

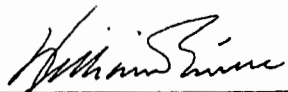
CITY OF ALEXANDRIA, VIRGINIA

Guidelines for Honest Civic Discourse for those Participating in Meetings in the Council Chamber

Members of the Alexandria community, its elected officials and City staff place a high value on constructive and thoughtful debate on public issues. To this end, all who participate in meetings in the Chamber, including public officials, staff and members of the community, are expected to observe the following guidelines.

1. Treat Everyone with Respect and Courtesy
2. Do Your Homework – Be Prepared and Be Familiar with the Docket
3. Express Your Ideas and Opinions in an Open and Helpful Manner
4. Be Respectful of Others' Time by Being Clear and Concise in Your Comments and/or Questions
5. Demonstrate Honesty and Integrity in Your Comments and Actions
6. Focus on the Issues Before the Decision Making Body – Avoid Personalizing Issues
7. Listen and Let Others Express their Ideas and Opinions
8. If a Decision is Made with which You Do Not Concur, Agree to Disagree and/or Use Appropriate Means of Civil and Civic Recourse, and Move On

Adopted by the Alexandria City Council on October 12, 2004.



William D. Euille, Mayor

SPEAKER'S FORM

DOCKET ITEM NO. 17

**PLEASE COMPLETE THIS FORM AND GIVE IT TO THE CITY CLERK
BEFORE YOU SPEAK ON A DOCKET ITEM**

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: Kenneth W. Reg
2. ADDRESS: 702 N Fairfax Street, Suite 600, Alex, VA
TELEPHONE NO. 703-677-3784 E-MAIL ADDRESS: kwreg@wregill.com
3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? Applicant
4. WHAT IS YOUR POSITION ON THE ITEM?
FOR: X AGAINST: _____ OTHER: _____
5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST, CIVIC INTEREST, ETC.):
Attorney
6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL?
YES X NO _____

This form shall be kept as a part of the permanent record in those instances where financial interest or compensation is indicated by the speaker.

A maximum of three minutes will be allowed for your presentation, except that one officer or other designated member speaking on behalf of each *bona fide* neighborhood civic association or unit owners' association desiring to be heard on a docket item shall be allowed five minutes. In order to obtain five minutes, you must identify yourself as a designated speaker, and identify the neighborhood civic association or unit owners' association you represent, at the start of your presentation. If you have a prepared statement, please leave a copy with the Clerk.

Additional time not to exceed 15 minutes may be obtained with the consent of the majority of the council present; provided notice requesting additional time with reasons stated is filed with the City Clerk in writing before 5:00 p.m. of the day preceding the meeting.

The public normally may speak on docket items only at public hearing meetings, and not at regular legislative meetings. Public hearing meetings are usually held on the Saturday following the second Tuesday in each month; regular legislative meetings on the second and fourth Tuesdays in each month. The rule with respect to when a person may speak to a docket item at a legislative meeting can be waived by a majority vote of council members present but such a waiver is not normal practice. When a speaker is recognized, the rules of procedures for speakers at public hearing meetings shall apply. If an item is docketed *for public hearing* at a regular legislative meeting, the public may speak to that item, and the rules of procedures for speakers at public hearing meetings shall apply.

In addition, the public may speak on matters which are not on the docket during the Public Discussion Period at public hearing meetings. The mayor may grant permission to a person, who is unable to participate in public discussion at a public hearing meeting for medical, religious, family emergency or other similarly substantial reasons, to speak at a regular legislative meeting. When such permission is granted, the rules of procedures for public discussion at public hearing meetings shall apply.

Guidelines for the Public Discussion Period

(a) All speaker request forms for the public discussion period must be submitted by the time the item is called by the city clerk.

(b) No speaker will be allowed more than three minutes; except that one officer or other designated member speaking on behalf of each *bona fide* neighborhood civic association or unit owners' association desiring to be heard during the public discussion period shall be allowed five minutes. In order to obtain five minutes, you must identify yourself as a designated speaker, and identify the neighborhood civic association or unit owners' association you represent, at the start of your presentation.

(c) If more speakers are signed up than would be allotted for in 30 minutes, the mayor will organize speaker requests by subject or position, and allocated appropriate times, trying to ensure that speakers on unrelated subjects will also be allowed to speak during the 30 minute public discussion period.

(d) If speakers seeking to address council on the same subject cannot agree on a particular order or method that they would like the speakers to be called on, the speakers shall be called in the chronological order of their request forms' submission.

(e) Any speakers not called during the public discussion period will have the option to speak at the conclusion of the meeting, after all docketed items have been heard.

CITY OF ALEXANDRIA, VIRGINIA

Guidelines for Honest Civic Discourse for those Participating in Meetings in the Council Chamber

Members of the Alexandria community, its elected officials and City staff place a high value on constructive and thoughtful debate on public issues. To this end, all who participate in meetings in the Chamber, including public officials, staff and members of the community, are expected to observe the following guidelines.

1. Treat Everyone with Respect and Courtesy
2. Do Your Homework – Be Prepared and Be Familiar with the Docket
3. Express Your Ideas and Opinions in an Open and Helpful Manner
4. Be Respectful of Others' Time by Being Clear and Concise in Your Comments and/or Questions
5. Demonstrate Honesty and Integrity in Your Comments and Actions
6. Focus on the Issues Before the Decision Making Body – Avoid Personalizing Issues
7. Listen and Let Others Express their Ideas and Opinions
8. If a Decision is Made with which You Do Not Concur, Agree to Disagree and/or Use Appropriate Means of Civil and Civic Recourse, and Move On

Adopted by the Alexandria City Council on October 12, 2004.



William D. Euille, Mayor

SPEAKER'S FORM

DOCKET ITEM NO. 17

PLEASE COMPLETE THIS FORM AND GIVE IT TO THE CITY CLERK
BEFORE YOU SPEAK ON A DOCKET ITEM

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: Roy Shannon
2. ADDRESS: 124 S. Royal St.
- TELEPHONE NO. 7/328-8285 E-MAIL ADDRESS: rshannon@smw-law
3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? Owners of 109 Duke St.
4. WHAT IS YOUR POSITION ON THE ITEM?
 FOR: _____ AGAINST: ☒ OTHER: _____
5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST, CIVIC INTEREST, ETC.):
Attorney
6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL?
 YES ☒ NO _____

This form shall be kept as a part of the permanent record in those instances where financial interest or compensation is indicated by the speaker.

A maximum of three minutes will be allowed for your presentation, except that one officer or other designated member speaking on behalf of each *bona fide* neighborhood civic association or unit owners' association desiring to be heard on a docket item shall be allowed five minutes. In order to obtain five minutes, you must identify yourself as a designated speaker, and identify the neighborhood civic association or unit owners' association you represent, at the start of your presentation. If you have a prepared statement, please leave a copy with the Clerk.

Additional time not to exceed 15 minutes may be obtained with the consent of the majority of the council present; provided notice requesting additional time with reasons stated is filed with the City Clerk in writing before 5:00 p.m. of the day preceding the meeting.

The public normally may speak on docket items only at public hearing meetings, and not at regular legislative meetings. Public hearing meetings are usually held on the Saturday following the second Tuesday in each month; regular legislative meetings on the second and fourth Tuesdays in each month. The rule with respect to when a person may speak to a docket item at a legislative meeting can be waived by a majority vote of council members present but such a waiver is not normal practice. When a speaker is recognized, the rules of procedures for speakers at public hearing meetings shall apply. If an item is docketed *for public hearing* at a regular legislative meeting, the public may speak to that item, and the rules of procedures for speakers at public hearing meetings shall apply.

In addition, the public may speak on matters which are not on the docket during the Public Discussion Period at public hearing meetings. The mayor may grant permission to a person, who is unable to participate in public discussion at a public hearing meeting for medical, religious, family emergency or other similarly substantial reasons, to speak at a regular legislative meeting. When such permission is granted, the rules of procedures for public discussion at public hearing meetings shall apply.

