

9
10-14-17

This is a comment about the process resulting in the Planning Commission's Approval of the requested amendments to the Master Plan for 2441 Main Line Boulevard which increases the number of dwelling units and the height of the building.

I am a resident of Alexandria and a member of a group of citizens that support the city's efforts to address and combat climate change. One of our members spoke at the last public hearing.

The Planning Commission's review of the requested amendments to the Main Line Boulevard multi-family development did not consider the impact of these additional units to the city's greenhouse gas emissions targets and per capita energy use.

Alexandria as the first Eco City in Virginia in 2008, adopted the Environment Action Plan in 2009. A guiding principle of this plan pertains to Global Climate Change and Other Emerging Threats which has goals and targets to reduce emissions and per capita energy usage. In addition the Mayor and the City Council has publicly committed to reduce green house gas emissions , energy use and utilizing renewable energy resources.

My request is that the Planning Commission consider the green house gas and energy goals while deciding whether to permit building amendments such as the one before you now.

Thank you



Carolyn N. Lyle

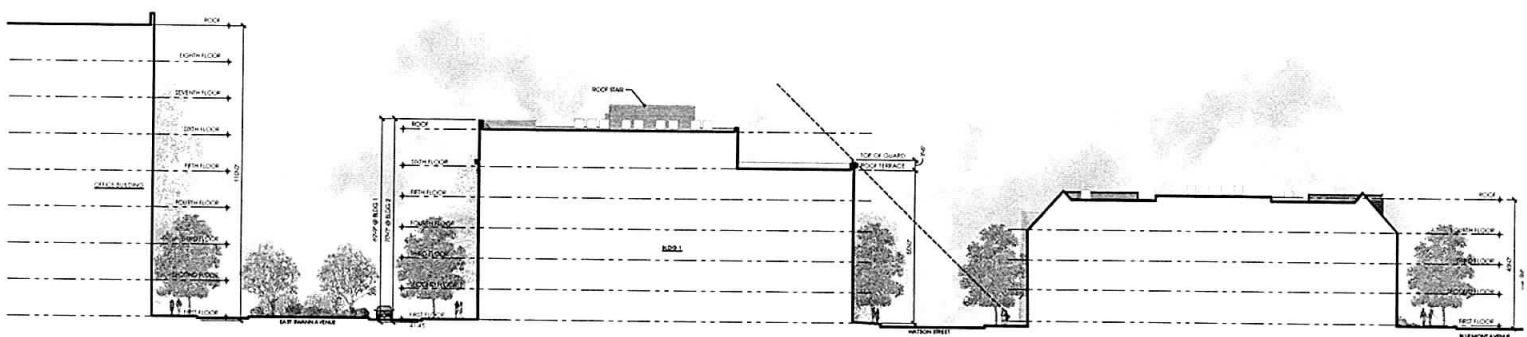
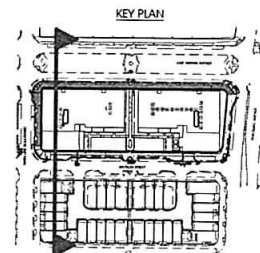
1552 Mt. Eagle Place

Alexandria Va 22302

860-5101918

*Alexandrians For Clean Renewable Energy
and Sierra Club*

October 14, 2017



October 13, 2017
Exhibit A

SITE SECTION
Potomac Yard Landbay H Multifamily
15.032

1/32" = 1'-0"

RUST | ORLING
ARCHITECTURE

From: Jonathan Corley via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Friday, October 06, 2017 3:43 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #130885: Mayor, Vice Mayor, City Council at 2551 MAIN LINE BLVD
Dear Mayor, Vice Mayor, and city council

Dear **Call.Click.Connect.** User

A request was just created using **Call.Click.Connect.** The request ID is 130885.

Request Details:

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

- Name: Jonathan Corley
- Approximate Address: 2551 MAIN LINE BLVD (See [map below](#))
- Phone Number: 2027402528
- Email: jonathan.m.corley@gmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Dear Mayor, Vice Mayor, and city council members,

I am writing because I will not be able to attend the Saturday, October 14, 2017, City Council meeting in which Master Plan Amendment #2017-0004 will be discussed, but I do hope this comment will be included in the record.

As a resident of Potomac Yards and citizen of Alexandria, I oppose this amendment. The proposal would be a drastic change for that lot and for our neighborhood. While I am sure that the change would be beneficial for Pulte, it would not be beneficial to the people who live in this neighborhood. Pulte has not discussed this new plan with the residents nor shown how it will make the neighborhood a better place to live. It is also a change that contradicts what many of us were told by Pulte sales representatives during the home buying process.

The move to do this now seems at best misguided and at worst deceitful on behalf of Pulte. As our elected representatives, it is your duty to weigh the concerns of your citizens over those of a corporation. I do not believe that the two need to be mutually exclusive. In situations like this one, I hope that you all will remember that Pulte will eventually wrap up its business here, but the people who bought homes in Potomac Yards will be around for many more years as citizens of Alexandria.

If this amendment passes, I can assure you all that no elected official who votes in support of it will receive my vote in the next election. I know this is also a feeling that is shared by many other people who live in Potomac Yards.

Thank you for taking the time to consider my concerns, and I look forward to reviewing future updates about this issue.

Best,
Jonathan Corley

- Expected Response Date: Wednesday, October 11

From: Robert Shapiro via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Wednesday, September 27, 2017 6:04 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #130368: Mayor, Vice Mayor, City Council RE: Please oppose Pulte's proposal at 25

Follow Up Flag: Follow up
Flag Status: Flagged

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 130368.

Request Details:

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

- Name: Robert Shapiro
- Approximate Address: No Address Specified
- Phone Number: 2023449596
- Email: rjs.shapiro@gmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: RE: Please oppose Pulte's proposal at 2551 Main Line Boulevard at the October 14 City Council Meeting

Dear Mayor and City Council:

I am writing to ask you to oppose the proposed application in Potomac Yard at Main Line and Swann Avenues that is scheduled to be heard at City Council on October 14 and go with the original planned 64 unit condos originally planned.

This proposal would set a dangerous precedent for the City of Alexandria, be bad for the community, and ignore the due process and civic engagement that is a core principle of development in Alexandria.

The Pulte proposal that you will be deciding on would increase the density on this parcel by nearly 400% and would significantly increase the maximum approved height for this landbay. However, it would provide no benefit back to the community. As the city hears future development proposals, allowing developers to increase height and density without providing any community benefits will serve as the new precedent for development in Alexandria. Alexandria is about to embark on major development projects, and the Council will need to be sure that it continues its precedent of receiving community benefits for approving plans that increase density and do not conform to the community plan.

Many neighbors are opposed to this drastic deviation from both the Master Plan and Small Area Plan/Coordinated Development District (CDD), as it will decrease our quality of life by increasing density, increasing traffic and result in a lengthy and disruptive construction time.

We moved into Potomac Yard after reviewing the Master Plan and with the knowledge that this site would have 36 multi-family units at a maximum height of 55 feet. Pulte is now requesting proposing to squeeze a total of 142 condominiums into two, six-story, 70-foot tall buildings, to include an unsightly parking garage. These complexes would be 15-feet higher than what the city has already designated for the site.

As residents, we have already 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 additional parking strains in Potomac Yard and increased traffic on neighborhood streets

without the city and the residents of Alexandria receiving any benefits from this increased density.

In addition, Pulte claims that the Potomac Yard HOA heard the proposal and supports it. The HOA has three seats, and two of them are currently Pulte employees. The HOA meetings are held during the work day at the Pulte location in Fairfax, VA which is 46 minutes from the Potomac Yard community. Most of the neighbors had no idea about the proposal until the City posted the required notification on the property about the requested changes.

Also, 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.

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 and CDD at such a late date would divert from the Alexandria way of civic engagement and be a significant blow to our evolving and exciting neighborhood. And, if passed, it 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 is the only way to ensure that the applicant, City of Alexandria, and community can all work together on a proposal that is good for its residents and the future of Alexandria.

Sincerely,
Robert Shapiro

- Expected Response Date: Monday, October 2

Please take the necessary actions in responding, handling and/or updating this request at the [Call.Click.Connect. staff interface](#).

If you need assistance with handling this request, please contact CallClickConnect@alexandriava.gov or call 703.746.HELP.

This is an automated email notification of a **Call.Click.Connect.** request. Please do not reply to this email.

From: Vania Garcia via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Friday, September 29, 2017 3:27 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #130502: Mayor, Vice Mayor, City Council Dear Mayor and City Council:I am wri

Dear **Call.Click.Connect.** User

A request was just created using **Call.Click.Connect.** The request ID is 130502.

Request Details:

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

- Name: Vania Garcia
- Approximate Address: No Address Specified
- Phone Number: No Phone
- Email: vaniazg@gmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Dear Mayor and City Council:

I am writing to ask you to oppose the proposed application in Potomac Yard at Main Line and Swann Avenues that is scheduled to be heard at City Council on October 14.

This proposal would set a dangerous precedent for the City of Alexandria, be bad for the community, and ignore the due process and civic engagement that is a core principle of development in Alexandria.

The Pulte proposal that you will be deciding on would increase the density on this parcel by nearly 400% and would significantly increase the maximum approved height for this landbay. However, it would provide no benefit back to the community. As the city hears future development proposals, allowing developers to increase height and density without providing any community benefits will serve as the new precedent for development in Alexandria. Alexandria is about to embark on major development projects, and the Council will need to be sure that it continues its precedent of receiving community benefits for approving plans that increase density and do not conform to the community plan.

Many neighbors are opposed to this drastic deviation from both the Master Plan and Small Area Plan/Coordinated Development District (CDD), as it will decrease our quality of life by increasing density, increasing traffic and result in a lengthy and disruptive construction time. Pulte is also known for building homes quickly, with very cheap material for very high prices. This has been the case with the current townhomes they build, to include mine.

We moved into Potomac Yard after reviewing the Master Plan and with the knowledge that this site would have 36 multi-family units at a maximum height of 55 feet. Pulte is now requesting proposing to squeeze a total of 142 condominiums into two, six-story, 70-foot tall buildings, to include an unsightly parking garage. These complexes would be 15-feet higher than what the city has already designated for the site.

As residents, we have already 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 additional parking strains in Potomac Yard and increased traffic on neighborhood streets without the city and the residents of Alexandria receiving any benefits from this increased density.

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I know that you are dedicated to building a strong Alexandria. Denying this proposal is the only way to ensure that the applicant, City of Alexandria, and community can all work together on a proposal that is good for its residents and the future of Alexandria.

Sincerely,

Vania Garcia
716 Bluemont Ave.
Alexandria, Va 22301

- Expected Response Date: Wednesday, October 4

Please take the necessary actions in responding, handling and/or updating this request at the [**Call.Click.Connect.** staff interface.](#)

If you need assistance with handling this request, please contact CallClickConnect@alexandriava.gov or call 703.746.HELP.

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9
10-14-17

Gloria Sitton

From: Alexandra Smith via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Sunday, October 01, 2017 3:07 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #130550: Mayor, Vice Mayor, City Council Please allow this letter to serve as my

Dear **Call.Click.Connect.** User

A request was just created using **Call.Click.Connect.** The request ID is 130550.

Request Details:

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

- Name: Alexandra Smith
- Approximate Address: No Address Specified
- Phone Number: 2156807519
- Email: alsmith@alumni.princeton.edu
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Please allow this letter to serve as my strong opposition to the proposals for amendment at 2551 Main Line Boulevard, to included MPA 2017-0004 Master Plan for Potomac Yard, 2017-0006 Text Amendment, 2017-0001 Coordinated Development District #10, and 2017-0004 Development Special Use Permit.

Last year, we began the process of looking for our first home. We carefully considered a variety of communities and consciously chose the City of Alexandria for its exceptional reputation, amenities and commitment to quality of life. In our analysis, we considered that this will be the City in which my fiancé and I not only start our family but also the place we would sincerely call home for 20+ years to come. In that vein, we decided that Potomac Yard was an exciting place for us to call home and reflected our values of investment in your local community and living where you work/working where you live.

Prior to selecting Potomac Yard, I thoroughly researched the City's Master Plan, the information related to the planned Metro station, the special tax district assessment, and the environmental aspects of the site and the associated remediation. Armed with all this information, I felt confident that Potomac Yard development was being driven in a thoughtful, well-regulated manner and that this would be an exceptional choice for our young family. As we considered various units within the community, we felt Watson Street would be a perfect choice. We had the option to purchase on Potomac Avenue and Main Line Blvd but specifically chose Watson Street because it was not a busy road. To our delight, it does not directly link the busy Potomac Avenue to Jeff Davis Highway. In conducting our own due diligence, we inquired of the two Pulte Sales representatives several times about the vacant lot across the street. We were assured by the Pulte sales staff this was slated for a 36 unit development of two-over-two condos that are seen throughout Potomac Yard. This aligned with the information contained within the City's Potomac Yard Master Plan and Small Area Plan we elected to make this significant financial and more importantly, emotional investment.

Suffice it to say, I was beyond stunned to learn in late July via a wooden sign posted in the lot across from my house, that the developer was requesting to modify the Master Plan and increase the density from 36 units to 142 units (a 394% increase) and from an allowable height of 55 feet to 70 feet. I believe this is a highly unreasonable deviation that will result in significant impact to our quality of life. I have worked in procurement for the U.S. Coast Guard for 7 years and cannot fathom federal or city government determining this change fair and reasonable, or within scope. There are three stakeholders invested: City of Alexandria, Pulte, and City residents. I urge you to carefully consider each stakeholder's point of view before the vote.

This 394% increase in the density will have an extraordinarily minimal impact on the overall PY density and associated tax base; yet an extremely detrimental impact to our community and surrounding blocks. The City's

own fiscal impact model results in only ~\$340K more in revenue for the additional 106 units. This increased density however, results in approximately 400 more daily transportation trips on our small residential street, the need for a large parking garage entrance across from our homes, the 394% increase in density and a building 75% taller than the PY residences.

Importantly, the applicant is requesting a modification of the Master Plan/CDD for the height allowance as well. Currently slated to not exceed a height of 55 feet, this proposal requires 70 feet to achieve this high level of density in these two six-story buildings. For perspective, that is nearly twice the height of our townhomes and condos throughout the community, which stand at 40 feet. This would also be the highest residential development in Potomac Yard with a 75% higher roofline. It is important to note that the Frasier apartment building to the west of the site along Route 1, is only five stories or approximately 55 feet. Increasing the height of this structure will create a huge disparity and unduly negatively impact the residents that are in the immediate vicinity of the structure. The applicant's attempt at creating a small setback to offset this height will not sufficiently mitigate what is clearly an out liar in residential building height.

City Planning and Zoning staff has indicated that this increase in height will assist in the transition between the townhomes and the commercial building that is in the parcel immediately to the North of the site. I believe this to be unnecessary and unfounded. The approved Master Plan for these land bays already accounted for the intent to gradually step up the height from 40 feet (current height of Watson residences), to 55 feet (current maximum height of parcel) and 110 feet (current height of commercial lot immediately to the North) in the respective parcels. Indeed, in keeping with the current Master Plan, Swann Street as a two-way street with an esplanade and associated fingerling park, acts as a natural buffer between the residential and commercial portions.

Our quality of life will be significantly eroded during the excessively lengthy construction period of 42-48 months - or 4 years. And if we're honest, below-grade construction rarely stays on schedule. First, the construction of the parking garage is estimated at 18 months. The follow on non-concurrent construction of the first building and second building will occur over a timeframe of 12 -24 months. This results in the best-case scenario of 30 months, with a more likely scenario of 42-48 months. Per City staff, no measures are in place that necessitates the developer achieve major construction milestones in the timeframe provided. To put this timeframe in perspective for us as residents, we had hoped to have two toddlers by substantial project completion. For the next 42-48 months, we will endure construction six days a week. This is a crushing blow to our quality of life considering that the townhomes we reside in were constructed in six months and we anticipated a similar timeframe for this development since below-grade construction was never communicated and therefore this new proposal could never have been anticipated by PY and City of Alexandria residents.

During this timeframe the level of noise, to include pitch, vibration and loudness are likely to exceed 100 VdB, or greater than a jet fly over at 1,000 feet. Anticipated exterior noise levels during the site preparation, grading, excavation, and construction of foundation is likely to consistently be around 85 dBA and is considered "extremely significant" per the Environmental Protection Agency. Moreover, the noise and vibration associated with the development of the below grade parking garage, includes Pile Driver (112 VdB), Clam shovel drop (94 VdB), Vibratory Roller (94 VdB), to name a few. These construction activities are without debate the worst offenders in the creation of noise, vibration and pitch. Inquiry to the applicant resulted in learning that the sheeting and shoring operation alone will be a four-month timeline. Further, it is highly likely that damage to residential structures (i.e., cracked walls, pictures falling) will occur from these activities and result in further disruption of resident's daily life. (Source: The Environmental Protection Agency's Legal Compilation on Noise indicates the following Vibration Source Levels for Equipment at 25 feet). While noise is an inevitable outcome of construction, the choice to increase density and thereby the need to construct a two-level below grade parking structure will contribute significantly to the increased length and overall noise. Most importantly, the key mitigation in noise is distance. Given the very close proximity of residences, as well as the park; the impact of the noise upon the community will be significant and disruptive; having a profound impact upon our quality of life for the next three to four years. Could you imagine starting a family across from this, or taking your children to the park on a Saturday. The playground equipment and waterpark are immediately at the intersection of Watson Street and Potomac Avenue (which further supported our confidence and excitement in buying on Watson Street).

During the estimated eighteen-month time frame of construction of the parking garage, significant environmental measures will need to take place given the contamination of heavy metals and coal ash that almost certainly resides at a depth of 29 feet. While I am fully aware that measures will be in place, there is no denying that digging deeper and disturbing these long-trapped contaminants presents an additional human health hazard to us as residents. As residents who raise their children in this community, who drink the water and breathe the air, our concern is well founded. Since the proposal requires significantly more below grade construction, it leaves residents wondering if appropriate environmental tests were ever conducted at appropriate depths for this new

proposal given it was never the intent to dig that deep.

Please know that I have done my due diligence in examining this proposal by Pulte Development, LLC. This has included speaking at length with City staff, to include Planning and Zoning, Office of Environmental Quality, and Transportation and Environmental Services. I want to thank those staff for their public service and for their time in familiarizing me with the various aspects of the proposal. I likewise have reached out to Pulte to discuss where the stakeholders might find common and reasonable ground. Due to the applicant's lack of consideration of the strong resident input against this proposal I must urge that you deny these requested amendments.

I truly believe that Potomac Yard can be a vibrant, thriving residential community of which the City can be extremely proud of the many years of hard work, financial investment, planning and development. Please consider the many residents who oppose these amendments and let the voice of the people who call this area home be heard via your vote. If you have any questions or concerns, please do not hesitate to let me know. Thank you for your service to our City and thank you for your consideration.

Sincerely,
Alexandra Smith

- Expected Response Date: Friday, October 6

Please take the necessary actions in responding, handling and/or updating this request at the **Call.Click.Connect.** staff interface.

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From: Juan Sanchez via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Sunday, October 01, 2017 3:09 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #130551: Mayor, Vice Mayor, City Council Please allow this letter to serve as my

Dear **Call.Click.Connect.** User

A request was just created using **Call.Click.Connect.** The request ID is 130551.

Request Details:

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

- Name: Juan Sanchez
- Approximate Address: No Address Specified
- Phone Number: 2405157461
- Email: jps6s@virginia.edu
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Please allow this letter to serve as my strong opposition to the proposals for amendment at 2551 Main Line Boulevard, to included MPA 2017-0004 Master Plan for Potomac Yard, 2017-0006 Text Amendment, 2017-0001 Coordinated Development District #10, and 2017-0004 Development Special Use Permit.

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Prior to selecting Potomac Yard, I thoroughly researched the City's Master Plan, the information related to the planned Metro station, the special tax district assessment, and the environmental aspects of the site and the associated remediation. Armed with all this information, I felt confident that Potomac Yard development was being driven in a thoughtful, well-regulated manner and that this would be an exceptional choice for our young family. As we considered various units within the community, we felt Watson Street would be a perfect choice. We had the option to purchase on Potomac Avenue and Main Line Blvd but specifically chose Watson Street because it was not a busy road. To our delight, it does not directly link the busy Potomac Avenue to Jeff Davis Highway. In conducting our own due diligence, we inquired of the two Pulte Sales representatives several times about the vacant lot across the street. We were assured by the Pulte sales staff this was slated for a 36 unit development of two-over-two condos that are seen throughout Potomac Yard. This aligned with the information contained within the City's Potomac Yard Master Plan and Small Area Plan we elected to make this significant financial and more importantly, emotional investment.

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Importantly, the applicant is requesting a modification of the Master Plan/CDD for the height allowance as well. Currently slated to not exceed a height of 55 feet, this proposal requires 70 feet to achieve this high level of density in these two six-story buildings. For perspective, that is nearly twice the height of our townhomes and condos throughout the community, which stand at 40 feet. This would also be the highest residential development in Potomac Yard with a 75% higher roofline. It is important to note that the Frasier apartment building to the west of the site along Route 1, is only five stories or approximately 55 feet. Increasing the height of this structure will create a huge disparity and unduly negatively impact the residents that are in the immediate vicinity of the structure. The applicant's attempt at creating a small setback to offset this height will not sufficiently mitigate what is clearly an out liar in residential building height.

City Planning and Zoning staff has indicated that this increase in height will assist in the transition between the townhomes and the commercial building that is in the parcel immediately to the North of the site. I believe this to be unnecessary and unfounded. The approved Master Plan for these land bays already accounted for the intent to gradually step up the height from 40 feet (current height of Watson residences), to 55 feet (current maximum height of parcel) and 110 feet (current height of commercial lot immediately to the North) in the respective parcels. Indeed, in keeping with the current Master Plan, Swann Street as a two-way street with an esplanade and associated fingerling park, acts as a natural buffer between the residential and commercial portions.

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During the estimated eighteen-month time frame of construction of the parking garage, significant environmental measures will need to take place given the contamination of heavy metals and coal ash that almost certainly resides at a depth of 29 feet. While I am fully aware that measures will be in place, there is no denying that digging deeper and disturbing these long-trapped contaminants presents an additional human health hazard to us as residents. As residents who raise their children in this community, who drink the water and breathe the air, our concern is well founded. Since the proposal requires significantly more below grade construction, it leaves residents wondering if appropriate environmental tests were ever conducted at appropriate depths for this new

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Sincerely,
Juan Sanchez
713 Watson Street

- Expected Response Date: Friday, October 6

Please take the necessary actions in responding, handling and/or updating this request at the **[Call.Click.Connect. staff interface](#)**.

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9
10-14-17

Gloria Sitton

From: Teri Lachman via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Thursday, October 12, 2017 10:11 PM
To: City Council; City Council Aides; Alexis Lacy; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #131220: Mayor, Vice Mayor, City Council RE: Agenda Item #9 on City Council Publ

Follow Up Flag: Follow up
Flag Status: Flagged

Dear **Call.Click.Connect.** User

A request was just created using **Call.Click.Connect.** The request ID is 131220.

Request Details:

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

- Name: Teri Lachman
- Approximate Address: No Address Specified
- Phone Number: 702-480-5762
- Email: talonm3@earthlink.net
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: RE: Agenda Item #9 on City Council Public Hearing on October 14, 2017, #18-6959, Master Plan Amendment #2017-0004

I wrote to you previously about my serious concerns regarding the proposed project. I have done additional research and would like to share additional concerns. To gain a better understanding of the environmental impacts of the proposed project, I requested environmental documents for the affected area from Melanie Mason/Jesse Maines, Transportation & Environmental Services on Tuesday, 9/12. The specific documents requested (required for a CERCLA site) consisted of:

- o Remedial Investigation Feasibility Strategy
- o Current Remedial Effectiveness Report (required every 5 years)
- o Land Use Restrictions from the closure plan
- o Environmental monitoring data associated with Potomac Yard, including vadose zone monitoring and data from the retention ponds at the north end of the Potomac Yard Park

Jesse Maines informed me that he would forward my request as an official FOIA request on Wednesday, 9/13 and that I would be provided a time to complete and fees estimate. After a follow-up inquiry with Jesse Maines on 9/21 on why I had not received the requested documents, I received an official notice that my FOIA request was being processed on 9/22 (9 days after Jesse said he would submit it.) I received a follow-on email on 9/25 asking which specific Landbays were covered by my request; I replied that the affected area would be Landbays H & I. I received an email on 9/29 that the city staff would need an additional 7 business days in addition to the 5 standard business days to respond to my FOIA request. I finally received documents on 10/10; however, the documents I originally requested were not provided and nothing was provided on Landbay H. I was also told I owe the city \$10 in fees, although I was never provided with an estimate as promised or given the option of declining to pay the fee.

