

From: Candace Ross [mailto:candace_ross@yahoo.com]
Sent: Sunday, December 21, 2014 2:32 PM
To: PlanComm
Subject: Southern towers planning

Good morning. I am resident in The Minors at Stonegate directly behind the Southern Towers, and on the street and against the fence where they are planning to build a soccer field. I am asking you to please reconsider allowing this to go forward. I am a single female and one of the reasons I chose this area and complex was due to the low crime rate and safe community feeling and care. I am one of 5 in my 8 household building that is a single woman, and the thought of an area when teens and adults will gather and hang out all day and into the late evening every day makes all of us nervous. Many of us walk or run outside at night, walk dogs and such at night alone and count on the safety of the neighborhood, which will be lessened if this plan goes forward. A field where people can gather and hang out is not going to keep the safety and security of our neighborhood.

If this does go forward over safety and security concerns of the women in the neighborhood I would hope that Southern Towers would be made to put in a high secure closed, possibly wooden or stone, fence that would make it harder for anyone hanging out there to come over to our community. This at least would give us in The Manors some small sense of safety.

Candace Ross.
Longstreet Lane, The Manors at Stonegate.
Alexandria Va.

From: Mark Ricardo <mricardo@recdc.com>
Sent: Tuesday, December 30, 2014 1:46 PM
To: PlanComm
Cc: Ryan Price
Subject: Objections to Southern Towers Development Site Plan #2014-0024 and Special Use Permit #2014-008

Dear Alexandria Planning Commission,

On November 22nd and December 19th of 2014, I received Notice of Public Hearing regarding certain proposed site redevelopment plans for the Southern Towers parcel adjacent to my home (i.e., Manors at Stonegate Condo community). After receiving these notice letters, I went to the Department of Planning and Zoning to review the proposed development site plan (**Development Site Plan #2014-0024**) and use permit (**Use Permit #2014-0088**). Upon reviewing the Development Site Plan, I noticed that in addition to the construction of a daycare facility and clubhouse, the plans contemplate the construction of an athletic field and higher density parking along our property line, within several hundred feet from the front of the residential condo buildings along Longstreet Lane.

Thus, I am writing to express my objections, as an adjacent property owner, **to the proposed construction of an athletic field and accompanying restriped higher density parking** as shown in the Development Site Plan. The construction of an athletic field and higher density parking so close to our property line, in such a high density residential urban environment will impose a substantial and unreasonable burden upon our parcel and surrounding parcels. Accordingly, I respectfully ask that you deny approval of the Development Site Pan and Use Permit as it relates the construction of an athletic field and higher density parking as it will impose the following unreasonable burdens on surrounding property owners:

1. The noise associated with an athletic field (i.e., cheering, refs whistles, community traffic, etc.) will disturb the relative peace and quiet of the surrounding neighborhood. Unlike other athletic fields that are generally located within public parks, the proposed athletic field is to be located in the middle of a high density, high rise apartment complex and within a few hundred feet of residential dwellings located on the adjacent Manors at Stonegate Condo and Stonegate townhomes parcels. Moreover, the location of an athletic field principally surrounded by high rise apartment buildings likely will lead to an echoing effect on any sounds emanating from the field area.
2. Lights from the field will further unreasonably disturb the peace of the surrounding neighborhood. Residents along Longstreet Lane already have to contend with the lights coming from the existing tennis courts on the Southern Towers parcel, which shine all night long. The addition of an athletic field and accompanying lights would further disrupt the peace of our community.
3. The proposed higher density parking to support the activities of the athletic field will not only increase community noise but also will reduce the desirability of our neighborhood as more cars will be coming and going and parked closer to our community.
4. The negative effects associated with the proposed athletic field and higher density parking as mentioned in items 1-3 above, likely will reduce, or at the very least mitigate any increase in, the property values of the surrounding parcels.

5. Lastly, it would be inequitable to impose the aforementioned burdens on adjacent property owners as we purchased our property with the expectation that an athletic park would not be constructed in our front/back yard.

For all of the above reasons, I respectfully ask the Planning Commission (and City Counsel) to deny approval of the Development Site Plan and Use Permit as it relates the construction of an athletic field and higher density parking.

Respectfully submitted,

Mark E. Ricardo, Esq.

