

## Jackie Henderson

---

**From:** website <webmaster@alexandriava.gov>  
**Sent:** Monday, November 09, 2015 4:46 PM  
**To:** Jackie Henderson; Gloria Sitton  
**Subject:** City Council speaker's form submission received

Meeting Date: 11/14/2015  
Docket Item# 13

Speaker's Name: Duncan W. Blair  
Phone #: 703-836-1000  
Email: [dblair@landcarroll.com](mailto:dblair@landcarroll.com)  
Address: 524 King Street, Alexandria, Virginia 22314

Representing self? No  
If representing other: BREVIC Development LLC

Position on the item: For

Nature of interest: Attorney

Are you being compensated? Yes

**Jackie Henderson**

---

13  
11-14-15

**From:** laura.levit@gmail.com  
**Sent:** Friday, November 13, 2015 5:31 PM  
**To:** City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton  
**Subject:** Call.Click.Connect. #84461: Mayor, Vice Mayor, City Council DUSP #2014-0019 for 1800 Mount Vernon Av

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 84461.

**Request Details:**

- Name: Laura Levit
- Approximate Address: No Address Specified
- Phone Number: 7036183611
- Email: [laura.levit@gmail.com](mailto:laura.levit@gmail.com)
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: DUSP #2014-0019 for 1800 Mount Vernon Avenue

Dear Mayor and City Council Members,

A new 49 unit apartment building is being planned for 1800 Mount Vernon Ave. The building will have an underground parking garage with enough spaces for each one of the apartments. However, when the planning commission approved this project they did not require the developer to include parking spots free of charge to the residents of this building.

Please require the developer to provide at least one free parking spot for each apartment. If residents are charged the additional parking fee to park in the building, many will simply park on Mount Vernon Ave. and the surrounding streets. The additional demand for parking in the neighborhood would negatively impact businesses on Mount Vernon Ave. and current residents with no off street parking. The underground parking is already planned and should be used by those that reside in the building free of charge.

Just as large businesses should provide free parking for customers, this large apartment complex should provide free parking for its residents. It's a matter of common courtesy and common sense.

Your concerned resident,

Laura Levit  
1806 N. Cliff St.  
Alexandria, VA 22301

- Expected Response Date: Friday, November 20

Please take the necessary actions in responding, handling and/or updating this request at the *Call.Click.Connect.* staff interface.

If you need assistance with handling this request, please contact [CallClickConnect@alexandriava.gov](mailto:CallClickConnect@alexandriava.gov) or call 703.746.HELP.

This is an automated email notification of a *Call.Click.Connect.* request. Please do not reply to this email.

**Jackie Henderson**

---

13  
11-14-15

**From:** Ben Winograd <benwinograd@gmail.com>  
**Sent:** Friday, November 13, 2015 1:21 PM  
**To:** Jackie Henderson  
**Subject:** Letter for City Council meeting on Nov. 14, 2015  
**Attachments:** Letter to Alexandria City Council (2015-11-13).pdf

Hi Jackie,

Thank you so much for your time on the phone a moment ago. Attached is a copy of my letter relating to item No. 13 on tomorrow's agenda -- Development Special Use Permit #2014-0019 for 1800 Mount Vernon Avenue.

I would greatly appreciate it if you could confirm receipt of this email.

Best,  
Ben

---

Ben Winograd  
[benwinograd@gmail.com](mailto:benwinograd@gmail.com)  
1719 Price Street  
(202) 744-1506

November 13, 2015

Ben Winograd & Lorinda Laryea  
1719 Price Street  
Alexandria, VA, 22301  
[lorindaandben@gmail.com](mailto:lorindaandben@gmail.com)

Alexandria City Council  
301 King Street  
Alexandria, VA 22314

Re: Development Special Use Permit #2014-0019 (1800 Mount Vernon Ave.)

We own the home located at 1719 Price Street. Our rear property line is partially adjacent to the proposed project at 1800 Mount Vernon Avenue. We write to express a concern with the proposed project and to offer some modest recommendations that would help address our concern.

**Concern:** Noise from open spaces at rear of property

As both working professionals and expecting parents, we are concerned about the potential noise from social gatherings in the open spaces at the rear of the property—particularly in the “amenity area” on the ground floor and the rear balcony on the third floor.

First Floor “Amenity Area”—20 feet from rear property line

- Built-in grill
- Fire pit
- Lounge seating for 14
- Bar seating for 12
- Table seating for 12

Third Floor Rear Balcony—41 feet from rear property line

- Built-in grill
- Lounge seating for 16
- Table seating for 6

It is not clear from the Final Site Plan what the maximum occupancy will be for either area. Suffice it to say, however, that both locations will serve as a natural gathering place for the tenants of the building (and their guests) during the evening and nighttime hours.

The Del Ray Citizens Association Land Use Committee recommended the approval of the project subject to two conditions designed to minimize the noise impact on our home and the other properties to the west: (1) moving the planters on the rear third floor balcony to the west edge of the balcony, and (2) providing adequate screening/plantings on the ground level. While we appreciate these recommendations, we do not believe they will have a meaningful impact on the level of noise that could be produced from those areas.

**Request #1:** No amplified noise (speakers, etc.) in designated areas

Our first request is that no amplified noise be permitted in the ground floor amenity area at the rear of the property or on the rear third floor balcony. This request extends to both built-in speakers and portable speakers. Prohibiting amplified noise would greatly reduce the impact on the adjacent properties and would help ensure that these areas do not become "party patios." Prohibiting amplified noise would also ensure that music that may be inappropriate for children is not audible from surrounding properties.

**Request #2:** No alcohol in designated areas

Our second request is that the consumption of alcohol be prohibited in the ground floor amenity area at the rear of the property and on the rear third floor balcony. Prohibiting alcohol in these areas would reduce the number of people using them during the evening and nighttime hours, while also encouraging tenants to patronize local restaurants and other establishments that serve alcohol. We recognize that alcohol can be responsibly consumed in a manner that would not create noise—e.g., having a beer or glass of wine while watching the sun go down. However, we can think of no principled way to permit the consumption of only some alcohol. Only by prohibiting alcohol in these areas entirely can adjacent property owners have assurance that they will not be used to throw keg parties or play drinking games.

**Request #3:** Time limitations on use of designated areas

Our final request is that no persons be permitted in the ground floor amenity area at the rear of the property or on the rear third floor balcony after 9 p.m. on Sunday through Thursday, or after 10 p.m. on Friday and Saturday. We believe such limitations are reasonable given the residential character of the area adjacent to the rear of the property, as well as the practical impossibility of engaging in the type of conversation that the city of Alexandria ordinarily recommends when dealing with a noisy neighbor—i.e., "talk[ing] to your neighbor face to face and kindly ask[ing] them to respect your need for quiet." See <https://alexandriava.gov/Noise>. Imposing such time limitations would also reduce the number of noise complaints made to the city, and the corresponding consumption of public resources by police responding to such complaints.

\*\*\*\*\*

We very much appreciate your consideration of our requests. In light of the noise we will endure during the construction of the project, we believe our requests would impose a comparatively modest burden on the owners and tenants of the property, while greatly enhancing our ability to enjoy our own home.

Please feel free to contact us if you have any questions.

Sincerely,

s/Ben Winograd & Lorinda Laryea  
Owners, 1719 Price Street

13  
11-14-15

**Jackie Henderson**

---

**From:** hautsl@yahoo.com  
**Sent:** Wednesday, November 11, 2015 10:19 PM  
**To:** City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton  
**Subject:** Call.Click.Connect. #84343: Mayor, Vice Mayor, City Council Dear Mayor Euille, Vice Mayor Silberberg

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 84343.

**Request Details:**

- Name: Sarah Haut
- Approximate Address: No Address Specified
- Phone Number: 703-967-0426
- Email: [hautsl@yahoo.com](mailto:hautsl@yahoo.com)
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Dear Mayor Euille, Vice Mayor Silberberg, and City Council Members,

DSUP 2014-0019 (docket item #13), is on the on November 14, 2015 City Council Docket. Overall, I support this SUP and appreciate that the applicant has worked with city staff to incorporate the architectural characteristics of the current building in the new structure.

I also support the conditions requested in the letter from Del Ray Citizens Association. I am particularly concerned with the resident parking situation in the building. It is unclear if the applicant intends to charge residents an additional fee to use a parking space in the garage. Charging additional fees for parking seems to be a growing trend in apartment complexes. The philosophy behind it is that residents may not have cars when they are so close to public transit, and it is not fair to charge them extra rent to cover the cost of parking. It has been my observation that there are some people who may not have cars, but there are also many people in these complexes who have cars and forego off street parking and associated fees, opting to park on the street.

