

From: Mary Catherine Gibbs <mcgibbs@wiregill.com>
Sent: Thursday, May 20, 2021 9:53 AM
To: Margaret O. Cooper <Margaret.Cooper@alexandriava.gov>
Cc: Kristin Carpenter <kristinlcarpenter@gmail.com>
Subject: RE: 601 S Washington SUP Pick-up/Drop-off Plan Follow-up

Maggie, I've reviewed the draft conditions with my client, and we're good to go with that one minor change we talked about in Condition 4, adding the words "if necessary". And below are the responses to your questions from yesterday:

- The alley that exits onto Columbus Street is approximately 10 feet wide and would not be able to accommodate vehicles entering the alley as the school drivers exit. Because of this, the plan shouldn't include that alley as an exit point from the parking lot.
That directional arrow has been removed from the attached exhibit for the pick up and drop off plan.
- Because of the concern about cars backing up on South Washington Street, we think the pick-up and drop-off times should be expanded by 15-30 minutes.
The applicant is fine with that, but would want to make this adjustable as necessary based on demand.
- We need an estimate of the number of vehicles that would drop-off/pick-up and the plan for vehicles that would not be able to pull in or leave a parking space during pick up and drop off.
Based on the number of people so far who have indicated they will drive of the 40 students who are currently enrolled for September (total of 2 cars) and the fact that the remaining wait list of students are in Arlington and would merit a second bus instead of more individual cars, I would estimate if the enrollment gets to 105 students, that possibly 22-25 cars would be coming and going during pick up and drop off. Again, this is just an estimate based on the planned enrollment numbers, and this may change (up or down) based on where the families live.
- Can you include a designated Pick-up/ Drop-off area (if there is one). Will parents be allowed to pick up/drop off students anywhere within the parking lot or just when the car is in front of the front door?
Please see the area as shown on the attached exhibit for the pick up and drop off plan.

I think that answers the remaining questions. Please let me know if there is anything else you need from us.

