

**From:** [Ana Gomez-Acebo](#)  
**To:** [Lia Niebauer](#)  
**Cc:** [Felipe Gomez-Acebo](#); [Ana. rico](#); [Lucas Gomez-Acebo](#); [Felipe](#)  
**Subject:** [EXTERNAL][Follow Up]: Tonight's Board of Architectural Review - Public Hearing (Dock 8)  
**Date:** Wednesday, May 19, 2021 9:42:43 PM  
**Attachments:** [Screen Shot 2021-05-19 at 6.10.43 PM.png](#)

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Hi Lia,

Thank you for your time tonight.

Nice to meet you! My name is Ana Gomez-Acebo and I represented 100 Duke Street during tonight's meeting focused on Dock 8. I am following up to include my observations in writing, especially after hearing the Board's comments after the public Q&A portion of the meeting. Please let me know if you have any questions.

Best,  
Ana Gomez-Acebo

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**TLDR: This proposal looks much better and I am really thankful for the extra attention and time spent on the revisions. That said, I still have concerns regarding the height, massing, scale and architectural design. I would like to focus my comments tonight on the height of the proposal. <sup>[1]</sup><sub>[SEP]</sub> There is an opportunity to i) lessen the height of the Duke Street facing corner townhouse and to ii) provide additional and accurate mockups comparing the height of the proposal vs. all aspects of Duke Street.**

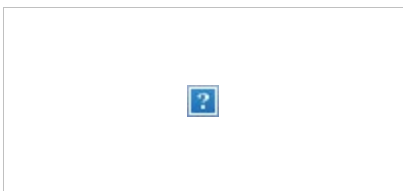
**Notes:**

- **[Ask #1]** Can the team please specify how tall the proposal will be, especially in comparison to the Hotel, Robinson Landing townhomes, and Duke Street homes (e.g. including 100 Duke Street)? At the very least, there is a big opportunity to modify the height of the corner townhouse that would face Duke Street. I am including a photo below of the Pendleton Street project as food for thought.
  - Context: Even with the revised approach, at the very least, the corner townhouse on Duke Street should not be equal to the Hotel's height nor be taller than Robinson Landing townhomes. The reason being, both the overall proposal and the Duke street facing corner townhouse, need to blend in with the style of Duke Street and not just be compared to Union Street. The mass is also an issue of concern, so perhaps an approach to consider would be to remove 1 story for the Duke street facing corner townhouse, **enhancing the residential feel of Duke Street** (e.g. right now the design is overpowering from a Duke Street perspective).



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- [Ask #2]: Can the team please provide accurate mock ups comparing the proposal to i) 100 Duke Street and ii) the rest of the homes on Duke Street to contextualize the actual height of the proposal?
  - Context: More specifically, Purvi Erwin mentioned that the home across the street (e.g. 100 Duke Street) is four stories tall and therefore she had no issue with the height. That said, please consider that the total height of 100 Duke Street is not as tall as the Hotel and not equal in height to the proposal. There is a need to include additional mockups that show the Duke Street facing corner townhouse in the proposal vs 100 Duke Street's front facade vs. the rest of the homes on Duke Street to **accurately** contextualize the height of the proposal.

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- **Ana Gomez-Acebo**
- Account Manager, Retail
- [agomezacebo@google.com](mailto:agomezacebo@google.com)
- 571-236-2233

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