The result was that after waiting 20 business days, I was charged \$10 for documents I did not request and still do not have the documents I requested on 9/12. It is not clear at this point if this is willful withholding of information by city staff because of unfavorable information contained in these documents, or simply incompetence.

Upon review of the documents that were provided by the city staff, I discovered some very concerning information. The Soil Vapor Investigation Study and Site Characterization Report stated Potomac Yards contained

subsurface contamination consisting of petroleum products, lead, and arsenic. The lead and arsenic concentrations were found in the upper four feet below surface grades with petroleum contaminated soils found at generally deeper depths. Further, the soil borings of the remediated areas prior to the construction of the townhomes only went to a depth of twenty feet. The Site Characterization Report further goes on to state that future development at the site will consist of at-grade townhomes. Based on this information, the proposed project will encounter soils contaminated with lead, arsenic, and petroleum products, with the extent of potential contamination unknown since the soil borings did not reach the depth proposed by Pulte for the subject project (28 feet) nor was this type of invasive underground construction studied by the Site Characterization Report.

The Contingency Plan stated that the limited subsurface construction of the townhomes posed hazards to the construction workers (and presumably to the residents who would be living nearby). Most notably, the Contingency Plan stated (again for limited subsurface construction) that workers should not be allowed to eat, smoke, or drink in the areas of the site at which impacted soils are exposed, should wash any exposed area regularly during the workday, and should change work clothes before exiting the site. The impact to residents who live mere feet from the open excavation proposed and with a greater exposure time than construction workers are not addressed (particularly for someone like myself who works from home), but the hazards cannot be negligible given the restrictions placed on the construction workers. The Contingency Plan also stated that a separate Contingency Plan (not provided by the city staff) will be needed to address any subsurface parking structures.

Based on the information contained in these documents, I feel it is premature to approve the proposed zoning change until there is a full understanding of the environmental impacts including a complete environmental characterization to the full depth of the proposed excavation. Approving the proposed zoning change without this information would show a willful disregard for the health and safety of the public, especially those of us who live within feet of the proposed excavation. Given Pulte's lack of disclosure to recent purchasers in Potomac Yard of their desired zoning change, I do not have faith that Pulte would faithfully carry out the needed environmental studies, particularly if results were unfavorable to the continued site development were discovered. I strongly urge you to reject this proposed change.

Teri Lachman
717 Watson St.
Alexandria VA 22301

- Expected Response Date: Tuesday, October 17

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From: Richard Szczurowski via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Monday, September 25, 2017 1:40 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #130207: Mayor, Vice Mayor, City Council RE: Please oppose Pulte's proposal at 25

Follow Up Flag: Follow up
Flag Status: Flagged

Dear **Call.Click.Connect.** User

A request was just created using **Call.Click.Connect.** The request ID is 130207.

Request Details:

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

- Name: Richard Szczurowski
- Approximate Address: No Address Specified
- Phone Number: 215-589-2971
- Email: richard.szczurowski@gmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: RE: Please oppose Pulte's proposal at 2551 Main Line Boulevard at the October 14 City Council Meeting

Dear Mayor and City Council:

I am writing to ask you to oppose the proposed application in Potomac Yard at Main Line and Swann Avenues that is scheduled to be heard at City Council on October 14.

This proposal would set a dangerous precedent for the City of Alexandria, be bad for the community, and ignore the due process and civic engagement that is a core principle of development in Alexandria.

The Pulte proposal that you will be deciding on would increase the density on this parcel by nearly 400% and would significantly increase the maximum approved height for this landbay. However, it would provide no benefit back to the community. As the city hears future development proposals, allowing developers to increase height and density without providing any community benefits will serve as the new precedent for development in Alexandria. Alexandria is about to embark on major development projects, and the Council will need to be sure that it continues its precedent of receiving community benefits for approving plans that increase density and do not conform to the community plan.

Many neighbors are opposed to this drastic deviation from both the Master Plan and Small Area Plan/Coordinated Development District (CDD), as it will decrease our quality of life by increasing density, increasing traffic and result in a lengthy and disruptive construction time.

We moved into Potomac Yard after reviewing the Master Plan and with the knowledge that this site would have 36 multi-family units at a maximum height of 55 feet. Pulte is now requesting proposing to squeeze a total of 142 condominiums into two, six-story, 70-foot tall buildings, to include an unsightly parking garage. These complexes would be 15-feet higher than what the city has already designated for the site.

As residents, we have already 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 additional parking strains in Potomac Yard and increased traffic on neighborhood streets without the city and the residents of Alexandria receiving any benefits from this increased density.

In addition, Pulte claims that the Potomac Yard HOA heard the proposal and supports it. The HOA has three seats, and two of them are currently Pulte employees. The HOA meetings are held during the work day at the Pulte location in Fairfax, VA which is 46 minutes from the Potomac Yard community. Most of the neighbors had no idea about the proposal until the City posted the required notification on the property about the requested changes.

Also, 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.

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 and CDD at such a late date would divert from the Alexandria way of civic engagement and be a significant blow to our evolving and exciting neighborhood. And, if passed, it 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 is the only way to ensure that the applicant, City of Alexandria, and community can all work together on a proposal that is good for its residents and the future of Alexandria.

Sincerely,

Richard and Jessica Szczurowski
2508 Potomac Ave
Alexandria, VA 22301

- Expected Response Date: Saturday, September 30

Please take the necessary actions in responding, handling and/or updating this request at the **Call.Click.Connect.** staff interface.

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9
10-14-17

Gloria Sitton

From: Julie Van der Waag via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Thursday, September 21, 2017 12:26 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #130006: Mayor, Vice Mayor, City Council RE: Please oppose Pulte's proposal at 25

Follow Up Flag: Follow up
Flag Status: Flagged

Dear **Call.Click.Connect.** User

A request was just created using **Call.Click.Connect.** The request ID is 130006.

Request Details:

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

- Name: Julie Van der Waag
- Approximate Address: No Address Specified
- Phone Number: 240-483-3739
- Email: julie.vanderwaag@gmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: RE: Please oppose Pulte's proposal at 2551 Main Line Boulevard at the October 14 City Council Meeting

Dear Mayor and City Council:

I am writing to ask you to oppose the proposed application in Potomac Yard at Main Line and Swann Avenues that is scheduled to be heard at City Council on October 14.

This proposal would set a dangerous precedent for the City of Alexandria, be bad for the community, and ignore the due process and civic engagement that is a core principle of development in Alexandria.

The Pulte proposal that you will be deciding on would increase the density on this parcel by nearly 400% and would significantly increase the maximum approved height for this landbay. However, it would provide no benefit back to the community. As the city hears future development proposals, allowing developers to increase height and density without providing any community benefits will serve as the new precedent for development in Alexandria. Alexandria is about to embark on major development projects, and the Council will need to be sure that it continues its precedent of receiving community benefits for approving plans that increase density and do not conform to the community plan.

Many neighbors are opposed to this drastic deviation from both the Master Plan and Small Area Plan/Coordinated Development District (CDD), as it will decrease our quality of life by increasing density, increasing traffic and result in a lengthy and disruptive construction time.

We moved into Potomac Yard after reviewing the Master Plan and with the knowledge that this site would have 36 multi-family units at a maximum height of 55 feet. Pulte is now requesting proposing to squeeze a total of 142 condominiums into two, six-story, 70-foot tall buildings, to include an unsightly parking garage. These complexes would be 15-feet higher than what the city has already designated for the site.

As residents, we have already 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 additional parking strains in Potomac Yard and increased traffic on neighborhood streets without the city and the residents of Alexandria receiving any benefits from this increased density.

In addition, Pulte claims that the Potomac Yard HOA heard the proposal and supports it. The HOA has three seats, and two of them are currently Pulte employees. The HOA meetings are held during the work day at the Pulte location in Fairfax, VA which is 46 minutes from the Potomac Yard community. Most of the neighbors had no idea about the proposal until the City posted the required notification on the property about the requested changes.

Also, 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.

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 and CDD at such a late date would divert from the Alexandria way of civic engagement and be a significant blow to our evolving and exciting neighborhood. And, if passed, it 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 is the only way to ensure that the applicant, City of Alexandria, and community can all work together on a proposal that is good for its residents and the future of Alexandria.

Sincerely,

Julie Van der Waag
2506 Potomac Avenue
Alexandria, VA 22301

- Expected Response Date: Tuesday, September 26

Please take the necessary actions in responding, handling and/or updating this request at the [Call.Click.Connect. staff interface](#).

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From: Joanne M. Bump via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Thursday, September 21, 2017 11:57 AM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #130004: Mayor, Vice Mayor, City Council RE: Please Oppose Pulte's Proposal at 25

Follow Up Flag: Follow up
Flag Status: Flagged

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 130004.

Request Details:

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

- Name: Joanne M. Bump
- Approximate Address: No Address Specified
- Phone Number: 571-444-7760
- Email: joannebump@comcast.net
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: RE: Please Oppose Pulte's Proposal at 2551 Main Line Boulevard at the October 14 City Council Meeting

Dear Mayor and City Council:

I am writing to request you oppose the proposed application in Potomac Yard at Main Line Boulevard and Swann Avenue, which is scheduled for public hearing before City Council on October 14, 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

- Expected Response Date: Tuesday, September 26

Please take the necessary actions in responding, handling and/or updating this request at the **Call.Click.Connect.** staff interface.

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From: Joanna Marino via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Wednesday, September 20, 2017 8:20 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #129971: Mayor, Vice Mayor, City Council ear Mayor and City Council:I am writ

Follow Up Flag: Follow up
Flag Status: Flagged

Dear **Call.Click.Connect.** User

A request was just created using **Call.Click.Connect.** The request ID is 129971.

Request Details:

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

- Name: Joanna Marino
- Approximate Address: No Address Specified
- Phone Number: 2402711727
- Email: joannamm003@gmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: ear Mayor and City Council:

I am writing to ask you to oppose the proposed application in Potomac Yard at Main Line and Swann Avenues that is scheduled to be heard at City Council on October 14.

This proposal would set a dangerous precedent for the City of Alexandria, be bad for the community, and ignore the due process and civic engagement that is a core principle of development in Alexandria.

The Pulte proposal that you will be deciding on would increase the density on this parcel by nearly 400% and would significantly increase the maximum approved height for this landbay. However, it would provide no benefit back to the community. As the city hears future development proposals, allowing developers to increase height and density without providing any community benefits will serve as the new precedent for development in Alexandria. Alexandria is about to embark on major development projects, and the Council will need to be sure that it continues its precedent of receiving community benefits for approving plans that increase density and do not conform to the community plan.

Many neighbors are opposed to this drastic deviation from both the Master Plan and Small Area Plan/Coordinated Development District (CDD), as it will decrease our quality of life by increasing density, increasing traffic and result in a lengthy and disruptive construction time.

We moved into Potomac Yard after reviewing the Master Plan and with the knowledge that this site would have 36 multi-family units at a maximum height of 55 feet. Pulte is now requesting proposing to squeeze a total of 142 condominiums into two, six-story, 70-foot tall buildings, to include an unsightly parking garage. These complexes would be 15-feet higher than what the city has already designated for the site.

As residents, we have already 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 additional parking strains in Potomac Yard and increased traffic on neighborhood streets without the city and the residents of Alexandria receiving any benefits from this increased density.

In addition, Pulte claims that the Potomac Yard HOA heard the proposal and supports it. The HOA has three seats, and two of them are currently Pulte employees. The HOA meetings are held during the work day at the

Pulte location in Fairfax, VA which is 46 minutes from the Potomac Yard community. Most of the neighbors had no idea about the proposal until the City posted the required notification on the property about the requested changes.

Also, 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.

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 and CDD at such a late date would divert from the Alexandria way of civic engagement and be a significant blow to our evolving and exciting neighborhood. And, if passed, it 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 is the only way to ensure that the applicant, City of Alexandria, and community can all work together on a proposal that is good for its residents and the future of Alexandria.

Sincerely,
Joanna Marino

- Expected Response Date: Monday, September 25

Please take the necessary actions in responding, handling and/or updating this request at the **Call.Click.Connect.** staff interface.

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From: Susan Richards via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Wednesday, September 20, 2017 12:40 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #129936: Mayor, Vice Mayor, City Council City Council Members, Please allow th

Follow Up Flag: Follow up
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Dear **Call.Click.Connect.** User

A request was just created using **Call.Click.Connect.** The request ID is 129936.

Request Details:

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

- Name: Susan Richards
- Approximate Address: No Address Specified
- Phone Number: 317-607-0751
- Email: suzyandbrent@gmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: City Council Members,

Please allow this letter to serve as my strong opposition to the proposals for amendment at 2551 Main Line Boulevard, to included MPA 2017-0004 Master Plan for Potomac Yard, 2017-0006 Text Amendment, 2017-0001 Coordinated Development District #10, and 2017-0004 Development Special Use Permit.

Last year, we began the process of relocating our family from Indianapolis, IN to somewhere in the greater national capital region. We gave careful consideration to a variety of communities and consciously chose the City of Alexandria for its exceptional reputation, amenities and commitment to quality of life. In our analysis, we considered that this will be the City from which my husband retires from his military career, the community in which we want to see our now 5th grade daughter, Claire, graduate from high school and most importantly, the place we would call home. In that vein, we decided that Potomac Yard was an exciting place for us to call home and reflected our values of investment in your local community and living where you work/working where you live.

Prior to selecting Potomac Yard, I thoroughly researched the City's Master Plan, the information related to the planned Metro station, the special tax district assessment, and the environmental aspects of the site and the associated remediation. Armed with all of this information, I felt confident that Potomac Yard development was being driven in a thoughtful, well-regulated manner and that this would be an exceptional choice for our family. And as a lifelong government servant who began my career in local government community development, I knew firsthand the significance of a well-developed Master Plan. As we considered various units within the community, we felt Watson Street would be a perfect choice. As prudent buyers, we were represented by a licensed Realtor, and we inquired several times about the vacant lot across the street. We were assured by the Pulte sales staff this was slated for a 36 unit development of two-over-two condos that are seen throughout Potomac Yard. This aligned with the information contained within the City's Potomac Yard Master Plan and Small Area Plan we elected to make this significant financial and more importantly, emotional investment. Suffice it to say, I was beyond stunned to learn in early August via a wooden sign posted in the lot across from my house, that the developer was requesting to modify the Master Plan and increase the density from 36 units to 142 units (a 394% increase) and from an allowable height of 55 feet to 70 feet. I believe this is a highly unreasonable deviation that will result in significant impact to our quality of life.

This 394% increase in the density will have an extraordinarily minimal impact on the overall PY density and associated tax base; yet an extremely detrimental impact to our community and surrounding blocks. The City's

own fiscal impact model results in only ~\$340K more in revenue for the additional 106 units. This increased density however, results in approximately 400 more daily transportation trips on our small residential street, the need for a large parking garage entrance across from our homes, the aforementioned 394% increase in density and a building nearly double our residences in height.

Importantly, the applicant is requesting a modification of the Master Plan/CDD for the height allowance as well. Currently slated to not exceed a height of 55 feet, this proposal requires 70 feet to achieve this high level of density in these two six-story buildings. For perspective, that is nearly twice the height of our townhomes and condos throughout the community, which stand at 40 feet. This would also be the highest residential development in Potomac Yard. It is important to note that the Frasier apartment building to the west of the site along Route 1, is only five stories or approximately 55 feet. Increasing the height of this structure will create a huge disparity and unduly negatively impact the residents that are in the immediate vicinity of the structure. The applicant's attempt at creating a small setback to offset this height will not sufficiently mitigate what is clearly an out liar in residential building height.

City Planning and Zoning staff has indicated that this increase in height will assist in the transition between the townhomes and the commercial building that is in the parcel immediately to the North of the site. I believe this to be unnecessary and unfounded. The approved Master Plan for these landbays already accounted for the intent to gradually step up the height from 40 feet (current height of Watson residences), to 55 feet (current maximum height of parcel) and 110 feet (current height of commercial lot immediately to the North) in the respective parcels. Indeed, in keeping with the current Master Plan, Swann Street as a two-way street with an esplanade and associated fingerling park, acts as a natural buffer between the residential and commercial portions.

Our quality of life will be significantly eroded during the excessively lengthy construction period of 42 months. First, the construction of the parking garage is estimated at 18 months. The follow on non-concurrent construction of the first building and second building will occur over a timeframe of 12 -24 months. This results in the best case scenario of 30 months, with a more likely scenario of 42 months. Per City staff, no measures are in place that necessitates the developer achieve major construction milestones in the timeframe provided. To put this timeframe in perspective for us as residents, my current 5th grader will be entering high school upon substantial project completion. For the next 42 months, we will endure construction six days a week. This is a crushing blow to our quality of life considering that the townhomes we reside in were constructed in six months and we anticipated a similar timeframe for this development.

During this timeframe the level of noise, to include pitch, vibration and loudness are likely to exceed 100 VdB, or greater than a jet fly over at 1,000 feet. Anticipated exterior noise levels during the site preparation, grading, excavation, and construction of foundation is likely to consistently be around 85 dBA and is considered "extremely significant" per the Environmental Protection Agency. Moreover, the noise and vibration associated with the development of the below grade parking garage, includes Pile Driver (112 VdB), Clam shovel drop (94 VdB), Vibratory Roller (94 VdB), to name a few. These construction activities are without debate the worst offenders in the creation of noise, vibration and pitch. Inquiry to the applicant resulted in learning that the sheeting and shoring operation alone will be a four month timeline. Further, it is highly likely that damage to residential structures (i.e., cracked walls, pictures falling) will occur from these activities and result in further disruption of resident's daily life. (Source: The Environmental Protection Agency's Legal Compilation on Noise indicates the following Vibration Source Levels for Equipment at 25 feet). While noise is an inevitable outcome of construction, the choice to increase density and thereby the need to construct a two-level below grade parking structure will contribute significantly to the increased length and overall noise. Most importantly, the key mitigation in noise is distance. Given the very close proximity of residences, as well as the park; the impact of the noise upon the community will be significant and disruptive; having a profound impact upon our quality of life for the next three to four years.

During the estimated eighteen month time frame of construction of the parking garage, significant environmental measures will need to take place given the contamination of heavy metals and coal ash that almost certainly resides at a depth of 29 feet. While I am fully aware that measures will be in place, there is no denying that digging deeper and disturbing these long trapped contaminants presents an additional human health hazard to us as residents. As residents who raise their children in this community, who drink the water and breathe the air, our concern is well founded.

As you are aware, the plan incorporates nine units of affordable housing and as a public servant who began my career in community development, I applaud this initiative. However, nine units (or 5.5%) for persons at 100% of Area Median Income or below, will likely target young people in the early phases of their career. Certainly, families, especially single female headed households with children, will not benefit from one and two bedroom condos. While this may "check the box" for affordable housing, I hope you consider a more meaningful alternative

(i.e., an even greater percentage than 5.5% allocated to affordable housing in the form of 3-4 bedroom townhomes) that helps fill the void for those families who deserve quality housing at an appropriate size. It is very important to note, that I have not heard a single resident express their opposition to this proposal because of any element of affordable housing.

Please know that I have done my due diligence in examining this proposal by Pulte Development, LLC. This has included speaking at length with City staff, to include Planning and Zoning, Office of Environmental Quality, and Transportation and Environmental Services. I want to thank those staff for their public service and for their time in familiarizing me with the various aspects of the proposal. In partnership with a number of residents, we have engaged Pulte on several occasions, in an effort to find an equitable solution that would meet the needs of the residents, the City and the for-profit developer. Disappointingly, Pulte has not made any revisions to their plans despite significant and overwhelmingly negative feedback from the residential community at the two informational sessions. Due to the applicant's lack of consideration of the strong resident input against this proposal I must urge that you deny these requested amendments.

I truly believe that Potomac Yard can be a vibrant, thriving residential community of which the City can be extremely proud of the many years of hard work, financial investment, planning and development. Please consider the many residents who oppose these amendments and let the voice of the people who call this area home be heard via your vote. If you have any questions or concerns, please do not hesitate to let me know. Thank you for your service to our community and thank you for your consideration.

Sincerely,

Susan Richards
715 Watson Street
317-607-751

- Expected Response Date: Monday, September 25

Please take the necessary actions in responding, handling and/or updating this request at the **Call.Click.Connect.** staff interface.

If you need assistance with handling this request, please contact CallClickConnect@alexandriava.gov or call 703.746.HELP.

This is an automated email notification of a **Call.Click.Connect.** request. Please do not reply to this email.

From: Emily Verwee via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Tuesday, September 19, 2017 8:56 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #129890: Mayor, Vice Mayor, City Council RE: Please oppose Pulte's proposal at 25

Follow Up Flag: Follow up
Flag Status: Flagged

Dear **Call.Click.Connect.** User

A request was just created using **Call.Click.Connect.** The request ID is 129890.

Request Details:

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

- Name: Emily Verwee
- Approximate Address: No Address Specified
- Phone Number: 248-935-3246
- Email: emily.verwee@gmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: RE: Please oppose Pulte's proposal at 2551 Main Line Boulevard at the October 14 City Council Meeting

Dear Mayor and City Council:

I am writing to ask you to oppose the proposed application in Potomac Yard at Main Line and Swann Avenues that is scheduled to be heard at City Council on October 14.

This proposal would set a dangerous precedent for the City of Alexandria, be bad for the community, and ignore the due process and civic engagement that is a core principle of development in Alexandria.

The Pulte proposal that you will be deciding on would increase the density on this parcel by nearly 400% and would significantly increase the maximum approved height for this landbay. However, it would provide no benefit back to the community. As the city hears future development proposals, allowing developers to increase height and density without providing any community benefits will serve as the new precedent for development in Alexandria. Alexandria is about to embark on major development projects, and the Council will need to be sure that it continues its precedent of receiving community benefits for approving plans that increase density and do not conform to the community plan.

Many neighbors are opposed to this drastic deviation from both the Master Plan and Small Area Plan/Coordinated Development District (CDD), as it will decrease our quality of life by increasing density, increasing traffic and result in a lengthy and disruptive construction time.

We moved into Potomac Yard after reviewing the Master Plan and with the knowledge that this site would have 36 multi-family units at a maximum height of 55 feet. Pulte is now requesting proposing to squeeze a total of 142 condominiums into two, six-story, 70-foot tall buildings, to include an unsightly parking garage. These complexes would be 15-feet higher than what the city has already designated for the site.

As residents, we have already 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 additional parking strains in Potomac Yard and increased traffic on neighborhood streets without the city and the residents of Alexandria receiving any benefits from this increased density.

In addition, Pulte claims that the Potomac Yard HOA heard the proposal and supports it. The HOA has three seats, and two of them are currently Pulte employees. The HOA meetings are held during the work day at the Pulte location in Fairfax, VA which is 46 minutes from the Potomac Yard community. Most of the neighbors had no idea about the proposal until the City posted the required notification on the property about the requested changes.

Also, 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.

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 and CDD at such a late date would divert from the Alexandria way of civic engagement and be a significant blow to our evolving and exciting neighborhood. And, if passed, it 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 is the only way to ensure that the applicant, City of Alexandria, and community can all work together on a proposal that is good for its residents and the future of Alexandria.

Sincerely,

Emily Verwee
725 Watson
Alexandria, VA 22301

- Expected Response Date: Sunday, September 24

Please take the necessary actions in responding, handling and/or updating this request at the **Call.Click.Connect. staff interface**.

If you need assistance with handling this request, please contact CallClickConnect@alexandriava.gov or call 703.746.HELP.

This is an automated email notification of a **Call.Click.Connect.** request. Please do not reply to this email.

From: Brian Verwee via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Monday, September 18, 2017 7:57 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #129795: Mayor, Vice Mayor, City Council Dear Mayor and City Council:I am wri

Follow Up Flag: Follow up
Flag Status: Flagged

Dear **Call.Click.Connect.** User

A request was just created using **Call.Click.Connect.** The request ID is 129795.

Request Details:

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

- Name: Brian Verwee
- Approximate Address: No Address Specified
- Phone Number: 586-872-9479
- Email: bverwee@gmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Dear Mayor and City Council:

I am writing to ask you to oppose the proposed application in Potomac Yard at Main Line and Swann Avenues that is scheduled to be heard at City Council on October 14.