Resident:

4651 Longstreet Lane, #204

Alexandria, VA 22311

Tel: (703) 200-7688

McGuireWoods LLP
1750 Tysons Boulevard
Suite 1800
Tysons Corner, VA 22102-4215
Tel 703.712.5000
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Kenneth W. Wire
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McGUIREWOODS

Real Estate and Land Use
kwire@mcguirewoods.com

January 2, 2015

VIA EMAIL TO karl.moritz@alexandriava.gov

Chairman Wagner and Members of the Planning Commission
City Hall
301 King Street, Suite 2100
Alexandria, Virginia 22314

RE: January 6, 2015 Planning Commission Hearing
Docket Item 6

Dear Chairman Wagner and Members of the Planning Commission:

On behalf of my client, Southern Towers LLC, I am requesting that you delete staff recommended Conditions 3, 56 and 57. Condition 3 has no nexus to this project and will be addressed at such time as the City requests BRT access to the property. Conditions 56 and 57 are already addressed by the City's Noise Ordinance and conditions that differ from the Noise Ordinance cannot be imposed on a by-right site plan application.

Condition 3

~~Construct a pedestrian trail connection to link the Goodwin House site to the future high capacity transit stop on the Southern Towers property. The pedestrian trail connection shall be provided in conjunction with the permitting process and prior to the opening of the high capacity transit stop at Southern Towers. (P&Z)~~

Condition 56

~~All exterior building mounted loudspeakers shall be prohibited and no amplified sound shall be audible at the property line. (T&ES)~~

Condition 57

~~Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. This does not include daycare pick-up and drop-off activities. (T&ES)~~

January 2, 2015
Page 2

My client supports the other staff recommended conditions of approval and looks forward to discussing the project with you the January 6th hearing.

Sincerely,



Kenneth W. Wire

63301380_1

From: Debbie <debbie.frankfort@gmail.com>
Sent: Thursday, January 01, 2015 7:19 PM
To: PlanComm; Ryan Price
Subject: Objection to Development Plan #2014-0024 and Use Permit #2014-0088

Dear Alexandria Planning Commission,

I am writing to note my **objections to the Development Site Plan #2014-0024 and Use Permit #2014-0088** regarding site redevelopment plans for a parcel of Southern Towers that abuts my Manors at Stonegate Condo home on Longstreet Lane.

The Notice of Public Hearing I received indicates a proposed clubhouse and daycare facility, though the Development Site Plan on file includes an athletic field and higher density parking immediately adjacent to my Condo's property parcel. **I am writing in objection and to request that you deny approval of Development Site Plan #2014-0024 and Use Permit #2014-0088.**

If the proposed changes are implemented, the resultant noise disturbance, along with the extreme lighting associated with an athletic field in the middle of a residential area will disturb the peace along Longstreet Lane.

The current configuration of parking and tennis courts is already disruptive enough to the Manors at Stonegate Condo with loud evening gatherings (especially in the summer) and bright tennis court lights that shine all night long 365 days per year, directly into my home's bedroom windows. The addition of an athletic field and lights for the field would further disturb the peace along Longstreet Lane.

The increased traffic associated with an athletic field and the excess parking would further decrease quality of life at Longstreet Lane. If team sports are to be played on a field bounded by large high-rise buildings on multiple sides and our 3-story Condo buildings on the fourth side, the resultant noise from families/fans cheering, whistles blowing, etc. would unduly burden the Manors at Stonegate community as the sound will be magnified in the virtual tunnel created by the buildings.

I may not be able to attend the Public Hearing on this matter due to work obligations. In the event that I am not there, I would like my objections to the plan to be noted and my desire for the denial of Development Site Plan #2014-0024 and Use Permit #2014-0088 to be heard.

Thank you for your time and consideration.

Regards,

Debbie Frankfort
571-210-0246

City of Alexandria Resident at 4651 Longstreet Lane #203, Alexandria VA 22311

From: Jennifer Gorham <jengorham8@aol.com>
Sent: Thursday, January 01, 2015 7:26 PM
To: PlanComm
Cc: Ryan Price
Subject: Letter to Planning Commission re Proposed Southern Towers Redevelopment & Athletic Field

Dear Alexandria Planning Commission,

I received Notice of Public Hearing regarding certain proposed site redevelopment plans for the Southern Towers parcel adjacent to my home (i.e., Manors at Stonegate Condo community). After receiving these notice letters, one of my neighbors went to the Department of Planning and Zoning to review the proposed development site plan (**Development Site Plan #2014-0024**) and use permit (**Use Permit #2014-0088**) and was kind enough to share his findings with the community. Upon reviewing the Development Site Plan, he noticed that in addition to the construction of a daycare facility and clubhouse, the plans contemplate the construction of an athletic field and higher density parking along our property line, within several hundred feet from the front of the residential condo buildings along Longstreet Lane.

