

8
4-12-14

Jackie Henderson

From: Gloria Sitton
Sent: Friday, April 11, 2014 8:07 PM
To: Jackie Henderson
Subject: Fwd: City Council Meeting April 12 on Hunting Terrace Proposal

Gloria Sitton

Begin forwarded message:

From: <hajimeb@aol.com>
Date: April 11, 2014 at 4:55:12 PM EDT
To: <Gloria.sitton@alexandriava.gov>
Cc: <trudihahn@gmail.com>
Subject: City Council Meeting April 12 on Hunting Terrace Proposal

I have been given the above address as a means to submit comment upon the above matter to the City Council. I cannot attend the meeting. I would appreciate your providing appropriate number of copies of this email including the following memorandum to the Council for its meeting, and for the developers counsel:

Memorandum to the Mayor and members of the City Council of Alexandria, VA.

Subject: Pending Proposal to Demolish and Replace Hunting Terrace/West River Station on S. Washington St

May it please the Mayor and Council:

The proposal is to demolish and replace the existing Hunting Terrace and replace it with a new structure with nearly four times as many rental units, with associated invasion of public space and street closure, and significant additional loading of the intersection of S. Washington St., S. Alfred St., and the entrance/exit of Porto Vecchio Condominium. Through this intersection also runs the George Washington Memorial Trail, which is also a complicating factor.

Consideration of these matters is respectfully requested:

1. Asbestos

The proposal, including demolition of Hunting Terrace, raises before the Council the same asbestos-related issues motivating the EPA very recently to move against Hunting Towers, with the major additional disposal requirement.

2. Other public statements by the developers.

In their recent newspaper interview which can be found online, the developers said Hunting Terrace would be profitable in its present state without the massive work proposed and the huge and

complicating increase in the number of units. And the developers representative referred to the entire structure of the present building as "affordable housing" It also discussed the other alternatives available to them. If part of their argument to the city is based on an express or implied claim of hardship, not much room for such an argumen remains after these public statements, and there is every reason for the Council to take a hard look and a firm stand.

3. Traffic problems.

The greater challenge is not to convince that the proposal will cause considerable traffic problems at the described intersection but to explore NOW what and whether reasonable solutions can be found and identify them before green light is given to the proposal. A promise to study hereafter is inadequate, if not illusionary.

4. Closure of public space.

There is a supportable case that the parallel road to the immediate west of S. Washington, and the associated spaces, are now public spaces and freely used by the public--and should be so treated by the Council, and no part should be abandoned to the developers. The space appears to be freely used by the public. The evidence includes a highway sign on S. Washington Street just ahead of a diagonal exit pointing to and naming S. Alfred St., use thereof by the public, a public bus stop sign on the parallel street, used by numerous public buses from several bus lines and school buses, the termination of the interior street at the public S. Alfred St, the use of the S. Alfred exit for left and right turns onto S. Washington, and occasionally directly into Porto Vecchio. Indeed further support for the general regard of the space in question as public can be found even in the positioning of the small-lettered notices of the pending and recent hearings, because they are posted at a location which cannot be read by the public except by entering into that space. It should not be given away or closed to the public and should remain except, if at all, in the case of strong necessity and in strict compliance with the law.. And the fact it is public space should foreclose it from inclusion into the developers total area calculations for allowable unit purposes.

Respectfully submitted

J. A. Boyer
1250. S. Washington St., Unit # 817
(Porto Vecchio Condominium)
Alexandria VA 22314
Tel 703 8382848

hajimeb@aol.com.

703-838-2163

Dale Latiff

rlatiff@comcast.net

7:30 a.m. Saturday, April 12th

10 seconds (approx.) from red to green to red for a cab turning right out of PV. Then a car did a U turn.

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Coming from PV and Hunting Terrace if you don't push cross button cars had 4 minutes 35 seconds of green light before they have to stop on the red. Crossers have 10 seconds to cross Washington St. when the light turns red for the cars.

There has been one nice change in the past week! If pedestrians push the button they now have 27 seconds to cross.

I watched two people get off the bus in front of Hunting Terrace and they went to cross -on the green- but the bus also wanted to pull out and turn left. They all had 10 seconds to accomplish this. ~ This SAT, Morn Apr 12

A little later there were two buses in front of Hunting Terrace. When the light changed they had 10 seconds to make their left turn. That's tough on them, especially if someone is attempting to cross the street.

This morn
Apr 12

Can we give that light a little more time for vehicles turning out of PV and HT?

Can we have more bus service added to King St. and Braddock St. metros? The Dash only runs M-F to King St.?

asbestos - Hunting Pointe - my son lived there + moved before all this started

8
4-12-14

Jackie Henderson

From: Gloria Sitton
Sent: Friday, April 11, 2014 4:58 PM
To: William Euille; Allison Silberberg; John Chapman; Timothy Lovain; Del Pepper; Paul Smedberg; Justin Wilson
Cc: Lillian Thompson; Mark McHugh; LaShawn Timmons; Wendy Donohue; Jane McDonald; Nancy Lacey; Nancy Lavalley; Rashad Young; Mark Jinks; Tom Gates; Debra Collins; Michele Evans; Jerome Fletcher; James Banks; Faroll Hamer; Jackie Henderson
Subject: FW: Letter to City Council from Porto Vecchio Condominium
Attachments: Letter from Dolan-Hahn to City Council.docx

Please see attached letter regarding item #8 for tomorrow's meeting. Thanks!