This proposal would set a dangerous precedent for the City of Alexandria, be bad for the community, and ignore the due process and civic engagement that is a core principle of development in Alexandria.

The Pulte proposal that you will be deciding on would increase the density on this parcel by nearly 400% and would significantly increase the maximum approved height for this landbay. However, it would provide no benefit back to the community. As the city hears future development proposals, allowing developers to increase height and density without providing any community benefits will serve as the new precedent for development in Alexandria. Alexandria is about to embark on major development projects, and the Council will need to be sure that it continues its precedent of receiving community benefits for approving plans that increase density and do not conform to the community plan.

Many neighbors are opposed to this drastic deviation from both the Master Plan and Small Area Plan/Coordinated Development District (CDD), as it will decrease our quality of life by increasing density, increasing traffic and result in a lengthy and disruptive construction time.

We moved into Potomac Yard after reviewing the Master Plan and with the knowledge that this site would have 36 multi-family units at a maximum height of 55 feet. Pulte is now requesting proposing to squeeze a total of 142 condominiums into two, six-story, 70-foot tall buildings, to include an unsightly parking garage. These complexes would be 15-feet higher than what the city has already designated for the site.

As residents, we have already 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 additional parking strains in Potomac Yard and increased traffic on neighborhood streets without the city and the residents of Alexandria receiving any benefits from this increased density.

In addition, Pulte claims that the Potomac Yard HOA heard the proposal and supports it. The HOA has three seats, and two of them are currently Pulte employees. The HOA meetings are held during the work day at the

Pulte location in Fairfax, VA which is 46 minutes from the Potomac Yard community. Most of the neighbors had no idea about the proposal until the City posted the required notification on the property about the requested changes.

Also, 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.

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 and CDD at such a late date would divert from the Alexandria way of civic engagement and be a significant blow to our evolving and exciting neighborhood. And, if passed, it 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 is the only way to ensure that the applicant, City of Alexandria, and community can all work together on a proposal that is good for its residents and the future of Alexandria.

Sincerely,

Brian Verwee
725 Watson Street

- Expected Response Date: Saturday, September 23

Please take the necessary actions in responding, handling and/or updating this request at the **Call.Click.Connect.** staff interface.

If you need assistance with handling this request, please contact CallClickConnect@alexandriava.gov or call 703.746.HELP.

This is an automated email notification of a **Call.Click.Connect.** request. Please do not reply to this email.

Gloria Sitton

9
10-14-17

From: Scott Yochum via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Monday, September 18, 2017 6:55 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #129794: Mayor, Vice Mayor, City Council Dear City Council:I respectfully wri

Follow Up Flag: Follow up
Flag Status: Flagged

Dear **Call.Click.Connect.** User

A request was just created using **Call.Click.Connect.** The request ID is 129794.

Request Details:

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

- Name: Scott Yochum
- Approximate Address: No Address Specified
- Phone Number: 412-680-4597
- Email: scott.yochum@gmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Dear City Council:

I respectfully write to you to convey my serious concerns with the potential approval of several zoning and master plan amendments for the construction of residential condos in Landbay H/I in Potomac Yard by Pulte. As a resident of Bluemont Avenue, less than a block away from this parcel, I ask that you consider your fellow residents on this matter before any votes at City Council and I request that you vote against these changes because of blatant short-cutting and disregard to our health, safety and quality of life by staff members at the City as well as at Pulte. This opinion is supported by our thorough review of information from our recent FOIA request, that reveals that City staff and Pulte made no real attempts to "collaborate" with residents. They barely met the absolute minimum required of disclosure to actual residents of Potomac Yard.

This is not "the Alexandria way" and not supportive of why my family's decision to move here less than one year ago. I find certain City staff members' behavior in recent meetings along with their personal motivations behind the changes in this plan to be shameful and embarrassing to an otherwise professionally run City government. Please consider:

- **QUESTIONABLE DUE PROCESS AND DUE DILIGENCE:** Moving forward with this current plan will set a negative precedence (with us and sister HOAs) and create an unharmonious future relationship with residents

I am unclear of the rushed due process and rushed due diligence that was used to arrive at this point of a potential master plan amendment and zoning variance with the City. The actual timeline of these changes has been less than 7 months. I am concerned because that actual community members living in Potomac Yard and living near this landbay--have not been engaged. We have not heard clearly articulate and valid reasons of how and why we arrived at such a drastic change in in this development. (from 36+ remaining multifamily units to 142).

- **ENVIRONMENTAL IMPACT AND COMMUNITY HEALTH:** short cutting and disregard with valid concerns puts our health at risk

This new building plan calls for a 2 level underground parking garage, requiring 25 + feet of excavation. As you know, Potomac Yard has undergone significant environmental remediation and is consider a super-fund site. Very little has been communicated to residence surrounding the landbay or Potomac Yard as a whole in this new plan of disturbing the ground. I am greatly concerned about the air and water containments. At this point only a level 1

environmental site basement has been performed. A level 2 will not be performed until after City approval—I find this outrageous.

I respectfully ask you to carefully consider my input as this matter moves forward. Please understand, residents near the development are more than willing to work with the City on this matter to reach a well balanced outcome. I ask you to be our voice and advocate at Council,

Scott Yochum
710 Bluemont Ave
Alexandria, VA 22301

- Expected Response Date: Saturday, September 23

Please take the necessary actions in responding, handling and/or updating this request at the **[Call.Click.Connect. staff interface.](#)**

If you need assistance with handling this request, please contact CallClickConnect@alexandriava.gov or call 703.746.HELP.

This is an automated email notification of a ***Call.Click.Connect.*** request. Please do not reply to this email.

From: John Malherek via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Monday, September 18, 2017 11:24 AM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #129744: Mayor, Vice Mayor, City Council Dear Mayor and City Council:I am wri

Follow Up Flag: Follow up
Flag Status: Flagged

Dear **Call.Click.Connect.** User

A request was just created using **Call.Click.Connect.** The request ID is 129744.

Request Details:

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

- Name: John Malherek
- Approximate Address: No Address Specified
- Phone Number: 703-201-7196
- Email: jjmalherek@hotmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Dear Mayor and City Council:

I am writing to ask you to oppose the proposed application in Potomac Yard at Main Line and Swann Avenues that is scheduled to be heard at City Council on October 14.

This proposal would set a dangerous precedent for the City of Alexandria, be bad for the community, and ignore the due process and civic engagement that is a core principle of development in Alexandria.

The Pulte proposal that you will be deciding on would increase the density on this parcel by nearly 400% and would significantly increase the maximum approved height for this landbay. However, it would provide no benefit back to the community. As the city hears future development proposals, allowing developers to increase height and density without providing any community benefits will serve as the new precedent for development in Alexandria. Alexandria is about to embark on major development projects, and the Council will need to be sure that it continues its precedent of receiving community benefits for approving plans that increase density and do not conform to the community plan.

Many neighbors are opposed to this drastic deviation from both the Master Plan and Small Area Plan/Coordinated Development District (CDD), as it will decrease our quality of life by increasing density, increasing traffic and result in a lengthy and disruptive construction time.

We moved into Potomac Yard after reviewing the Master Plan and with the knowledge that this site would have 36 multi-family units at a maximum height of 55 feet. Pulte is now requesting proposing to squeeze a total of 142 condominiums into two, six-story, 70-foot tall buildings, to include an unsightly parking garage. These complexes would be 15-feet higher than what the city has already designated for the site.

As residents, we have already 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 additional parking strains in Potomac Yard and increased traffic on neighborhood streets without the city and the residents of Alexandria receiving any benefits from this increased density.

In addition, Pulte claims that the Potomac Yard HOA heard the proposal and supports it. The HOA has three seats, and two of them are currently Pulte employees. The HOA meetings are held during the work day at the

Pulte location in Fairfax, VA which is 46 minutes from the Potomac Yard community. Most of the neighbors had no idea about the proposal until the City posted the required notification on the property about the requested changes.

Also, 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.

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 and CDD at such a late date would divert from the Alexandria way of civic engagement and be a significant blow to our evolving and exciting neighborhood. And, if passed, it 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 is the only way to ensure that the applicant, City of Alexandria, and community can all work together on a proposal that is good for its residents and the future of Alexandria.

Sincerely,
John Malherek
714 Bluemont Avenue, Alexandria, VA 22301

- Expected Response Date: Saturday, September 23

Please take the necessary actions in responding, handling and/or updating this request at the **Call.Click.Connect.** staff interface.

If you need assistance with handling this request, please contact CallClickConnect@alexandriava.gov or call 703.746.HELP.

This is an automated email notification of a **Call.Click.Connect.** request. Please do not reply to this email.

From: Tingting Juni Zhu via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Monday, September 18, 2017 9:32 AM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #129729: Mayor, Vice Mayor, City Council Dear Mayor and City Council:I am wri

Follow Up Flag: Follow up
Flag Status: Flagged

Dear **Call.Click.Connect.** User

A request was just created using **Call.Click.Connect.** The request ID is 129729.

Request Details:

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

- Name: Tingting Juni Zhu
- Approximate Address: No Address Specified
- Phone Number: 2025945953
- Email: tingschu@gmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Dear Mayor and City Council:

I am writing to ask you to oppose the proposed application in Potomac Yard at Main Line and Swann Avenues that is scheduled to be heard at City Council on October 14.

This proposal would set a dangerous precedent for the City of Alexandria, be bad for the community, and ignore the due process and civic engagement that is a core principle of development in Alexandria. Reasons are listed below

1. Current proposed development plan doesn't consider giving back to the community but only increasing densities and profits: As a current homeowner in this neighborhood, I am opposed to this drastic deviation from both the Master Plan and Small Area Plan/Coordinated Development District (CDD), as it will contradict to what we were told as the development plan for this plot when we bought the house and moved to this neighborhood. While we understand the rationale of increasing densities as plots get closer to the future metro station, this dramatic floor-area-ratio increase seemed to be driven by profits as this new proposed development plan doesn't include any elements that give back to the community, such as providing more community facilities, such as gym, garden, swimming pools for the entire neighborhood.

The Pulte proposal that you will be deciding on would increase the density on this parcel by nearly 400% and would significantly increase the maximum approved height for this landbay. However, it would provide no benefit back to the community. As the city hears future development proposals, allowing developers to increase height and density without providing any community benefits will serve as the new precedent for development in Alexandria. Alexandria is about to embark on major development projects, and the Council will need to be sure that it continues its precedent of receiving community benefits for approving plans that increase density and do not conform to the community plan.

2. The proposed development plan doesn't include remedies to control the increased traffic flows because of the increase of density. We moved into Potomac Yard after reviewing the Master Plan and with the knowledge that this site would have 36 multi-family units at a maximum height of 55 feet. Pulte is now requesting proposing to squeeze a total of 142 condominiums into two, six-story, 70-foot tall buildings, to include an unsightly parking garage. These complexes would be 15-feet higher than what the city has already designated for the site.

The proposed below-grade parking lot has an entrance that opens to Watson Street, and its proposed entrance is almost directly facing the alleyway entrance of current town homes across this street. The developer refused to consider moving the proposed parking lot entrance citing narrow streets in the area. If this area is not equipped to handle this kind of traffic, increasing density and squeezing in a multi-story below-grade parking lot that has direct conflicts to the traffic flows from current town homes is not a solution but creates more problems. This will worsen the already bad parking and traffic situation in the neighborhood currently as well.

As residents, we have already 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 additional parking strains in Potomac Yard and increased traffic on neighborhood streets without the city and the residents of Alexandria receiving any benefits from this increased density.

3. There is no civic engagement while discussing the revision of this development plan. Pulte claims that the Potomac Yard HOA heard the proposal and supports it. The HOA has three seats, and two of them are currently Pulte employees. The HOA meetings are held during the work day at the Pulte location in Fairfax, VA which is 46 minutes from the Potomac Yard community. Most of the neighbors had no idea about the proposal until the City posted the required notification on the property about the requested changes.

Also, 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.

In sum, 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 and CDD at such a late date would divert from the Alexandria way of civic engagement and be a significant blow to our evolving and exciting neighborhood. And, if passed, it 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 is the only way to ensure that the applicant, City of Alexandria, and community can all work together on a proposal that is good for its residents and the future of Alexandria.

Sincerely,

Tingting Juni Zhu
727 Watson St, Alexandria, VA 22301

- Expected Response Date: Saturday, September 23

Please take the necessary actions in responding, handling and/or updating this request at the [**Call.Click.Connect.** staff interface.](#)

If you need assistance with handling this request, please contact CallClickConnect@alexandriava.gov or call 703.746.HELP.

This is an automated email notification of a **Call.Click.Connect.** request. Please do not reply to this email.

From: Mohammed Rashed via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Sunday, September 17, 2017 8:21 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #129705: Mayor, Vice Mayor, City Council Dear Mayor and City Council:I am wri

Follow Up Flag: Follow up
Flag Status: Flagged

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 129705.

Request Details:

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

- Name: Mohammed Rashed
- Approximate Address: No Address Specified
- Phone Number: 5713053430
- Email: rashedmg10@gmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Dear Mayor and City Council:

I am writing to ask you to oppose the proposed application in Potomac Yard at Main Line and Swann Avenues that is scheduled to be heard at City Council on October 14.

This proposal would set a dangerous precedent for the City of Alexandria, be bad for the community, and ignore the due process and civic engagement that is a core principle of development in Alexandria.

The Pulte proposal that you will be deciding on would increase the density on this parcel by nearly 400% and would significantly increase the maximum approved height for this landbay. However, it would provide no benefit back to the community. As the city hears future development proposals, allowing developers to increase height and density without providing any community benefits will serve as the new precedent for development in Alexandria. Alexandria is about to embark on major development projects, and the Council will need to be sure that it continues its precedent of receiving community benefits for approving plans that increase density and do not conform to the community plan.

Many neighbors are opposed to this drastic deviation from both the Master Plan and Small Area Plan/Coordinated Development District (CDD), as it will decrease our quality of life by increasing density, increasing traffic and result in a lengthy and disruptive construction time.

We moved into Potomac Yard after reviewing the Master Plan and with the knowledge that this site would have 36 multi-family units at a maximum height of 55 feet. Pulte is now requesting proposing to squeeze a total of 142 condominiums into two, six-story, 70-foot tall buildings, to include an unsightly parking garage. These complexes would be 15-feet higher than what the city has already designated for the site.

As residents, we have already 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 additional parking strains in Potomac Yard and increased traffic on neighborhood streets without the city and the residents of Alexandria receiving any benefits from this increased density.

In addition, Pulte claims that the Potomac Yard HOA heard the proposal and supports it. The HOA has three seats, and two of them are currently Pulte employees. The HOA meetings are held during the work day at the

Pulte location in Fairfax, VA which is 46 minutes from the Potomac Yard community. Most of the neighbors had no idea about the proposal until the City posted the required notification on the property about the requested changes.

Also, 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.

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 and CDD at such a late date would divert from the Alexandria way of civic engagement and be a significant blow to our evolving and exciting neighborhood. And, if passed, it 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 is the only way to ensure that the applicant, City of Alexandria, and community can all work together on a proposal that is good for its residents and the future of Alexandria.

Sincerely,

Mohammed G Rashed
2507 Main Line Blvd
Alexandria, VA 22301

- Expected Response Date: Friday, September 22

Please take the necessary actions in responding, handling and/or updating this request at the **Call.Click.Connect.** staff interface.

If you need assistance with handling this request, please contact CallClickConnect@alexandriava.gov or call 703.746.HELP.

This is an automated email notification of a **Call.Click.Connect.** request. Please do not reply to this email.

From: Kaushal Jhalla via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Wednesday, September 13, 2017 12:27 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #129482: Mayor, Vice Mayor, City Council at 701 WATSON ST Dear Mayor and City Council:I am wri
Attachments: map.png
Follow Up Flag: Follow up
Flag Status: Flagged

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 129482.

Request Details:

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

- Name: Kaushal Jhalla
- Approximate Address: 701 WATSON ST (See [map below](#))
- Phone Number: 5102582625
- Email: ksjhalla@gmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Dear Mayor and City Council:

I am writing to ask you to oppose the proposed application in Potomac Yard at Main Line and Swann Avenues that is scheduled to be heard at City Council on October 14.

The proposal to increase the density on this parcel by nearly 400% would set a dangerous precedent for the City of Alexandria, be bad for the community, and ignore the due process and civic engagement that is a core principle of development in Alexandria. As residents, we have proactively engaged Pulte and City Staff to ensure we fully understood the proposal and the impact upon our neighborhood.

Residents on Watson Ave, Bluemont Avenue, and Mainline affected DIRECTLY by the drastic deviation from both the Master Plan and Small Area Plan/Coordinated Development District (CDD), as it will decrease our quality of life by increasing density, increasing traffic and result in a lengthy and disruptive construction time. 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 and CDD at such a late date would divert from the Alexandria way of civic engagement and be a significant blow to our evolving and exciting neighborhood. And, if passed, it will be used as justification for future development throughout the city of increasing density without providing any benefits back to the community.

We moved into Potomac Yard after reviewing the Master Plan and with the knowledge that this site would have 36 multi-family units at a maximum height of 55 feet. Pulte is now requesting proposing to squeeze a total of 142 condominiums into two, six-story, 70-foot tall buildings, to include an unsightly parking garage. These complexes would be 15-feet higher than what the city has already designated for the site.

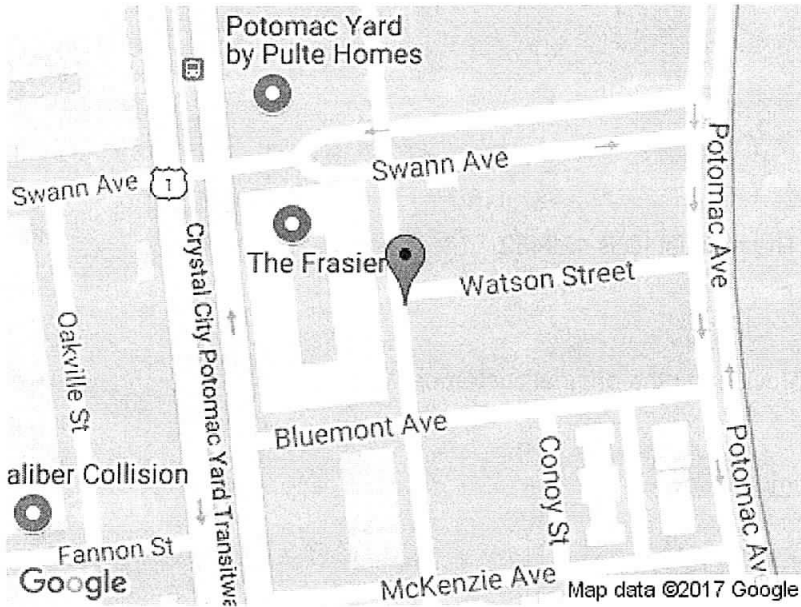
While Pulte claims that the Potomac Yard HOA heard the proposal and supports it, this is not entirely true as the HOA has three seats, and two of them are currently Pulte employees - also critical decisions were made before those directly affected on Watson Avenue had purchased their homes without informing them of the anticipated changes requested by Pulte to the Master Plan. Most of the neighbors had no idea about the proposal until the City posted the required notification on the property about the requested changes. These actions display a wanton disregard for transparency, which is essential in the local government planning process.

I know that you are dedicated to building a strong Alexandria. Denying this proposal is the only way to ensure that the applicant, City of Alexandria, and community can all work together on a proposal that is good for its residents and the future of Alexandria.

Sincerely,

Kaushal Jhalla and Pinaki Vaidya
701 Watson Street, Alexandria VA 22301

- Expected Response Date: Monday, September 18



Please take the necessary actions in responding, handling and/or updating this request at the **Call.Click.Connect.** staff interface.

If you need assistance with handling this request, please contact CallClickConnect@alexandriava.gov or call 703.746.HELP.

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9
10-14-17

Gloria Sitton

From: Kirk & Teri Lachman via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Tuesday, September 12, 2017 8:24 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #129449: Mayor, Vice Mayor, City Council RE: Please oppose Pulte's proposal at 25

Follow Up Flag: Follow up
Flag Status: Flagged

Dear **Call.Click.Connect.** User

A request was just created using **Call.Click.Connect.** The request ID is 129449.

Request Details:

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

- Name: Kirk & Teri Lachman
- Approximate Address: No Address Specified
- Phone Number: 702-460-1004
- Email: klachman@earthlink.net
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: RE: Please oppose Pulte's proposal at 2551 Main Line Boulevard at the October 14 City Council Meeting

Dear Mayor and City Council:

We are writing to ask you to oppose the proposed application in Potomac Yard at Main Line and Swann Avenues that is scheduled to be heard at City Council on October 14. This proposal would set an unfortunate precedent for the City of Alexandria, be detrimental to the community, and ignore the due process and civic engagement that is a core principle of development in Alexandria.

The Pulte proposal that you will be deciding on would increase the density on this parcel by nearly 400%, increase vehicle traffic on Watson Street by 300%, and would significantly increase the maximum approved height for this landbay. Many neighbors are opposed to this drastic deviation from both the Master Plan and Small Area Plan/Coordinated Development District (CDD), as it will decrease our quality of life by increasing density, increasing traffic, and result in a lengthy and disruptive construction time.

As a new home owner in Potomac Yard living on Watson Street (directly across from the development), we are especially disturbed by Pulte's egregious lack of disclosure regarding this proposed change during the home buying process. We signed our purchase agreement on 1/28/17, well after Pulte had decided to make this change. Despite Pulte's unsubstantiated assertions to the contrary, we were not told of the impending application to change the zoning despite asking the sales staff directly about the planned development for the vacant parcel. Pulte had numerous opportunities to disclose this information to us such as including it on the parcel maps in their sales office (they did not), having us sign a disclosure that we received this information (they did not), or inviting us to the informational meetings held on this project prior to us closing on our townhome (they did not). Our realtors, long-time residents of Alexandria, will attest to the lack of disclosure from Pulte. Pulte also waited to post the public notice regarding the change only one month after we closed on our townhome (the last townhome to close on Watson Street). Had we known about the proposed development, we would not have purchased our town home.

We also did our own due diligence and searched the web regarding information about this area, but never uncovered any information on the proposed change. We reviewed the Master Plan and Small Area Plan/CDD on the City of Alexandria's website. We saw that the site would have 36 multi-family units at a maximum height of 55

feet. Pulte is now proposing to squeeze a total of 142 condominiums into two, six-story, 70-foot tall buildings, to include a parking garage that will disturb contaminated soil down to 28 feet. These proposed buildings would be 15-feet higher than what the city has already designated for the site.

Since my wife works from home, we were particularly concerned about nearby construction activities and how they might impact her ability to do her job, which requires a substantial amount of time on the phone and focused concentration reviewing technical documents. While the original plan for the parcel was not ideal in terms of construction noise, the relatively short duration of the construction activities of 36 units was something we felt we could accept. We learned for the first time from a Pulte representative at the 9/11/17 public meeting that construction will now last for 48 months if you approve the proposed change. Had we known about the construction duration and associated noise, we would not have purchased our town home.

We are also concerned about the plan for a 28-foot deep excavation into a former CERCLA site with contaminated soils, particularly into the most contaminated landbay within Potomac Yard. Pulte noted that the soil must be transported to a special landfill for disposal, but did not seem aware of the nature or severity of the hazards associated with the remaining contamination in this landbay. Being professionals who work in environmental remediation and emergency management, we are particularly concerned about their lack of knowledge and cavalier attitude exhibited at the public meeting on 9/11/17. We are concerned that they will expose not only us and our neighbors, the construction site workers, and more importantly, the vulnerable populations (children and pregnant women) who reside in the area or use the neighboring children's play area across the street on Potomac Avenue. We believe you should not consider approving this project until you are provided with a fully detailed safety and health plan and environmental remediation plan that has been vetted with the public and industry experts.

One final concern is that the City of Alexandria planning staff are not objective about the benefits and detriments of the project. At the public meeting on 9/11/17, one city representative stated we could "sue him" if we didn't like the project as he had invested years of work into this project. As a current and former public servant and veterans of many contentious public meetings, we were shocked at his unprofessional behavior and his refusal to discuss or even acknowledge negative aspects of the project. As such, we do not believe you will receive an objective evaluation of the project by city staff.

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 and CDD at such a late date would divert from the Alexandria way of civic engagement and be a significant blow to our evolving and exciting neighborhood. And, if passed, it will be used as justification for future development throughout the city of increasing density without providing any benefits back to the community.