Thus, I am writing to express my objections, as an adjacent property owner, **to the proposed construction of an athletic field and accompanying restriped higher density parking** as shown in the Development Site Plan. The construction of an athletic field and higher density parking so close to our property line, in such a high density residential urban environment will impose a substantial and unreasonable burden upon our parcel and surrounding parcels. Accordingly, I respectfully ask that you deny approval of the Development Site Pan and Use Permit as it relates the construction of an athletic field and higher density parking as it will impose the following unreasonable burdens on surrounding property owners:

1. The noise associated with an athletic field (i.e., cheering, refs whistles, community traffic, etc.) will significantly disturb the relative peace and quiet of the surrounding neighborhood. Unlike other athletic fields that are generally located within public parks, the proposed athletic field is to be located in the middle of a high density, high rise apartment complex and within a few hundred feet of residential dwellings located on the adjacent Manors at Stonegate Condo and Stonegate townhomes parcels. Moreover, the location of an athletic field principally surrounded by high rise apartment buildings likely will lead to an echoing effect on any sounds emanating from the field area.
2. Lights from the field will further unreasonably disturb the peace of the surrounding neighborhood. The existing level of lighting is already difficult to mitigate. The addition of an athletic field and accompanying lights would significantly disrupt the peace of our community.
3. The proposed higher density parking to support the activities of the athletic field will not only increase community noise but also will reduce the desirability of our neighborhood as more cars will be coming and going and parked closer to our community.

4. The negative effects associated with the proposed athletic field and higher density parking as mentioned in items 1-3 above, likely will reduce the property values of the surrounding parcels.
5. Lastly, it would be inequitable to impose the aforementioned burdens on adjacent property owners as we purchased our property with the expectation that an athletic park would not be constructed in our front/back yard.

For all of the above reasons, I respectfully request the Planning Commission (and City Counsel) deny approval of the Development Site Plan and Use Permit as it relates the construction of an athletic field and higher density parking.

Respectfully,

Jennifer Gorham

From: Stacey Pine <staceypine12@gmail.com>
Sent: Friday, January 02, 2015 10:13 AM
To: PlanComm
Cc: Ryan Price
Subject: Resident's Opposition to Southern Towers Development

Dear Alexandria Planning Commission,

On December 19th of 2014, I received Notice of Public Hearing regarding certain proposed site redevelopment plans and use permit requests (Development Site Plan #2014-0024 and Use Permit #2014-0088) for the Southern Towers parcel adjacent to my home located in the Manors at Stonegate Condo community. The Development Site Plan includes the construction of an athletic field and higher density parking in close proximity (several hundred feet) from the condo building where I currently live on Longstreet Lane, and **I am writing to express my strong objections**, as an adjacent property owner, **to the proposed construction of an athletic field and accompanying restriped higher density parking as shown in the Development Site Plan.** I respectfully **ask that you deny approval** of the Development Site Plan and Use Permit relating to the construction of an athletic field and higher density parking.

I purchased my home primarily because the neighborhood offered a serene environment in a high density, urban residential area. The condos on Longstreet Lane are constructed so that the bedroom windows of each unit face the Southern Towers parking lot. As a result, the proposed construction would place an athletic field as well as a high use parking lot directly outside the bedroom windows of every resident on Longstreet Lane. This causes me great concern, as I fear the peaceful environment that my neighbors and I have come to enjoy will be destroyed if this development is allowed because:

1. The noise associated with an athletic field (i.e., cheering, refs whistles, community traffic, etc.) will disturb the relative peace and quiet of the surrounding neighborhood. This is especially true, given the possibility of an echoing effect resulting from the field being surrounded by high rise apartment buildings.
2. Lights from the field will further unreasonably disturb the peace of the surrounding neighborhood. Residents along Longstreet Lane already have to contend with the lights coming from the existing tennis courts on the Southern Towers parcel, which shine all night long. The addition of an athletic field and accompanying lights would further disrupt the peace of our community.
3. The negative effects associated with the proposed athletic field and higher density parking as mentioned above, will likely reduce or mitigate any increase in, the property values of the surrounding parcels.
4. It would be inequitable to impose the aforementioned burdens on adjacent property owners as we purchased our property with the expectation that an athletic park would not be constructed in our front/back yard.

Finally, I am an active adult and can attest that this area already offers an abundance of locations to play soccer and other sports. In fact, because we are so close to Arlington, those who live in this area have the luxury of being able to take advantage of fields in Alexandria as well as Arlington, and both cities offer an abundance of opportunities for kids and adults to engage in various sports. As a result of the wonderful facilities already in existence in Arlington and Alexandria which are in close proximity to this neighborhood, there is no need to construct yet another athletic field, and without the field, there is no need for additional parking.

For all of the above reasons, I respectfully ask the Planning Commission (and City Counsel) to deny approval of the Development Site Plan and Use Permit as it relates the construction of an athletic field and higher density parking.

While I feel strongly that the athletic field and higher density parking should be denied, if those projects are approved, I ask that the Planning Commission and City Council require the construction of sound barriers and evening light Barriers, and require the project to utilize other measures to ensure the integrity of the Southern Towers/Stonegate property border and protect the peaceful enjoyment of the Stonegate property owners. As several of my neighbors have small children, and others are older adults who go to bed at an early hour, I also request that the athletic field close at 9pm, meaning all competition must cease at this time and the lights must be shut off.

