

15
9-18-21

September 16, 2021

Ms. Gloria Sitton
City Council Clerk
Alexandria City
Alexandria, VA 22314

Re: 421 Gibbon Street #15 Docket 22-0261

Dear Ms. Sitton,

We own and reside at 422 Gibbon Street, across from Sam & Christine. We have lived here since the 1990s, through 25 years of the flooding. Rather than wait for the city to solve this issue, Sam & Christine did in-depth research and took many steps to try to solve the problems caused by the city sewers. They have done much for everyone in the area, not just for themselves.

The improvements made include several measures that actually increase the amount of water that can be absorbed on the property footprint. This includes large above ground garden plots and both a front and back French drain. The brick patio is not cemented in place, so water can drain through into the ground.

The work they have done definitely improves the look of the property. As real estate agents, we know the aesthetics add value to the property and to the neighborhood. The look is in keeping with many area properties.

The public right of way is in no way impeded. We watch the school children daily and their path has not changed at all. If the sidewalk ever needed to be widened (which is not likely since this has not been done anywhere else), there is a wide area between the current sidewalk and the curb.

It is easy to understand why the property owners were not aware the city owned the first couple feet of their front yard. These yards have been maintained by the property owners since the homes were built. There is no indication they don't own the property up to the sidewalk.

We are fully in support of the work that has been done. We hope the city will support these homeowners who have done so much to help their neighbors and the city to develop home owner funded solutions to these flooding problems.

Sincerely,

Nancy Ramsey and Doug Hunter
422 Gibbon Street

P.S. – Please see separate attachment of the planters in use September 17, 2021.



15
9-18-21

526 S Pitt St
Alexandria, VA 22314
September 12, 2021

Mayor and City Council
Alexandria, VA 22314

Dear Mayor and City Council Members,

I am writing on behalf of Christine and Sam Thuot and their request for an encroachment permit for the brick wall/planter they built in their front yard at 421 Gibbon St. They built the wall/planter as a flood mitigation effort. With the addition of a removable flood gate, it protects their home and yard from the effects of storm water flooding, especially from the wake of cars as they enter the Pitt/Gibbon intersection in storm situations. Deep water collects at the site and the wakes from cars drives the water onto the front yards and up to the homes, which are about two steps above street level.

Previous to the wall, plantings in their front yard were damaged by the flooding. They can now use plants that enhance the block while the wall provides protection. In addition, they used a permeable surface inside the wall. The wall/planter looks terrific and fits in the design aesthetic of the block. It also makes for a very attractive gathering space for the block.

I live behind their home on S Pitt St – across an alley – so I don't regularly see their front yard. But they have made many improvements in the back as well which truly enhance the area next to me.

In the short time they have lived on Gibbon, Christine and Sam have become heavily involved and invested in the neighborhood and are friends to everyone nearby. When the area does experience flooding due to extreme rain, they are out on the street directing cars, making sure the drains are clear of debris, and helping their neighbors. They helped us move rugs and furniture when water entered our first floor from storm water flooding.

I ask that the City Council approve the encroachment permit.

Sincerely,

Ann S Liddle

15
9-18-21

Gloria Sitton

From: RV <vitalerj@gmail.com>
Sent: Tuesday, September 14, 2021 9:43 AM
To: Gloria Sitton
Subject: [EXTERNAL]Southeast Old Town Flooding Initiatives

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

Ms. Sitton,

I would like to thank you for any support you can provide in our neighborhood's initiatives to abate the flooding that has increasingly damaged our homes, vehicles, and personal property, in addition to causing undue amounts of stress and concern.

I live at 508 Gibbon Street, just west of the intersection of Gibbon and Pitt that is the site of some of the worst flooding. In July 2020, I had a vehicle that was a total loss due to flood damage. I've seen my neighbors have water rising right up and into their homes.

Please let me know if there is anything I can do to help.

Best Regards,

Robert Vitale
860-944-7755

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Gloria Sitton

15
9-18-21

From: Nick Ruesch <nickruesch@gmail.com>
Sent: Wednesday, September 15, 2021 12:40 PM
To: Gloria Sitton
Cc: Allison Ruesch; Christine Thuot (DPI Contact)
Subject: [EXTERNAL]421 Gibbon Street front project

Follow Up Flag: Follow up
Flag Status: Flagged

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Hi Ms. Sutton,

We are writing to you ahead of the City Council Public Hearing Meeting on Sep 18 in order to express our support for Sam & Christine Thuot's flood mitigation efforts on their property at 421 Gibbon Street.

