

October 2, 2017

Alexandria Planning and Zoning Commission
Alexandria City Hall
301 King Street
Alexandria, VA 22314

RE: October 3, 2017 Planning and Zoning Commission Meeting
Docket Item #6
Special Use Permit #2017-0090

Dear Planning and Zoning Commission Members,

I write to strongly oppose the granting of SUP 2017-0090. It will impose an utterly unnecessary parking burden upon the surrounding residential properties.

1. The creation of the parking shortfall is 100% the creation of the property owner and the lack of parking does not create an external burden on the owner's property. Adequate parking in compliance with the existing SUP #96-0190 and DSUP #2013-0002 existed until the owner unilaterally decided to sell a parking lot at 623-625 North Columbus Street. The surrounding residential property owners should not be asked to bear a burden due to the foreseeable results of the owner's actions.
2. The proposed location of 898 North Washington Street is a dirt lot. The first paragraph on page 6 of the Agenda Item states that the proposed lot is zoned CDX/Commercial Downtown (Old Town North). That zone does NOT allow parking lots. In addition, the lot is within the Braddock Road Metro Station Small Area Plan and is designated for residential use. This proposed use does NOT "substantially conform" to the master plan of the city. There is no reason offered in the report why a non-complying use should be allowed or expanded. No justification is offered for why multiple surrounding property owners will have a parking burden imposed on them due to a single owner.
3. The Staff Analysis section on page 6 of the item asserts that the "...lot would be a convenient, two-block walk to and from the day care facility." This is factually incorrect as parkers enter and exit the lot from the Montgomery Street between North Washington Street and North Columbus Street. The actual walking distance from the proposed parking spots to the daycare center is over 1,000 feet over 4 blocks (700 block of Montgomery, 800 N Washington, 700 N Washington, and 600 N Washington St). Parkers CANNOT walk to the daycare center in two blocks.
4. This lot is garbage strewn, unpaved, unstriped, unsigned, unlit, and hidden from general view behind 708 Montgomery St and brush. It is a totally unsafe and unfit proposal for employees and customers of a daycare center which include very young children. There is no indication within the documentation that any improvement work is required to provide for a safe parking lot. No individual will choose to utilize such a facility when safer, paved, on-street parking is easily available within closer proximity to the business.

5. This lot is now proposed to provide parking for at least three uses: 1) to fulfill a SUP at 618-622 North Washington Street, 2) for church services at 708 Montgomery Street, and 3) to fulfill a DSUP for 700 North Washington Street. It is not possible in any way, shape or form for this lot to reasonably fulfill safe, convenient or practical parking requirements for all three uses. In addition, there may be additional uses of the property that are not disclosed as this property owner has demonstrated a willingness to avoid disclosure and fulfillment of DSUP and SUP processes and terms.

It is completely unrealistic to expect employees or customers to utilize this lot due to the safety concerns and distance from the daycare center, especially during inclement weather. Employees and customers will opt to park on North Washington St, North Columbus Street and Wythe Street (which currently has no time restrictions) placing a burden on all the surrounding property owners.

I sincerely ask that the Commission members employ a minimum level of common sense and a more substantive duty to faithfully protect the City's zoning and master planning process by rejecting this request for a special use permit.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Walter T. Marlowe', with a long horizontal flourish extending to the right.

Walter T. Marlowe
619 N Columbus St
Alexandria, VA 22314

Speaking Points:
Thank you for the opportunity to speak.

First off, GBELC was **(1) never notified of the parking lot going for sale (2) never notified of the approval of the sale**. Had GBELC been notified, they could have at the very least made an attempt to purchase the lot for the benefit and safety of their patrons.

The current lot served a two-fold purpose:

- (1) The by-law required amount of parking for staff – 10 parking spaces and
- (2) Parents used the lot for pick-up and drop-off of their children.

