



November 1, 2018

Re: Planning Commission Nov 8 Docket Item 4 and 5: Text Amendment #2018-0008; Master Plan Amendment #2018-0008; Text Amendment #2018-0014; CDD Plan Amendment #2018-0006; DSUP #2018-0002

Dear City of Alexandria Planning Commissioners,

It is with great displeasure that we submit a letter against the above-mentioned development. We had high hopes that we would be able to submit a letter of support for this application, however, we cannot in good faith do so at this time.

It is important to note that the Potomac Yard Civic Association (PYCA) represents all residents living in Potomac Yard, to include homeowners, as well as renters. To that end, we have been working on behalf of the homeowners of the nearby townhomes and condos, as well as the renters from the surrounding apartment buildings. Our role is to be an objective, sound, and reasonable voice for the community in working with the city.

After several months of working with the applicant and city staff, regrettably, the one clearly requested item of community consideration was not addressed in the submission of the DSUP; the need to drill instead of drive the piles due to the close proximity to the residential land.

There are over 900 units within 1,600 feet of the proposed development. That includes close to 900 apartment units at Notch 8, Avalon, Frasier and Potomac Yard Fire Station. The concern of driving for piles are:

- Driving is extremely loud with noise ranging anywhere from 100-140 decibels. People are generally annoyed for noise ranging between 50-65 decibels. There are a large number of employees who work from home and families with young children who nap during the day.
- Length of noise disruption is estimated at 28 days which is well over a month of disruption. This is more than enough time to disrupt and change a child's napping habit.
- The vibration from the pile driving may cause minor damage and need for repairs for cracked walls and structure.

The applicant has expressed that the pile drilling method is more costly and takes a greater duration of time than driving piles. While we understand the applicant's desire to complete the project in a timely fashion and with minimal cost increases, we believe this to be a reasonable request to maintain the quality of life for our residents. Additionally, we as a community were willing to consent to the change in use, density and height since the applicant and City expressed the desire for this type of development in the City. However, it is imperative the quality of life of current residents be balanced with the needs of development and we continue to believe that our request is a reasonable.

We will continue to address these concerns with the applicant and hope to resolve this in advance of the public meeting but wanted this concern noted and lack of support from PYCA. Also, note that the community appreciates the applicant and their outreach efforts regarding this project.

Please feel free to contact us with any questions at [info@potomacyard.org](mailto:info@potomacyard.org).

Sincerely,  
Mila Yochum and Susan Richards  
President and Vice President  
Potomac Yard Civic Association

CC: Mayor, City Council, Department of Planning and Zoning; Transportation and Environmental Services  
Department



November 8, 2018

Re: Planning Commission Nov 8 Docket Item 4 and 5: Text Amendment #2018-0008; Master Plan Amendment #2018-0008; Text Amendment #2018-0014; CDD Plan Amendment #2018-0006; DSUP #2018-0002

Dear City of Alexandria Planning Commissioners,

To clarify our letter submitted on Nov. 1, 2018, we support the above-mentioned development with one request, require the applicant to utilize noise mitigation techniques for pile driving that are feasible and meet the satisfaction of the Directors of Transportation and Environmental Services and Planning and Zoning. The specific measures would be determined as part of the final site plan process.

There are over 900 units within 1,600 feet of the proposed development. That includes close to 900 apartments units at Notch 8, Avalon, Frasier, and Potomac Yard Fire Station.

- Driving is extremely loud with noise ranging anywhere from 100-140 decibels equal to that of standing next to a jet engine. People are general annoyed for noise ranging between 50-65 decibels.
- There are a large number of employees who work from home and families with young children who nap during the day.
- Length of noise disruption is estimated at 28 days; well over a month of disruption. This is more than enough time to disrupt and change a child's napping habit.
- The vibration from the pile driving may cause minor damage and need for repairs for cracked walls and structure for the apartment building within close proximity to the site.

Please note that there was no resolution with the applicant about noise abatement after our Nov. 1, 2018 letter.

Sincerely,  
Mila Yochum and Susan Richards  
Potomac Yard Civic Association, President and Vice President

CC: Mayor, City Council, Department of Planning and Zoning; Transportation and Environmental Services Department

Docket # 5

2602 Main Line Boulevard (2600 & 2606 Main Line Boulevard)  
Potomac Yard Landbay H - West Silver Spring  
provided @ hearing by Applicant.

