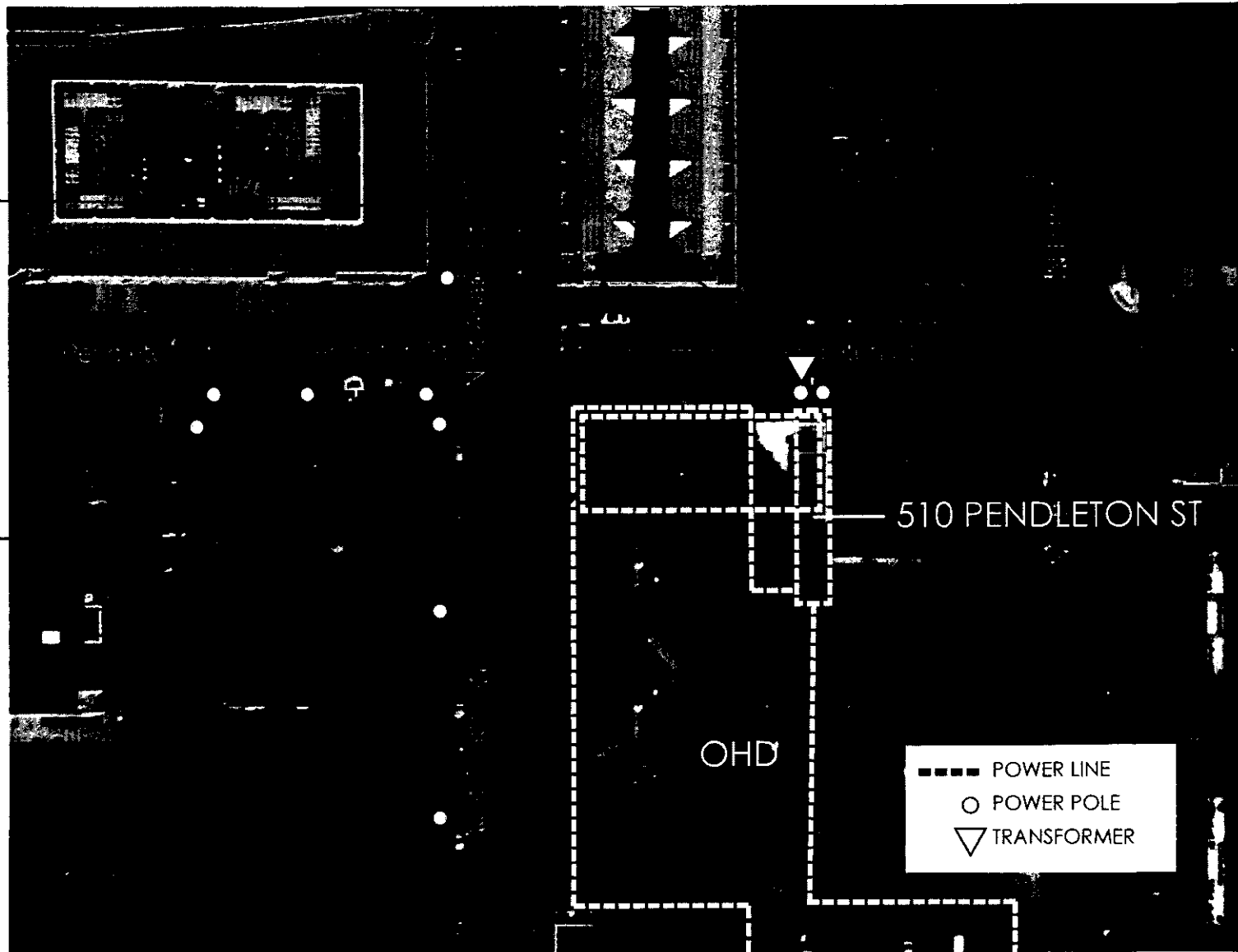
Properties served by the transformer:

510 Pendleton St.  
512 Pendleton St.  
OHD lot 15  
OHD lot 16

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510 PENDLETON ST  
ALEXANDRIA, VA 22314

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## CONTEXT PHOTOS

Power lines and poles to be removed  
as part of the OHD development

Power lines and poles remaining after  
undergrounding of lines adjacent to  
the OHD development

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## CONTEXT PHOTOS

Power lines and poles remaining after undergrounding of lines adjacent to the OHD development

Location of transformer to be upsized due to development at OHD

510 Pendleton St

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## OPTIONS FOR UNDERGROUNDING ELECTRICAL SERVICE

Undergrounding the electrical service requires relocation of the pole mounted transformer to a pad mounted location on the ground

