

August 22, 2011

John Komoroske, Chairman
Alexandria Planning Commission
3106 Circle Hill Rd.
Alexandria, VA 22305

Re: DSP#2011-0016

Dear Chairman Komoroske,

It has come to the attention of several West End residents that a plan has been submitted by the Polk Avenue Brothers and the Bonaventure Realty Group on June 10, 2011, to construct 42 apartments at the site of 5325 Polk Ave. As a result, the preliminary proposals were discussed at a public forum at the Brookville-Seminary Valley Civic Association (BSVCA) Quarterly Meeting on July 19, 2011.

If it is the intention of the Planning Commission to move ahead with this proposal, we respectfully request that the City schedule a formally constituted Public Hearing by the Planning Commission this Fall, with adequate notice to residents, opportunities to testify and a full written report provided afterward and disseminated to the participants. We want an opportunity also for a community information session, to discuss this proposal so the surrounding residents may be made aware of the specifics of this plan. This would include, but is not limited to, members of the Seminary Hill Civic Association, the Parkside Community Association, the Overlook Condominium Association and the Brookville-Seminary Valley Civic Association. We also request that adequate public notification be provided, at least three weeks ahead of the scheduled meeting or hearing, so those interested in this project may make plans to attend. A community meeting does not replace the request for the full formal Public Hearing under the auspices of the Commission.

We would like to note that the Planning Commission unanimously deferred any action for development of this same parcel at its meeting on June 5, 2007, "to construct [17] multi-family townhouse- style condominium units" for Site Plan #2005-0012.

The new plan triples the density and does not address any of the issues previously raised during the public hearing. According to City staff, no follow-up submissions were ever received to the list of follow-up questions submitted by the Planning Commission to the developer.

We would ask that the Planning Commission and the Planning staff address the following concerns in their detailed review of this new plan as stipulated in City Zoning Ordinance Section 11-410, for both the preliminary and final site plans:

--Adequate provision should be made to avoid an increase in hazard to adjacent property from flood, increased runoff or water damage, including hazards to sidewalks from roof water. (The City's own records indicate that this tract contains extensive marine clay soil.)

---Adequate provision shall be made to control the slippage, shifting, erosion, accretion and subsidence of soil. (City's records note that the incline on the slope ranges from 40% to 50%. The plan submitted in June 2011 would also require the removal of almost all mature age trees, whose roots help stabilize the soil).

---Adequate provision shall be made to control the slipping and shifting of buildings and structures.

---Adequate provision shall be made to protect other lands, structures, persons and property in the vicinity of this property.

---Adequate provision shall be made for the collection and disposition of all on- and off-site storm water and natural water, including but not limited to on-site drainage retention facilities. Natural drainage shall be made to the ways in accordance with good engineering practice when, in the opinion of the director of transportation and environmental services, good engineering practice indicates improvements.

---Adequate provision shall be made to ensure that the vehicular circulation elements of the proposed development will not create hazards to the safety of vehicular or pedestrian traffic on or off the site, disjointed vehicular or pedestrian circulation paths on or off the site, or undue interference and inconvenience to vehicular and pedestrian plan. (The 2011 preliminary plan does not provide for any guest parking or any loading dock for the delivery of goods and services to future residents.)

Also of concern are:

---accessibility for fire trucks;

---details on the proposed retention walls including construction materials, foundational supports, height and appearance;

---details on complying with the federal access requirements for the Americans With Disability Act, given the steepness of the slope and the limited thoroughfare; and

---height and density of a multi-family complex in a residential area, without an adequate "buffer" zone.

On behalf of neighboring residents, we would request we be continually updated by the City on what is happening on this parcel. Point of Contact is K. M. Burns, at burnskathy@earthlink.net or at 703-824-1799.

Attached is a list of names, signatures and email addresses of those who are voicing their concerns and whose properties would be seriously impacted by the proposed development of these multi-family units in the midst of a residential enclave.