Respectfully submitted,

Stacey L. Pine, Esq.

Resident
4679 Longstreet Lane #202
Alexandria, VA 22311

From: Robert Farina <rawfarina@netscape.net>
Sent: Friday, January 02, 2015 2:46 PM
To: PlanComm; Ryan Price
Subject: Residential response to Development Site Plan #2014-0024 & Use Permit #2014-0088

Dear Alexandria Planning Commission,

I received Notice of Public Hearing regarding proposed site redevelopment plans for the Southern Towers parcel adjacent to my home (i.e., Manors at Stonegate Condo community). As I understand it, the proposed development site plan (**Development Site Plan #2014-0024**) and use permit (**Use Permit #2014-0088**) includes:

- construction of a daycare facility
- construction of a clubhouse
- construction of an athletic field
- addition of higher density parking along our property line (within close promimity to the front of the residential condo buildings along Longstreet Lane).

I am writing to express my objections, as an adjacent property owner, to the proposed construction of an athletic field and the accompanying restriped higher density parking as shown in the Development Site Plan. The construction of an athletic field and higher density parking so close to our property line, in such a high density residential urban environment will impose a substantial and unreasonable burden upon our parcel and surrounding parcels. I ask that you deny approval of the Development Site Plan and Use Permit as it relates to the construction of an athletic field and higher density parking as it will impose the following unreasonable burdens on surrounding property owners:

1. The noise associated with an athletic field (e.g. cheering, referee whistles, community traffic, etc.) will disturb the relative peace and quiet of the surrounding neighborhood. Unlike other Alexandria athletic fields that are generally located within public parks, the proposed athletic field is to be located in a high density, high rise apartment complex within close proximity to residential dwellings located on the adjacent Manors at Stonegate Condo and Stonegate townhomes parcels. Moreover, the location of an athletic field principally surrounded by high rise apartment buildings likely will lead to an echoing effect on any sounds emanating from the field area.
2. Street lights on the athletic field & parking areas will further disturb the peace of the surrounding neighborhood. Residents along Longstreet Lane already have to contend with the bright lights coming from the existing tennis courts on the Southern Towers parcel, which shine all night long. The addition of an athletic field and additional parking with accompanying lights would further disrupt the peace of our community.
3. The proposed higher density parking to support the activities of the athletic field will increase community noise thus reducing the residential desirability of our neighborhood by increasing traffic and attracting additional cars to an already saturated parking neighborhood.
4. The negative effects associated with the proposed athletic field and higher density parking will most likely have an adverse effect on the property values of the surrounding residential community.

For the reasons above, I ask the Planning Commission (and City Council) to deny approval of the Development Site Plan #2014-0024 and Use Permit #2014-0088.

Respectfully submitted,

Robert A. Farina

Resident:
4679 Longstreet Lane, #102
Alexandria, VA 22311

From: dukel@comcast.net
Sent: Friday, January 02, 2015 4:11 PM
To: PlanComm
Subject: Souther Towers Project

Dear Sir/Madam:

I received notice of a public Hharing regarding a proposed site redevelopment plan for the Southern Towers (**Development Site Plan #2014-0024**) and use permit (**Use Permit #2014-0088**). I am concerned that the notice submitted to me contained no reference whatsoever as to the construction of an athletic field and additional parking that borders on our community, the Manors at Stonegate. Why was such a major element of this project not even mentioned? Why was this hidden?

This is not an appropriate use of this property, and would be a negative impact on our community and on the entire City of Alexandria. Already packed with traffic due to the massive Army HQ at Seminary Road, this addition to the proposed daycare/party center plans would create further chaos on our roads and would adversely impact the well being of several communities nearby. This massive proposal would bring noise, pollution, trespassing, and adverse environmental runoff into Alexandria's water system.

As it is, the management of Southern Towers keeps high watt lights on 24 hours a day for their tennis courts and have ignored out community's pleas to cut the lights after 11pm - they ignore us repeatedly. To suggest that Southern Towers management would ensure a safe and clean area for an athletic field is laughable.

How does this project benefit the citizens of Alexandria? Southern Towers is an apartment complex. It is not a stadium or recreation area. Athletic fields belong in parks, not parking lots directly next to bedrooms. Further tying up traffic on Seminary Road and adjacent streets is not good for the air which Alexandria citizens breathe. Additional road work costs - the holes in the road around Southern Towers are legendary - which the City cannot afford, will drive down property values and produce no benefits. This is an eyesore waiting to happen. The developers who are trying to ramrod this project (specifically the athletic field) through the city, care little about Alexandria residents and simply want to line their pockets with cash.

