



Alexandria Hyundai

1707 Mount Vernon Avenue Alexandria, VA 22301

VIA EMAIL

October 29, 2021

Planning Commission  
City of Alexandria  
City Hall  
301 King Street  
Alexandria, VA 22301

Re: Support of 205-207 Duncan Avenue, Alexandria, Virginia

Dear Planning Commission Members:

I hope this letter finds you safe and well this fall.

I write to you regarding my support of the Development Site Plan for 205-207 Duncan Avenue. This property is located adjacent to my business. The developer was kind enough to review their plans for redeveloping this property to build townhome residences.

Based on my discussions with the developer, reviewing their plans, and my history on the Avenue, I believe these residences would be a benefit to the Del Ray neighborhood. As such, I am in support of the developer's request before the City.

On another note, I let the developer know that I pride my business on being a good neighbor. As such, should approval be granted, and the residences built, I let the developer know that they are free to give my cell phone number to the new owners for their reference. In that way, I can welcome them to the neighborhood and ensure they always have a readily accessible point of contact at our business.

Should you have any questions, please do not hesitate to contact me at 703-915-3693.

All the best, and many thanks for your service to the City,

A handwritten signature in dark ink, appearing to read 'K. Reilly', with a horizontal line drawn through the middle of the signature.

Kevin Reilly  
Owner / President  
Alexandria Hyundai  
Cell: 703-915-3693

# DEL RAY CITIZENS ASSOCIATION

[WWW.delraycitizens.org](http://WWW.delraycitizens.org)

P.O. Box 2233, Alexandria, VA 22301

Oct. 29, 2021

Karl W. Moritz, Director  
Department of Planning and Zoning  
City of Alexandria  
City Hall, Room 2100  
Alexandria, VA 22314

RE: DSUP #2021-00006  
Subdivision #2021-00004  
205 and 207 Duncan Ave

Dear Mr. Moritz,

**The Del Ray Citizens Association Land Use Committee supports the DSUP and Subdivision requests for the new townhouses at 205 and 207 Duncan Ave but has several concerns that should be reviewed prior to issuing any building permits.**

The Del Ray Citizens Association Land Use Committee (DRCA LUC) met with the applicant and interested neighbors during a zoom meeting held on Oct. 26 2021. After reviewing the proposed site plan and elevations, the concerns are as follows:

- The abundance of site lighting shown on the plan and its effect on the neighbors.
- Should a new transformer be required by Dominion, it should be located to the rear of the properties.
- The lack of planning for the location of the trash cans on the individual lots, especially concerning the open backyards.
- The adequacy of the storm water management provided given the amount of flooding that occurs on Mason Ave, sometimes in excess of 2' during the downpours that have occurred in the recent past. Although Carson Lucarelli stated it is 10% above what is required, we have learned what is required is not addressing the problem of localized flooding. We urge the applicant to coordinate with the City's storm water management consultant to confirm the design will address future storms and flooding.
- The turning radiuses shown on the plans for the parking indicate some of the spaces require the cars to project into the adjacent spot, making it

impossible to park a car if that spot is occupied. This will potentially force street parking and not meet the city requirement of two off-street parking spaces. On-street parking in Del Ray is necessary to support the businesses in the area and should not be used by residents of new construction due to poor planning.

- The overhead power lines along the alley should be underground, even though they appear to serve the Hyundai car dealership.

Sincerely,

Kristine Hesse,  
Lisa Lettieri  
DRCA LUC Co-Chairs

cc: Carson Lucarelli, P & Z Urban Planner  
Matt Gray, MSG Properties  
Duncan Blair, Land Carroll & Blair PC

# City of Alexandria, Virginia

---

DATE: November 4, 2021

TO: DEL RAY LAND USE COMMITTEE ("DRLUC")

FROM: KARL MORITZ, DIRECTOR, PLANNING AND ZONING

SUBJECT: DSP#2021-00006/SUB#2021-00004 aka Darden Towns by MSG Properties

---

City Staff are in receipt of your letter dated October 29<sup>th</sup>, 2021 and have prepared the following responses.

**i. Site Lighting**

Upon submittal of the photometric plan, which is required at Final Site Plan review as per Condition #4, Staff will work with the Applicant to determine if the appropriate amount of street lighting can be met with fewer streetlamps.

**ii. Transformers**

Dominion Power will determine the final location of any transformer

**iii. Trash Receptacles**

The trash and recycling cans will be stored in the located depicted below.



#### **iv. Stormwater Management**

The 205-207 E Duncan project is reducing the amount of runoff from existing conditions by 10% through the use of permeable pavement, bioretention areas and underground storage. Typically, projects must meet the requirement of not exceeding the existing amount of runoff from the pre-existing site conditions. Therefore, conditions after a typical development project would remain the same before and after development. However, in this case, the developer voluntarily agreed to include an additional reduction of 10% in the amount of runoff from the site which exceeds the City's minimum standards. This will provide an improvement of runoff conditions in the surrounding area as the amount of stormwater runoff during a storm event will be less than current conditions.

Storm sewers in this area are under capacity and are scheduled for improvements by the City. The City has recently performed maintenance work in the immediate area which should improve conditions during rain events. Additional backflow preventers have been installed and pipes have been cleaned which should provide relief during storms. In addition, two stormwater improvement projects are planned within the 10-year Capital Improvement Plan cycle in this area: the E. Mason project which involves storm sewer upgrades and is estimated at about \$1 million and the more extensive DeWitt project that involves storm sewer upgrades and storage and is estimated at about \$15 million.

Although the development of this site will not solve flooding issues in the area, the developer did work with staff to provide an improvement from the site's existing runoff conditions. Future upgrades from City Capital Improvement Projects will address the area wide flooding.

#### **v. Turning Radius**

Staff worked extensively with the applicant during the site plan review process to address the turning radius concerns outlined by the DRLUC. In collaboration with T&ES, Staff were able to convince the Applicant to move the parking spaces further into the lots by approximately 4-feet to improve turning movements in and out of the area and avoid conflicts with existing improvements along the alley.

#### **vi. Powerlines**

The powerline serving the Hyundai site will be undergrounded upon redevelopment of Hyundai site.