We look forward to working with you and City staff on this project. We also request that members of the Commission personally visit this site because of its unusual configuration, elevation and drainage issues.
Sincerely yours,

Residents who have signed the attached Petition from Polk Avenue, Palmer Place, Pender Court, Pegram Street, Pelham Street, Richenbacher Avenue, Vail Street and Rapidan Court. We have submitted this in person to Jackie Henderson, City Clerk, with copies to all Commission members.

CC:

Members of the Alexandria Planning Commission
Ms. Faroll Hamer, Director, Alexandria Planning and Zoning Department
Rich Baier, Director, Alexandria Transportation and Environmental Services
Mayor and Members of the Alexandria City Council

ATTACHMENT:

Spreadsheet with signatures of local residents concerned about the proposals for 5325 Polk Ave.

submitted to City on 10 Aug. 22, 2011

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NAME (print)	SIGNATURE	ADDRESS	EMAIL
Carol L James	<i>Carol James</i>	1000 N Vail St	cjcomm@cjcomm.com
Portia Joyner	<i>Portia Joyner</i>	1015 N. Vail St	joynerp@hotmail.com
Kathleen MacDonough	<i>Kathleen C. MacDonough</i>	1014 N. VAIL ST	Kemacdonough@comcast.net
Elisa Aglieco	<i>Elisa Aglieco</i>	1012 N Vail St	
JOHN AGUECO	<i>John Agueco</i>	1012 N. VAIL ST	johnastep@hotmail.com
Darylanne Clapp	<i>Darylanne Clapp</i>	1004 N. Vail St	darylanne.Clappe@gmail.com
Shirley Downs	<i>Shirley Downs</i>	1007 N. Vail St.	ShirleyDown@Verizon.net
RICHARD W. BURRIS	<i>Richard W. Burris</i>	1007 N. Vail St,	R.W. BURRIS@VERIZON.NET
Lara Sanford	<i>LARA SANFORD</i>	1003 N VAIL ST	LARANOELLE@COMCAST.NET
Patrick Williams	<i>Patrick Williams</i>	1001 N. Vail St	puvillains@moderate.com
Juan Marcos Vilar	<i>Juan Marcos Vilar</i>	5433 Rickenbacker Ave	vilarj@sei.virginia.gov
Michael D. Moss	<i>Michael D. Moss</i>	1000 N VAIL ST	mossm@cjcomm.com
Stevenson Jordan	<i>Stevenson Jordan</i>	1009 N. VAIL ST	stevensonjordan@verizon.net
Marybeth Kelliher	<i>Marybeth Kelliher</i>	1009 N. Vail St Alexandria, VA	MBCHEMCON



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NAME (print)	SIGNATURE	ADDRESS	EMAIL
JAW THOMAS Burch, Jr.	<i>[Signature]</i>	1015 N. Pelham St ALEXANDRIA, VA 22304	j.burchjr@comcast.net
Linda S. Burch	<i>[Signature]</i>	1015 N. Pelham St. Alexandria, VA 22304	lsburch@gmail.com
Sarah Huh	<i>[Signature]</i>	1032 N. Pelham St Alexandria VA 22304	
Joe Huh	<i>[Signature]</i>	1032 N Pelham St Alexandria VA 22304	
Eric Nelson	<i>[Signature]</i>	1004 N. Pelham St Alexandria VA 22304	
Edward Hart	<i>[Signature]</i>	1004 N. Pelham St, Alexandria, VA	
KATHLEEN M. BURNS	<i>[Signature]</i>	1036 N 22304 1036 N. Pelham St., Alex 22304	
J. STEPHEN RAMEY	<i>[Signature]</i>	1036 N. Pelham St. Alexandria, VA 22304	
Ronald K Shamblyn	<i>[Signature]</i>	1001 N Pelham St Alexandria, VA 22304	
Andrea L. Shamblyn	<i>[Signature]</i>	1001 N. Pelham St. Alex., VA	
Leonard S. Selman	<i>[Signature]</i>	1040 W. Pelham St, Alexandria 22304	
Jean L. Selman	<i>[Signature]</i>	1040 N. Pelham St.	
Holly Kasmussen	<i>[Signature]</i>	1018 N. Pelham St.	hollykasmussen@hotmail.com
Don Lanum	<i>[Signature]</i>	1008 N. Pelham St	
Ladeline Mortelmans	<i>[Signature]</i>	1012 N. Pelham	lepagenl@yahoo.com
Maida Koescher	<i>[Signature]</i>	1000 N. Pelham	
MARC SCHIE	<i>[Signature]</i>	5325 RICHENBACHER ME VA Alex 22304	mbuckione@AOL.com

