

From: Janine Williams <janine.williams2@verizon.net>
Sent: Tuesday, January 03, 2017 2:29 PM
To: Nathan Randall
Subject: Special Use permit for Taco Bell Drive Through

Dear Nathan Randall, Alexandria Planning Commission,

January 3, 2017

I Janine Williams have lived in the Dalecrest area of Strawberry Hill for over 28 years on N. Furman St and I want my voice heard about the proposed Taco Bell drive-thru.

I remember the fast food restaurant – Arthur Treacher’s Fish and Chips that was there before. At the time there was no overflow parking from the apartments off of the service road. They were allowed to have multiple cars in their own parking lot. Their walking and car customers did not impact the access to my house using N. Gordon Street and Taney Ave. Now that we are reduced to one lane traffic on N. Gordon at the light I dread competing with a future Taco Bell drive-through.

I implore you to deny the request for the Special Use Permit for the drive-thru because it does not improve the common-good of **this** Alexandria neighborhood. This Special Use Permit only benefits the possible 600 driving customers, the landlord, and Yum Brand shareholders. The 600 driving customers can continue driving west less than 2 miles to the other Taco Bell if they desire that type of fast-food.

The other two Mexican restaurants in this area Los Toltecos and Chipotle do not have a drive through and they have thriving businesses. Also I don’t think Del Ray has any drive through restaurants. Why is our neighbor a possibility?

Thank you,

Janine Williams

218 North Furman St.

Alexandria, VA 2204

From: Bonnie Petry <bonnie.petry@outlook.com>
Sent: Tuesday, January 03, 2017 5:51 PM
To: Puskar, M. Catharine
Cc: Nathan Randall; Maya Contreras
Subject: Re: Taco Bell DSUP 2015-0021

Thanks so much for sending this along - The further adjustment of the hours, particularly the outside patio hours, is a welcome adjustment, as is the explicit commitment to providing additional trash cans.

Thanks again for forwarding this, and for your transparency and willingness to engage in a meaningful, constructive dialogue with citizens,

Bonnie Petry

Sent from my iPad

On Jan 2, 2017, at 4:44 PM, Puskar, M. Catharine <cpuskar@thelandlawyers.com> wrote:

Bonnie,

Thank you for your correspondence to staff on behalf of the Wakefield Tarleton Citizens Association regarding the proposed Taco Bell. Please see the following responses to recent comments/concerns that have been made by others regarding the proposed Taco Bell. I have discussed the comments/concerns with my client and hope the additional information and proposed adjustments to the conditions is helpful.

Comment: The drive thru will create noise that will be disruptive to neighboring homeowners and should not be 24 hours.

Response: Condition 35 requires that the use comply with the City Noise Ordinance. The drive thru speakers are adjustable to ensure that they comply with the Noise Ordinance. In addition, the Applicant is agreeable to amending condition 16 to limit the drive thru operation from 6 am – 2 am Sunday through Thursday and 6 am – 3 am Friday and Saturday.

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Response: In addition to the City standard trashcan and recycling can to be provided by the Applicant within the public right-of-way in the vicinity of the site, the Applicant is agreeable to adding a trash can at the patio and one on the side of the building and will monitor the site for trash and debris.

Comment: We do not want people loitering on the patio and causing noise and disruption to the neighborhood at night. The patio should not be open late.

Response: Outdoor dining is an amenity that customers enjoy during good weather as is evidenced by outdoor dining at the nearby Toltecos restaurant. However, to address concerns regarding nighttime hours, the Applicant is agreeable to amending condition 17 to close the outdoor patio at 9 pm instead of 10 pm.

Comment: Late night loading and unloading will be disruptive to the neighboring homeowners.

Response: The Applicant is agreeable to amending the standard loading condition 34 to prohibit loading /unloading between the hours at 9 pm – 7 am.

Comment: There appears to be an omission throughout the provided Traffic Impact Study that concerns traffic at the N. Gordon and Duke Street intersection. The inset #3 of Figures 2-2 (page 9), 3-1 (page 15), 4-1 (page 21), 4-2 (page 22), 4-3 (page 23), 5-1 (page 27), 5-2 (page 28), 5-3 (page 29), and (6-1 (page 33) and also the figures used for pedestrian and bicycle study omit depicting the service road which feeds traffic onto N. Gordon Street right at the traffic signal. This service road, which extends to N. Jordan Street, provides Duke Street access for The Fields Apartments (approximately 306 units), approximately 34 townhouse units off Ingle Place and three (3) retail stores (VABC, Sherwin Williams and Advance Auto Parts). It is unclear from the study whether this is a graphic oversight or if the impact of that service road on N. Gordon traffic was neglected in the study.

Response: The intersection of Duke Street/N. Gordon Street includes the traffic using the service road and was not omitted from the analysis. Traffic using the service road is not specifically shown on the graphics in the report since this movement is not controlled by the traffic signal at Duke Street/N. Gordon Street. However, the service drive volumes are included in the traffic count at the Duke/N. Gordon intersection and included in the capacity analyses.

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Response: Today, parking on the east side of N. Gordon Street is restricted south of the proposed site driveway. The current site plan proposes 15 parking spaces that exceed the City code requirement. Since the site meets code parking requirements, it is not anticipated that site traffic would impact the existing use of the on-street parking spaces. It is also noted that where on-street parking is provided, its use was coded into the analysis files and is reflected in the traffic study. A potential solution to address traffic conflicts along N. Gordon Street due to narrow

width would be for the City and neighborhood to discuss removal of on street parking in key areas along N. Gordon Street.

Comment: Note also, that Duke Street is posted at N. Gordon as "No Turn on Red" it would again not be unreasonable to expect traffic intended for Taco Bell and having missed two (2) earlier entrances to ignore the posting. This is a not unreasonable assumption as the "No Turn on Red" at N. Jordan Street is regularly ignored - City of Alexandria Motorcycle Police have been posted at that intersection ticketing violators.

Response: The submitted traffic study correctly coded in the analysis files as "no turn on red" for the westbound movement on Duke Street to N. Gordon. The westbound lane is a shared through-right (no separate right turn lane is provided) that only allows right turning vehicles to ignore the signage in the event that no through vehicles that would prevent right turns. While some motorists may ignore the posting, this is an enforcement issue and was not assumed as part of the study.

The intersection of Duke Street/N. Jordan Street has separated right-turn lanes for both eastbound and westbound traffic from Duke Street. It is noted that the westbound right turn lane from Duke Street onto N. Jordan Street is separated by a median bus stop with restricted right turns from the mainline through lanes. Again, motorists that ignore the posted restriction are not accounted for in the study.

Comment: Additionally, traffic exiting the Taco Bell drive through onto N. Gordon Street and cued up waiting for the light will interfere with those patrons attempting to enter the Tempo Restaurant. Even at the present time with just two (2) cars waiting for the traffic light the drive way entrance to the Tempo Restaurant can be blocked - any additional traffic resulting from the drive through of the Taco Bell will exacerbate the situation and potentially have a negative impact on the continued success of the Tempo Restaurant.

Response: It is recognized that under existing conditions the Tempo restaurant entrance is blocked during peak periods given the close proximity of the driveway to Duke Street. While the additional Taco Bell traffic would increase the southbound queue by approximately one (1) vehicle, the analyses show that this queue would clear with each signal cycle. This allows vehicles to access the restaurant under conditions similar to those experienced today. Further, in the event N. Gordon Street is queued back to the site driveway patrons have the option to turn right and use the signalized driveway at S. Gordon Street to access Duke Street.

Comment: A complete revision to the Traffic Impact Study using traffic counters in each of the lanes on Duke Street at N. Gordon (both directions), counters at the service road leading onto N. Gordon Street and traffic counters in both directions on N. Gordon Street. These should be used instead of simple observations and be left to gather data 24 hours a day for at least one week - the week chosen without interruption of a holiday.

Response: Detailed vehicle, pedestrian, and bicycle counts for all turning movements were conducted during a typical weekday (Tuesday/Wednesday/Thursday) during a non-holiday week when public schools were in session, as required by the City's Transportation Planning Administrative Guidelines for traffic impact studies. As required, the peak hour of each study intersection is used to prepare the analysis and accounts for traffic on Duke Street, N. Gordon and the service road. No revision to the Traffic Impact Study is necessary.

Comment: The Proposed Preliminary Site Plan is requesting modification to City of Alexandria code by amending the required 75' Building Setback from the Centerline of Duke Street and the 25' Building Setback from the Property Line on Duke Street. Until getting into a more commercial section of Duke Street – closer to the King Street Metro Station - businesses along Duke Street typically have parking street side and the building set back. Following razing of the current building the new construction will be at 63' from the Duke Street Centerline and 2 stories tall – this will reduce the vision clearance for traffic on N. Gordon to only the first car at the stop bar on Duke Street (Site Plan Drawing C7). Allowing this variance could establish an unintended precedence with future commercial development along Duke Street where a canyon effect would result and intersections with reduced vision clearance and no traffic signals will become hazardous.

Response: Staff encouraged the Applicant to design an urban building that addresses the street, similar to new buildings throughout the City of Alexandria, including the new ALDI currently under construction at 4580 Duke Street and the relatively new PNC Bank at 3300 Duke Street. In addition, Staff has reviewed the project and has determined that there are no issues with vision clearance based on the proposed design.

Comment: DSUP 2015-0021 Application for Taco Bell indicates that 12 security cameras will be in place. Is this a City of Alexandria requirement or is this number of security cameras based on historical data from Taco Bell (YUM Brands) indicating a significant risk in crime? This seems an unusually high number of security cameras for a site 18, 238 sq. ft. with the building footprint using 2100 sq. ft. of that space. With current technology of security cameras: tilt, pan zoom, infrared, night vision and high resolution; this would provide the site with a wide span on imagery. A sweep from East on Duke Street – oriented South – to the West up the small hill would include many residential buildings. Likewise a camera sweep oriented North would provide imagery from the retail stores near Ingle Place in the West thru the Fields Apartment Complex, including the Tempo Restaurant and up N. Gordon Street to Uline Street and even further on the left side of N. Gordon. Will this imagery be kept on-site only and monitored by a full time security guard or will it be linked online and locatable via a website such as <https://www.insecam.org/>.

Response: The Police Department has reviewed the proposed security measures for Taco Bell and has found them to be adequate with the additional condition that the Applicant contact the Police Department for a security assessment and robbery awareness training for employees as is standard procedure for all new commercial SUP uses in the City. 12 security cameras is standard for Taco Bell restaurants. Consistent with other restaurants in the area, there will not be an on site security guard at the restaurant.

Comment: DSUP 2015-0021 Application for Taco Bell also indicates no alcohol sales on site. However, there have been news articles of Taco Bell locations changing and serving alcohol. Will the City of Alexandria hold Taco Bell to a no alcohol sales or at some future time provide allowances for alcohol sales?

Response: While there are ten new Taco Bell "Urban Cantina" concept restaurants in the country that serve alcohol, these restaurants are all in-line spaces in heavily urban downtown areas with significant pedestrian traffic and do not have drive-thrus. Taco Bell has no plans to serve alcohol in its restaurants that include drive-thrus, and there is no plan to serve alcohol at this location in the future.

Comment: The Plan proposed to eliminate one of the three (3) driveways along N. Gordon Street when the Taco Bell building is built – in order to eliminate potentially dangerous traffic situations along N. Gordon all three (3) driveways need to be eliminated to maintain traffic in and out of the Taco Bell via Duke Street only. There is a traffic signal at one of two existing entrances along Duke Street and this

approach is similar with a much larger site – Foxchase Shopping Center – which has two (2) Duke Street entrances plus one small side entrance along N. Jordon Street.

Response: As stated above, the Applicant will be removing one of the curb cuts along N. Gordon Street, but the other two remaining curb cuts on the adjacent property will remain. These curb cuts are necessary for circulation and to serve the dialysis center on the adjacent parcel. Cars will also have the ability to use the signalized access point on Duke Street at South Gordon Street.

Comment: The design for the Taco Bell needs to be completely revised. Other businesses along Duke Street have their parking street side (google map of Duke Street). The current approach is unacceptable - one potential solution is to revise the design to have the Taco Bell in an "EII" shape with the knee point oriented North along N. Gordon Street. As in #4 all three (3) existing driveways along N. Gordon Street be eliminated; the parking aligned on the Duke Street front and all drive through entering and exiting from Duke Street. This will eliminate any need for setback variances to the City of Alexandria Building Code and ensure no potential disruptive and hazardous traffic conditions added to N. Gordon Street due to additional traffic. It also preserves the full vision clearance at the intersection of N. Gordon and Duke Streets by not having a two (2) story building so close to the street.

Response: The Taco Bell design was reviewed by staff, discussed and refined throughout the process to ensure quality design and siting on the property. The proposed design is consistent with the City's goals to eliminate suburban buildings with parking facing the street and to encourage urban buildings that front the street. Examples of this can be seen throughout the City, but more specifically at the PNC Bank and ALDI's buildings along Duke Street in the area.

Comment: The drive thru will create noise that will be disruptive to neighboring homeowners and should not be 24 hours.

Response: Condition 35 requires that the use comply with the City Noise Ordinance. The drive thru speakers are adjustable to ensure that they comply with the Noise Ordinance. In addition, the Applicant is agreeable to amending condition 16 to limit the drive thru operation from 6 am – 2 am Sunday through Thursday and 6 am – 3 am Friday and Saturday.

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Response: Outdoor dining is an amenity that customers enjoy during good weather as is evidenced by outdoor dining at the nearby Toltecos restaurant. However, to address concerns regarding nighttime hours, the Applicant is agreeable to amending condition 17 to close the outdoor patio at 9 pm instead of 10 pm.

Comment: Late night loading and unloading will be disruptive to the neighboring homeowners.

Response: The Applicant is agreeable to amending the standard loading condition 34 to prohibit loading /unloading between the hours at 9 pm – 7 am.

Please feel free to contact me if you have any additional questions or concerns.

Cathy

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From: Alicia Basara <aliciabasara@gmail.com>
Sent: Sunday, January 01, 2017 11:41 PM
To: PlanComm
Cc: Nathan Randall
Subject: Proposed Taco Bell on Duke Street (West End)

Follow Up Flag: Follow up
Flag Status: Flagged

I write this email as a resident of the Strawberry Hill neighborhood in the West End of the city. I'm against the proposed plan to erect a Taco Bell at 4213 Duke Street because I believe the restaurant will create a traffic nightmare and a safety hazard for the residents who live in the neighborhood directly behind the site. I also believe that the Taco Bell brand of fast food is redundant for the area and other options should be considered for this commercial site (if Enterprise must leave this location).

The traffic light at the intersection of N Gordon and Duke Streets serves as the main entry to the Strawberry Hill neighborhood. This is the only intersection with a traffic light for residents who live on N Gordon Street, Taney Avenue, Tulsa Place, Uline Avenue, N Gladden Street, N Grayson and N Furman Street. A service road also connects at this intersection and is used for entry/exit for The Fields Apartments and residents of the Duke Street Square Community on Ingle Place. This service road is also used by school buses for elementary, middle (Hammond Bus #87) and high school students (TC Bus # 107 and activity buses 73 & 8). Emergency vehicles also use N Gordon Street to reach the homes in Strawberry Hill.

The plan to use N Gordon Street as the exit for a 24 hour drive thru window and an exit for food delivery and garbage trucks will backup traffic on N Gordon Street for residents, patrons to the Tempo Restaurant and the laundromat (all of which will meet at the exact location of the proposed 24 hour drive thru lane. Currently, N Gordon Street is reduced to a single lane at various times due to the over flow parking on both sides of N Gordon Street in the commercial zone area due to parking restrictions at The Fields Apartments.

The idea of 600 additional daily patrons flocking to this very small area is cause great concern. It will not only create further traffic backups, which will occur as all drive thru service windows experience inadvertent delays in service, but it will also create a safety hazard as there will be accidents as result of blind spots due to current parking, and drivers quickly exiting four commercial establishments in a confined single lane area. Residents will be cautious because we are acquainted with the area, but others who do not live in the area will not be as cautious. (What comes to mind for me is a sign I saw outside a home I once passed that read "Drive as if your child lives here").

In addition, a 24 hour drive thru establishment seems greatly out of place in this location considering the neighboring businesses all close by 10 pm.

As residents of Strawberry Hill, it would be disheartening for the Planning Commission and City Council to approve these plans solely based upon the traffic pattern study provided with the Development Special Use Permit with Preliminary Site Plan provided by Taco Bell. Consideration must be given to the current use and traffic flow of N Gordon Street and the aforementioned service road at various time frames during early morning, evening rush, nights and weekends (all day) before any decisions are made regarding this site. Real time assessment should be done to independently of their application.

The devastating effects of an accident will mostly happen to residents in this neighborhood and will not happen to the owners of Taco Bell, members of the Council or the Planning Commission. Sympathetic apologies will not provide any

consolation to a grieving community in the wake of tragedy. Please do not miss an opportunity to listen to the residents and thoroughly investigate the true impact on traffic and safety. Do not let the need for tax revenue from businesses outweigh the safety and welfare of the residents of Strawberry Hill...the neighborhood directly affected by this proposed plan. A city we all love and want to continue to enjoy.

If there are other options for another business to occupy this space, I urge you to please consider other options since there is already a Mexican restaurant next to the proposed site. It would be a great idea to ask the community what type of business they would like to see in this space. I personally do not want to see Enterprise leave this location as it is a perfect fit in this location.

If the Planning Commission and City Council decides to go ahead with the plan, please consider having entry and exit to the space occur through Duke Street only and close up the exit point on N Gordon Street. While the residents of Strawberry Hill will still be sorely disappointed, we will at least feel as if the Planning Commission and City Council cared about our safety and concerns.

Thank you for your attention in this matter.

Basara, A.
N Gladden Street Resident

Sent from [Mail](#) for Windows 10

Mr. Randall –

In reference to the proposed Taco Bell at the corner of Duke Street and North Gordon Street, below you will find my submission for the record regarding this matter.

As you are probably aware by now, the majority of the neighbors in immediate vicinity of the proposed location are vehemently opposed to a Taco Bell.

I, too, oppose the Taco Bell for numerous reasons.

- Lowered home values. In an already expensive and volatile market, many residents can not afford to lose value on their massive investments.
- Taco Bell is not a desirable, reputable employer. These businesses are often staffed by high schoolers or other lower level employees with no pride or accountability. The stores are poorly stocked, dirty, and often promote loitering. Last night, my husband and I went to the Taco Bell on South Van Dorn Street. Aside from the front counter not being staffed for at least 3 minutes, despite a standing line, they didn't have forks! How do you run a restaurant without forks?! This is indicative of a common systemic problem of poor management and general lack of caring. Taco Bells are consistently dirty, slow, rude, of poor quality, and attract a clientele that we'd rather not have milling about.
- There is already a variety of Mexican restaurants nearby. Another sub par Mexican restaurant is not needed.
 - o Los Toltecos- immediately adjacent
 - o Taco Bell - 2 miles
 - o Chipotle - 0.5 miles
 - o Los Tios - 2 miles
 - o Baja Fresh - 1.1 miles
- Noise and Light Pollution – Despite city ordinance or other rules, noise and light can't be contained to just the property. It's ludicrous to suggest otherwise. My backyard abutts Los Toltecos and this is a perpetual issue already.
- Trash, filth, dumpsters, etc.- Fast food restaurants are notoriously dirty. Taco Bell menu items all require a lightweight paper wrapper. Between the patio, the dumpsters and those who eat in their cars, these wrappers will contribute to the litter problem. We already get trash blowing in the neighborhood from 7-11, Chipotle and McDonalds. More trash from Taco Bell patrons or animals rooting in the dumpster is not welcome.
- Robberies – These poorly staffed and monitored (see above) businesses are easy targets for robbery. Duke Street has immediate access to 495 and 395. This business would be a prime target due to the immediate access to interstates, Duke Street, Little River Turnpike, etc. We do not want this danger in our neighborhood!
- Taco Bell does not bring in an up-scale, respectable crowd. With the proposed super late night drive through, this would encourage constant late night riff raff. Once bars and clubs close, the drunk and high patrons get food on their way home. This is not the clientele, noise and disrespect we want in our backyard at

all hours of the night. This transient clientele would also be the type to indiscriminately litter.

- The traffic is already atrocious and dangerous on North Gordon Street. The green light usually only lets about 3 vehicles through at a time. Many people also seem to disregard the rules regarding right of way with the access road. The hundreds of extra daily vehicles at Taco Bell would make North Gordon Street nearly impassable. Despite existing signs about parking, people consistently park illegally turning North Gordon into a 1 car wide street. In the 2+ years I've lived here, I've never seen a single ticket on any illegally parked car, no matter their placement on a curb, a cross walk or in front of a hydrant. We simply can not have worse traffic on North Gordon Street!

There is nothing good to be gained from Taco Bell being allowed to build a new fast food restaurant. The trash, pollution, dangers and loitering are encouraged here and we don't want. Furthermore, when problems and complaints arise, we have very limited recourse. Last winter, I had to contact the Mayor directly to ask/ beg for plowing after 5 days. Before city trucks got to us several hours later, a neighbor had already plowed us out. We're a consistently forgotten and disrespected segment of the Alexandria community.

Please accept this letter and my firm statement that I do not support Taco Bell in any form.

Please do not hesitate to contact me with questions.

-Jennifer Johnson
4104 Uline Ave
Alexandria, VA
jjohn6qr@gmail.com
302-540-4350

From: Puskar, M. Catharine <cpuskar@thelandlawyers.com>
Sent: Monday, January 02, 2017 4:51 PM
To: 'Mary Lyman'; Maria Wasowski; dwbapc@gmail.com; Melissa E. B. McMahon (mmcmahon@arlingtonva.us); Stephen Koenig; Nathan Macek; 'Lyle, Melinda'
Cc: Nathan Randall; Maya Contreras
Subject: FW: Taco Bell DSUP 2015-0021

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Commissioners,

Below please see my recent correspondence to the neighbors who have shared comments/concerns regarding the proposed Taco Bell. I hope this is useful to you in your consideration of the application. I look forward to discussing with you further.

Sincerely,

Cathy

From: Puskar, M. Catharine
Sent: Monday, January 02, 2017 4:40 PM
To: Puskar, M. Catharine
Cc: Nathan Randall; Maya Contreras
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Comment: Additionally, traffic exiting the Taco Bell drive through onto N. Gordon Street and cued up waiting for the light will interfere with those patrons attempting to enter the Tempo Restaurant. Even at the present time with just two (2) cars waiting for the traffic light the drive way entrance to the Tempo Restaurant can be blocked - any additional traffic resulting from the drive through of the Taco Bell will exacerbate the situation and potentially have a negative impact on the continued success of the Tempo Restaurant.

Response: It is recognized that under existing conditions the Tempo restaurant entrance is blocked during peak periods given the close proximity of the driveway to Duke Street. While the additional Taco Bell traffic would increase the southbound queue by approximately one (1) vehicle, the analyses show that this queue would clear with each signal cycle. This allows vehicles to access the restaurant under conditions similar to those experienced today. Further, in the event N. Gordon Street is queued back to the site driveway patrons have the option to turn right and use the signalized driveway at S. Gordon Street to access Duke Street.

Comment: A complete revision to the Traffic Impact Study using traffic counters in each of the lanes on Duke Street at N. Gordon (both directions), counters at the service road leading onto N. Gordon Street and traffic counters in both directions on N. Gordon Street. These should be used instead of simple observations and be left to gather data 24 hours a day for at least one week - the week chosen without interruption of a holiday.

Response: Detailed vehicle, pedestrian, and bicycle counts for all turning movements were conducted during a typical weekday (Tuesday/Wednesday/Thursday) during a non-holiday week when public schools were in session, as required by the City's Transportation Planning Administrative Guidelines for traffic impact studies. As required, the peak hour of each study intersection is used to prepare the analysis and accounts for traffic on Duke Street, N. Gordon and the service road. No revision to the Traffic Impact Study is necessary.

Comment: The Proposed Preliminary Site Plan is requesting modification to City of Alexandria code by amending the required 75' Building Setback from the Centerline of Duke Street and the 25' Building Setback from the Property Line on Duke Street. Until getting into a more commercial section of Duke Street – closer to the King Street Metro Station - businesses along Duke Street typically have parking street side and the building set back. Following razing of the current building the new construction will be at 63' from the Duke Street Centerline and 2 stories tall – this will reduce the vision clearance for traffic on N. Gordon to only the first car at the stop bar on Duke Street (Site Plan Drawing C7). Allowing this variance could establish an unintended precedence with future commercial development along Duke Street where a canyon effect would result and intersections with reduced vision clearance and no traffic signals will become hazardous.

Response: Staff encouraged the Applicant to design an urban building that addresses the street, similar to new buildings throughout the City of Alexandria, including the new ALDI currently under construction at 4580 Duke Street and the relatively new PNC Bank at 3300 Duke Street. In addition, Staff has reviewed the project and has determined that there are no issues with vision clearance based on the proposed design.

Comment: DSUP 2015-0021 Application for Taco Bell indicates that 12 security cameras will be in place. Is this a City of Alexandria requirement or is this number of security cameras based on historical data from Taco Bell (YUM Brands) indicating a significant risk in crime? This seems an unusually high number of security cameras for a site 18, 238 sq. ft. with the building footprint using 2100 sq. ft. of that space. With current technology of security cameras: tilt, pan zoom, infrared, night vision and high resolution; this would provide the site with a wide span on imagery. A sweep from East on Duke Street – oriented South – to the West up the small hill would include many residential buildings. Likewise a camera sweep oriented North would provide imagery from the retail stores near Ingle Place in the West thru the Fields Apartment Complex, including the Tempo Restaurant and up N. Gordon Street to Uline Street and even further on the left side of N. Gordon. Will this imagery be kept on-site only and monitored by a full time security guard or will it be linked online and locatable via a website such as <https://www.insecam.org/>.

Response: The Police Department has reviewed the proposed security measures for Taco Bell and has found them to be adequate with the additional condition that the Applicant contact the Police Department for a security assessment and robbery awareness training for employees as is standard procedure for all new commercial SUP uses in the City. 12 security cameras is standard for Taco Bell restaurants. Consistent with other restaurants in the area, there will not be an on site security guard at the restaurant.

Comment: DSUP 2015-0021 Application for Taco Bell also indicates no alcohol sales on site. However, there have been news articles of Taco Bell locations changing and serving alcohol. Will the City of Alexandria hold Taco Bell to a no alcohol sales or at some future time provide allowances for alcohol sales?

Response: While there are ten new Taco Bell "Urban Cantina" concept restaurants in the country that serve alcohol, these restaurants are all in-line spaces in heavily urban downtown areas with significant pedestrian traffic and do not have drive-thrus. Taco Bell has no plans to serve alcohol in its restaurants that include drive-thrus, and there is no plan to serve alcohol at this location in the future.

Comment: The Plan proposed to eliminate one of the three (3) driveways along N. Gordon Street when the Taco Bell building is built – in order to eliminate potentially dangerous traffic situations along N. Gordon all three (3) driveways need to be eliminated to maintain traffic in and out of the Taco Bell via Duke Street only. There is a traffic signal at one of two existing entrances along Duke Street and this approach is similar with a much larger site – Foxchase Shopping Center – which has two (2) Duke Street entrances plus one small side entrance along N. Jordan Street.

Response: As stated above, the Applicant will be removing one of the curb cuts along N. Gordon Street, but the other two remaining curb cuts on the adjacent property will remain. These curb cuts are necessary for circulation and to serve the dialysis center on the adjacent parcel. Cars will also have the ability to use the signalized access point on Duke Street at South Gordon Street.

Comment: The design for the Taco Bell needs to be completely revised. Other businesses along Duke Street have their parking street side (google map of Duke Street). The current approach is unacceptable - one potential solution is to revise the design to have the Taco Bell in an "E" shape with the knee point oriented North along N. Gordon Street. As in #4 all three (3) existing driveways along N. Gordon Street be eliminated; the parking aligned on the Duke Street front and all drive through entering and exiting from Duke Street. This will eliminate any need for setback variances to the City of Alexandria Building Code and ensure no potential disruptive and hazardous traffic conditions added to N. Gordon Street due to additional traffic. It also preserves the full vision clearance at the intersection of N. Gordon and Duke Streets by not having a two (2) story building so close to the street.

Response: The Taco Bell design was reviewed by staff, discussed and refined throughout the process to ensure quality design and siting on the property. The proposed design is consistent with the City's goals to eliminate suburban buildings with parking facing the street and to encourage urban buildings that front the street. Examples of this can be seen throughout the City, but more specifically at the PNC Bank and ALDI's buildings along Duke Street in the area.

Comment: The drive thru will create noise that will be disruptive to neighboring homeowners and should not be 24 hours.

Response: Condition 35 requires that the use comply with the City Noise Ordinance. The drive thru speakers are adjustable to ensure that they comply with the Noise Ordinance. In addition, the Applicant is agreeable to amending condition 16 to limit the drive thru operation from 6 am – 2 am Sunday through Thursday and 6 am – 3 am Friday and Saturday.

Comment: The restaurant will result in additional trash and litter in the neighborhood. One trash can and one recycling can are not sufficient.

Response: In addition to the City standard trashcan and recycling can to be provided by the Applicant within the public right-of-way in the vicinity of the site, the Applicant is agreeable to adding a trash can at the patio and one on the side of the building.

Comment: We do not want people loitering on the patio and causing noise and disruption to the neighborhood at night. The patio should not be open late.

Response: Outdoor dining is an amenity that customers enjoy during good weather as is evidenced by outdoor dining at the nearby Toltec restaurant. However, to address concerns regarding nighttime hours, the Applicant is agreeable to amending condition 17 to close the outdoor patio at 9 pm instead of 10 pm.

Comment: Late night loading and unloading will be disruptive to the neighboring homeowners.

Response: The Applicant is agreeable to amending the standard loading condition 34 to prohibit loading /unloading between the hours at 9 pm – 7 am.

Please feel free to contact me if you have any additional questions or concerns.

Cathy

From: Julia Mascia <juliamascia04@gmail.com>
Sent: Sunday, January 01, 2017 12:42 PM
To: Nathan Randall
Subject: Proposed Taco Bell in neighborhood

Follow Up Flag: Follow up
Flag Status: Flagged

Happy New year and good morning Mr Randall,

My family and the majority of the members of the Strawberry Hill community are extremely concerned for the proposal of a a new late night fast food restaurant with late night drive thru at the corner of 1400 Duke and North Gordon. I would like to contest the special use permit but also completely oppose the chain fast food restaurant. I would like to speak to the many issues that this will affect our families and community. Safety is my main concern with the known knowledge that there has been many armed robberies and even a murder within our parameters. The idea of a late night chain fast food restaurant in the middle of our neighborhood with elderly and children concerns us that loitering and robberies will increase. Our community is organizing to oppose this special use permit and plans for this fast food chain restaurant.

Please let me know what further actions need to be taken to oppose this. Our community will be meeting soon and plan join the Jan 5 town hall city council meeting to voice my concern. Thank you.

Kindly,
Julia Mascia

Sent from my iPhone

From: Marco2plan4it Live <marco2plan4it@live.com>
Sent: Thursday, December 29, 2016 1:01 AM
To: Karl Loutinsky; afriedlander@thelandlawyers.com; cpushkar@thelandlawyers.com; Nathan Randall
Cc: saramkuk@yahoo.com; porterglock@gmail.com; Janine.williams2@verizon.net; KFWalker@bredhoff.com; tiffany@thewirtzs.com; mbjsawchuk@gmail.com; cabreyer47@gmail.com; dliercke@hotmail.com; Juliamascia04@gmail.com; mhuddle@gmail.com; jjohnlogr@gmail.com; samdoval.low@gmail.com; eddiesand2@gmail.com; milyspence@yahoo.com; alicibasera@gmail.com; twelve7nine@gmail.com; sca8e@virginia.edu; jto2v@live.com; tempo.restaurant@verizon.net; alexacordelia@gmail.com; mimmsan@gmail.com; fiorewalkerbr@gmail.com;
Subject: Marco2plan4it Live
Duke Street Taco Bell - drive thru.. : Position language Against : from local community
Importance: High
Follow Up Flag: Follow up
Flag Status: Flagged

Karl Loutinsky, thank you for pulling this together. I support what you have written and you have gotten me to make some notes and think about adding some points... Noise, Lighting, flawed process, against any setback variances, etc.... keep writing...

