

Kim Dobbin

From: Ann Horowitz
Sent: Friday, June 02, 2017 4:29 PM
To: Kim Dobbin; Kristen Walentisch
Subject: FW: 170530- 105/107 Uhler.docx
Attachments: 170530-Uhler.docx

Please include this in the PC commission materials for Tuesday.

From: nicole [<mailto:cocobasso@comcast.net>]
Sent: Thursday, June 01, 2017 2:23 PM
To: Ann Horowitz
Subject: Fwd: 170530- 105/107 Uhler.docx

Dear Ms Horowitz,
Attached letter from Mr Jordan Taylor our next neighbor
112 W Mount Ida Ave.
Much appreciated.
Nicole Basso

Sent from my iPhone

From: Taylor, Jordan [<mailto:jntaylor@leoadaly.com>]
Sent: Wednesday, May 31, 2017 8:51 AM
To: Tony Cully-Foster (tcf@worldaffairsdc.org)
Cc: Ann Taylor - United TechnologiesAerospace Systems (ast229@comcast.net)
Subject: 170530-Uhler.docx

Tony
Attached are what I would see as reasonable concerns regarding the property. The plans provided a lot of focus on the height issues, and this has probably been addressed with the city planning commission in detail, so I did not go into it.
Please confirm your receipt and let me know if you have any questions.

CONFIDENTIALITY AND PRIVILEGE NOTICE: This email communication, including any and all attachments, (collectively, this "Communication"), is intended solely for the person(s) to whom it is addressed. This Communication may contain information that is privileged, confidential and/or proprietary. Any unauthorized use, disclosure or copying of this Communication is strictly prohibited. If you have received this Communication in error, please contact the sender immediately and destroy any and all copies of this Communication.

May 30, 2017

To whom it may concern,

Thank you for providing the plans and documents for you proposed addition. It certainly looks ambitious. Upon reviewing the information we have some questions and clarifications regarding the development of the property.

1. Since the site is limited in height, it appears that the footprint of the house has been enlarged substantially from the previous design. As a result there will be more impervious roof area, increasing storm water runoff. In addition the patio area construction is not noted, and this will also increase impervious area, if it is a hard paving material. It is unclear how this additional runoff will be handled. Ideally it would be taken to the street, but the topography of the lot would indicate it would be channeled to properties adjacent to and below your property to the north and east.
2. The increased footprint of the house show regrading of the lot which will change some of the directional flow of storm water runoff. Some of this regarding appears to push more water to the property at 112 W. Mount Ida. How will this additional runoff be handled? Will a storage/retention/sedimentation element be utilized?
3. Since regrading will alter the ground and plant cover, what will be installed? We have had several issues with noxious plants and several trees from the property were removed. We wish to avoid the issues over the past 2 years. The landscape plan did not seem fully developed. Appropriate screening did not seem to be provided to the adjacent homes, or ground coverage provided that would limit sedimentation and ease slope maintenance issues. Size and caliper of replacement trees would also be desirable.
4. Some improvement of the invasive plant issues could be provided. Removal of the bamboo with the heavy equipment that will be on site would be seen as a benefit. There is a note indicating Bamboo (TBR) Our assumption is that this means "To Be Removed" Identification of replacement plant material would be desirable. Are the existing trees in the area to be protected during this process?
5. How will erosion control measures deal with the storm runoff during construction? Since the site disturbance will be significant, we wish to avoid having excess soils dumped on the adjacent property due to water runoff.
6. Is there an anticipated schedule for construction based on a tentative approval being granted? Impacts to the neighbors can thus be better anticipated impacts and expectations set.
7. Since the site is on a hill, will any rock excavation be required for the house basement? Will any blasting be required?
8. Sheet 1 of 7 indicates a small x through all the trees numbered 1-6 and 11. Are these to be removed or are they indicating trees on the property to remain?
9. Sheet 2 of 7 indicates the setback lines of the property. The side Parallel to Sycamore St. indicates what appears to be a 25 foot setback, but it is not labeled. The current 2 story house does not conform to this setback and is shown as 15.2 feet back from the Property line. It appears the intention is to allow the North 2 story addition to also be nonconforming. Is this correct?