Sincerely,

Kirk & Teri Lachman
717 Watson Street
Alexandria VA 22301

- Expected Response Date: Sunday, September 17

Please take the necessary actions in responding, handling and/or updating this request at the [Call.Click.Connect. staff interface](#).

If you need assistance with handling this request, please contact CallClickConnect@alexandriava.gov or call 703.746.HELP.

This is an automated email notification of a **Call.Click.Connect.** request. Please do not reply to this email.

From: Shewit Woldegabrael via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Monday, September 11, 2017 9:38 AM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #129300: Mayor, Vice Mayor, City Council Dear Mayor and City Council:I am wri

Follow Up Flag: Follow up
Flag Status: Flagged

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 129300.

Request Details:

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

- Name: Shewit Woldegabrael
- Approximate Address: No Address Specified
- Phone Number: 5712763666
- Email: shewkt.tsegaye@gmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Dear Mayor and City Council:

I am writing to ask you to oppose the proposed application in Potomac Yard at Main Line and Swann Avenues that is scheduled to be heard at City Council on October 14.

This proposal would set a dangerous precedent for the City of Alexandria, be bad for the community, and ignore the due process and civic engagement that is a core principle of development in Alexandria.

The Pulte proposal that you will be deciding on would increase the density on this parcel by nearly 400% and would significantly increase the maximum approved height for this landbay. However, it would provide no benefit back to the community. As the city hears future development proposals, allowing developers to increase height and density without providing any community benefits will serve as the new precedent for development in Alexandria. Alexandria is about to embark on major development projects, and the Council will need to be sure that it continues its precedent of receiving community benefits for approving plans that increase density and do not conform to the community plan.

Many neighbors are opposed to this drastic deviation from both the Master Plan and Small Area Plan/Coordinated Development District (CDD), as it will decrease our quality of life by increasing density, increasing traffic and result in a lengthy and disruptive construction time.

We moved into Potomac Yard after reviewing the Master Plan and with the knowledge that this site would have 36 multi-family units at a maximum height of 55 feet. Pulte is now requesting proposing to squeeze a total of 142 condominiums into two, six-story, 70-foot tall buildings, to include an unsightly parking garage. These complexes would be 15-feet higher than what the city has already designated for the site.

As residents, we have already 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 additional parking strains in Potomac Yard and increased traffic on neighborhood streets without the city and the residents of Alexandria receiving any benefits from this increased density.

In addition, Pulte claims that the Potomac Yard HOA heard the proposal and supports it. The HOA has three seats, and two of them are currently Pulte employees. The HOA meetings are held during the work day at the

Pulte location in Fairfax, VA which is 46 minutes from the Potomac Yard community. Most of the neighbors had no idea about the proposal until the City posted the required notification on the property about the requested changes. These actions display a wanton disregard for transparency, which is essential in the local government planning process.

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 and CDD at such a late date would divert from the Alexandria way of civic engagement and be a significant blow to our evolving and exciting neighborhood. And, if passed, it 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 is the only way to ensure that the applicant, City of Alexandria, and community can all work together on a proposal that is good for its residents and the future of Alexandria.

Sincerely,

Shewit Woldegabrael
712 Bluemont ave

- Expected Response Date: Saturday, September 16

Please take the necessary actions in responding, handling and/or updating this request at the **Call.Click.Connect.** staff interface.

If you need assistance with handling this request, please contact CallClickConnect@alexandriava.gov or call 703.746.HELP.

This is an automated email notification of a **Call.Click.Connect.** request. Please do not reply to this email.

From: Daniel Roth via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Sunday, September 10, 2017 8:03 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #129280: Mayor, Vice Mayor, City Council RE: Please oppose Pulte's proposal at 25

Follow Up Flag: Follow up
Flag Status: Flagged

Dear **Call.Click.Connect.** User

A request was just created using **Call.Click.Connect.** The request ID is 129280.

Request Details:

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

- Name: Daniel Roth
- Approximate Address: No Address Specified
- Phone Number: 916-747-9592
- Email: daniel.f.roth@gmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: RE: Please oppose Pulte's proposal at 2551 Main Line Boulevard at the October 14 City Council Meeting

Dear Mayor and City Council:

I am writing to ask you to oppose the proposed application in Potomac Yard at Main Line and Swann Avenues that is scheduled to be heard at City Council on October 14.

This proposal would set a dangerous precedent for the City of Alexandria and be bad for the community, and ignore the due process and civic engagement that is a core principle of development in Alexandria.

The Pulte proposal that you will be deciding on would increase the density on this parcel by nearly 400% and would significantly increase the maximum approved height for this landbay. However, it would provide no benefit back to the community. As the city hears future development proposals, allowing developers to increase height and density without providing any community benefits will serve as the new precedent for development in Alexandria. Alexandria is about to embark on major development projects, and the Council will need to be sure that it continues its precedent of receiving community benefits for approving plans that increase density and do not conform to the community plan.

Many neighbors are opposed to this drastic deviation from both the Master Plan and Small Area Plan/Coordinated Development District (CDD), as it will decrease our quality of life by increasing density, increasing traffic and result in a lengthy and disruptive construction time.

We moved into Potomac Yard after reviewing the Master Plan and with the knowledge that this site would have 36 multi-family units at a maximum height of 55 feet. Pulte is now requesting proposing to squeeze a total of 142 condominiums into two, six-story, 70-foot tall buildings, to include an unsightly parking garage. These complexes would be 15-feet higher than what the city has already designated for the site.

As residents, we have already 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 additional parking strains in Potomac Yard and increased traffic on neighborhood streets without the city and the residents of Alexandria receiving any benefits from this increased density.

In addition, Pulte claims that the Potomac Yard HOA heard the proposal and supports it. The HOA has three seats, and two of them are currently Pulte employees. The HOA meetings are held during the work day at the Pulte location in Fairfax, VA which is 46 minutes from the Potomac Yard community. Most of the neighbors had no idea about the proposal until the City posted the required notification on the property about the requested changes. These actions display a wanton disregard for transparency, which is essential in the local government planning process.

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 and CDD at such a late date would divert from the Alexandria way of civic engagement and be a significant blow to our evolving and exciting neighborhood. And, if passed, it 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 is the only way to ensure that the applicant, City of Alexandria, and community can all work together on a proposal that is good for its residents and the future of Alexandria.

Sincerely,

Dan Roth
2503 Main Line Boulevard

- Expected Response Date: Friday, September 15

Please take the necessary actions in responding, handling and/or updating this request at the [Call.Click.Connect. staff interface](#).

If you need assistance with handling this request, please contact CallClickConnect@alexandriava.gov or call 703.746.HELP.

This is an automated email notification of a **Call.Click.Connect.** request. Please do not reply to this email.

From: Bill Hendrickson via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Monday, June 12, 2017 8:32 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #123100: Mayor, Vice Mayor, City Council Dear Mayor Silberberg, Vice Mayor Wilson

Dear **Call.Click.Connect.** User

A request was just created using **Call.Click.Connect.** The request ID is 123100.

Request Details:

This is a "public" request. Information may be provided to anyone who requests it.

- Name: Bill Hendrickson
- Approximate Address: No Address Specified
- Phone Number: 703-519-9410
- Email: whendrick@aol.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Dear Mayor Silberberg, Vice Mayor Wilson and City Council members:

On June 13, you will consider and vote on proposed updates to the 2010 North Potomac Yard Small Area Plan. As a member of the citizen group that advised city staff, I support these changes.

I have been involved as a citizen in the planning for Potomac Yard redevelopment since 1997. I led the effort of the Del Ray Citizens Association in planning the 1999 South Potomac Yard plan, and I served on the citizen group advising staff on the original 2010 North Potomac Yard Plan.

I want to emphasize how hard, how challenging it is to do what we are trying to do in Potomac Yard: Create a vibrant, multiuse, transit- oriented, urban community. Fortunately, our understanding of how to do this has advanced substantially during the past two decades. The city planning staff has developed a great degree of sophistication, and we have a developer, JBG, with considerable experience in creating these new urban developments. Thus, I am guardedly optimistic that we can pull this off.

I would like to highlight a number of points:

- 1) Transportation. The advisory group emphasized even more strongly than in 2010 that Potomac Yard be a transit-, pedestrian-, and bicycle-oriented community. Vehicles should have an ever-diminishing importance. In particular, the group proposed that the character of Potomac Avenue be significantly altered from the problematic car-oriented thoroughway it is today.
- 2) Environmental sustainability. The city has some good policies in this area, but its own investments in new technologies and techniques have been small because of lack of funding. Instead, it has been relying largely on new development to advance its goals. The North Potomac Yard Plan presents a major opportunity to move forward. The developer is required to submit an Environmental Sustainability Master Plan as part of the submission of the first development special use permit. The developer needs to work with the community in developing this plan, and it should be made public well in advance of the public hearings on the development project so that it can be discussed, critiqued, and revised, if necessary.
- 3) Community facilities. The developer is required to provide a comprehensive Community Facility Proposal as part of the plan. The plan includes a number of options, but one of the most intriguing is a community arts, exhibition, and/or performance space. Except for the Schlesinger Center on NOVA's campus in the far west end of Alexandria, the city's performing arts spaces are small and inadequate. Although such a center would not be included in phase one of development, I think you should direct city staff to begin working with the arts commission and interested citizens, or set up a new community task force, to explore such a center and how it could be funded through developer, city, and private contributions.

4) The impact of the 2010 plan on the 1999 plan. The 2010 plan has had an inadvertent negative impact on the 1999 plan, in particular on the town center area. This area was designed to be the vital centerpiece of the 1999 plan, with office, hotels, and extensive retail and restaurant use surrounding a large, well-designed open space where many community activities were planned. But because many of the same uses were included in the nearby North Potomac Yard, the town center developer, with city permission, significantly reduced these uses, robbing this area of its potential vitality. Indeed, although the 1999 plan, like the 2010 plan, was designed to create a vibrant, multiuse development, it has largely become a massive residential project with a park, fire station, and grocery store. To be sure, an office building is now being constructed and more office is planned as well as more retail. I think there is still potential to make this a vibrant area, but the staff will need to give it some attention. I think we should explore the possibility of adding a civic use to this area. This would be a great location for a performing arts center or even a new City Hall (with ownership of the existing, historic City Hall being retained by the city). Because specific uses are already planned for this area, a civic use at the town center would take some creative thinking and developer cooperation. But recall that the fire station with its affordable and workforce housing was not part of the original 1999 plan either.

5) Build-out of the plan. During this planning process, I was surprised to learn that the leases for Target and Shoppers Food Warehouse had been extended to 2026. Will these leases be extended even further? What about the other big box stores? If leases are extended and redevelopment consequently slowed, how will this affect revenues, especially as it relates to paying for the Metro station?

These are the key points I hope you will consider. Thank you for your consideration.

Sincerely yours,

Bill Hendrickson

Member of the Advisory Group representing the Del Ray Citizens Association on updates to the 2010 North Potomac Yard Plan

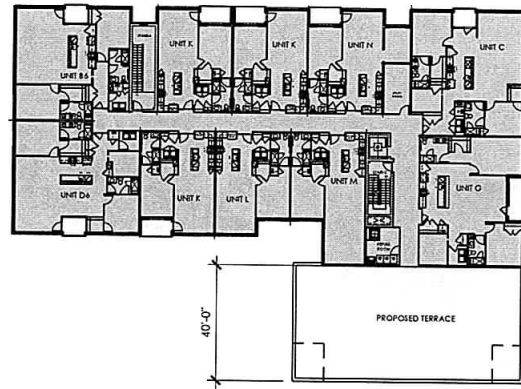
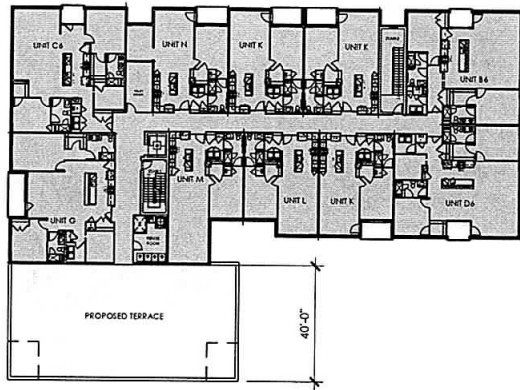
- Expected Response Date: Monday, June 19

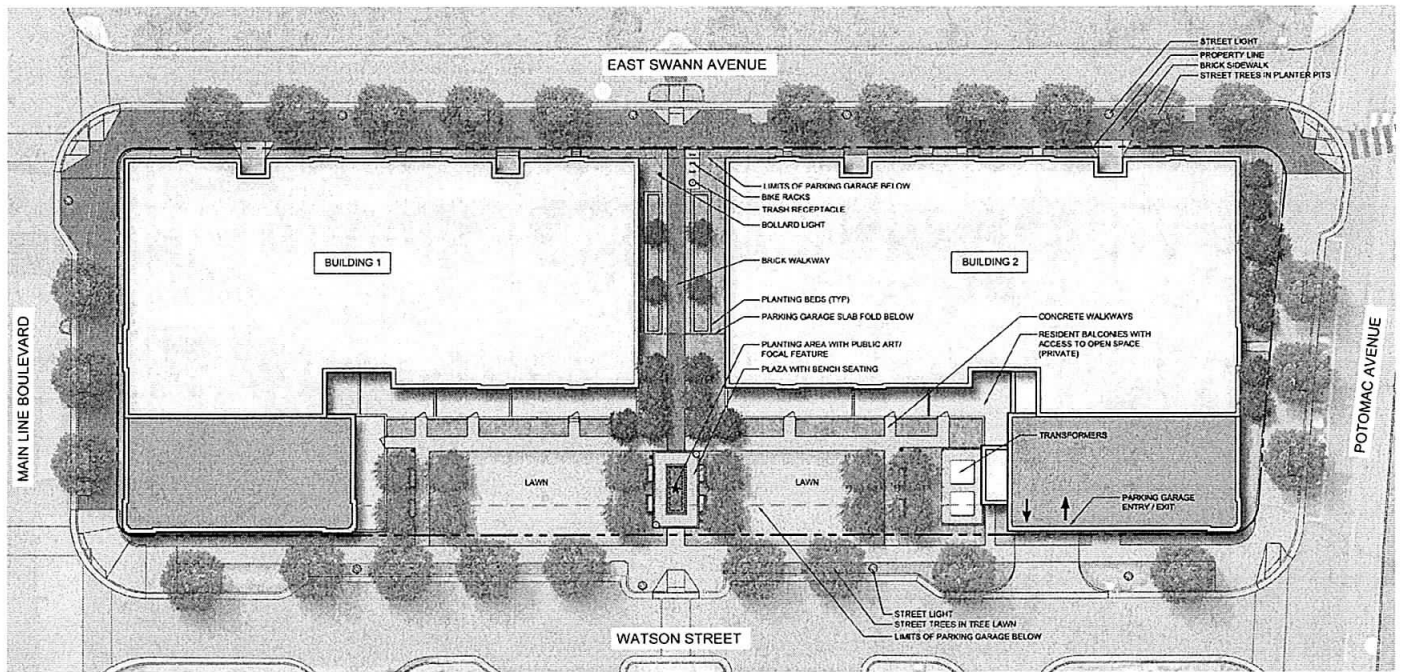
Please take the necessary actions in responding, handling and/or updating this request at [the **Call.Click.Connect.** staff interface.](#)

If you need assistance with handling this request, please contact CallClickConnect@alexandriava.gov or call 703.746.HELP.

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9
10-14-17





9
70-14-17

Mr. Michael B. Venn
2307 Main Line Boulevard # 102
Alexandria, VA 22301

October 3, 2017

City of Alexandria City Council
Alexandria City Hall
301 King Street, Room 2300
Alexandria, VA 22314

Dear City of Alexandria City Council Members:

As a long-standing homeowner and resident of Potomac Yard, I am writing this letter in support of Pulte Homes continued development of the Potomac Yard community and most notably Landbay H, which would include a multifamily dwelling with several affordable housing units. I have been an active proponent of continued development of Potomac Yard, and my commitment to this community includes serving as the elected Secretary on the Potomac Yard Condominium Association I Board of Directors for the past five years.

Due to a work-related travel commitment, I cannot attend the Planning Commission Meeting in person to argue in favor of Pulte Homes development of Landbay H, but I enclose the following arguments in support and a signed petition from a number of residents (that we began asking for signature on October 1).

While I have been informed that several homeowners have raised concerns, many of us living in the community do not have an issue with the planned site construction. Notable discussion points among the homeowners include the following:

- Pulte Homes has made it clear from the beginning that this area was planned as a multifamily development. As the second buyer and first move-in resident, I reviewed the development plans with the sales staff prior to buying, and it has always been noted on maps and drawings that this area was designated for this type of a development with design specifications to be provided at a later date.
- Pulte Homes has taken a proactive approach to engaging with the community on the development as well as taking residents' concerns into account. Pulte leadership has held several meetings at the community to discuss the on-going projects and build out of the development as well as the adjacent areas to include the planned Potomac Yard Metro Station and the redevelopment of the Oakville Triangle project. Pulte has worked with residents that would be living adjacent to the property to discuss and develop mitigations for lifestyle concerns, including building height / view obstructions, refuse, move in / move out impediments, and construction scheduling, which would all minimize the impact on the adjacent residents.
- Site adjustment from 36 to 140 units is appropriate. Given the proximity to the planned Potomac Yard Metro Station as well as adjacent office space and retail, the adjustment

from 36 to 140 units aligns with the City's desire for improved density and includes an appropriate amount of underground parking to support the structure along with open space for the entire community.

- Development of the site is beneficial to the community writ large. As Pulte could choose to "sit on the land" and delay further development, the site deprives the City of Alexandria of an improved revenue basis while at the same time creating community hazards as an area for animals to nest or for injuries to occur on undeveloped property. It also has a negative effect on community morale as the land would lay fallow and would potentially drive away future development. In addition, the planned affordable housing units are only appropriate given the prior redevelopment areas in Alexandria and aligns to prior actions taken by the City with other developers. The affordable units would be within the 140 unit construct rather than the more expensive stand-alone townhouses or townhouse-condominiums.

Please find attached a copy of the initial signed petition from homeowners supporting the development of Landbay H. An identical copy of this letter is being provided to the City of Alexandria Planning Commission. With that, I am

Sincerely,

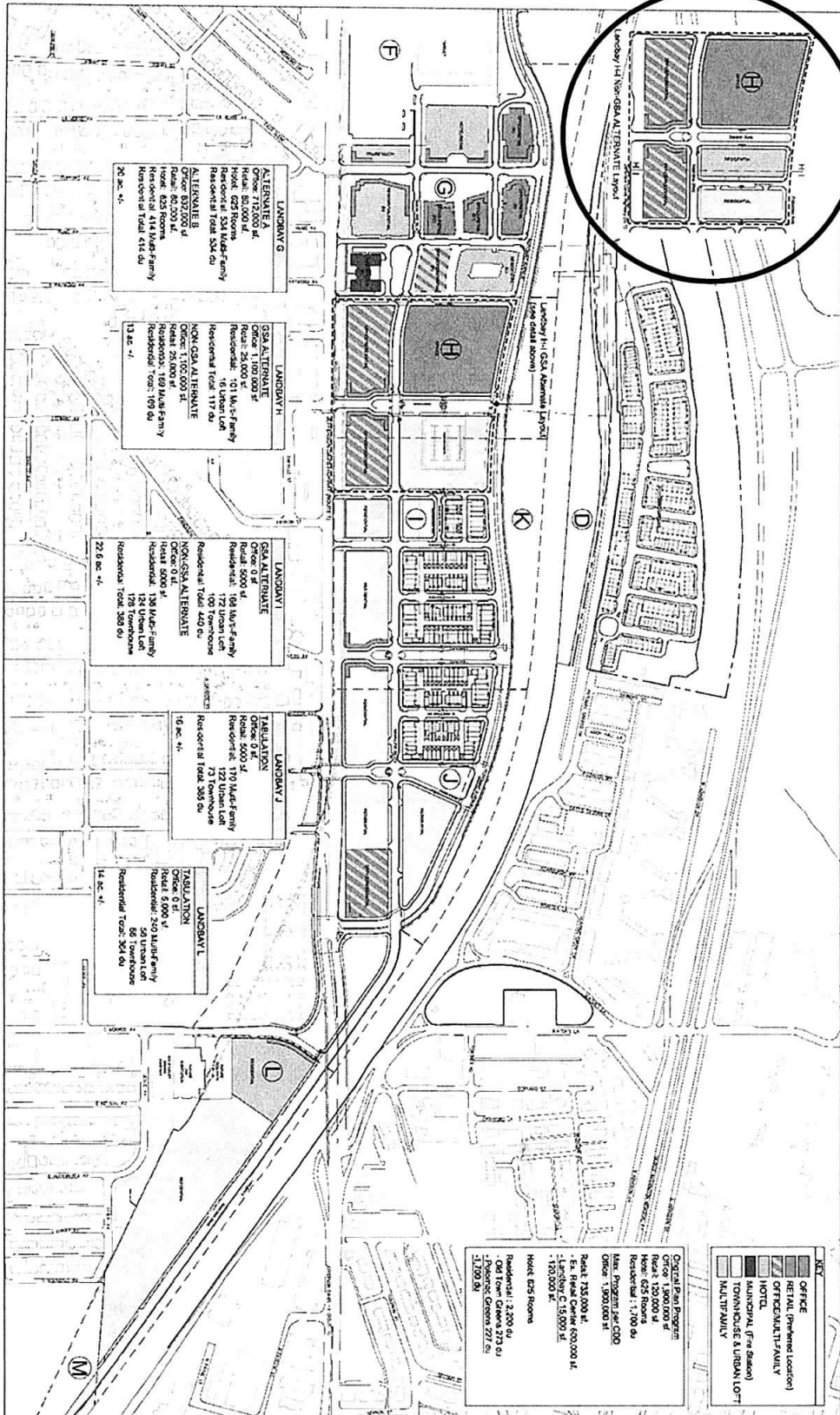


Michael B. Venn
2307 Main Line Boulevard # 102

Cc: City of Alexandria Planning Commission

Attachment: Petition of Support for the Continued Development of Potomac Yard (Including Landbay H)

2010 CDD Concept Plan

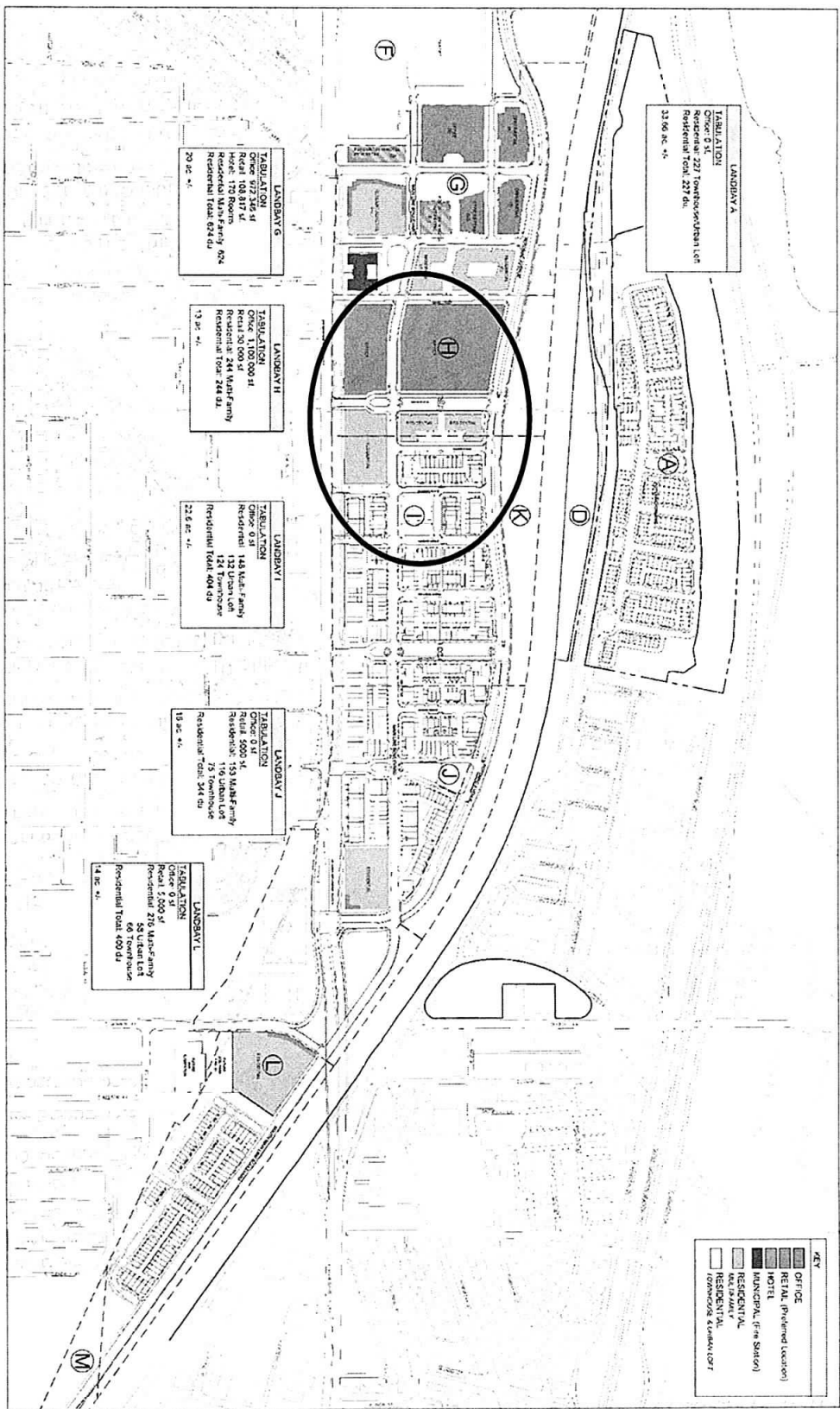


LandDesign
NOTE:
GRAPHIC FOR ILLUSTRATIVE PURPOSES ONLY.
SITE PLAN SUBJECT TO CHANGE.