The more people that endorses this language against any drive thru and the other points the better.

Thanks, Marco Johnson, 4059 Taney Ave.

[Marco2plan4it@live.com](mailto:marco2plan4it@live.com) Learn Practice Share
@marco2plan4it text: 7034053861@vtext.com

From: Karl Loutinsky [mailto:kjloutinsky@gmail.com]
Sent: Wednesday, December 28, 2016 23:34
To: afriedlander@thelandlawyers.com; cpushkar@thelandlawyers.com; nathan.randall@alexandriava.gov
Cc: saramkuk@yahoo.com; porterglock@gmail.com; Janine.williams2@verizon.net; KFWalker@bredhoff.com; tiffany@thewirtzs.com; mbjsawchuk@gmail.com; cabreyer47@gmail.com; dliercke@hotmail.com; Juliamascia04@gmail.com; Marco2plan4it@live.com; mhuddle@gmail.com; jjohnlogr@gmail.com; samdoval.low@gmail.com; eddiesand2@gmail.com; milyspence@yahoo.com; alicibasera@gmail.com; twelve7nine@gmail.com; sca8e@virginia.edu; jto2v@live.com; tempo.restaurant@verizon.net; alexacordelia@gmail.com; mimmsan@gmail.com; fiorewalkerbr@gmail.com
Subject: Duke Street Taco Bell

I was not sure as to whom to address the following concerns regarding the Duke Street Taco Bell Proposal so I have included both.

My main position is that any fast food restaurant (with a drive through service) is completely inappropriate for a residential area.

Traffic Impact Study - sent by Amy Friedlander on 19 December

There appears to be an omission throughout the provided Traffic Impact Study that concerns traffic at the N. Gordon and Duke Street intersection. The inset #3 of Figures 2-2 (page 9), 3-1 (page 15), 4-1 (page 21), 4-2

(page 22), 4-3 (page 23), 5-1 (page 27), 5-2 (page 28), 5-3 (page 29), and (6-1 (page 33) and also the figures used for pedestrian and bicycle study omit depicting the service road which feeds traffic onto N. Gordon Street right at the traffic signal. This service road, which extends to N. Jordon Street, provides Duke Street access for The Fields Apartments (approximately 306 units), approximately 34 townhouse units off Ingle Place and three (3) retail stores (VABC, Sherwin Williams and Advance Auto Parts). It is unclear from the study whether this is a graphic oversight or if the impact of that service road on N. Gordon traffic was neglected in the study. This is significant as the signal timing at that intersection of N. Gordon Street and Duke Street typically allows four (4) cars through until changing. Note that the service road is posted for that traffic to yield to N. Gordon Street traffic, however that is not always the case. North Gordon is identified in the Traffic Impact Study as a local street with one lane in each direction - drawings in the Preliminary Site Plan show N. Gordon Street to be 30.4 feet curb to curb but there is no indication of the on-street parking typically in use – nearly 24 hours each day. With the “legal” parking spaces filled on both sides of N. Gordon Street it in effect becomes one lane with opposing traffic needing to pull aside in any available space to allow the other driver to pass. With the added traffic indicated by the Taco Bell plans to dump their exit traffic from the drive through onto N. Gordon Street back ups, potentially extending onto Duke Street would not be an unreasonable expectation. The traffic Impact Study needs to be revisited/redone to ensure that all aspects on traffic flow are accounted for including conditions when all N. Gordon Street parking between Duke Street and Uline Street are filled. Note also, that Duke Street is posted at N. Gordon as “No Turn on Red” it would again not be unreasonable to expect traffic intended for Taco Bell and having missed two (2) earlier entrances to ignore the posting. This is a not unreasonable assumption as the “No Turn on Red” at N. Jordon Street is regularly ignored – City of Alexandria Motorcycle Police have been posted at that intersection ticketing violators.

Additionally, traffic exiting the Taco Bell drive through onto N. Gordon Street and cued up waiting for the light will interfere with those patrons attempting to enter the Tempo Restaurant. Even at the present time with just two (2) cars waiting for the traffic light the drive way entrance to the Tempo Restaurant can be blocked – any additional traffic resulting from the drive through of the Taco Bell will exacerbate the situation and potentially have a negative impact on the continued success of the Tempo Restaurant.

Setback:

The Proposed Preliminary Site Plan is requesting modification to City of Alexandria code by amending the required 75' Building Setback from the Centerline of Duke Street and the 25' Building Setback from the Property Line on Duke Street. Until getting into a more commercial section of Duke Street – closer to the King Street Metro Station - businesses along Duke Street typically have parking street side and the building set back. Following razing of the current building the new construction will be at 63' from the Duke Street Centerline and 2 stories tall – this will reduce the vision clearance for traffic on N. Gordon to only the first car at the stop bar on Duke Street (Site Plan Drawing C7). Allowing this variance could establish an unintended precedence with future commercial development along Duke Street where a canyon effect would result and intersections with reduced vision clearance and no traffic signals will become hazardous.

Alexandria, VA Code 7-801 - Vision clearance required.

For the purposes of safety of travel on streets and highways, buildings on corner lots shall observe the setback provisions of the respective streets on which the building is located; provided, that within the area enclosed by the centerline of the intersecting streets and a line joining points on such centerlines at distances from their intersections as prescribed below, there shall be no structure, fences, shrubbery or other obstruction to vision more than three and one-half feet above the curb level.

All residential zones and the CL, CC and CSL zones: 100 feet.

All commercial, office, industrial and mixed use zones: 75 feet.

Neither residential nor commercial specs seem to be met in the Preliminary Site Plan.

Security Cameras

DSUP 2015-0021 Application for Taco Bell indicates that 12 security cameras will be in place. Is this a City of Alexandria requirement or is this number of security cameras based on historical data from Taco Bell (YUM Brands) indicating a significant risk in crime? This seems an unusually high number of security cameras for a site 18, 238 sq. ft. with the building footprint using 2100 sq. ft. of that space. With current technology of security cameras: tilt, pan zoom, infrared, night vision and high resolution; this would provide the site with a wide span on imagery. A sweep from East on Duke Street – oriented South – to the West up the small hill would include many residential buildings. Likewise a camera sweep oriented North would provide imagery from the retail stores near Ingle Place in the West thru the Fields Apartment Complex, including the Tempo Restaurant and up N. Gordon Street to Uline Street and even further on the left side of N. Gordon. Will this imagery be kept on-site only and monitored by a full time security guard or will it be linked online and locatable via a website such as <https://www.insecam.org/>.

Marine Clay

While the statement in the Preliminary Site Plan concerning no known marine clays seems accurate, according the marine clay map available from the Alexandria City at <https://www.alexandriava.gov/gis/info/default.aspx?id=7608> or (https://www.alexandriava.gov/uploadedFiles/gis/info/Marine%20Clay%20Areas_clean.pdf) the site is so close to a known marine clay location that precautions should be required.

Alcohol

DSUP 2015-0021 Application for Taco Bell also indicates no alcohol sales on site. However, there have been news articles of Taco Bell locations changing and serving alcohol.

https://www.vice.com/en_us/article/getting-drunk-at-taco-bell-0924

<http://www.nbcnews.com/business/business-news/taco-bell-start-serving-alcohol-select-urban-cantinas-n427621>

https://www.altpress.com/news/entry/heres_a_look_at_taco_bells_first_alcohol_menu

Will the City of Alexandria hold Taco Bell to a no alcohol sales or at some future time provide allowances for alcohol sales?

Conclusion:

Obviously I am considerably opposed to having a fast food restaurant with drive through at this site – this type of business is not compatible with the residential area. If the City of Alexandria does decide to allow the Taco Bell (Yum Brands) proposal there should be the following conditions applied:

1. A complete revision to the Traffic Impact Study using traffic counters in each of the lanes on Duke Street at N. Gordon (both directions), counters at the service road leading onto N. Gordon Street and traffic counters in both directions on N. Gordon Street. These should be used instead of simple observations and be left to gather data 24 hours a day for at least one week – the week chosen without interruption of a holiday.

2. Guarantee by Taco Bell (Yum Brands) that there will never be a request at any point in the future to include sales of alcohol at the premises.
3. Full time security guard on site – preferably one with some IT expertise to ensure proper usage of the twelve (12) security cameras planned for installation.
4. The Plan proposed to eliminate one of the three (3) driveways along N. Gordon Street when the Taco Bell building is built – in order to eliminate potentially dangerous traffic situations along N. Gordon all three (3) driveways need to be eliminated to maintain traffic in and out of the Taco Bell via Duke Street only. There is a traffic signal at one of two existing entrances along Duke Street and this approach is similar with a much larger site – Foxchase Shopping Center – which has two (2) Duke Street entrances plus one small side entrance along N. Jordon Street.
5. The design for the Taco Bell needs to be completely revised. Other businesses along Duke Street have their parking street side (google map of Duke Street). The current approach is unacceptable – one potential solution is to revise the design to have the Taco Bell in an “EII” shape with the knee point oriented North along N. Gordon Street. As in #4 all three (3) existing driveways along N. Gordon Street be eliminated; the parking aligned on the Duke Street front and all drive through entering and exiting from Duke Street. This will eliminate any need for setback variances to the City of Alexandria Building Code and ensure no potential disruptive and hazardous traffic conditions added to N. Gordon Street due to additional traffic. It also preserves the full vision clearance at the intersection of N. Gordon and Duke Streets by not having a two (2) story building so close to the street.

From: Addie <aeshelmke@gmail.com>
Sent: Thursday, December 29, 2016 1:45 PM
To: Nathan Randall
Subject: Taco Bell on Duke st

Follow Up Flag: Follow up
Flag Status: Flagged

I have recently learned that there will be a Taco Bell on the corner of Duke and N Gordon St. I am a resident of N Gordon and strongly oppose this plan. As a lifetime resident of Alexandria and five years at my current address I hope you will hear and respect my concerns.

My husband and I bought into this neighborhood to raise a family in a quiet neighborhood that had a family focus. We knew it was still transitioning and hoped that we would see more changes to foster community. We have seen this through neighborhood gatherings and local eateries of Los Toltecos on Duke st and Samurai in Foxchase. We even got a new playground that the community helped build on Taney Ave.

When we learned Enterprise was leaving we hoped that space would be another locally owned business. One that continued to foster community.

A Taco Bell is not the type of business that will do so. It's an "eat and run" establishment that serves unhealthy, non local food.

The drive through portion of this plan will make the only exit off our street much more dangerous. It already is, with managing cars from The Fields, laundry mat and apartments. It was worse when Fudruckers was there.

N Gordon already has a parking problem and a speeding problem. People who do not live here or who are not visiting residents will park overnight and sometimes for days in a row. I often cannot park in front of my own house. We also get a lot of fast drivers up and down our hill. Some do live here and some are looking for a cut through that doesn't exist. I fear that Taco Bell will add to the traffic and parking issues.

The traffic makes it dangerous to walk and bike with my child. We love that we can walk to the farmers market at Cameron Station and shops at Foxchase. We utilize all of the parks nearby. And Holms Run bike trail is part of our daily commute. All of these are reasons we bought here. Taco Bell patrons will add to the car overload and the danger of the intersection.

Please reconsider the placement of this establishment.

Thank you,
Addison Helmke
112 N. Gordon St. 22304

Sent from my iPhone, so please excuse any spelling or grammar mistakes. My thumb is not great at typing.

From: Wright, Elizabeth <Elizabeth.Wright@fema.dhs.gov>
Sent: Friday, December 23, 2016 3:06 PM
To: Nathan Randall
Subject: RE: Taco Bell project, Duke St

Follow Up Flag: Follow up
Flag Status: Flagged

Nathan,

Thanks for defining the neighborhood Dalecrest that is adjacent to the Taco Bell project. Is the project still scheduled for the January Planning Commission docket? I understand that at least one Dalecrest neighbor spoke at the Saturday City Council "open mike" session and the community meeting held with Cathy Puskar got off to a rocky start yet had a smoother ending.

To my understanding, the drive through and the associated traffic is a high concern. Are there any other restaurants in the city that have 24/7 drive through operations? If yes, how many and where are they?

What does the Taco Bell TMP state and require for the associated traffic on site?

I am concerned about trash/litter that fast food restaurants generate; perhaps the correct statement are the patrons that improperly discard fast food trash. My lawn on S Ingram St is often littered with fast food wrappers that are nowhere near the Duke St corridor food establishments, in addition to the litter generated by restaurants close by. (Burger King wrappers vs Mcdonalds) I have not dug done into the plan to read what are the litter mitigation requirements for this site. What does the SUP require re: litter/trash control?

I am also concerned about Public Safety after hours. How many calls for service have the APD had in the past 18 months between the hours of 10 pm – 6 am? (June 2015 – Dec 2016) in the 4000 – 4300 blocks of Duke St?

When a new business project is submitted, is there a requirement (or expectation) for Planning to advise the area business association? If not, how is the area business association aware of new projects or developments? Wendy Albert, co-owner of Tempo Restaurant and an active West End Business Association (WEBA) member, had not heard of the project. Tempo Restaurant is adjacent to the Taco Bell site.

I realize you might be on holiday leave and these questions might not be answered for a few days.

Sincerely,

Elizabeth Wright

From: Nathan Randall [<mailto:Nathan.Randall@alexandriava.gov>]
Sent: Wednesday, November 09, 2016 5:13 PM
To: Wright, Elizabeth <Elizabeth.Wright@fema.dhs.gov>
Subject: RE: Taco Bell project, Duke St

Elizabeth-

According to our records, Seminary Ridge runs on the north side of Duke Street from N Gordon to N Donelson, and also includes the neighborhood farther north, in the vicinity of Fort Worth Ave and Saint Stephen's Road (accessed from Ft. Williams Pkwy).

Let me know if I can be of any further assistance.

Nathan

From: Wright, Elizabeth [<mailto:Elizabeth.Wright@fema.dhs.gov>]
Sent: Wednesday, November 09, 2016 10:41 AM
To: Nathan Randall
Subject: Re: Taco Bell project, Duke St

Nathan,

Thank you for your timely response. I'm a WTCA member and when Cathy Puskar presented at a recent meeting that's how I learned about the project. I emailed a neighbor north of Duke and she did not know about the project. Since she uses N Gordon to access Duke she has concerns.

Do you know the boundaries of Seminary Ridge CA? When I pass the info below forward I can let her know whether or not her home is in "the C A zone."

Elizabeth

From: Nathan Randall [<mailto:Nathan.Randall@alexandriava.gov>]
Sent: Wednesday, November 09, 2016 10:34 AM
To: Wright, Elizabeth
Cc: Maya Contreras <Maya.Contreras@alexandriava.gov>
Subject: RE: Taco Bell project, Duke St

Hello Elizabeth-

Thank you for your email regarding the Taco Bell project at 4213 & 4141 Duke Street. We anticipate scheduling the request for the January public hearings of the Planning Commission and City Council. It is my understanding that that applicant has reached out to Wakefield-Tarleton Civic Association to the south and Seminary Ridge Civic Association to the north.

Do either you or the neighbors to the north of Duke Street have any questions about the SUP for the drive-through or any other aspect of the project? Or would you like to forward the neighbors' names and contact information to me? I can also put you or the neighbors in touch with the local attorney for the project if you'd like, just let me know.

