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**WALSH COLUCCI
LUBELEY & WALSH PC**

October 2, 2017

Via Email Only

Mary Lyman, Chair
Planning Commission
City of Alexandria
301 King Street, Room 2100
Alexandria, VA 22314

**Re: Docket Item #11 – 2551 Main Line Boulevard
Potomac Yard Landbay H/I East Multifamily
Master Plan Amendment #2017-0004
Text Amendment #2017-0006
CDD Concept Plan #2017-0001
Development Special Use Permit #2016-0022 (collectively, the “Application”)
Potomac Yard Development, LLC (the “Applicant”)**

Dear Madam Chair and Members of the Planning Commission:

On behalf of the Applicant, I am writing to request the following revisions to the recommended conditions.

At recent community meetings held by the Applicant, nearby residents indicated a strong preference for the bundling of parking spaces with the proposed residential dwelling units to minimize the likelihood of resident overflow parking on nearby streets. Accordingly, the Applicant proposes to strike recommended Condition #28 in its entirety, and replace it with the proposed language below:

~~28. All residential parking shall be unbundled (i.e., the cost to purchase or lease a parking space is separate from the cost to purchase or lease the residential unit), except for the affordable housing units. (T&ES)~~

28. One (1) parking space shall be reserved as a limited common element for each condominium unit and sold to the purchaser of said unit. The remaining parking spaces may be unbundled from the sale of the units, and purchased or leased separately by the residents if desired. (T&ES)

In addition, based on feedback from the community, the Applicant has revised the architecture to include a sixth floor step back on the southern wings of the proposed buildings. The proposed step back is depicted in the enclosed Exhibit A, dated September 20, 2017 consisting of five (5) pages. As shown in the exhibit, the proposed step back will reduce the

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building height on the southern wings of the proposed buildings and create a more gradual transition between the proposed buildings and the existing townhomes to the south. This revision also results in a reduction of one (1) dwelling unit from each building. In order to incorporate this revision, the Applicant proposes to modify recommended Condition #10 as follows:

10. The building design, including the quality of materials and final detailing, shall be consistent with the elevations dated July 10, 2017, as amended by Exhibit A, dated September 20, 2017 consisting of five (5) pages, and all approved conditions. (P&Z)

If you have any questions, please do not hesitate to contact me. Thank you for your consideration.