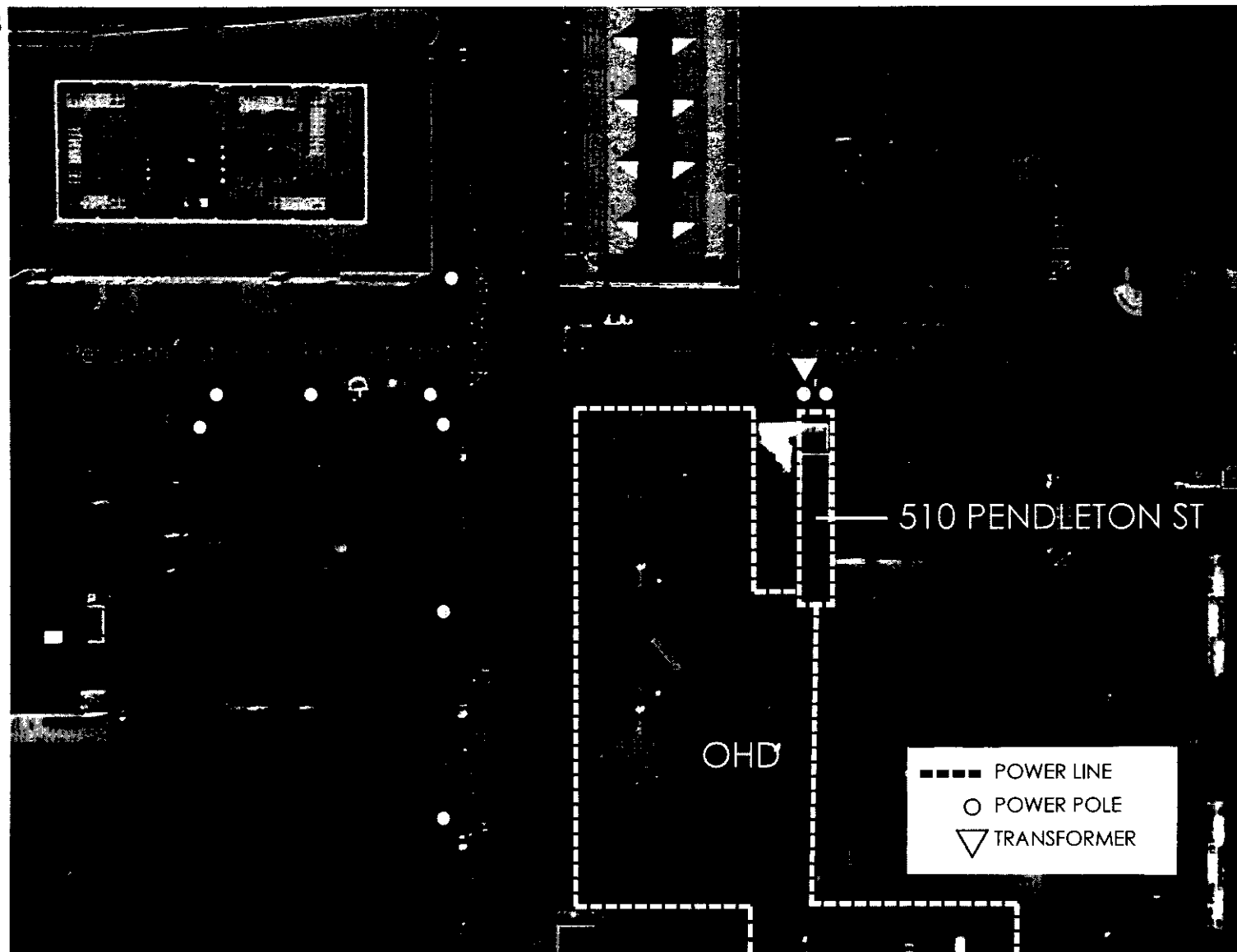
The OHD developer has proposed three locations for the pad mounted transformer, two of which will encumber the property at 510 Pendleton St

We have found one mutually agreeable location but will rely on Final Site Plan approval

ROBERT L. HOLZBACH, AIA  
510 PENDLETON ST  
ALEXANDRIA, VA 22314

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## OPTIONS FOR UNDERGROUNDING ELECTRICAL SERVICE

### Option 1 - Preferred option

Pad mounted transformer located on OHD property between OHD building and the private drive, and directly adjacent to the sidewalk

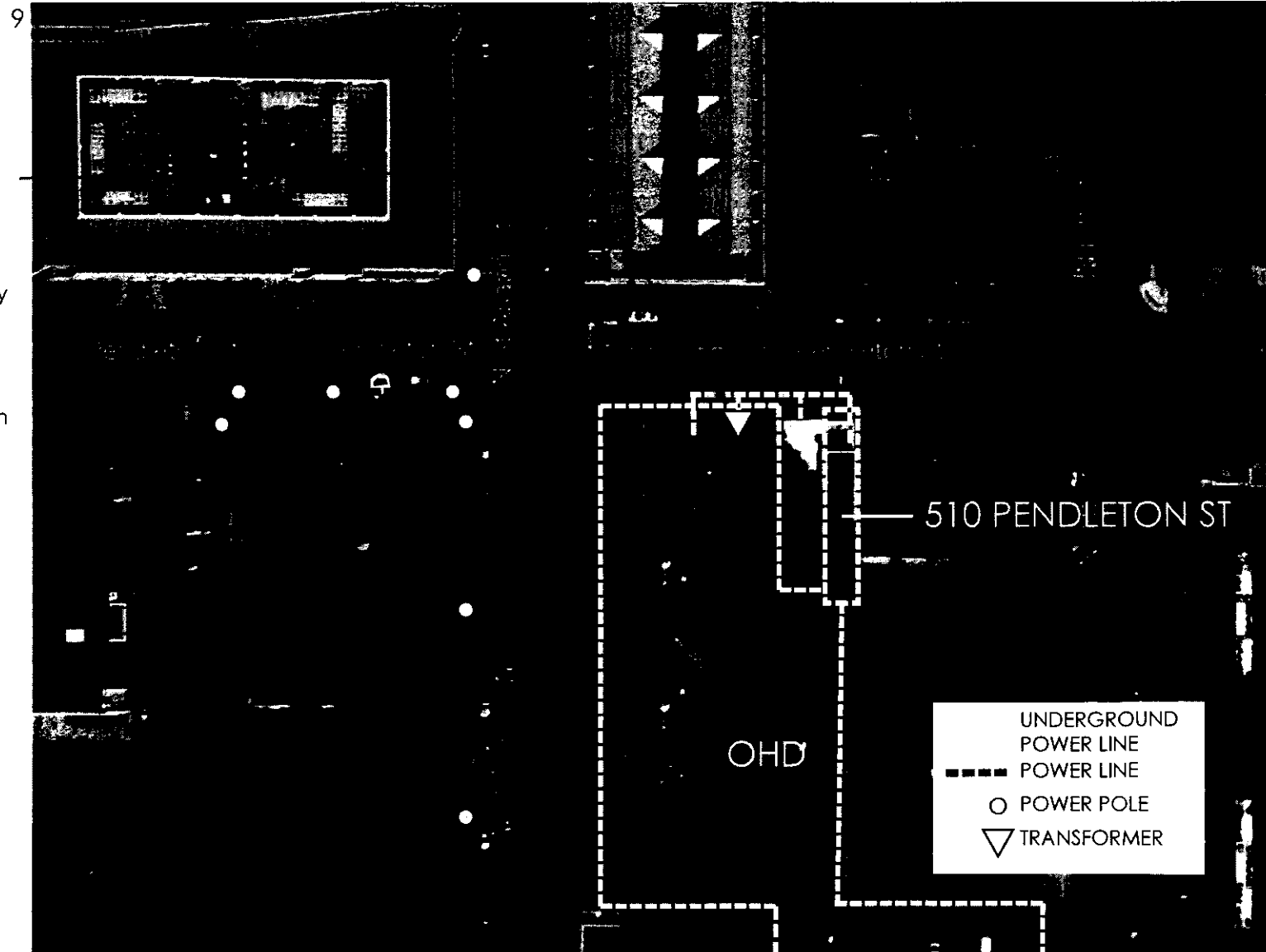
Transformer is very close to the primary electrical service below the sidewalk