Regards,
Nathan

From: Wright, Elizabeth [<mailto:Elizabeth.Wright@fema.dhs.gov>]
Sent: Tuesday, November 08, 2016 9:22 AM
To: Nathan Randall
Subject: Taco Bell project, Duke St

Nathan,

When is the Taco Bell project scheduled for the Planning Commission?

Have the neighbors north of Duke St, around N Gordon St been advised of the plans? My home is south of Duke St and I'm hearing the north Duke St neighbors are concerned about the TMP for the drive through.

Sincerely,

Elizabeth Wright

From: Karl Moritz
Sent: Wednesday, December 28, 2016 12:19 PM
To: Maya Contreras; Nathan Randall
Cc: Robert Kerns
Subject: Fw: PLEASE REJECT TACO BELL

Follow Up Flag: Follow up
Flag Status: Flagged

fyi
Karl Moritz
Director
Alexandria Department of Planning and Zoning
301 King Street, Alexandria, Virginia 22314
703-746-3804

From: Justin Wilson
Sent: Wednesday, December 28, 2016 11:55 AM
To: Karl Moritz
Subject: Fwd: PLEASE REJECT TACO BELL

FYI

Justin M. Wilson, Vice Mayor
Alexandria City Council
Office: [703.746.4500](tel:703.746.4500)
Home: [703.299.1576](tel:703.299.1576)
justin.wilson@alexandriava.gov

Begin forwarded message:

From: WanDw9@aol.com
Date: December 28, 2016 at 11:43:13 AM EST
To: justin.wilson@alexandriava.gov
Subject: Fwd: PLEASE REJECT TACO BELL

From: WanDw9@aol.com
To: allison.silberberg@alexandriava.gov, paul.smedberg@alexandriava.gov,
willie.bailey@alexandriava.gov, john.chapman@alexandriava.gov
Sent: 12/27/2016 7:39:18 P.M. Eastern Standard Time
Subj: PLEASE REJECT TACO BELL

TO: THE HONORABLE MAYOR AND MEMBERS OF COUNCIL
FROM: WANDA S. DOWELL, 3 NORTH FRENCH STREET

It has just come to my attention that on January 5, you will be considering the building of a Taco Bell fast food establishment at the corner of Duke Street and North Gordon Street. I **implore you to reject this proposal.** North Gordon cannot handle this type of traffic, and Duke Street is, at times, during rush hour standing still. We in the West End already have to deal with the traffic from the disastrous Brac project. There are times when it is almost impossible to merge from our side streets onto Duke Street.

This area is a residential area except for those few long-standing businesses and, I cannot conceive of the homeowners living just across Duke Street having to see a fast food place right across from their homes. Homeowners are the primary taxpayers and should be given consideration when such matters are under consideration.

Additionally, there are already two McDonalds within this area and several smaller eating establishments in the Foxchase Shopping Center. Furthermore, the long-standing Tempo Restaurant is directly across Gordon Street and an Hispanic eatery at the other end of the block, both of which would surely suffer loss of business. The residents of this community do not need additional eating establishments adding to the traffic and noise.

So, I ask that you make your decision as if this Taco Bell were being built directly across from your house or just down the street in your neighborhood. It is always easier to say yes when it is being built in someone else's front yard or neighborhood. Just say NO NO NO.

12/29/2016

Dear Nathan-

It was a pleasure meeting you at the neighborhood meeting a couple of weeks back. I wanted to follow up with you in writing about a few of the concerns my husband, George and I have regarding the proposed Taco Bell at the entrance of our neighborhood off of North Gordon and Duke Street. We live on North Gladden Street and have since 2010. We moved to the neighborhood before we had kids and just as the neighborhood was really starting to transition to having younger families move in and create an even stronger community environment. We now have two young boys who have many friends in this neighborhood that they have grown up with and will soon be going to school together. We love the proximity to the parks and trails and all of the local businesses popping up that are family friendly.

Recently, George and I talked about moving just outside of Alexandria so we could be in a better school system for the boys and have a little more room, but our strong network of neighbors, many of whom are active in the PTA and the Alexandria community convinced us of the value of the neighborhood and how the elementary school (Patrick Henry) was getting better by the week. One of the big reasons for the school getting better is the investment the city has put into the school and the surrounding area, which you all should be proud of and continue to do more of. Continued investment will only attract more families and jobs to the area and entice more businesses and the federal government to relocate to Alexandria. I know the Alexandria Chamber of Commerce has been very active (and successful) in securing businesses and agencies such as the National Science Foundation, which will only bring more residents to the area and increased taxes for the city.

However, the type of neighborhoods families want to move to and stay in are those that have a strong community and offer safety and security and amenities that increase that sense of community, not take away from it. That is why George and I are writing to oppose the approval of the Taco Bell at the N Gordon and Duke Street location. We are not opposed to business and additional food options for the area, what we are opposed to is the proposal of a 24 hour fast food chain moving so close to the entrance of a strong and thriving neighborhood and the consequences that will come with that. You heard many of them in the meeting: the current congestion of the N Gordon entrance and what a Taco Bell would do to only make that worse; the

noise and light pollution that would be added with a 24-hour restaurant; the security concern about the type of clientele that will come with a 24-hour fast food restaurant; and the loss of an opportunity to further strengthen the community with a local business, not a fast food chain.

Beyond these serious and valid concerns is our concern for the value of our homes and the area itself. We have seen a steady increase in our home values along with the taxes we pay the city due to the strengthening of the community and more families with solid jobs moving to the neighborhood. We have strong concerns about what adding a fast food chain restaurant so close to our neighborhood would do to our property values in the future. What we want, and know others looking to move here seek, is a local business that not only respects a sense of community, but adds to it in a substantive way. That would be the kind of business the city should seek to fill the commercial buildings in the area. Take the Tempo restaurant or Port City Brewery as great example. The Del Ray community is another prime example of what strategic community/city planning can do for the home values and overall appeal of attracting stable residents to the area.

Please share these concerns with your supervisors and others involved in the decision making for this specific proposal. Thanks again for coming to the meeting and giving your attention to this vital matter. We really do love the neighborhood and want to stay where we are, but a decision to approve the Taco Bell would make us seriously reconsider that.

Sincerely,

Amanda and George Greenwell

From: Karl Loutinsky <kjloutinsky@gmail.com>
Sent: Wednesday, December 28, 2016 11:34 PM
To: afriedlander@thelandlawyers.com; cpuskar@thelandlawyers.com; Nathan Randall
Cc: saramkuk@yahoo.com; porterglock@gmail.com; Janine.williams2@verizon.net;
KFwalker@bredhoff.com; tiffany@thewirtzs.com; mbjsawchuk@gmail.com; cabreyer47
@gmail.com; dliercke@hotmail.com; Juliamascia04@gmail.com;
Marco2plan4it@live.com; mhuddle@gmail.com; jjohnlogr@gmail.com;
samdoval.low@gmail.com; eddiesand2@gmail.com; milyspence@yahoo.com;
aliciabasera@gmail.com; twelve7nine@gmail.com; sca8e@virginia.edu; jto2v@live.com;
tempo.restaurant@verizon.net; alexacordelia@gmail.com; mimmsan@gmail.com;
fiorewalkerbr@gmail.com
Subject: Duke Street Taco Bell

Follow Up Flag: Follow up
Flag Status: Flagged

I was not sure as to whom to address the following concerns regarding the Duke Street Taco Bell Proposal so I have included both.

My main position is that any fast food restaurant (with a drive through service) is completely inappropriate for a residential area.

Traffic Impact Study - sent by Amy Friedlander on 19 December

There appears to be an omission throughout the provided Traffic Impact Study that concerns traffic at the N. Gordon and Duke Street intersection. The inset #3 of Figures 2-2 (page 9), 3-1 (page 15), 4-1 (page 21), 4-2 (page 22), 4-3 (page 23), 5-1 (page 27), 5-2 (page 28), 5-3 (page 29), and (6-1 (page 33) and also the figures used for pedestrian and bicycle study omit depicting the service road which feeds traffic onto N. Gordon Street right at the traffic signal. This service road, which extends to N. Jordon Street, provides Duke Street access for The Fields Apartments (approximately 306 units), approximately 34 townhouse units off Ingle Place and three (3) retail stores (VABC, Sherwin Williams and Advance Auto Parts). It is unclear from the study whether this is a graphic oversight or if the impact of that service road on N. Gordon traffic was neglected in the study. This is significant as the signal timing at that intersection of N. Gordon Street and Duke Street typically allows four (4) cars through until changing. Note that the service road is posted for that traffic to yield to N. Gordon Street traffic, however that is not always the case. North Gordon is identified in the Traffic Impact Study as a local street with one lane in each direction - drawings in the Preliminary Site Plan show N. Gordon Street to be 30.4 feet curb to curb but there is no indication of the on-street parking typically in use – nearly 24 hours each day. With the “legal” parking spaces filled on both sides of N. Gordon Street it in effect becomes one lane with opposing traffic needing to pull aside in any available space to allow the other driver to pass. With the added traffic indicated by the Taco Bell plans to dump their exit traffic from the drive through onto N. Gordon Street back ups, potentially extending onto Duke Street would not be an unreasonable expectation. The traffic Impact

Study needs to be revisited/redone to ensure that all aspects on traffic flow are accounted for including conditions when all N. Gordon Street parking between Duke Street and Uline Street are filled. Note also, that Duke Street is posted at N. Gordon as “No Turn on Red” it would again not be unreasonable to expect traffic intended for Taco Bell and having missed two (2) earlier entrances to ignore the posting. This is a not unreasonable assumption as the “No Turn on Red” at N. Jordon Street is regularly ignored – City of Alexandria Motorcycle Police have been posted at that intersection ticketing violators.

Additionally, traffic exiting the Taco Bell drive through onto N. Gordon Street and cued up waiting for the light will interfere with those patrons attempting to enter the Tempo Restaurant. Even at the present time with just two (2) cars waiting for the traffic light the drive way entrance to the Tempo Restaurant can be blocked – any additional traffic resulting from the drive through of the Taco Bell will exacerbate the situation and potentially have a negative impact on the continued success of the Tempo Restaurant.

Setback:

The Proposed Preliminary Site Plan is requesting modification to City of Alexandria code by amending the required 75' Building Setback from the Centerline of Duke Street and the 25' Building Setback from the Property Line on Duke Street. Until getting into a more commercial section of Duke Street – closer to the King Street Metro Station - businesses along Duke Street typically have parking street side and the building set back. Following razing of the current building the new construction will be at 63' from the Duke Street Centerline and 2 stories tall – this will reduce the vision clearance for traffic on N. Gordon to only the first car at the stop bar on Duke Street (Site Plan Drawing C7). Allowing this variance could establish an unintended precedence with future commercial development along Duke Street where a canyon effect would result and intersections with reduced vision clearance and no traffic signals will become hazardous.

Alexandria, VA Code 7-801 - Vision clearance required.

For the purposes of safety of travel on streets and highways, buildings on corner lots shall observe the setback provisions of the respective streets on which the building is located; provided, that within the area enclosed by the centerline of the intersecting streets and a line joining points on such centerlines at distances from their intersections as prescribed below, there shall be no structure, fences, shrubbery or other obstruction to vision more than three and one-half feet above the curb level.

All residential zones and the CL, CC and CSL zones: 100 feet.

All commercial, office, industrial and mixed use zones: 75 feet.

Neither residential nor commercial specs seem to be met in the Preliminary Site Plan.

Security Cameras

DSUP 2015-0021 Application for Taco Bell indicates that 12 security cameras will be in place. Is this a City of Alexandria requirement or is this number of security cameras based on historical data from Taco Bell (YUM Brands) indicating a significant risk in crime? This seems an unusually high number of security cameras for a site 18, 238 sq. ft. with the building footprint using 2100 sq. ft. of that space. With current technology of security cameras: tilt, pan zoom, infrared, night vision and high resolution; this would provide the site with a wide span on imagery. A sweep from East on Duke Street – oriented South – to the West up the small hill would include many residential buildings. Likewise a camera sweep oriented North would provide imagery from the retail stores near Ingle Place in the West thru the Fields Apartment Complex, including the Tempo Restaurant and up N. Gordon Street to Uline Street and even further on the left side of N. Gordon. Will this imagery be kept on-site only and monitored by a full time security guard or will it be linked online and locatable via a website such as <https://www.insecam.org/>.

Marine Clay

While the statement in the Preliminary Site Plan concerning no known marine clays seems accurate, according the marine clay map available from the Alexandria City at <https://www.alexandriava.gov/gis/info/default.aspx?id=7608> or (https://www.alexandriava.gov/uploadedFiles/gis/info/Marine%20Clay%20Areas_clean.pdf) the site is so close to a known marine clay location that precautions should be required.

Alcohol

DSUP 2015-0021 Application for Taco Bell also indicates no alcohol sales on site. However, there have been news articles of Taco Bell locations changing and serving alcohol.

https://www.vice.com/en_us/article/getting-drunk-at-taco-bell-0924

<http://www.nbcnews.com/business/business-news/taco-bell-start-serving-alcohol-select-urban-cantinas-n427621>

https://www.altpress.com/news/entry/heres_a_look_at_taco_bells_first_alcohol_menu

Will the City of Alexandria hold Taco Bell to a no alcohol sales or at some future time provide allowances for alcohol sales?

Conclusion:

Obviously I am considerably opposed to having a fast food restaurant with drive through at this site – this type of business is not compatible with the residential area. If the City of Alexandria does decide to allow the Taco Bell (Yum Brands) proposal there should be the following conditions applied:

1. A complete revision to the Traffic Impact Study using traffic counters in each of the lanes on Duke Street at N. Gordon (both directions), counters at the service road leading onto N. Gordon Street and traffic counters in both directions on N. Gordon Street. These should be used instead of simple observations and be left to gather data 24 hours a day for at least one week – the week chosen without interruption of a holiday.
2. Guarantee by Taco Bell (Yum Brands) that there will never be a request at any point in the future to include sales of alcohol at the premises.
3. Full time security guard on site – preferably one with some IT expertise to ensure proper usage of the twelve (12) security cameras planned for installation.
4. The Plan proposed to eliminate one of the three (3) driveways along N. Gordon Street when the Taco Bell building is built – in order to eliminate potentially dangerous traffic situations along N. Gordon all three (3) driveways need to be eliminated to maintain traffic in and out of the Taco Bell via Duke Street only. There is a traffic signal at one of two existing entrances along Duke Street and this approach is similar with a much larger site – Foxchase Shopping Center – which has two (2) Duke Street entrances plus one small side entrance along N. Jordon Street.
5. The design for the Taco Bell needs to be completely revised. Other businesses along Duke Street have their parking street side (google map of Duke Street). The current approach is unacceptable – one potential solution is to revise the design to have the Taco Bell in an “Ell” shape with the knee point oriented North along N. Gordon Street. As in #4 all three (3) existing driveways along N. Gordon Street be eliminated; the parking aligned on the Duke Street front and all drive through entering and exiting from Duke Street. This will eliminate any need for setback variances to the City of Alexandria Building Code and ensure no potential disruptive and hazardous traffic conditions added to N. Gordon Street due to additional traffic. It also preserves the full vision clearance at the intersection of N. Gordon and Duke Streets by not having a two (2) story building so close to the street.

From: Karl Moritz
Sent: Wednesday, December 28, 2016 12:20 PM
To: Maya Contreras; Nathan Randall
Cc: Robert Kerns
Subject: Fw: Call.Click.Connect. #111335: Mayor, Vice Mayor, City Council Dear Mayor and City Council Members,

Follow Up Flag: Follow up
Flag Status: Flagged

FYI

Karl Moritz
Director
Alexandria Department of Planning and Zoning
301 King Street, Alexandria, Virginia 22314
703-746-3804

From: Justin Wilson
Sent: Monday, December 26, 2016 2:37 PM
To: Karl Moritz
Subject: Fw: Call.Click.Connect. #111335: Mayor, Vice Mayor, City Council Dear Mayor and City Council Members,

FYI

Justin M. Wilson, Vice Mayor
Alexandria City Council
Office: 703.746.4500
Home: 703.299.1576
justin.wilson@alexandriava.gov

From: Wendy & Jay Bragga via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Monday, December 26, 2016 2:08 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #111335: 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 111335.

