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10-16-21

## Gloria Sitton

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**From:** Eric Bodley <ebodley@gmail.com>  
**Sent:** Friday, October 15, 2021 10:26 AM  
**To:** Gloria Sitton  
**Subject:** [EXTERNAL]Comments to Council for October 16 Docket item 13

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Ms. Sitton

I am unable to attend tomorrow's council session to provide my feedback in person, but would request that you please share my comments on docket item 13 with the council and I would ask that they be added to the record.

Thank you

Eric Bodley  
718 N Columbus St  
Alexandria Va, 22314  
703-344-5124

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City Council,

As a resident and owner of a historic property in the block of 700 N Columbus, I am writing with concern over approving the Columbus Flats project at 805-823 N. Columbus Street.

The city should not approve the project in the 800 N Block of Columbus.

As the owner of a historic home, I am tired of being held to a strict code and set of rules for maintaining my home with historic and expensive materials while another 5 story building is constructed in the neighborhood. I cannot afford to maintain my home to the historical standards if it is shaken to its core everyday by more traffic, more construction, and more pollution.

Growth in North Old Town has been exponential in recent years and continues at an unprecedented pace, with no real consideration for the consequences or the impact on existing residents. I get it, we approved the last project, and this is similar so why would we not? Well maybe, just maybe, we should do some assessment on all the prior and in process projects before we approve the next one.

Traffic is abysmal on the Washington Street corridor. To the point that it often overflows on to North Columbus, creating bumper to bumper gridlock during rush hour. How do we think this project is going to affect residents' experience? Did the city even study those impacts? Should they before approval?

Yes, the project is going to provide parking for some residents, but what about the rest, parking in the neighborhood is already difficult. If the building is not going to meet the city's standards for parking requirements, then I propose that residents of the building not be allowed to obtain residential parking permits for the surrounding zoned parking areas or that the area be rezoned to insulate the existing residents from those seeking parking permits from the new project.

Additionally, this project is counting above-grade terraces and balconies as part of the required open space. I mean when are we going to stop kidding ourselves? That is not what is intended by open space and we all know it.

Every year my real and personal property taxes are increasing (either by unfair assessments or actual increases) and yet my quality of life as a resident is decreasing.

I hope that my concerns will not fall on deaf ears and that the council will look at the bigger picture and true fabric of the existing neighborhood before approving this project. But if not, I look forward to referencing this project when I come before the council and ask to turn my 2 story historic townhome built in the 1890s, located ½ a block from this project, into a 5 story parking garage to serve the new residents.

Sincerely,

Eric Bodley  
Resident  
718 N Columbus St.

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