Guidelines for the Public Discussion Period

- (a) All speaker request forms for the public discussion period must be submitted by the time the item is called by the city clerk.
- (b) No speaker will be allowed more than three minutes; except that one officer or other designated member speaking on behalf of each *bona fide* neighborhood civic association or unit owners' association desiring to be heard during the public discussion period shall be allowed five minutes. In order to obtain five minutes, you must identify yourself as a designated speaker, and identify the neighborhood civic association or unit owners' association you represent, at the start of your presentation.
- (c) If more speakers are signed up than would be allotted for in 30 minutes, the mayor will organize speaker requests by subject or position, and allocated appropriate times, trying to ensure that speakers on unrelated subjects will also be allowed to speak during the 30 minute public discussion period.
- (d) If speakers seeking to address council on the same subject cannot agree on a particular order or method that they would like the speakers to be called on, the speakers shall be called in the chronological order of their request forms' submission.
- (e) Any speakers not called during the public discussion period will have the option to speak at the conclusion of the meeting, after all docketed items have been heard.



Kenneth W. Wire
kwire@wiregill.com
703-677-3129

September 17, 2021

VIA EMAIL TO karl.moritz@alexandriava.gov
Mayor Wilson and Members of City Council
301 King Street, Suite 2100
Alexandria, VA 22314

RE: Docket Item #17, 101 Duke Street—South Union Street Townhouses

Dear Mayor Wilson and Members of City Council:

On behalf of my client, Eleventh Street Development LLC (the “Applicant”), I am writing to confirm that the proposed DSUP application and conditions comply with certain provisions of the City of Alexandria Zoning Ordinance which were raised during the Planning Commission hearing on September 6, 2021.

I. The Proposed Project Complies With The Ground Floor Occupancy Provisions Of Section 5-509.

Section 5-509 prohibits ground floor residential units within the W-1 unless an application provides “publicly accessible waterfront or waterfront-related amenities are provided in conjunction with a proposed building.” Section 5-509 then broadly defines these amenities as improvements “may include, but are not limited to, pedestrians walkways and landscaped open space areas connected to the walkway/bikeway required along the waterfront by Section 5-508, boat docking facilities, or similar improvements that enhance pedestrian access to and enjoyment of the waterfront area”.

First, the proposed project is one of the few properties in the City in the W-1 zone that does not have direct waterfront access. In other similarly situated properties and development applications, the City approved ground floor residential units provided that the applicant made certain improvement to the water-front area. The Waterfront Small Area Plan (the “Plan”) established a per square foot contribution recommendation for waterfront amenities for properties in the W-1 zone. These other applications required the developer to make on and/or offsite improvements based on the Plan contribution recommendations and make a payment to the City if the applicant did not spend the agreed-upon amount on these improvements. This approach was applied to development approvals directly across Union Street from this project at Robinson Landing which has town home units with ground floor residential uses. This same approach is recommended by staff in DSUP condition 96.

Second, Section 5-509(b) states that the waterfront amenities shall be made “in conjunction with a proposed building.” By requiring the improvements or payment in lieu as a DSUP condition that must be met prior to the issuance of certificate of occupancy, the City is ensured that the waterfront amenity improvements will be made. The phrase “in conjunction with” is deliberately

flexible and provides the applicant and the City with flexibility to time the construction of the improvements.

Third, at the Planning Commission hearing City staff noted that for practical reasons, it is more efficient for the City to make the improvements than the applicant. Section 5-509 does not dictate that an applicant itself must construct the waterfront amenity improvements.

Therefore, we respectfully request that Council approve the staff recommended conditions and find that the application meets the requirements of Section 5-509.

II. The Proposed Project Meets all the Provisions of Section 11-500 for Approval.

Section 11-504 sets forth three primary criteria for City Council consideration of a special use permit.

- (1) Will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use;
- (2) Will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood; and
- (3) Will substantially conform to the master plan of the city.

First, the proposed project will not adversely impact the health and safety of the neighborhood as residential uses comprise the majority of the adjacent properties and the surrounding area. The addition of new townhomes adjacent to existing townhomes is inherently compatible.

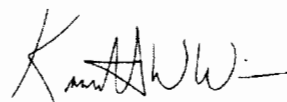
Second, the proposed project will comply with all current City stormwater and green building policies, where the existing parking structure does not have any stormwater treatment facilities or modern green building practices. This project will improve the storm water treatment in the area and close and existing curb cut which will improve the public welfare.

Third, the proposed project is redeveloping with a permitted use under the zoning recommended for the property under the Plan. The staff report notes several provisions on page 13 where the application meets many objectives of the Plan.