Request Details:

This is a "private" request. Information should only be provided to the original customer or those who know the full Call.Click.Connect. request number for this, which is "111335-B5DEA9".

- Name: Wendy & Jay Bragga
- Approximate Address: No Address Specified
- Phone Number: 7034390030
- Email: wendybragga@gmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Dear Mayor and City Council Members,

On behalf of the Strawberry Hill residents, I am writing to you to oppose the proposed Taco Bell business seeking to replace Enterprise at the corner of Duke Street and North Gordon Street. We need more local businesses to develop the West End of Alexandria, not another fast food restaurant. This not only will add traffic congestion to our neighborhood but also will devalue this neighborhood.

Sincerely,

Wendy & Jay

- Expected Response Date: Wednesday, January 4

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 or call 703.746.HELP.

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

From: Karl Moritz
Sent: Wednesday, December 28, 2016 12:19 PM
To: Nathan Randall; Maya Contreras
Cc: Robert Kerns
Subject: Fw: Call.Click.Connect. #111348: Mayor, Vice Mayor, City Council My family and the majority of the member

Follow Up Flag: Follow up
Flag Status: Flagged

FYI

Karl Moritz
Director
Alexandria Department of Planning and Zoning
301 King Street, Alexandria, Virginia 22314
703-746-3804

From: Justin Wilson
Sent: Tuesday, December 27, 2016 12:07 AM
To: Karl Moritz
Subject: Fw: Call.Click.Connect. #111348: Mayor, Vice Mayor, City Council My family and the majority of the member

FYI

Justin M. Wilson, Vice Mayor
Alexandria City Council
Office: 703.746.4500
Home: 703.299.1576
justin.wilson@alexandriava.gov

From: Julia Mascia via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Monday, December 26, 2016 10:56 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #111348: Mayor, Vice Mayor, City Council My family and the majority of the member

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

A request was just created using **Call.Click.Connect.** The request ID is 111348.

Request Details:

This is a "private" request. Information should only be provided to the original customer or those who know the full Call.Click.Connect. request number for this, which is "111348-5EEGB5".

- Name: Julia Mascia
- Approximate Address: No Address Specified
- Phone Number: 703-751-0389
- Email: mjulia419@aol.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: My family and the majority of the members of the Strawberry Hill community are extremely concerned for the proposal of a new late night fast food restaurant with late night drive thru at the corner of 1400 Duke and North Gordon. I would like to contest the special use permit but also completely oppose the chain fast food restaurant. I would like to speak to the many issues that this will affect our families and community. Safety is my main concern with the known knowledge that there has been many armed robberies and even a murder within our parameters. The idea of a late night chain fast food restaurant in the middle of our neighborhood with elderly and children concerns us that loitering and robberies will increase. Our community is organizing to oppose this special use permit and plans for this fast food chain restaurant. I will be attending all the City council meetings that pertain to this issue.
- Expected Response Date: Wednesday, January 4

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 or call 703.746.HELP.

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

Members of the Alexandria Planning Commission:

I am writing to express my strong opposition to the City granting Special Use Permit #2015-0021 for Taco Bell to operate a drive-through at 4213 & 4141 Duke Street due to the increased traffic, which will be generated on the already congested N Gordon Street.

Before you vote on this permit, I ask if any Planning Commission members have driven on N Gordon Street? I managed to live in the West End for almost 30 years before driving on N Gordon. There is little reason to travel on N Gordon Street unless you live off of it, however those of us who do are well aware of its current traffic issues. I have no issues with Taco Bell's desire to open a restaurant at this location; I do have issues with them operating a drive-through. I strongly encourage Planning Commission members to drive on N Gordon Street to experience the issues those of us in Dalecrest/Strawberry Hill know far too well.

N Gordon's functionality is currently marginal at best—inhibiting flow is: (1) parking on both sides of the narrow street; (2) a high volume of turning vehicles in and out of Tempo Restaurant, Duke's Laundromat, and the apartment building; (3) double-parking; (4) pedestrian traffic; and (5) the Duke Street service road. These issues create safety concerns from cars turning to and from the service road and turning right on red illegally onto Duke. The light at N Gordon and Duke frequently fails to clear all cars—leaving cars blocking Tempo and Duke's Laundromat for an additional two minutes. As someone who travels these roads daily, I can tell you with confidence that any traffic increase from a drive-through will eventually result in the City (1) being forced to re-time the lights at Duke and Gordon (to the chagrin of the thousands); and (2) removing parking on N Gordon, increasing neighborhood parking.

One year ago, before voting to recommend a Special Use Permit for a medical facility to operate at the site of the former Fuddruckers, Commissioner David Brown said that “[t]his particular section of Duke Street has, in my judgment, about all of the zoning coherence of Houston, Texas. That’s not a compliment. We have single-family residences by hard commercial.”¹ This situation can be improved if the City does not continue to grant Special Use Permits, effectively rezoning the area.

Finally, even if not done purposefully, those of us who will be most impacted by Taco Bell's request were not notified until late in the process. It is further perturbing that the Staff Report states that “one of the Strawberry Hill group's facilitators communicated via email with City staff about the Taco Bell project in late August and early September and did not raise concerns at that time.”² This is patently false as shown by Sara McMahon's August 25th email raising numerous concerns. Furthermore, the staff reports states that “[the Seminary Ridge Civic Association] received contact from the applicant within the typical timeframe and no objections were raised about the project nor was any indication given that Seminary Ridge considers the Strawberry Hill neighborhood to be outside of their association's boundaries.” However this is also untrue, the President of the Seminary Ridge Civic Association has been working with Katherine Carraway in City Government to redraw and remove Strawberry Hill of the Associations coverage since early November.

¹ January 5, 2016 Planning Commission discussing Special Use Permit #2015-0112; and <http://alextimes.com/2016/02/fuddruckers-burger-restaurant-to-have-new-tenant/>.

² Staff Report, Docket Item #10 Development Special Use Permit #2015-0021 4213 and 4141 Duke Street – Taco Bell; p12 available at: <http://alexandria.legistar.com/gateway.aspx?M=F&ID=bb2914e6-82f6-4ec3-bb11-a5090cc0450a.pdf>.

4 January 2017

I recognize that we are not the most organized, affluent, or politically powerful community in the City, but the level of opposition should give notice that the request to operate a drive-through at this location will cause serious traffic and pedestrian safety issues. For the aforementioned reasons, I respectfully request that the Planning Commission does not recommend granting Special Use Permit #2015-0021 for Taco Bell to operate a drive-through at 4213 & 4141 Duke Street.

Porter Glock
139 N Grayson Street
porterglock@gmail.com

Don't approve Duke Street Taco Bell

DSUP2015-0021
Additional Materials
1/5/2016

Jennifer Peltak <jyvonnepeltak@gmail.com>

Thu 1/5/2017 9:29 AM

Inbox

To:PlanComm <PlanComm@alexandriava.gov>;

I'm writing as resident of Vermont Avenue in the West End of the city. I don't support the Duke Street Taco Bell. Along with the nearby ABC store, a Taco Bell would create an unappealing, trashy look for that section of Duke Street. With so many other restaurants nearby (and another Taco Bell not far away), what is purpose for adding a Taco Bell at this location?

I echo other comment letters in preferring a local business or at least a healthier dining option for restaurants. I don't want to live near an eyesore that contributes congestion and late-night traffic to an already busy area.

Thank you,

Jennifer Peltak

Drive Thru Taco Bell on Duke

DSUP2015-0021
Additional Materials
1/5/2016

Kristen Westlund <kristenwestlund1@gmail.com>

Thu 1/5/2017 9:29 AM

To:PlanComm <PlanComm@alexandriava.gov>;

Dear Sirs,

I am sending a quick note as a resident of Seminary Hill in Alexandria City to add my opinion on this matter.

I already avoid this intersection as its a bit chaotic with the stop sign in front of the side street/Tempo, the light, the various parking lot exits right there (Enterprise/laundromat/dialysis center/Tempo, etc) so my thought is adding a drive through will increase car flow and volume and make this intersection unbearable. I believe it will also increase accident potential for both drivers and pedestrians.

Thank you,

Kristen Westlund

Taco Bell

DSUP2015-0021
Additional Materials
1/5/2016

Matthew Carpenter <matfhew.carpener@gmail.com>

Thu 1/5/2017 9:44 AM

Inbox

To:PlanComm <PlanComm@alexandriava.gov>;

Hi,

I'm a resident of Vermont Ave in the West End of Alexandria and I don't support the Duke Street Taco Bell.

That particular stretch of Duke Street is quiet and heavily residential. I don't feel a fast-food restaurant that will draw more traffic and caters to late-night clientele is a good fit at all. There's been nothing, in my more than 7 years of living in this location to suggest that a Taco Bell or other fast-food restaurant would be welcome or successful in that spot.

As Alexandrians, we don't need to contribute or condone the spread of food deserts and unhealthy food choices for people with low incomes or anyone else for that matter.

Thank you for listening.

Matt

01/05/2017

Wirtz Talking Points opposing approval of SUP drive through

Good evening ladies and gentlemen,

I am a member of the Strawberry Hill Group and oppose the approval of a Special Use permit for a drive through facility at 4213 Duke Street. The traffic generated by a drive through will be burdensome to residents and its late night operation pose safety concerns to those who live nearby.

Addressing Section 5, subsection C, with regards to the proposed hours, I request that all aspects of the business should be open no later than 11pm, to be consistent with the surrounding businesses. This restaurant is surrounded by a residential area and it is unnecessary to draw people into our neighborhood at midnight or beyond for safety and privacy concerns of nearby residents.

Addressing Section 5, subsection F, in the context of bringing in a business with a drive through, the traffic congestion on Duke Street, will impose a significant burden on residents. Especially given that the future Bus Rapid Transit Lane developments will not call for a dedicated left turn lane. The study mentions the purported 5% of the time during evening and Saturday peak times where entrances are blocked and vehicle queues are lengthened. But this 5% affects my time in the evenings and on Saturdays. I get limited time with my family in the evenings during the workweek and with a drive through, I would have to add fighting traffic and vehicle queues just to pick up my kids from daycare. This is our only way of getting to and from grocery stores, our doctors, and our children's schools – specifically Patrick Henry, where our only reasonable option is to drive past this site every day. We are isolated with no "back way" out of our neighborhood to avoid Duke Street traffic near the site of this drive through.

In summary, I do not agree with the Staff Report Conclusion in Section 7 to approve the drive through because it will impose safety and traffic burdens on residents, especially those on the north side of Duke Street.

Tiffany Wirtz

4 January 2017

To the Members of the Alexandria Planning Commission:

My name is Alexa Glock and I live at 139 N. Grayson Street with my husband and 16-month-old son. I am strongly opposed to the City granting Special Use Permit #2015-0021 which would allow a drive-through to be operated by Taco Bell at 4213 & 4141 Duke Street.

Preliminary: Before I state my reasons for opposition, let me be clear. **First** - I am not opposed to any drive-through at this location – not to any restaurant or Taco Bell. **Second** – past opposition to the special use permit for the dialysis clinic was not based on a specific desire for a restaurant, but a desire for a business which conformed with zoning. Please review the submissions on that issue. **Third** – whatever the reason, our little community was not included in discussions until December, despite the fact that our neighbor Sara McMahon emailed the city with numerous concerns on August 25. The staff report on page 12 is inaccurate when it says the email raised no concerns and Sara has the email to prove it. It is further incorrect when it states that our neighborhood is part of the Seminary Ridge Civic Association. In the email I have attached to this letter, the current president of that civic association clearly states that our neighborhood is not within the SRCA and that she has previously told that to the city. Finally, our concerns raised on December 14th and afterward are no less valid because of their timing. The very purpose of the Planning Commission's hearing on this special use permit is to allow citizens to present their concerns. If presenting concerns at this hearing, or a month before this hearing, is too late, then this hearing should have occurred earlier.

Here are my reasons for opposing the drive-through: (1) dangerous traffic, (2) pedestrian safety, and (3) retaining walkability as currently zoned.

As to traffic - the proposed drive-through ends at a curb cut on N. Gordon. Drive-through customers will see this exit directly ahead of them, making it unlikely that they will turn and wind through the parking lot, back to the light at Duke and S. Gordon. N. Gordon is already congested and functions as a one lane road due to parked cars - opposing traffic needs to pull aside in any available space to allow the other driver to pass. Drive-through customers exiting onto N. Gordon will make this dangerous bottleneck even more congested and potentially cause a back-up of cars onto Duke Street as they block the road. Furthermore, the Planning Commission staff report acknowledges that the level of service on N. Gordon will drop. I didn't think it was possible for the service on N. Gordon to get any worse. A drop in what service we do have is unacceptable. It serves as my and many others' only exit from the neighborhood. The traffic study completed in this case is insufficient for several reasons. First, it does not address traffic generated by the weekday lunch peak. Second, it does not discuss what percentage of traffic will be using the drive-through versus parking. If the amount of drive-through traffic is unknown, how can the city be sure that the drive-through queue at peak hours will not cause congestion? Third, it used national trip-generation data and pass-by trips rather than local data. There are two other Taco Bells in this city. Why not use those Taco Bells to calculate trip-generation and pass-by trip data? Local Taco Bell data should be far more reflective of trip

generation data at the proposed Taco Bell than national data. The City should remand the study back to the developer for these issues to be addressed using local Taco Bell data.

As to pedestrian safety - In light of recent pedestrian deaths in Alexandria, the city should focus on this issue. Drive-through traffic that dumps directly onto a curb cut with pedestrians is dangerous. Drivers exiting a drive-through are very likely to be distracted drivers. According to the staff report, placing the drive-through by N. Gordon will improve pedestrian experience along Duke, but it puts pedestrians, especially the many children, on N. Gordon at serious risk. Unlike the exit onto Duke, the exit at N. Gordon is at a curb cut with no traffic signal. Without a traffic signal, pedestrians and drive-through customers will be on their own to ensure safety. Finally, Alexandria is striving to be a “walk-friendly” community – drive-throughs are by definition not “walk-friendly”.

As to retaining walkability as currently zoned – Commissioner David Brown has previously said that “[t]his particular section of Duke Street has, in my judgement, about all of the zoning coherence of Houston, Texas. That’s not a compliment. We have single-family residences hard by commercial.”¹ I couldn’t agree more. Granting this special use permit will effectively rezone our neighborhood – surrounding us with nonconforming businesses. Please, require businesses to comply with the zoning so that the nature of our neighborhood remains as the city saw fit to plan. We are not particularly affluent or politically powerful. Please show us that our voice is heard nonetheless.

If any further information may be helpful, please contact me.

Best regards,
Alexa Glock
139 N. Grayson St.
alexacordelia@gmail.com

¹ January 5, 2016 Planning Commission discussing Special Use Permit #2015-0112; and <http://alextimes.com/2016/02/fuddruckers-burger-restaurant-to-have-new-tenant/>.



Porter Glock <porterglock@gmail.com>

Civic Associations

Jamie Pfister <jdpfister@gmail.com>
To: Nathan.Randall@alexandriava.gov
Cc: porterglock@gmail.com

Wed, Jan 4, 2017 at 9:13 PM

Mr. Randall -- it has been brought to my attention that the Seminary Ridge Civic Association has been incorrectly identified in a City Staff Report and pending SUP as an impacted neighborhood association for a planned development along Duke Street. This appears to have been done in error due to incorrect information pertaining to our association's boundaries contained on a city map (link below).

Specifically, in the attached report on page 12, the information is only partially correct. [Staff Report](#). While I was contacted and asked to share information about this development with our association, this development is not contained or even close to the SRCA boundaries.

"The neighborhood in question has been identified on the City's Community Outreach Map Viewer as being part of the Seminary Ridge Civic Association. That association received contact from the applicant within the typical timeframe and no objections were raised about the project nor was any indication given that Seminary Ridge considers the Strawberry Hill neighborhood to be outside of their association's boundaries."