In addition, the proximity of the currently sold lot provides:

- (1) Safety for parents, children, and staff to not have to cross any streets
- (2) Lowers congestion and competition for residential street parking
- (3) The recently approved pick-up loading zones on Wythe do not provide adequate number of spots for parents
- (4) Weather-related safety/hazard issues picking up and dropping off children at the daycare

Solution: Allow GBELC negotiate use of the Church lot across the street. If you already allowing SUP for a lot that is more than 500 ft (by City of Alexandria's regulation) from GBELC why not allow SUP for use of the Church parking lot (if allowed by the church) for pick up, drop off and employee parking?

Other Considerations:

I know that the loading zones for drop off and pick up have already been approved

- a. Two parking spaces on Wythe for pick-up
- b. Two parking spaces on N. Washington for drop-off

This is not a solution since it impacts current residents and future residence (new townhouse/condos on Wythe and N Washington). Why force competition for parking from local residents, employees and families at GBELC when people are headed home from work to park at the same time infants and toddlers are getting picked up. (1) Parents will keep looping the block or (2) wait on Wythe, Madison and N Columbus for an open spot creating back up for local traffic.

Grace Tomerlin



This petition has collected
9 signatures
using the online tools at [iPetitions.com](https://www.ipetitions.com)

Printed on 2017-10-03

GBELC Parking for Families and Employees

About this petition

To Whom It May Concern:

I am writing to appeal against the use of 898 N. Columbus as alternative parking for staff of Great Beginnings Early Learning Center (GBELC).

First off, GBELC was (1) never notified of the parking lot going for sale or (2) the City of Alexandria approval of the sale. Had GBELC been notified and given the option to buy, they would have taken that route for the benefit and safety of their patrons.

Secondly, the alternative parking does not meet the conditions of the current parking lot usage:

The current lot served a two-fold purpose:

1. The by-law required amount of parking for staff – 10 parking spaces
2. Parents used the lot for pick-up and drop-off of their children.

In addition, the proximity of the current sold lot provides:

1. Safety for parents, children and staff to not have to cross any streets
2. Lowers congestion and competition for residential street parking
3. The approved pick up spaces on Wythe does not provide adequate number of spots for parents nor does it provide adequate off-street parking for staff
4. Weather related safety/hazard issues picking up and dropping off children at the daycare

By law, daycares are required to have parking available 500 feet away or closer (Ordinance 4-1407 Parking (Neighborhood Retail Zone, Alexandria). The new lot does not meet this provision. Hence the SUP alternative solution that is going for board approval Tuesday, October 3, 2017 at 7pm.

However, my issue is that it does not meet the standards of what the current lot provides as detailed above.

1. Planning Commission's Regular Meeting Tuesday, Oct. 3 is for the approval of the alternative parking for staff on 898 N. Columbus
 - a. If no one speaks or does not sign a petition, the alternate parking will be approved and the new owner of the current parking lot can break ground to build the townhomes.
 - b. Plan is to petition against the alternate parking to force the new owner and City of Alexandria to come to the table for alternative opti

The spaces approved recently for pick-up and drop-off are not sufficient; It does not provide the same use, safety standards, and convenience detailed above.

- Two parking spaces on Wythe for pick-up
- Two parking spaces on N. Washington for drop-off

Signatures

1. Name: Grace Tomerlin on 2017-09-29 17:59:17
Comments:

2. Name: Martin Zager on 2017-10-02 10:35:51
Comments:

3. Name: Mae Klinger on 2017-10-02 16:41:06
Comments:

4. Name: Jennifer Van Meter on 2017-10-02 22:32:18
Comments:

5. Name: Garth Van Meter on 2017-10-02 22:39:45
Comments:

6. Name: Carrie Zager on 2017-10-03 02:24:29
Comments:

7. Name: Shelly Martin on 2017-10-03 10:56:26
Comments: It is vital that we have adequate parking to safely drop off and pickup our children.

8. Name: Laura Duos on 2017-10-03 12:59:38
Comments:

9. Name: Nathan Tomerlin on 2017-10-03 13:09:33
Comments:
