

March 5, 2017

DSUP2016-0010
Additional Materials
3/6/17

To: Planning Commission, The Honorable Mayor and Members of City Council

From: Sally Reams, 525 Monticello Blvd, Alexandria, VA 22305

Subject: Special Use permit #2016-0010, 2801 Cameron Mills Road, Fire Station 203

Unfortunately I will be out of town on March 7 and have another obligation on March 18 so I cannot attend the public hearings scheduled for March 7 or 18 and hope that you will consider my comments/request. As the homeowner of 525 Monticello Blvd, I am keenly interested in the Fire Station 203 project and the proposed Pierpont Street Closure. My primary residence is on the corner of Monticello Blvd and Pierpont Street.

I am 67 years old and I had plans to sell my home and move to a condo until this project geared up. This project impacts the fair market value of home. To get a fair price I will now have to wait about 2 years, until construction is finished, as no one will want to purchase a home with a huge construction project next to it and especially with a temporary fire station 30 feet from my bedroom window.

I previously wrote to the City about this project. However, no one has answered my letter. Some of my questions were answered in a second presentation last Fall, but others, especially those concerning the temporary structure, have not been answered.

It is my hope that you will consider and respond to my comments.

The Fire Dept personnel have been friendly and helpful to me personally over the years and I have always been a fan. However, along with that, I am in the unique situation of being a homeowner impacted by the construction and the proposed temporary operating structure that will be within steps of my master bedroom on the Pierpont side of my home. It is for all these reasons that I am writing to you.

Operating Budget for increased services. It is my understanding that the operating budget for the expanded services has not yet been considered and approved. Why build an expanded facility of increased size before approving an operating budget to support the additional services to be provided? It would be wasteful of taxpayers money to have a large expanded firehouse with a supporting operating budget.

The Temporary Operational Structure. There is no view/elevation drawing of the temporary structure that is to be put in the middle of Pierpont Street, which will be right up to my property line, outside my bedroom window for well over a year.

- What will the temporary structure look like? How tall will it be?
- How close to my property will it be?
- Will I be given a structural monitoring device to monitor and measure any damage to my home due to vibrations from either the construction site or the temporary operational site?
- Given the temporary station and trucks are planned be approximately 30 feet from my bedroom windows, are there any noise reduction materials or measures planned to reduce the noise level of the PA systems used in the current station, and the sounds of the engines?
- Will pedestrians be allowed to walk along the existing sidewalks on both sides of Pierpont or will sidewalks be blocked on both sides?
- I have been told there is no other place to put the temporary operating station besides Pierpont street. There are claims that the city tried, but aside from looking at open space on maps and dismissing that space from consideration, did the City actually meet with and talk to owners of any of those locations? Isn't it enough that adjacent properties have to endure all the construction traffic, without having the temporary station jammed in the middle of Pierpont Street? Can the temporary station be located in a more suitable place, somewhere besides the middle of the street? Was an earnest effort made to find other locations? What places were approached or were all other places just dismissed from consideration?

If you decide to move ahead with putting this temporary station in the middle of Pierpont, I hereby ask that I receive a reduction to my tax assessment for the period of time that the temporary fire station 30 feet from my bedroom window and my property value diminished. Thank you so much for considering my concerns and input. I look forward to a response from you.

Sally Reams

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Distribution To:

Alexandria Planning Commission; The Honorable Mayor, Vice Mayor and Members of City