Staff Report for Special Use Permit #2015-0021.

Separately, I would be happy to forward you the exchanges I have had with the Taco Bell development folks as well as other City staff pertaining to these boundaries for SRCA. I assumed this role in September 2016 and had been working with another individual in the City to update our boundaries when I learned that the information was not correct.

I hope this information can be corrected in your documents and that you can not use our lack of questions or objections as consent for this development. It appears to me that the impacted homes are likely part of Seminary Hill Association and should be consulted. I would be happy to put you in touch with Nan Jennings who is the President of SHA.

Thank you,
Jamie Pfister
SRCA President

[Quoted text hidden]

To: Karl Loutinsky
Subject: RE: Taco Bell DSUP 2015-0021

From: Karl Loutinsky [mailto:kjloutinsky@gmail.com]
Sent: Wednesday, January 04, 2017 1:23 AM
To: Puskar, M. Catharine
Cc: Nathan Randall; Maya Contreras; Sara McMahon; to: Alexa Glock; cc: Karl Loutinsky; Porter Glock; Janine.williams2@verizon.net; KFWalker@bredhoff.com; Tiffany W; Maribeth Monge; camila freitas; dliercke@hotmail.com; Juliamascia04@gmail.com; Marco2plan4it@live.com; Mark Huddle; jjohnlogr@gmail.com; samdoval.low@gmail.com; Edilberto Sandoval; milyspence@yahoo.com; aliciabasera@gmail.com; NOVA BicycleDad; sca8e@virginia.edu; jto2v@live.com; tempo.restaurant@verizon.net; mimmsan@gmail.com; Benjamin Fiore-Walker
Subject: Re: Taco Bell DSUP 2015-0021

counter both appended and attached as a word doc
Also attached is the response to concerns - email 02 January 2017

Response/Counter: Attorneys representing the Duke Street Taco Bell proposal

Response: The intersection of Duke Street/N. Gordon Street includes the traffic using the service road and was not omitted from the analysis. Traffic using the service road is not specifically shown on the graphics in the report since this movement is not controlled by the traffic signal at Duke Street/N. Gordon Street. However, the service drive volumes are included in the traffic count at the Duke/N. Gordon intersection and included in the capacity analyses.

Counter to Response: Traffic using the service road IS controlled by the traffic signal at Duke and N. Gordon. Traffic enters from Duke Street onto the service road heading into the apartment complex and also the townhouse complex further up and the three retail stores located near Ingles Place. This response misses the concern – that additional traffic on N. Gordon Street from the outflow of the Taco Bell will potentially cause undo congestion at that traffic signal which only allows approximately 4 cars through each cycle. The Traffic Impact Study seems to draw definitive conclusions from observations and the undefined term “peak hours.” Unless hard data is accumulated by definitive means – traffic counters – used over an extended period of time no accurate conclusion can be drawn from simple observations – these cannot possibly gather sufficient information unless the observer is stationed at all intersections 24 hours per day for at least one full week period – the results are speculation.

Response: The traffic signal at the intersection of Duke Street/N. Gordon Street is an actuated coordinated signal with a 120 second cycle length with a maximum of 26 seconds allocated to southbound N. Gordon Street. The traffic study does not contemplate or require changing the timing of the signal for the N. Gordon Street approach, but may be considered for modification by the City and could potentially reduce delays.

Counter to Response: It is completely impractical to change the signal timing at this intersection – the impact would be realized East and West on Duke Street for some distance especially during the rush hour periods (6:00 Am – 9:00 Am and 4:00 PM – 7:00PM). Again, the response misses the concern – if the proposal for the Taco Bell is approved it is necessary that no exit traffic be allowed to flow onto N. Gordon Street.

Response: Today, parking on the east side of N. Gordon Street is restricted south of the proposed site driveway. The current site plan proposes 15 parking spaces that exceed the City code requirement. Since the site meets code parking requirements, it is not anticipated that site traffic would impact the existing use of the on-street

parking spaces. It is also noted that where on-street parking is provided, its use was coded into the analysis files and is reflected in the traffic study. A potential solution to address traffic conflicts along N. Gordon Street due to narrow width would be for the City and neighborhood to discuss removal of on street parking in key areas along N. Gordon Street.

Counter to Response: This response appears to assume an ideal situation based upon the proposed design – it is not uncommon to see cars parked along both the East and West sides of N. Gordon Street. Adding a fast food restaurant will only exasperate what is potentially an unsafe intersection.

Response: The submitted traffic study correctly coded in the analysis files as “no turn on red” for the westbound movement on Duke Street to N. Gordon. The westbound lane is a shared through-right (no separate right turn lane is provided) that only allows right turning vehicles to ignore the signage in the event that no through vehicles that would prevent right turns. While some motorists may ignore the posting, this is an enforcement issue and was not assumed as part of the study.

The intersection of Duke Street/N. Jordan Street has separated right-turn lanes for both eastbound and westbound traffic from Duke Street. It is noted that the westbound right turn lane from Duke Street onto N.

Jordan Street is separated by a median bus stop with restricted right turns from the mainline through lanes. Again, motorists that ignore the posted restriction are not accounted for in the study.

Counter to Response: The reason for the “No Right Turn” is that traffic making that right hand turn and attempting to use the service road would cross paths with traffic heading onto Duke Street during that part of the light cycle. With the complication of having the Taco Bell building moved closer to Duke Street and effectively blocking line-of-sight to approximately one car length (perspective from both the N. Gordon Street heading onto Duke Street and from the Westbound lane of Duke Street). Again, this is engineering based on only ideal situations occurring – the results of that type of assumption typically result badly.

Response: It is recognized that under existing conditions the Tempo restaurant entrance is blocked during peak periods given the close proximity of the driveway to Duke Street. While the additional Taco Bell traffic would increase the southbound queue by approximately one (1) vehicle, the analyses show that this queue would clear with each signal cycle. This allows vehicles to access the restaurant under conditions similar to those experienced today. Further, in the event N. Gordon Street is queued back to the site driveway patrons have the option to turn right and use the signalized driveway at S. Gordon Street to access Duke Street.

Counter to Response: In order to block the Tempo driveway 2 cars are queued on N. Gordon Street awaiting the traffic signal – assuming only one vehicle exiting from the Taco Bell each light cycle is again analysis of ideal conditions – a not unrealistic condition would be 2, 3 or more cars exiting from Taco Bell significantly blocking traffic and potentially impacting traffic on Duke Street – a sufficient reason to require accurate data be obtained from traffic counters placed on each direction of Duke Street, N. Gordon Street and the service road for an extended timeframe.

Response: Detailed vehicle, pedestrian, and bicycle counts for all turning movements were conducted during a typical weekday (Tuesday/Wednesday/Thursday) during a non-holiday week when public schools were in session, as required by the City’s Transportation Planning Administrative Guidelines for traffic impact studies. As required, the peak hour of each study intersection is used to prepare the analysis and accounts for traffic on Duke Street, N. Gordon and the service road. No revision to the Traffic Impact Study is necessary.

Counter to Response: Again, limited quality data based on a limited time period of observations. Were the observations on all three days (Tuesday, Wednesday and Thursday) or as implied by “a typical weekday”

only one of those days were under observation – and how long was the observation? “The Peak Hour” implies very limited data collection – again why a traffic counter is necessary.

Response: Staff encouraged the Applicant to design an urban building that addresses the street, similar to new buildings throughout the City of Alexandria, including the new ALDI currently under construction at 4580 Duke Street and the relatively new PNC Bank at 3300 Duke Street. In addition, Staff has reviewed the project and has determined that there are no issues with vision clearance based on the proposed design.

Counter to Response: The situations at both 3300 Duke Street and 4580 Duke Street are completely dissimilar to the situation at Duke Street and N. Gordon. The PNC Bank is located in a predominately commercial area and while there is a residential area located behind 4580 Duke Street both have wider streets. 4580 Duke Street is NOT located right at an intersection of a narrow residential street and does not block line of sight for traffic exiting from S. Jordon Street. The Valvoline Oil Change at the intersection is set back to allow appropriate line of sight. The stop bar on S. Quaker Street at the PNC Bank (and the bank does not have the traffic implied with 600 customers a day as with Taco Bell) is located ahead of the bank (closer to Duke Street) allowing line of sight. The analysis for Taco Bell is using point source data for justification and not a systems approach specific to the location.

Response: The Police Department has reviewed the proposed security measures for Taco Bell and has found them to be adequate with the additional condition that the Applicant contact the Police Department for a security assessment and robbery awareness training for employees as is standard procedure for all new commercial SUP uses in the City. 12 security cameras is standard for Taco Bell restaurants. Consistent with other restaurants in the area, there will not be an on site security guard at the restaurant.

Counter to Response: The response ignores the question posed “Is this a City of Alexandria requirement or is this number of security cameras based on historical data from Taco Bell (YUM Brands) indicating a significant risk in crime?” Does Yum Brands or the City of Alexandria have data indicating increased crime associated with fast food establishments and is that why so many security cameras are proposed? Furthermore, the response ignores the question concerning the wide field of view under surveillance by the cameras. There will be a large number of homes within that field of view – East and West on Duke Street and both N. and S. Gordon Streets. While this situation will not impact my location, I would be concerned if living within the field of view of the security cameras – any system capable of being abused WILL be abused – the Internet being the most obvious of examples.

Response: While there are ten new Taco Bell "Urban Cantina" concept restaurants in the country that serve alcohol, these restaurants are all in-line spaces in heavily urban downtown areas with significant pedestrian traffic and do not have drive-thrus. Taco Bell has no plans to serve alcohol in its restaurants that include drive thrus, and there is no plan to serve alcohol at this location in the future.

Counter to Response: trust that market conditions will not change based on opportunities for extended profits?

Response: As stated above, the Applicant will be removing one of the curb cuts along N. Gordon Street, but the other two remaining curb cuts on the adjacent property will remain. These curb cuts are necessary for circulation and to serve the dialysis center on the adjacent parcel. Cars will also have the ability to use the signalized access point on Duke Street at South Gordon Street.

Counter to Response: As noted in the concern – the much larger Foxchase has only two (2) entries from Duke Street and serves a much larger traffic flow – the driveway cuts along N. Gordon are unnecessary and will contribute to excessive exit traffic from Taco Bell onto N. Gordon Street.

Response: The Taco Bell design was reviewed by staff, discussed and refined throughout the process to ensure quality design and siting on the property. The proposed design is consistent with the City's goals to eliminate suburban buildings with parking facing the street and to encourage urban buildings that front the street. Examples of this can be seen throughout the City, but more specifically at the PNC Bank and ALDI's buildings along Duke Street in the area.

Counter to Response: as noted previously the two (2) examples used in the response are completely dissimilar from the Taco Bell Proposal. CAD software is capable of exploring variations in both building footprint and site orientation to better alleviate potential problems – this is based on my assumption that the residential area is insufficiently affluent to sway City decision on approval on a proposal which should not be located in a residential area.

To: Keith Davis
Subject: RE: Proposed Taco Bell at the intersection of N. Gordon and Duke

From: Keith Davis [<mailto:wdavi0ml@gmail.com>]
Sent: Wednesday, January 04, 2017 2:31 PM
To: Nathan Randall
Subject: Proposed Taco Bell at the intersection of N. Gordon and Duke

Good Afternoon Mr. Randall,

For addition to the public record, I am writing you as a concerned citizen in the Strawberry Hill area of Alexandria about Special Use Permit #2015-0021. I am firmly against the granting of this Special Use Permit (SUP). A SUP, by definition, violates existing code and regulations and therefore shouldn't be allowed.

There are numerous reasons why I oppose this SUP:

- Based on my understanding of the mock ups, patrons would be required to walk through the drive-thru traffic to get to the lobby. This is dangerous for pedestrians and drivers. Taco Bells tends to attract a younger demographic who may not be aware of traffic flow, car blind spots or may be too small to be safely seen with today's huge vehicles.
- The additional, short term traffic will be catastrophic for all of us who rely on N. Gordon Street to access Duke Street. Traffic rules are already ignored with regard to curb parking, right of way, blocking hydrants and speed restrictions. Encouraging patrons to use our access as their own will be dangerous for household vehicle traffic, the daily school buses, the countless adult and child pedestrians and will make ambulance access to the Dialysis clinic and our elderly neighbors dangerously difficult.
- Light and sound travel. I own an abutting property on Uline Avenue and the existing light and noise pollution from the laundromat and Los Toltecos violate City of Alexandria code. Those violations aren't monitored or enforced. A drive-thru would exponentially increase this problem. Before moving to this neighborhood, I lived in Crystal City, equidistant from the McDonald's and Enterprise Rent-a-Car on Jefferson Davis Highway (Rt.1). We were able to hear nearly every drive through order and much of the Enterprise chatter. I moved away from that area on purpose and do not want to reintroduce this nuisance to my life.
- Idling engines are a huge contaminant. Reports have estimated an additional 600 cars to come to this location daily. I do not want the added pollution of CO, CO₂, particulate matter, and other volatile organic compounds being released near my house and yard. In a world where we are striving to clean up and reduce impact, we don't want to welcome these additional airborne contaminants into our lives.

In summary, I hope that the voices of the abutting neighbors and community are heard and considered and this SUP is not granted. This passing of this SUP would be extremely detrimental to our safety, health, privacy, community values and way of life.

Please do not hesitate to contact me with questions.

Keith Davis
4104 Uline Ave
wdavi0ml@gmail.com
571-214-7610

From: Todd M. McMahon <todd@modernation.com>
Sent: Wednesday, January 04, 2017 12:48 PM
To: Nathan Randall
Cc: Karl Moritz; Robert Kerns; Maya Contreras
Subject: Re: Follow up with Taco Bell/Strawberry Hill Meeting

Follow Up Flag: Follow up
Flag Status: Flagged

Nathan, Thank you very much for this info. i appreciate you looking into it.
Todd

On Jan 4, 2017, at 12:44 PM, Nathan Randall <Nathan.Randall@alexandriava.gov> wrote:

Todd-

Thanks for your email. I have researched the questions you posed just before the holidays and offer the following response in *red italics* next to the individual questions in your original email at the bottom of the email chain. Thank you and Happy New Year.

Nathan

From: Todd M. McMahon [<mailto:todd@modernation.com>]
Sent: Sunday, January 01, 2017 2:03 PM
To: Nathan Randall
Cc: Baby's Mamma; Maya Contreras
Subject: Re: Follow up with Taco Bell/Strawberry Hill Meeting

Hi Nathan, I wanted to follow up with you on the questions I asked on 12/15 pertaining to similar permit approvals for drive-thru's in close proximity to residential neighborhoods. Our neighborhood is aware that you and the planning board are recommending approval and we are currently reviewing the Staff Report. We plan on voicing our continued concerns at the planning board meeting on 1/5 and concrete details on if and how this has been handled in the past would provide value.

I appreciate you continuing to look into this.
Todd

On Dec 15, 2016, at 5:50 PM, Nathan Randall
<Nathan.Randall@alexandriava.gov> wrote:

Hello Todd-

Thank you for your emails last night and this afternoon. I can look into your questions about similar examples, but I'm afraid I won't be able to do so before this Saturday.

As I mentioned last night, the City does not regulate or organize civic groups, many of which are incorporated entities from a legal perspective and have their own by-laws, elections, etc. Many of them have been officially organized with help from private attorneys, which includes submitting paperwork to the Virginia State Corporation Commission to incorporate the group. We've provided a link to the Commission at the bottom of the page at the following link (www.alexandriava.gov/whatsnext). Ultimately the City needs to know three things in order to include a group's information on maps: 1) the official existence and name of the group, 2) its geographic boundaries, and 3) contact information for an officer or other designated individual that is a member of the group.

Thank you,
Nathan

From: Todd M. McMahon [<mailto:todd@modernation.com>]
Sent: Thursday, December 15, 2016 4:22 PM
To: Nathan Randall
Cc: Baby's Mamma
Subject: Re: Follow up with Taco Bell/Strawberry Hill Meeting

Hi Nathan, I wanted to reach out to make sure you received my email from last night. I know it's a very short timetable, but a few of us plan to attend the City Council meeting on Saturday and any answers to these questions could be valuable to our argument.