Therefore, we respectfully request that Council approve the staff recommended conditions and find that the application meets the requirements for approval under Section 11-500.

I look forward to discussing this application with you at tomorrow's City Council hearing.

Sincerely,

A handwritten signature in black ink, appearing to read 'K. Wire', with a stylized flourish at the end.

Kenneth W. Wire

Gloria Sitton

From: Michael <mdemeo@starpower.net>
Sent: Saturday, September 18, 2021 8:53 AM
To: Gloria Sitton
Subject: [EXTERNAL]Docket Item #17, Sept 18

You don't often get email from mdemeo@starpower.net. [Learn why this is important](#)

To: City Clerk

Subj: 101 Duke Street - proposed 6 townhome project

1. I am a citizen of Alexandria and have owned houses and lived in Old Town for the past 32 years.
2. I oppose the proposal to grant any waivers exempting this development from height, density and FAR rules.
3. This already dense section of South Union Street has been heavily overdeveloped just in the past few years by projects such as Robinson Terminal South, The Hotel Indigo, and the two new condo developments just to the north.
4. The quality of life has drastically gone down in this area for individual town house owners.
 - Traffic is totally out of control choking S Union and the cross streets, particularly at night and on weekends. In particular the S. Union and Duke Intersection is a MAJOR traffic choke point.
 - Safety on these streets is a big problem. The Nextdoor Community social app has constant and increasing anecdotes about pedestrians, bicyclists, and scooters having unsafe encounters with cars.
 - Street parking has been reduced while at the same time development has increased.
 - Loud noise at night from revellers patronizing the many new restaurants along South Union is very disturbing.
5. Old Town used to be quaint and historic. City Hall-approved OVER DEVELOPMENT has diminished liveability, and makes Old Town look like Georgetown.
6. When will you show some respect to the taxpaying property owners and residents of Old Town?

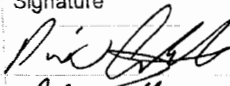
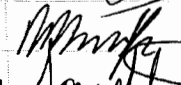
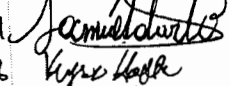
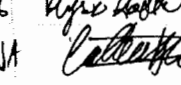
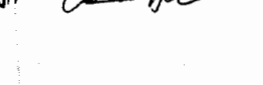
/s/

Michael DeMeo
100 Waterford Place
Old Town,
Alexandria, VA 22314

Get [BlueMail for Android](#)

DISCLAIMER: This message was sent from outside the City of Alexandria email system.
DO NOT CLICK any links or download attachments unless the contents are from a trusted source.

SAVE DUKE STREET!

Name	Address	Signature	Date
Davis Cradley	211 S. Union St. Alexandria, VA 22314		9/16/2021
Margaret Cradley	211 S. Union St. Alexandria, VA 22314		9/16/2021
Samuel Dairto	215 S Union St Alexandria, VA		9/16/21
Kyrie Hesse	215 S Union St Alexandria, VA		9/17/21
Colton Williams	215 S UNION ST ALEXANDRIA, VA		9-17-21



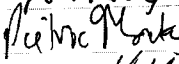






SAVE DUKE STREET!

Name	Address	Signature	Date
Gail C. Rothrock	209 Duke St rect Alexandria Va 22314	Gail C. Rothrock	9/15/21
Charles T. Nozoe	209 Duke St. Alexandria, VA 22304	Charles T. Nozoe	9/15/21
Israel Negrón	114 Duke St. Alexandria, 22314	Israel Negrón	9/15/21
Gretchen Negrón	114 Duke St. Alexandria, 22314	Gretchen Negrón	9/15/21
Lisa Hergert	322 S. Lee St Alexandria, VA 22314	Lisa Hergert	9/16/21
Phil Hergert	"	Phil Hergert	9/15/21
Elizabeth Maier	223 S Lee St Alexandria VA 22314	E. Maier	9/16/21
Keri Steinberg	207A S. Union St Alexandria VA 22314	Keri Steinberg	9/16/21
Paul Steinberg	207A S. Union St Alexandria VA 22314	Paul Steinberg	9/16/21










SAVE DUKE STREET!