Potomac Yard
Concept Plan



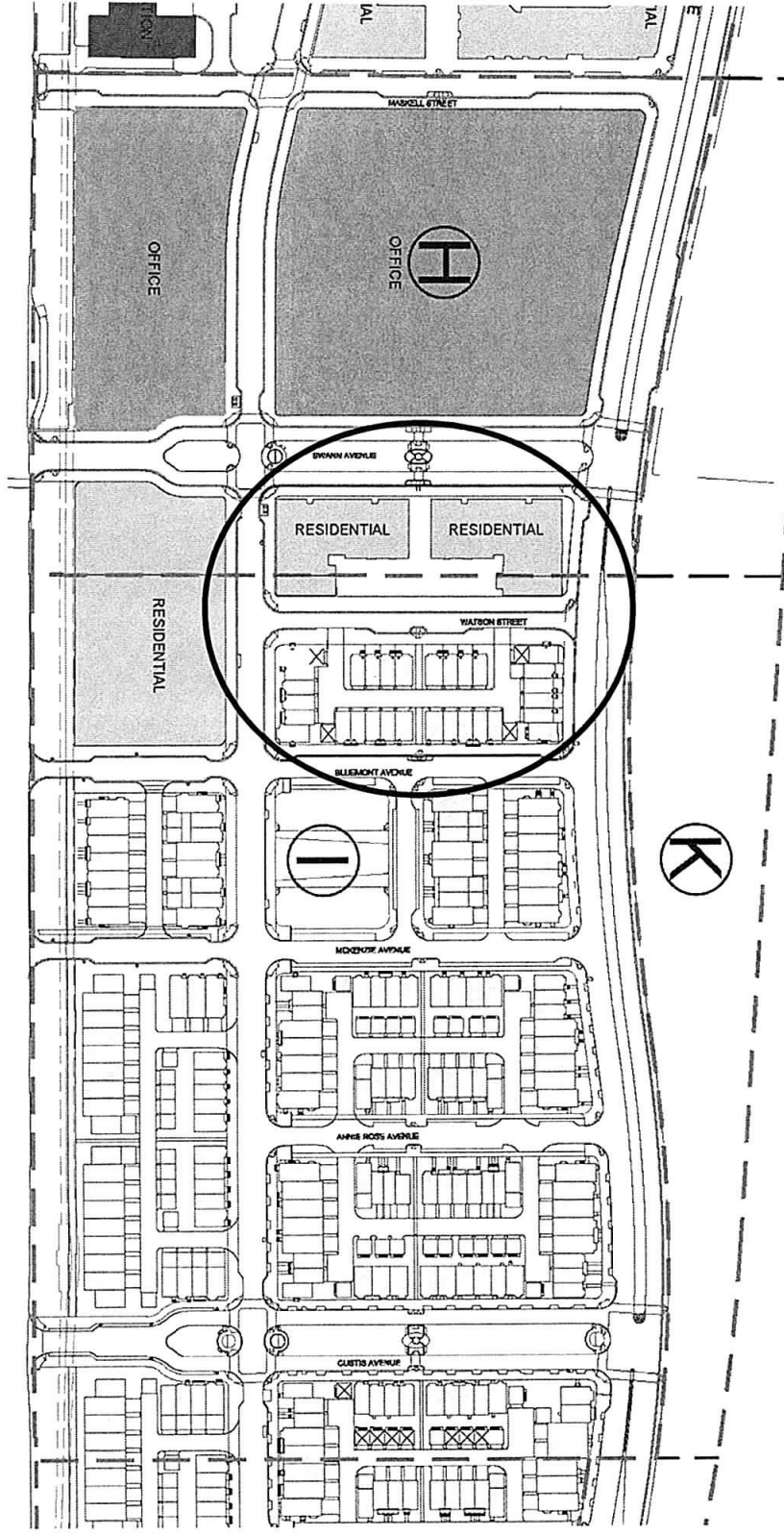
Proposed CDD Concept Plan Amendment



LandDesign .
NOTE: GRAPHIC FOR ILLUSTRATIVE PURPOSES ONLY. SITE PLAN SUBJECT TO CHANGE.

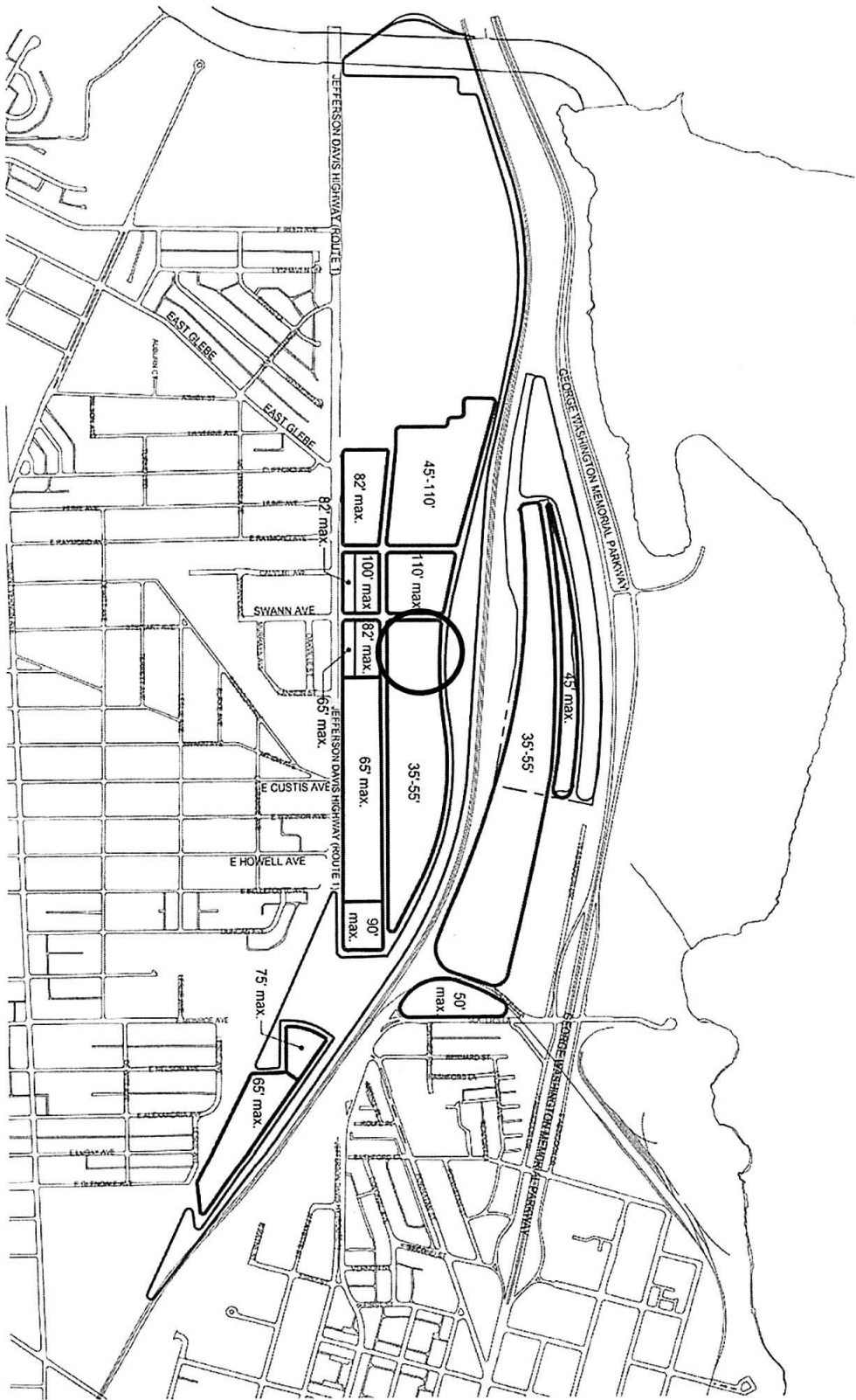
**Potomac Yard
Concept Plan**

Proposed CDD Concept Plan Amendment



KEY	
	OFFICE
	RETAIL (Preferred Location)
	HOTEL
	MUNICIPAL (Fire Station)
	RESIDENTIAL
	MULTI-FAMILY
	RESIDENTIAL TOWNHOUSE & URBAN LOFT

2010 CDD Height Map



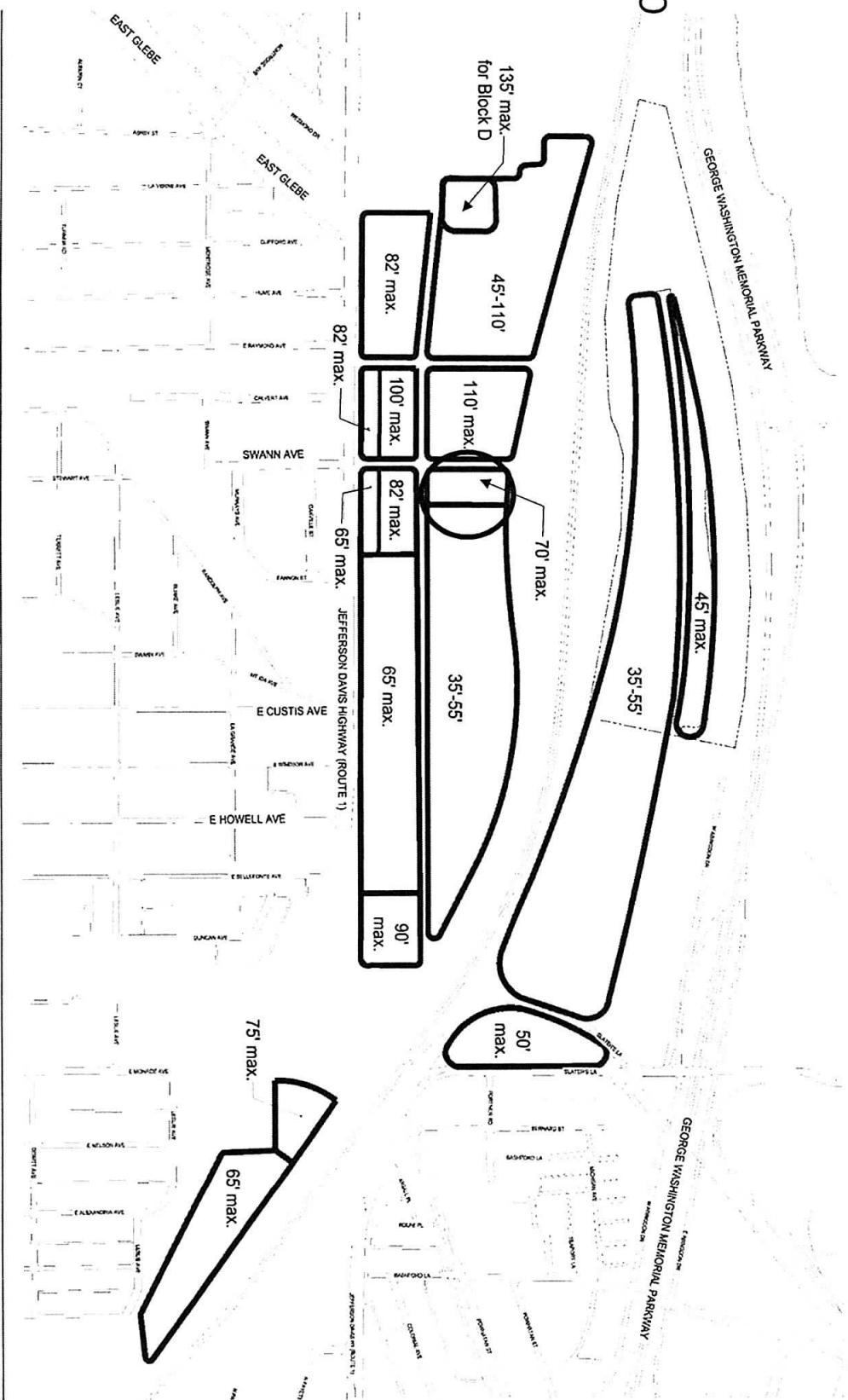
Potomac Yard - CDD 10

Predominant Height Limits

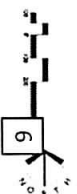


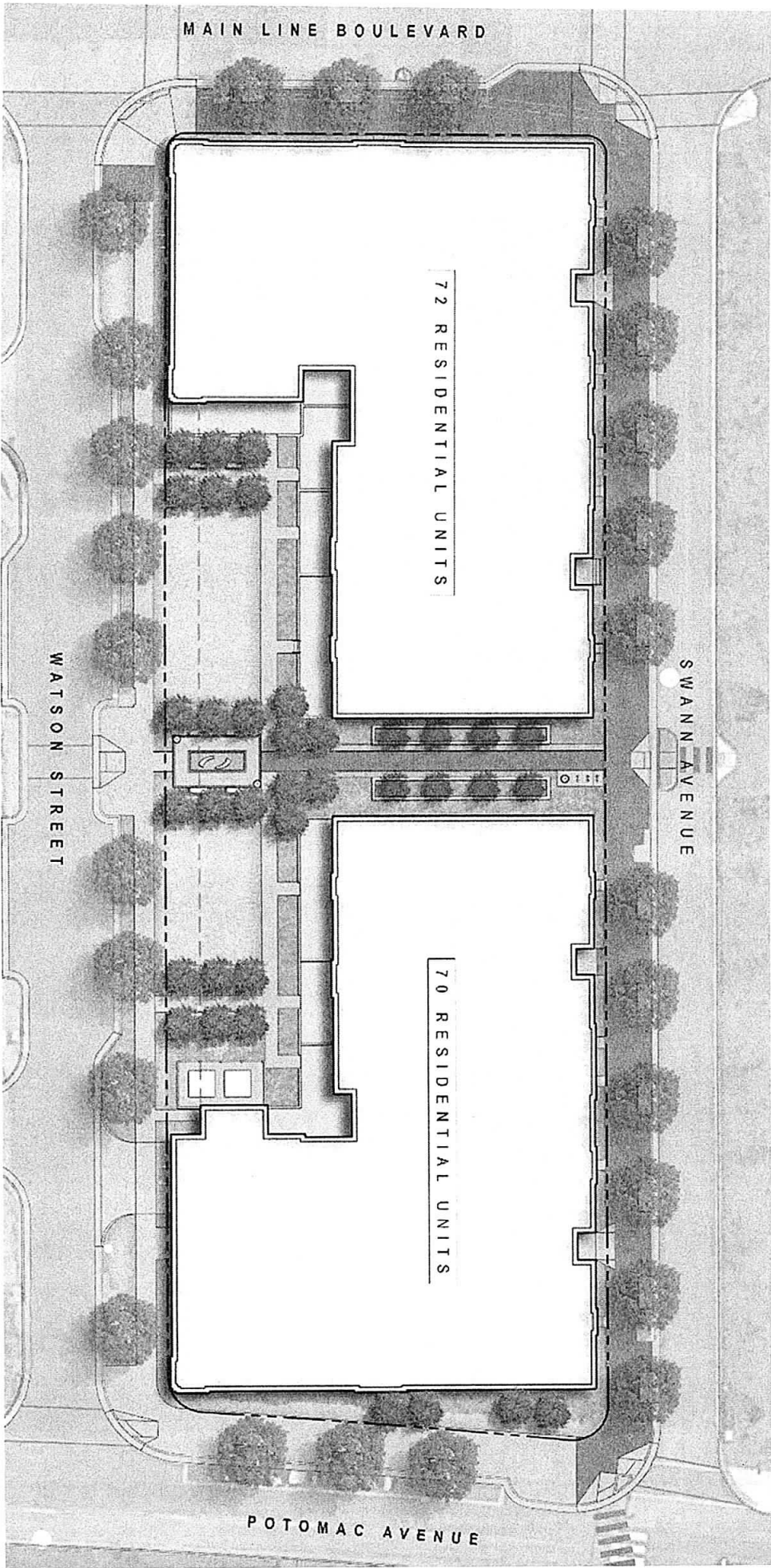
October 27, 2010

Proposed CDD Height Map

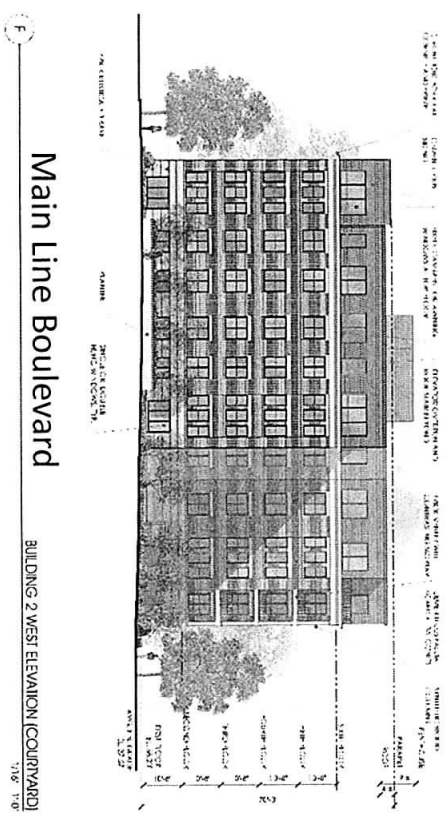


Potomac Yard - CDD 10
Predominant Height Limits

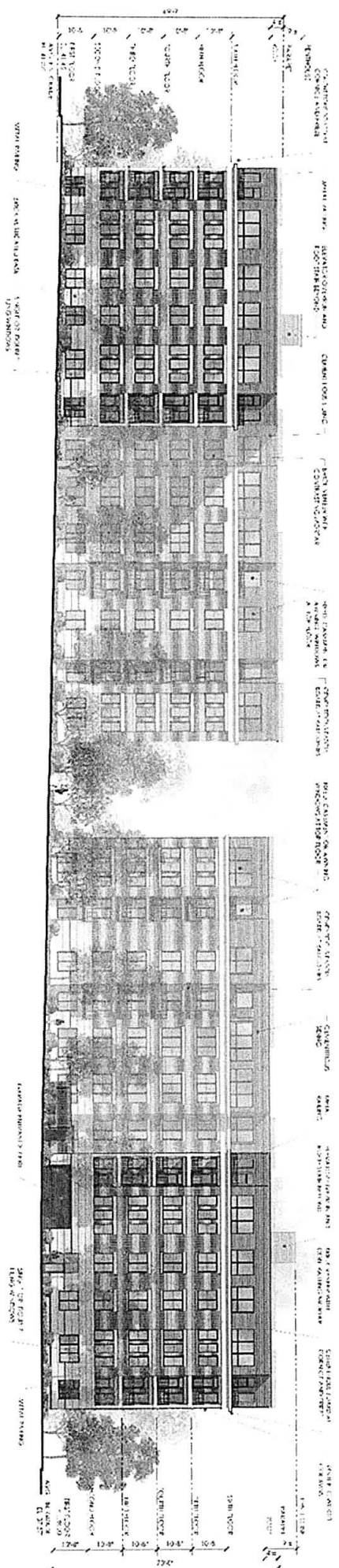




June 2017 DSUP Elevations

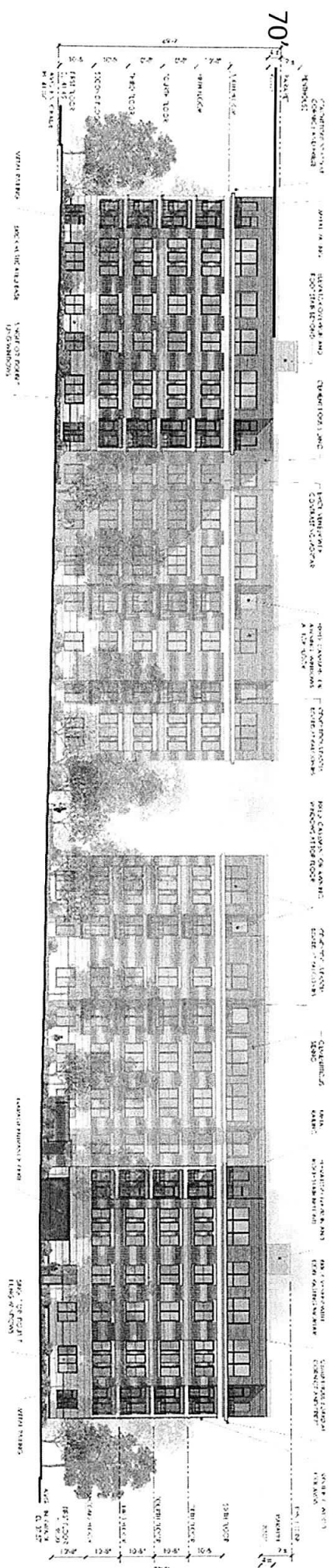
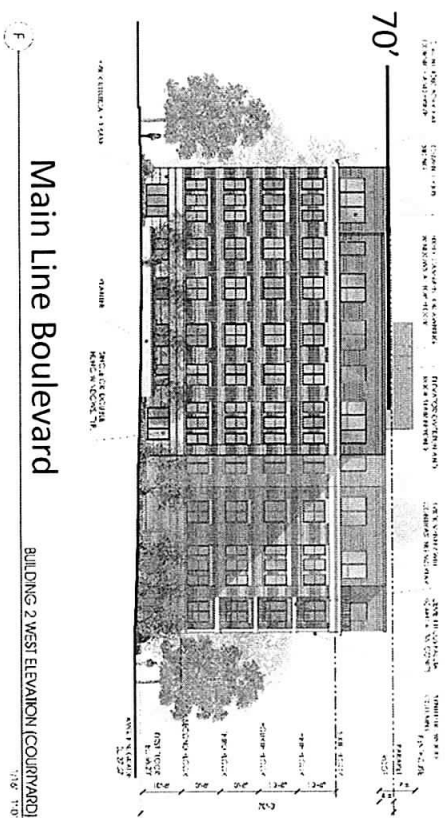


