

Docket Item #13 and 14
REZONING #2002-0004
DEVELOPMENT SITE PLAN #2002-0032
11-21 NORTH QUAKER LANE (QUAKER VIEW)

Planning Commission Meeting
March 2, 2004

ISSUE: Consideration of a request for a development site plan to construct eight townhouse-style condominium units. The site plan request includes a modification to allow parking in the required side yard. Consideration of a request to rezone the parcel to amend the proffer from CL with use limited to commercial office building to CL with proffer to limit use to the proposed residential site plan.

APPLICANT: The Jade Development Group (Jon D. Luria), by Duncan Blair, Attorney

LOCATION: 11-21 North Quaker Lane, at Duke Street

ZONE: CL/Commercial Low, with proffers restricting use to an office building

PLANNING COMMISSION ACTION, MARCH 2, 2004: On a motion by Mr. Robinson, seconded by Mr. Komoroske, the Planning Commission voted to recommend approval of the rezoning request and approved the site plan with the following amendments: condition #27 be amended to require that the traffic signal at the "hot right" for the northbound right-turn onto Quaker Lane be activated to turn red when vehicles exit the proposed development. The signal is to be activated by sensors within the road for the proposed development or similar method as determined by the Director of T&ES. A new condition #51 be added to reduce the total number of units from eight (8) to six (6) units, and that the area that would have been occupied by the two (2) units shall be converted to open space. The motion carried on a vote of 6 to 1, with Mr. Leibach dissenting.

Reason: The Planning Commission agreed with the staff analysis and conditions. The Planning Commission acknowledged the citizen concerns for traffic congestion, safety and impacts. The Commission found that reducing the number of units to six and the proposed amendment to the traffic signal, in addition to the staff recommendations adequately addressed the concern regarding access.

Speakers: Duncan Blair, attorney, representing the applicant, stated that additional studies were submitted for this case relating to traffic, and the proposed development has more traffic safety features than the currently approved site plan for a medical office building. The proposed residences would create less traffic than the medical office building as well. Mr. Blair also stated that with the loss of one unit the open space and landscaping could be increased.

David Webster, 617 Kings Cloister Circle, President, Quaker Professional Square stated that he supports residential in this location so long as the entrance is from Quaker Lane. He stated that the applicant in this case approached him about having direct access to the property through the Quaker Professional Square property to the east, but that the business owners there did not wish to mix residential and commercial uses within their site. He stated he would have concerns about children in the relatively narrow drive aisles that are provided for the commercial site. He stated that he believes the residential units would create less traffic than an office use.

Diane Kain, 12 Arell Court, spoke against the application stating that traffic is very bad at the intersection of Duke and Quaker Lane. She stated she was concerned about the high number of accidents and safety at this intersection. Safety at this intersection would be decreased if the application were to be approved.

Johanna Culver, 35 Arell Court, spoke against the proposed development due to the noise at this intersection and the adverse impacts on residential use, pedestrian safety and traffic accidents. She expressed concern that development would decrease the safety of pedestrians and pedestrian crossings.

Dick Hobson, 99 Quaker Lane, Seminary Hill Association spoke against the application. He reminded the Commission that they previously voted 6-1 against approval of the application, and stated that he did not believe anything had really changed since the previous vote. Mr. Hobson stated that his association has voted twice against the approval of this project. He also stated that the Commission voted against the transportation conditions that were recommended. He stated that his association opposed rezoning the property in 1981, and they still oppose it. Finally, he stated that Sections 410 (C), (J), and (L) of the Zoning Ordinance are not being met with this application.

Jon Luria, applicant, disagreed with Mr. Hobson's statement that nothing has been done since the last meeting. He explained that additional landscaping has been added, he has agreed to reduce the number of units from 8 to 7, and has completed a transportation study at the request of Commissioner Dunn. Mr. Luria stated that this has been a very long process, and believes it is the intersection, not the property, that is the cause of the concern and that there have not been any accidents at the entrance point to this development. He would not build something that he believes would be unsafe, nor would he be able to market the property if it were unsafe.

PLANNING COMMISSION ACTION, JANUARY 6, 2004: On a motion by Mr. Dunn, seconded by Mr. Komoroske, the Planning Commission voted to **defer** the request for a site plan and rezoning. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission expressed concern over the number of units being proposed on site and directed the applicant to work with staff and the community to reduce the total number of units.

Speakers: Duncan Blair, Attorney, spoke in favor of the application and gave a history of the subject property. He stated that additional studies were submitted for this case relating to traffic, and the proposed development has more traffic safety features than the currently approved site plan for a medical office building. The proposed residences would create less traffic (trips per day) than the approved office building.

Richard Kain, 12 Arell Court, spoke against the proposal. Mr. Kain stated there would be U-turns from westbound Duke Street into the existing medical office buildings in order to turn around to get to the subject property's entrance. He believes the property should be condemned or bought by the City and used as open space. He also believes that staff looks for ways to approve applications by "tweaking" the submissions.

Dick Hobson, Seminary Hill Association, 99 North Quaker Lane, spoke against the proposal. Mr. Hobson stated that nothing has changed with this version of the plan except for a couple of transportation incentives submitted by the applicant, which are still insufficient. He believes the City should condemn the property, and would object to anything more than the originally approved 3 residential homes that were approved prior to the medical office building being approved. If the City were not able to purchase or condemn the property, he stated that the church adjacent to this property should purchase the site.

CITY COUNCIL ACTION, OCTOBER 18, 2003: City Council referred item 18 back to the Planning Commission and vacated item 19 and referred it back to the Planning Commission to evaluate the following: pedestrian safety; traffic safety; methods to mitigate or eliminate the median strips impact on the neighboring church and residents; to work with neighboring properties to evaluate alternative access points from the property to Duke Street; and to evaluate the appropriateness of examining this site in the context of the upcoming Duke Street Corridor Study. Council

PLANNING COMMISSION ACTION, JUNE 3, 2003: On a motion by Mr. Komoroske seconded by Mr. Dunn, the Planning Commission voted to deny the proposed site plan. In the event the Commission recommends approval of the proposal, the Commission added a new condition that will require the applicant to install speed tables to the satisfaction of the Director of T&ES and Code Enforcement. The motion carried on a vote of 6 -1. Chairman Wagner did not support the motion.

Reason:

The Commission found that the site plan did not meet the standards for approval by the planning commission set forth in section 11-409(A) and (B) of the zoning ordinance, which require that *the applicable factors of section 11-410 have been appropriately considered in the site plan* and that *the development will not adversely affect the public health, safety and welfare*.

In particular, the Commission felt that the proposal did not demonstrate compliance with the requirements of 11-410(D) and (K) of the zoning ordinance, which require adequate provision to be made for roadways and access into and out of the project and also require that design and location of roadways be compatible with and not adversely affect the surrounding property or create problems on the public streets surrounding the project. Particular concern was expressed about the impact of the proposed access from Quaker Lane and is contrary to the proffered zoning conditions established for the site.

Speakers:

Diane Kane, Quaker Village resident, spoke in opposition due to traffic and access concerns.

Dave Webster, spoke in support of the proposed development.

Dick Hobson, Seminary Hills Civic Association, spoke in opposition due to concerns regarding access, traffic and "U" turns on Quaker Lane due to proposed median.

Howard Miller, Minister of adjoining church spoke in opposition due to access and traffic.

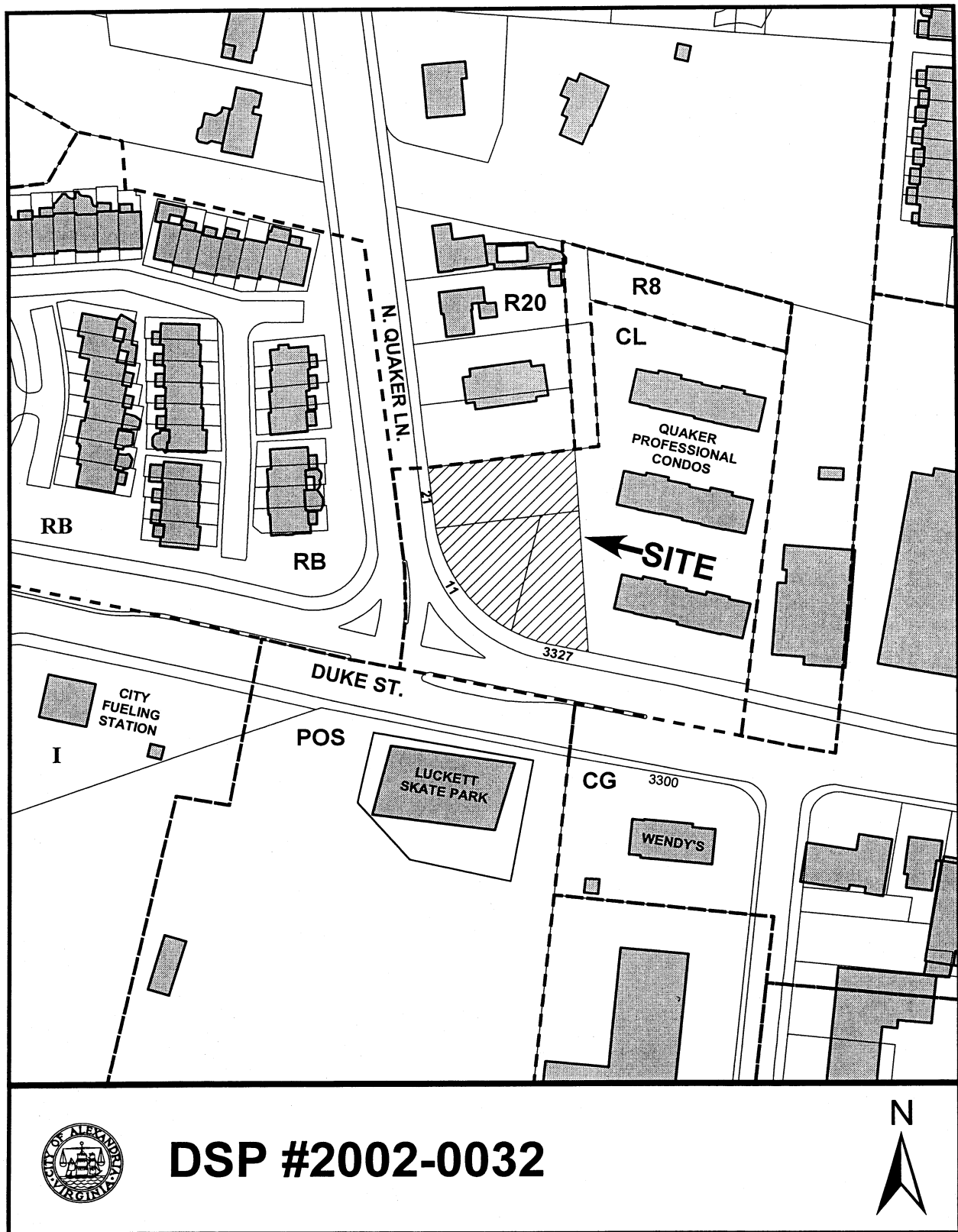
Jack Sullivan, Seminary Hills Civic Association, spoke in opposition to the proposal due to traffic, access, and possible "U" turns on Quaker Lane.

Jerry Heathe, resident, spoke in opposition due to traffic and limited access to the site.

Mr. Duncan Blair, attorney, representing the applicant.

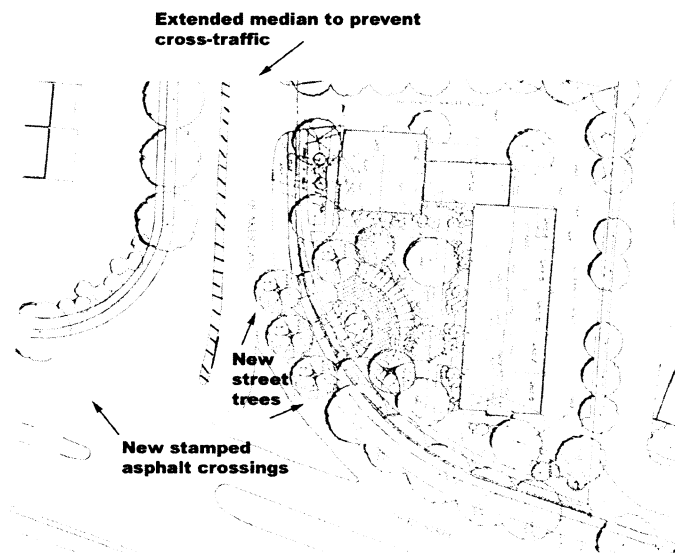
PLANNING COMMISSION ACTION, JUNE 3, 2003: On a motion by Mr. Komoroske seconded by Mr. Dunn, the Planning Commission voted to recommend denial of the proposed rezoning.

Speakers: Mr. Duncan Blair, attorney, representing the applicant.



Summary:

This site has an existing proffer restricting use of the land to a 17,000 sq. ft. commercial office building. Staff recommends approval of the proposed site plan for 8 residential units is more compatible and appropriate with the existing residential neighborhoods, and enables a less intensive use than the current office use permitted within the Commercial Low zone. The proposed buildings are generally high quality, well designed “townhouse-style” condominium units that provide desirable features such as rear-loaded garages and ground level open space oriented towards a highly visible intersection in the City. Many of the adjoining residents have raised the concern regarding the safety of the proposed ingress/egress for the site. In response T&ES staff have evaluated alternatives to access the site that are discussed in more detail below. The proposed ingress/egress to the site is from an existing curb cut on North Quaker Lane. In addition, T&ES staff have required an extension of the existing median for North Quaker Lane to prevent left hand turns from southbound Quaker Lane, and pedestrian improvements at the intersection of Quaker Lane and Duke Street.