Sincerely, Mary Catherine

Wire Gill, LLP

mcgibbs@wiregill.com

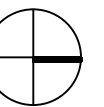
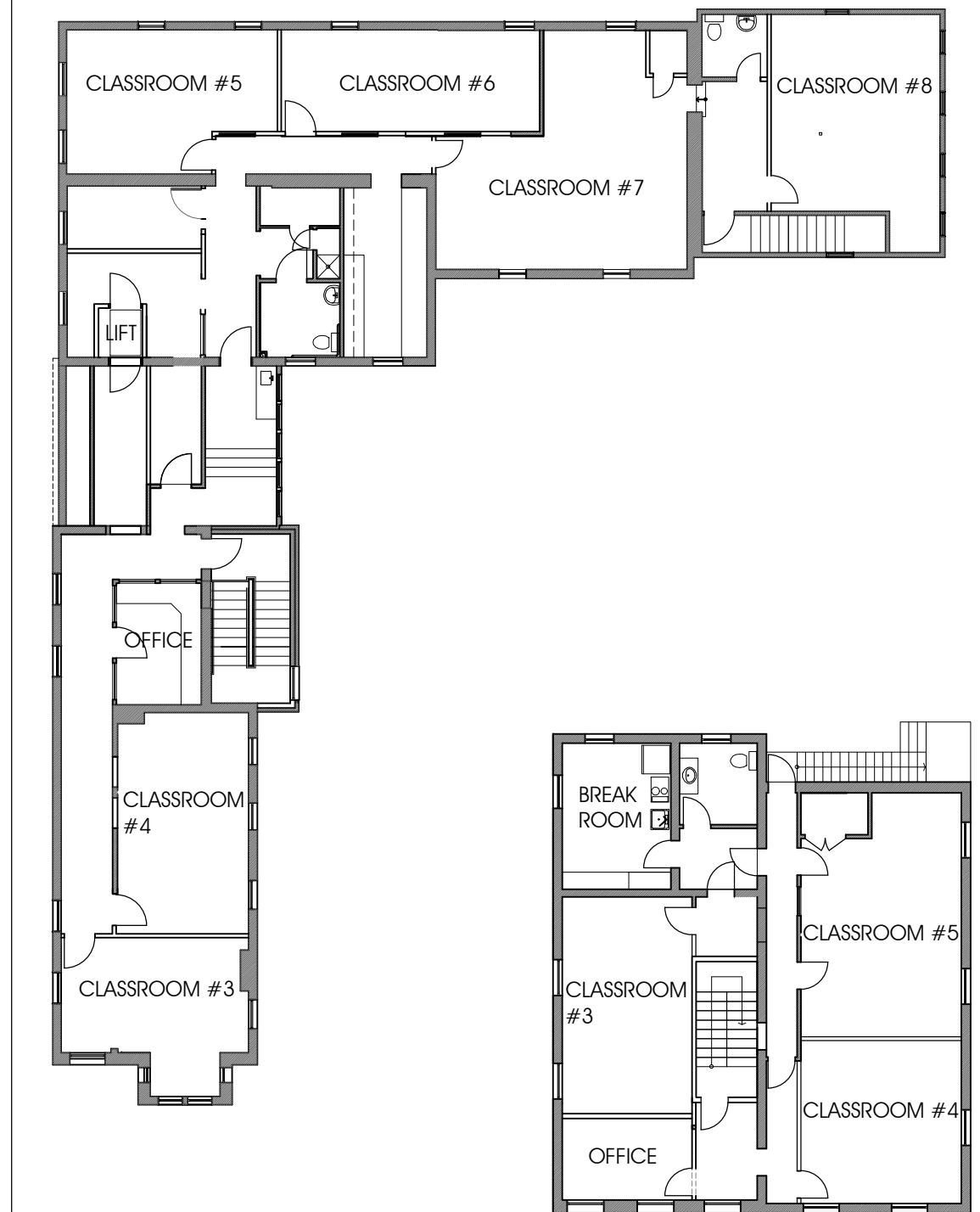
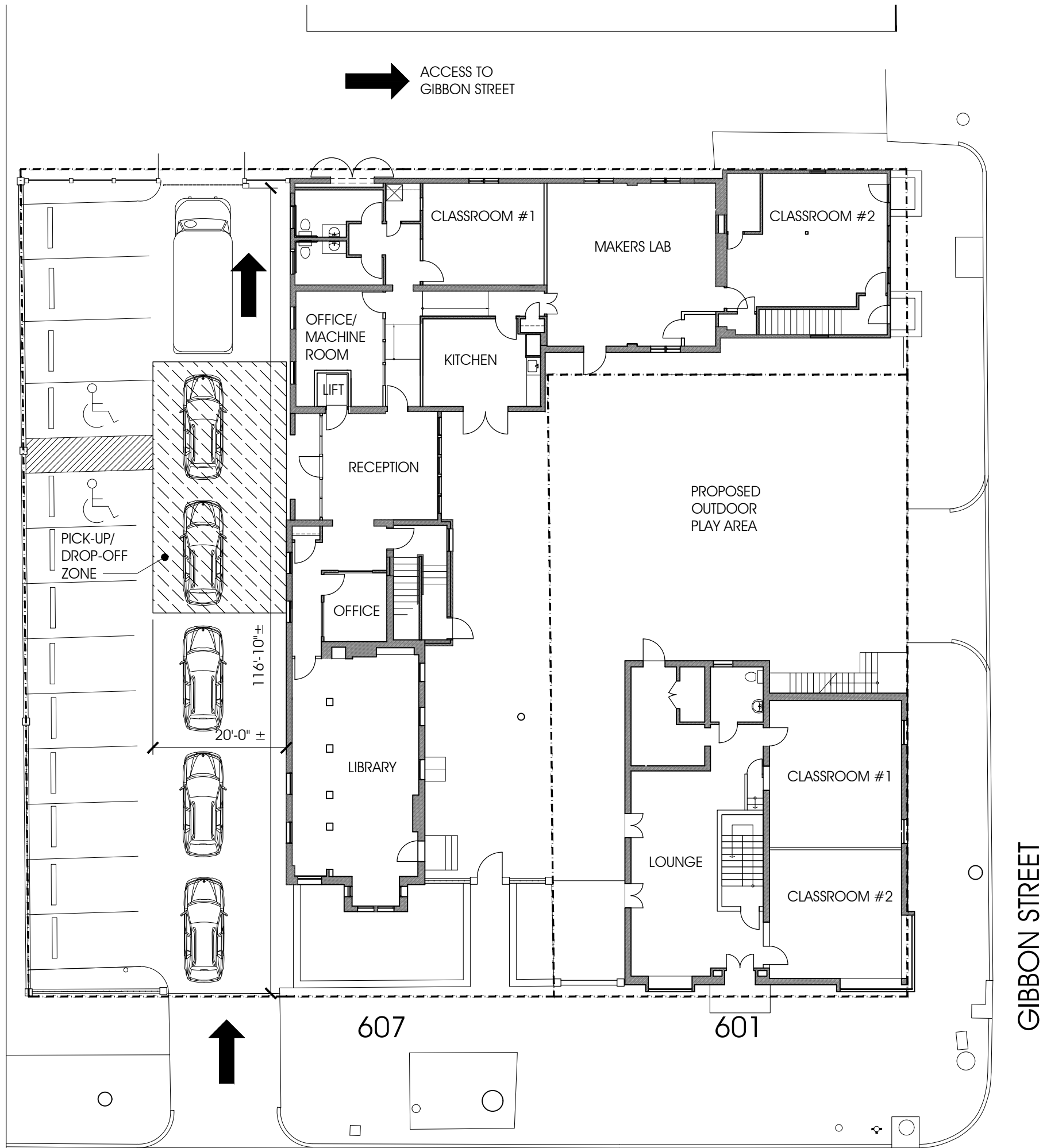
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05.19.21