Bell Del Ray on Monroe Avenue is a large apartment complex that charges residents \$75 a month for parking. Adjacent to this building are ball fields, a dog park, and a coffee shop. There are roughly 27 parking spaces along Monroe Avenue near the complex that span from Swings Coffee to Mainline Blvd. When I drive past Bell Del Ray on a week night at 9 PM when the coffee shop is closed and there are no games, all of the parking spaces are taken. The only logical users of those spaces are the residents of the apartment building.

I am concerned that some of the residents of the new building will use on-street parking instead of paying a monthly parking fee. What will be the impact of apartment residents using the on-street parking on Mt. Vernon Avenue instead of the garage? How many additional cars can the neighborhood accommodate? Will it impact the neighbors who do not have off street parking (i.e., no alley access and no driveway in front of the house)? Will it impact the businesses who rely on on-street parking for their patrons? The answer is "yes."

I do not support charging residents an additional fee for parking spaces in the building. I recommend that the applicant not be permitted to charge an extra fee for parking.

If City Council will not require the applicant to allot one parking space to each apartment at no additional charge, then I recommend that a condition be added to the DSUP that if a parking district is established in this area that the residents of 1800 Mt. Vernon Ave not be permitted to have a parking sticker to park on the street. In addition, I recommend that existing residents of single family, semi-detached, and townhouses who do not have alley access or a driveway on their property be allowed to install a driveway. This will help to diminish the impact of the additional cars in the neighborhood.

Thank you for your consideration,

Sarah Haut

- Expected Response Date: Wednesday, November 18

Please take the necessary actions in responding, handling and/or updating this request at the **Call.Click.Connect.** staff interface.

If you need assistance with handling this request, please contact [CallClickConnect@alexandriava.gov](mailto:CallClickConnect@alexandriava.gov) or call 703.746.HELP.

This is an automated email notification of a **Call.Click.Connect.** request. Please do not reply to this email.

13  
11-14-15

## Jackie Henderson

---

**From:** lconnor27@gmail.com  
**Sent:** Wednesday, November 11, 2015 8:13 PM  
**To:** City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton  
**Subject:** Call.Click.Connect. #84338: Mayor, Vice Mayor, City Council Dear Mayor and City Council Members,

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 84338.

### Request Details:

- Name: Laura Connor
- Approximate Address: No Address Specified
- Phone Number: 6463731492
- Email: [lconnor27@gmail.com](mailto:lconnor27@gmail.com)
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Dear Mayor and City Council Members,

A 49-Unit apartment building is being planned for 1800 Mount Vernon Avenue. The building will have an underground parking garage with enough spaces for each apartment. However, when the Planning Commission voted to approve the project, it did not require the developer to provide free parking to residents.

Please require the developer to provide one free parking space to each apartment. If residents are charged an additional fee to park in the building, many will simply park on Mount Vernon Avenue and surrounding streets. The additional demand for parking in the neighborhood would negatively impact businesses on Mount Vernon Avenue and residents with no off-street parking.

Just as a large business should provide free parking for customers, a large apartment complex should provide free parking for residents. It's a matter of common courtesy – and common sense.

Regards,  
Laura Connor

- Expected Response Date: Wednesday, November 18

Please take the necessary actions in responding, handling and/or updating this request at the *Call.Click.Connect.* staff interface.

If you need assistance with handling this request, please contact [CallClickConnect@alexandriava.gov](mailto:CallClickConnect@alexandriava.gov) or call 703.746.HELP.

This is an automated email notification of a *Call.Click.Connect.* request. Please do not reply to this email.



13  
11-14-15

## Jackie Henderson

---

**From:** ghom130@gmail.com  
**Sent:** Wednesday, November 11, 2015 6:08 PM  
**To:** City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton  
**Subject:** Call.Click.Connect. #84333: Mayor, Vice Mayor, City Council Dear Mayor and City Counsel Members,As

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 84333.

### Request Details:

- Name: Gregory Hom
- Approximate Address: No Address Specified
- Phone Number: No Phone
- Email: [ghom130@gmail.com](mailto:ghom130@gmail.com)
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Dear Mayor and City Counsel Members,  
As a new homeowner in the Del Ray area I have had to deal with the parking struggles in our otherwise wonderful neighborhood. With that in mind I would ask that you require the developer of the apartment complex being built at 1800 Mount Vernon Ave to provide at least one parking spot per unit for their tenants. One of the draws of the resurgent Del Ray area is its accessibility and neighborly atmosphere. I ask that you help it maintain both those, without ensuring that spill over parking clogs our roads. Thank you for your time, I appreciate the assistance.