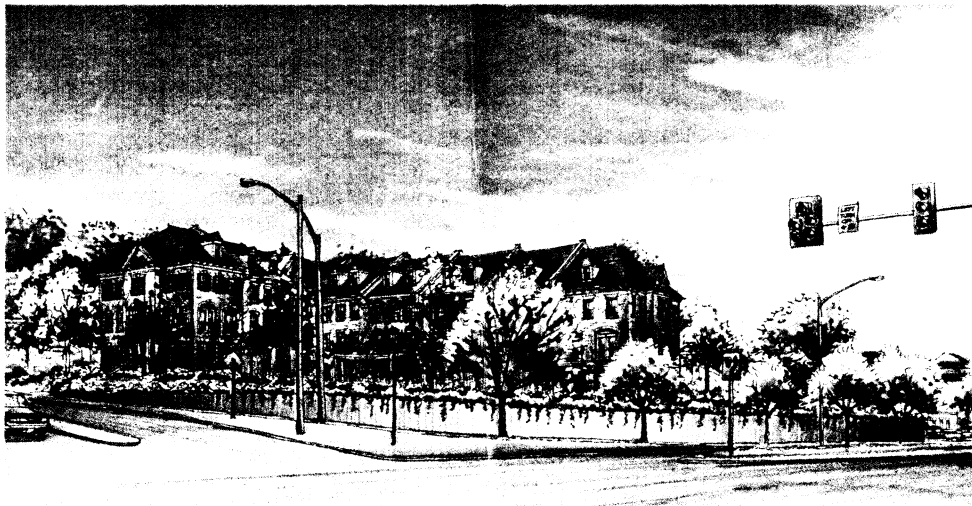
The applicant is requesting approval of a development site plan to construct 8 “townhouse-style” condominiums on the northeast corner of the intersection of Duke Street and North Quaker Lane. The proposed site plan also requires approval of a modification to the side yard (north and east) setbacks to allow a parking drive aisle. In conjunction with the site plan, the applicant is also

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requesting rezoning approval (REZ#2002-0004) to amend the existing proffer language to allow residential development in accordance with the proposed site plan. The current zoning proffer for the site adopted in 1981 limits the use of the site to a 2-3 story 17,000 sq.ft. office building. An office use would require at least 38 parking spaces and unlike the proposed residential use, there are no setback or open space requirements. The zoning proffer amendment would change the permitted use from office to residential use, although the current zoning of the site, CL/Commercial Low would remain unchanged.

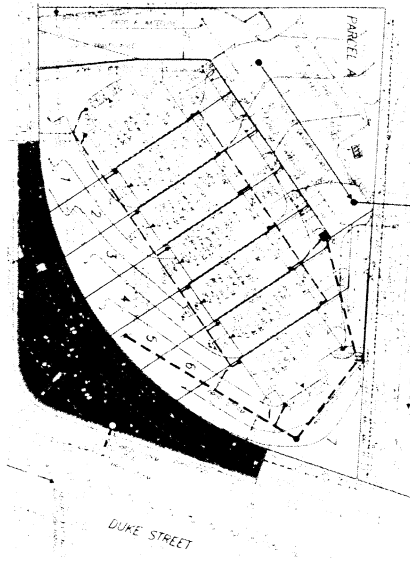
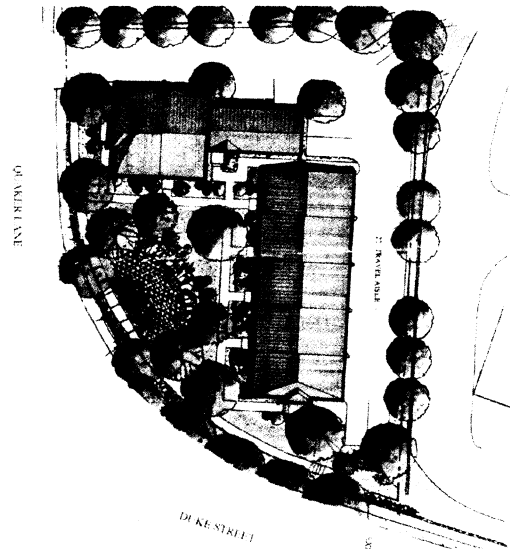
The applicant worked extensively with staff during the review of this project to refine and improve the quality of the site plan. Earlier versions proposed the subdivision of the land into individual townhouse lots in a single, continuous row that did not align with either of the adjacent street frontages. Earlier site plan proposals also featured front-loaded garages and the private street between the units in the street, resulting in an excessive amount of paving, loss of open space and garages that would be visible from Quaker Lane and Duke Street. After working with staff, the current configuration of the units is proposed in a "L" shape, with the open space facing the visually prominent intersection of Duke Street and North Quaker Lane, maximizing the open space to be functional and useable ground-level open space and landscaping while also providing visual relief for the adjoining streets. The unit faces are parallel to the adjacent public streets and the garages are rear-loaded from the private street that is now on the eastern edge of the property, thereby reducing the amount of impervious surface that is visible from the street.

Architecturally, the townhouses will be brick, with 3 ½ stories above grade for an average height of approximately 35 ft. Each unit will contain a 2-car garage and 15% additional surface visitor parking spaces will also be provided. The required 40% open space is provided on the site, with the majority located on the intersection of Duke Street and North Quaker Lane in front of the units.



A major issue of concern throughout the review of this application has been the ingress/egress to the site from Quaker Lane. Staff had initially requested that the applicant explore a joint entrance with the church to reduce the number of existing curb cuts on North Quaker Lane; however, the church did not respond favorably to sharing an access aisle with the proposed development. Therefore, the applicant's plan proposes the use of the site's existing curb cut on Quaker Lane to serve as access for the proposed development.

The original plan for this site proposed the removal of the existing free-flow or "hot-right" turning movement lane from westbound Duke Street to northbound North Quaker Lane. A dedicated right turn lane would have remained on Duke Street for the northbound turning movement. This proposal would have enabled additional open space, improved the pedestrian crossing while still providing a dedicated turn lane on North Slaters Lane, with a more traditional "T" intersection.

Original Site Plan*Current Site Plan*

Input from the community and the nearby fire station on Duke Street (Station #207) indicated a desire to retain the existing "hot right" turning movement. From the Fire Department perspective, it was determined that the removal of the "hot right" turning movement could delay response time from the station to areas north of Duke Street and that a new 90-degree turning configuration could cause problems for the heavy fire apparatus in climbing the grade that exists on North Quaker Lane. The community raised the concern that the elimination of the "hot right" turn would cause delays for turning movements from Duke Street onto Quaker Lane.

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In order to address these areas of concern, the applicant revised the site plan to reflect the current retention of the free right. To address concerns regarding access to the site, T&ES staff has recommended the extension of the existing Quaker Lane median to the north, to prevent left turns into and out of the site. Staff is also recommending improvements to signage and crosswalks in the immediate area to improve pedestrian and vehicle movement surrounding the site. Despite the applicant's modification to address the community's desire to retain the "hot right," some citizens still have concerns about the safety of the entrance and an overall concern of traffic impacts of developments in this general area.

Staff recommends approval of this request and believes that the proposed residential use will be an appropriate use adjacent to the existing residential neighborhoods of Quaker Village and Seminary Hills. The residential use will generate less traffic and provide a less intensive development at this site than is currently permitted. The residential use will also allow for more generous building setbacks and open space. Conditions of approval have been included to address the concerns regarding ingress/egress from the site. Staff is recommending approval of the proposed site plan and the proffer amendment to limit the use of the site to the proposed residential use and site plan with the conditions outlined within the staff report.

STAFF RECOMMENDATION:

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. The final architectural elevations shall be revised to provide the level of detail and quality provided on the preliminary plans. In addition, the applicant shall provide additional refinements to the satisfaction of the Director of P&Z that shall at a minimum include:
 - a. The front, side and rear facades shall be brick.
 - b. The proposed second floor balcony doors on the second floor for unit # 1 and unit # 8, shall be replaced with windows to appear more as front facades consistent with the architectural style.
 - c. The roof treatment for unit #3 shall be modified on the east side to a "hip" style.
 - d. The proposed masonry wall along the northern and eastern property line shall be brick, and of a height not to exceed 3.5 feet.
 - e. The HVAC units and mechanical appurtenances shall be located on the roof-tops, recessed and screened from view from the public streets. Details on the screening methods shall be indicated on the final site plan.
 - f. Decks or balconies shall be prohibited, unless required minimum clearance for emergency vehicles is provided. All decks shall be painted wood and/or metal, with no support posts to the ground and designed as integral part of the build design.

Architectural elevations (front, side and rear) and for the masonry walls shall be submitted with the final site plan. Each elevation shall indicate the average finished grade line on each lot to ensure compliance with the setback and floor area requirements. The first floor elevations and number of risers for the front entrances shall be generally consistent with the preliminary plan. (P&Z)

2. The applicant shall extend the median on Quaker Lane, approximately 100 feet to prevent left turns from southbound Quaker Lane into the New Apostolic Church southern entrance, designed to the satisfaction of the Director of T&ES. The applicant shall provide a colored and stamped asphalt for proposed median within Quaker Lane to the satisfaction of the Directors of T&ES and P&Z. The median shall be installed prior to the first certificate of occupancy permit. (P&Z)(T&ES)
3. A freestanding subdivision or development sign that differentiates the proposed development from the existing neighborhood shall be prohibited. (P&Z)

4. No more than two parking spaces shall be assigned to a specific condominium unit; all unassigned spaces shall be made generally available to visitors. The garages shall contain a minimum unobstructed dimension of 9 ft. x 18.5 ft. for each of the two standard spaces within the garages. The use of the garages shall be for vehicle storage, incidental storage and shall not include habitable space. The visitor parking spaces shall be clearly marked and signed to the satisfaction of the Director of P&Z. (P&Z)
5. A plat of consolidation and final subdivision plan consistent with the final site plan, shall be approved and recorded prior to release of the final site plan. (P&Z)
6. The final location and screening of all above grade utility structures, such as transformers, switch-boxes, cable and telephone pedestals must be approved by the Director of Planning & Zoning prior to the installation of such structures. To the extent feasible, all such structures shall be located out of view of public streets and shall be screened. (P&Z)
7. A revised landscape plan shall be provided with the final site plan to the satisfaction of the Directors of P&Z and RC&PA. At a minimum the plan shall provide the level and quality of landscaping depicted on the preliminary landscape plan and the plan shall be revised to also provide:
 - a. A continuous row of shade trees shall be provided on the western and southern perimeter of the property approximately 30 ft. on-center. The trees shall be a minimum of 3-3 ½ " caliper at the time of planting. The existing street trees shall be retained.
 - b. The applicant shall provide a minimum of approximately 4-5 ft. wide planting strip in addition to the exiting buffer on the northern portion of the site and shall provide landscaping/screening within the buffer area. The existing curb cut shall be retained in its present location and the private road and units #1 and 2 shall be shifted south and the surface parking space shall be relocated to the northeast corner of the site.
 - c. The applicant shall provide evergreen plantings or shrubs to screen the existing masonry wall adjacent to Quaker Lane and Duke Street.
 - d. Utility lines such as water, storm sewer and electric lines shall be located to minimize impacts on existing and proposed street trees and open space.
 - e. The freestanding trellis shall be eliminated.
 - f. Locate the internal sidewalk over the proposed stormwater line to the greatest extent possible.
 - g. The final landscape plan shall include locations of all existing and proposed utilities to verify that there are no conflicts with planting locations.

- h. All landscaping and open space areas within the development including the landscape areas within the public right-of-way, except for the street trees, shall be maintained by the homeowners.
 - i. All landscaping shall be maintained in good condition and replaced as needed.
 - j. All plant materials and specifications shall be in accordance with the current and most up to date edition of the *American Standard for Nursery Stock (ANSI Z60.1)* as produced by the American Association for Nurserymen, Washington, D.C.
 - k. Trees shall be limbed up to a minimum of 6 feet when mature and shrubbery height shall not exceed 36 inches when mature.
 - l. Additional amenities such as special paving surfaces, materials, benches, trash receptacles, landscaping etc. shall be provided within the internal courtyard to encourage its use. (P&Z)
- 8. The applicant shall provide an brick screen wall and for the dumpster and shall provide an opaque screen gate for the dumpster area. (P&Z)
 - 9. The applicant shall replace the existing railing on the top of the existing retaining wall along Duke Street and North Quaker Lane to be generally consistent with the painted metal railing shown on the architectural plans, the railing shall be a minimum 50% open to the satisfaction of the Director of T&ES and P&Z. (P&Z)
 - 10. A temporary informational sign shall be installed on the site prior to the approval of the final site plan for the project and shall be displayed until construction is complete or replaced with a marketing sign incorporating the required information; the sign shall notify the public of the nature of the upcoming project and shall provide a phone number for public questions regarding the project. (P&Z)
 - 11. Prior to the release of the first certificate of occupancy for the project, the City Attorney shall review and approve the language of the Homeowner's Agreement to ensure that it conveys to homeowners the requirements of this site plan, including the restrictions listed below. The HOA language shall establish and clearly explain that these conditions cannot be changed except by an amendment approved by the Planning Commission.
 - a. The principal use of the parking spaces shall be for passenger vehicle parking only; storage or other uses which interfere with the use of a parking space for a motor vehicle is not permitted.
 - b. Vehicles shall not be permitted to park or obstruct any emergency vehicle easement, or on any portion of the interior alley. The Homeowner's Association shall maintain a contract with a private towing company to immediately remove any vehicles violating this condition.