Main Line Boulevard



Watson Street

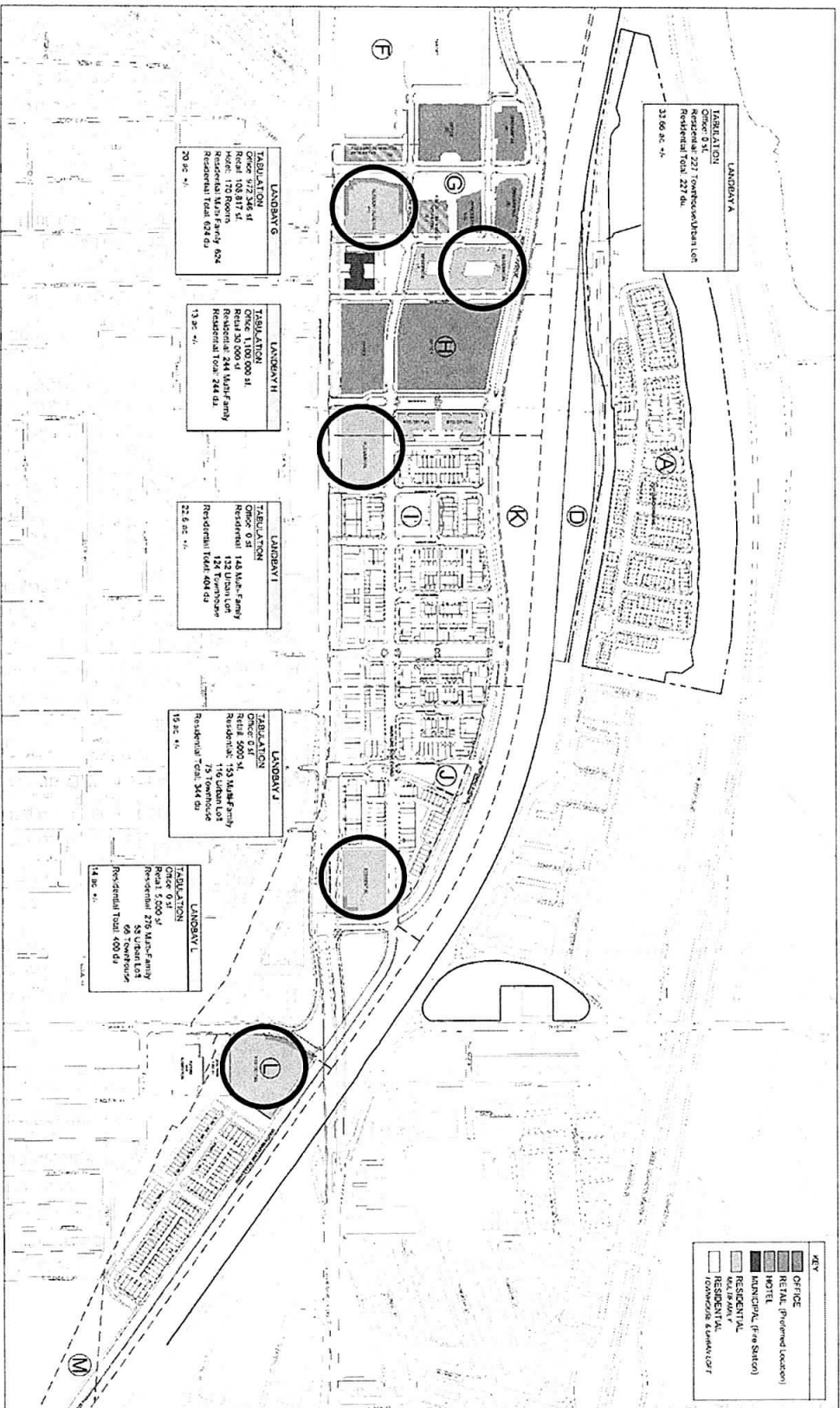
June 2017 DSUP Elevations



Watson Street

BUILDINGS 1&2 SOUTH ELEVATION (WATSON STREET)
3.22-140

Proposed CDD Concept Plan Amendment

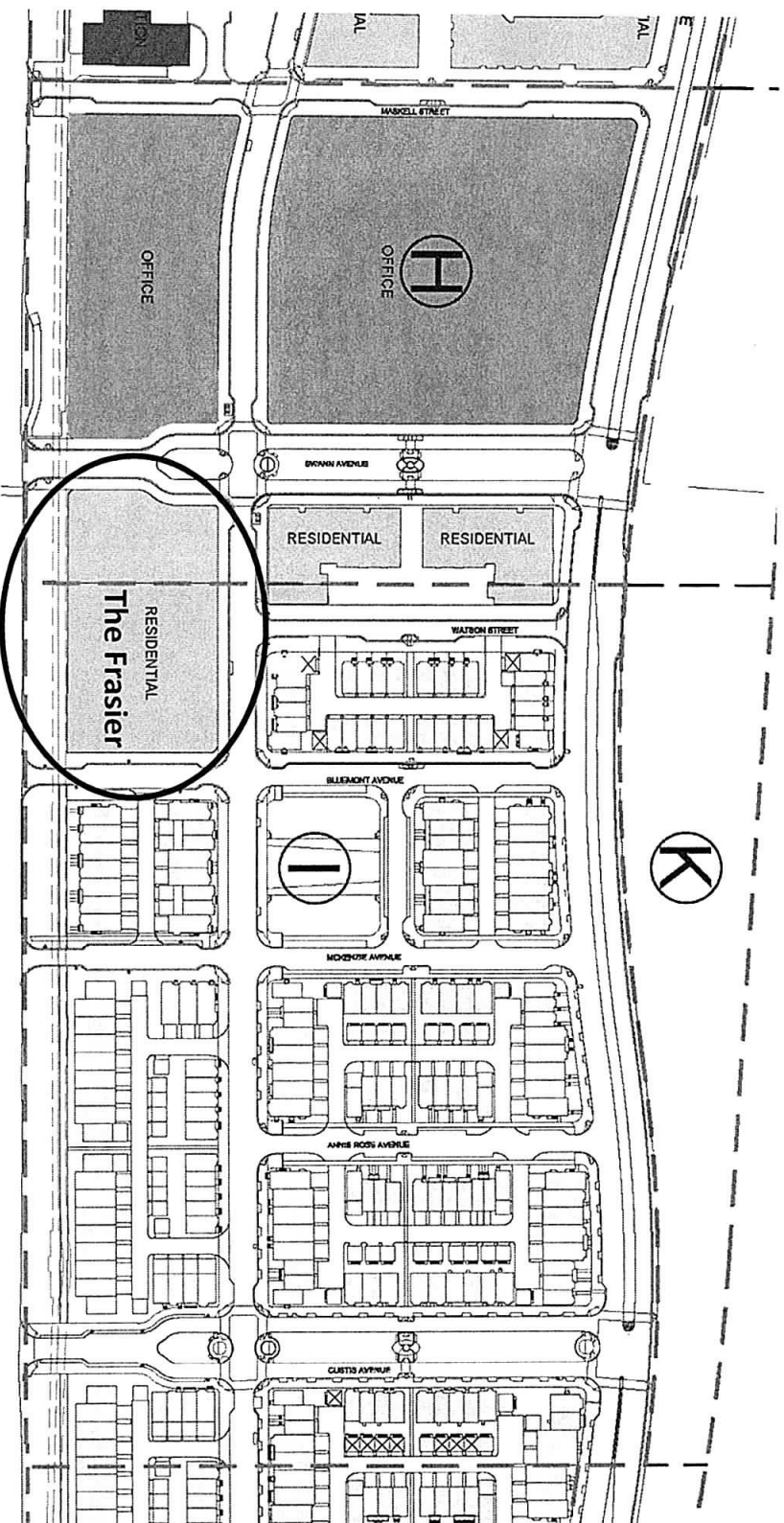


LandDesign .

NOTE: THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY.
SITE PLAN SUBJECT TO CHANGE.

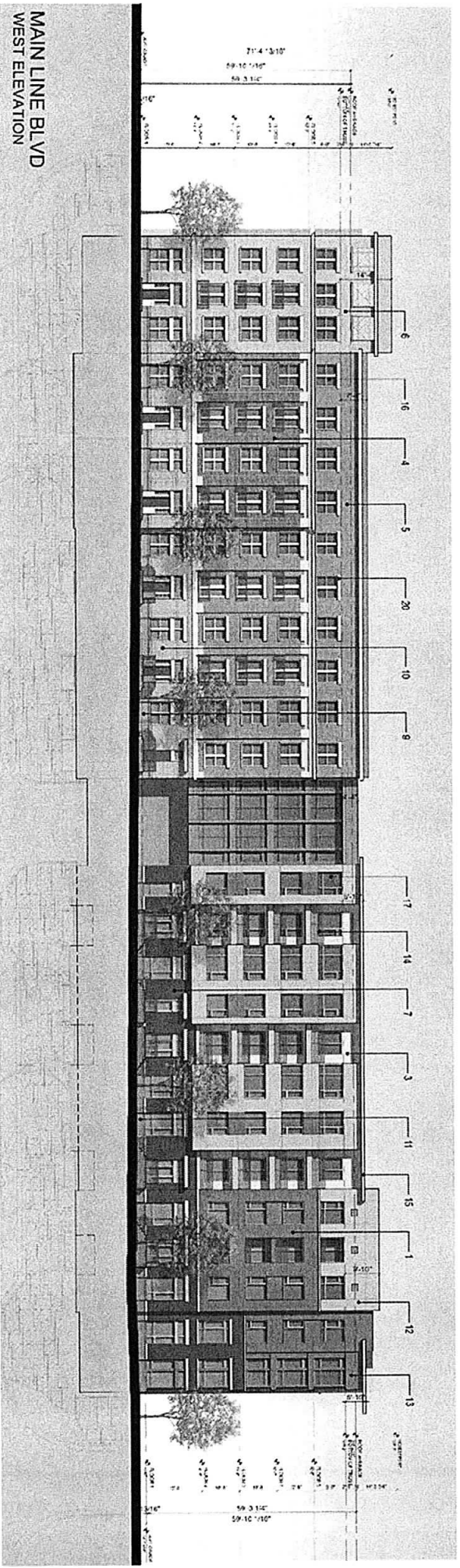
Potomac Yard
Concept Plan

Proposed CDD Concept Plan Amendment

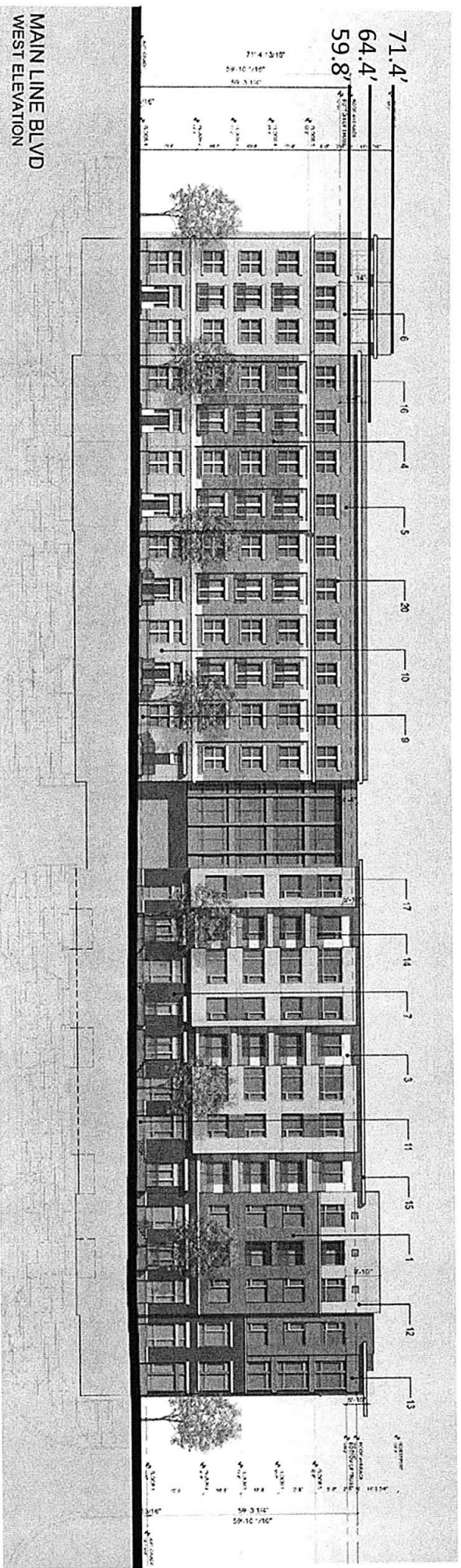


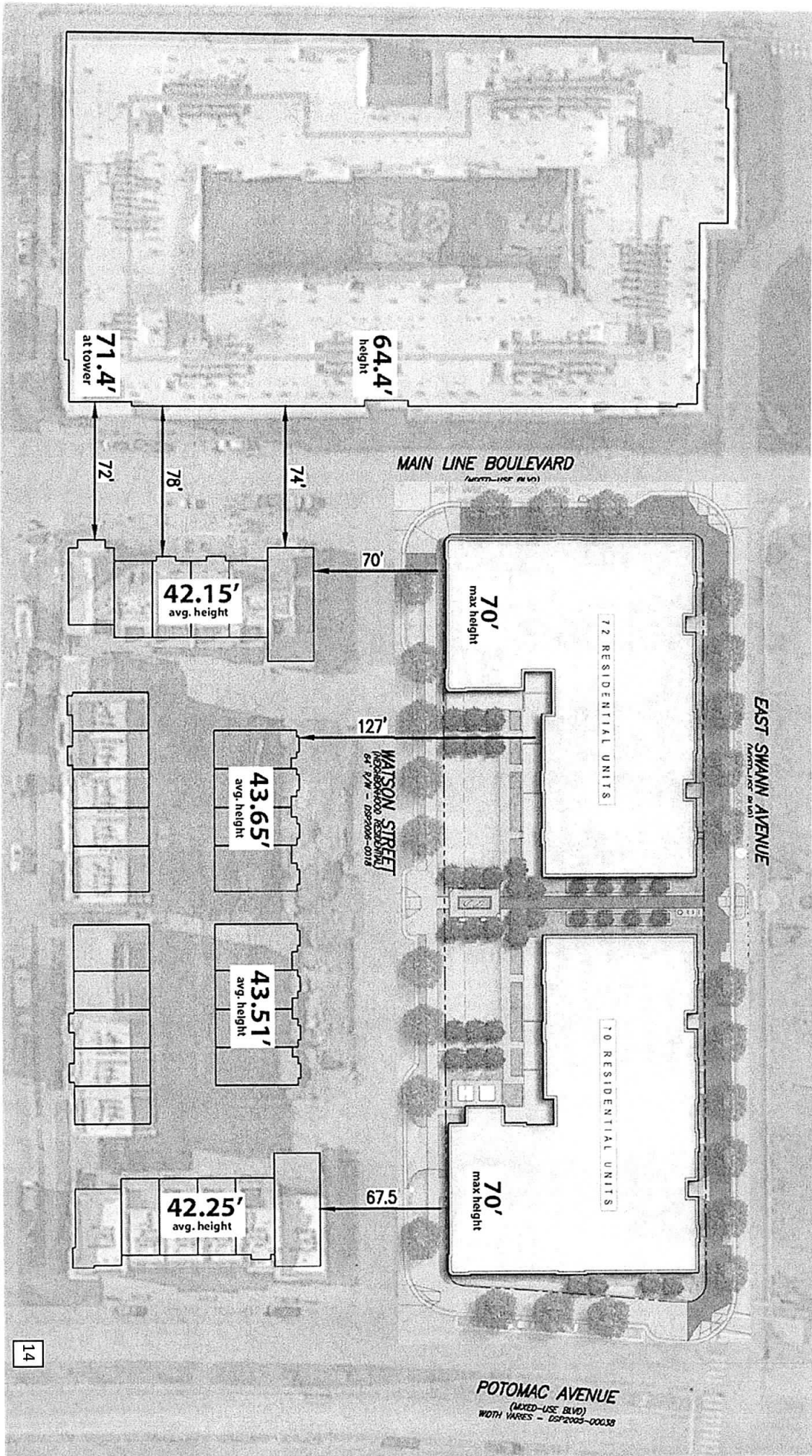
KEY	
	OFFICE
	RETAIL (Preferred Location)
	HOTEL
	MUNICIPAL (Fire Station)
	RESIDENTIAL
	MULTIFAMILY
	RESIDENTIAL
	TOWNHOUSE & URBAN LOFT

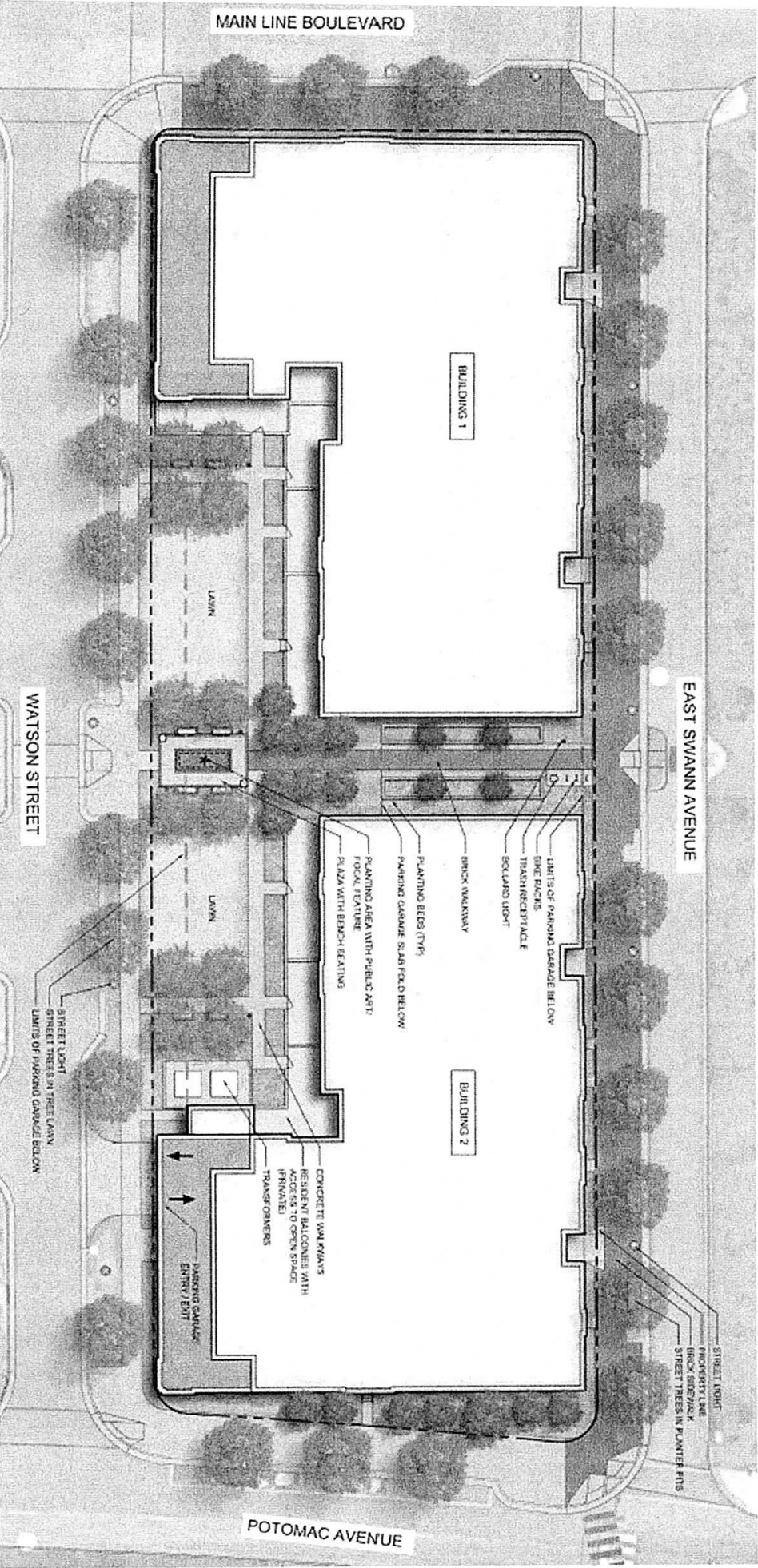
Frasier Elevations



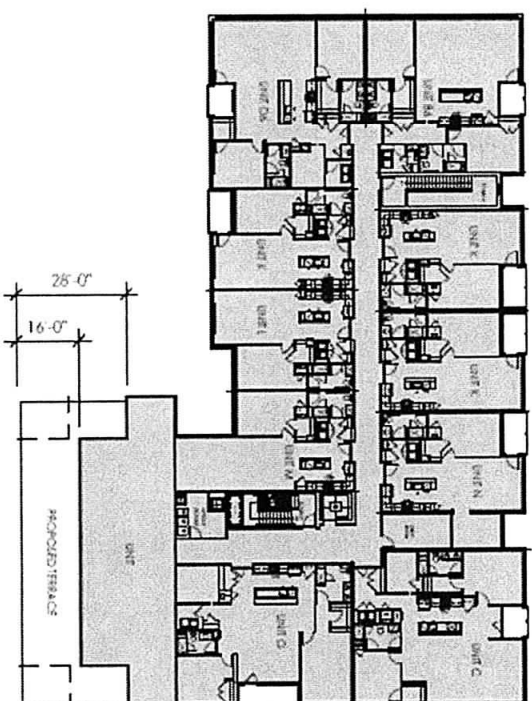
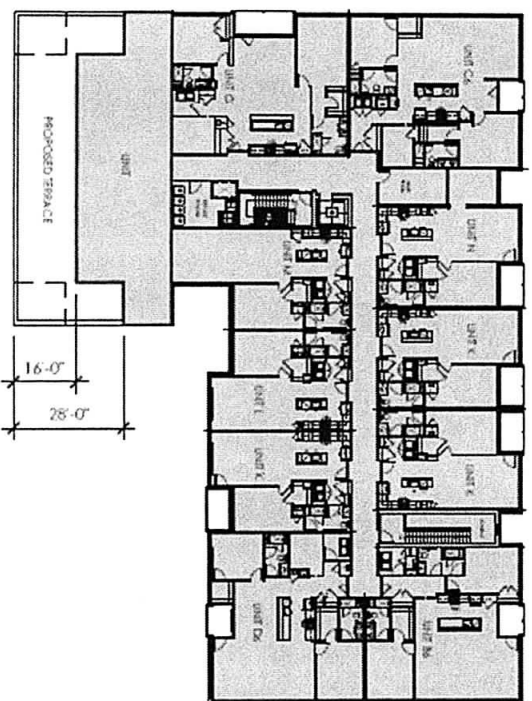
Frasier Elevations







Proposed Sixth Floor Step Back



September 20, 2017

Exhibit A

6TH FLOOR PLAN

Potomac Yard Landbay H Multifamily

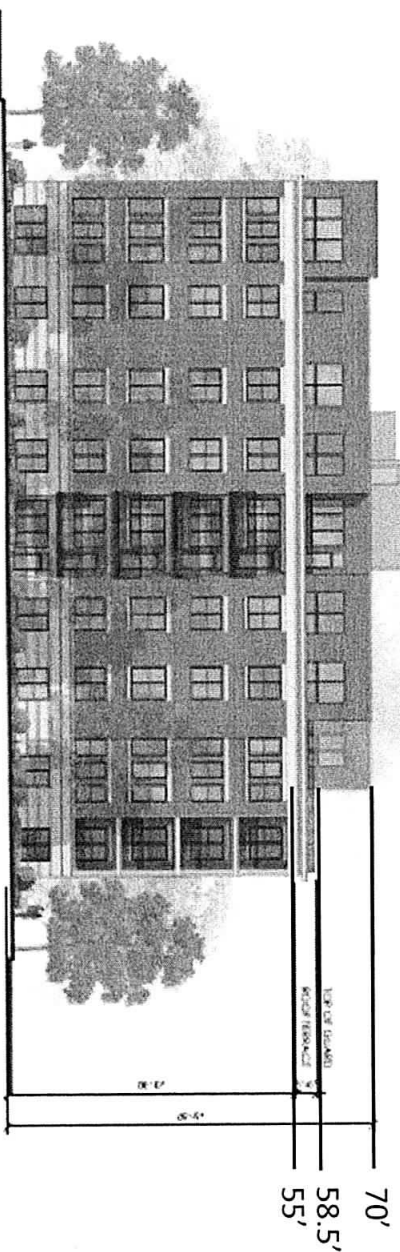
15.032

1/32"=1'-0"

