

[EXTERNAL]DSUP #2021-10012

Tom Spoehr <tom.spoehr@gmail.com>

Sat 9/4/2021 10:49 AM

To: PlanComm <PlanComm@alexandriava.gov>

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Good morning,

I request that you deny approval to tear-down the Solo Parking Garage at your Sept. 9 planning session. Or conversely wait until Alexandria completes a fair and independent parking analysis before making this decision.

Parking in Old Town Alexandria on my block (two blocks from the Solo Parking Garage) is already a nightmare. I come home most nights and am unable to find a parking place anywhere near my house. It has become appreciably worse with the change to pay parking on most of the surrounding streets, the development of the Waterfront, and the removal of nearby parking spaces by restaurants to replace them with seating. The loss of the Solo Garage and its 100 parking spaces would have profoundly negative consequences for parking in my neighborhood.

The City is already planning to eliminate the parking lot on the Strand with its over 80 parking spaces.

All prior City parking studies have contained a fundamental flaw. The firms employed to conduct these studies examine commercial parking garage capacity and treat this as though visitors to Alexandria don't care whether they have to pay \$10 or more to park, when in reality, most all visitors to Alexandria cruise around residential neighborhoods looking for free or low cost parking. Empty space in commercial "pay" garages should not be considered a true indicator that Old Town does not have a parking problem.

Thank you for your consideration.

Tom Spoehr  
308 S. Fairfax Street

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**[EXTERNAL]Solo Parking Garage proposed destruction - loss of parking in Old Town**

Bri S &lt;bridge757@gmail.com&gt;

Sun 9/5/2021 11:03 AM

To: PlanComm &lt;PlanComm@alexandriava.gov&gt;; Karl Moritz &lt;Karl.Moritz@alexandriava.gov&gt;

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Dear Planning and Zoning,

As you may know, the City's Planning and Zoning Commission will consider a request to tear down the Solo Parking Garage at 1010 Duke Street on Sept. 9, DSUP #2021-10012. I ask that you deny this request or at the very least, postpone a vote until Alexandria completes a fair and independent traffic and parking analysis for Old Town before making this decision.

Parking in Old Town Alexandria on my block (100 block of Duke) and 4 block radius from my home is already extremely challenging. I come home most afternoons or evenings and am unable to find a parking place anywhere near my house. Weekend parking is impossible thus I find myself lugging groceries or other shopping along with my dog several blocks to get to my front door. Parking has become increasingly difficult since the development of the Waterfront, and the removal of nearby parking spaces by restaurants to replace them with seating.

The loss of the Solo Garage and its 100 parking spaces would have profoundly negative consequences for parking and traffic on my street and in my neighborhood.

The loss of this garage not only impacts residents, it will impact the businesses nearby. Visitors and commuters need somewhere convenient to park in order to continue to frequent these businesses. You are starving the very businesses who are creating the parking demand.

As you know, the City is already planning to eliminate the parking lot on the Strand with its over 80 parking spaces.

Visitors to Alexandria park in residential neighborhoods looking for free or low cost parking and convenience. I don't have a choice to not to park on weekends in my neighborhood. I live here.

Thank you for your consideration. Please take into account this serious issue affecting the citizens' quality of life and businesses in the area.

Regards,  
Bridget Scanlan  
112 Duke Street  
Alexandria, VA

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[EXTERNAL]DSUP #2021-10012

Miriam Olinger <mimiwolinger@gmail.com>

Mon 9/6/2021 8:01 AM

To: PlanComm <PlanComm@alexandriava.gov>; Karl Moritz <Karl.Moritz@alexandriava.gov>

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To the members of the Planning Commission and the Department,

The amount of new construction along the waterfront in the last several years has been substantial. Considering the tremendous number of new homes, restaurants and visitors to the area, I respectfully urge that the analysis of parking requirements demanded by this new influx of cars, buses and delivery trucks be completed before new projects are approved. I also request that resident only parking zones be established on the blocks nearest the waterfront.

Respectfully submitted,

Miriam Olinger  
100 Prince Street



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**[EXTERNAL]Concern about DSUP#2021-10012 Duke Street S Union Street Townhouse**

Julia Bergan <julia.bergan@hotmail.com>

Tue 9/7/2021 12:42 PM

To: PlanComm <PlanComm@alexandriava.gov>; Karl Moritz <Karl.Moritz@alexandriava.gov>; Justin Wilson <justin.wilson@alexandriava.gov>

Cc: Bridget OldTown <oldtownparkingconcerns@gmail.com>

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As an Old Town resident (1 Potomac Court) I would like to propose the denial of DSUP#2021-10012.

Who ever suggested an additional and new set of 4-story townhouses in this area and is planning to get rid of Solo Parking, has clearly never lived here or visited it on the weekends!

Old Town is not only popular by VA residents but also thousands of visitors and to take any existing parking options away sounds just like a nightmare for us!