- c. The private street contains an emergency vehicle easement from Quaker Lane to east end of unit #3.
 - d. The maintenance and liability requirements of the retaining wall, open space, screening walls and private street.
 - e. All landscaping and open space areas within the development including the landscape areas within the public right-of-way, except for the street trees, shall be maintained by the homeowners. All landscaping and open space that is located within common area(s) shall be maintained by the Homeowners Association.
 - f. All landscaping and screening shown on the final plan shall be maintained in good condition and may not be reduced without approval of the Planning Commission or the Director of Planning and Zoning, as determined by the Director.
 - g. Neighboring existing and approved uses surrounding the site include the traffic and associated noise of Duke Street and North Quaker Lane, Luckett Field and the approved skate park with their associated lighting, the #207 City Fire Station, and the numerous commercial operations along Duke Street. These uses are located within the immediate vicinity of the project and are permitted to continue indefinitely.
 - h. No decks shall be permitted. No balconies, bay windows, or any other improvements shall be allowed to encroach into the space above an emergency vehicle easement.(P&Z)
12. Any inconsistencies between the various drawings submitted by the applicant shall be reconciled to the satisfaction of the Directors of Planning and Zoning and Transportation and Environmental Services. (P&Z)
13. The applicant shall be allowed to make minor adjustments to the building location and provided that such adjustment does not result in the loss of parking, open space, or an increase in the building height or building footprint. (P&Z)
14. The applicant shall submit a building location survey to the Planning and Zoning staff prior to applying for a certificate of occupancy permit for each unit. (P&Z)
15. Temporary construction trailer(s) shall be permitted and be subject to the approval of the Director of P&Z. The trailer(s) shall be removed prior to the issuance of the first certificate of occupancy permit. A separate sales trailer will require approval of a special use permit approved by City Council. (P&Z)

16. The applicant shall attach a copy of the final released site plan to each building permit application and be responsible for insuring that the building permit drawings are consistent and in compliance with the final released site plan prior to review and approval of the building permit by the Departments of Planning and Zoning and Transportation and Environmental Services. (P&Z)
17. All new utilities shall be located underground and away from proposed street trees to the extent feasible, to minimize any negative impacts on the street trees, to the satisfaction of the Director of P&Z and the City Arborist. (P&Z) (T&ES) (RP&CA)
18. Developer to comply with the peak flow requirements of Article XIII of AZO. (T&ES)
19. In the event that Section 5-1-2(12b) of the City Code is amended to designate multi-family dwellings in general, or multi-family dwellings when so provided by SUP, as required user property, then refuse collection shall be provided by the City. (T&ES)
20. The developer agrees to deliver all solid waste, as defined by the Code of the City of Alexandria, to a refuse disposal facility designated by the Director of T&ES. The developer further agrees to stipulate in any future lease or property sales agreement that all tenants and/or property owners shall also comply with this requirement. (T&ES)
21. Provide two (2) City standard street cans along the Duke and Quaker streets, to the satisfaction of the Director of T&ES. (T&ES)
22. Show existing and proposed street lights and site lights. Indicate the type of fixture, and show mounting height, and strength of fixture in Lumens or Watts. Provide manufacturer's specifications for the fixtures. Provide lighting calculations to verify that lighting meets City Standards. The level of lighting shall be to the satisfaction of the Director of Transportation and Environmental Services in consultation with the Chief of Police. (T&ES)
23. The applicant is advised that all stormwater designs that require analysis of pressure hydraulic systems and/or inclusion and design of flow control structures must be sealed by a professional engineer, registered in the Commonwealth of Virginia. If applicable, the Director of T&ES may require resubmission of all plans that do not meet this standard. (T&ES)
24. The proposed alley pavement width for units 4 thru 8 does not support turning movements of vehicles into garages. Revise either alley width or garage setback to provide a total turning movement of 24 feet. (T&ES)

25. Prior to the release of the final site plan, provide a Traffic Control Plan for construction detailing proposed controls to traffic movement, lane closures, construction entrances, haul routes, and storage and staging. (T&ES)
26. All Traffic Control Device design plans, Work Zone Traffic Control plans, and Traffic Studies shall be sealed by a professional engineer, registered in the Commonwealth of Virginia. (T&ES)
27. **CONDITION REVISED BY PLANNING COMMISSION:** Applicant is responsible for traffic and pedestrian signal improvements at the intersection of Duke Street and N. Quaker Lane, including providing new traffic signals for control of the existing hot-right, provide pedestrian countdown signals, and provide modifications to the existing traffic signals as required. Applicant is responsible for construction of a stamped asphalt pedestrian crosswalk on Duke Street at west side of North Quaker Lane and; on North Quaker Lane at north side of Duke Street. If the above improvements are constructed by T&ES prior to applicant's construction, the applicant shall provide \$20,000 to the City for these improvements. In addition, a traffic signal shall be placed by the applicant at the hot right that turns red when traffic waiting to exit the proposed development is present, or that the intent of a traffic signal is accomplished as determined by the Director of T&ES.(T&ES) (PC)
28. Applicant shall extend the median on Quaker Lane, approximately 100 feet from what is now shown to prevent left turns from southbound Quaker Lane into the New Apostolic Church southern entrance, designed to the satisfaction of the Director of T&ES. (T&ES)
29. Remove the existing crosswalk on Duke Street at east side of North Quaker Lane. (T&ES)
30. Remove the proposed traffic sign denoted as "Proceed with extreme caution uncontrolled turn lane". (T&ES)
31. An existing sanitary sewer main is located on Quaker Lane along the frontage of this parcel. The proposed 4 runs of sanitary sewer main shown on this plan shall be privately maintained by the condominium/homeowner association. (T&ES)
32. Applicant is responsible for landscape and maintenance for the area between the existing retaining wall and the property line along Duke Street and North Quaker Lane. (T&ES)

33. Proposed stairs connecting public sidewalk to the site are located within Duke Street right-of-way. Relocate stairs outside of the right-of-way to the satisfaction of the Director of T&ES. (T&ES)
34. Provide detail for Filtera BMP to support sub-grade connection of roof drain pipes.
35. The water quality volume default requirement is not being satisfied. Provide BMP design to treat the entire water quality volume, which is defined as the first 0.5 inches from the impervious surfaces on the parcel. While the Filtera BMPs have a high pollutant removal efficiency, the design shown on the plans does not treat the water quality volume.
36. Clearly indicate by shading the proposed impervious surfaces and tabulate the area. Verify the proposed impervious area noted on Worksheet B.
37. Delineate on the existing site plan sheet the impervious areas in order to substantiate the amount of existing impervious cover on Worksheet B.
38. Prior to the release of the Final plan, provide a structural evaluation of the existing retaining wall verifying that the proposed development improvements and construction activities, will not compromise the existing retaining wall. The evaluation shall be sealed by a professional engineer registered in the Commonwealth of Virginia. If the existing wall is not capable of the supporting the proposed development improvements, the Developer shall re-construct the wall to the satisfaction of the Director of T&ES. (T&ES)
39. During construction, a professional engineer, registered in the Commonwealth of Virginia, shall monitor the condition of the existing retaining wall, and prior to the release of any performance bonds, a condition assessment report, prepared by the on-site professional engineer, shall be submitted to T&ES. (T&ES)
40. An emergency vehicle easement shall be provided in the private street from Quaker Lane to the eastern end of unit #3. All easements and reservations shall be depicted on the final site plan and shall be approved by the City Attorney prior to the release of the final site plan. (Code)
41. A sprinkler system shall be installed for the structures. (Code)
42. The fire hydrant shall be moved from its proposed location on the preliminary plan to the southside of the private entrance street to the satisfaction of the Director of Code Enforcement. (Code)

43. In accordance with the City's Affordable Housing Policy, the developer shall make a contribution to the City's Housing Trust Fund equal to \$1.00 per gross square foot of floor area prior to the issuance of the Certificate of Occupancy. (Housing)
44. The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department regarding security hardware and alarms for the townhouse units prior to the start of construction. (Police)
45. House numbers shall be placed on the front and rear of each unit. (Police)
46. Profiles shall be provided on the final site plan for hydraulic calculations to verify water main sizes. (VAWC)
47. If determined necessary by the hydraulic calculations, the proposed water main may need to be connected back to the existing twelve-inch main in North Quaker Lane. (VAWC)
48. The entire water main proposed for the project shall be eight inches and ductile iron cement lined pipe. (VAWC)
49. The 90-degree bend in the water line shown near unit #7 shall be replaced with an 8" by 8" tee. The eight-inch main shall be extended from its present termination to the southern end of unit #8 with a two-inch blow-off. (VAWC)
50. A 10 foot water line easement shall be recorded for all mains and hydrants to be located outside of the public right-of-way. (VAWC)
51. **CONDITION REVISED BY THE PLANNING COMMISSION: The development shall be reduced from a total of eight units to six units with the area previously occupied by the two townhouses being converted to open space. (PC)**

Modifications requested by applicant and supported by staff:

1. Modification to allow parking (drive aisles) in the required side yards.

Staff Note: In accordance with section 11-418 of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a site plan by City Council or the site plan shall become void.

Background:

The subject property consists of three separate parcels totaling 24,757 sq. ft. The southern portion of the site is semi-circular, a condition created by the adjacent turning lane from Duke Street to North Quaker Lane. Due to the change in topography from Duke Street to Quaker Lane, the site is approximately 2 ft. to 6 ft. higher than the grade of Duke Street, in addition to an existing retaining wall adjacent to the site in the public right-of-way. There is an existing curb cut from North Quaker Lane at the northern edge of the site. The site is vacant with ground vegetation. In addition to the church use to the north, there is an office complex to the east, Quaker Village (a townhouse community) to the west and the city park with baseball field and future skate park (Luckett Field) to the south.

The subject property was rezoned from R-8 (residential) to CO (commercial office) with proffers by City Council on November 14, 1981. The 1992 revised Zoning Ordinance replaced the CO designation with the CL (commercial low) designation that is currently in place on the property. The zoning proffers limits the use of the property to a 2-3 story 17,000 sq.ft. office building with a maximum FAR of 0.70. Two site plans for development of office buildings were filed in the mid-to late 1980s, but construction has never commenced. The Taylor Run/Duke Street Small Area Plan chapter of the 1992 Master Plan designates the property for Commercial Low uses. The adopted height limit is 45 feet.

Project Description

The proposed development is configured in an "L" shaped layout, with a total of 8 units oriented toward Duke Street and North Quaker Lane. The majority of the required 40% ground level open space is visually accessible from Duke Street and North Quaker Lane. This area of common open space measures approximately 80 ft. x 100 ft. and would include a brick plaza, benches and other amenities, and a combination of shade and ornamental trees.

In addition to the common open space, each residential unit would also have an approximately 12 ft. by 20 ft. front yard between the unit and the internal sidewalks. A masonry wall is proposed along the northern and eastern portions of the site that will provide screening for the garage doors. The plans also show the railing atop the existing retaining wall along Duke Street and North Quaker Lane. Staff is recommending that the railing be replaced with a more decorative painted metal railing. The existing street trees within the public right-of-way are proposed to be retained.

Access to the site is proposed via the existing curb cut onto North Quaker Lane. The internal circulation will be provided by a 22 ft. wide internal alley on the northern and eastern portion of the site that will provide access to the rear-loaded garages and visitor parking spaces. The rear-loaded

garages enable the garage doors to be screened from Quaker Lane and Duke Street. Each unit will include garage parking for residents and there will be additional surface parking spaces for visitor use. All of the units will be oriented toward the adjoining streets of Quaker Lane or Duke Street.

In order to improve the safety of the existing curb cut for the site, the applicant is proposing a median in North Quaker Lane. T&ES staff is recommending extension of the proposed median farther north from the intersection with Duke Street to prohibit left turns into and out of the site. A staff condition would also require this median to be treated to appear as a brick median. The median still allows for 22 ft. pavement width curb-to-curb on North Quaker Lane for two 11 ft. travel lanes in each direction.

Building Design

The residential units will be "townhouse-style" condominium units that will consist of 3 ½ story brick structures with below-grade basements. The dimensions for each unit are approximately 20 ft. in width by 39 ft. in depth. The townhouses will include approximately 2,300 sq. ft. of floor area. Parking for the units will be within garages that are accessed from the internal private alley/street, enabling the garage doors to be screened from the adjoining streets. Staff is also recommending additional landscaping to screen the garage doors. The southernmost unit will be 40 feet from the Duke Street, while the westernmost unit will be 30 ft. from North Quaker Lane. The units are approximately 25 feet from the eastern property line and approximately 27 feet from the northern property line. The building heights of 35 feet are consistent with the building heights in the Quaker Village townhouses immediately to the west. The townhouse will consist of traditional facades comprised of brick, painted trim, shutters and pitched roofs. Staff has included additional recommendations to modify some of the window openings and roof pitch/styles and to ensure that the front, side and rear facades of the units are brick.

Zoning:

In order to allow residential development on the site, the applicant is requesting rezoning approval to amend the proffers that currently limit the use of the property to a commercial office building. The underlying zoning designation of CL (Commercial Low) would remain unchanged. The property is zoned CL-Commercial Low, with proffers. The development requires a modification of the required side yard setback to allow the impervious surface for parking.

QUAKER VIEW		
Property Address:	11-21 North Quaker Lane	
Total Site Area:	24,757 sq. ft.	
Zone:	CL - Commercial Low	
Current Use:	Vacant	
Proposed Use:	Eight condominium units	
	<u>Permitted/Required</u>	<u>Proposed</u>
Lot Size	12,800 sq. ft.	24,757 sq. ft.
Lot Frontage	50 ft	248 ft
FAR	0.75	0.75
Yards	20 ft, front 1/2 bldg. height (17.9 ft.), sides Bldg. Height, rear	20 ft. 24.5 to 27.4 ft. N/A (No rear yards)
Height	35 ft	35 ft
Open Space	40%	40%
Parking	2.20 spaces per unit 2.20 sp x 8 units = 18 sp 18 x 15% (visitor parking) = 3 sp 21 spaces	21 spaces

STAFF ANALYSIS

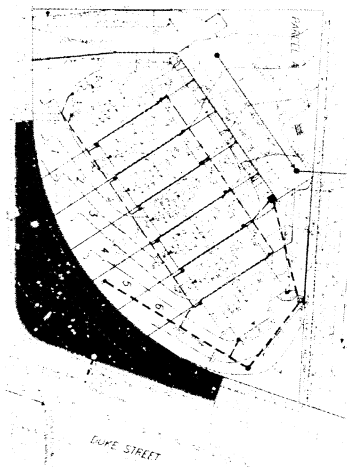
Staff recommends approval of the proposed site plan for a residential use adjacent to the existing residential neighborhoods on the northern and western portion of the site. The proposed residential use is less intensive than the current office use that is permitted with the existing zoning proffer. The applicant has worked with staff to improve the overall layout and architectural design and to revise the plan to provide desirable features such as rear-loaded garages and the ground-level open space that will be visible from Duke Street.