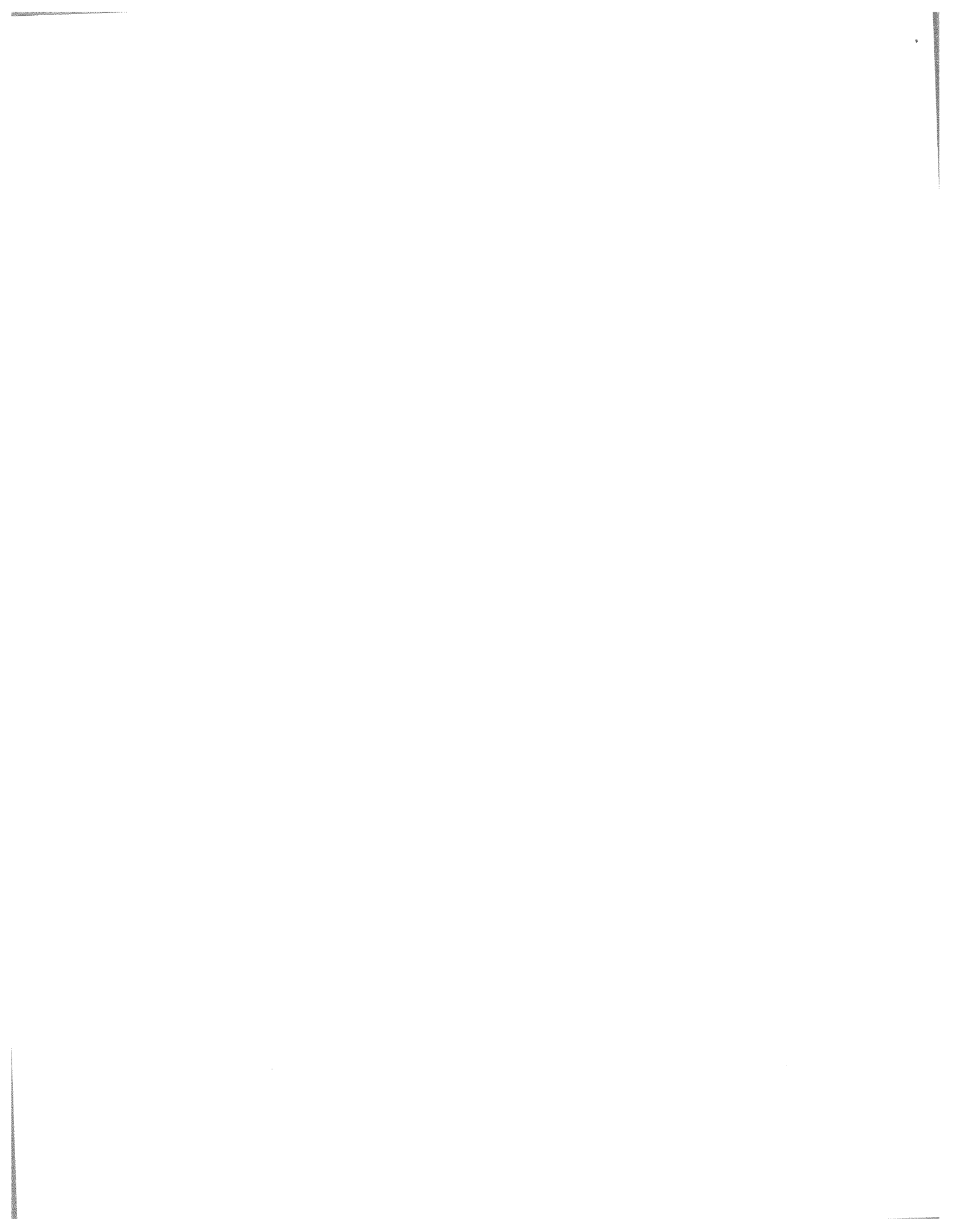


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NAME (print)	SIGNATURE	ADDRESS	EMAIL
THOMAS BICKFORD		1016 N. PELHAM ST ALEXANDRIA, VA 22304	THBICKI@comcast.net
REBECCA MARQUEZ		1016 N. PELHAM ST ALEXANDRIA, VA 22304	marquez.rebecca@gmail.com
STEVEN LUCAS		1011 N. PELHAM ST ALEXANDRIA, VA 22304	LUCASSTEVEN@comcast.net
Monique H. DEVEREUX		5324 POLK AVE	MoniqueHDevereux@gmail.com
Monique H. DEVEREUX		1028 North Pelham OWNERS	
JAMES PS DEVEREUX II		5324 POLK AVE	703-671-3911
Jennifer Rice		1002 N. Pelham St	703-461-3706
Eugene Tubes		1014 N. PELHAM ST 22304	
Bette Jo Sullivan		1022 N. Pelham St	22304
WJ Sullivan		" " " "	"
VINA C. T NGUYEN		1038 N PELHAM ST	703.217.9050
Anna Belle Fuller		5206 POLK AV Alex VA 22304	
Robert L. Lipnick		5308 Pender Ct, Alexandria VA 22304	
JAMES S. SCHENBERGER		1142 N. PELHAM ST. Alex, VA 22304	
Deborah Schenberger		" " " " " "	
Marilyn Horner		1026 N. Pelham St - Alex VA 22304 (owner)	
James Horner		1011 N. Pelham St Alex Va. 22304 (owner)	
HALIMA H-OMAR		1030 N. PELHAM ST.	
DR. A. A. OMAR		1030 N. PELHAM ST	



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NAME (print)	SIGNATURE	ADDRESS	EMAIL
Rosaline Benno YANEV BENNO		1107 Palmer Place	