This location will require support from City Council for approval during Final Site Planning as it will reduce the width of the private driveway

ROBERT L. HOLZBACH, AIA  
510 PENDLETON ST  
ALEXANDRIA, VA 22314

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## OPTIONS FOR UNDERGROUNDING ELECTRICAL SERVICE

Option 2 - Rejected by 510 Pendleton St

Pad mounted transformer located on OHD property at south end of the site

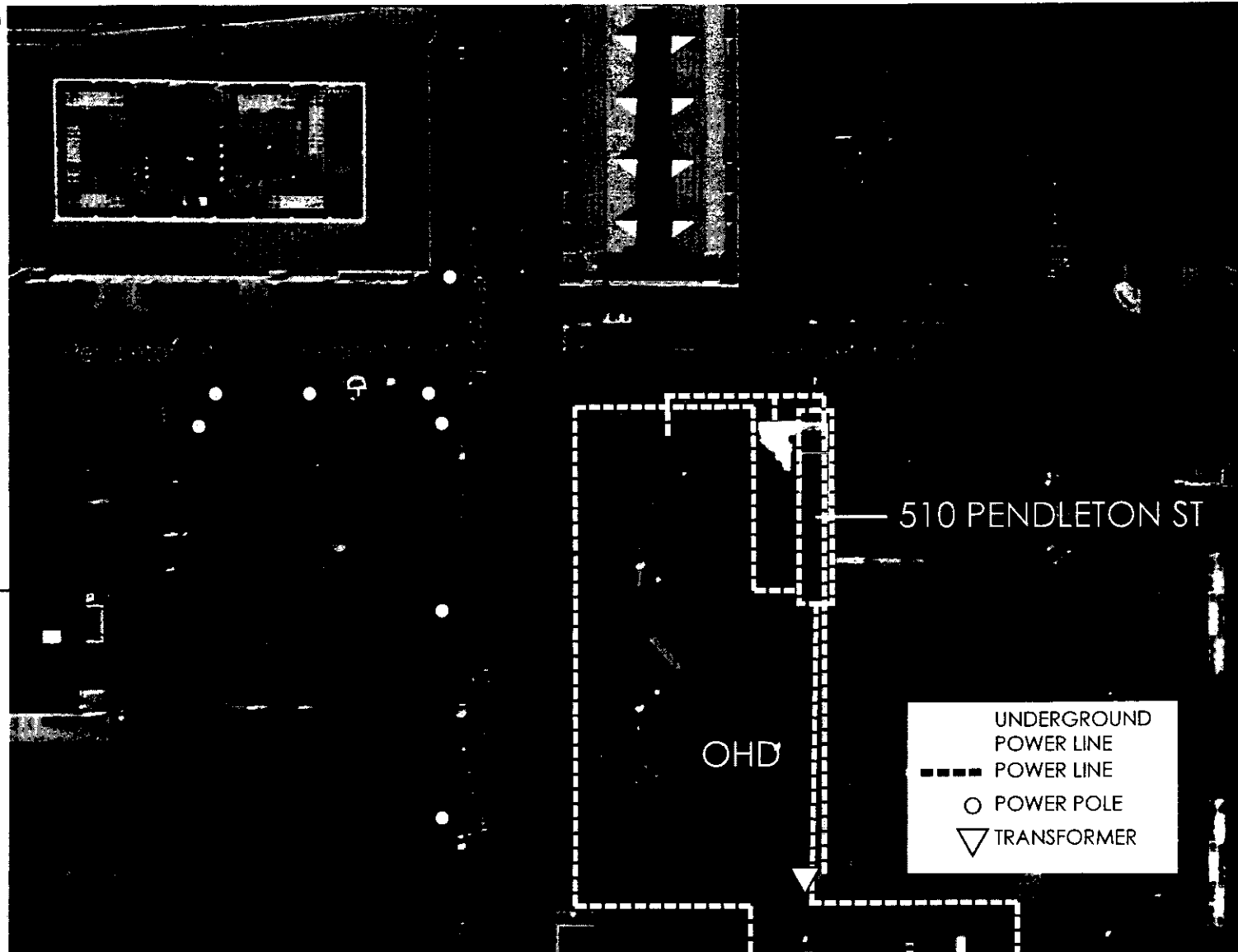
Underground service will run along the length of the private alley with Garret's Mill and through the private side yard of 510 Pendleton St