Vehicular Access:

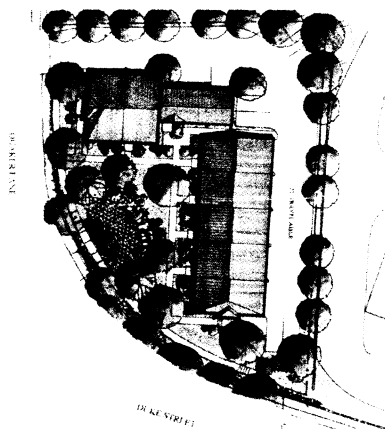
Many of the adjoining residents have raised concerns regarding the safety of the proposed ingress/egress for the site. Initially the applicant proposed elimination of the “free-right” hand turn lane from Duke Street onto North Quaker Lane. The original plan for this site proposed the removal of the existing free-flow or “hot right” turning movement lane from westbound Duke Street to

northbound North Quaker Lane. A dedicated right turn lane would have remained on Duke Street for the northbound turning movement. This proposal would have enabled additional open space, provided a pedestrian crossing while still providing a dedicated turn lane on North Slaters Lane, while providing a more traditional “T” intersection.

Original



Proposed



Many of the adjoining residents have voiced the concern that elimination of the “free-right” turn would negatively impact this intersection during peak hours. Community opposition and concern from the adjacent Fire Station #207 about the impact to response times and abilities for emergency vehicles to climb the grade of North Quaker Lane from a 90-degree turn have caused the applicant to modify its original plans and retain the existing traffic condition.

In order to address these areas of concern, the applicant revised the site plan to reflect the current retention of the “free right” turn. In addition, to address concerns regarding access to the site, T&ES staff have recommended the extension of the existing Quaker Lane median to the north, to prevent left hand turns from southbound Quaker Lane into the site. Staff is also recommending improvements to signage and crosswalks in the immediate area to improve pedestrian and vehicle movement surrounding the site.

From an access management and safety perspective, the preferred access to this parcel would be via a joint use connection shared with the adjacent church, with the church limited to a single access point. Given the understanding that the church did not respond favorably to sharing joint access with the applicant’s property, the existing curb cut on the subject property is the next preferred location for access. Since it is physically impossible to move the curb cut farther away from the Duke/Quaker intersection, limiting access to right-in/right-out and extending the median farther up Quaker Lane will improve safety. Eliminating the channelized right from westbound Duke to northbound Quaker

would have further improved safety at the access point, and would have significantly improved pedestrian safety at the intersection.

With 17,000 sq. ft. of office space, the currently permitted use would be expected to generate significantly more traffic than the proposed 8 townhouses. Based on ITE trip generation rates, the office use would generate about 180 trips per day compared to 45 per day for the 8 townhouses, a 4:1 ratio. During the AM peak hour, the office use would generate about 30 trips vs. about 5 for the townhouses. During the PM peak, the respective trip generation would be similar at 25 and 5 trips. Off-peak trips for the office use would be significantly higher than for the townhouses.

Zoning Proffer Amendment:

The proposed site plan requires a rezoning approval (REZ#2002-0004) to amend the existing proffer language to allow residential development in accordance with the proposed site plan. The current zoning proffer for the site adopted in 1981 limits the use of the site to a 2-3 story 17,000 sq.ft. office building. An office use would require at least 38 parking spaces. Unlike the proposed residential use, the office building would not be required to provide any open space and building setbacks are not required for office uses. The proposed residential use does require considerable setbacks and open space thereby providing setbacks and open space that staff believes will be more compatible with the adjoining residential uses. The open space on the corner of the of the site will also provide visual relief, openness, landscaping and public benefit for this visually prominent location within the City. The residential use at this location will serve as a transition between the commercial development and public uses along Duke Street to the less intensive townhouse and single-family homes on the western and northern portion of the site. By framing this important street intersection of Duke Street and Quaker Lane with townhouses, consistent with what exists on the west side of the intersection, there will be a stronger visual demarcation indicating a change in land uses. The zoning proffer amendment would change the permitted use from office to residential use, although the current zoning of the site, CL/Commercial Low would remain unchanged.

Zoning Modification:

Side Yard Impervious Surface:

The Zoning Ordinance states that not more than 50% of the required side yard can be paved for use as driveways or parking spaces. In this case, the proposed private street on the site will serve as the drive aisle for both the required residential parking and the visitor parking spaces. The private street will be parallel to the northern and eastern property lines (both considered side yards). Due to the unique parcel shape and the size, this configuration is necessary to maximize the amount of open space in a visible and useable manner. In addition, under a nonresidential site plan for this property, there would be no required side yard, nor would the offsetting open space be provided as in this plan. Staff is supportive of the modification.

DSP #2002-0032
REZ #2002-0004
11-21 NORTH QUAKER LANE

Staff Recommendation:

Staff recommends **approval** of the proposed development site plan application with the conditions outlined within the staff report.

STAFF: Eileen P. Fogarty, Director, Department of Planning and Zoning;
Jeffrey Farner, Division Chief, Development
Charles Burnham, Urban Planner.

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

- C- 1 Bond for the public improvements must be posted prior to release of the plan.
- C- 2 All downspouts must be connected to a storm sewer by continuous underground pipe.
- C- 3 The sewer tap fee must be paid prior to release of the plan.
- C- 4 All easements and/or dedications must be recorded prior to release of the plan.
- C- 5 Plans and profiles of utilities and roads in public easements and/or public right-of-way must be approved prior to release of the plan.
- C- 6 All drainage facilities must be designed to the satisfaction of T&ES. Drainage divide maps and computations must be provided for approval.
- C- 7 All utilities serving this site to be underground.
- C- 8 Provide site lighting plan.
- C- 9 Plan shall comply with the Chesapeake Bay Preservation Act in accordance with Article XIII of the City's zoning ordinance for storm water quality control.
- C- 10 Provide a phased erosion and sediment control plan consistent with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4.
- C- 11 The applicant shall comply with the City of Alexandria s Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line.
- C- 12 The applicant must comply with the Chesapeake Bay Preservation Act in accordance with Article XIII of the City s zoning ordinance.
- C- 13 The applicant must comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4.

- F-1 The use of the Filtera BMP on the southeast portion of the site in a sump condition without a storm sewer inlet adjacent to it is not recommended. Provide information as to how this design will alleviate frequent ponding in the parking area.

Code Enforcement:

- C-1 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-3 The final site plans shall show placement of fire easement signs. See attached guidelines for sign details and placement requirements.
- C-4 A soils report must be submitted with the building permit application.
- C-5 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 118.0.
- C-6 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-7 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.

Police Department:

The following recommendation related to lighting has not been included as a condition; rather, staff has recommended that the applicant prepare a lighting plan to the satisfaction of the Director of T&ES in consultation with the police, which will likely result in lower lighting levels than those desired by Police.

- R-1 Lighting for the walkways and parking lot is to be a minimum of 2.0 foot candles minimum maintained.

Historic Alexandria (Archaeology):

- F-1 According to Civil War period maps, rifle trenches were constructed by the Union Army in the vicinity of this property. The lot therefore has the potential to yield archaeological resources which could provide insight into nineteenth-century military activities in the City.

- C-1 Call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.

- C-2 The above statement must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement.

**QUAKER VIEW
11-21 NORTH QUAKER LANE**

**REZONING #2002-0004
DEVELOPMENT SITE PLAN #2002-0032**

ATTACHMENTS

Land Use: 230

Residential Condominium/Townhouse

Description

Residential condominiums/townhouses are defined as single-family ownership units that have at least one other single-family owned unit within the same building structure. **Both condominiums and townhouses are included in this land use.** Studies that did not identify whether the condominium/townhouse was a low-rise or a high-rise were included in this category.

Additional Data

The peak hour of the generator typically coincides with the peak hour of the adjacent street traffic.

The sites were surveyed from the mid-1970s to the mid-1990s throughout the United States and Canada.

The number of vehicles and the number of residents have a high correlation with average weekday vehicle trip ends. The use of these variables is limited, however, because the number of vehicles and residents is often difficult to obtain or predict. The number of dwelling units is generally used as the independent variable of choice because it is usually readily available, easy to project, and has a high correlation with average weekday vehicle trip ends.

Source Numbers

4, 92, 94, 95, 97, 100, 105, 106, 114, 168, 186, 204, 237, 253, 293, 319, 320, 321, 390, 412, 418

#26

43

1.2A

Residential Condominium/Townhouse (230)

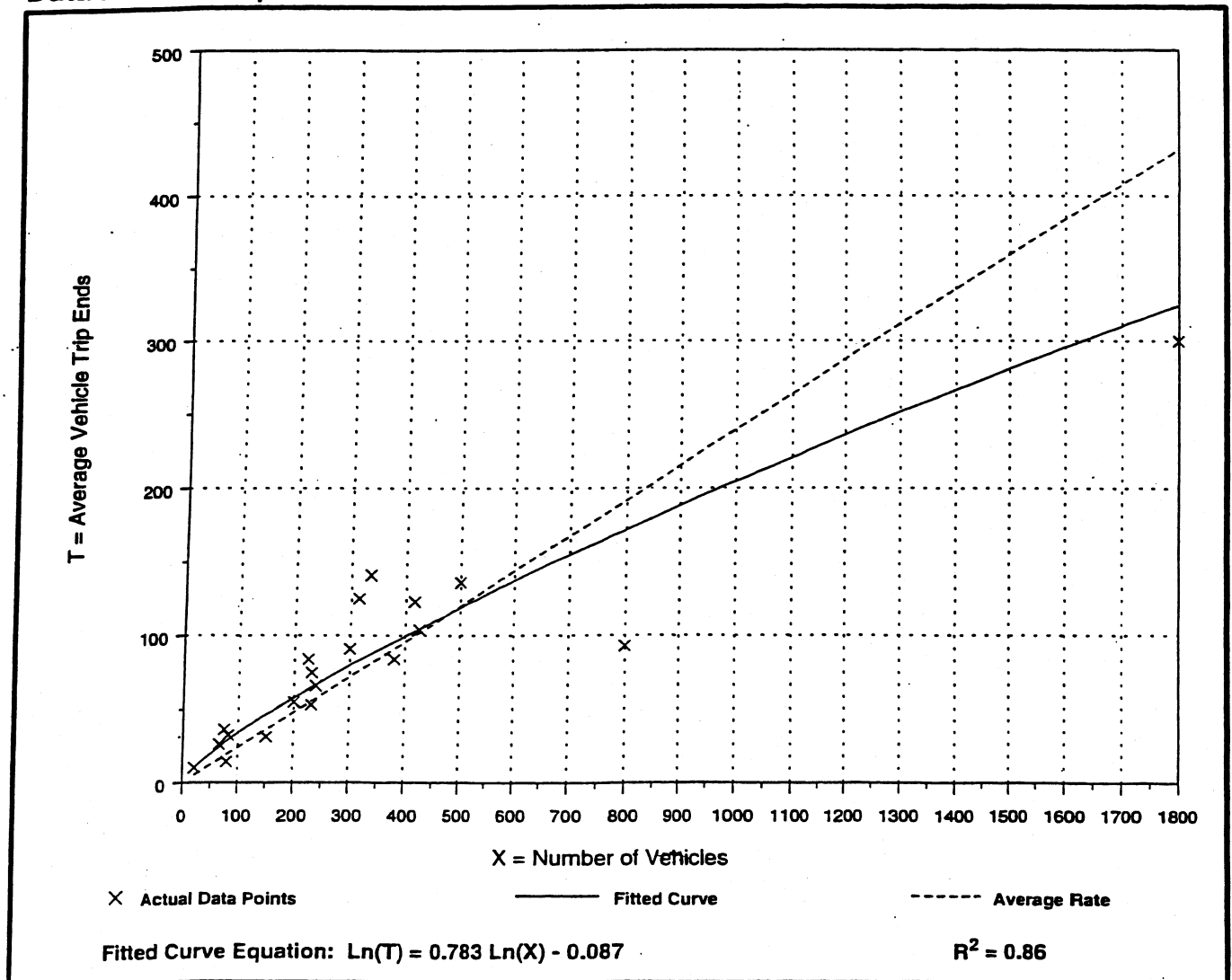
Average Vehicle Trip Ends vs: Vehicles
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Number of Studies: 20
Average Number of Vehicles: 343
Directional Distribution: 16% entering, 84% exiting

Trip Generation per Vehicle

Average Rate	Range of Rates	Standard Deviation
0.24	0.12 - 0.49	0.50

Data Plot and Equation



Residential Condominium/Townhouse (230)