While there are merits for Southern Towers to offer improved day care and a party room, the construction of an athletic field should be opposed and deleted from the development site plan.

Please consider the adverse impact this project (the athletic field) will have on Alexandria citizens and children.

Sincerely,

Wilson Latkovic
2323 Henshaw Place #304
Alexandria, VA 22311

From: Orlando Velasquez <orlvel@me.com>
Sent: Sunday, January 04, 2015 8:30 PM
To: PlanComm; Ryan Price
Cc: Skype Velasquez
Subject: Request to Deny Southern Towers Development Plan

Importance: High

Alexandria Planning Commission,

On November 22nd, 2014, I received Notice of Public Hearing regarding Development Site Plan #2014-0024 and Use Permit #2014-0088 pertaining to a proposed site redevelopment plan for the Southern Towers property adjacent to my home (i.e., Manors at Stonegate Condo community). After receiving the notice letter and further discussing with neighbors, I have serious concerns regarding the proposed athletic field in such a high density residential area.

Thus, I am writing to express my objections, as an adjacent property owner, to the proposed construction of an athletic field and accompanying restriped higher density parking as shown in the Development Site Plan. The construction of an athletic field and higher density parking so close to our property line, in such a high density residential urban environment will impose a substantial and unreasonable burden upon our parcel and surrounding parcels. Accordingly, I respectfully ask that you deny approval of the Development Site Plan and Use Permit as it relates the construction of an athletic field and higher density parking as it will impose the following unreasonable burdens on surrounding property owners with additional noise and field lighting.

As an athletic person myself, I support athletic complexes and fields, and appreciate what they offer in the proper setting such as a park. However, placing a soccer field in such close proximity to residential units will have a negative impact on our property values. Stonegate, as you may know, is a quiet area which we very much appreciate after living in Pentagon City.

I respectfully ask the Planning Commission (and City Council) to deny approval of the athletic field portion of this development proposal. I appreciate the consideration.

Sincerely,

Orlando Velasquez
4689 Lawton Way
Alexandria, VA. 22311

From: PATRICE <jonespm1@msn.com>
Sent: Sunday, January 04, 2015 8:31 PM
To: PlanComm
Cc: Ryan Price
Subject: Objections to Southern Towers Development Site Plan #2014-0024 and Special Use Permit #2014-008

Dear Alexandria Planning Commission,

On November 22nd and December 19th of 2014, I received Notice of Public Hearing regarding certain proposed site redevelopment plans for the Southern Towers parcel adjacent to my home (i.e., Manors at Stonegate Condo community). After receiving these notice letters, I went to the Department of Planning and Zoning to review the proposed development site plan (**Development Site Plan #2014-0024**) and use permit (**Use Permit #2014-0088**). Upon reviewing the Development Site Plan, I noticed that in addition to the construction of a daycare facility and clubhouse, the plans contemplate the construction of an athletic field and higher density parking along our property line, within several hundred feet from the front of the residential condo buildings along Longstreet Lane.

Thus, I am writing to express my objections, as an adjacent property owner, to the proposed construction of an athletic field and accompanying restriped higher density parking as shown in the Development Site Plan.

The construction of an athletic field and higher density parking so close to our property line, in such a high density residential urban environment will impose a substantial and unreasonable burden upon our parcel and surrounding parcels. Accordingly, I respectfully ask that you deny approval of the Development Site Pan and Use Permit as it relates the construction of an athletic field and higher density parking as it will impose the following unreasonable burdens on surrounding property owners:

1. The noise associated with an athletic field will disturb the relative peace and quiet of the surrounding neighborhood. Unlike other athletic fields that are generally located within public parks, the proposed athletic field is to be located in the middle of a high density, high rise apartment complex and within a few hundred feet of residential dwellings located on the adjacent Manors at Stonegate Condo and Stonegate townhomes parcels. Moreover, the location of an athletic field principally surrounded by high rise apartment buildings likely will lead to an echoing effect on any sounds emanating from the field area.

2. The proposed higher density parking to support the activities of the athletic field will not only increase community noise but also will reduce the desirability of our neighborhood as more cars will be coming and going and parked closer to our community.

3. The negative effects associated with the proposed athletic field and higher density parking as mentioned in items 1-3 above, likely will reduce, or at the very least mitigate any increase in, the property values of the surrounding parcels.

4. Lastly, it would be unfair and inconsiderate to impose the aforementioned burdens on adjacent property owners as we purchased our property with the expectation that an athletic park would not be constructed in our front/back yard.

I respectfully ask the Planning Commission (and City Counsel) to deny approval of the Development Site Pan and Use Permit as it relates the construction of an athletic field and higher density parking.

Respectfully,

Patrice M. Jones
Resident:
4651 Longstreet Lane, #104
Alexandria, VA 22311
Tel: [\(703\) 989-3715](tel:7039893715)

From: Myke Reid <reid.myke@gmail.com>
Sent: Sunday, January 04, 2015 10:28 PM
To: PlanComm; Ryan Price
Subject: Objections to Southern Towers Development Site Plan #2014-0024 and Special Use Permit #2014-008

Dear Planning Commission Members:

I write to urge you to oppose the proposed development site plan (Development Site Plan #2014-0024) and use permit (Use Permit #2014-0088), the proposed site redevelopment plans for Southern Towers.

A review of the Development Site Plan provides that in addition to construction of a daycare facility and clubhouse, plans include an athletic field and higher density parking.

The residents of my community (The Manors at Stonegate), particularly those who live on Longstreet Lane, have lived with intrusions of both sight and sound for a number of years. During my 18 years as a resident, our neighbors at Southern Towers have used the back of their property as a car wash, basketball, tennis courts and practice courts on which tennis balls were routinely bounced off wooden boards and echoing into our homes throughout the day and into the night. The relatively recent addition of storage sheds provide cover for those who apparently can't make it home before using a bathroom, which I unfortunately discovered upon arriving home a few days ago. The area under consideration, while hundreds of yards from the buildings in which their residents live, are much closer to those of us in The Manors at Stonegate.

The noise, lights, and additional traffic which naturally results from development in a high density area such as that of Southern Towers and sharing a boundary as close as that of The Manors at Stonegate will likely lead to a reduction in property values for homeowners, as well as an increase in noise affecting those residents closest to the fence separating the properties.

I understand and genuinely appreciate the intended benefit of the plan to the residents of Southern Towers. However, the damage to the living standards, as well as the potential reduction in property values for those of us who live in the immediate area at The Manors at Stonegate must also be considered. As proposed, I ask you to consider the negative impact this plan would have on our community, and to oppose Development Site Plan #2014-0088 in its current form.

Respectfully submitted,

Myke Reid
4651 Longstreet Lane, #303
Alexandria, VA 22311
Phone: 703-931-6729
Mobile: 202-262-9628
Email: reid.myke@gmail.com

From: Jason Barnes <jpbarnes@gmail.com>
Sent: Monday, January 05, 2015 9:24 AM
To: PlanComm; Ryan Price
Subject: Southern Towers Development Site Plan #2014-0024) and use permit (Use Permit # 2014-0088)

Dear Alexandria Planning Commission,

I received Notice of Public Hearing regarding proposed site redevelopment plans for the Southern Towers parcel adjacent to my home (i.e., Manors at Stonegate Condo community). As I understand it, the proposed development site plan (Development Site Plan #2014-0024) and use permit (Use Permit #2014-0088) includes:

- construction of a daycare facility
- construction of a clubhouse
- construction of an athletic field
- addition of higher density parking along our property line (within close proximity to the front of the residential condo buildings along Longstreet Lane).

I am writing to express my objections, as an adjacent property owner, to the proposed construction of an athletic field and the accompanying re striped higher density parking as shown in the Development Site Plan. The construction of an athletic field and higher density parking so close to our property line, in such a high density residential urban environment will impose a substantial and unreasonable burden upon our parcel and surrounding parcels. I ask that you deny approval of the Development Site Plan and Use Permit as it relates to the construction of an athletic field and higher density parking as it will impose the following unreasonable burdens on surrounding property owners:

1. The noise associated with an athletic field (e.g. cheering, referee whistles, community traffic, etc.) will disturb the relative peace and quiet of the surrounding neighborhood. Unlike other Alexandria athletic fields that are generally located within public parks, the proposed athletic field is to be located in a high density, high rise apartment complex within close proximity to residential dwellings located on the adjacent Manors at Stonegate Condo and Stonegate townhomes parcels. Moreover, the location of an athletic field principally surrounded by high rise apartment buildings likely will lead to an echoing effect on any sounds emanating from the field area.
2. Street lights on the athletic field & parking areas will further disturb the peace of the surrounding neighborhood. Residents along Longstreet Lane already have to contend with the bright lights coming from the existing tennis courts on the Southern Towers parcel, which shine all night long. The addition of an athletic field and additional parking with accompanying lights would further disrupt the peace of our community.
3. The proposed higher density parking to support the activities of the athletic field will increase community noise thus reducing the residential desirability of our neighborhood by increasing traffic and attracting additional cars to an already saturated parking neighborhood.
4. The negative effects associated with the proposed athletic field and higher density parking will most likely have an adverse effect on the property values of the surrounding residential community.

For the reasons above, I ask the Planning Commission (and City Council) to deny approval of the Development Site Plan #2014-0024 and Use Permit #2014-0088.