LINDER ACADEMY

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ARCHITECTURE

**Gibbon Street resident objection to special use permit - regarding the sale of the two properties on the southwest corner of Washington and Gibbon to The Linder Academy
Re: 6/1/21 - VIRTUAL Planning Commission Meeting Confirmation**

Keith Lawson Moore <Keith.Moore@martin-blank.com>

Tue 6/1/2021 4:07 PM

To: Patrick Silva <Patrick.Silva@alexandriava.gov>

RE: Gibbon Street resident objection to special use permit - regarding the sale of the two properties on the southwest corner of Washington and Gibbon to The Linder Academy

Patrick:

Many of us (Gibbon Street residents) plan to be on the Zoom Mtg. tonight. - Simply to underscore how absurd it is to even think of putting a school in the building in question. We all know from living there (myself for 20 years) that the intersection of South Washington & Gibbon is by far the most congested, busiest, and dangerous intersection in Old Town. - Causing constant grid-lock EVERY day. - Magnified from 3:00 to 6:30. I'm sure we don't need to point out to you and the Planning Commission that it is THE ONLY WAY OUT OF TOWN during those hours. To add to all the nightmare is the upcoming (Council blessed) high-rise Heritage project in the 800 block. To even think that it's a good idea to add children and parents in cars to an already terrible situation is unfathomable.

I see in some notes the following:

4. The application shall obtain written permission from property owners who abut the alley for use of the alley during pick-up and drop off if the alley is determined to be private and permission is necessary. The written permission, if required, shall be submitted to the Director of Planning & Zoning. (P&Z)

For the record, being that owner that abuts the alley (714 Gibbon St.), I certainly do not give "written permission" and strongly believe that the special use petition should be denied. - For the good of our Gibbon Street residents and the nightmare that the school owners, parents, staff & children clearly don't realize.

Submitted with respect and rationale thought.
Sincerely, Keith Moore

Keith Lawson Moore, Esq. (714 Gibbon Street - Alexandria)

Senior Partner

Corporate Partnering & Business Relations

Martin, Blank & Associates

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6/1/2021

Mail - Patrick Silva - Outlook

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FW: [EXTERNAL]Your Planning and Zoning General Comments, Complaints, and Inquiries request (Case# 21-00013043)

Ann Horowitz <ann.horowitz@alexandriava.gov>

Tue 6/1/2021 5:06 PM

To: Patrick Silva <Patrick.Silva@alexandriava.gov>

Cc: Margaret O. Cooper <Margaret.Cooper@alexandriava.gov>

For Linder Academy and PC

From: noreply@salesforce.com <noreply@salesforce.com> **On Behalf Of** Alex311

Sent: Tuesday, June 1, 2021 4:27 PM

To: Tony LaColla <Anthony.LaColla@alexandriava.gov>; Leonard Richards <Leonard.Richards@alexandriava.gov>; Lisa Chase <alicia.chase@alexandriava.gov>; Jackie N Cato <jackie.cato@alexandriava.gov>; Kerry Hall <Kerry.Hall@alexandriava.gov>; Ann Horowitz <ann.horowitz@alexandriava.gov>; Susan H. Hellman <susan.hellman@alexandriava.gov>; Mary Christesen <Mary.Christesen@alexandriava.gov>; CRM Administrator <CRM.Administrator@alexandriava.gov>

Subject: [EXTERNAL]Your Planning and Zoning General Comments, Complaints, and Inquiries request (Case# 21-00013043)



Alex311 User:

The following request for service has just been assigned to you:

Request Number: **21-00013043**
Request Type: **Planning and Zoning General Comments, Complaints, and Inquiries**

Location:

Request Submitted: **6/1/2021**

Estimated Resolution **6/8/2021**

Date:

Customer Comments:

I am writing in support of the Linder Academy special use permit for 601, 607, and 609 South Washington Street; 710 Gibbon Street being considered at the June 1, 2021 Planning Commission meeting.