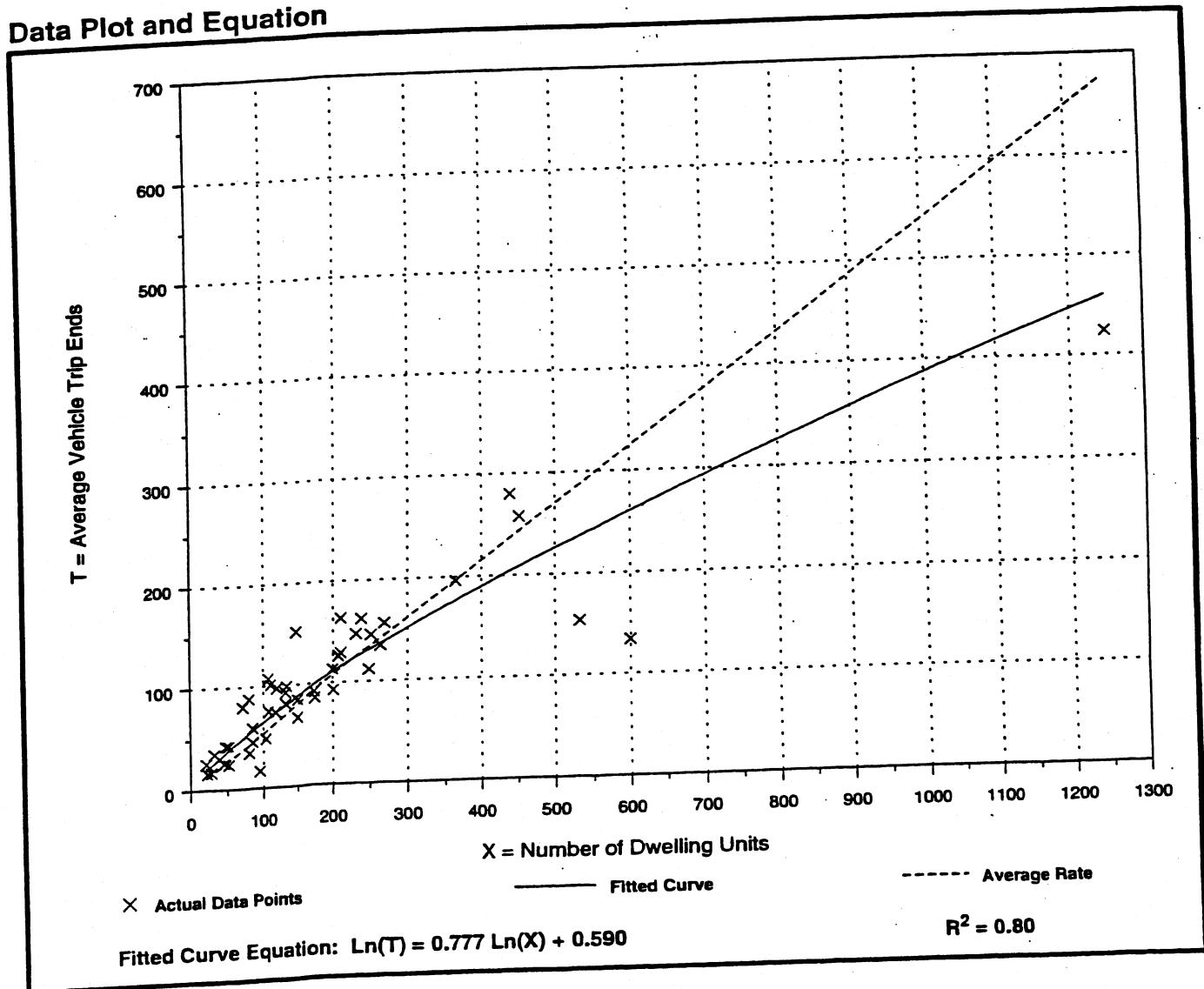
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
P.M. Peak Hour of Generator

Number of Studies: 45
Avg. Number of Dwelling Units: 196
Directional Distribution: 65% entering, 35% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.54	0.18 - 1.24	0.76

Data Plot and Equation



RIAN
DAVIS

APPLICATION FOR:

~~+~~ ~~+~~ MASTER PLAN AMENDMENT
[X] ZONING MAP AMENDMENT

MPA #

REZ # 2002-0004

PROJECT NAME: Quaker Commons

PROPERTY LOCATION: Duke Street and North Quaker Lane

APPLICANT Name: Jon D. Luria

Jade Development Company

Address: 8230 Old Courthouse Road, Suite 205 Vienna, VA 22182

PROPERTY OWNER Name: William Dwyer

Address: 3220 Duke Street

Alexandria, VA 22314

Richard Dwyer

1615 N. First Street

Alexandria, VA 22304

Interest in property: ☐ Owner ☒ Contract Purchaser
☐ Developer ☐ Lessee

☐ Other _____

If property owner or applicant is being represented by an authorized agent such as an attorney, a realtor, or other person for which there is some form of compensation, does this agent or the business in which they are employed have a business license to operate in Alexandria, VA:

[X] yes: If yes, provide proof of current City business license.

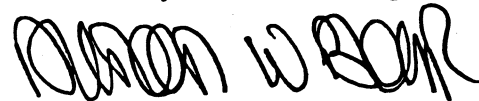
☐ no: If no, said agent shall obtain a business license prior to filing application.

THE UNDERSIGNED certifies that the information supplied for this application is complete and accurate, and, pursuant to Section 11-301B of the Zoning Ordinance, hereby grants permission to the City of Alexandria, Virginia, to post placard notice on the property which is the subject of this application.

Land, Clark, Carroll, Mendelson & Blair, P.C.

By: Duncan W. Blair, Esquire

Print Name of Applicant or Agent



Signature

524 King Street

Mailing/Street Address

(703) 836-1000

Telephone #

(703) 549-3335

Fax #

Email: dblair@landclark.com

Alexandria, Virginia

City and State

22314

Zip Code

September 24, 2002

Date

=====

FOR CITY STAFF USE ONLY:

Date application received: 9-24-02

Fee Paid: \$ see DSP#

Date application complete: _____

Staff Reviewer: _____

ACTION - PLANNING COMMISSION: RECOMMEND DENIAL 6 TO 1 (Applicant has requested that this item be deferred to September 1.

ACTION - CITY COUNCIL: 6/14/03PH--CC noted the deferral.

QUAKER COMMONS

MPA # _____

REZ # 2002-0004**SUBJECT PROPERTY:**

Provide the following information for each property for which an amendment is being requested.
(attach separate sheets if needed)

	Front- Address Tax Map-Blk-Lot	Land Use Existing / Proposed	Master Plan		Zoning		age (feet)	Area (Sq ft)
			Designation Existing / Proposed	Designation Existing / Proposed	Designation Existing / Proposed	Designation Existing / Proposed		
1	61-00 04 11 61.01 21 N. QUAKER LA.	CL CL	CL CL	CL*	CL**		65.18'	9826
2	61-00 04 12 61.01 11 N. QUAKER LA.	CL CL	CL CL	CL*	CL**		132.23'	7125
3	61-00 04 13 61.01 3137-3327 DUKE ST	CL CL	CL CL	CL*	CL**		81.55'	7801

* Per Ordinance 2629 subject to proffered limitation for commercial office use

** Without proffered limitation to permit residential redevelopment

PROPERTY OWNERSHIP:☒ Individual Owner☐ Corporation or Partnership Owner

Identify each person or individual with ownership interest. If corporation or partnership owner, identify each person with more than 10% interest in such corporation or partnership.

1 Name: William Dwyer
Address: 3220 Duke Street, Alexandria VA 22314

Extent of Interest: 50%

2 Name: Richard Dwyer
Address: 1615 N. First Street, Alexandria, VA 22304

Extent of Interest: 50%

3 Name: _____ Extent of Interest: _____

Address: _____

4 Name: _____ Extent of Interest: _____

Address: _____

5230
24 47
25

~~MPA~~ # _____
REZ # 2002-0004

JUSTIFICATION FOR AMENDMENT:
(attach separate sheets if needed)

1. Explain how and why any proposed amendment(s) to the Master Plan are desirable, beneficial to surrounding properties, in character with the applicable Small Area Plan and consistent with City policies:

Not Applicable

2. Explain how and why the proposed amendment to the Zoning Map(s) is consistent with the proposed amendment to the Master Plan, or, if no amendment to the Master Plan is being requested, how the proposed zoning map amendment is consistent with the existing Master Plan:

The requested rezoning consists solely of the removal of 1981 proffered conditions (Ordinance No. 2629 Conditions 1-4) restricting the use and development of the Property to commercial office; thereby permitting the redevelopment of the Property for residential townhouse use. The use development of the Property for residential purposes is consistent with the use and development of surrounding properties.

3. Explain how the property proposed for reclassification will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire, drainage structures, refuse disposal, water and sewers, and schools.

The property is adequately sewered by existing public facilities and services to support the project.

4. If this application is for conditional zoning approval pursuant to Section 11-804 of the Zoning Ordinance, identify all proffered conditions that are to be considered part of this application (see Zoning Ordinance Section 11-804 for restrictions on conditional zoning):

Not Applicable.

53 31
25 26 48

**METES AND BOUNDS DESCRIPTION
OF PART OF LOTS 5, 6 AND 7
SUBDIVISION OF THE SUMMERS PROPERTY
CITY OF ALEXANDRIA, VIRGINIA
(DEED BOOK 408, PAGE 537)**

Beginning at a corner common to Lots 4 and 5, Summers Property, located on the east side of North Quaker Lane; thence departing North Quaker Lane and running with Lot 4

- 1) South 89 degrees 50 minutes 00 seconds East, 151.05 feet to another corner common to Lots 4 and 5; thence departing Lot 4 and running with the easterly subdivision boundary of the Summers Property
- 2) South 03 degrees 42 minutes 30 seconds West, 208.99 feet to the north side of Duke Street (Route #236); thence with Duke Street
- 3) North 70 degrees 42 minutes 45 seconds West, 39.45 feet to a point of curve; thence
- 4) 185.56 feet along the arc of curve having a radius of 150.00 feet and a chord bearing of North 35 degrees 16 minutes 24 seconds West for 173.95 feet to the east side of North Quaker Lane; thence
- 5) North 00 degrees 10 minutes 00 seconds East, 53.94 feet to the place and point of beginning and containing an area of 24,757 square feet of land.

APPLICATION for
DEVELOPMENT SITE PLAN
DSP # 2002-0032

PROJECT NAME: Quaker Commons

PROPERTY LOCATION: ^{3137-3327 // - 21} Duke Street & North Quaker Lane

TAX MAP REFERENCE: ^{61.01} 61-0004 11, 12, 13 ZONE: CL with proffers

APPLICANT Name: Jon D. Luria

Address: Jade Development Company
8230 Old Courthouse Road, Suite 205
Vienna, VA 22182

PROPERTY OWNER Name: William Dwyer
Address: 3220 Duke Street
Alexandria VA 22314

Richard Dwyer
1615 N. First Street
Alexandria, VA 22304

SUMMARY OF PROPOSAL: Site plan approval to construct seven (7) townhouse dwellings.

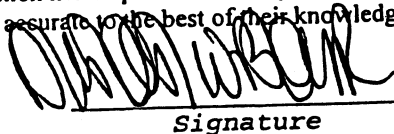
MODIFICATIONS REQUESTED: None

THE UNDERSIGNED hereby applies for Development Site Plan approval in accordance with the provisions of Title 7, Chapter 5 of the Code of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of their knowledge and belief.

Land, Clark, Carroll, Mendelson & Blair, PC
Print Name of Applicant or Agent


Signature

524 King Street
Mailing/Street Address

(703) 836-1000 (703) 549-3335
Telephone # Fax #

Alexandria, VA 22314
City and State Zip Code

September 24, 2002
Date

===== DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY =====
Application Received: 9-24-02 Received Plans for Completeness: _____
Fee Paid & Date: \$ 5,251.00 Received Plans for Preliminary: _____
Legal Advertisement: _____ Property Placard: _____

ACTION - PLANNING COMMISSION DENIED 6 TO 1 (01/06/04 DEFERRED 7-0)

21 28 50

QUAKER COMMONS

All applicants must complete this form.

1. The applicant is the (check one):

☐ Owners ☒ Contract Purchaser

☐ Lessee ☐ Other: _____

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

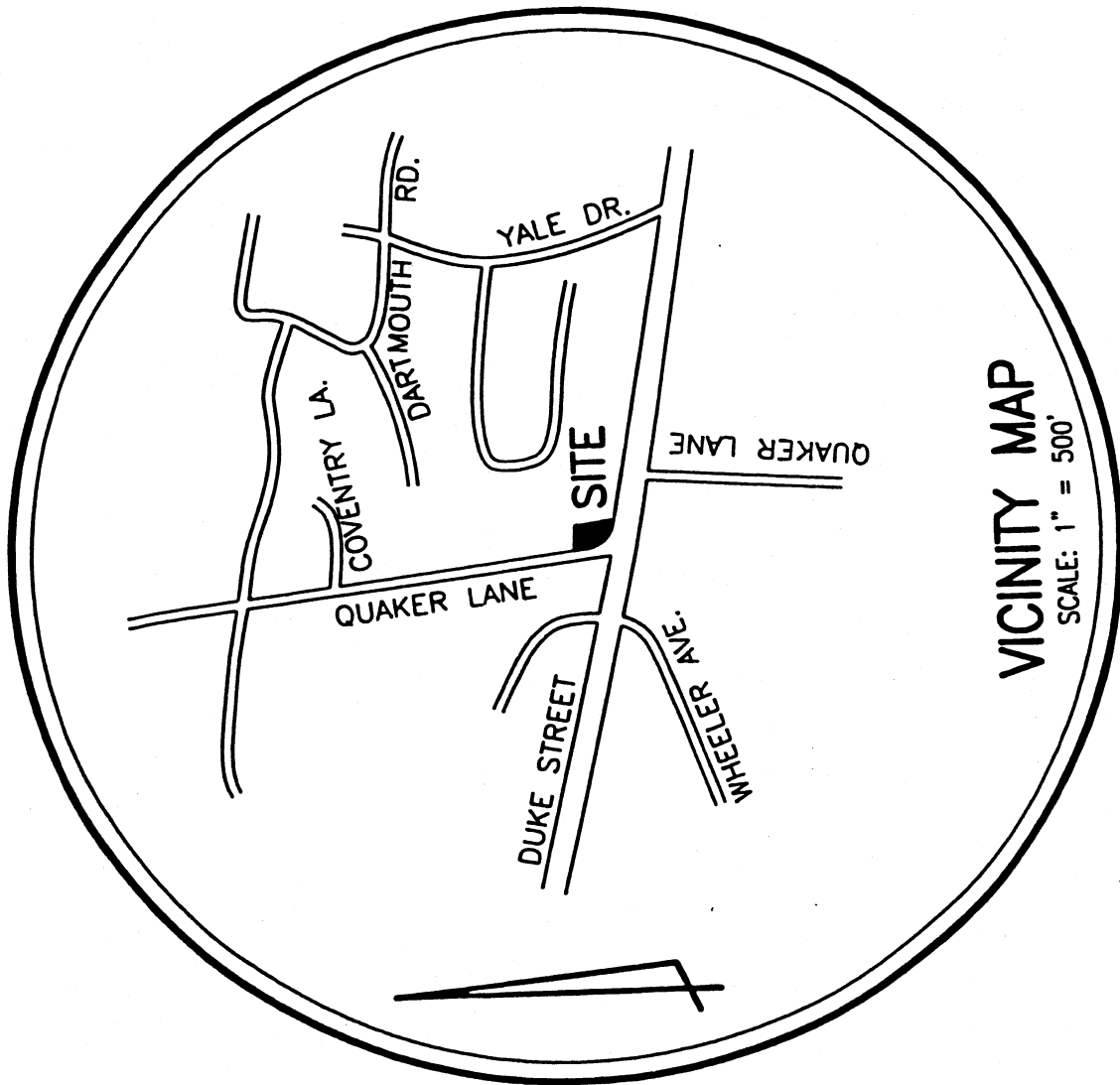
Not applicable

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

☒ Yes. Provide proof of current City business license

☐ No. The agent shall obtain a business license prior to filing application, if required by the City Code.