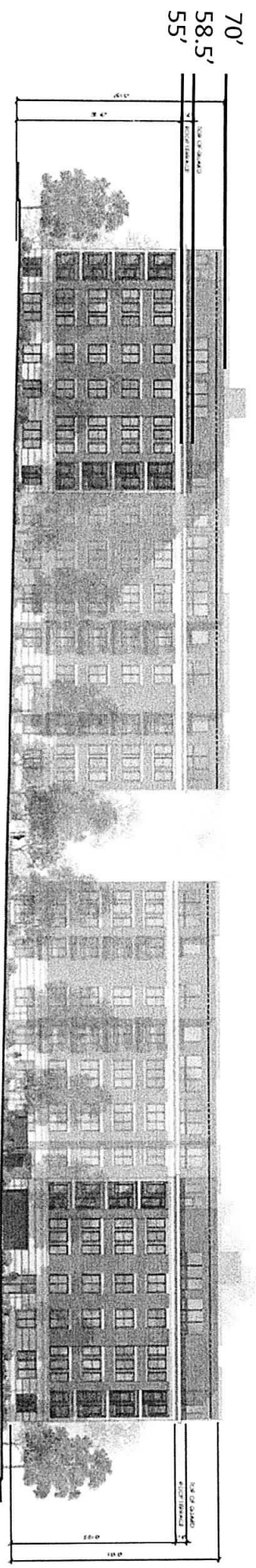
Page 2

RUST | ARCHITECTURE
16 RING
CTURE

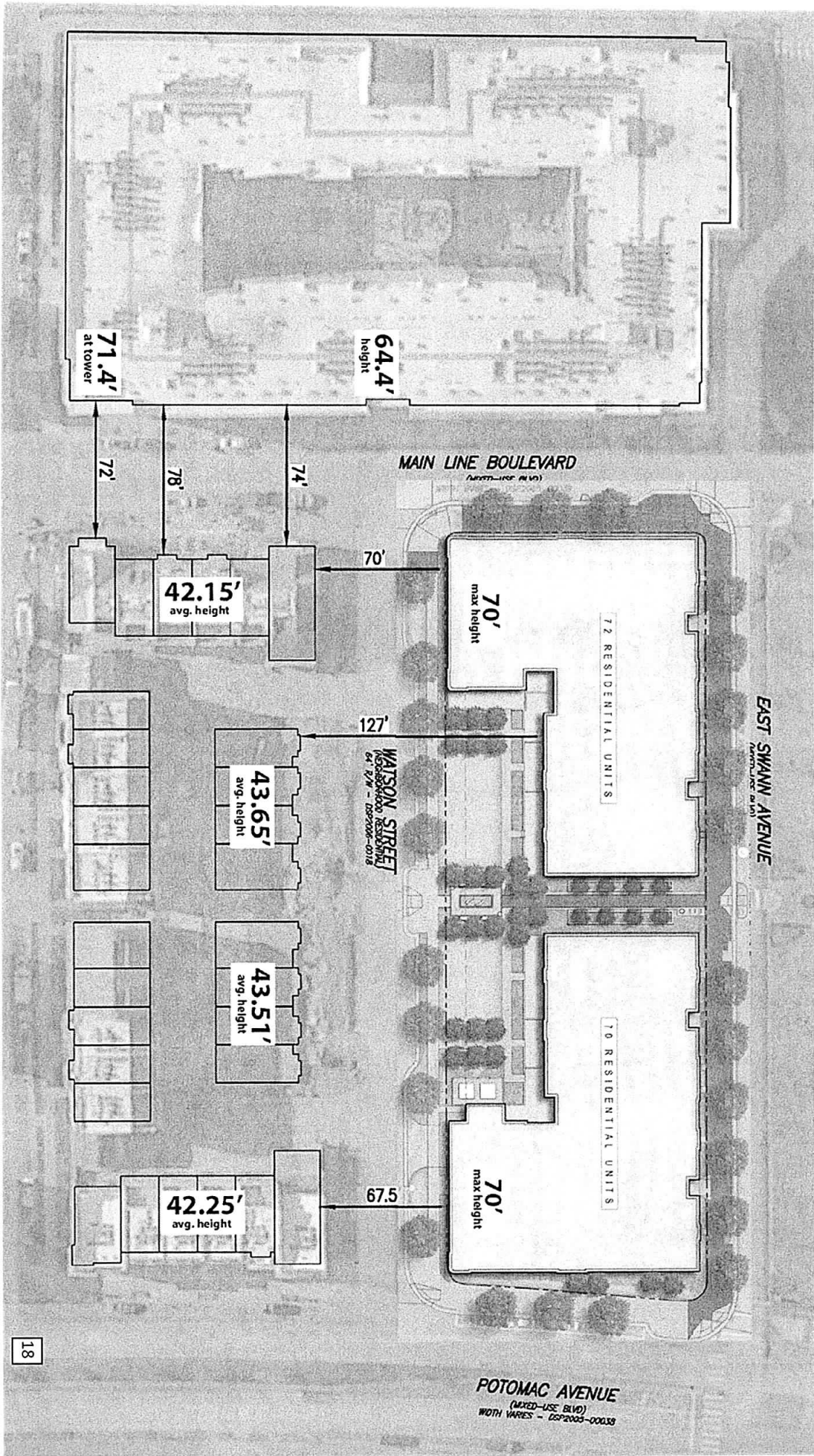
September 2017 DSUP Elevations

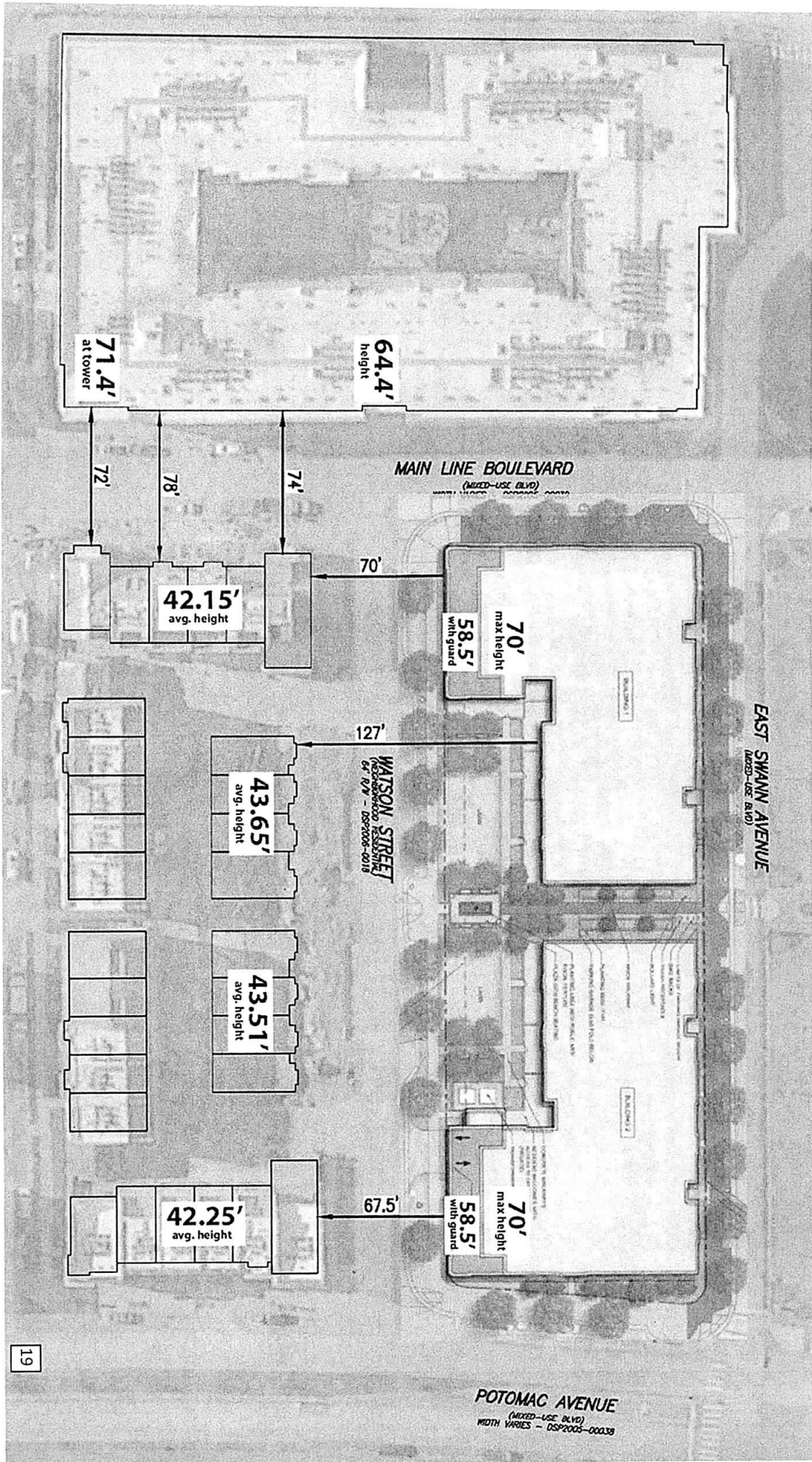


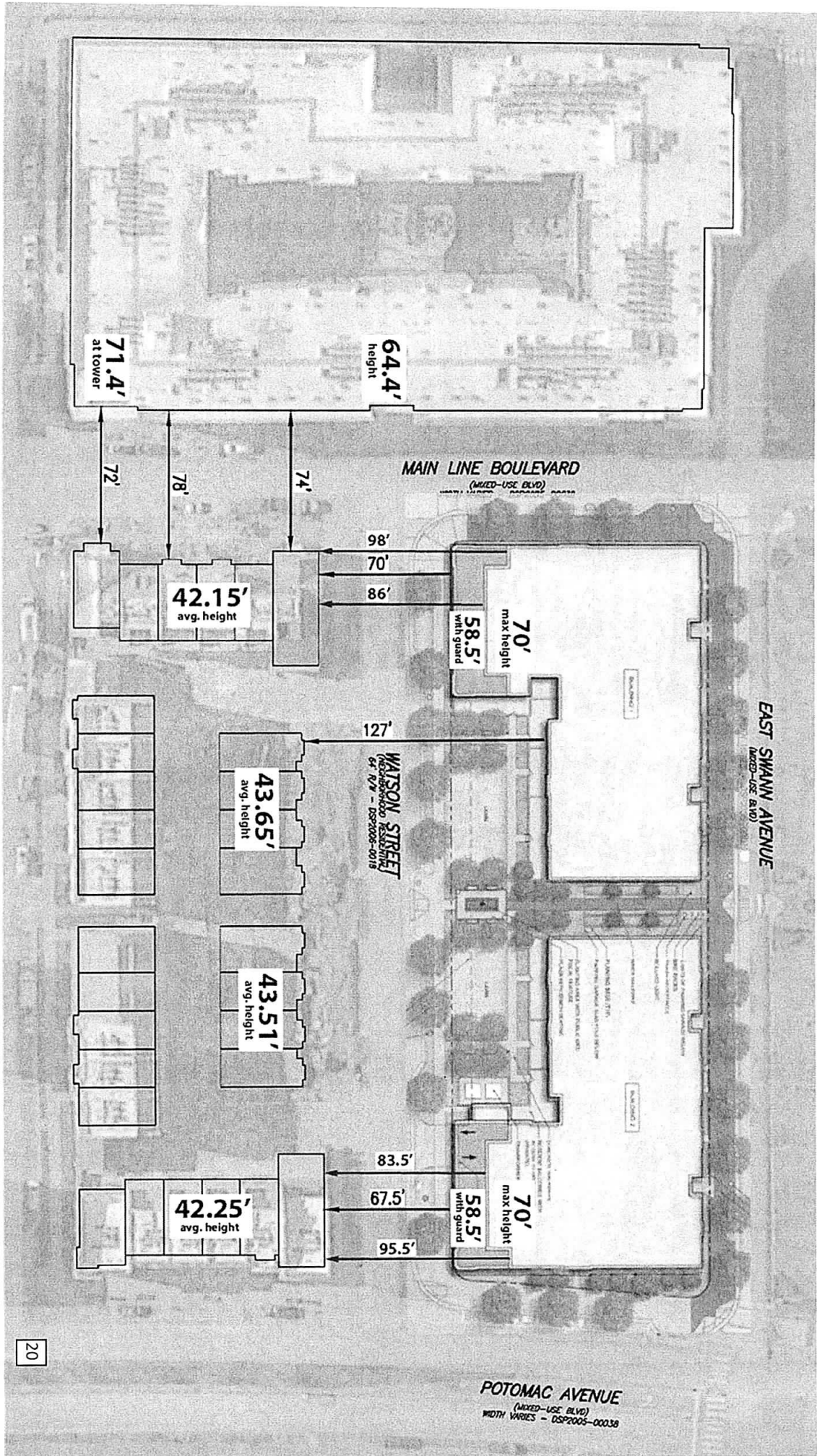
Main Line Boulevard



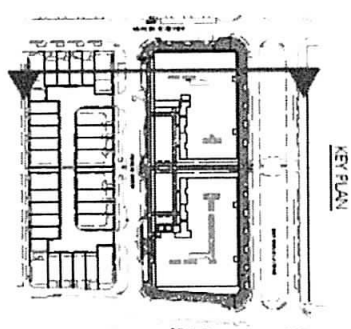
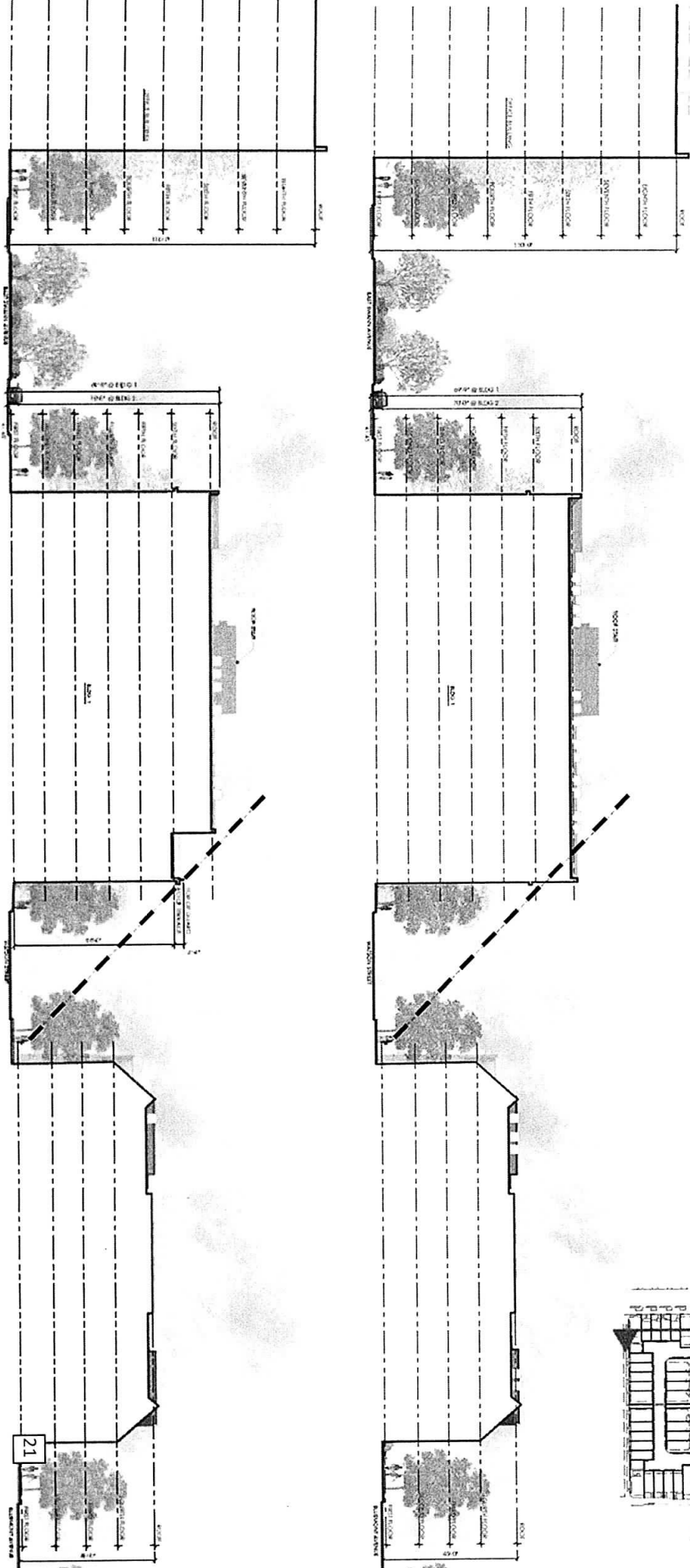
Watson Street

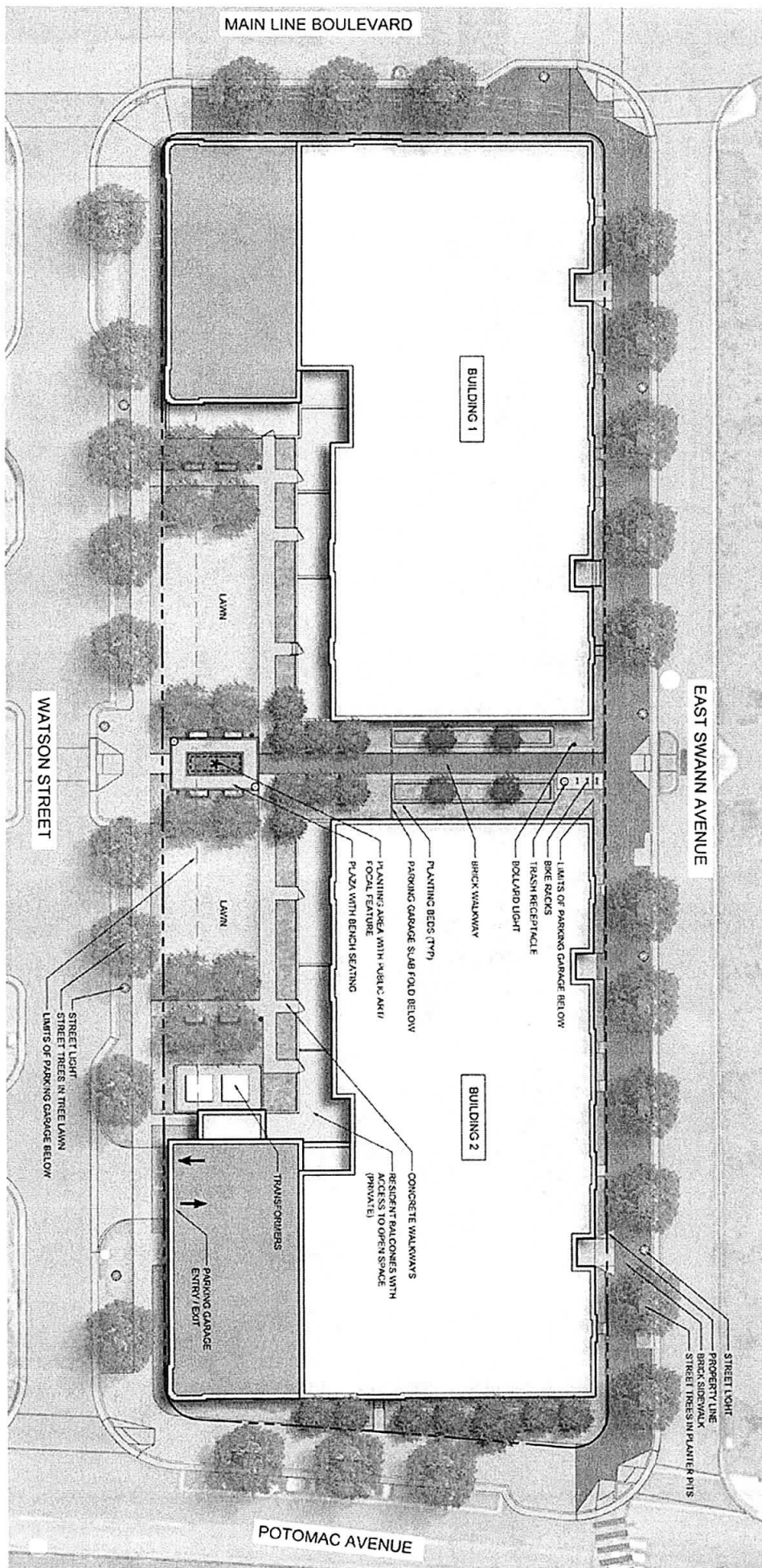




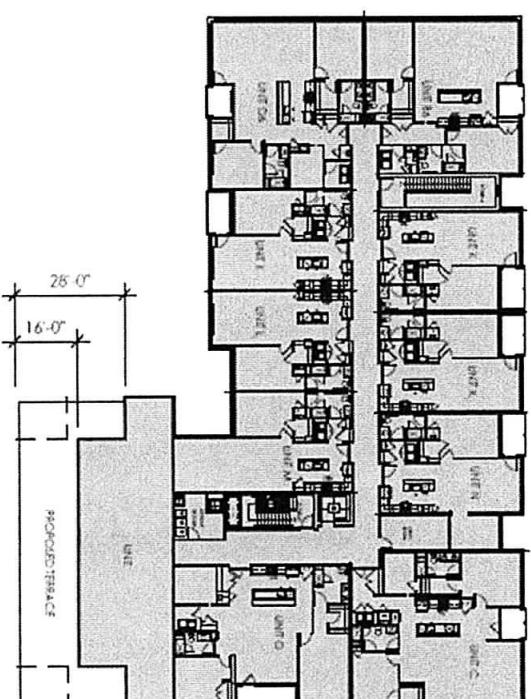
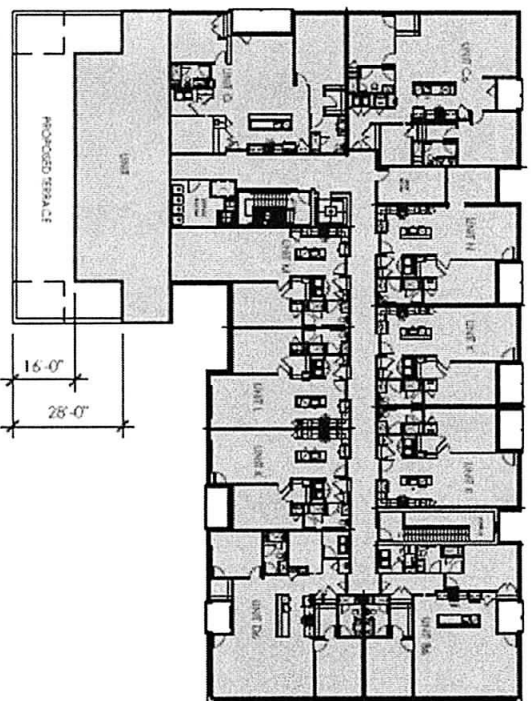