Respectfully,  
Greg Hom  
1715 Price Street

- Expected Response Date: Wednesday, November 18

Please take the necessary actions in responding, handling and/or updating this request at the *Call.Click.Connect.* staff interface.

If you need assistance with handling this request, please contact [CallClickConnect@alexandriava.gov](mailto:CallClickConnect@alexandriava.gov) or call 703.746.HELP.

This is an automated email notification of a *Call.Click.Connect.* request. Please do not reply to this email.

Jackie Henderson

13  
11-14-15

**From:** kandrejk@gmail.com  
**Sent:** Wednesday, November 11, 2015 5:54 PM  
**To:** City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton  
**Subject:** Call.Click.Connect. #84331: Mayor, Vice Mayor, City Council DUSP #2014-0019 for 1800 Mount Vernon Av

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 84331.

**Request Details:**

- Name: Andrej Kolacevski
- Approximate Address: No Address Specified
- Phone Number: 2025701370
- Email: [kandrejk@gmail.com](mailto:kandrejk@gmail.com)
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: DUSP #2014-0019 for 1800 Mount Vernon Avenue

Dear Mayor and City Council Members,

A new 49 unit apartment building is being planned for 1800 Mount Vernon Ave. The building will have an underground parking garage with enough spaces for each one of the apartments. However, when the planning commission approved this project they did not require the developer to include parking spots free of charge to the residents of this building.

Please require the developer to provide one at least one free parking spot for each apartment.

If residents are charged the additional parking fee to park in the building, many will simply park on Mount Vernon Ave. and the surrounding streets. The additional demand for parking in the neighborhood would negatively impact businesses on Mount Vernon Ave. and current residents with no off street parking. The underground parking is already planned and should be used by those that reside in the building free of charge.

Just as large businesses should provide free parking for customers, this large apartment complex should provide free parking for its residents. It's a matter of common courtesy and common sense.

Your concerned resident,

Andrej Kolacevski  
1740 Price St.  
Alexandria, VA 22301

- Expected Response Date: Wednesday, November 18

Please take the necessary actions in responding, handling and/or updating this request at the [Call.Click.Connect. staff interface](#).

If you need assistance with handling this request, please contact [CallClickConnect@alexandriava.gov](mailto:CallClickConnect@alexandriava.gov) or call 703.746.HELP.

This is an automated email notification of a *Call.Click.Connect.* request. Please do not reply to this email.

13  
11-14-15

## Jackie Henderson

---

**From:** covaitt@gmail.com  
**Sent:** Thursday, November 12, 2015 8:35 AM  
**To:** City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton  
**Subject:** Call.Click.Connect. #84346: Mayor, Vice Mayor, City Council Good day,It has come to my attention t

Dear **Call.Click.Connect.** User

A request was just created using **Call.Click.Connect.** The request ID is 84346.

### Request Details:

- Name: Christian Ovaitt
- Approximate Address: No Address Specified
- Phone Number: 571-221-5687
- Email: [covaitt@gmail.com](mailto:covaitt@gmail.com)
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Good day,  
It has come to my attention that the developer of the new apartment complex on 1800 Mt. Vernon Ave will not be providing free parking to its tenants, despite the fact that it is also building an underground garage.

As I am a home owner in this neighborhood, and I can assure you that there much concern over this new development and how it will impact street parking. We fear the lack of free parking for tenants will lead many to use street parking in our neighborhood and other nearby neighborhoods. Very few houses in this section of Del Ray have off-street parking, and the lack of appropriate tenant parking will only further complicate the problem.

Please consider requiring the developers of 1800 Mt. Vernon Ave to provide free parking to their tenants. Street parking is a major issue for the people in this section of Del Ray. There are several other apartment complexes in the surrounding blocks, and we have seem first-hand how insufficient parking greatly impacts the neighborhood.

Thank you,  
Christian Ovaitt

- Expected Response Date: Thursday, November 19

Please take the necessary actions in responding, handling and/or updating this request at the **Call.Click.Connect.** staff interface.

If you need assistance with handling this request, please contact [CallClickConnect@alexandriava.gov](mailto:CallClickConnect@alexandriava.gov) or call 703.746.HELP.

This is an automated email notification of a **Call.Click.Connect.** request. Please do not reply to this email.