Name	Address	Signature	Date
Toni Stajel	304 S. Union	Toni Stajel	9/15/2021
Scott Collins	409 N. Leest	Scott Collins	9/15/2021
Hal Hardaway	311 S. Union	Hal Hardaway	9/15/2021
Tamara Saltonstall	225 Strand St	Tamara Saltonstall	9/15/21
ANDREW SALTONSTALL	225 STRAND ST.	Andrew Saltonstall	9/15/21
Randy McDonald	327 Oronoco	Randy McDonald	9/15/2021

SAVE DUKE STREET!

Name	Address	Signature	Date
Yun Kim	213 S Lee St		
Lester Montague	207 Prince St.		9/15
Patricia Montague	207 Prince St.		9/15
Dan Kelly	213 Prince St		9/15
John Campbell	209 Prince St		9/15
Garnett Marsh	127 Prince St		9/15
F.M. Schauer	121 Prince St.		9/15
M. O'Donnell	121 PRINCE ST		9/15
W. H. H. H.	117 PRINCE ST		9/15




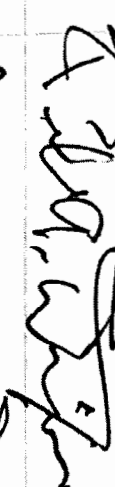




SAVE DUKE STREET!

Address	Signature	Date
111 Prince Street		9-15-21
111 Prince Street		9-15-21
104 Prince Street		9-15-21
104 Prince Street		9-15-21
100 Duke Street		9-15-21
160 Duke Street		9-15-21
160 Duke Street		9-15-21
30 100 Duke Street		9-15-21
106 Duke St.		9-15-21

SAVE DUKE STREET!

Name	Address	Signature	Date
Kathleen Oehler	108 Duke St	Kathleen Oehler	9/15
Brian Gill	108 Duke St	Brian Gill	9/15
Bridget Scanlan	112 Duke St	Bridget Scanlan	9/15
Maura Buehler	109 Prince Street		9/16
Rita Buehler	109 Prince Street		9/16
Yami Arita	6 Prince St.	Yami Arita	9/16
Chris Cox	412 W. 1st St.	Chris Cox	9/16
Country Cox	412 W. 1st St.	Country Cox	9/16

SAVE DUKE STREET!

Address	Signature	Date
2504 121 Duke St.	 John Koperson	9-15-21
2504 109 Duke Street		9-15-21
2504 109 Duke Street		9/15/21
2504 111 Duke Street		9-15-21
2504 111 Duke Street	Green W. Dyer	9-15-21
2504 226 South Lee		9-15-21
2504 201 Duke Street		9-15-21
2504 219 S Lee Street		9-15-21
2504 217 S Lee Street		9/15/21

SAVE DUKE STREET!

Name	Address	Signature	Date
Nady Nadya Nadya	104 Duke St	Nady Nadya Nadya	
Jeff Leible	307 S. Lee St	Jeff Leible	9/15/21
David Bellamy	109 Duke St.	David Bellamy	9/15/21
Tina Patterson	309 Wolfe St	Tina Patterson	
Scott Dougherty	18 Pioneer Hill Way	Scott Dougherty	9/15/21
Brandon Hensley	107 Pine St	Brandon Hensley	9/15/21
Sim Leferberger	107 Pine St	Sim Leferberger	
Sam Weiss	112 Pine St	Sam Weiss	9/15/21
Sharon Weiss	112 Pine St.	Sharon Weiss	9/15/21

17
9-18-21

As concerned neighbors of the proposed 6 townhome project located at 101 Duke street, we are submitting signatures before the city council to show our opposition to the plan as it exists today.

Per county mandate the project requires an SUP that requires citizen input and consensus. Instead, the project is being treated as if it is a by right site and is asking for increased FAR up to 2.0 . Additionally, these investors are requesting A waiver of normal setbacks and open space requirements.

Open space by definition is a public amenity that cant be achieved on a private 4th floor deck.

The developers have continually stated that they would work with the local citizens but to date have offered no true concessions.

This is not the way the process was set up to be managed by the planning commission or the city council.

By approving this proposed development the city council is acting irresponsibly and not in the best interests of its citizens.