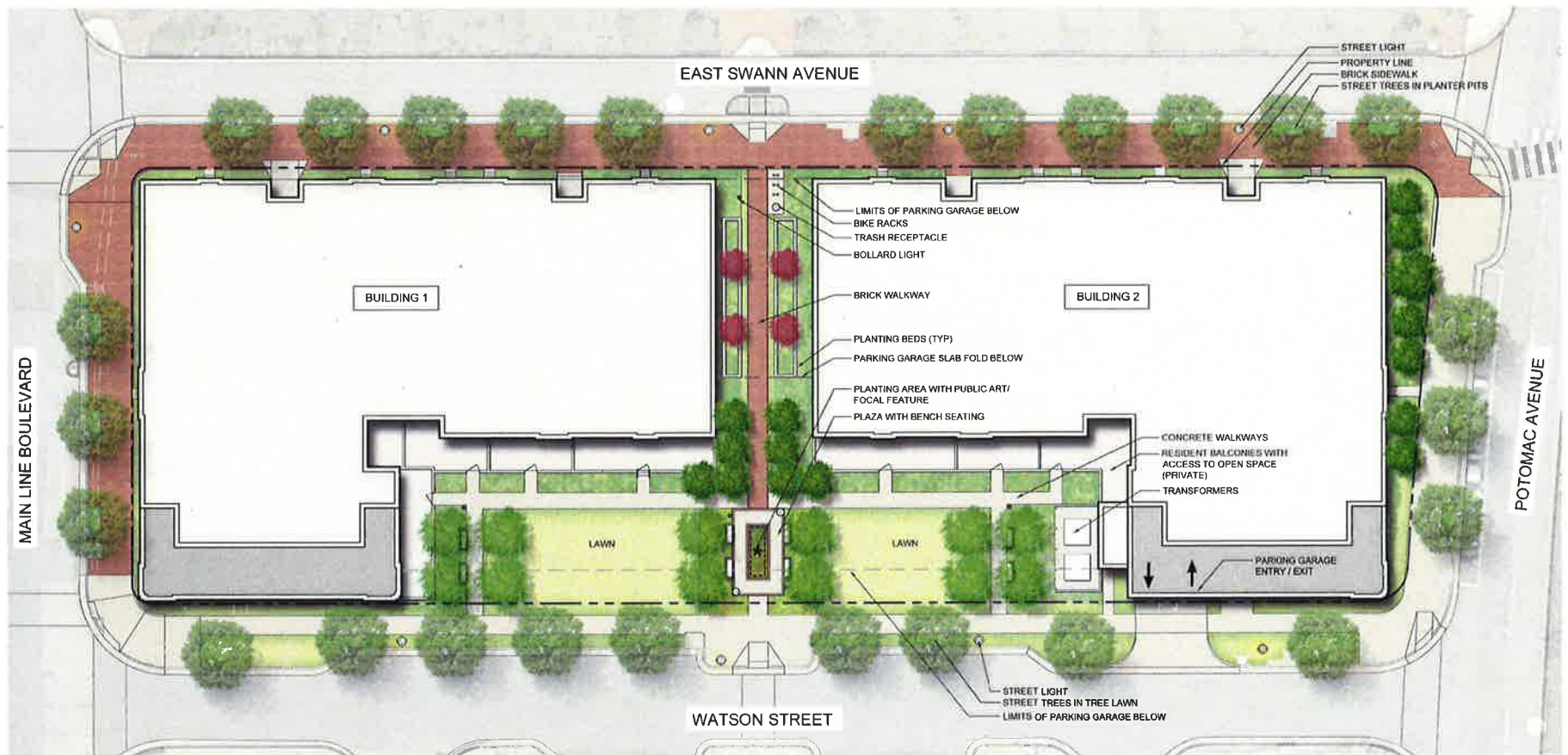
WALSH, COLUCCI, LUBELEY & WALSH, P.C.

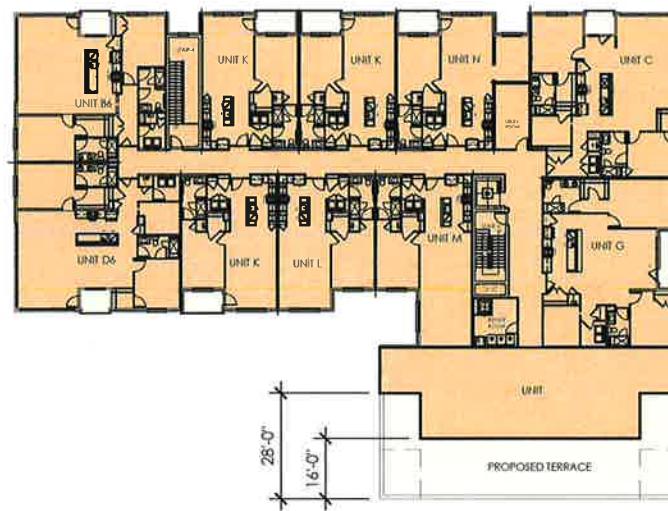
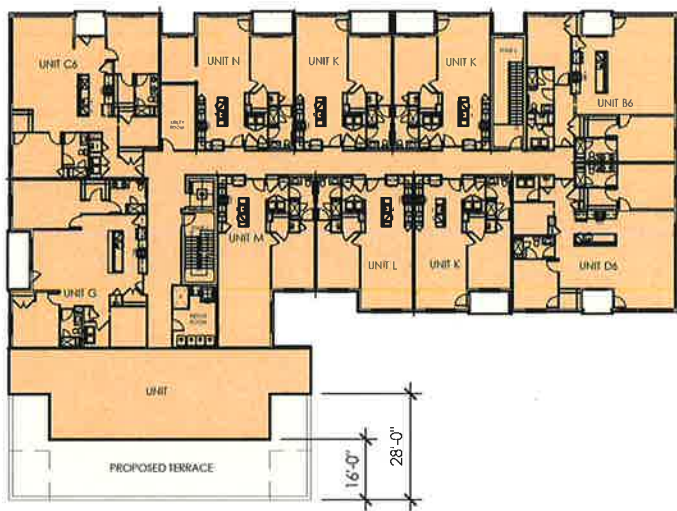


