
From: Ali Ahmad <ali.ahmad@gmail.com>
Sent: Tuesday, June 02, 2015 4:08 PM
To: PlanComm
Subject: Re: 6/2/15 Docket Item # 10 Development Special Use Permit #2014-0046
Transportation Management Plan SUP #2015-0021

Dear Chair Lyman and Members of the Commission:

Thank you for the opportunity to address you as you consider approving Aldi's application to install a grocery store at 4580 Duke Street. I very much want to thank City staff, including Ms. Katye North and Mr. Ryan Price for visiting with our neighbors and answering their questions at two separate meetings this year. Additionally, we thank the applicant and their attorney, Ms. Puskar, for open and direct communication as this process has gone forward.

As a neighborhood, we have taken no position for or against the proposal, as opinion is evenly split. All our neighborhood is however united in several concerns.

Neighbors continue to have concerns about customer and commercial parking along S. Jordan St., queuing issues at traffic lights (particularly heading West on Duke and making a left onto S. Jordan St. and heading South on Jordan St. across Duke), and pedestrian safety concerns.

We appreciate the responses received from City staff regarding these questions. Mr. Price visited with some of our neighbors on May 21, 2015, and relayed that while the estimated vehicle traffic impact and pedestrian traffic impact does not at this time justify resignalization, or further revisiting of the crosswalk locations at the Duke St./Jordan St. intersection, City staff would continue to watch as these situations developed.

If the plan goes forward tonight, we ask that you commit city staff to a review of the intersection at Duke St. and Jordan St. within a few months of the store's opening for business. Duke St. and Jordan S. is a busy intersection, complicated by heavy vehicle and pedestrian traffic into and out of the Foxchase apartments and shopping center. There is already long queuing for those neighborhood residents coming home on Jordan south across Duke, and West on Duke turning left onto Jordan. A 20% increase in vehicle trips over the expected use of another restaurant at the site could increase those queues, having ripple effects up toward Seminary Road or East along an already congested Duke St. corridor. Increase activity on the southside of Duke could also have an impact on the already stressed Foxchase shopping center exit.

Finally, we are concerned that street parking along S. Jordan St., which is already stressed, will be exacerbated by the proposed store. At our May 21st meeting, Mr. Price offered to follow up with the applicant to see what signage could be installed on the Aldi property to minimize customer use of neighborhood streets for parking. Our neighborhood is considering obtaining residential parking permits to address existing parking problems, so even a small increase from Aldi will make a real impact on our quality of life.

Thank you for your consideration of these points, and thank you for your service to the City of Alexandria.

With warm regards,
Ali Ahmad
President
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*"I'm a slow walker, but I never walk back."
Abraham Lincoln*