Respectfully submitted,

Jason P. Barnes

Resident:
4681 Lawton Way #303
Alexandria, VA 22311

From: <staceypine12@gmail.com>

Date: January 6, 2015 at 6:01:22 AM EST

To: <CityCouncil@alexandriava.gov>, <CityCouncilAides@alexandriava.gov>, <jackie.henderson@alexandriava.gov>, <callclickconnect@alexandriava.gov>, <Gloria.Sitton@alexandriava.gov>

Subject: Call.Click.Connect. #64167: Mayor, Vice Mayor, City Council Dear Mayor, Vice Mayor, and City Council

Dear Call.Click.Connect. User

A request was just created using Call.Click.Connect. The request ID is 64167.

Request Details:

- Name: Stacey Pine
- Approximate Address: No Address Specified
- Phone Number: 2029978223
- Email: staceypine12@gmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Dear Mayor, Vice Mayor, and City Council Members: I sent an email to you last week regarding my opposition to the Southern Towers project. I thank you for your responses. After sending my own email, however, opposition to the project amongst my neighbors became more apparent, and the letter attached to this email, is being sent on behalf of 68 of the home owners in the Stonegate community, all of whom have voluntarily signed the letter.

As you can see from the many signatures collected, this development causes Stonegate residents a significant concern, and we hope you will give our concerns and objections the utmost consideration as you assess this project. I would also encourage you to visit the Stonegate community so you can see for yourselves just how close the athletic field would be to residential housing.

Please let us know if you have any questions.

Stacey Pine, Esq.

- Attachment: [Stonegate Condo - Resident's Petition FINAL.doc](#)

Residents of the Manors at Stonegate Condominium
Alexandria, Virginia 22311

January 6, 2014

VIA E-MAIL

Alexandria Planning Commission
301 King Street, Room 2100
Alexandria, Virginia 22314

VIA E-MAIL

Mayor William Euille & Alexandria City Council
301 King Street, Room 2300
Alexandria, Virginia 22314

RE: Petition Against the Proposed Construction of an Athletic Field and High Density Parking as Part of the Southern Tower's Development Site Plan #2014-0024 and Special Use Permit #2014-0088

Dear Alexandria Planning Commission, Mayor Euille and City Council Members,

We, the residents of the Manors at Stonegate Condominium community, are writing this petition to express our collective objection to the proposed construction of an athletic field and associated higher density parking as part of the Southern Tower's redevelopment of their adjacent parcel pursuant to Site Plan #2014-0024 (the "**Development Site Plan**") and Use Permit #2014-0088 (the "**Use Permit**").

After reviewing the Development Site Plan, we noticed that in addition to the construction of a daycare facility and clubhouse, the plans contemplate the construction of an athletic field and higher density parking along our property line, within several hundred feet from the front of our residential condo buildings along Longstreet Lane.

The condos on Longstreet Lane are constructed so that the bedroom windows of each unit face the Southern Towers parking lot. As a result, the proposed construction would place an athletic field as well as a high use parking lot directly outside the bedroom windows of every resident on Longstreet Lane. Of course this causes us great concern because we fear that such a facility will destroy the relatively peaceful environment that our community currently enjoys.

Accordingly, we respectfully ask that you deny approval of the Development Site Plan and Use Permit as it relates to the construction of an athletic field and higher density parking since it will impose the following unreasonable burdens on our community:

Manors at Stonegate Condo Petition
January 6, 2015
Page 2 of 4

1. The noise associated with an athletic field and higher density parking (i.e., cheering, refs whistles, increased auto traffic, etc.) will disturb the relative peace and quiet of the surrounding neighborhood. This is especially true given the likelihood of an echoing effect resulting from the field being surrounded by high rise apartments and mid-rise condo buildings.
2. Lights from the field will further unreasonably disturb the peace of the surrounding neighborhood. Residents along Longstreet Lane already have to contend with the lights coming from the existing tennis courts on the Southern Towers parcel, which shine all night long. The addition of an athletic field and accompanying lights would further disrupt the peace of our community.
3. The increased human and auto traffic associated with events held at the field likely will produce significant litter, especially paper and food wrappers. Even with proper trash receptacles, such litter is easily carried by the wind and would likely find its way onto our property.
4. The negative effects associated with the proposed athletic field and higher density parking as mentioned above, likely will reduce or mitigate any increase in, the property values of the surrounding parcels.
5. It would be inequitable to impose the aforementioned burdens on adjacent property owners as we purchased our property with the expectation that an athletic park would not be constructed in our front/back yard. This is especially true given that there already exists an abundance of nearby facilities where soccer and other sports can be played.

For all of the above reasons, we respectfully ask the Planning Commission, Mayor and City Council to deny approval of the Development Site Plan and Use Permit as it relates to the construction of an athletic field and higher density parking.

While we feel strongly that the athletic field and higher density parking should be denied, if these projects are approved, we ask that representatives of the Planning Commission and City Council contact us to discuss the reasoning behind their decision.