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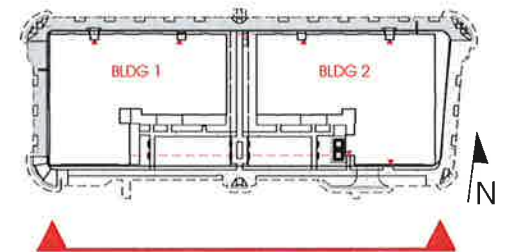
Enclosure

cc: Karl Moritz
Rob Kerns
Dirk Geratz
Nathan Randall
Stephen Collins

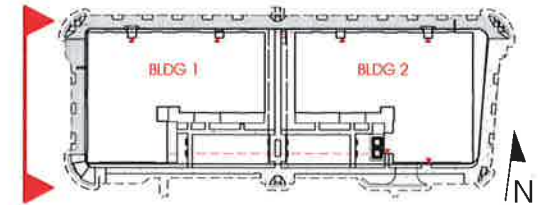


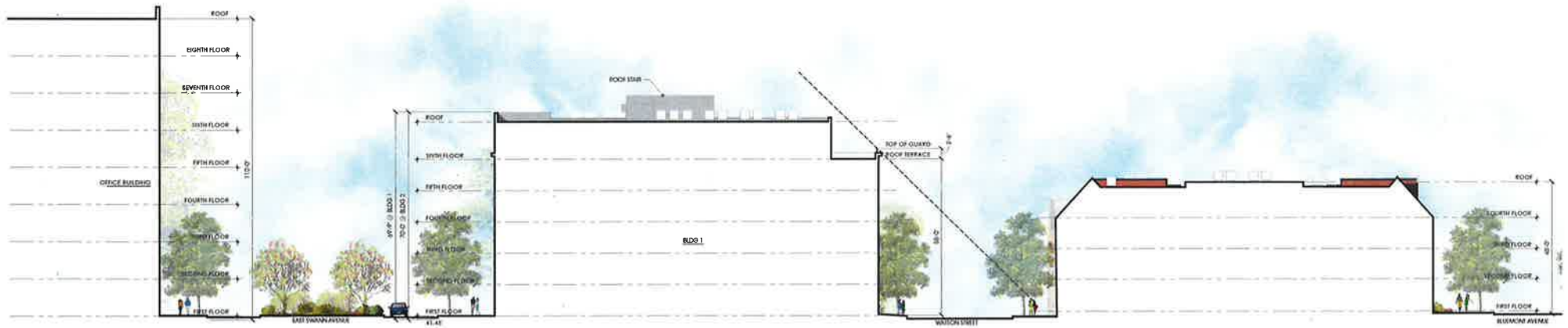
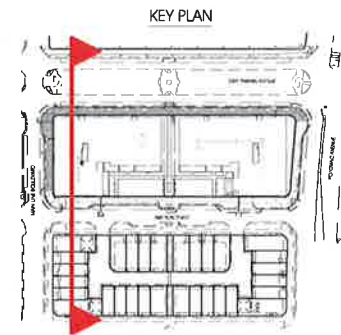


KEY PLAN



KEY PLAN





To: joannebump@comcast.net
Subject: RE: Call.Click.Connect. #130640: Planning Commission Inquiries, Dockets at 2501 MAIN LINE BLVD RE: Proposed Application in Potomac Yard

From: Joanne Bump via Call.Click.Connect. [mailto:CallClickConnect@alexandriava.gov]
Sent: Monday, October 02, 2017 7:51 PM
To: CCC PZ PlanComm
Subject: Call.Click.Connect. #130640: Planning Commission Inquiries, Dockets at 2501 MAIN LINE BLVD RE: Proposed Application in Potomac Yard

Request Details:

This is a "private" request. Information should only be provided to the original customer.