Power lines running through my property at 510 Pendleton St will place an unacceptable encumbrance on future use of my property and may reduce property value

ROBERT L. HOLZBACH, AIA  
510 PENDLETON ST  
ALEXANDRIA, VA 22314

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## OPTIONS FOR UNDERGROUNDING ELECTRICAL SERVICE

Option 3 - Rejected by 510 Pendleton St

Pad mounted transformer located on OHD property (maybe partially on 510 property)

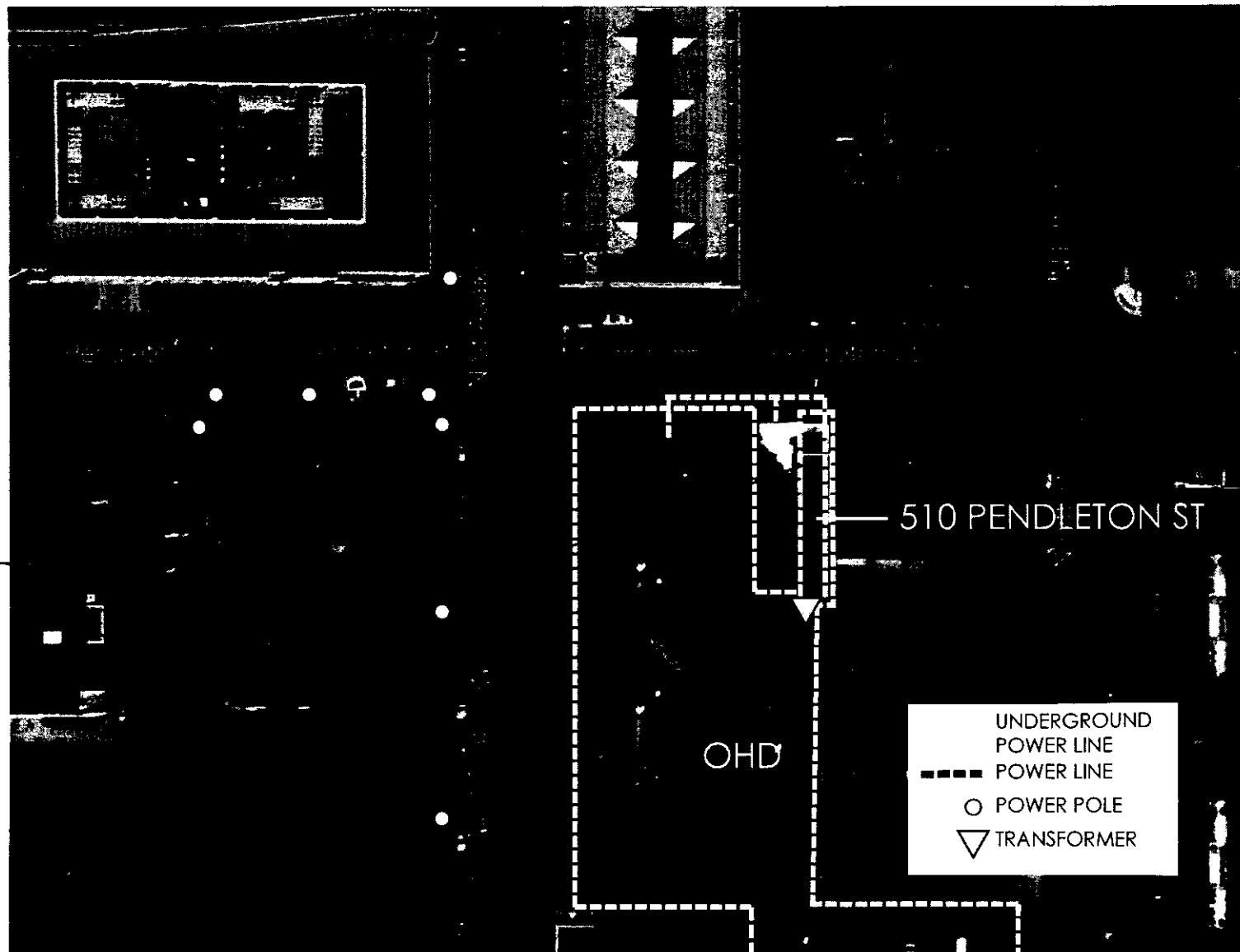
Required clearances around pad mounted transformer will carry over into my property at 510 Pendleton St, placing an unacceptable encumbrance on my property and may result in loss of property value

Similar to option 2, power lines running through my property at 510 Pendleton St will place an unacceptable encumbrance on future use of my property and may reduce property value

ROBERT L. HOLZBACH, AIA  
510 PENDLETON ST  
ALEXANDRIA, VA 22314

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## ISSUES OF COST FOR UNDERGROUND ELECTRICAL SERVICE

OHD developer states that the cost for undergrounding power lines outside their property are approximately \$385,000