I am a City of Alexandria resident and parent to a bright, sweet caring 8 year old who also happens to have dyslexia. While she receives services at her public school, COVID and school closure have made it even more difficult for her her to

catch up. She is expected to go into fourth grade next year but is reading at the level of a first grader. Linder Academy is designed to help students like my child and many more just like her succeed, grow and not have the stigma of being pulled out of class to get special education. This is a much needed private school in Alexandria, especially given that few private schools all for enrollment of children with learning differences, like my child.

I also live in the neighborhood Linder Academy is requesting their permit. I have passed those abandoned buildings every day for several years. My children have taken dance classes on that same block. I am fortunate that I live in a wonderful town and neighborhood where I can walk to most places, and we would walk to Linder Academy - even in the rain.

From someone who lives in the neighborhood, will benefit from the services Linder Academy provides and a concerned citizen of the City of Alexandria, I am urging you to please support the special use permit for the Linder Academy.

Staff Comments:

Please view the complete case history and details in the Alex311 console and take the appropriate actions to complete this request by the estimated resolution date. **Use the Alex311 Console to contact the customer. Do not forward this email to the customer, or to any City staff who are Alex311 users.**

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[EXTERNAL]Docket No. 6 - The Linder Academy

Palmieri, Andrew F. <Andrew.Palmieri@saul.com>

Tue 6/1/2021 7:31 PM

To: PlanComm <PlanComm@alexandriava.gov>

Cc: Gloria Sitton <Gloria.Sitton@alexandriava.gov>; 'Kristin Carpenter' <kristincarpenter@thelinderacademy.com>

Planning Commission Members

I signed up to speak at this hearing; however, it is not clear to me that I will figure out how to access the speaking function during the hearing, so please accept these written comments in support of the Application by The Linder Academy.

I am well-familiar with the work of The Linder Academy, and it will be providing a very valuable service to our community for families in need of more specialized and focused educational experiences for their children. The Linder Academy will fill a need that is not serviced by ACPS or existing private schools currently operating in the City of Alexandria.

I support the application and ask that you approve the same.

**SAUL EWING
ARNSTEIN
& LEHR LLP**

Andrew F. Palmieri

SAUL EWING ARNSTEIN & LEHR LLP

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"Saul Ewing Arnstein & Lehr LLP (saul.com)" has made the following annotations:

+~~~~~+

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[EXTERNAL]Fwd: Hand Raised in Webinar

Steve Cohen <sjhome171@gmail.com>

Wed 6/2/2021 9:42 AM

To: PlanComm <PlanComm@alexandriava.gov>

Cc: Patrick Silva <Patrick.Silva@alexandriava.gov>

I wanted to add my thoughts concerning docket item #6 - Linder Academy. My wife and I reside at 720 Gibbon St, for approximately 8 years. First thank you for holding the meeting, affording us the opportunity to speak and for the commission's service to the community.

I want to provide a use case / my experience regarding the traffic within the Gibbon/Washington St intersection and surrounding area.

Pre-pandemic, during my evening commute back from the DC western suburbs I would travel south on the GW Parkway. Approximately 25% of the time I would have to park in neighborhoods adjacent to mine because of traffic gridlock. This situation occurred on "normal" commutes. Any time there were problems on the beltway or inclement weather there would be gridlock throughout the city.

Impact:

- Parents trying to pick up students will add to the traffic challenges and no doubt will be late; students and staff should expect to remain late into the evening
- The school "bus" will have difficulty navigating through the traffic and again will be late in dropping off students
- Students and parents walking home will be exposed to unnecessary risk from the traffic

The fact the commission determined the traffic impact from the school does not warrant a traffic impact study is the wrong decision. We are talking about children. We should be doing everything possible to determine what it would take to mitigate the risk exposure to the children of the school.

Miscellaneous points:

- I recommend the commission members invest time during morning and evening commutes and see for themselves the traffic patterns, especially as we are now coming out of the pandemic and normal commute patterns return. Perhaps spending a M-W-F would be reasonable and let your observations afford you an opportunity to capture realistic data
- The alley referenced is a 2-way alley. How will this be managed when cars and the school bus try to utilize the alley at the same time cars from Gibbon want to enter the alley?
- Is the commission looking into rerouting commuter traffic to another street?
- I personally have almost been hit 4 times when crossing Gibbon at Washington st. Are you comfortable subjecting children to this risk?

It was mentioned during the commission meeting having different tenants occupy the space in question would result in a higher density. I am sorry, rationalizing moving forward because of better space utilization while potentially exposing children to the traffic risk and potentially excessive pollution from all the cars I feel is a bad trade off.

6/2/2021

Mail - Patrick Silva - Outlook

Respectfully
Steve Cohen