Gloria Sitton
Deputy City Clerk
City of Alexandria, Virginia
703-746-4550 (phone)
gloria.sitton@alexandriava.gov

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

From: Trudi Bellardo Hahn [mailto:trudihahn@gmail.com]
Sent: Friday, April 11, 2014 4:51 PM
To: Gloria Sitton
Cc: Dirk Geratz
Subject: Letter to City Council from Porto Vecchio Condominium

Dear Ms. Sitton--

Please see the text below (and also as an attachment) of a letter from the President of Porto Vecchio Condominium to the Alexandria City Council, in regard to Agenda #8 of tomorrow's Public Hearing.

Thank you,
Trudi Hahn, on behalf of Kay Frances Dolan
1250 S. Washington Street

Alexandria City Council

April 11, 2014

April 12, 2014 City Council Public Hearing

Agenda #8. 1199 South Washington Street - Hunting Terrace.
Development Use Permit #2013-0007; Transportation Management Plan Special Use Permit 2014-0010

Representing the residents of Porto Vecchio Condominium, the entrance of which is across South Washington Street from the proposed development, I wish to bring to your attention four issues related to the proposed plan and permits.

Traffic management. The developer's Traffic Management Plan under consideration concludes that intersections in the area concurrently operate at an adequate level of service and the analysis of future conditions with the proposed development will not have an impact of the continuation of adequate service, in spite of adding over 1,700 daily trips (from the existing 821 daily trips). Our experience is that the area is already seriously congested, and the doubling of daily trips from Hunting Terrace will greatly exacerbate this problem, not to mention the distinct possibility of further development south of Alexandria that will further clog the parkway and Washington Street. Unlike other recent developments in the City that are located close to a Metro Station, Hunting Terrace is 1.6 miles from the closest one. We recommend that the City re-consider the Traffic Management Plan and find other ways to reduce the congestion (e.g., requiring bike-sharing spaces on the site and other recommendations related to a Transportation Management Plan recommended by City planning staff) rather than allow it to increase.

Parking. Our concern is overflow parking when the number of residents and visitors to Hunting Terrace in cars exceeds the number of spaces.

Visitors (as opposed to regular commuters) are not likely to use bicycles or buses and again, the distance to the nearest Metro station

(1.6 miles) is too far for most to walk. With no street parking in this block or north on the Urban Deck or south on the parkway, where will these cars park? The guest parking spaces at Porto Vecchio and Hunting Point on the Potomac are already often filled to capacity and additional Hunting Terrace visitors would create a serious nuisance.

We recommend the City require the developers to abide by the standard ratio of parking spaces to units.

Wetland Mitigation. The subject site consists of 12.49 acres with only 6.78 to be developed at this time. Figure 9 on Page 15 of the Hunting Creek Area Plan shows the Resource Protected Areas (RPAs) and Wetland Mitigation Easements. "RPA locations are based on a 100-foot buffer from shorelines and wetlands. New construction of structures or impervious surfaces is generally prohibited within RPAs. Wetland mitigation easements must be maintained in a way that sustains wetland quality." However, the proposed Hunting Terrace plan gives the developers an option to mitigate on-site or off-site. Porto Vecchio strongly disagrees with the alternative to mitigate off-site that would defeat the RPAs on the property. We are concerned about runoff, siltation, and the general health of the RPA along Hunting Creek. We ask that the off-site alternative be removed from the proposed plan.

The developers have indicated their intention to do no more than 10% off-site mitigation; we ask that on-site mitigation be made an explicit requirement.

Quality of construction and materials. Meeting the Washington Street Standards and enhancing the Southern Gateway experience to people arriving in Alexandria from the Parkway or Mount Vernon Trail are essential to quality of life for visitors and residents of this area alike. We ask that the Council require explicit language that the developers will conform to high quality materials and detailing in the final site plan.

Our last overall concern is communication. Porto Vecchio Condominium was not notified by the City or the developers about their plans until March 11 of this year. Going forward, we ask for regular updates and timely notice of any significant developments.

Sincerely,

Kay Frances Dolan, President

[submitted on her behalf by Trudi Hahn, Chair, External Affairs Committee]

Porto Vecchio Condominium

1250 S. Washington Street

Cc: Dirk Geratz, Principal Planner, Department of Planning and Zoning

Alexandria City Council
April 11, 2014

April 12, 2014 City Council Public Hearing

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Sincerely,

Kay Frances Dolan, President

[submitted on her behalf by Trudi Hahn, Chair, External Affairs Committee]

Porto Vecchio Condominium

1250 S. Washington Street

Cc: Dirk Geratz, Principal Planner, Department of Planning and Zoning

SPEAKER'S FORM

DOCKET ITEM NO. 8

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: m Catharine Puskar
2. ADDRESS: 2200 Clarendon Blvd Arl VA 22201
- TELEPHONE NO. 703-528-4700 E-MAIL ADDRESS: cpuskar@arl.thulandlawyers.com
3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? FP Alexandria, LLC
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.