

**City Council Public Hearing, City of Alexandria, Virginia
November 17, 2018**

Docket Item #12

**Development Special Use Permit #2017-0006 wit
Transportation Management Plan Special Use Permit #2018-0048
3846 King Street – Fairlington Presbyterian Church**

Madam Mayor, and Members of Council, my name is Tom Fulton, I am a 34-year resident of the Seminary Hill community and Vice President of the Seminary Hill Association, Inc. and I am here to speak in opposition to the proposal to build an 82-unit, 4-story affordable housing apartment building in our community.

We, the neighbors, do not oppose affordable housing in our community. We have affordable housing in our community. Our concern is one of scale and density. The City's own small area plan for Seminary Hill envisions a low-density community of single-family homes, townhomes and garden style rental housing. That is what the city wants for this neighborhood and it is what we, the residents, want as well.

The scope of what is being proposed, although technically permitted, is well outside what currently exists in the community. The project, if completed will impose serious new problems on our community including parking, traffic and increased burdens on our already overcrowded school.

It doesn't have to be this way. The community has asked the proponents to sit down around a table in a collaborative way and see if a project could be developed that would meet the needs of both the developer and the neighbors. We asked – they refused. City staff is solidly behind this project and is working with the developers to move forward.

I believe this is your decision to make. I believe city staff should advise you – and you alone should decide if this project should move forward – not city staff. My personal view is that you should direct city staff to send this proposal back with a directive asking that the developers be tasked with working with the neighbors to

see if a more equitable plan can be developed – one that does not advantage one party at the expense of another. Working to achieve consensus is the Alexandria way, it should be the basis for most of our decisions.

Thank you, I would be happy to answer your questions.

Tom Fulton
Vice President
Seminary Hill Association, Inc.

Attachment: SHA Resolution dated October 26, 2018

Resolution of the Board of Directors of Seminary Hill Association, Inc.

Re: Development Special Use Permit #2017-0006 with Site Plan and Transportation Management Plan Special Use Permit #2018-0048 and 3846 King Street – Fairlington Presbyterian Church

Whereas, the Alexandria Planning Commission is to consider on November 1, 2018: (A) a development special use permit (DSUP) and site plan to construct an 82-unit multifamily 4-story residential building including a special use permit (SUP) to increase the floor area ratio (FAR) in exchange for affordable housing units pursuant to Section 7-700 of the Zoning Ordinance; and (B) a special use permit (SUP) for a tier 1 transportation management plan (TMP); and (C) modification of the ground level open space requirements of the RA Zone regulations.

Whereas, Seminary Hill Association, Inc., is not opposed to affordable housing projects and has some within its small area plan, the Seminary Hill/Strawberry Hill Small Area Plan (SHSHSAP); and

Whereas, the proposed structure would represent a significant intensification of existing use in the SHSHSAP area to the detriment of the single-family homes on North Early Street. The land is currently zoned residential multifamily and this proposal within the SHSHSAP is inconsistent with the City's master plan recommendations for Planning District III; i.e. "1. Uphold the present zoning pattern to maintain the character of existing single-family sections." and

Whereas, the applicant is proposing to provide much less than the required open and usable space that is characteristic of Zone RA neighborhoods and would be inconsistent with the City's master plan recommendation for Planning District III; i.e. "2. Encourage the provision of ample open space and of in-structure parking in future apartment developments." The City has not adequately evaluated this private open space for possible alternative uses as laid out in the SHSHSAP; and

Whereas, on-street parking is scarce in the area near the proposed development thus providing less than the standard required parking for multi-family building in Zone RA neighborhoods will place the residents at a disadvantage and cause a burden on neighbors. The proposed development has allocated only 72 spaces for as many as 315 residents plus 2 short-term spaces. In addition, only the required minimum of 72 spaces are allocated for church and school use.

Whereas, the results of the City's traffic study titled Fairlington Presbyterian Church Multifamily Residential Development Traffic Impact Analysis (April 2, 2018) are insufficient for affected residents to have confidence in them. The study found that "The proposed development program of the subject site at Fairlington Presbyterian is **generally** consistent with the recommendations of the" SHSHSAP (p.4). The word "generally" is too vague and does not meet the obligation the City has to determine impacts that may be greater than anticipated. Given the plan has 146 parking spaces, residents doubt the accuracy of the City's trip generation model that

expects only 21 trips from this site in the am rush and 23 trips into the site during the pm rush, and

Whereas, the City, as a partner through financing of this project, bears a heavy responsibility to correctly estimate the effect of this project on residents, it has yet to assess its impact on the school populations; in particular, MacArthur Elementary School which is already at overcapacity and will require major structural renovation in the near future.

Now therefore: The Board of Directors of Seminary Hill Association, Inc., respectfully request that Docket item DSUP #2017-0006 and TMPSUP #2018-0048 scheduled for Thursday, November 1, 2018, be withdrawn from consideration until concerns regarding adverse impacts to neighboring residents be fully considered and mitigated.

Adopted by the Board of Directors on October 26, 2018