The developers are getting more than they are giving, what are the neighbors getting? They are asking for special use permits that are seemingly being rushed through the city without due consideration and no regard of impact on affected neighborhoods and residents.

11th street development is being given a 2 FAR in a 1 FAR zone. Additionally, height restrictions in this zone are 35' and they are being given 47.5.

Not one neighbor or person has spoken or written in support of these townhouses yet the project is already on schedule(as of today, 9,15,21) to go to BAR. This is an irregularity from standard procedure, without any explanation.

We respectfully request that the Council reject this irregular and unsupported request for a special use permit. The impacted neighbors will be irreparably harmed if this request by a non-resident to permanently and negatively alter the character and use of this significant town building is granted.

Thank you for your consideration.

Attached are signatures of 65 signatures of neighbors who do not support this development.

Gloria Sitton

17
9-18-21

From: Ann Loomis <annloomis19@gmail.com>
Sent: Saturday, September 18, 2021 7:59 AM
To: Felipe and Anna Gomez-Acebo; Gloria Sitton
Subject: [EXTERNAL]City Council Docket Item #17

You don't often get email from annloomis19@gmail.com. [Learn why this is important](#)

I wish to bring to your attention and request that my comments be included in the public record for today's City Council meeting concerning Docket Item #17, the Special Use Permit for the redevelopment of 101 Duke Street.

As a resident of Waterford Place, I participated in the City's review and approval of the Hotel Indigo and Robinson Landing projects. At that time, many concerns were raised by residents in this area about the lack of public parking for the hotel and restaurants proposed at these sites. Our concerns were dismissed by City planners and other officials citing the availability of parking at the Solo Garage, 101 Duke Street.

We understand that times change and the garage is for sale. We are living with unprecedented parking pressures from these two developments. We now ask that the City ensure that the redevelopment of this site is compatible with the height, mass and scale of nearby homes.

I attended two Bar meetings on this project. Repeatedly, BAR members voiced opposition to the proposed height of the townhomes, as well as the solid brick wall of the unit facing Duke Street. Comments particularly focused on the end unit and its intrusion on the style and size of homes on Duke Street. No compelling reasons were given for the excessive height of the homes.

I respectfully request that the Council reject the Special Use Permit for this project, require that it conform to the 1 FAR zone and not approve a height of 47.5 feet.

Thank you,

Ann and Pete Loomis
132 Waterford Place

DISCLAIMER: This message was sent from outside the City of Alexandria email system.
DO NOT CLICK any links or download attachments unless the contents are from a trusted source.

Pamela Larson
529 N Saint Asaph Street
Alexandria, VA 22314
(703) 501-5628

17
9-18-21

September 17, 2021

City Council of Alexandria
City Hall
Council Chamber
301 King Street
Alexandria, VA 22314

Re: City Council Meeting September 18, 2021
Docket No.: 22-0264
101 Duke Street – Union Street Townhouses

Dear Council,

As a resident of Alexandria for 20 years, I have come to know Eleventh Street Development and the positive impact that their developments make to the City of Alexandria. Not only are they beautiful and enhance the City visually, they are smart, livable and attract Alexandrians (current and new) to our City.

I state these facts as truth as I now live in a property partially developed by Eleventh Street Development. Having relocated to Old Town from the Rosemont neighborhood, I could not be happier with our decision to remain in Alexandria. Additionally, the quality of life to our neighborhood following the renovation is nothing short of a renaissance – North Old Town is truly transforming – and Eleventh Street Development is a large part of why this is happening. They were one of the first redevelopments in the area and quite frankly, set the standard.

Additionally, the impact of such development is more than just a “pretty” home. It is the impact that those who live their have on their community. Together with my neighbors, we have supported the City of Alexandria in innumerable ways. Our impact via charitable giving and the generosity of this group is incredible. A nonprofit needs books for local schoolchildren (InspireLit), with one call books are donated/gifted and otherwise sourced. A local breast cancer nonprofit (National Breast Center) needs donors and volunteers for a walk for Breast Cancer – with a few emails there are incredibly generous donations made, volunteers rounded up and a successful event raising funds for Mammograms for women in the City of Alexandria. Even today, I am unable to be with you as my son is leading his Eagle Scout Project – and it is our generous and kind neighbors who are joining in to help him.

