

City of Alexandria
Planning Commission
301 King St., Room 2400
Alexandria, VA 22314

August 27, 2020

RE: 116 South Henry Street, GCP Henry Street Development, Special Use Permit #2019-00033, Special Use Permit #2020-00036

Throughout this administrative process, I have communicated several major public concerns that involve public safety, traffic density, and the lack of any art features for this project. You can find this information in the letter sent to this commission. Beyond that fact-based assessment, I would like to highlight additional issues currently along with what has already been established.

First, Downham Way along with both Patrick and Henry already have dire issues before you add multiplier effects from this development creating a traffic pattern where the only way to access their new parking structure is to egregiously drive into an opposite lane of traffic, this being true of both lanes.

Second, as you can see in the materials provided, the sidewalks that service this entire block have numerous pathing obstructions and slender pathways. A project with this massive imprint will only add further danger, but they have chosen a design that maximizes square footage over safety, proven by there being an open space ground element (an area for large capacity dumpsters and electrical generators) behind the

structure fronting Patrick Street, instead of a reversal where an open space element on the sidewalk at the front would create safe pathing, and would lead to a perfect area for the art enhancements that this project is sorely missing.

There are also other major concerns with this project involving easement violations, neighboring trespass and damage concerns, and even conflicts of interest. While this commission may or may not have jurisdiction over such matters, these auxiliary but important issues will continue to be stated for the record and will also be submitted to the City Council.

I ask this commission to examine all of the facts established and delay this development until a design is submitted that fits more with the local community and the entirety of Alexandria City.

Thank you for your time and consideration.

Monica Malreoh
111 South Patrick Street
Alexandria, VA 22314

RE: Implementation of Public Art Elements to Current Development Projects

There are a slate of major development projects currently in various preliminary stages which have no public art elements implemented in their designs. Specific projects located near or in the King Street corridor area are of vital importance to the city and community as a whole.

The current projects scheduled for public hearings and debate before your commission are as follows:

- **912-920 King Street DSUP2019-00032:** *Redevelopment of City parking lot into development with 30 dwelling units and ground-floor commercial.*
- **116 S. Henry Street DSUP2019-00033:** *Redevelopment of City parking lot into development with 19 dwelling units, ground-floor commercial and 142-space automated parking garage.*

Public art instills meaning, a greater sense of identity and context of where we live, work, and visit, humanizing the built environment. The city of Alexandria has always recognized the value of these concepts and the arts as a whole. By ensuring all future developments truly represent the city and community they are built in, all of these designs in Old Town should support the creation and incorporation of public art elements. Promoting our cultural history and bolstering our artistic imprint is integral for this city to thrive, and so with each new development, we are all provided an unique opportunity to meet this meaningful goal.

As time moves forward and new developments are submitted for your review, we have a chance, piece-by-piece, section-by-section to create something unique, long-standing, and impactful to the city's future while retaining our unique history. At every single one of these opportunities, we must always try to add the "Old Town" imprint, or we risk losing our identity to a point where it's too late and can never be recovered.

The Alexandria Arts Alliance looks forward to working with the city, developers and designers in supporting the local arts, and stands ready to offer any support and guidance with this matter alongside the Office of the Arts and the Alexandria Commission for the Arts.

Best Regards,
Alexandria Art Alliance

Docket Items 15 & 16, DSUP #2019-00032 and #2019-00033
116 S. Henry St. & 912-920 King Street
Planning Commission Public Hearing, September 1, 2020



Galena Capital Partners
Mary Catherine Gibbs, Wire Gill, LLP

TEAM INTRODUCTION



- **Core Project Team/Alexandria Based:**
 - Galena Capital Partners, Developer
 - Winstanley Architects and Planners, Architect
 - RC Fields, Site Engineer
 - Wire Gill, Land Use Counsel
 - Artemel & Associates, Community Outreach

SOLVING THE PARKING PUZZLE



VIDEO DEMONSTRATION (if needed)