~~34~~
34 29 51



33 30 52

LAND, CLARK, CARROLL, MENDELSON & BLAIR, P.C.

Attorneys & Counsellors at Law

524 KING STREET
ALEXANDRIA, VA 22314

H. CARTER LAND, III
JAMES C. CLARK
F. ANDREW CARROLL, III
RICHARD S. MENDELSON
DUNCAN W. BLAIR

(703) 836-1000

FACSIMILE
(703) 549-3335

MAILING ADDRESS:
P.O. Box 19888
ALEXANDRIA, VIRGINIA 22320-0888

October 14, 2003

William B. Euille, Mayor
Members of the City Council
City of Alexandria
City Hall, 301 King Street
Alexandria, VA 22314

In Re: 11 North Quaker Lane – Quaker View

Dear Mayor Euille and Members of the City Council:

I am writing on behalf of our client John Luria, President of The Jade Group, to make a written amendment to the proffer, as set forth in my letter dated May 20, 2003 to Mr. Eric Wagner, Chairman, and Members of the Alexandria Planning Commission in connection with the rezoning of the above mentioned property filed as REZ 2002-004. The Jade Group offered the following proffer in writing prior to the Planning Commission Public Hearing. The submitted proffer reads as follows:

“The use and development of the property shall be in accordance with the Development Site Plan 2002-0032 as approved by the Alexandria Planning Commission and in compliance with conditions of approval in all applicable Code requirements.”

Since this item is before the City Council on appeal I submit the following amendment to the above proffer:

“The use and development of the property shall be in accordance with the Development Site Plan 2002-0032 as approved by the Alexandria Planning Commission or the Alexandria City Council on appeal and in compliance with conditions of approval in all applicable Code requirements.”

In addition to the above proffer and on behalf of The Jade Group I am authorized to make on their behalf the following representation in connection with the rezoning:

“The applicant shall pay for, as part of Staff Condition Number 27, the Proposed Traffic Mitigation Measures set forth in Items 1 through 7

31 53 58

36

William B. Euille, Mayor
Members of the City Council
October 14, 2003
Page 2

contained on page 7 and 8 of Quaker Commons Residential Development Access and Safety Evaluation report dated September 19, 2003 prepared by O. R. George & Associates, Inc., Traffic Engineers and Transportation Planners. Conditions 1 through 7 are attached hereto and incorporated by this reference."

The above proposed traffic mitigation measures are in addition to any other condition contained in the Staff Conditions prepared by Staff in connection with this project and are offered to further ensure the safety of pedestrians and vehicles at this intersection. The traffic improvement measures installed by the City over the summer, in connection with the opening of the state park have increased pedestrian safety. The measures proposed by this proffer are to improve that situation and to reduce the speed of vehicles utilizing the quick right turn and entering onto North Quaker Lane.

If you have any questions please do not hesitate to call.

Very truly yours,



Duncan W. Blair

cc: Jon Luria
Jeffrey Farner
Thomas Culpepper
Paul Wilder

PROPOSED TRAFFIC MITIGATION MEASURES

Recommendation	Comment/Remark
1) Provide new "Zebra" pedestrian striped crossing <u>with a stop line</u> in northeast quadrant of intersection. As an alternative, raised/stamped concrete of other contrasting or brickwork color and pattern could be provided at the City's option.	<ul style="list-style-type: none"> - Both elements would enhance visibility and would be in accordance with the MUTCD. - The stop line would be a critical element of both recommended features. - This can be easily implemented at low to moderate cost. - See also Exhibit 4, which illustrates the turning path of large fire trucks.
2) Modify the displays for the new signal heads in the northeast corner of the intersection to provide for "flashing yellow arrow" and "flashing yellow ball" during the non-exclusive right turn phase.	<ul style="list-style-type: none"> - This would introduce the cautionary intent, which is in keeping with the MUTCD. - This can be easily implemented at low to moderate cost.
3) Same as in item 2, except to provide for a "flashing red" indication.	<ul style="list-style-type: none"> - This would serve effectively as a form of "ramp metering." - This may violate "driver expectation" and should be further considered by the City for consistency with its overall policies. - This could increase the potential for rear-end collisions. - This can be easily implemented at low to moderate cost.
4) Provide for "REDUCE SPEED" [20 MPH] signs on the pedestrian warning signposts recently installed by the City. (MUTCD sign Item No. R2-5b).	<ul style="list-style-type: none"> - This measure would satisfy a clear and obvious need. - This can be easily implemented at low to moderate cost.
5) Provide two (2) sets of rumble strips (or hash Marks) at two (2) points within the right-turn lane. These would be strategically placed to draw attention to the pedestrian warning and speed reduction signs (See item 4). In conjunction with this measure, renew the adjacent lane division line with a six-inch wide lane striping, and provide right-side Edgeline marking.	<ul style="list-style-type: none"> - This should be considered by the City in the context of their overall policies. - Regular surface striping could be provided in lieu of the "rumble strips" in order to address potential maintenance concerns. - This can be easily implemented at low to moderate cost. - The edgeline marking is in response to the City's specific request, and is intended to introduce a pavement narrowing effect, without impacting the movement of large vehicles, (such as fire trucks). [See Ex. 4.]

PROPOSED TRAFFIC MITIGATION MEASURES (Continued)

Recommendation	Comment/Remark
<p>6) Provide two (2) sets of "ONLY" and "RIGHT-TURN" arrow pavement markings appropriately positioned relative to the rumble strips or hash marks noted in Item 5. (MUTCD sign Item No. R3-7)</p>	<ul style="list-style-type: none"> - These would be in keeping with the requirements MUTCD. - This can be easily implemented at low to moderate cost.
<p>7) Provide a "HIDDEN ENTRANCE" sign along the Duke Street or South Quaker Lane in advance of the approach to the Church and Quaker Commons driveways.</p>	<ul style="list-style-type: none"> - This would increase driver awareness. - This would complement other signage. - This can be easily implemented at low to moderate cost.

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O. R. GEORGE & ASSOCIATES, INC.*Traffic Engineers - Transportation Planners*

10210 Greenbelt Road, Suite 310 • Lanham, MD 20706-2218

Tel: (301) 794-7700 • Fax: (301) 794-4400

E-mail: orgassoc@aol.com

MEMORANDUM**DATE:** June 10, 2003**TO:** Mr. Jon Luria, President
THE JADE GROUP**FROM:** Osborne George**RE:** Quaker Commons Residential Development –
Access and Safety Evaluation**INTRODUCTION**

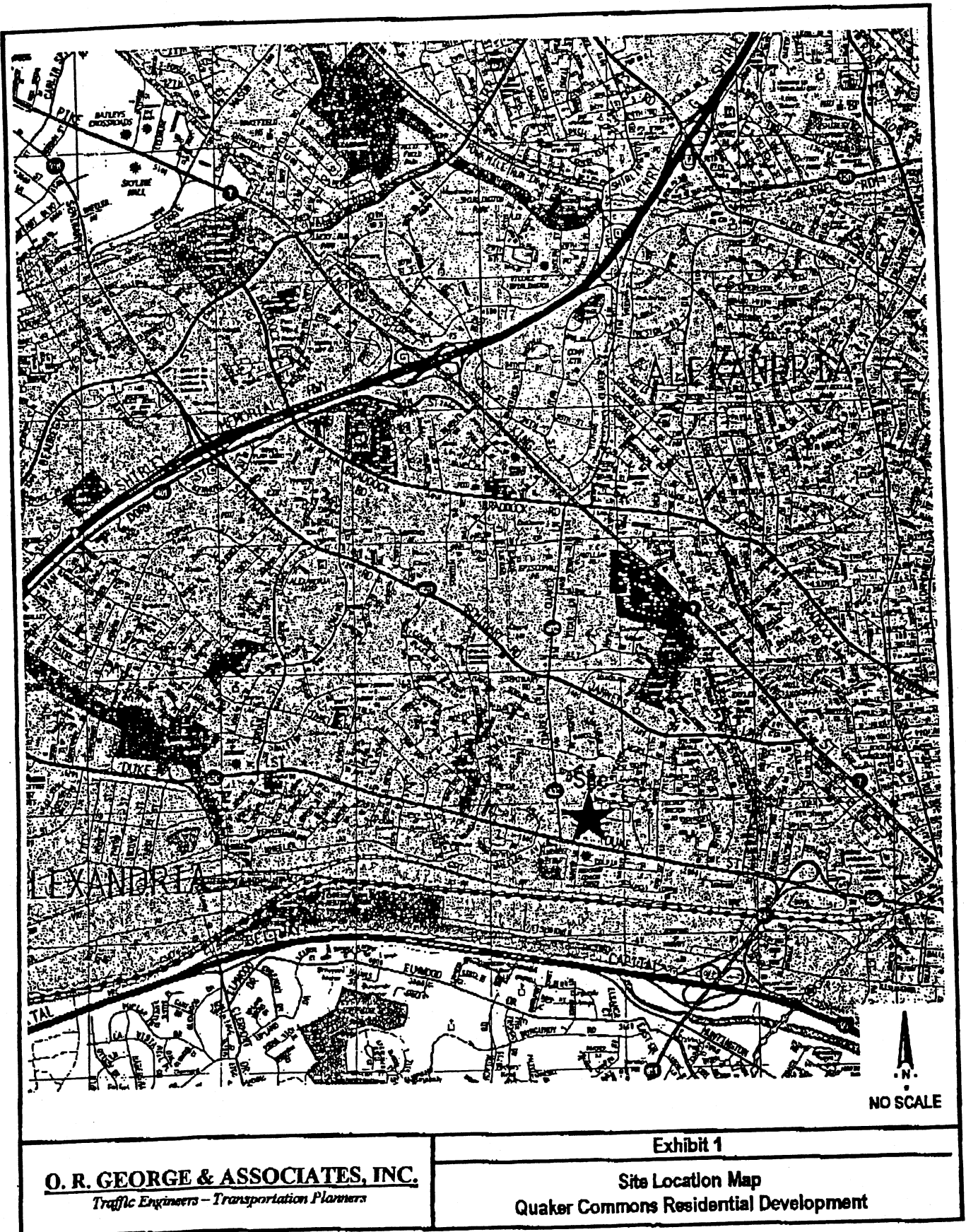
In accordance with your request, we have evaluated your company's proposal to develop eight (8) single-family-attached (townhouse) units on a property situated within the northeast quadrant of the Duke Street/North Quaker Lane in the City of Alexandria. We understand that the City requires you to address certain issues which pertain to the safety of potential access to the development, with emphasis on availability of adequate sight distance relative to prevailing speeds along the right-turn lane (ramp) and roadway adjacent to the site. As background to the assessment, we note the following:

- a) Verbal and written comments from the City to date have indicated no concern with respect to prospective vehicle trip generation for the site, or the adequacy of capacity at the adjacent intersection as it pertains to operational efficiency and safety.
- b) The proposed development would be accessed via an existing driveway, which currently serves as an access point to the parking lot of the Our Savior Lutheran Church. (The lot is not "stripped" but appears to have a capacity of 40 - 50 parking spaces.)
- c) Attempts at obtaining traffic accident/crash data from the Virginia Department of Transportation and the City of Alexandria were not successful. However, based upon these efforts, and discussions with the developer/applicant, no information presented pointed to a crash (or accident) history indicating a safety deficiency at the existing driveway within the general intersection environment.

The remainder of this memorandum presents data and discussion with respect to the subject application and the issue identified for evaluation. As further background, and to facilitate the presentation which follows, the location and setting of the project site is shown as Exhibit 1.

LAND USE AND ROADWAY ENVIRONMENT

The subject property is situated within an urban setting. Land uses within the immediate vicinity are mixed, consisting of institutional/church and residential uses along North Quaker Lane, professional office and fire engine company immediately to the east along Duke Street, and mixed commercial retail along Duke Street. Also of significance is the community recreation facility abutting the adjacent intersection to the south. The latter use is significant, since it is programmed to be upgraded and expanded, and is likely to attract additional pedestrian activity within the immediate area.



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Mr. Jon Luria, President
QUAKER COMMONS RESIDENTIAL DEVELOPMENT
Memorandum - June 10, 2003
Page 3 of 7

Exhibit 2 presents an illustration of the adjacent intersection and the approach roadways. The following physical and operational aspects of the existing roadway network are noted for their relevance to the proposed access for the subject development.

- i) The existing westbound-to-northbound right-turn lane which "wraps" the site is approximately 16 ft wide, and connects with (or flows into) the northbound curb-side lane on North Quaker Lane.
- ii) The right-turn lane described in item (i) above is traversed by a pedestrian crosswalk. However, signage indicating this crosswalk is extremely limited. A single black-on-white (regulatory) sign is provided. However, this site is practically "hidden" from view of motorists, and is therefore not effective.
- iii) The posted speed is 35 MPH along Duke Street and 30 MPH along North Quaker Lane. In addition, there is advisory signage for truck speeds along the southbound roadway in view of the severe topography of the area, and particularly due to the steep slope of North Quaker Lane on its approach to Duke Street.
- iv) The adjacent signalized intersection currently operates safely and efficiently, with traffic on all approaches clearing on each signal cycle phase during peak periods.
- v) Pedestrian volumes across the adjacent intersection are extremely low.
- vi) Speeds of vehicles using the right-turn (free-flow) lane were observed during weekday peak periods as well as off-peak periods on the weekday and on weekend. Speeds were noted to be quite variable, ranging from a low of 18 MPH to a high of 33 MPH, with an average speed of 26 MPH.