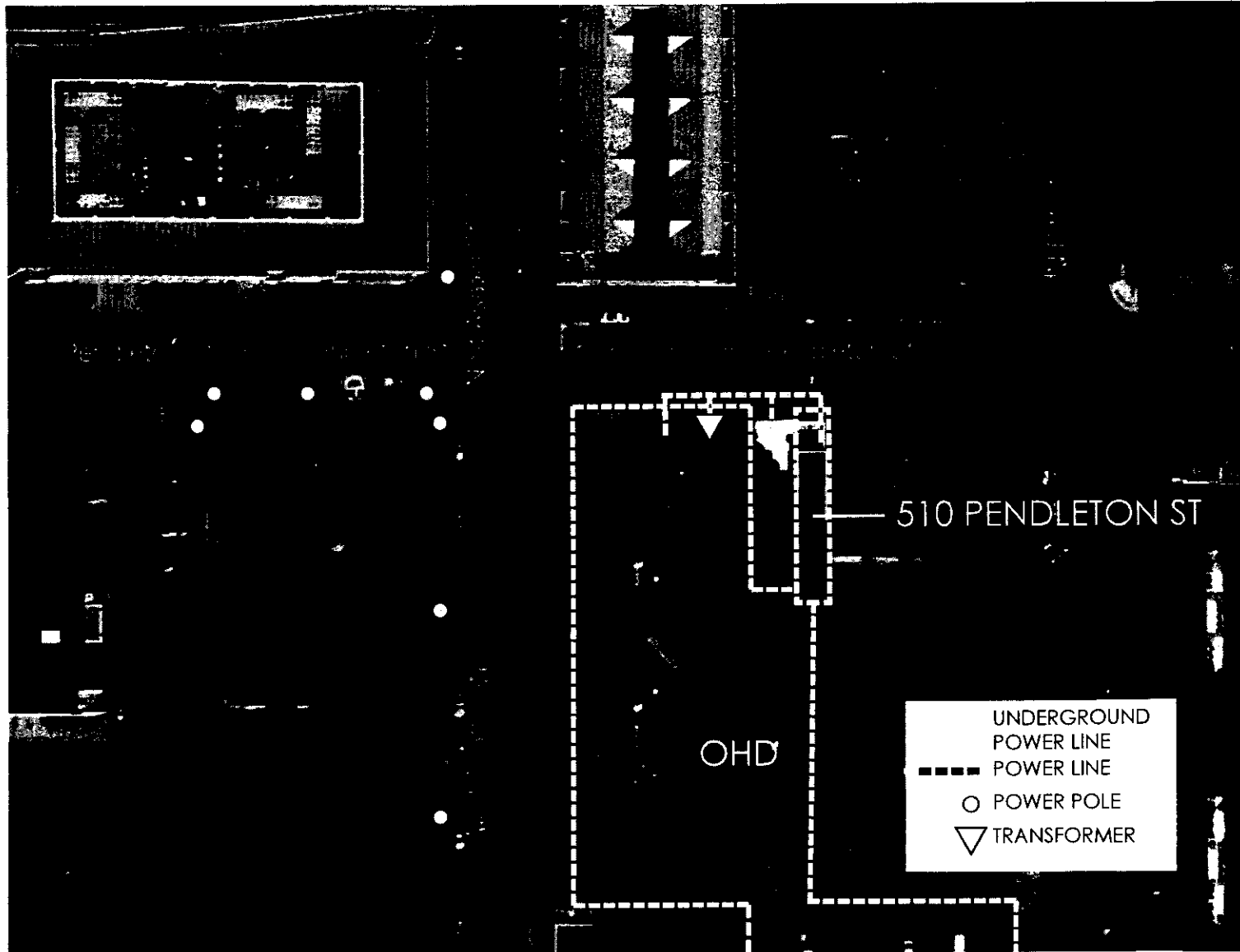
OHD developer has stated that any costs for undergrounding the two additional poles near 510 Pendleton St should be born by 510 Pendleton St.

Please note that I, as the 510 Pendleton St property owner, object to having an upsized transformer installed so close to my house - due to that objection, I don't feel that I should be responsible for costs to underground the electrical service (which may reach over \$100,000) as it is not my choice to install an upsized transformer on the pole directly outside my house

ROBERT L. HOLZBACH, AIA  
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## ISSUES OF COST FOR UNDERGROUND ELECTRICAL SERVICE

The OHD developer recently stated at the City Council meeting that they can provide service to their property without affecting the existing pole mounted transformer