Respectfully submitted,

The following sixty-eight (68) members of the Stonegate Condominium Community

Stacey Pine
4679 Longstreet Lane, #202
Alexandria, VA 22311

Mark Ricardo
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Robert Farina
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Manors at Stonegate Condo Petition
January 6, 2015
Page 3 of 4

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Vanessa Duran &
Fernando Mojica
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Debbie Frankfort
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Darryl & Joyce McGuire
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Manors at Stonegate Condo Petition
January 6, 2015
Page 4 of 4

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2320 Henshaw Place #5
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From: **annabelle fisher** <afish4444@gmail.com>

Date: Tue, Jan 6, 2015 at 1:04 PM

Subject: SOUTHERN TOWERS CLUB HOUSE PROPOSAL

To: erwagner@comcast.net, hsdunn@ipbtax.com, mslyman@verizon.net, brown@knopf-brown.com,
mindylyle@comcast.net, natemacek@hotmail.com, mariawasowski@comcast.net

Cc: annabelle fisher <afish4444@gmail.com>

Good afternoon Chairman Wagner, Vice Chair Dunn and members of the Planning Commission. Am emailing you my comments regarding the above-referenced site plan (docket item #6) that you will be discussing at tonite's meeting. Due to recent bunion/hamer toe surgery, I do not think I will be able to make it to tonite's mtg and hope you will consider my comments as a resident of Southern Towers.

1. Report states applicant held an open house to preview the plans on Wednesday, Nov. 19th from 6-8 p.m. at the Mark Hilton. Notice about this open house was posted throughout So. Towers on Tuesday, Nov. 18th around 4 p.m. I attended this open house and arrived around 6: 10 p.m. and did stay until close to 8 p.m. Applicant, i.e. Peter Caroulli, reported that 30-40 folks were in attendance. I counted the number of people who were there and counted only about 10 residents of So. Towers, the rest of the group made up of employees from Va. Management. I certainly would like to see the sign-in sheet.
2. Why was this proposed clubhouse not part of the BSAP? If this is because of zoning issues, I would question that reasoning as we all know how many developers come back to Planning Commission after development has passed asking for variances to their original plan. Staff's report continually references BSAP and how this Club House design are consistant with BSAP and So. Towers apt. bldgs. Please have applicant clarify.
3. Page 3 of staff's summary states that the new bldg. will be adjacent to the planned So. Towers high capacity transit stop which would be Corridor C. However, Corridor C has not yet been approved and is not a done deal. In order for the city to receive federal funding for the proposed Corridor C, it will be necessary to look at all of the alternatives proposed from the BSAP plan along with doing an environmental assessment before federal government makes it decision.
4. Applicant claims that proposed Club House/Day care center will provide many benefits for So. Towers residents. Right now we already have the benefits applicant claims proposed project will provide - open space; 2 swimming pools; tennis courts; outdoor bench seating under the trees; play ground for kids; open fire grills for bar-be-que for residents to use during the summer/spring months, play area used for volley ball games, etc.
5. Page 5 of staff's report states the project site is located within the BSAP, although it falls outside of the CDD #21 zoning boundaries and as such, the small area plan does not have the specific development guidelines for the site. As such, how can city staff recommend approval for this plan?
6. Staff is requesting that applicant make the club house LEED certified. In order for continuity throughout the site, I believe that all of the apt. bldgs at So. Towers be LEED certified. City of Alex. is really pushing for LEED certification for developments and proud of its eco accomplishments and LEED Certified for all of So. Towers should be an added condition.
7. Applicant is requesting that Conditions 56 & 57 related to the city's noise ordinance be deleted. I and I know majority of So. Towers residents and those who live within the boundaries of this plan, i.e., Stone Gate Condos/Homes, Church of the Ressurrection located on Beauregard/Fillmore would not want the these 2 conditions deleted. Please have city staff address applicants reason for deletion of these 2 conditions and its impact on So. Towers residents and surrounding residential area.
8. What are Southern Towers future plans?

Since this is a site plan, there are no clearly defined guidelines and criteria for site plans at this time. I would suggest that P&Z staff along with some members of the Planning Commission meet to make sure these guidelines are in place before site plans such as the one Southern Towers is proposing are approved. Because of the lack of any defined criteria for site plans this certainly opens the door for future developments to occur and developers and their land use attorneys will get what they want without good planning guidelines.

As such I am requesting that the Planning Commission deny this request based on my comments listed above, why this club house is needed at this time and until Site plan criteria have been defined.

Thank you for reading my comments and hopefully asking the applicant for specific answers to my concerns along with staff's report which clearly make the case that this site plan should be denied.

Annabelle Fisher
Southern Towers Resident

[571-431-7884](tel:571-431-7884)