10. On sheet 1 there is a note indicating “ Ex. 100’ Vision Clearance Line” Can this be explained? It is unclear what this represents.
11. The existing wire fence along Sycamore and the East Property line is indicated in the survey. Portions along the north PL may also be considered for replacement. Is it the intent for this to remain? Much of it will likely be damaged or removed during construction to provide site access. We would encourage discussion with the neighbors on any new fencing to discuss its look, height, and function.
12. Please explain the retaining wall structure shown on sheet 6 of 7 on the Sycamore elevation. The window well is illustrated and consistent with the site plan, however further north the retaining wall shown in elevation is not indicated on the site plan. It appears to provide a substantial drop of over 4 feet and then the grade levels out. We are not sure the grading is accurately represented. A similar issue is shown on the right elevation where a single retaining wall is shown, and the retaining wall structure is terraced, with 3 levels. This terraced retaining structure would need to die into a retaining wall running N/S to create the flat patio shown.

Thank you for your attention to these issues. Our chief concern has to do with storm water runoff. I hope our input provides some direction on addressing our concerns.

Kim Dobbin

From: Ann Horowitz
Sent: Tuesday, June 06, 2017 9:29 AM
To: Kristen Walentisch; Kim Dobbin
Cc: Alex Dambach; Karl Moritz
Subject: Fwd: Special Use Permit (SUP) 2017 -0028 105/107 Uhler Terrace - Alexandria

Also for distribution to the PC.

Begin forwarded message:

From: nicole <cocobasso@comcast.net>
Date: June 6, 2017 at 9:25:17 AM EDT
To: Ann Horowitz <ann.horowitz@alexandriava.gov>
Subject: Fwd: Special Use Permit (SUP) 2017 -0028 105/107 Uhler Terrace - Alexandria

Ann,
Thank you
Nicole & Tony

Sent from my iPhone

Begin forwarded message:

From: "Tony Culley-Foster" <tcf@worldaffairsdc.org>
Date: June 5, 2017 at 7:24:10 PM EDT
To: <cocobasso@comcast.net>
Cc: "Taylor, Jordan" <jntaylor@leoadaly.com>, "Reuter, Gayle" <Greuter@mwe.com>
Subject: Special Use Permit (SUP) 2017 -0028 105/107 Uhler Terrace - Alexandria

On May 9 the Del Ray Citizens Association (DRCA) held a community meeting on the SUP 2017-0028 on 105/107 Uhler Terrace & on May 16 recommended "Denial of the SUP, as designed, because of the height & mass of the proposed property & the impact of the rear on the properties facing the neighbors." (On West Mount Ida Avenue) See attached letter.

Since the DRCA communication to the Planning & Zoning Board the architect for the petitioners has filed an amended design plan. It does nothing to address the concerns raised by the DRCA & community representatives who are strongly opposed to the granting of a SUP for the proposed construction of a 8,559 gross square foot Mac Mansion on a dominant sloping site in a neighborhood where the majority of homes are 2000/2500 square feet.

The City of Alexandria Zoning Department has stated that "Alternate design options are possible". They gave examples of the same; & then added a post script regarding design incompatibility – Without any consultation with community representatives

who support a design that will blend with the existing residences in a long established neighborhood.

On June 6 we ask that the City of Alexandria, architects & staff address the inconsistencies between the design plan reviewed on May 9 at the DRCA public meeting & the General Data Sup 2017 – 0028 recently filed on line for public review at tomorrow's meeting. Some of these issues & concerns include:

- Major increased potential for flooding of homes # 112,110 & 104 W. Mount Ida Avenue due to a massive home being constructed on a sloping site on impervious soil with only a nominal retaining wall proposed for run off control . RECOMMENDATION – Additional construction of a large well/storage tank & pumping station to ensure ground water is controlled & transferred out to the wastewater line on West Mount Ida Avenue.
- Construction of a large two story garage with a sloping access from Sycamore street with three additional gravel parking spaces on the 105/107 lot will also result in additional water run off to W. Mount Ida Avenue.
- Landscaping to the rear of the proposed home in impervious soil in the vicinity of a 8559 square foot home will be exceedingly difficult. Due to the property owners unannounced prior removal of 22 mature trees & bushes from the rear of the lot in 2013 & virtual abandonment of the home & garden areas for almost 4 years an appropriate landscaping plan with a guaranteed completion timeline should be a requirement for City approval of any redesigned property on the combined 105/107 lots. In addition a 58 foot stand of uncontrolled invasive bamboo that has encroached onto the W.Mt. Ida Ave homes to the rear of the property needs to be immediately killed at its root system & removed; plus a fish pond that has been neglected for 4 years is a health hazard, toxic & a breeding ground for mosquitos & should be drained & filled in, immediately.