The above listing highlights particular physical and operational characteristics of the above intersection. Beyond these generally objective factors, it is noted that the Our Savior Lutheran Church operates on Sunday, during periods when traffic volume are low and speeds can be expected to be within the high range. The church has operated at this location since _____ without significant accident occurrences. *This empirical consideration is perhaps the most powerful argument that the City's safety concern can be adequately addressed and mitigated.*

Based upon the above background, the access and safety aspects of the Quaker Commons development is addressed in the section following.

ACCESS EVALUATION - QUAKER COMMONS DEVELOPMENT

As noted earlier, the development proposal is for eight (8) townhouse units, that would be accessed via an existing driveway adjacent to the Our Savior Lutheran Church. The development will be provided with pedestrian walkways linking the site with the public sidewalks along both Duke Street and Quaker Lane. While trip generation and roadway capacity has not been raised as an issue, the following factors are noted:

- a) The site is expected to generate about five (5) vehicle trips during the weekday peak hour.
- b) Access to the development would be through right-in/right-out movements from Northbound Quaker Lane.
- c) The proposed development is perhaps the lowest traffic generated of any use that could be considered for the site.

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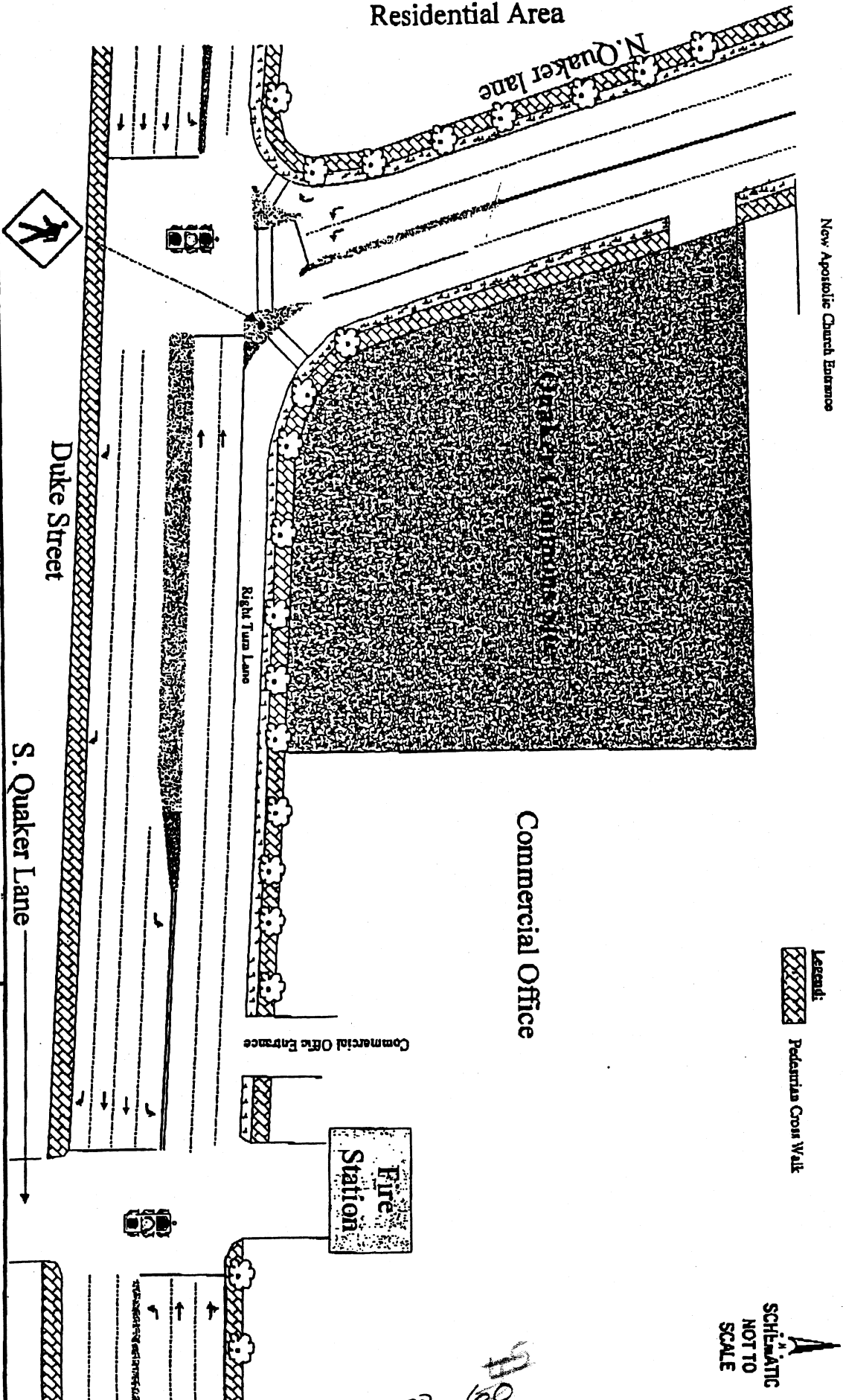
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Residential Area

O. R. GEORGE & ASSOCIATES, INC.
Traffic Engineers - Transportation Planner

Quaker Commons Residential Development

Exhibit 2
Existing Roadway Geometrics and Signage



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Mr. Jon Luria, President
QUAKER COMMONS RESIDENTIAL DEVELOPMENT
Memorandum – June 10, 2003
Page 5 of 7

The principles of "driver expectation" and importance of "driver familiarity" with the roadway environment are fundamental to traffic engineering in general and to access management in particular. This memorandum submits that the following two (2) factors would impact accessibility and safety of the proposed site development:

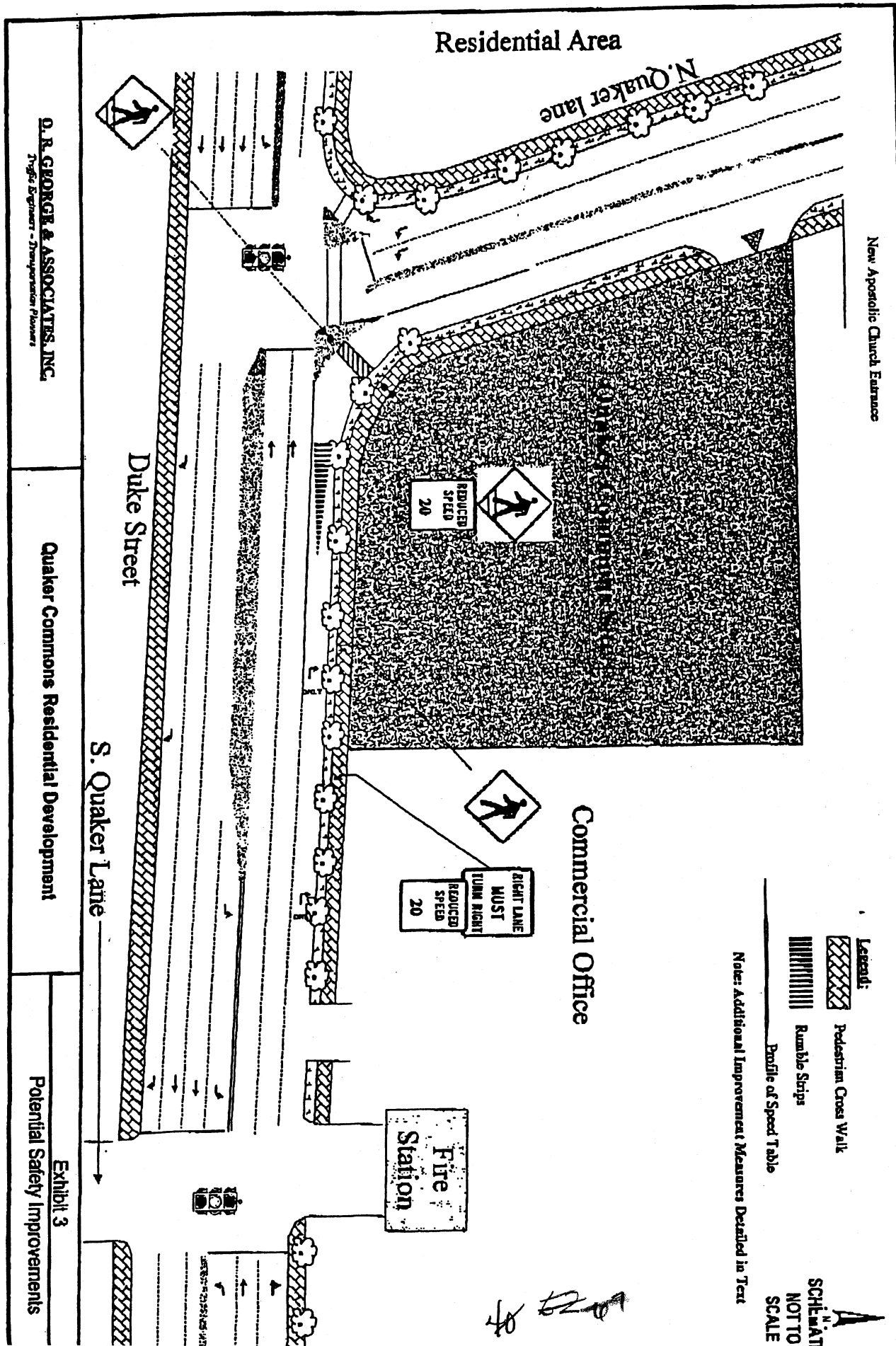
- i) Drivers using any roadway operate within the "context" and setting of their physical roadway environment. As such, the prevailing weekday speeds reflect the fact that there are no active driveways along this section during these periods.
- ii) Most of the users of the adjacent intersection, and particularly the adjacent free-flow ramp, would be familiar with the changed roadway/access environment once the development occurs.
- iii) Users of the proposed site access driveway would be predominantly residents, who would be intimately familiar with the immediate roadway setting and traffic flow pattern.

Based upon these above factors, and considering the empirical/background information presented earlier, this assessment that, even with the current situation, access to the proposed development would be reasonably safe. However, maximizing safety should always be a foremost concern both to the City and to your company as the applicant. This assessment therefore recommends that the following measures be taken.

Recommendations

- 1) Provide pavement markings and vertical signage indicating the travel lane adjacent to the site along Duke Street as "RIGHT TURN ONLY."
- 2) Trim the trees along the north side of Duke Street in order to enhance sight distance and overall visibility.
- 3) Replace the existing pedestrian crossings across the free-flow right turn lane with diagonal hashed markings. (The City may also wish to also consider a low-height "speed table" in order to further support the speed reduction objective.)
- 4) Supplement the pedestrian crossing in item (2) with at-location and advance "PEDESTRIAN CROSSING" warning signs, and including 20-MPH speed reduction signage.
- 5) Provide and maintain "RUMBLE STRIPS" installed at an appropriate distance in advance of the "PEDESTRIAN CROSSING" noted in item (3).
- 6) Increase the width and turn radii of the site entrance to the maximum limits permitted by the City of Alexandria in order to facilitate ingress movements. In conjunction with this measure, provide pavement markings or raised pavement features better delineating the "RIGHT-TURN-IN/RIGHT-TURN-OUT" access arrangement, which the development proposes.

The above proposals are illustrated in Exhibit 3. This graphic incorporates signage and related features as recommended in the Manual on Uniform Traffic Control Devices (MUTCD) for Streets and Highways published by the Federal Highway Administration.



Mr. Jon Luria, President
QUAKER COMMONS RESIDENTIAL DEVELOPMENT
Memorandum - June 10, 2003
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SUMMARY AND CONCLUSION

In summary, this evaluation has noted that the development plan proposes no physical changes to the existing access situation. Furthermore, there is no statistical evidence of safety deficiency. The proposed use is also perhaps the least "intense" in terms of its potential traffic generation; and is most appropriate in terms of the demographics of the future users of the site. The adjacent free-flow right-turn lane presents an "open" and relatively "inviting" environment due to lack of signage and pavement markings. This is contributing the moderately high speeds prevailing at this location. The situation therefore appears to be quite susceptible to being "tamed" through the five (5) TRAFFIC CALMING measures that have been recommended above. Even so, it is noted that these measures are presented as a "menu", and should not be considered as exhausting the options that could be available. *We therefore find that they present a sound basis for proceeding with discussions with the City's planning and engineering staff, as part of the application review process.*

We trust that the above satisfies your current requirements. Please let us know if we can assist further as you move forward with this matter. Thank you.

