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5-13-17

Jackie Henderson

From: Jackie Henderson
Sent: Friday, May 12, 2017 1:32 PM
To: Allison Silberberg; Christine Widstrom; del pepper; Dorene Pickup; John Chapman; justin wilson; lashawn timmons; mark mchugh; nancy lacey; nancy lavalley; paul smedberg; shelli gilliam; tim lovain; Willie Bailey
Cc: Mark Jinks; James Banks
Subject: FW: City Counsel Hearing on May 13, 2017-Proposed Construction of a Hotel at King and Harvard Streets.

Begin forwarded message:

From: Kathleen Fitzgerald <hoosierfitz@aol.com>
Date: May 12, 2017 at 11:36:24 AM EDT
To: Gloria.Sitton@alexandriava.gov
Subject: City Counsel Hearing on May 13, 2017-Proposed Construction of a Hotel at King and Harvard Streets.

Sent from my iPad

I Kathleen Fitzgerald have lived at 107 Harvard Street since 1989. Harvard Street is a quiet little one-way street one block from the King Street Metro station. It is one of the most charming streets on our end of town. Now a large hotel is proposed to be constructed on a vacant lot at the corner of King and Harvard Streets and the destruction of three small buildings to the west of it.

Although Harvard Street is not in an historic district, historic maps indicate that the construction property is in the immediate vicinity of a small domestic complex which predates the Civil War and may date to the eighteenth century. The Baggett family occupied the property throughout much of the 19th century. According to the Archaeology Department, it has the potential to contain archaeological materials "which could provide insight into the development of the outskirts of Old Town Alexandria in the nineteenth century."

According to an article in the Alexandria Gazette dated February 24, 1920, the houses on the east side of Harvard Street were constructed to solve the housing problem "for those new citizens who are coming to Alexandria to work for the Naval Torpedo Station now beginning operations here..."

It is my understanding that the 50 or 60 foot front on King Street

far exceeds the height limit of 37 feet set forth in the guidelines of the King Street Retail Plan. How did that happen?

Parking will be a nightmare. There will be limited underground parking at \$35 per day for employees, hotel guests and restaurant customers. I would guess that people who wish to avoid paying for parking will park on Harvard Street. I would recommend that residential parking only be required.

As a resident, I have the following concerns. Prior to beginning construction, it is my hope that the company will inspect all of our houses on the street to determine original condition. On the east side of the street, they were constructed in 1920. The foundations are brick and terra cotta tile. The original walls were plaster but some have been replaced or covered with plaster board. The house adjacent to the alley across the street and closest to the construction site is also almost 100 years old. The requirement to return the properties to their original condition must be mandated. In my opinion, this large project should not be approved due to the fragility of the structures on this street. Of course, we know something will be built in this space but this large project reminds me of trying to force Cinderella's stepsister's foot into her shoe. It does not fit!

In addition, there are underground streams in this area. The Hilton Hotel encountered this problem and it is said that it is constructed like a ship. The Hampton Inn across the street also had water problems during construction. I remember seeing water rushing onto King Street at that time. I am sure engineers on this project are aware of this and will make every effort to keep water out of our basements. If something like this would happen, they must be held accountable.

The Metro station has been surrounded by hotels. We have three in one block of Harvard Street. This hotel lacks charm. The Lorient Hotel has beautiful architecture which fits well in Alexandria. The Hilton did a pretty good job of blending into the area for a hotel of that size. Does Alexandria have a plan for this end of town? In last Sunday's Washington Post, there were ads for four story elevator town houses in Leesburg and Harbor Place which would be perfect for this area. Of course, zoning would need to be changed. Perhaps, these houses could be connected to the proposed condominium across the street. We need a plan !! This hotel can find another location in our city. The residential streets to the south of King Street need protection from inappropriate commercial buildings. Let's protect the historic atmosphere which makes Alexandria so special.

In addition, Harvard Street if being asked to solve the traffic pattern for the hotel. The proposal is to make Harvard two way up to the alley for their delivery trucks and valet parking vehicles. They want to remove three grown trees which our neighborhood association purchased and planted years ago. They propose to widen the street there and remove parking spaces on one side of the street. The question is what kind of