The DRCA REQUEST for the City of Alexandria to deny the SUP 2017 – for 105/107 Uhler Terrace is supported by a large number of residents in the vicinity of Uhler Terrace, Sycamore Street & W. Mount Ida Avenue & there are growing local concerns concerning how this entire planning & zoning process has been handled by the City of Alexandria with such limited consultation with the community owners; or communication to neighbors by the property owners.



SCF2017-0028
Additional Materials
6/6/17





SCI 2017-0028
Additional Materials
6/6/17





Kim Dobbin

From: Ann Horowitz
Sent: Tuesday, June 06, 2017 11:36 AM
To: Kristen Walentisch; Kim Dobbin
Cc: Alex Dambach
Subject: FW: Current picture 105/107 UHLER TERRACE

Follow Up Flag: Follow up
Flag Status: Flagged

Additional info for Planning Commission:

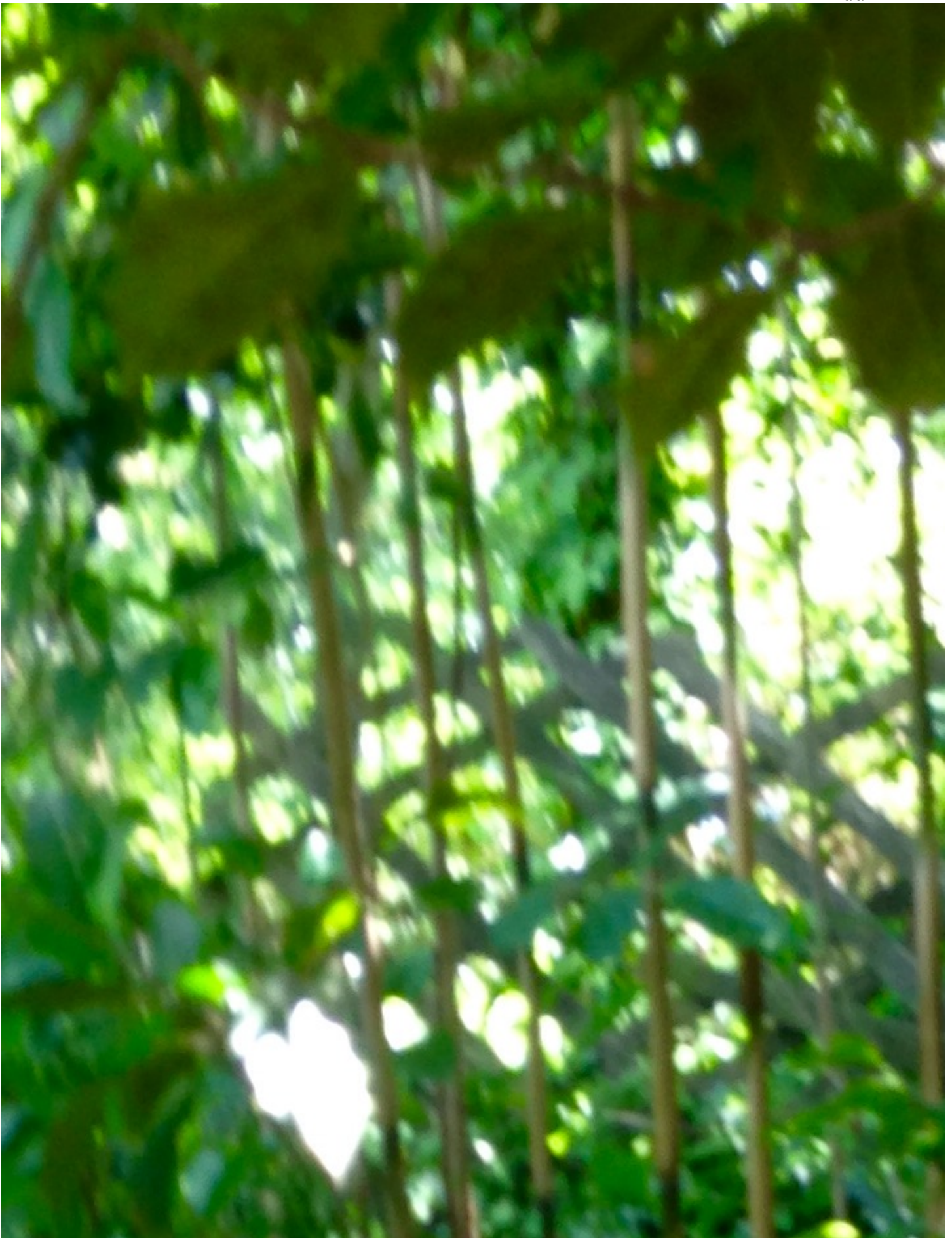
From: nicole [<mailto:cocobasso@comcast.net>]
Sent: Tuesday, June 06, 2017 9:43 AM
To: Ann Horowitz
Subject: Current picture 105/107 UHLER TERRACE

