

SEMINARY HEIGHTS CONDOMINIUM ASSOCIATION

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Michael Constant, Portfolio Manager
Zalco Realty Inc.
Phone: 301-495-6600
Fax: 301-495-4158
Email: mconstant@zalco.com

July 14, 2018

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

CC: Michael Uehlein (Seminary Heights, Designated Representative)

Re: Seminary Heights Community Position Letter 1500, 1600, 1800, 1900, and 2000 N. 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 N. Beauregard. Currently, the Beauregard Design Advisory Committee is reviewing a proposal by property owner Monday Properties for the construction of a seven-story, 295-unit apartment building located at 2000 N. Beauregard, on the opposite side of the property line from several of our residents.

While Monday Properties has made a handful of changes to its proposal based on community input, this proposed redevelopment is a departure from the Beauregard Small Area Plan, which designated the 2000 N. Beauregard lot for the construction of a hotel. Our community is not thrilled with this change, given the hundreds of residents and vehicle traffic and noise it will bring directly behind our homes. We would like the record to reflect that any attempt by Monday Properties to develop any other parcel in the Adams neighborhood as residential will be fiercely opposed. Additionally, should the city invite or entertain further residential development, it will be viewed as a severe betrayal of the Beauregard Small Area Plan and the residents who negotiated and collaborated in good faith with the city to develop the plan.

There are a few additional items left to address as the Beauregard Design Advisory Committee works toward a final vote on the proposal:

Private Drive Behind 2000 N. Beauregard Apartment Building

There is significant concern regarding speed, noise, and pedestrian safety on the road that will run behind the 2000 N. Beauregard apartment building. Speed remediation is one of the conditions included in the Adams neighborhood plan's passage with City Council, and we urge city staff and Monday Properties to determine the best course of action to limit speed along this route. Higher speed levels will not only put at risk the pedestrians around the building but will also drive significant noise for our homeowners.

Neighborhood Parking

At the June Beaugard Design Advisory Committee meeting, city staff mentioned that Transportation & Environmental Services offers the ability to restrict parking in neighborhoods. With a new building driving a need for visitor parking, our community would like to explore that process to further restrict

parking on Echols Ave., N. Stevens St., and other nearby streets. We believe this would help restrict the use of the neighborhood as overflow guest parking, ensuring our streets remain safe from excess traffic and our residents are able to obtain parking near their residences.

Open Space Behind Centennial Court

In the most recent proposal design from Monday Properties, the space behind Centennial Court is designated to be open space, with current designs showing a sidewalk curving through the space. In a recent meeting, the developers and city staff also mentioned a bench and a "passive park" space. This space is located directly below the bedrooms of residents on Centennial Court, driving significant noise concerns. In meetings with the Beaugard Design Advisory Committee, city staff, and Monday Properties, this space was discussed to be an expanded buffer which would limit light from the traffic on Mark Center Drive as well as both traffic and pool noise. Putting instead open space directly below these units is unacceptable.

Fence Along Property Line

Our community has begun a dialogue with Monday Properties regarding the current fence along our property line to determine the best course of action. In a community walkthrough of the 2000 N. Beaugard parcel, Monday Properties staff said they would be interested in matching the fence that runs along the Seminary Park property line.

We appreciate the collaborative approach that the Beaugard Design Advisory Committee, city staff, and Monday Properties have taken in the design of this parcel at 2000 N. Beaugard, and we look forward to continuing that work moving forward.

Sincerely,



Michelle Reinshuttle
President
Seminary Heights Condominium Association