Thanks
Todd

On Dec 14, 2016, at 11:15 PM, Todd M. McMahon
<todd@modernation.com> wrote:

Hi Nathan, This is Todd McMahon, I spoke to you briefly after our meeting about the Taco Bell. Per our discussion, I had a few questions and understand that you may not be able to answer these directly but would appreciate it if you could forward it to the right person who could, and if at all possible, keep me in the email chain.

Has the city approved any permits for drive throughs that were at the entrance of a residential neighborhood or in close proximity of a residential neighborhood? If so where? *Several drive-through facilities have been approved over the years in close proximity to residences. A few examples include: CVS Pharmacies at 5101*

Duke and 1462 N Beauregard, Popeye's Chicken at 25 S. Pickett and 3402 Mount Vernon, McDonald's at 5311 Duke, United Bank at 5140 Duke, Burke & Herbert Bank at 306 E Monroe, Wells Fargo Bank at 330 N Washington, and Capital One Bank at 500 S Washington.

If not, were there any permits that were dismissed? If so where and why?

Are there any 24 hour drive throughs in close proximity (50 yards) of residences in the city of Alexandria? *The CVS at 5101 Duke operates 24 hours/day and is within close proximity to residences. Many banks have drive-through ATMs that may be open 24 hours/day. Also, the McDonald's at 5311 Duke was approved for 24-hour operation in 2007 in connection with a proposal to demolish the existing building and build a new McDonald's. However, the proposed new building was not actually built and the entire approval for that redevelopment, with 24-hour operation, expired.*

These are all questions that will help us understand the landscape of the situation we're dealing with and give us a little historical knowledge of how similar history has transpired.

On a slightly separate note, our community really came together tonight and we are very interested in formalizing a city recognized civic group for our neighborhood. You said there wasn't much to it, we just need to let the city know and need to elect officials. Can you please send a link to the proper procedure (or document) that we'll need to get things started. How many elected officials, how we determine our boundaries...

I appreciate your help in this matter.

Thanks
Todd

From: Wright, Elizabeth <Elizabeth.Wright@fema.dhs.gov>
Sent: Wednesday, January 04, 2017 2:37 PM
To: Nathan Randall
Cc: Robert Kerns; Maya Contreras; 'Wendy Albert'
Subject: RE: Taco Bell project, Duke St

Follow Up Flag: Follow up
Flag Status: Flagged

Nathan,

Thank you for your reply. Please see my additional concerns below, in highlight.

Elizabeth

From: Nathan Randall [mailto:Nathan.Randall@alexandriava.gov]
Sent: Wednesday, January 04, 2017 2:06 PM
To: Wright, Elizabeth <Elizabeth.Wright@fema.dhs.gov>
Cc: Robert Kerns <robert.kerns@alexandriava.gov>; Maya Contreras <Maya.Contreras@alexandriava.gov>
Subject: RE: Taco Bell project, Duke St

Ms. Wright-

Thank you for your email to the Department of Planning & Zoning regarding the Taco Bell proposal. As you suspected in your email, yes, I have been out of the office during the holidays. The DSUP request is scheduled for the January 5th and January 28th public hearings of the Planning Commission and City Council, respectively. I offer answers to your additional questions in *red italics* below.

Sincerely,
Nathan

From: Wright, Elizabeth [mailto:Elizabeth.Wright@fema.dhs.gov]
Sent: Friday, December 23, 2016 3:06 PM
To: Nathan Randall
Subject: RE: Taco Bell project, Duke St

Nathan,

Thanks for defining the neighborhood Dalecrest that is adjacent to the Taco Bell project. Is the project still scheduled for the January Planning Commission docket? I understand that at least one Dalecrest neighbor spoke at the Saturday City Council "open mike" session and the community meeting held with Cathy Puskar got off to a rocky start yet had a smoother ending.

1. To my understanding, the drive through and the associated traffic is a high concern. Are there any other restaurants in the city that have 24/7 drive through operations? If yes, how many and where are they? *The McDonald's at 5311 Duke was approved for 24-hour operation in 2007 in connection with a proposal to demolish the existing building and build a new McDonald's. However, the proposed new building was not actually built and the entire approval for that redevelopment, with 24-hour operation, expired. No other restaurants have been approved in the City with 24/7 drive-*

through operations, although the CVS at 5101 Duke Street is approved for 24-hour operation both inside and at its drive-through.

To be clear, the 5101 Duke St CVS is the only 24 hour business that currently has “drive through” approval.

2. What does the Taco Bell TMP state and require for the associated traffic on site? *No TMP is required for the Taco Bell request. The applicant was required to provide a traffic study in connection with its Development Special Use Permit (DSUP) request.*

I heard from neighbors (and my own experience) that both sides of N Gordon are used for parking, thus reducing the usable width of the street effectively down to one lane. Does the traffic study acknowledge that N Gordon is often in a “restricted use” state? What conditions trigger a TMP?

3. I am concerned about trash/litter that fast food restaurants generate; perhaps the correct statement are the patrons that improperly discard fast food trash. My lawn on S Ingram St is often littered with fast food wrappers that are nowhere near the Duke St corridor food establishments, in addition to the litter generated by restaurants close by. (Burger King wrappers vs McDonalds) I have not dug into the plan to read what are the litter mitigation requirements for this site. What does the SUP require re: litter/trash control? *A condition of approval requires that the applicant regularly monitor the site and areas around the site for litter. If the DSUP request is approved, the condition would be binding on the applicant for as long as the business remains in operation. In recent days the applicant has also mentioned their installing additional trash cans around the site to help prevent litter accumulation.*

Applicant regularly monitor the site . . . The current frequency is not specified? As in once a day, twice a day, etc.? Additional trash cans are nice however the behavior of traditional fast food customers don’t use trash cans. The SUP needs to define the frequency of the “site monitoring.”

4. I am also concerned about Public Safety after hours. How many calls for service have the APD had in the past 18 months between the hours of 10 pm – 6 am? (June 2015 – Dec 2016) in the 4000 – 4300 blocks of Duke St? *We do not have information readily available for the addresses in the three blocks you referenced. However, the Police Department did review this request and has looked at statistics for other 24-hour establishments in this part of the City. It has found that crime is low in general, and is particularly low during late hours, at those establishments.*

The APD often touts running reports by defined parameters are “easy to do.” Regardless of how easy those reports are to run, “low crime in general” does not specify frequency of calls for service. Frequent eNews cite “gunshots” heard in this area yet the later report(s) were nothing was found. There is a distinct difference in calls for service vs actual reported crime. *Particularly low during late hours, at those establishments.* I’m not sure of the definition “at those establishments” since from paragraph #1, Planning states there are no 24 hour drive through eating establishments currently in operation. My understanding is the 24 hr CVS drive through (or any drug store) is for prescriptions only.

5. When a new business project is submitted, is there a requirement (or expectation) for Planning to advise the area business association? If not, how is the area business association aware of new projects or developments? Wendy Albert, co-owner of Tempo Restaurant and an active West End Business Association (WEBA) member, had not heard of the project. Tempo Restaurant is adjacent to the Taco Bell site. *Applicants sometimes do reach out to business associations, including the West End Business Association (WEBA). I’ve heard that the applicant has spoken directly with Wendy Albert in recent weeks.*

The applicant reaching out to Ms. Albert appears to be a result of the proximity to Tempo restaurant rather than Ms. Albert’s membership in WEBA. I could be mistaken; however when I reached out to Ms. Albert to ask her thoughts on the Taco Bell, at that point in time Ms. Albert had not heard of the project. The applicant speaking directly to Ms. Albert appears as an afterthought rather than “leaning in” and contacting in the early part of the process. Damage control vs advisement? I have copied Ms. Albert in case I misunderstood this point.

I realize you might be on holiday leave and these questions might not be answered for a few days.

Sincerely,

Elizabeth Wright

From: Nathan Randall [<mailto:Nathan.Randall@alexandriava.gov>]
Sent: Wednesday, November 09, 2016 5:13 PM
To: Wright, Elizabeth <Elizabeth.Wright@fema.dhs.gov>
Subject: RE: Taco Bell project, Duke St

Elizabeth-

According to our records, Seminary Ridge runs on the north side of Duke Street from N Gordon to N Donelson, and also includes the neighborhood farther north, in the vicinity of Fort Worth Ave and Saint Stephen's Road (accessed from Ft. Williams Pkwy).

Let me know if I can be of any further assistance.

Nathan

From: Wright, Elizabeth [<mailto:Elizabeth.Wright@fema.dhs.gov>]
Sent: Wednesday, November 09, 2016 10:41 AM
To: Nathan Randall
Subject: Re: Taco Bell project, Duke St

Nathan,

Thank you for your timely response. I'm a WTCA member and when Cathy Puskar presented at a recent meeting that's how I learned about the project. I emailed a neighbor north of Duke and she did not know about the project. Since she uses N Gordon to access Duke she has concerns.

Do you know the boundaries of Seminary Ridge CA? When I pass the info below forward I can let her know whether or not her home is in "the C A zone."

Elizabeth

From: Nathan Randall [<mailto:Nathan.Randall@alexandriava.gov>]
Sent: Wednesday, November 09, 2016 10:34 AM
To: Wright, Elizabeth
Cc: Maya Contreras <Maya.Contreras@alexandriava.gov>
Subject: RE: Taco Bell project, Duke St

Hello Elizabeth-

Thank you for your email regarding the Taco Bell project at 4213 & 4141 Duke Street. We anticipate scheduling the request for the January public hearings of the Planning Commission and City Council. It is my understanding that that applicant has reached out to Wakefield-Tarleton Civic Association to the south and Seminary Ridge Civic Association to the north.

Do either you or the neighbors to the north of Duke Street have any questions about the SUP for the drive-through or any other aspect of the project? Or would you like to forward the neighbors' names and contact information to me? I can also put you or the neighbors in touch with the local attorney for the project if you'd like, just let me know.

Regards,
Nathan

From: Wright, Elizabeth [<mailto:Elizabeth.Wright@fema.dhs.gov>]
Sent: Tuesday, November 08, 2016 9:22 AM
To: Nathan Randall
Subject: Taco Bell project, Duke St

Nathan,

When is the Taco Bell project scheduled for the Planning Commission?

Have the neighbors north of Duke St, around N Gordon St been advised of the plans? My home is south of Duke St and I'm hearing the north Duke St neighbors are concerned about the TMP for the drive through.

Sincerely,

Elizabeth Wright

From: Nathan Randall
Sent: Wednesday, January 04, 2017 5:55 PM
To: Kristen Walentisch
Cc: Karl Moritz; Robert Kerns; Maya Contreras; Kendra Jacobs
Subject: FW: Taco Bell - Follow Up
Attachments: Easement- Alexandria (Duke St) - Exhibit (A0747351).pdf

From: Friedlander, Amy [<mailto:afriedlander@thelandlawyers.com>]
Sent: Wednesday, January 04, 2017 3:44 PM
To: dwbapc@gmail.com
Cc: Puskar, M. Catharine; Nathan Randall; Maya Contreras
Subject: Taco Bell - Follow Up

Good afternoon Dave,

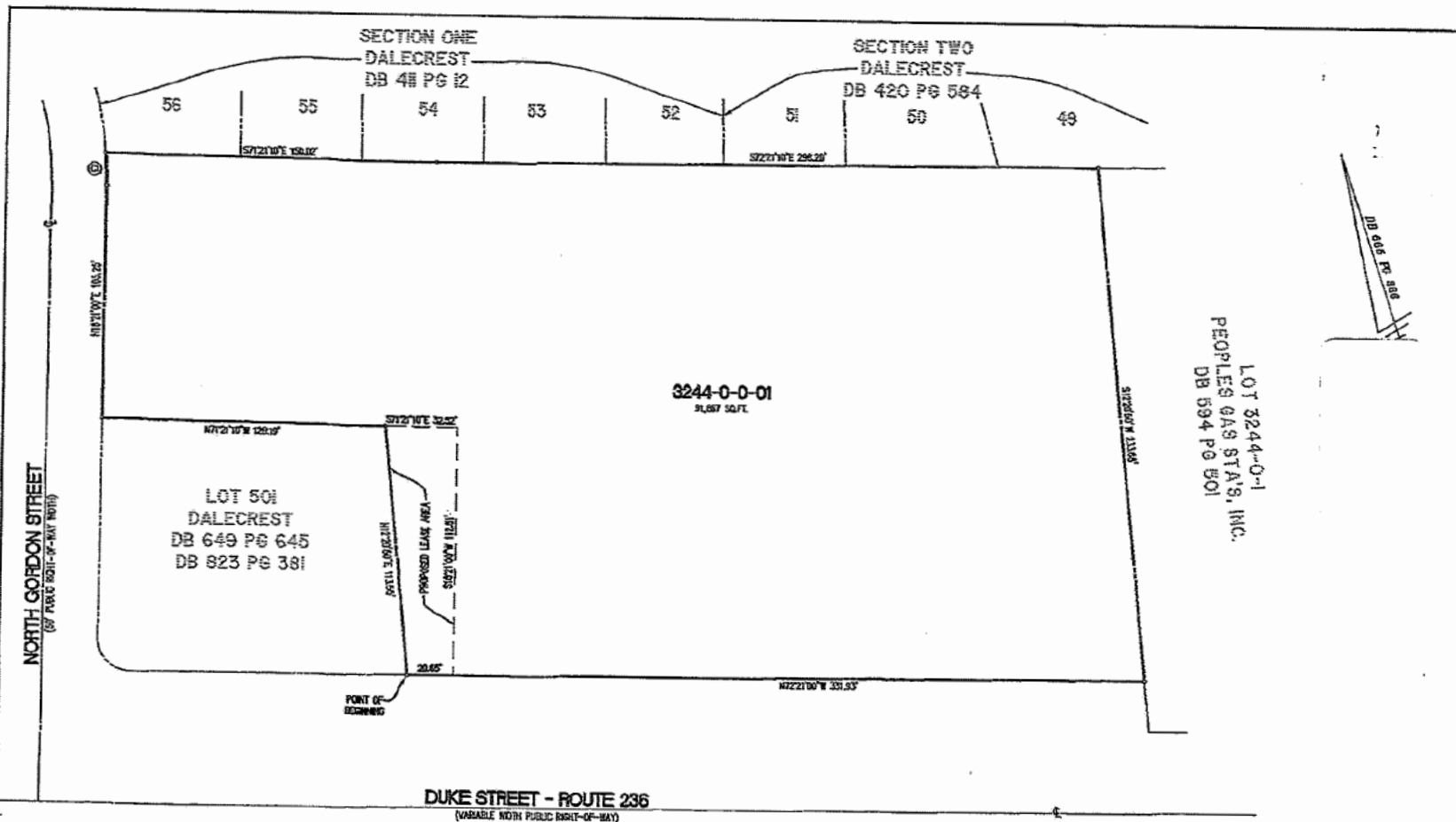
Per your request, Cathy asked me to forward you this exhibit showing the lease area for Taco Bell. As always, if you have any questions, please let Cathy know.

Thank you,
Amy



Amy E. Friedlander
Walsh Colucci Lubeley & Walsh PC
2200 Clarendon Boulevard | Suite 1300 | Arlington, VA 22201
Phone: (703) 528-4700 | Ext. 5463 | Fax: (703) 525-3197
www.TheLandLawyers.com
Named to the *U.S. News & World Report* "Best Law Firms" 2016-2017

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NOTES

1. THE PROPERTY SHOWN HEREON IS DESIGNATED BY THE CITY OF ALEXANDRIA, VIRGINIA, AS MAP-BLOCK LOT NUMBER 050.05-09-15 AND IS ZONED EC.
2. THE PROPERTY IS NOW IN THE NAME OF 4141 DUKE STREET, LLC, AS RECORDED IN INSTRUMENT NUMBER 07000522, AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.
3. TOTAL AREA OF THE PROPERTY IS 91,967 SQUARE FEET OR 2.109 ACRES.
4. THIS EXHIBIT IS BASED ON A CURRENT FIELD SURVEY BY THIS FIRM, DATED JANUARY 19, 2015.
5. THIS EXHIBIT DOES NOT PURPORT TO SHOW AND/OR NOTE ALL DEDICATIONS, EASEMENTS, COVENANTS, OR RESTRICTIONS THAT MAY EXIST IN THE CHAIN OF TITLE.