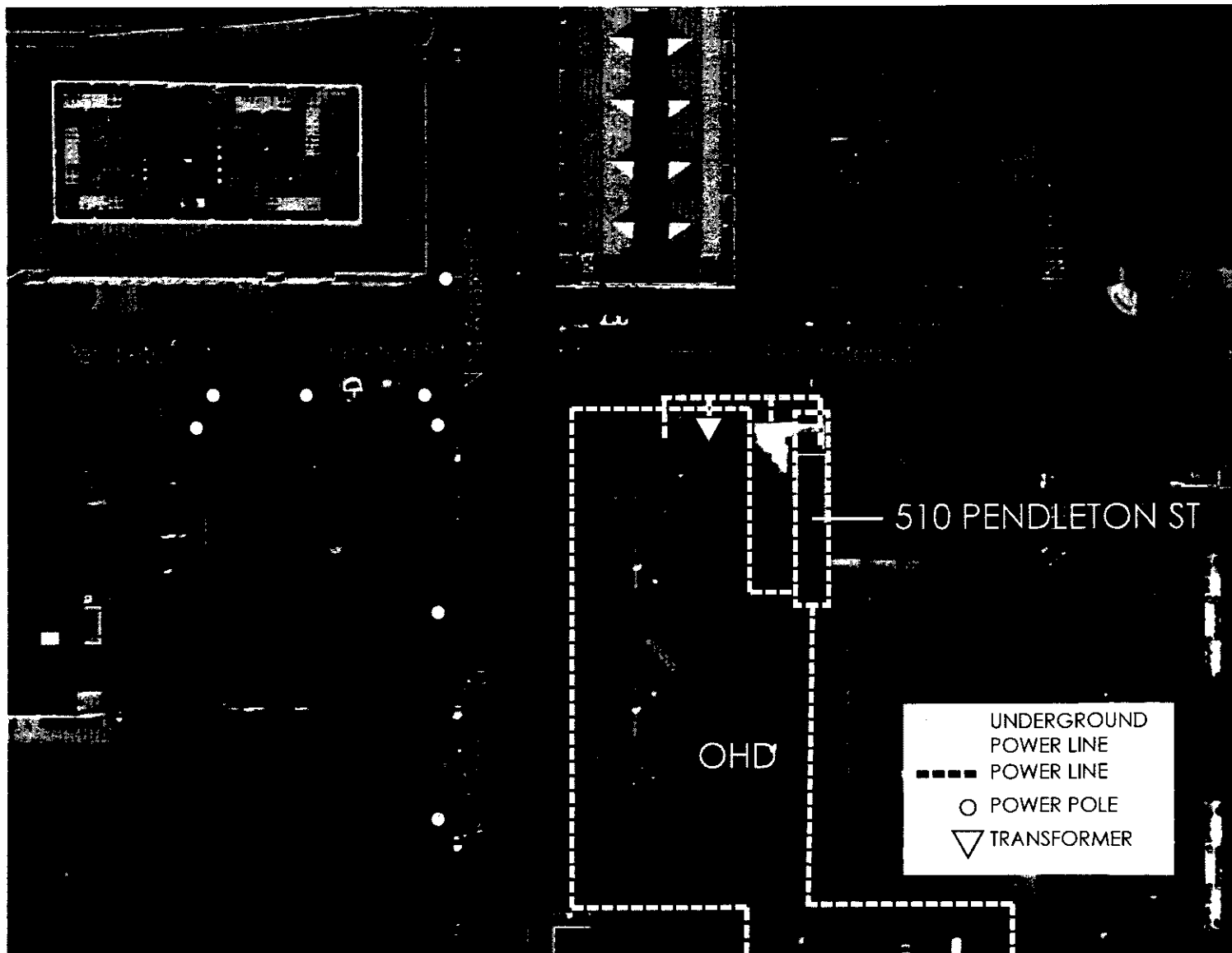
Doing so will result in a strange situation where two poles and a transformer stand alone along an otherwise very nice residential block

The properties at 510 and 512 Pendleton St are individual private properties (not part of a larger development like Garrett's Mill or the OHD development) and do not have the financial capacity to underground these two lone power poles, which would benefit every property on the street

ROBERT L. HOLZBACH, AIA  
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## RECOMMENDATIONS AND REQUEST FOR UNDERGROUND ELECTRICAL SERVICE

I respectfully request that City Council support the OHD developer's submission for Final Site Plan approval with a pad mounted transformer located on their property between the OHD building and the private drive

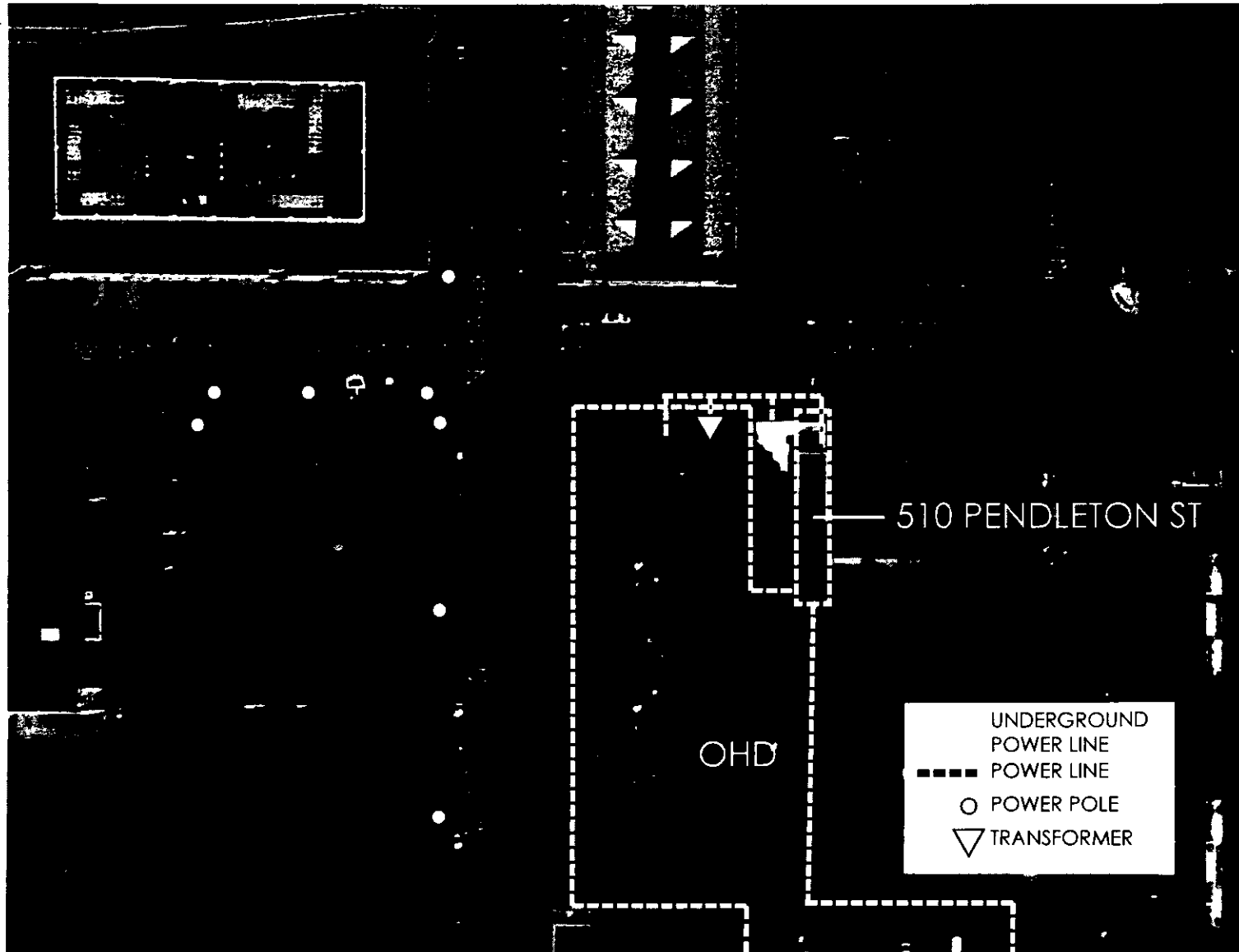
I respectfully request that City Council work with the developer to find creative ways to finance the potential costs of undergrounding the two poles on Pendleton St.