Alexandria is a community of givers and doers. I believe that Eleventh Street Development has created a community that will continue to retain and attract those homeowners to stay in or relocate to our City.

Thank you, Pamela Larson – Resident

Gloria Sitton

17
9-18-21

From: Lynn Shirey <lynnrshirey@gmail.com>
Sent: Friday, September 17, 2021 1:17 PM
To: Gail Rothrock
Cc: Gloria Sitton; Mo Seifeldein; Amy Jackson; Canek Aguirre; Del Pepper; elizibeth.bennettparket@alexandriava.gov; John Chapman; Justin Wilson
Subject: Re: Docket Item 22 - 101 Duke Street - 9/18/21

Some people who received this message don't often get email from lynnshirey@gmail.com. [Learn why this is important](#)

I totally concur with the opinion of Gail Rothrock. I am against the new town homes being considered, and the resulting loss of the parking garage.

Lynn Rogerson
121 Duke Street
Alexandria
793-589-7275
LynnRshirey@gmail.com

On Fri, Sep 17, 2021 at 11:08 AM Gail Rothrock <gcrothrock@gmail.com> wrote:

Thank you for your consideration of my concerns.

--

Lynn Rogerson Shirey
Rock Moore House
121 Duke Street
Alexandria, VA 22314
703.589.7275
lynnRshirey@gmail.com

10) Whether the proposed use will have any substantial or undue adverse effect upon, or will be incompatible with, the use or enjoyment of adjacent and surrounding property, the character of the neighborhood, ... and other matters affecting the public health, safety and general welfare.

All residents in the area will be impacted by the loss of the garage and the addition of these townhouses. Like the rest of us, those new owners will be inviting guests to visit who themselves won't be able to find parking. As you have heard from many residents, none of us can move our cars on weekends and find a place to park when we return. This project affects our general welfare.

Finally, four story buildings looming over the gardens of this block of Duke will be injurious to the quality of privacy, open space and view shed of these properties. This project may enrich a developer but in no way does it contribute \$305,000 worth of benefits to the city. It will harm the value of properties on this block and will be a total change in the character of this southern Gateway.

Finally, once again, how can it be found that this project meets a required finding of Section 11-504-2: **Will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood.**

Sincerely,



Gail C. Rothrock
209 Duke Street
Alexandria VA 22314
gcrothrock@gmail.com
c) 703-350-6292

17
9-18-21

The Honorable Justin M. Wilson, Mayor
City Council Members
City Hall, 301 King Street
Alexandria VA 22314

September 17, 2021

RE: Docket #17 -- DSUP#2021-10012 101 Duke Street (South Union Street Townhouses)

Dear Mayor Wilson, Vice Mayor Bennett-Parker and Council Members:

I am totally opposed to the loss of this parking garage, and I believe that the addition of six townhouses in its place is not in the best interest of the waterfront development or the long-range interest of our City. I do not believe that this project meets a required finding of Section 11-504-2) **Will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood.**

This corner at Union and Duke is a real gateway to the waterfront development. Tourists and trucks coming from the Beltway to the Waterfront are likely to be driving down Duke. What visitors will see as they come to the corner of Duke and Union — instead of the low-scale of this well-used parking garage — is the BACKS of six 50 feet high 4-story garage townhouses, at the foot of Duke Street.

The 100 block of Duke is so beautifully historic. All the old houses on the north side of 100 Duke date from the early to mid-19th century. Two of the houses have open side yards, mature tree cover, and a residential scale. The Solo parking garage retains that scale as a useful background building type.

Approval of this project would totally break this character on this north side of Duke. It also impacts the character on the west side of Union Street. Please visualize the buildings just to the north of the project on the west side of Union Street — they are all two story -- and suddenly this proposal will inject four story buildings next to two story historic buildings.

I disagree with staff that the project furthers the master plan goals of “Encouraging the design of new buildings in the Old Town Plan area to be compatible with existing development” - - certainly not the existing development on this 100 block of Duke.

Three of the factors in Section 11-504 (B)- Considerations on Review - have not been addressed:

7) “Whether the proposed use will increase the hazard to adjacent property from flood increased runoff or water damage”. Certainly, we’ve seen enough flooding to know that this project will further the overbuilding of this fragile area. This should have been discussed.