We, as Old Town residents, deal with sparse parking options on a daily basis and many weekends we have to park blocks and blocks away from our home since we live one block off the Waterfront.

Our 84 year old neighbor (Potomac Court 4) comes home from doctors appointments or grocery shopping some days and has to find parking far away.

It's not fair to the existing residents who pay their taxes and parking stickers, to then have to fight over parking with visitors, who have no other options than to park in the residential areas.

I am begging you to stop this development with the current proposed plans. We already had enough influx of people - traffic is congested, our streets and parks are full of trash after the weekend visitors leave, our schools are bursting at the seams and parking is a constant issue.

You will also be hearing stories from many of our neighbors since we are just getting started making our voices heard.

Kind regards,  
Julia Bergan

1 Potomac Court  
Alexandria, VA 22314

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**From:** Geof Caldwell <gcaldwell405@gmail.com>  
**Sent:** Wednesday, September 8, 2021 3:30 PM  
**To:** PlanComm <PlanComm@alexandriava.gov>; karl.moritz@alexandria.gov <karl.moritz@alexandria.gov>  
**Subject:** [EXTERNAL]Solo Garage

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Mr. Moritz,

We live on the west side of the 400 block of South Union Street. Our parking is on-street. Paid parking for non-residents stops at Wolfe. The parking signs say two hour parking from our five townhouse, along Windmill Park to Jefferson. With Robinson Landing completed and all the restaurants that have opened up and more to come, parking has become difficult if not impossible especially on the weekends. I call the police a couple of times a week to report the cars, trucks and service vehicles that have parked beyond the two hours limit. I wish I could say that we see tickets given out, but we rarely do.

To exacerbate this daily headache, you have a proposal up before your City's Planning & Zoning Commission DS #2021-10013 101 Duke Street, South Union Street to tear down the Solo garage thereby losing over 100 parking spaces and replacing it with four townhouses.

I am asking you to have the Planning Commission DENY or postpone until the traffic study is completed before any decision on this. And if I may be so bold is to have Resident -Only parking for portions of Old Town, particularly blocks near the waterfront. Meters should be installed all along South Union Street. Something has to be done. The commercial footprint has expanded and the city should revisit the parking in our neighborhood!!!!

Mr. Moritz, trying to find a place to park near our home has increased 100 percent. This is especially true if we come home anytime in the afternoon or early evening..

Thank you for your consideration in this matter,

Brooke and Geof Caldwell



*Reply*

*Forward*

**[EXTERNAL]DSUP #2021-10012 Duke St S Union St**

Catherine Webster &lt;cweb21@comcast.net&gt;

Wed 9/8/2021 5:08 PM

To: Stephanie Sample &lt;Stephanie.Sample@alexandriava.gov&gt;

Cc: PlanComm &lt;PlanComm@alexandriava.gov&gt;; karl.mortiz@alexandriava.gov &lt;karl.mortiz@alexandriava.gov&gt;; Justin Wilson &lt;justin.wilson@alexandriava.gov&gt;

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Dear Stephanie,

I am writing to you concerning DSUP #2021-10012 Duke St S Union St. I live at 304 South Lee St., and have been a resident of Old Town for over 50 years. I am very concerned about the loss of more parking spaces in our area. The elimination of the parking lot on the Strand, closing of the 100 and 200 blocks of King to vehicular traffic, and addition of numerous restaurants ,which require parking is alarming.

You are proposing to take away 100s of parking spaces in an area that shares street parking with residents. As a resident, I feel our needs are being completely ignored, and that we don't matter. Our concerns are dismissed in favor of tourists, businesses, and developmental concerns. Old Town has in the past enjoyed and coexisted with the business and tourist communities, but in recent years, I feel the residents have not been a priority or even a concern.

At this moment in time even before all of these proposed changes have taken place, the parking situation is horrible. Sometimes I have had to drive around for 45 minutes, in a four to five block radius, looking for a space. This is unacceptable.

Several weeks ago it was so bad that I called parking enforcement. A lovely lady came by my house ,and I told her the problem. My neighbor, who had been circling also, pointed out two cars across the street that had been parked there for over two hours. I asked the parking attendant what could be done. She said hire more of us, and try to get resident only parking. She said her daughter had it in DC. I'd like to know ,how many people are patrolling these highly impacted areas.

My suggestions are.

- 1) I'd like to see a study dedicated to solving the parking problem in this area. The City should have this obligation to it's residents.
- 2) Hire more parking enforcement, and have them covering the most affected areas more often.
- 3) Consider having the City buy the Crate and Barrel Outlet by the Metro. A huge garage could be built. Access to Old Town by Dash and trolley could be heavily advertised.
- 4) Most important, resident only parking in the most highly impacted blocks. This idea is being implemented in DC and also in Falls Church. In Old Town there could be some coordination between garages and businesses for a validation system. Once this became public knowledge, it could shape public perception. That is, when you come to Old Town look to garages and not neighborhoods for your parking solutions.