A tax credit on the sales of the units at the OHD development could offset potential additional costs of undergrounding the power poles

ROBERT L. HOLZBACH, AIA  
510 PENDLETON ST  
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## ACCESSIBLE BUS STOP

The City Planning staff report recommended that the existing bus stop on the west side of St. Asaph be relocated to the east side of St. Asaph St and be made into an "accessible bus stop"

Accessible bus stops require direct access from the curb to the bus platform - creating no-parking zones is the simplest way to provide accessible routes to existing bus stops

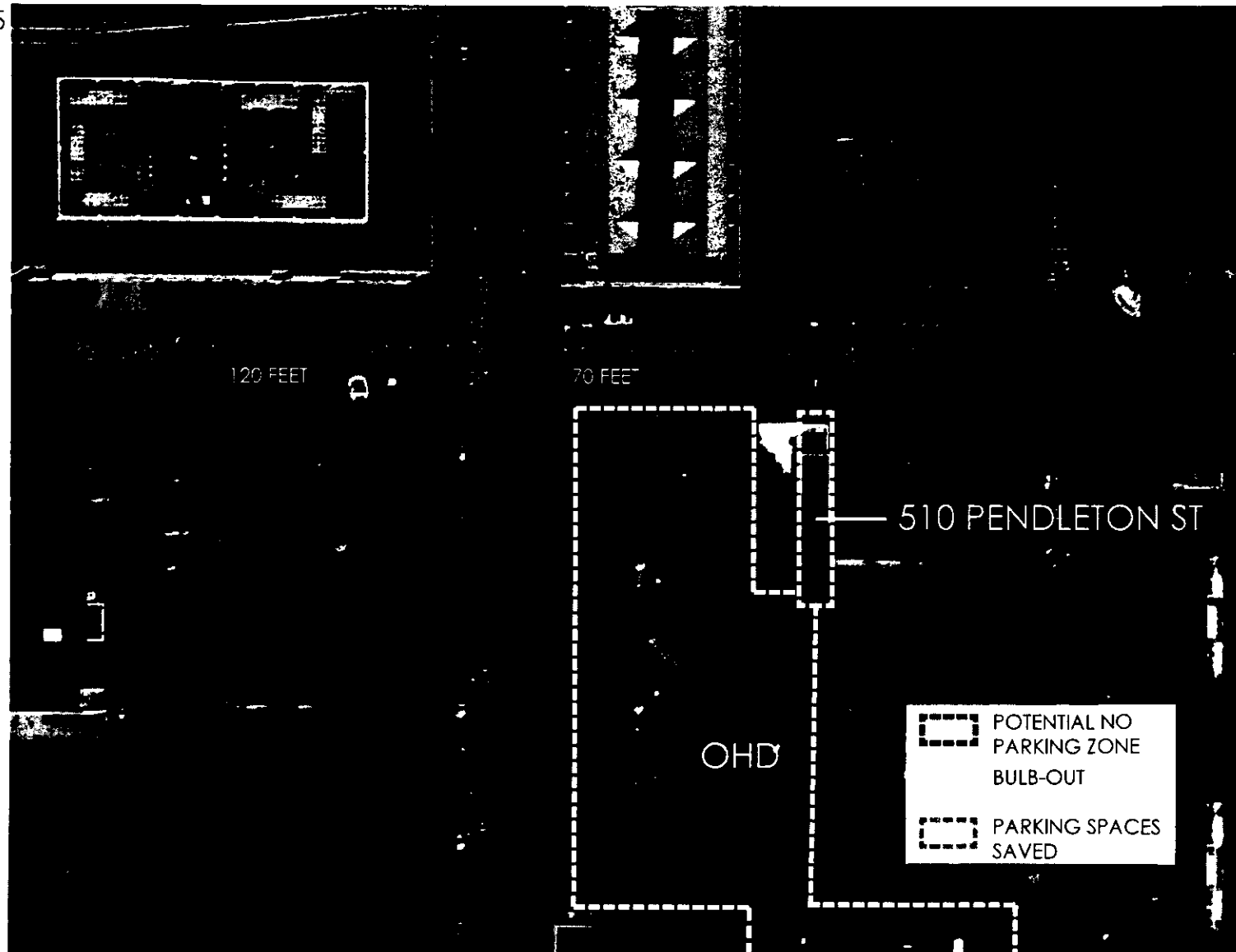
The original location of the bus stop would require 120 feet of no-parking space, whereas the proposed location of the bus stop will require 70' of no-parking space

