

11/3/2015

DSUP 2014-0019 for 1800 Mt. Vernon Ave - PlanComm

Additional Materials

DSUP2014-0019

1800 Mt Vernon Av

DSUP 2014-0019 for 1800 Mt. Vernon Ave

Sarah Haut <hautsl@yahoo.com>

Mon 11/2/2015 10:15 PM

To PlanComm <PlanComm@alexandriava.gov>;

Dear Planning Commission Members,

I recently learned that there is a DSUP (DSUP 2014-0019) to construct a residential building at 1800 Mt. Vernon Avenue. In general I support the application. However, I have some concerns about the impact of the development Del Ray, my neighborhood of 19 years. First, the location of the exit from the parking garage presents a potential hazard to pedestrians on Mt. Vernon Avenue. It will be difficult for drivers to see pedestrians walking on Mt. Vernon Ave and for pedestrians to see cars exiting the property. I recommend a curved mirror or other device be installed to increase visibility.

Second, the applicant is requesting a parking reduction of six spaces. I believe that any application requesting a parking reduction should provide the same number of publicly-available bike parking spaces. This will encourage alternative modes of transportation. The applicant should provide public bike parking for at least 6 bikes. The application indicates that there will be bike parking for 15 bikes, but it looks like it is for residents.

Finally, I attended the October DRCA Land Use Committee Meeting where this application was discussed. The applicant was specifically asked if he intended to charge an additional fee for residents to park their cars in the garage. He provided a very vague response to this question. The trend seems to be for apartment developments to charge an extra monthly fee for residents who want to park onsite. The argument supporting this fee is that not all residents have cars. The argument against the fee is that residents who want to save money will park their cars on the street. Belle Del Ray on Monroe Ave charges residents an additional rental fee for parking. When I drive past that building around 9 PM on a weeknight when there is no activity at the ball fields across the street, all of the street parking is taken. There is no other business open in that area that would cause cars to park in those spaces. The owners of the vehicles are most likely residents of Belle Del Ray. The same thing will happen at 1800 Mt. Vernon Ave development if the applicant is allowed to charge residents for parking. Furthermore, item 31 on page 33 of the staff report is a condition that allows the applicant to lease out the 48 spaces for uses other than residential parking. This is very disappointing. When the other properties on that block redevelop, the parking situation will be similar to what residents face further north on Mount Vernon Ave. I recommend that the parking spaces be provided at no additional cost to the residents. If, one year after the building reaches full capacity, not all parking spaces are used then the applicant should be permitted to submit a request to lease spaces for other uses.

In summary, I support this application, but request that pedestrian and driver visibility be improved at the garage exit/entrance; that public bicycle parking be provided, and that the applicant be restricted from charging additional fees for residential parking.

Thank you for your consideration of my concerns.

Sarah Haut
228 E. Nelson Ave