My parting thoughts, imagine coming home at the end of your day, and then adding 45 minutes or more to your commute, just to find a place to park blocks away from your house. You might

consider it a pain, but I say Thank God I found the last parking place in Old Town.

Thanks for listening,  
Catherine Webster

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## [EXTERNAL]feedback on Development Special Use Permit #2021-10012

M. Alexander Gray <redandblue32@yahoo.com>

Wed 9/8/2021 10:06 PM

To: PlanComm <PlanComm@alexandriava.gov>

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I have something to say regarding the proposed redevelopment of Solo Garage at 101 Duke Street:

The City of Alexandria already has enough waterfront homes for the super rich.

Thanks,

Alex

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**[EXTERNAL]Proposed removal of Solo parking garage**

Elizabeth Maier <elizabethmaier1@gmail.com>

Thu 9/9/2021 10:23 AM

To: PlanComm <PlanComm@alexandriava.gov>

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Dear members of the Planning Commission:

I am writing to request that the Alexandria Planning Commission recommend against further consideration by the City Council a proposed project to demolish the Solo parking garage at the corner of South Union and Duke streets. The demolition of this parking garage will eliminate 100 plus spaces for parking in Old Town - right when the city and its residents are struggling to find parking plans/solutions related to the hundreds/thousands of additional market and other restaurant seating for patrons near or on the waterfront and the closure of the 100 block of King (and, possibly the 200 block) Street.

I understand that the city's Transportation and Environmental Services division is planning a traffic analysis in Old Town beginning in the fall of 2021. Any elimination of parking so close to the understandable huge increases in patronage of establishments in the city, close to the water, just doesn't make sense.

Thank you for the opportunity to voice my concerns, this is the first time I have contacted the city in the 11 years I have been an Old Town resident, and I certainly hope to be helpful to you and other city officials about this and a number of other important areas related to Old Town's expansion.

Best regards, Elizabeth Maier

Sent from my iPad

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# City of Alexandria, Virginia

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## MEMORANDUM

**DATE:** SEPTEMBER 9, 2021

**TO:** CHAIRMAN MACEK AND MEMBERS OF THE PLANNING COMMISSION

**FROM:** KARL MORITZ, DIRECTOR, DEPARTMENT OF PLANNING & ZONING

**SUBJECT:** DSUP #2021-10012/SOUTH UNION ST. TOWNHOUSES (101 DUKE STREET)

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### **ISSUE:**

This memorandum serves as an update to the South Union Street Townhouse project at 101 Duke Street being heard by Planning Commission on September 9, 2021.

The proposed townhouse elevations reference the use of fiber cement cladding on the fourth floor of the six proposed townhouses, a material that City staff has found to be of lesser quality than other available building materials. Recent approvals have included a condition to limit the use of fiber cement to non-street-facing elevations. Nearby projects in the Waterfront Plan have not used fiber cement and the Robinson Landing DSUP approval explicitly prohibited its use. Staff recommends that the use of fiber cement material also be prohibited on these well-designed townhouses.

### **Recommended Condition**

*Final building materials shall be high-quality and include brick, natural stone, cast stone, slate, metal and glass. Fiber cement siding or panels are prohibited and naturally occurring materials which weather naturally are encouraged, subject to BAR approval.*

### **STAFF:**

Karl Moritz, Director, P&Z  
Robert M. Kerns, AICP, Chief of Development, P&Z  
Catherine Miliaras, AICP, Principal Planner, P&Z  
Stephanie Sample, Urban Planner, P&Z

**[EXTERNAL]DSUP #2021-10012**

James Lettenberger &lt;jimlettenberger@gmail.com&gt;

Thu 9/9/2021 1:59 PM

**To:** PlanComm <PlanComm@alexandriava.gov>; Karl Moritz <Karl.Moritz@alexandriava.gov>; Justin Wilson <justin.wilson@alexandriava.gov>

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As a 22 year resident of Captain's Row I have seen Old Town grow and change in many terrific ways. At the same time, we as residents have had to put up with more traffic, noise, trash and congestion. The possibility of losing yet another parking garage for additional housing is another blow to our community and especially to the possibility of having any chance of parking somewhere relatively close to our homes. Due to this, I would like to ask that you:

- Please deny (or at least postpone) a decision on DSUP #2021-10012 101 Duke Street South Union Street Townhouse
- Please start to work on RESIDENT ONLY PARKING on blocks around the Waterfront and close to the King Street businesses and restaurants

I thank you for your consideration of these items and would welcome any feedback or thoughts you might have, including who else should be contacted.

Best regards,  
Jim Lettenberger  
107 Prince Street  
703-869-8439

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