- Name: Joanne Bump
- Approximate Address: 2501 MAIN LINE BLVD (See [map below](#))
- Phone Number: 571-444-7760
- Email: joannebump@comcast.net
- Service Type: Planning Commission Inquiries, Dockets
- Request Description: RE: Proposed Application in Potomac Yard at Main Line Boulevard and Swann Avenue

To the Members of the Planning Commission:

I am writing to request that your Commission oppose the proposed application in Potomac Yard at Main Line Boulevard and Swann Avenue, which is scheduled for public hearing on October 3, 2017. The proposed application requests modifications from a Master Plan that was presented to, and relied upon by, homeowners before they purchased in Potomac Yard, and that will harm the Potomac Yard community and the City of Alexandria in many ways.

Approving the proposed application will ignore the due process and civic engagement that is a core principle of development in Alexandria. This is a dangerous precedent to set.

The modifications under the proposed application provide more density, but without benefits. Homeowners in Potomac Yard had long been informed of the Master Plan: to build 36 multi-family units at a maximum height of 55 feet on the site at issue. The developer, Pulte, is now proposing two 70-foot tall buildings containing 142 condominiums, and a parking garage. 70 feet is 15 feet taller than any other building currently in or designated for Potomac Yard. These 70-foot buildings would be directly across the street from 40-foot townhomes. 70-foot buildings containing 142 condominium units is a significant and material difference from the 55-foot high 36-unit structure these townhome owners thought would be across the street from their homes. 55 feet is the maximum height currently approved for the landbay.

Homeowners in Potomac Yard are not opposed to density. We live in a new section of Alexandria that is more dense than others and that offers the corresponding benefits of an urban lifestyle, including walkability, access to public transportation, shopping, restaurants, and a sense of community. However, density does not automatically provide benefits; density has to be well-planned and well-thought out in order to provide benefits. The modifications described above increase density by nearly 400% above what was planned, without any corresponding benefits.

In fact, approving the proposal will set a precedent in Alexandria that stakeholder input is not valued, that developers can bait new homeowners with one plan and switch plans once they have purchased homes, and that developers' and corporations' representations are valued more than residents'. Pulte claims that the Potomac Yard HOA heard the proposal and supports it. The HOA has three seats, and two seats are held by Pulte employees who do not live in Potomac Yard. The HOA meetings are held during the work day at the Pulte offices in Fairfax, which is 46 minutes from the Potomac Yard community. Most of the neighbors had no idea about the

proposal until the City of Alexandria posted the required notification on the property about the requested changes.

Moreover, the City failed to update the website for the Potomac Yard Design Advisory Committee from March 2, 2016 until September 12, 2017. During this time the Committee had two meetings, including a discussion of this project. The community had no way of knowing that this project was being discussed, and the City was negligent in keeping the public informed of the actions of this committee. These actions display a wanton disregard for transparency, which is essential in the local government planning process.

Potomac Yard residents have actively engaged Pulte and City Staff to ensure we fully understood the proposal and the impact upon our neighborhood. If approved, we strongly believe this project would negatively impact our quality of life through increased traffic and congestion on neighborhood streets (including by existing homes and an already heavily used City park), and the corresponding safety issues, without the City and the residents of Alexandria receiving any benefits from this increased density.

The City has overseen the successful development of Potomac Yard through the creation and implementation of a thoughtful Master Plan that included significant resident input. To deviate from this Master Plan at such a late date would divert from the Alexandria way of civic engagement. If passed, it will not only harm Potomac Yard, but will be used as justification for future development throughout the city of increasing density without providing any benefits back to the community.

I know that you are dedicated to building a strong Alexandria. Denying this proposal will ensure that all stakeholders can work together on addressing growth in a proper way.

Sincerely,

Joanne M. Bump
610 E. Glendale Avenue
Unit 101
Alexandria, VA 22301