

Lia Niebauer

From: Ruth Ryder <ruthryder@comcast.net>
Sent: Wednesday, February 17, 2021 2:29 PM
To: Lia Niebauer
Subject: [EXTERNAL]302 S. St. Asaph St. Renovation Plans

Follow Up Flag: Follow up
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Attn: Lia Niebauer (BAR 2/17/21)

I have shared these concerns with Harry Braswell Construction and also with the Rocks, owners of 302 S. St. Asaph St, with whom I have a wonderful relationship and who have been friendly neighbors to myself and my renters over the years. Please know I am all for modernizing our historic properties.

- I am asking for "grace" to protect my renters from interference due to construction activity, inconvenience, noise, filth and unsightliness out front. I don't want a repeat of past experience, described below.
- In advance, thank you for these considerations in advance.

I am a landlord with a lease at 300 S. St Asaph St. for a wonderful family with two parents and two young children who chose this location to walk to schools and playground nearby.

Evidence in recent past:

Braswell's construction has interfered with prior tenant experience on S. St Asaph St. in recent past:

- **Tenants at 300 S St Asaph:** truck parking, construction crews, activity, chronic loud noise at 302 S. St. Asaph by Braswell 2016 & 2017 when newborn baby brought home by Emily Smith and Eric Eagon during their 2-yr lease;
- **Tenants at 219 S St Asaph St., #3:** Jill & Brett Winterberg (cat Boots) left due to noise, filth, inconveniences, years delay in construction project at side yards of 211 S St Asaph by Braswell that lasted 2018-2020. They loved living on S. St Asaph St for years before construction delays and expressed this to me before leaving.

Questions:

Will/can the construction crew access construction site from the rear of the property, such as for loading and unloading?

Will you request permission from neighbors to access worksite via S. Pitt St?

There is a man gate. Can that gate be expanded temporarily for convenience of the work crew, instead of transporting supplies from the front of S. St. Asaph St?

How many vanity and other trucks are needed and where will idle trucks park away from site? (Can all trucks please stay away from my rental?)

Does work require a dumpster? If so where will be parked?

Do you have a beginning and end construction date? if so, what is it?

What steps are in place to keep on schedule?

Will project include third party crews? How will you manage?

-Will supervisor be on site and what will his/her role be?

Backstory on vanity trucks:

Braswell worked on 2 projects on this block and there were parked as many as 7 vanity trucks on S St Asaph. Even after promise to park idle trucks elsewhere, it took repeated discussions in June, July and August 2017 w/supervisor and Mr. Braswell for change.

Backstory on supervision : Kevin Whitener, a Braswell supervisor, told me he wanted to “appease” my concerns and that of others.

Below: Pics of vanity/other trucks during construction by Braswell on 300 block of S. St. Asaph. Many parked idly all day long for a period of months & up to 2 years.













2 loud videos in front of rental property:

<https://share.icloud.com/photos/0pjAUBe-uKk2wig097WWYscog>

<https://share.icloud.com/photos/0u6Cg3heTleuKEIkrJlWJ-4yA>

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