PROPOSED LEASE AREA DESCRIPTION

DESCRIPTION OF A PROPOSED LEASE AREA OVER LOT 3244-0-0-01, "RESUBDIVISION OF LOT 502 - DALECREST AND PART OF LOTS 5, 7, 8, AND 9 - J.H. DANKER SUBDIVISION" RECORDED IN DEED BOOK 655 AT PAGE 390 AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.

BEGINNING AT A POINT IN THE NORTH RIGHT-OF-WAY LINE OF DUKE STREET - ROUTE 236, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 501, DALECREST; THENCE WITH LOT 501, DALECREST, N 12° 20' 50" E, 113.55 FEET TO A POINT; SAID POINT BEING THE NORTHEAST CORNER OF LOT 501, DALECREST; THENCE THROUGH LOT 3244-0-0-01, S 71° 21' 10" E, 32.52 FEET TO A POINT; THENCE S 10° 21' 00" W, 110.51 FEET TO A POINT IN THE NORTH RIGHT-OF-WAY LINE OF DUKE STREET - ROUTE 236; THENCE WITH THE NORTH RIGHT-OF-WAY LINE OF DUKE STREET - ROUTE 236, N 72° 21' 00" W, 20.53 FEET TO THE POINT OF BEGINNING AND CONTAINING AN AREA OF 2,597 SQUARE FEET, OR 0.0605 ACRES, MORE OR LESS.

EXHIBIT SHOWING PROPOSED LEASE AREA LOT 3244-0-0-01

RESUBDIVISION OF
LOT 502 - DALECREST AND
PART OF LOTS 5, 7, 8, AND 9 - J.H. DANKER SUBDIVISION
DEED BOOK 655 PAGE 390
THE CITY OF ALEXANDRIA, VIRGINIA

WALTER L. PHILLIPS
INCORPORATED

Engineers • Surveyors • Planners
Landscape Architects • Architects
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22045
(703) 530-8103 Fax (703) 530-4301
www.WLPHINC.com

SCALE: 1" = 30' DATE: JANUARY 30, 2015 SHEET: 1 OF 1

DWG FILE NAME: 12027643

Dr. Benjamin R. Fiore-Walker
Ms. Karen K. Fiore-Walker
117 N. Grayson Street
Alexandria, VA 22304
(703) 819-4076

January 5, 2017

Dear Members of the Alexandria Planning Commission,

My husband and I are deeply concerned about several potentially detrimental effects on our Strawberry Hill neighborhood from the proposed Taco Bell drive-thru restaurant on the corner of Duke and North Gordon streets. That intersection, which is already congested and unsafe, is the only entrance and exit to our neighborhood, where we live with our two children, ages 7 and 9. Along with very real, daily traffic concerns at that intersection which a drive-thru will undoubtedly compound exponentially, of equal concern is that the addition of a fast food restaurant at this location is the **exact opposite** of the kind of neighborhood we want to promote. We are excited about the new Patrick Henry Elementary School slated to break ground this summer, and frankly, this type of establishment will be an eyesore to an area which deserves to be beautified.

Preserve, Improve a Safe, Walkable, Quiet, Family-Friendly Neighborhood: In 2007, while pregnant with our first child, my husband and I sold our townhouse in the lovely Del Ray neighborhood and bought a single-family home in Strawberry Hill in which to raise our children. While we hated to leave Del Ray, we chose a home in quiet neighborhood within walking and biking distance to Ben Brenman Park, Beatley Library, Harris Teeter, Patrick Henry Elementary School, and family-friendly restaurants, such as La Casa and Tol Teccos. Over the past 10 years, we have been extremely fortunate to have formed a tight-knit community with dear neighbors who have similar aged children. In this neighborhood, we are raising our children together as a village. Our kids spend happy days playing outside with each other, climbing trees, riding their bikes and scooters in a safe neighborhood, in which the only noise is our children being kids. As parents, we can sit in our front yards or look out our front windows to monitor the gang of a dozen kids as they run up and down the street, being relatively sure that the majority of the traffic in our neighborhood is that of residents, and therefore have a stake in it. We fear the addition of a fast food drive-thru will attract people into our community who lack respect, concern, awareness, or interest in our community, in addition to vehicular traffic endangering pedestrians, including over a dozen children 10 years old or younger, as they walk dogs or bike to the park or library. We dread the noise, light pollution, and litter from people buying tacos at all hours, as our families visit in a backyard just over a fence from a Taco Bell.

Ideal for Family-Friendly, Upscale Restaurant: The space on which the Taco Bell is proposed is ideal for a more upscale restaurant with table service and healthy food choices; **one without a drive-thru** and one to which we can walk with our neighbors and children to relax on a large patio with nice landscaping – thus both increasing community engagement and beautifying the area.

Improve Unsafe Traffic Conditions at Intersection: A drive-thru with output onto North Gordon will unquestionably exacerbate unsafe traffic conditions where there are already massive congestion problems: cars parked on both sides of the narrow street, a restaurant entrance, a laundromat entrance, the Duke Street service road entrance, overflow parking from nearby apartments, and buses carrying our children to and from school twice a day, not to mention a fire hydrant.

Almost daily, as I turn from Duke Street onto North Gordon, I have to pull over to let someone pass me to continue toward Duke Street, or back up to make room for them to exit the laundromat. Disturbingly often, as I wait on North Gordon street for the light to turn green in order to turn onto Duke Street (often with my children and neighbors' children in my car), a car will whiz around me, passing on my left (in other words, into potential oncoming traffic turning from Duke Street onto North Gordon Street) in order for them to turn right onto the Duke Street service road. It is terrifying. There is also often back up from cars turning from Duke Street onto North Gordon attempting to turn left into the Tempo Restaurant parking lot. However, they are unable to access the Tempo parking lot because of the line of cars waiting on North Gordon for the Duke Street light. Cars waiting on North Gordon to access the Tempo parking lot could easily be rear-ended from someone turning from Duke Street onto North Gordon behind them, thus simultaneously jeopardizing those of us already on North Gordon waiting for the light.

Drive-Thru is Bad Idea from Business Perspective: A drive-thru with output onto North Gordon is not practical from a business perspective. Customers exiting the drive-thru will be stopped by traffic on North Gordon, unable to turn left onto North Gordon to head back to Duke Street, thus backing up cars behind them entering the drive-thru. Drive-thru business will be extremely slow and discourage business. Furthermore, in their frustration of not being able to turn left out of the drive-thru onto North Gordon to get back to Duke Street, customers will more than likely decide to turn right, into our neighborhood, in search of an alternate exit, which does not exist, thus adding more outsider traffic to our neighborhood, as they search in vain, and come back to wait to turn onto Duke Street from North Gordon Street with everyone else. It will be a complete bottleneck. And this is not even considering when it snows.

Neighborhood Emergency Vehicle Access: My husband and I worry about emergency vehicles lacking rapid access to our neighborhood, as there is no direct alternative. In addition to the existing congestion on N. Gordon, Taco Bell has proposed 15 parking spaces for 9 employees on staff at one time, leaving 6 parking spots for patrons. Parking overflow onto an already clogged North Gordon will more than likely occur, further hampering emergency vehicle access.

Area Does Not Need Fast Food Drive-Thru: Another Taco Bell already exists 1.8 miles from the proposed location. Within a three-mile radius of the proposed location, there are 2 McDonald's, a Popeye's Chicken, an Arby's, and multiple burger and pizza outlets. Why add another one? Unhealthy eating options already outweigh the number of healthy eating options in our neighborhood. We do not need or want any more fast food establishments. We want family-friendly dining options with fresh, healthy food.

In short, Strawberry Hill is the quiet neighborhood we want and upon which we can build, while maintaining our focus on safety, walkability, community, neighborliness, and beautification. Along with our fellow Strawberry Hill neighbors, we aspire to emulate the Del Ray community by supporting small, family-friendly businesses and restaurants, such as Los Tios, and to beautify our diverse neighborhood. We strongly oppose building a Taco Bell at the entrance of our neighborhood for the multiple reasons delineated above.

Thank you for your consideration of these very important concerns.

Sincerely,

/s/ Kari Fiore-Walker

Kari Fiore-Walker

From: Jamie Pfister <jdpfister@gmail.com>
Sent: Wednesday, January 04, 2017 9:13 PM
To: Nathan Randall
Cc: porterglock@gmail.com
Subject: Fwd: Civic Associations

Mr. Randall -- it has been brought to my attention that the Seminary Ridge Civic Association has been incorrectly identified in a City Staff Report and pending SUP as an impacted neighborhood association for a planned development along Duke Street. This appears to have been done in error due to incorrect information pertaining to our association's boundaries contained on a city map (link below).

Specifically, in the attached report on page 12, the information is only partially correct. [Staff Report](#). While I was contacted and asked to share information about this development with our association, this development is not contained or even close to the SRCA boundaries.

"The neighborhood in question has been identified on the City's Community Outreach Map Viewer as being part of the Seminary Ridge Civic Association. That association received contact from the applicant within the typical timeframe and no objections were raised about the project nor was any indication given that Seminary Ridge considers the Strawberry Hill neighborhood to be outside of their association's boundaries."

Staff Report for Special Use Permit #2015-0021.

Separately, I would be happy to forward you the exchanges I have had with the Taco Bell development folks as well as other City staff pertaining to these boundaries for SRCA. I assumed this role in September 2016 and had been working with another individual in the City to update our boundaries when I learned that the information was not correct.

I hope this information can be corrected in your documents and that you can not use our lack of questions or objections as consent for this development. It appears to me that the impacted homes are likely part of Seminary Hill Association and should be consulted. I would be happy to put you in touch with Nan Jennings who is the President of SHA.

Thank you,
Jamie Pfister
SRCA President

----- Forwarded message -----

From: Nathan Randall <Nathan.Randall@alexandriava.gov>
Date: Tue, Dec 20, 2016 at 11:08 AM
Subject: RE: Civic Associations
To: Porter Glock <porterglock@gmail.com>

Hello Porter-

Thanks for your email. Yes, the City does compile basic information about civic groups when that information is sent to us. Typically we only collect the name, geographic boundaries, and an officer or other individual with the group and that person's contact information. We ask to be updated regarding contact people/information and we also place the group's boundaries on a reference map. Essentially there's no other oversight or involvement from the City. Matters such as, for example, legally incorporating a civic group, the creation of bylaws, or the election of officers for the group would be all outside of our purview.

The group that Ms. Puskar and Taco Bell contacted was actually the Seminary Ridge Civic Association rather than Seminary Hill Civic. The map in question, which depicts the area around/north of the Taco Bell project to be in the Seminary Ridge Association, can be found here:
https://geo.alexandriava.gov/Html5Viewer/index.html?configBase=https://geo.alexandriava.gov/Geocortex/Essentials/REST/sites/Common_Ownership_Viewer/viewers/CommonOwnershipViewer/virtualdirectory/Resources/Config/Default. Please note that the map showing your area as being in Seminary Ridge does not preclude you or others from creating your own group. The City does not get involved in brokering overlapping areas and such an occurrence does happen occasionally elsewhere.

You may also wish to check out the following link, which includes some information about civic groups at the bottom of the page:

<https://www.alexandriava.gov/WhatsNext>.

Regards,
Nathan

From: Porter Glock [mailto:porterglock@gmail.com]
Sent: Monday, December 19, 2016 10:07 AM
To: Nathan Randall
Subject: Civic Associations

Hi Nathan,

Thanks for coming out to the Dalecrest-Taco Bell representative's meeting last Wednesday.

I was wondering if you might be able to direct me to some information/website about Alexandria's Civic Associations. From the meeting, it seemed that the City and Taco Bell thought we were included in the Seminary Hill Civic Association-but I wasn't aware that the city tracked this type of information. All I could find online was their map which doesn't include us: <http://www.seminaryhillasn.org/join.html>.

Hopefully this information can help our neighborhood determine if we are in a current association, do we want to create one, etc.?

Many thanks once again for your attendance last Wednesday. I'll be sure to email you a note on my thoughts for the Planning Commission file on the proposed Taco Bell separately.

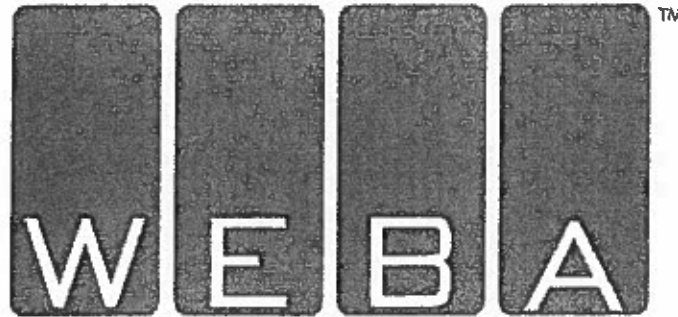
Best,

Porter Glock

139 N Grayson St

Alexandria, VA 22304

* Rec'd Jan. 2, 20



West End Business Association

www.AlexandriaWEBA.com

Leading Alexandria's West End as a Preferred Purchasing Destination

Cc: Connell
Mark Jinks

Karl Moritz
P12

December 27, 2016

West End Business Association
Board of Directors
3238 Duke Street, #128
Alexandria, VA 22314

The Honorable Mayor Allison Silberberg
301 King Street, Room 2300
Alexandria, VA 22314

Dear Honorable Mayor Silberberg,

The Board of Directors of the West End Business Association is writing to request that you postpone the Vote for the proposed addition of the Taco Bell restaurant with a drive-thru window at the corner of Duke and North Gordon Street until the situation has been studied further. Many residents are unaware of the site plans and its impact on their neighborhood and should be given an opportunity to voice their opinions.

We have been contacted by several of our member business owners who are in that area. They are extremely concerned about the potential negative impact this fast food restaurant will have on their ability to continue to successfully conduct business. Residents are also concerned about the increase of traffic and late night activity in their neighborhoods surrounding the proposed Taco Bell site.

It appears that the addition of this Taco Bell directly on Duke Street as the proposed plan suggests will create many problems for not only residents, but also businesses and the consumers and residents of the city that use these local businesses.

The traffic light at Duke Street and North Gordon Street currently only allows 3 cars at a time to pass onto Duke Street to keep the Duke Street traffic flowing smoothly. A drive-thru will add additional cars waiting to exit from the proposed Taco Bell, therefore backing up exiting traffic from the neighborhood located behind it and from the Fields apartment complex. School buses will not be able to pass and get students to their respective schools on time; the "Taco Bell traffic" will be blocking entrances to the Dialyses Center, Duke Street Laundry, the barber shop and Tempo Restaurant. The increased traffic may also negatively impact Emergency vehicles coming to the rescue of our elderly in the neighborhood and increase vehicle emission pollution from idling traffic in the proposed Taco Bell parking lot and drive-through lanes.

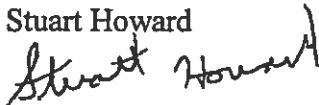
When the benefits to the city are great and there is, no harm done to existing businesses, it would make good sense to support the addition of Taco Bell, but that does not appear to be the case here. As an Eco-City and advocate of small businesses within the city, it makes sense for the City Council to postpone the vote, until further research that demonstrates ways to combat these potential issues or alternate plans can be made to protect the city's already existing small businesses and help ensure that our small businesses remain successful partners within our community.

Please postpone the vote that may allow the Taco Bell to be built on the corner of Duke and North Gordon until further studies are made and more residents are aware and understand the impact.

Thank you so much for your help.

Sincerely,

Stuart Howard



President

West End Business Association