

May 14, 2018

TO: Mayor Allison Silberberg
City Council Members
Beauregard Design Advisory Committee Members

CC: Mark Jinks, City Manager
Maya Contreras, Principal Planner
Monday Properties: McGuire Woods, Megan Rappolt, Jonathan Rak, and Chip Ranno
Seminary Heights Board Members

REF: Beauregard Small Area Plan (BSAP), Adams Neighborhood, CDD #21 –
2000 N. Beauregard – Monday Properties' Proposed Change from Commercial to
Residential Redevelopment – Impacts to Seminary Heights' Abutters

As a follow up to the April 2, 2018, Seminary Heights Board President's letter to you, we, the undersigned Seminary Heights abutters to the proposed redevelopment site, want to express ourselves, clearly and strongly, regarding the concerns raised and to identify additional concerns. We are the most directly affected Seminary Heights' residents of this proposed redevelopment. Our row of townhomes is immediately adjacent to Mark Center Drive (entry/exit to 2000 N. Beauregard) and the parking lots spanning from 2000 N. Beauregard to 1900 N. Beauregard. Our patios, bedroom windows, and other key living areas face Mark Center Drive, the proposed site, and connected parking lots.

In addition to the April 2 letter, we reference the CDD #21 Adams Neighborhood Conditions and Map notations that the Council approved in 2013, which protected our existing neighborhood from intrusions such as those that Monday Properties has proposed. We are concerned that those commitments are not currently being considered in the proposed redevelopment.

We support efforts to appropriately develop Alexandria's West End and to bring new and vibrant neighborhoods and commercial opportunities. However, we oppose any efforts that will worsen traffic congestion (Seminary and N. Beauregard), devalue our property, and lessen the quality of life for long-established communities such as ours. Seminary Heights was built in 1975-1977, adjacent to undeveloped woodlands. In 1979, the office park was built as it stands today. Our living next to an office park means quiet evenings and weekends with unobstructed tree-lined views. Each of us bought into this way of life, and we are concerned about the significant change in our lifestyles should our neighbor's commercially-zoned property that abuts our homes be changed to dense residential use. The present configuration of Monday's proposed 295-unit apartment building brings noise and disruption directly to our private living spaces 24 hours a day, 7 days a week.

The concerns raised by the Seminary Heights Board President's April 2018 letter included the location of a parallel road very close to our homes, and the juxtaposition of the proposed locations of the parking garage entrance and main entrance drop off point; all of which will

create, at a minimum, light and noise disturbances in our interior and exterior living spaces. We have already verbally highlighted some of the below concerns and want to be sure they are all well documented.

1. The entrance/exit road for the property (Mark Center Drive) will draw a heavy flow of vehicular traffic (with incumbent noise and headlights) driving directly toward and, in some cases, up to our properties, due to the proposed locations of the garage entrance, the loading dock, and the apartment building's main entrance. The impact of heavy inflow of traffic to the Beauregard and Seminary Road area also needs to be evaluated, especially in light of recently added residential density from nearby St. James and Church of the Resurrection redevelopments.
2. The proposed pool/clubhouse location will dramatically impact Seminary Heights' residents with months of increased noise. This will alter our lifestyles – limiting our ability to keep our windows open or enjoy our outdoor space.
3. The proposed metal siding and curved-shape of the proposed building. These will create a significant noise effect with wind tunnels or as an echo chamber for other noises.
4. The loss of existing mature trees – an increased tree canopy is a stated priority for you, Madam Mayor.
5. The noise generated 24/7 within a few feet of our bedroom windows by pedestrian foot traffic travelling from 2000 N. Beauregard to the BSAP proposed pedestrian opening at N. Stevens Street, in addition to all points of interest in the direction of John Adams Elementary School.
6. The likelihood of overflow parking for residents and guests of the proposed redevelopment clogging our neighborhood and inviting increased pedestrian traffic.
7. The inadequacy of potential noise buffers given our unique 'up on a hill' position.
8. The proposed loading dock, which will inevitably have trucks backing up (with beeping) at a location that is less than 100 feet from our bedroom windows.