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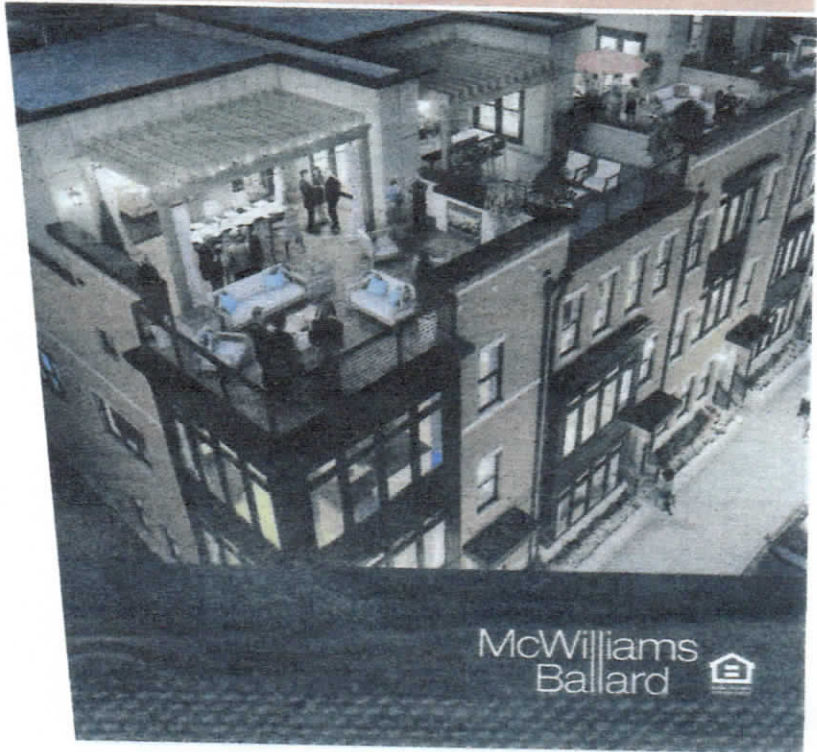
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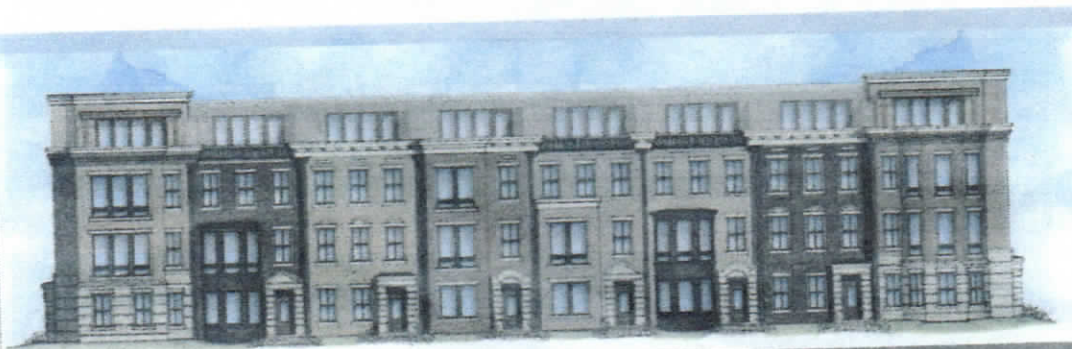
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HOUSING CONTRACT JUST AWARDED

L. M. Johnston to Build For
Alex. Real Estate and
Investment Corp.

WILL START AT ONCE

Will be Erected on Baggett Tract—
Some of Houses Will be Completed
in Ninety Days—All to be Modern

An arrangement will be completed within the next day or two between the Alexandria Real Estate and Mortgage Corporation and Mr. L. Morgan Johnston which will result in Mr. Johnston building the first unit of houses under the program which is now being worked out by this Company in its effort to help solve the housing problem in Alexandria.

Mr. Johnston is now carrying on a large building operation in Rosemont where he has under construction thirty modern homes. The officials of the Alexandria Real Estate and Mortgage Corporation feel that the present deal will make a very satisfactory start towards solving the housing problem for those new citizens who are coming to Alexandria to work for the Naval Torpedo Station, now beginning operations here, as particular attention has been given this question in the present transaction.

The houses will be of the modern daylight saving character, six room bath and cellar, of brick and hollow tile construction, and attractive in appearance.

They will be erected on what is known as the "Baggett Tract" just west of where the car line turns from Cameron street into King. The first unit will build up the entire block of the east side of Harvard street from King to Cameron streets, and the block on King street from where the car line turns into King street to Harvard street. Mr. Johnston stated today that his plans and specifications are ready and the first material ordered and he expects to begin excavating the cellars during the present week. He estimates that some of the houses will be completed within ninety days. The houses will be offered for sale as soon as construction work is under way so that the cost can be determined, but it is intended that employees of the torpedo plant who desire to purchase homes