<https://www.youtube.com/watch?v=H6BQuuggpWWg>

PERSPECTIVES



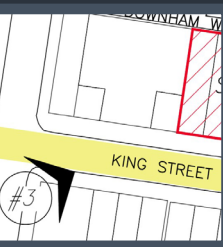
116 S HENRY STREET



116 S HENRY STREET (Patrick St. View)

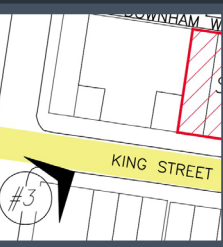


912-920 KING STREET



POTENTIAL SIDEWALK PERSPECTIVE

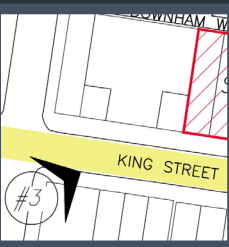
KING ST.
CONCEPT PERSPECTIVE



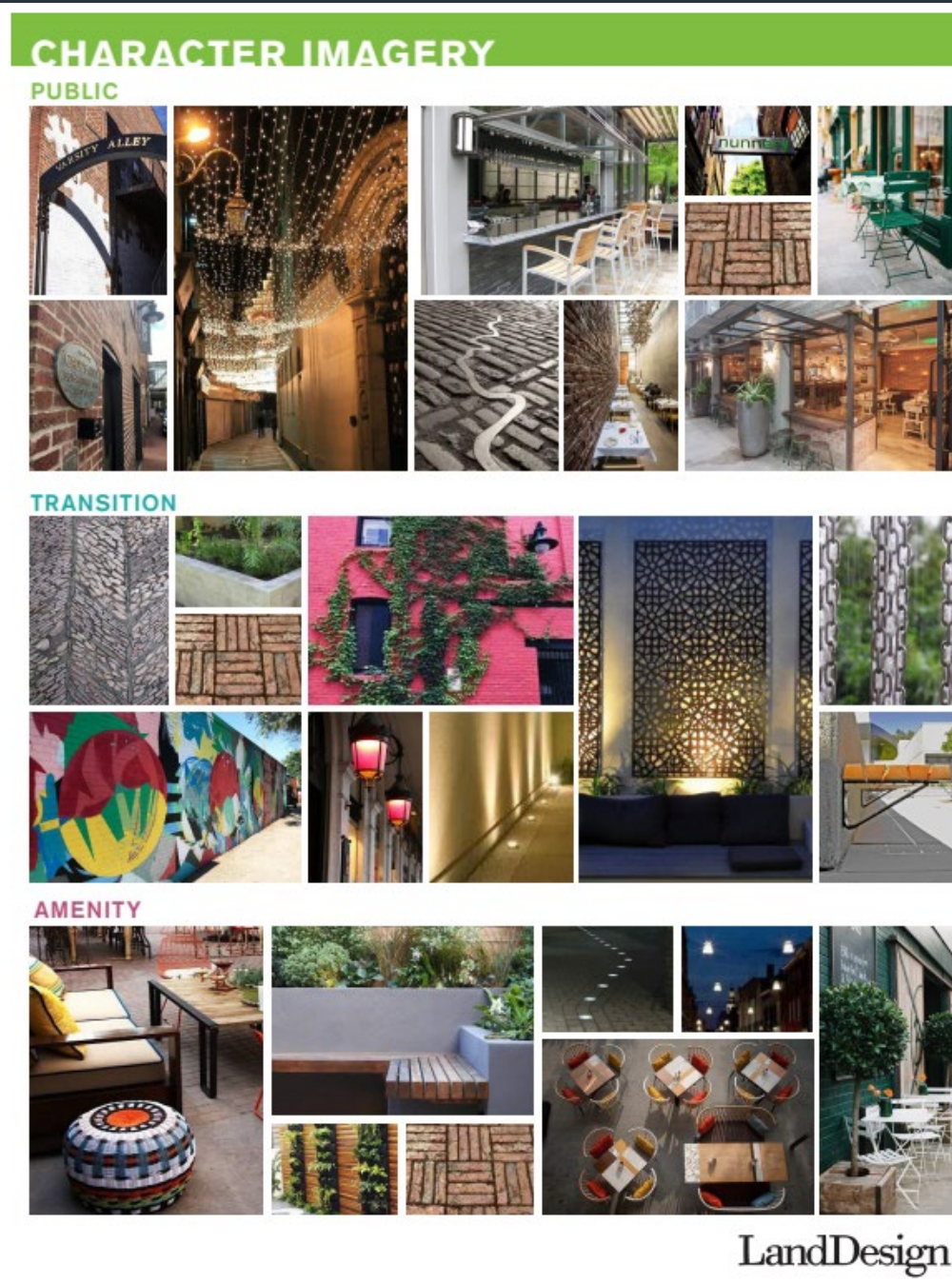
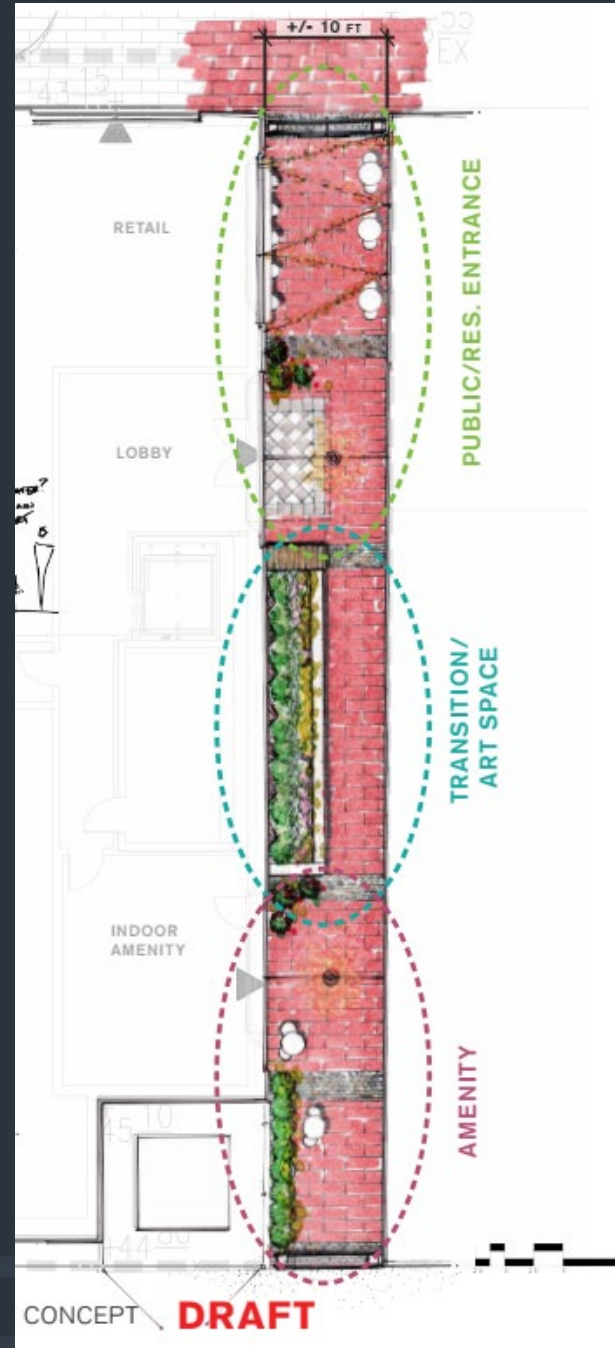
PUBLIC BENEFITS