9) “Whether the proposed use will interfere with any elements, roadways...or private rights of way — I believe that this **private alley** is going to be interfered with; this has not been addressed.

~~#17~~
9-18-21

Gloria Sitton

From: Lara Neumark <lneumark@gmail.com>
Sent: Friday, September 17, 2021 9:27 AM
To: Gloria Sitton
Cc: Ana Gomez-Acebo; P.Mike
Subject: Re: Opposition to 101 Duke Street Waiver Request

[You don't often get email from lneumark@gmail.com. Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

Gloria-Please use this updated version. I don't want to include my exact address

Hello,

I live at Waterford Place (Duke and Union) and strongly oppose the waiver that the developers of 101 Duke Street are requesting. They should be required to adhere to the historic district requirements. I had to follow these requirements when I recently replaced my windows (it was more expensive and difficult but that's the cost of living/doing business in Old Town). The developers should not be treated differently than the neighboring residents, who also haven't been consulted or supportive of the 101 Duke plans as required.

Also as my own HOA (Waterford Place HOA) has already documented, there are countless problems with the hasty plans of the developers, including parking, traffic and construction. I have a 4 year old son and am very concerned about how a not well thought out plan will impact his safety and well being.

I think that the neighbors of 101 Duke Street will make noise on this matter, so it would be best to resolve the problems now before this matter is too far along or the developers cause injury or damage to the public.

Thank you for your consideration.

Lara

17
9-18-21

Gloria Sitton

From: John Elwood <johnpelwood@gmail.com>
Sent: Friday, September 17, 2021 12:10 PM
To: Gloria Sitton
Cc: John Elwood
Subject: [EXTERNAL]Objections to height of proposed 101 Duke Street development

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from johnpelwood@gmail.com. [Learn why this is important](#)

I have lived in Old Town since 1994, and lived on Duke Street since 2001. I walk at least once (sometimes twice) daily along the waterfront, down Duke Street, past Solo Parking, and by the Robinson Landing development. I am thus confronted daily by how imposing and out-of-character four-story buildings are in Old Town -- particularly modern buildings where each floor has very high ceilings (unlike the second and third stories of historical houses). Four story developments *feel* massive and imposing and block natural sunlight from the street. Don't be fooled that the fourth story is set back a bit; the pedestrian sees it up there, it blocks the sunlight (just perhaps slightly less). It's out of character for Old Town. Passing by even Robinson Landing feels like walking in Manhattan to me, not in Old Town.

That's the thing I fundamentally don't get about allowing these oversized, hulking developments. The marketing materials invariably boast about the quaintness of the neighborhood. To quote Robinson Landing marketing materials, Old Town is a "destination neighborhood today as it was in 1749." But people wouldn't want to live here if it was a neighborhood of oversized townhouses built to the lot lines, with their huge heights robbing the street of sunlight. There were not hulking, four-story, cathedral-ceiling residences in 1749, or 1849, or 1949, or even 1989. They're 21st century megamansions, imposed on an urban landscape where they are utterly alien. Note, for example, the renderings. These houses at 101 Duke would be taller than the houses halfway up the block, even though those houses are perhaps 10 or 15 feet higher up the hill. These developers come to these neighborhoods for their charm, then rob the neighborhood of charm with their hulking developments. I'm still angry at the City for permitting Robinson Landing to build such tall structures that are totally out of keeping with the rest of Old Town, much higher than any historic structures here. People are so concerned about not having "Disneyland" structures in Old Town. They should be more concerned about not building out-of-place urban megamansions here. These hypertrophied buildings are going to look like oversized relics of conspicuous consumption in 20 years, just like the giant houses dotting the distant suburbs in Loudoun county.

Would it be so bad to build 3-story homes? The rest of us are all living in 2- and 3-story homes. Sure, the developers would have to make slightly less. But we have to live here. And if there's another story of mass looming over the street, we taxpayers who live here and pass by it daily will feel it and suffer under it every day for the rest of our lives in Old Town.

Don't let the developers rob Old Town of the charm that people come here for. Limit them to three stories.

DISCLAIMER: This message was sent from outside the City of Alexandria email system.
DO NOT CLICK any links or download attachments unless the contents are from a trusted source.