We appreciate the City's and Monday Properties' responsiveness to our comments to date and reiterate our willingness to open our homes to BDAC members, City staff, and Monday's representatives to enhance understanding of the impacts of the proposed residential redevelopment. We look forward to continuing our engagement to ensure that any adjacent redevelopment plans are respectful to our living spaces and quality of life, and add overall value to our neighborhood, the West End, and the City of Alexandria.

Sincerely,

Agata Guardo	2655 Centennial Court
Maren Brooks	2653 Centennial Court
Paulette Johnson	2651 Centennial Court
Rebecca Hierholzer Antoinette Foerster	2649 Centennial Court
Nicole Brockhoff	2647 Centennial Court
Jessica Wagner	2645 Centennial Court
Diane Ordes	2643 Centennial Court
Sharon Dennis	2641 Centennial Court

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April 2, 2018

To: Mayor of Alexandria
Alexandria City Council
Beauregard Design Advisory Committee

Re: Seminary Heights Community Position Letter
1500, 1600, 1800, 1900 and 2000 Beauregard

I am writing on behalf of the Alexandria city residents who are homeowners in the Seminary Heights Condominium Association regarding the proposed development at 1500, 1600, 1800, 1900, and 2000 Beauregard.

Generally speaking, we do not wish to be resistant to progress and expanding the housing stock in Alexandria. We want to be supportive; however, this plan asks abutters to accept all vehicles being steered directly past their bedroom windows as they both enter and exit the property every day of the week and most heavily during morning and evening rush hours. Without modifications to this design we would be forced to strongly oppose this development.

Having said that, should this project move forward we would ask the developer and the city to reach a plan that achieves mutual goals while mitigating some of its impact on our community.

Our proposal would be for Monday Properties to do the following:

- a. Flip the design so that residents enter the parking structure from the Beauregard side; or alternatively, enter and exit the parking structure on Mark Center Drive, as close to Beauregard as feasible. This prevents most vehicles from driving directly past our residents' units. We understand that there still will be pick-up and delivery at the building's main entrance.
- b. Close the road behind the proposed pool/clubhouse and make it open space; or alternatively, make it a road accessible only to emergency vehicles. This modification will prevent added vehicular traffic from traveling past more of our residents who abut Monday Properties office buildings.

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Per p. 6 of the briefing presented at the BDAC meeting of 26 Feb 2018, we endorse an idea first proffered for consideration by BDAC Chair Pete Benavage to explore turning the "C" road into a "B" road and to delete the portion of the shown "B" parallel road next to the boundary with Seminary Heights. Should this idea ultimately be adopted it would help settle a longtime and significant portion of the BSAP plan that our community still opposes.

Finally, we are curious about this proposal and how the city views it given the parameters set forward under the Beauregard Small Area Plan. Specifically, the plan calls for all parking on this parcel to be underground – but the applicant wants most parking to be above ground. BSAP calls for a strict building height – but the applicant wants to exceed the limit. BSAP strongly encourages more open space, especially for residential areas – the applicant has no open space as part of its application. Perhaps most significantly, BSAP calls for this parcel to be office space – but the applicant wants to ignore that and make it for residential use. For the most part, the *only* thing left that follows BSAP is the shape of the building and road network. We're left wondering why the city went to the time and expense of developing the BSAP if it is now going to be largely ignored? And why did our community spend so much of our own time addressing the BSAP if it is now going to be largely ignored?

Should the city approve this plan, we request Monday Properties and city leaders join us in a collaborative approach by working to design a proposal that makes sense for everyone and that does not severely impact the quality of life for the people who reside immediately along the property line.

Sincerely,



Michelle Reinshuttle, President
Seminary Heights Board of Directors