This will result in a loss of up to 4 parking spaces in a neighborhood where street parking can be very difficult to find

ROBERT L. HOLZBACH, AIA  
510 PENDLETON ST  
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**CONTEXT PHOTOS**

OHD development

Potential 70' no-parking zone



**ROBERT L. HOLZBACH, AIA**  
 510 PENDLETON ST  
 ALEXANDRIA, VA 22314

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## ACCESSIBLE BUS STOP

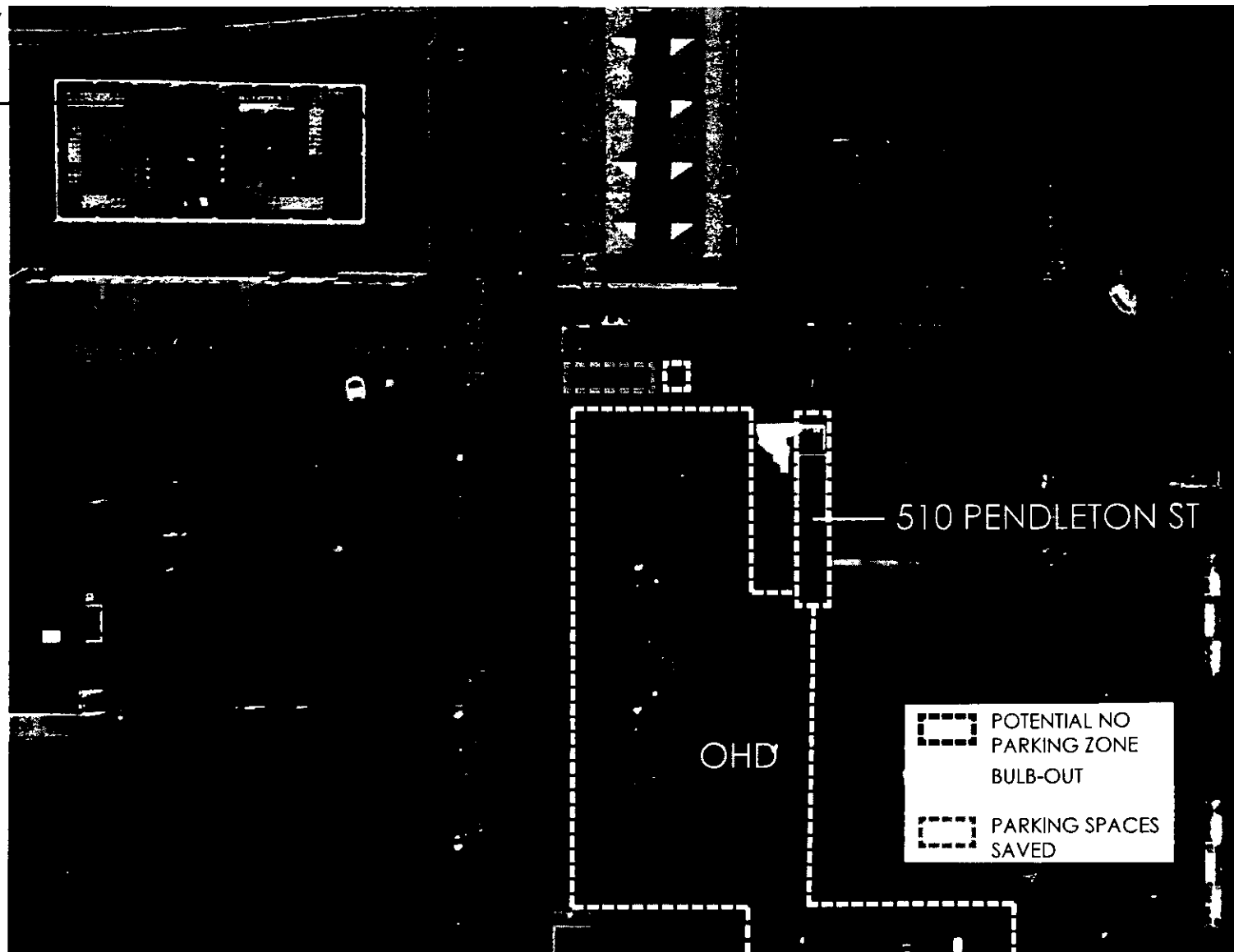
A bulb-out (extension of the curb and paved walkway from the sidewalk to the traffic lane) will allow accessible access to a bus without creating a no parking zone

A bulb-out will mitigate the loss of parking resulting from the city's requirement to relocate the bus stop and make it accessible

ROBERT L. HOLZBACH, AIA  
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## RECOMMENDATIONS AND REQUESTS FOR ACCESSIBLE BUS STOP

Any loss of street parking in this neighborhood will cause further difficulties for parking in an area where street parking is already at a premium

I recommend and respectfully request that City Council urge the OHD developer to install a bulb-out in lieu of a no-parking zone to accommodate the city required accessible bus stop

I recommend and respectfully request that parking enforcement efforts be reinforced in this neighborhood. Many cars are parked illegally on these streets that are not ticketed, making it more difficult for residents with valid parking zone stickers to find spaces within a reasonable distance from our houses

ROBERT L. HOLZBACH, AIA  
510 PENDLETON ST  
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