Ann,
Bamboo behind my studio are
growing back as usually.
Thank you
Nicole & Tony











DATE: June 6, 2017
FROM: Anna Jaeger
TO: Jordan Taylor, Ann Taylor, Tony Culley-Foster & Nicole Basso

Good afternoon Jordan, Ann, Tony and Nicole. Ann Horowitz forwarded me the emails (listed at the end of this memo) recently (2 late Friday 6/2 and one this morning). I thought it would be best to respond to all of you at once as many of your concerns overlap.

LANDSCAPE

When we purchased the property, we expected that we'd come up with a design and be able to get started building the house. We never anticipated that we couldn't even build a 2 story addition on to the existing 2 story house. Today we find ourselves on our 4th house design and 2nd landscape design. I'm sure you can appreciate how much wasted money has been spent getting to this point. Since the Del Ray Land Use meeting, the Planning & Zoning staff has asked for things that required my architect, civil engineer and landscape architect to work weekends and while on vacation. At some point I had to reign in the costs and decide that some things will have to be TBD. The detailed landscape plan and detailed grading plans will come after we have the City's approval to move forward.

The landscape design shows the general intent of our plans. While was necessary to remove the trees in preparation for the house expansion, grading and landscaping, we plan to replace them with screening along the fence lines, and attractive trees, shrubs, groundcover and lawn. Our vision for the property is a beautiful house and yard. We want to have privacy as much as you, we want a lush lawn, and we want colorful flowers.

Jordan, I understand that English Ivy is a concern to you. There is more on the property than we even want! During construction and landscaping, a lot will be removed and we will make a point to minimize/remove it along our shared property line. Nicole, you've come over to discuss the bamboo with me often. Again, we don't want bamboo in our finished yard. During construction, we will remove what we can and minimize the rest. The ideal way to remove bamboo is to dig down to remove the rhizomes, but as it's growing around a few mature trees, that won't be possible without damaging the trees that we are committed to keeping. Continually mowing over it can work too as eventually the rhizome run out of energy and rot. As soon as we get a green light to move forward with permits and construction, we'll start to address this. If it's overhanging on your shed again, please email and let me know. We will cut it down as we did last year as soon as you asked. The pond will also be removed during construction. For the past year, I have been treating it monthly with "Mosquito Dunks", per the suggestion of the Alexandria Health Department. This is a larvicide that is recommended for ponds, flower pots, birdbaths. As mosquitos will lay eggs in standing water, I have also made sure that there are no containers or tarps on the property as even a container as small as a bottle cap can be a breeding ground for them.

Trees number 1-6 and 11 are to remain.

STORM WATER RUNOFF

Currently the storm water runoff is daylighted to the yard, so every drop of water coming off the roof rolls to the back yard. The proposed house will capture the rainwater and direct it to the storm water drains. In their Staff Report, the Planning & Zoning staff recommended that driveway surfaces be permeable. We are definitely open to hearing suggestions for minimizing runoff.

We don't anticipate that a storage/retention/sedimentation system will be necessary. However, we will surely discuss this with our civil engineer and the City when we finalize the grading plan. During construction, we will follow what the City requires us to do to manage soil erosion. This will entail a silt fence and hay bales.

We are sensitive to the water runoff concerns of our neighbors behind us. All of the water landing on the existing house is running to the yard. Our proposed house will capture all of the water that hits the roof and the end result will be less water channeled to our neighbors behind us on Mt. Ida.

