

City of Alexandria, Virginia

MEMORANDUM

DATE: FEBRUARY 6, 2018

TO: CHAIRWOMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: KARL MORITZ, DIRECTOR, PLANNING AND ZONING

SUBJECT: 211 STRAND ARCHEOLOGY CONDITION

Staff is recommending the following change to condition 103 of DSUP2016-0003 for the 211 Strand project:

Condition 103:

Hire an archaeological consultant to conduct the archaeological investigations. Complete an Archaeological Evaluation and Resource Management Plan, as outlined in the City of Alexandria Archaeological Standards. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, shall be implemented **to address the areas of below grade disturbance**. The Archaeological Evaluation and implementation of the Resource Management Plan shall be completed prior to ~~submission~~ **the release** of the Final Site Plan unless archaeological work is required in concert with demolition and construction activities, which must be demonstrated to the satisfaction of the City Archaeologist.

From: Karl Moritz
Sent: Tuesday, February 06, 2018 5:00 PM
To: Robert Kerns; Ryan Price; Kristen Walentisch; Nancy Williams
Subject: Fwd: Planning Commission Meeting, Feb 6, 2018. DOCKET ITEM #8 Strand project

Please forward to the Planning Commission and have copies on the dais.

Sent from my iPhone

Begin forwarded message:

From: Elizabeth McCall <Elizabeth.McCall@comcast.net>
Date: February 6, 2018 at 4:38:27 PM EST
To: "Karl.Moritz@alexandriava.gov" <Karl.Moritz@alexandriava.gov>
Subject: Planning Commission Meeting, Feb 6, 2018. DOCKET ITEM #8 Strand project

Karl, Could you pass this along to the Planning Commission for today's meeting? I am not 100% sure who this goes to!

Thanks!

Indy

Dear Chairperson Lyman and members of the Planning Commission.

The Old Town Civic Association has had an opportunity to review the plans for 203, 205, and 211 Strand (Docket item 8, Development Special Use Permit #2016-0003 Special Use Permit #2017-0125 Special Use Permit #2018-0003). We would like to express our support for the project. In particular, we welcome the direction of the design, which complements the character and style of the surrounding historic neighborhood. We also appreciate the desire of the developer to work with neighbors, and to seek to ensure that the project contributes to the historic district and to local residents. We do have some reservations about the probable impact of the development density on parking, and ask that the commission consider how to ameliorate the ripple effect into the surrounding residential streets. We note that the staff report overlooks that a number of currently available off-street commercial parking spaces will be eliminated, and that the some of the parking referenced in the study is contained in a private garage that may be redeveloped.

Sincerely,

Elizabeth McCall
President, Old Town Civic Association

Sent from the ether

DSUP2016-0003
Additional Materials

Cecchi project on South Union

Nicholas Carosi, III <nc3@arbancarosi.com>

Wed 1/31/2018 8:36 AM

To: PlanComm <PlanComm@alexandriava.gov>;

Dear Planning Committee Members:

My wife and I are 30 year residents of 215 N Fairfax St., and fully endorse the approval of this exciting project. This is the perfect project for this site.

IDI and the Ceechi family are very honorable people, and we can all trust what they say.

If you have any further questions, please feel free to contact me at the numbers below.

Thank you for volunteering your service to the Planning Board.

Nick Carosi III
Arban & Carosi Inc.
13800 Dawson Beach Rd.
Woodbridge, Va. 22191
Office Direct 703 490 9427
Cell 703 929 6322
Fax 703 490 9425



DSUP2016-0003
Additional Materials

IDI Proposed Residential on S Union/The Strand

Mike <mdlube@aol.com>

Wed 1/31/2018 9:52 AM

To: PlanComm <PlanComm@alexandriava.gov>;

Dear Planning Commission Members

My wife and I have lived in Old Town Alexandria for over 12 years and have followed and supported the land use changes proposed and those changes adopted for the waterfront and core area of Old Town. We are pleased with the implementation of these changes and look forward to the continued revitalization and redevelopment.

The IDI residential project proposed is in further support of this effort and is proper redevelopment of the areas affected. The increased residential in this area will provide additional 24/7 life and activity and further support the non residential uses in the immediate vicinity, not to mention the additional net tax benefit to the City generated by the proposal.

We urge you to move this project forward with a positive recommendation to the Council.

Mike Lubeley
S Pitt St.

IDI Strand Street Project

DSUP2016-0003
Additional Materials

[Trae Lamond <traelamond@chadwicksrestaurants.com>](mailto:traelamond@chadwicksrestaurants.com)

Wed 1/31/2018 8:57 PM

To: PlanComm <PlanComm@alexandriava.gov>;

Hello,

I am writing to show support for Carlos Cecchi and IDI's development on the Strand.

As a local business owner, resident, and member of the Waterfront Commission, I think this project has merit and will add to a better waterfront.

Thanks,
Trae Lamond
Chadwicks Restaurant

DSUP2016-0003
Additional Materials

IDI residential project proposed for Strand Street.

Jay Thomas <jaythomas@alphagraphics.com>

Thu 2/1/2018 9:46 AM

To: PlanComm <PlanComm@alexandriava.gov>;

Cc: Carlos Cecchi <ccecchi@idigroup.com>;

Dear Planning Commission Members:

As a long time business owner here in the city, I was excited to hear about the IDI residential project on Strand Street. To me, it is a perfect addition and fits nicely with the city's efforts to revitalize and redevelop the waterfront. It will add 24\7 life and activity and support the business's in the area. Of course, more taxes to the City is a good thing!

I urge you to move this project forward with a positive recommendation to the Council.

If you have any further questions, please feel free to contact me. My contact info is below.

Thank you for volunteering your service to the Planning Board.

Jay Thomas

Owner

AlphaGraphics Old Town #635

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[1001 North Fairfax Street, Suite 100A • Alexandria, Virginia 22314](#)

Tel: [703.549.2432](tel:703.549.2432) • Email: jaythomas@alphagraphics.com

Web: www.us635.alphagraphics.com [Follow us on Twitter!](#) [Connect with me on Linked-In!](#) [Like us on Facebook](#)

DSUP2016-0003
Additional Materials

Outlook

Print Cancel

Kristen Walentisch

Support for the 211 Strand Project (DSUP2016-0003)

[George Charuhas <charuhasg@outlook.com>](mailto:charuhasg@outlook.com)

Mon 2/5/2018 1:37 PM

To: PlanComm <PlanComm@alexandriava.gov>;

Hello,

I reviewed the Staff Report for the 211 Strand Project (DSUP2016-0003, SUP2017-0125, SUP2018-0003) and I just wanted to send you a note expressing my support of the project and your findings in the report.

I agree with the staff analysis that the proposed re-development of this site will improve the pedestrian-oriented waterfront presence of Old Town. I believe the building design fits nicely between the existing structures on S. Union Street and offers a nice transition for pedestrian traffic to reach the planned Point Lumley Park. The design is a definite improvement over the existing structures and parking lot on the site. I also appreciate the multi-use aspect of this project and agree that the proposed ratio of residential units (with parking), retail, and restaurants is appropriate for this key area of the historic district.

I appreciate the time and effort that your staff and the development team have put into engaging the community throughout the process. Thank you again for the transparency that you provide during your review and I look forward to following the progress of this project.

George Charuhas
634 S Pitt St.
Alexandria, VA 22314