Cross Sections And Sight Lines

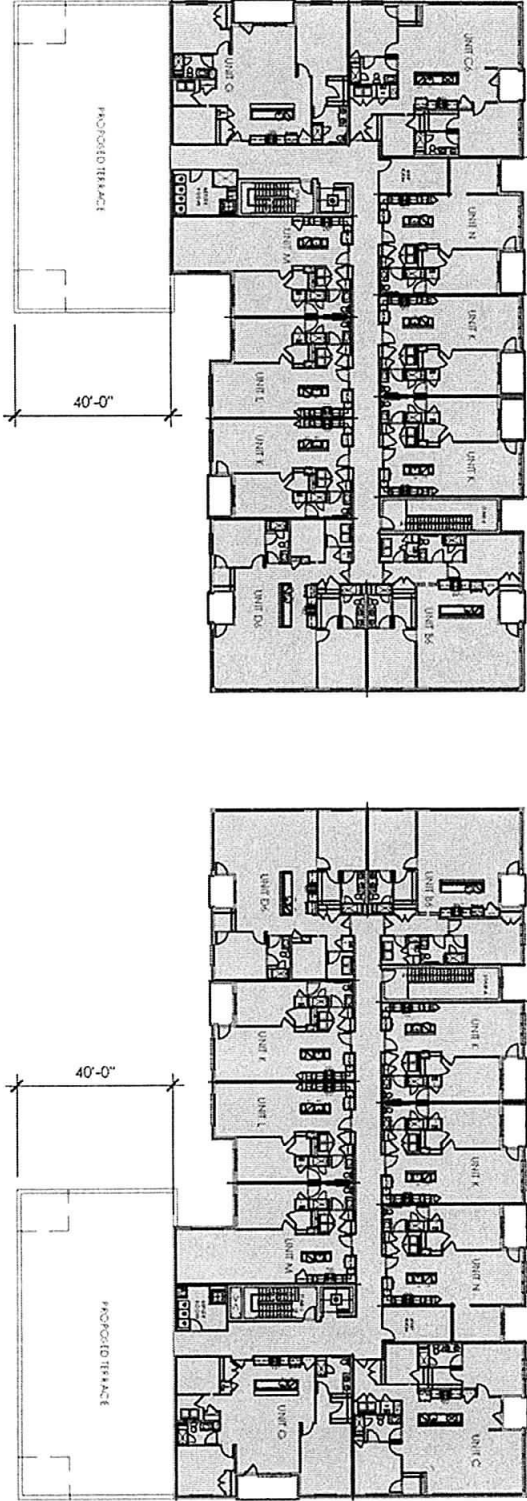




Proposed Sixth Floor Step Back



Revised Sixth Floor Step Back



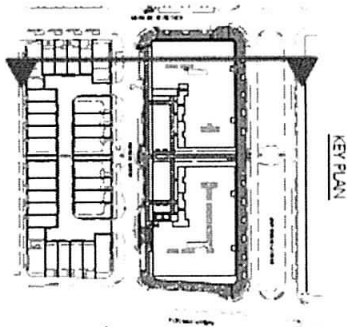
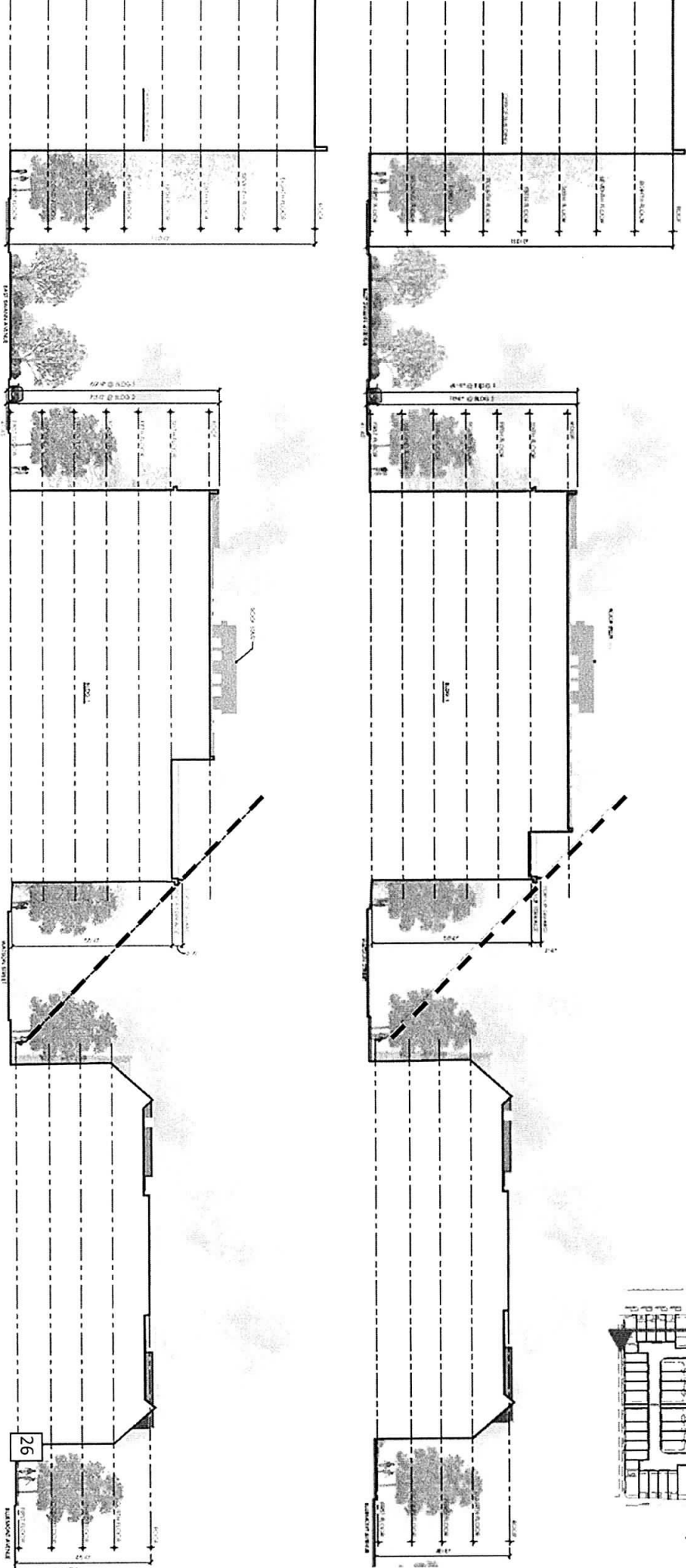
October 13, 2017
Exhibit A

6TH FLOOR PLAN
Potomac Yard Landbay H Multifamily
15.032

RUST | ORLING
ARCHITECTURE

1/32" = 1'-0"
Page 2

Cross Sections And Sight Lines



Trip Generation

<u>Development/Use</u>	<u>AM Peak Total</u>	<u>Added Trips</u>	<u>PM Peak Total</u>	<u>Added Trips</u>
36 Units <ul style="list-style-type: none">Existing Approval	13	--	14	--
138 Multifamily Units <ul style="list-style-type: none">Current Proposal	37	+ 24	33	+ 19

Net Revenue from Proposed Development

	CURRENTLY		
	PROPOSED UNITS	PLANNED UNITS	NET IMPACT
	Condo Flats	Condo Flats	
Number of Units	140	36	104
Value per Unit	\$574,000	\$574,000	
Special Tax District Revenues			
Rate per \$100 of Value	\$0.20	\$0.20	\$0.20
Annual Revenues	\$160,720	\$41,328	\$119,392
Real Property Tax Revenues			
Total Current Tax Rate per \$100 of Value	\$1.13	\$1.13	\$1.13
Total Annual Revenues	\$908,068	\$233,503	\$674,565
Share Left Over After City Expenses	62%	62%	62%
Annual Net Revenues	\$563,002	\$144,772	\$418,230
TOTAL ANNUAL NET REVENUES	\$723,722	\$186,100	\$537,622

Percent Increase over Currently Planned Units 289%

Community Benefits

- Net tax revenue of approximately \$537,522 annually beyond that anticipated under the current zoning.
- Over \$3.2 million in developer contributions including:
 - 9 on-site Affordable Dwelling Units (approximately \$3.125 million value).
 - On-site public art (approximately \$64,000 value).
 - Contribution for the installation of a Capital Bikeshare station (approximately \$20,000 value).
- New sidewalks, street trees, and street lights.
- Mid-block pedestrian crossing between Watson Street and Swann Avenue.
- LEED certified according to the US Green Building Council standards.

Timeline

- June 3, 2016 – Concept I Submission: 64 multifamily units, 4 stories, 50' max height)
- November 9, 2016 – HOA Annual Meeting: 142 units, 6 stories, 72.7' max height
- November 17, 2016 – Concept II Submission: 142 units, 6 stories, 70' max height
- April 12, 2017 – Potomac Yard Design Advisory Committee meeting: 142 units, 6 stories, 70' max height
- April 26, 2017 – Preliminary Completeness submission: 142 units, 6 stories, 70' max height
- April 27, 2017 – HOA Open House: 142 units, 6 stories, 70' max height
- May 4, 2017 – Alexandria Housing Affordability Advisory Committee: 142 units, 6 stories, 70' max height
- June 22, 2017 – Preliminary Verification submission: 142 units, 6 stories, 70' max height
- July 27, 2017 – Installation of Public Notice Signs: 142 units, 6 stories, 70' max height
- August 21, 2017 – Meeting with residents: 142 units, 6 stories, 70' max height
- August 22, 2017 – Deferral of September hearings to October hearings: 142 units, 6 stories, 70' max height
- September 11, 2017 – Meeting with residents: 142 units, 6 stories, 70' max height
- September 20, 2017 – Potomac Yard Design Advisory Committee meeting: 140 units, 6 stories with step back on southern elevation, 70' max height stepping down to 58.5'



M. Catharine Puskar
(703) 528-4700 Ext. 5413
cpuskar@thelandlawyers.com

WALSH COLUCCI
LUBELEY & WALSH PC

October 13, 2017

9
10-14-17

Via Email Only

Mayor Allison Silberberg
City of Alexandria
301 King Street, Room 2300
Alexandria, VA 22314

**Re: Docket Item #9 – 2551 Main Line Boulevard
Potomac Yard Landbay H/I East Multifamily (the “Application”)
Potomac Yard Development, LLC (the “Applicant”)**

Dear Mayor Silberberg and Members of City Council:

On behalf of the Applicant, upon further consideration of concerns raised by the neighbors and discussions with members of City Council, I am writing to request the following revisions to the recommended conditions associated with the above referenced Application.

Architectural Revisions

Prior to the October 3, 2017 Planning Commission hearing, the Applicant revised the architecture of the proposed multifamily buildings to include a sixth floor step back on the southern wings of the proposed buildings in response to feedback from the neighbors. The proposed step back resulted in a reduction of two (2) units, a reduced building height of 58.5 feet (55 feet to the main roof with a 3.5 foot guard rail) on the southern wings of the building along Watson Street, and between 16 and 28 feet of additional step back between the edge of the buildings and the 70 foot maximum height of the sixth floor.

The Applicant is now proposing further revisions to the architecture to enhance the sixth floor step back on the southern wings of the proposed buildings and provide a more gradual transition from the townhouses to the south to the 70 foot maximum building height. The enhanced step back is depicted in the enclosed Exhibit A, dated October 13, 2017, which consists of three (3) pages (the “Exhibit”). As shown in the Exhibit, the revisions result in the reduction of an additional two units (for an updated total of 138 units), and a step back of 40 feet along the southern wings of the proposed buildings.

In order to incorporate this most recent revisions, the Applicant proposes to modify recommended Condition #10 as follows:

ATTORNEYS AT LAW

703 528 4700 • WWW.THELANDLAWYERS.COM
2200 CLARENDON BLVD. • SUITE 1300 • ARLINGTON, VA 22201-3359

LOUDOUN 703 737 3633 • WOODBRIDGE 703 680 4664

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~~ October 13, 2017 consisting of three pages, and all approved conditions. (P&Z) (PC)

Affordable Housing Contribution

In order to adjust for the loss of four units from the original proposal without losing any affordable housing units, the Applicant proposes to delete the monetary contribution to the Housing Trust Fund set forth in Condition #24. The Applicant remains committed to providing nine (9) on-site affordable units within the proposed buildings as set forth in Condition #25.

~~24. Monetary Contribution Condition:~~

~~— The developer shall contribute \$315,000 to the Housing Trust Fund which will be available for down payment and closing cost assistance to eligible households. 60% of the contribution to the Housing Trust Fund shall be paid at the time the developer requests a certificate of occupancy for the first set aside unit. The remaining contribution shall be paid at the time the developer requests a certificate of occupancy for the sixth set aside unit.~~

Bundled Parking Spaces

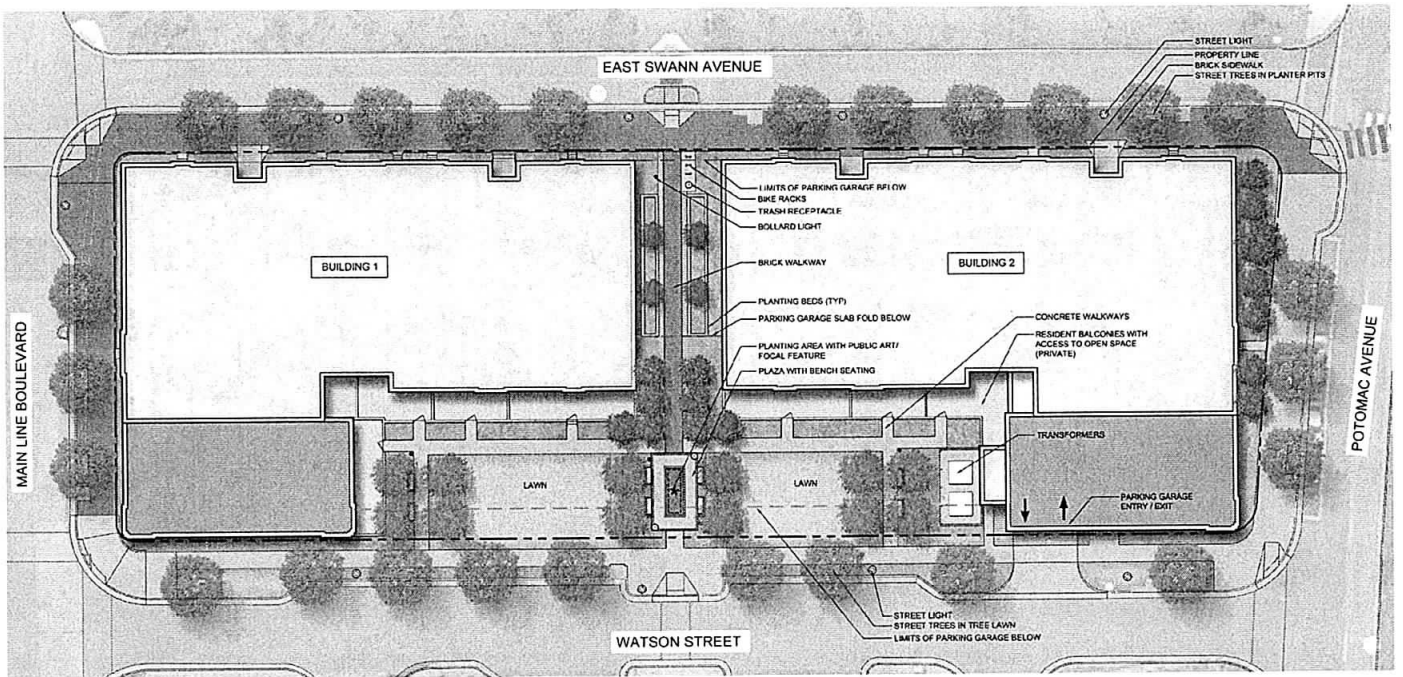
In response to the neighbors, at the Planning Commission hearing the Applicant proposed a revision to recommended Condition #28 to bundle one parking space with each unit and unbundle the remaining parking spaces. While the Planning Commission did not accept this proposed revision, the Applicant maintains its request to revise the condition as follows:

~~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)

The proposed revisions discussed above are intended to respond to concerns expressed by the neighbors, while maintaining the economic viability of the proposed development. The Applicant remains confident that the proposed development is appropriate in height, mass, scale and density, and provides significant community benefit. As such, the Applicant requests your favorable consideration of this proposal.

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

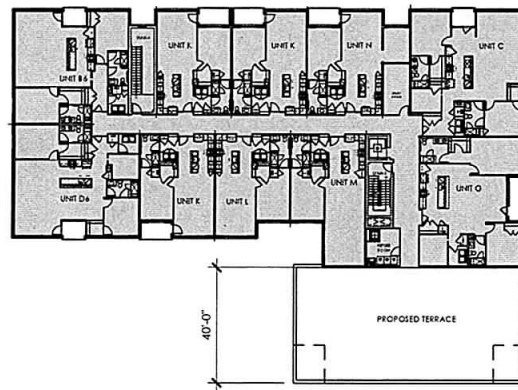
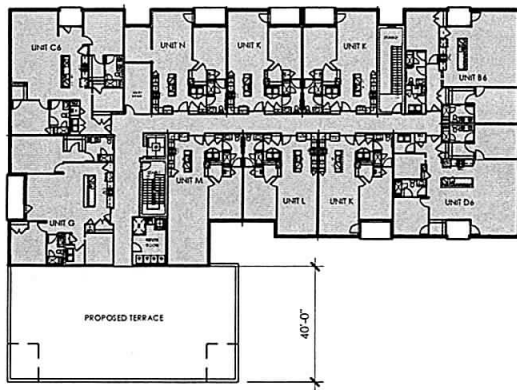


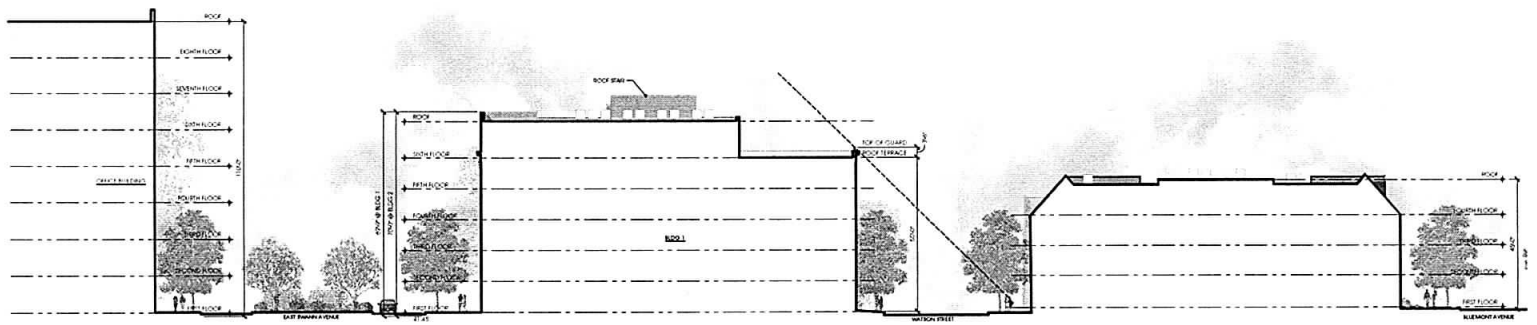
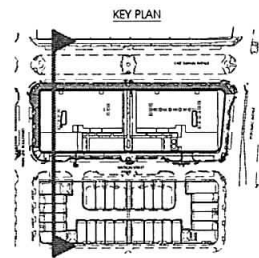
October 13, 2017
Exhibit A

ILLUSTRATIVE PLAN
Potomac Yard Landbay H Multifamily
15.032

1/32" = 1'-0"
Page 1

RUST | ORLING
ARCHITECTURE





October 13, 2017
Exhibit A

SITE SECTION

1/32" = 1'-0"

Potomac Yard Landbay H Multifamily
15.032

RUST | ORLING
ARCHITECTURE

TO: City of Alexandria City Manager
City of Alexandria Planning Commission
City of Alexandria City Council

FROM: Potomac Yard Homeowners

DATE: Tuesday, October 3, 2017

SUBJECT: Petition of Support for the Continued Development of Potomac Yard (Including Landbay H)

We, the undersigned homeowners of the Potomac Yard development, do hereby support the continued development of the Potomac Yard site, including the building of a multifamily building on Landbay H by Pulte Homes Group in accordance with the revised plan submitted by Pulte Homes Group.

NAME: Chris Herb
ADDRESS: 721 Bluemont Ave
SIGNATURE: Chris Herb
DATE: 10/1/2017

NAME: Kaoru Herb
ADDRESS: 721 Bluemont Ave
SIGNATURE: Kaoru Herb
DATE: 10/1/2017

NAME: CRAIG DONOVAN
ADDRESS: 2404 Main Line Blvd
SIGNATURE: Craig Donovan
DATE: 10/1/17

NAME: JEFF AUDET
ADDRESS: 1226 Main Line Blvd.
SIGNATURE: Jeff Audet
DATE: 10/1/2017

NAME: Greg Quest
ADDRESS: 2305 Main Line Blvd #102
SIGNATURE: Greg Quest
DATE: 10-1-17

NAME: Reide Baxter
ADDRESS: 1306 Main Line Blvd
SIGNATURE: Reide Baxter
DATE: 10/1/2017

NAME: Elizabeth Quest
ADDRESS: 2305 Main Line Blvd #102
SIGNATURE: Elizabeth Quest
DATE: 10-1-17

NAME: Anita Tornyai
ADDRESS: 1224 Main Line Blvd #101
SIGNATURE: Anita Tornyai
DATE: 10/1/17

NAME: ALAN & LINDA GREAT
ADDRESS: 2313 MAIN LINE BLVD
SIGNATURE: Alan Great
DATE: 10/1/17

NAME: Amy Baxter
ADDRESS: 1306 Main Line Blvd
SIGNATURE: Amy Baxter
DATE: 10/1/17

NAME: Rick Smith
ADDRESS: 1307 Van Valkenburgh
SIGNATURE: [Signature]
DATE: 7 OCT 17

NAME: _____
ADDRESS: _____
SIGNATURE: _____
DATE: _____

NAME: JEREMIAH DEWEY
ADDRESS: 1314 MAIN LINE BLVD. #102
SIGNATURE: [Signature]
DATE: OCTOBER 1, 2017

NAME: _____
ADDRESS: _____
SIGNATURE: _____
DATE: _____

NAME: MICHAEL VENN / JOSH S. SCHULMAN
ADDRESS: 2307 MAIN LINE BLVD # 102
SIGNATURE: Michael B Venn
DATE: 10/02/17

NAME: _____
ADDRESS: _____
SIGNATURE: _____
DATE: _____

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SPEAKER'S FORM
DOCKET ITEM NO. 9

PLEASE COMPLETE THIS FORM AND GIVE IT TO THE CITY CLERK
BEFORE YOU SPEAK ON A DOCKET ITEM

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: M Catharine Puskar
2. ADDRESS: 2200 Clarendon Blvd Ste 1300 Arl, VA 22201
TELEPHONE NO. 703-528-4700 E-MAIL ADDRESS: cpuskar@thelandlawyers.com
3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? Potomac Yard Development LLC
4. WHAT IS YOUR POSITION ON THE ITEM?
FOR: ☒ AGAINST: ☐ OTHER: ☐
5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST, CIVIC INTEREST, ETC.): Attorney
6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL?
YES ☒ NO ☐

This form shall be kept as a part of the permanent record in those instances where financial interest or compensation is indicated by the speaker.

A maximum of three minutes will be allowed for your presentation, except that one officer or other designated member speaking on behalf of each *bona fide* neighborhood civic association or unit owners' association desiring to be heard on a docket item shall be allowed five minutes. In order to obtain five minutes, you must identify yourself as a designated speaker, and identify the neighborhood civic association or unit owners' association you represent, at the start of your presentation. If you have a prepared statement, please leave a copy with the Clerk.

Additional time not to exceed 15 minutes may be obtained with the consent of the majority of the council present; provided notice requesting additional time with reasons stated is filed with the City Clerk in writing before 5:00 p.m. of the day preceding the meeting.

The public normally may speak on docket items only at public hearing meetings, and not at regular legislative meetings. Public hearing meetings are usually held on the Saturday following the second Tuesday in each month; regular legislative meetings on the second and fourth Tuesdays in each month. The rule with respect to when a person may speak to a docket item at a legislative meeting can be waived by a majority vote of council members present but such a waiver is not normal practice. When a speaker is recognized, the rules of procedures for speakers at public hearing meetings shall apply. If an item is docketed *for public hearing* at a regular legislative meeting, the public may speak to that item, and the rules of procedures for speakers at public hearing meetings shall apply.

In addition, the public may speak on matters which are not on the docket during the Public Discussion Period at public hearing meetings. The mayor may grant permission to a person, who is unable to participate in public discussion at a public hearing meeting for medical, religious, family emergency or other similarly substantial reasons, to speak at a regular legislative meeting. When such permission is granted, the rules of procedures for public discussion at public hearing meetings shall apply.

Guidelines for the Public Discussion Period

- (a) All speaker request forms for the public discussion period must be submitted by the time the item is called by the city clerk.
- (b) No speaker will be allowed more than three minutes; except that one officer or other designated member speaking on behalf of each *bona fide* neighborhood civic association or unit owners' association desiring to be heard during the public discussion period shall be allowed five minutes. In order to obtain five minutes, you must identify yourself as a designated speaker, and identify the neighborhood civic association or unit owners' association you represent, at the start of your presentation.
- (c) If more speakers are signed up than would be allotted for in 30 minutes, the mayor will organize speaker requests by subject or position, and allocated appropriate times, trying to ensure that speakers on unrelated subjects will also be allowed to speak during the 30 minute public discussion period.
- (d) If speakers seeking to address council on the same subject cannot agree on a particular order or method that they would like the speakers to be called on, the speakers shall be called in the chronological order of their request forms' submission.
- (e) Any speakers not called during the public discussion period will have the option to speak at the conclusion of the meeting, after all docketed items have been heard.

CITY OF ALEXANDRIA, VIRGINIA

Guidelines for Honest Civic Discourse for those Participating in Meetings in the Council Chamber

Members of the Alexandria community, its elected officials and City staff place a high value on constructive and thoughtful debate on public issues. To this end, all who participate in meetings in the Chamber, including public officials, staff and members of the community, are expected to observe the following guidelines.

1. Treat Everyone with Respect and Courtesy
2. Do Your Homework – Be Prepared and Be Familiar with the Docket
3. Express Your Ideas and Opinions in an Open and Helpful Manner
4. Be Respectful of Others' Time by Being Clear and Concise in Your Comments and/or Questions
5. Demonstrate Honesty and Integrity in Your Comments and Actions
6. Focus on the Issues Before the Decision Making Body – Avoid Personalizing Issues
7. Listen and Let Others Express their Ideas and Opinions
8. If a Decision is Made with which You Do Not Concur, Agree to Disagree and/or Use Appropriate Means of Civil and Civic Recourse, and Move On

Adopted by the Alexandria City Council on October 12, 2004.



William D. Euille, Mayor