CONSTRUCTION

We do not anticipate that we will require blasting to remove rock.

While we have a short list, we have not decided who the builder will be. As soon as the SUP hearings are completed, we will move forward with that decision and will have a construction schedule that we can share with the neighbors.

SETBACKS/FAR

The required setback on Sycamore Street is 9.5'. When applying that number to the house, you measure from the part of the house closest to the street. For our house, that's the front left corner by the chimney. That measurement is 15.2'. The addition is set back even further at 17.8'. The required setback for the front of the house is 22' and our existing house is set back 23.5'.

I think the Planning & Zoning staff can best answer your question about "On sheet 1 there is a note indicating " Ex. 100' Vision Clearance Line" Can this be explained? It is unclear what this represents." I asked our architect and he understands it to be a required vision cone with unobstructed views at intersections. It appears as if the 100' distance is taken from the center of the intersection. The existing house does not meet this requirement.

The City allows a 35% Floor Area Ratio for zone R-8. Following this calculation, the maximum permitted FAR is 4,829. The FAR of our proposed house is lower than this at 4,319. We have used design and will use landscaping to minimize this. The end result will be a much nicer house and garden than what exists now.

ADDITIONAL DOCUMENTS REQUESTED

As I mentioned, I received 2 of these emails late in the afternoon on Friday 6/2 and another just this morning. We didn't have time to specifically address the following requests. I've tried to answer these in the narrative above and/or point you to the page in the Staff Report that shows this information.

- A site plan, to scale, showing the footprint of the new home on the site, and indicating drives and access points, fencing, patios, and other site development features. **(Please see page 44 for this information).**
- A satellite aerial, which can be pulled off Google maps, with the outline of the new structure overlaid on it, to include the full properties of each adjacent landowner. **(I personally don't know how to do this and I wasn't able to get on the architect or civil engineer's schedule on such short notice.)**
- Elevations of each street side of the building to scale (2) and of the rear of the home. On this document, we would like to see an overlay of the current building outline of each elevation, so as to best understand the changes proposed. **(Page 6 has the front and side elevations, but not the rear. Below is a quick elevation that I pulled from page 38 and outlined the new part).**



- A topographic plan, showing the grading changes proposed, so we can assess water runoff issues. Indicate any retaining structures. (See page 5)

We are open to suggestions and will work to make the construction process run as smoothly as possible.

EMAILS

FROM JORDAN & ANN

To whom it may concern,

Thank you for providing the plans and documents for you proposed addition. It certainly looks ambitious. Upon reviewing the information we have some questions and clarifications regarding the development of the property.

1. Since the site is limited in height, it appears that the footprint of the house has been enlarged substantially from the previous design. As a result there will be more impervious roof area, increasing storm water runoff. In addition the patio area construction is not noted, and this will also increase impervious area, if it is a hard paving material. It is unclear how this additional runoff will be handled. Ideally it would be taken to the street, but the topography of the lot would indicate it would be channeled to properties adjacent to and below your property to the north and east.
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Thank you for your attention to these issues. Our chief concern has to do with storm water runoff. I hope our input provides some direction on addressing our concerns.

FROM TONY & NICOLE

Dear Ann and Charles,

We are encouraged that you have reached out to the neighborhood regarding your plans for the 107 Uhler Terrace parcels. In order to fully understand the development of the site and be able to provide relevant comments, we would encourage the following items be presented in addition to the information in the package provided.

1. A site plan, to scale, showing the footprint of the new home on the site, and indicating drives and access points, fencing, patios, and other site development features.
2. A satellite aerial, which can be pulled off Google maps, with the outline of the new structure overlaid on it, to include the full properties of each adjacent landowner.
3. A landscaping plan, including a firm commitment to execute what is documented.
4. Elevations of each street side of the building to scale (2) and of the rear of the home. On this document, we would like to see an overlay of the current building outline of each elevation, so as to best understand the changes proposed.
5. A topographic plan, showing the grading changes proposed, so we can assess water runoff issues. Indicate any retaining structures.
6. A narrative of how storm water runoff will be accommodated to minimize impacts to downhill property owners.

Thank you for your attention to these issues. We look forward to receiving the information.

FROM NICOLE

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