Randy Stein		1124 Palmer Pl	
Deborah Pittman		1124 Palmer Pl.	
Katie Odell		1124 Palmer Pl.	
LINDA BRANDT		1140 Palmer Pl.	LSB7733@MSN.COM
Kemna Merid		1147 Palmer Place	meridL@yahoo.com
TITAD WALES		5303 Parker Ct	wales.thad@prodigy.net
Mary Jane Fowkes		5401 Richebader Ave Alexandria VA 22304	
Vera de Paulis		1027 N. Pelham St.	
Kathy Wahl		1148 Palmer Place	kathy.wahl@gmail.com
Bruce Wahl		1148 Palmer Place	bnwahl@gmail.com
STEPHANIE BAKER		820 RAPIDAN COURT	STEBAKER@GMAIL.COM
EDWARD B. BAKER, JR		820 RAPIDAN CT	TBAKER@JHU.EDU
Brian Knipple		1210 N. Pegram St.	avalanchep@AOL.com
Leslie Knipple		1210 N Pegram St	
Emaline Henard		1360 N. Pegram St	
Robert A. Moore		5071 Polk Ave	ehenard@msn.com
		ra.moore@comcast.net	



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NAME (print)	SIGNATURE	ADDRESS	EMAIL
ANNE L. PETCHOCK		1006 N. VAIL ST	
JAMES D. MEECE		5429 RICHENBACHER	
ELIZABETH P. MERCER		" " RICHENBACHER	
Patricia Dillan	PATRICIA DILLON	5423 RICHENBACHER AVE	
Charlotte M. Ross	Charlotte M. Ross	3437 RICHENBACHER AVE	
Veronica Nolan	V.N.	1002 N. Vail St. Alexandria	vnolan@gmail.com
Kareem El Akily		VA 22304	
Laurie Rodriguez		1002 N. VAIL ST	
Gila Harris		1011 N. Vail St.	affda978@yahoo.com
		5435 RICHENBACHER	703-671-9055