They have taken a proactive approach to protect their property against the city's failure to manage our continued flooding issues. Not only do their efforts match the aesthetic of the neighborhood, they also provide a new community space for our block.

As far as we're concerned, Sam & Christine took pragmatic, thoughtful steps to protect their property, and we -- as their neighbors -- are appreciative of their efforts.

Thank you for your time.

Regards,
Nick & Allison Ruesch
415 Gibbon Street

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Gloria Sitton

15
9-18-21

From: Arnold Miller <arnold_miller@hotmail.com>
Sent: Wednesday, September 15, 2021 8:19 AM
To: Gloria Sitton
Subject: [EXTERNAL]Sept 18 meeting Encroachment #2021-00004

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I am offering support for the petitioner for this item. Flooding in our neighborhood has been a serious burden, and expense. Even though the City modernized the sewer systems in the area fifteen years ago, this area remains burdened with flooding. These home owners made a sincere effort to protect their property and investment, even having City staff review similar work done across the street from this property. It is unfortunate they did not survey the property lines before proceeding, it is an omission anyone of us would have made.

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9-18-21

Gloria Sitton

From: lorraine griesbach <momgries@comcast.net>
Sent: Friday, September 17, 2021 10:03 AM
To: Gloria Sitton
Cc: Christine Thuot (DPI Contact)
Subject: [EXTERNAL]421 request for encroachment

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

We are writing in support of the application for encroachment of Christine and Sam Thout at 421 gibbon street. We live at 425 Gibbon Street, two doors away. Simply put, Sam and Christine have invested in a way to improve their property that protects their house from the flooding that has become a serious problem for our block, while also creating a front area that is attractive. It is well constructed and designed and has enough lighting that it actually provides for improved safety for anyone walking at night past the house. We urge you to approve their application.

Thank You

Fred and Lorraine Griesbach of 425 Gibbon Street _____

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15
9-18-21

Gloria Sitton

From: JOHANNA FITZPATRICK <jfitzpa448@msn.com>
Sent: Thursday, September 16, 2021 6:06 PM
To: Gloria Sitton
Subject: [EXTERNAL]Re:Encroachment#2021-00004: 421 Gibbon Street, Alex. Va. Christine and Sam Thuot

You don't often get email from jfitzpa448@msn.com. [Learn why this is important](#)

Dear Ms. Sitton:

I am writing in support of Chritine and Sam Thuot's request for approval of their work on storm mitigation for their home. My husband Charles and I live across the street from them at 600 South Pitt Street. We are the epicenter for flooding in Old Town and the work Christine and Sam has done is remarkable. It is a beacon for those of us who are not as creative in dealing with this issue of continuous flooding on Gibbon Street.

Their front yard work is lovely to look at, meets their needs to address the flooding into their home and is fully supported by every neighbor I have spoken to about their project. We request that you approve their project and continue to address this major issue in our city. in a creative way. Thank you. Johanna and Charles Fitzpatrick

Sent from [Outlook](#)

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15
9-18-21

Gloria Sitton

From: Sam And Christine T <csthut@gmail.com>
Sent: Saturday, September 18, 2021 12:39 AM
To: Marlo Ford; Patrick Silva; Ann Horowitz; Tony LaColla; Gloria Sitton
Subject: [EXTERNAL]City Hall Meeting Sept 18, 2021
Attachments: IMG_5294.jpg; IMG_20210916_181620.jpg; PXL_20210916_212619363.jpg; PXL_20210815_043740218.jpg; Resized_5842870621.jpg; PXL_20210519_121237440.jpg

Good Evening Marlo,

Attached are photos relevant to our project for tomorrow's meeting. They show the final design along with the sidewalk and during flood events. Also, attached is a picture of the storm drains at Lyle's Crouch that overflow causing the flooding on the 400 block of Pitt & Gibbon, taken last night Sept 16, 2021.

The photo of the floodgate in the daylight blocking water was also from the flood we had last night Sept 16, 2021.

We are hoping there is an opportunity to share these photos with City Council and the public.

Thank you,
Christine & Sam

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