- Increased public parking to 85 public spaces.
- Construction is phased to deliver the automated system on Henry before King Street commences.
- Provides additional retail/residential to complete the neighborhood.
- Provides ground-level, public outdoor space on King Street.
- Affordable housing in accord with City policies
- Complies with Green Building Policy + seeks two Green Globes.
- High quality design and materials/BAR endorsement at concept and will need Certificate of Appropriateness.



912-920 King Street



- The lobby entrance is off the front 1/3 of the courtyard, and that is where patrons can access the retail ready spaces.
- The cobblestone portion of Downham way is to the east of this site.
- Nothing to access off of Downham Way that can't be accessed from a better location.
- Don't want to encourage anyone to use the alley to access Downham way in order to cross the four lanes of S. Patrick Street to get to the automated parking structure.



116 S Henry Street & 912-920 King Street

- In Agreement with Staff's Recommendations.
- Asking for One Addition to the Conditions as detailed in Memo dated 8/24/20; and
- Condition 6(a) be amended as follows: "Provide public access easements to the following areas:(a) The majority of the pedestrian alley from the King Street right-of-way to the southern property line."

116 S Henry Street & 912-920 King Street

- **Request Your Recommendation of Approval for both projects.**
- **Questions?**

116 S Henry Street & 912-920 King Street