ORG/pl

Attachments: As Noted

44-63-108

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O.R GEORGE & ASSOCIATES, INC.
Traffic Engineers - Transportation Planners

Speed Survey

Street : N. Quaker Lane, Duke St
 Capture Zone : Residential

Counted By: ORGA-SK
 Posted Speed Limit : 35 MPH
 Types of Vehicles : All Vehicles
 Weather Conditions : Warm/Cloudy/Dry

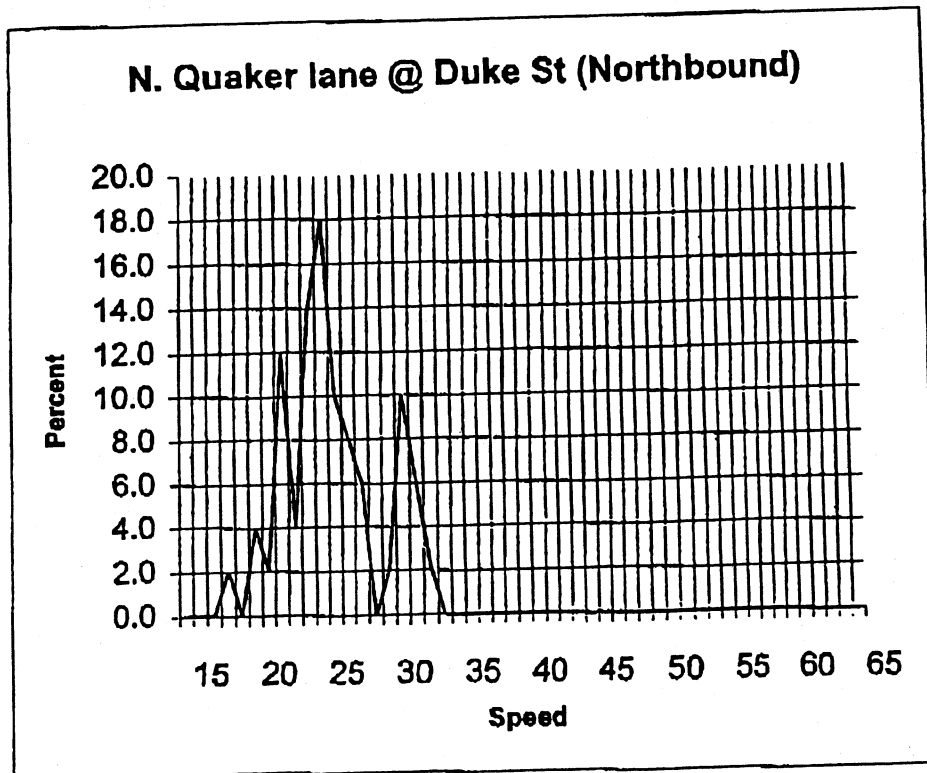
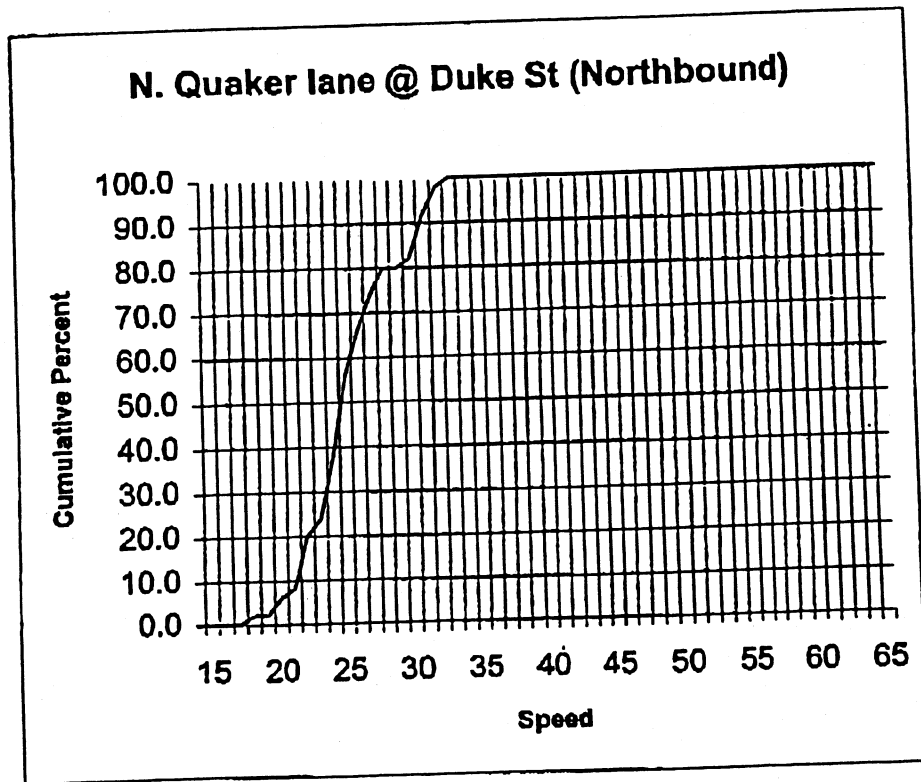
Date : 5/19/03
 Day : Monday
 Time Range : 4:30 Through 3:30 PM
 Direction : Northbound

Lowest Recorded Speed :	18	15th Percentile :	21
Highest Recorded Speed :	33	50th Percentile :	24
Average Speed :	26	85th Percentile :	30
Vehicles Observed :	100	95th Percentile :	31

10 MPH Pace Speed : 22 Through 31
 Percent In Pace Speed : 84.0
 Percent Under Pace Speed : 8.0
 Percent Over Pace Speed : 8.0

SPEED	COUNT	PERCENT	CUM.%	SPEED	COUNT	PERCENT	CUM.%
15	0	0.0	0.0	41	0	0.0	100.0
16	0	0.0	0.0	42	0	0.0	100.0
17	0	0.0	0.0	43	0	0.0	100.0
18	2	2.0	2.0	44	0	0.0	100.0
19	0	0.0	2.0	45	0	0.0	100.0
20	4	4.0	6.0	46	0	0.0	100.0
21	2	2.0	8.0	47	0	0.0	100.0
22	12	12.0	20.0	48	0	0.0	100.0
23	4	4.0	24.0	49	0	0.0	100.0
24	14	14.0	38.0	50	0	0.0	100.0
25	18	18.0	56.0	51	0	0.0	100.0
26	10	10.0	66.0	52	0	0.0	100.0
27	8	8.0	74.0	53	0	0.0	100.0
28	6	6.0	80.0	54	0	0.0	100.0
29	0	0.0	80.0	55	0	0.0	100.0
30	2	2.0	82.0	56	0	0.0	100.0
31	10	10.0	92.0	57	0	0.0	100.0
32	6	6.0	98.0	58	0	0.0	100.0
33	2	2.0	100.0	59	0	0.0	100.0
34	0	0.0	100.0	60	0	0.0	100.0
35	0	0.0	100.0	61	0	0.0	100.0
36	0	0.0	100.0	62	0	0.0	100.0
37	0	0.0	100.0	63	0	0.0	100.0
38	0	0.0	100.0	64	0	0.0	100.0
39	0	0.0	100.0	65	0	0.0	100.0
40	0	0.0	100.0				

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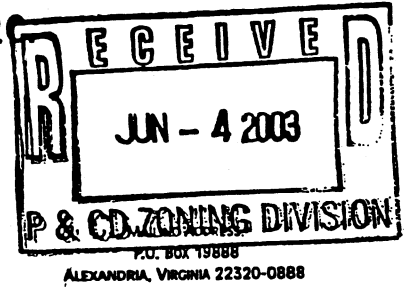


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LAND, CLARK, CARROLL, MENDELSON & BLAIR, P.

Attorneys & Counsellors at Law

524 KING STREET
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DUNCAN W. BLAIR

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June 4, 2003

*TSP 2002-0032
REZ 2002-0004*

Jacqueline Henderson
City Clerk and Clerk of the City Council
City Hall
Alexandria, Virginia 22314

**In Re: Development Site Plan #2002-0032
Duke Street and North Quaker Lane
Tax Map 061.00 04 11, 12, 13
Docket Item 18B, Planning Commission Public Hearing June 3, 2003**

Dear Ms. Henderson:

I am writing on behalf of our client John D. Luria of Jade Development Group to appeal, pursuant to the provisions of Section 11-409(A) of the Code of the City of Alexandria Zoning Ordinance, 1992, as amended (the "Ordinance"), the June 3, 2003 decision of the Alexandria Planning Commission denying approval of the above reference Development Site Plan. At the conclusion of last night's public hearing the Planning Commission adopted the motion denying the application but did not state its reasons for denial, as required under the terms of the Ordinance. The Preliminary Development Site Plan filed and reviewed by the City of Alexandria is in total conformance with the requirements of Section 11-400 *et seq.* of the Ordinance. The Staff Report, prepared for the Planning Commission Public Hearing, recommended approval and stated the proposed project complied with the requirements of the Ordinance for the approval of site plans.

Given the fact that the Planning Commission Public Hearing occurred only last night, the applicant has yet to receive a written statement of the reasons for the Planning Commission's denial of the application, nor has he received two copies of the site plan returned to him with the date of the approval or disapproval noted thereon, as required by the Ordinance. I am confident that these requirements will be satisfied in advance of the City Council Public Hearing. We reserve, however, the right to supplement this letter with additional basis for appeal once the reasoning of the Planning Commission is available.

On behalf of our client we respectfully request that this item be scheduled for the June 14, 2003 City Council Public Hearing. This item is a companion items with the

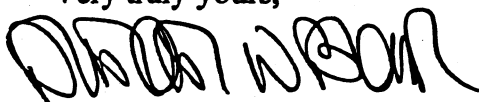
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Jacqueline Henderson
City Clerk and Clerk of the City Council
June 4, 2003
Page -2-

Rezoning #2002-004, which was also denied by the Planning Commission and will be heard by the City Council on June 14, 2003. The rezoning approval requests the removal of a 1981 proffer condition to the existing zoning of the property which restricts the use and development of the site as a commercial office building. The requested amendment is to substitute the residential plan of development as designed in the denied Development Site Plan as a proffer amendment.

If you have any questions or require further information regarding this matter, please do not hesitate to call.

Very truly yours,



Duncan W. Blair

cc: John Luria
Dave Webster
Paul Wilder
Eileen Fogarty

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48 67

LAND, CLARK, CARROLL, MENDELSON & BLAIR, P.C.

Attorneys & Counsellors at Law

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MAILING ADDRESS:
P.O. Box 19888
ALEXANDRIA, VIRGINIA 22320-0888

May 20, 2003

Mr. Eric Wagner, Chairman
Members of the Alexandria Planning Commission
City of Alexandria
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

In re: 11 N. Quaker Lane - Quaker View

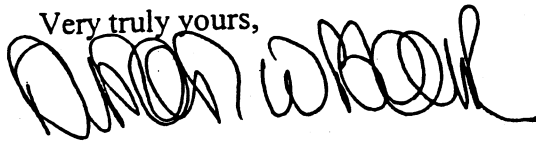
Dear Chairman Wagner and Members of the Commission:

I am writing on behalf of our client Jon D. Luria, Jade Development Company, to make the following written proffer in connection with the rezoning of the above referenced property filed as REZ # 2002-0004. The following condition is proffered by the applicant:

"The use and development of the property shall be in accordance with Development Site Plan #2002-0032 as approved by the Alexandria Planning Commission and in compliance with the conditions of the approvals and all applicable code requirements."

If you have any questions, please do not hesitate to call.

Very truly yours,



Duncan W. Blair

cc: Jon Luria
David Webster
Paul Wilder
Eileen Fogarty
Brian Davis

2746-18
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<SHAssociation@aol.com>

05/22/2003 04:55 PM

To: <lori.godwin@ci.alexandria.va.us>,
<beverly.jett@ci.alexandria.va.us>,
<sandy.murphy@ci.alexandria.va.us>,
<barbara.ross@ci.alexandria.va.us>,
<james.Bartlett@ci.alexandria.va.us>,
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<council-woodson@home.com>, <ludwig@gainwithgaines.com>,
<andrew@andrewhmacdonald.com>, <Rob@Krupicka.com>,
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cc: <gofjohn@comcast.net>, <cdablard@yahoo.com>,
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<jvfischer@comcast.net>, <jfischer@fiberlessnet.com>,
<SPutzu@aol.com>, <DRFGator@aol.com>,
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<Mccarthy3912@aol.com>, <bruce_e._mccarthy@hud.gov>,
<MMM@episcopalhighschool.org>, <LYLPAT@aol.com>,
<lfv@episcopalhighschool.org>, <jack.sullivan9@verizon.net>,
<putzufa@navsea.navy.mil>, <bmarlee@yahoo.com>

Subject: Rezoning Development Site Plan Amendments for Quaker Commons (DSP #2002-0032 at

May 22, 2003

VIA ELECTRONIC MAIL
mayoralx@aol.com

Mayor Karry Donley
and Members of the City Council of Alexandria, Virginia
City Hall
301 King Street
Alexandria, Virginia 22314

and

Mr. Eric R. Wagner
Chairman, Alexandria Planning Commission
City Hall
301 King Street
Alexandria, VA 22314

Re: Rezoning Development Site Plan Amendments for Quaker Commons (DSP #2002-0032 at 11-21
North Quaker Lane and Rezoning Case #REZ-20002-004)

Dear Mayor Donley, Members of Council, Chairman Wagner and Members of the Planning Commission:

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At its meeting on May 13, 2003, the Board of Directors of Seminary Hill Association, Inc. ("SHA") unanimously reconfirmed its previous opposition to the above-referenced applications as the same have now been amended. SHA opposes these applications as amended for the following reasons:

1. History: The subject property was rezoned from the R-8 to the C-0 Commercial Office District with a particular specified and proffered office building in 1981 over the opposition of SHA. At that time, SHA expressed its concern and objection to the increased traffic entering North Quaker Lane at a very dangerous point with poor visibility. Traffic from one single-family residence with care could perhaps enter and exit this property which has only one entrance and exit but the increased traffic from an office building and, indeed, from eight (8) townhouse residences cannot be so safely accommodated. SHA made clear that increased density from the subject property could only be accommodated through provision of access to the east through the adjacent property of the Quaker Professional Condominium. Despite SHA's opposition, the rezoning from R-8 to C-0 Commercial with specified proffers was granted. Those proffers included provisions for discouraging uniform arrival and departure time for single-tenant employees. The property has not developed over the last 22 years, indicating the validity of SHA's objections at that time.
2. The increase in the permitted use of the subject property from one single-family dwelling unit to eight (8) townhouse units put the occupants of eight (8) residents and the traveling public on Quaker Lane at risk. The limited sight distance at the proposed private street entrance, which is to be right turn-in and right turn-out only, will subject all those utilizing that entrance and those traveling on Quaker Lane to an unacceptable hazard. Residents or other persons exiting the subject property have to turn right on North Quaker Lane. They will not be permitted to turn left. All those persons from the subject property attempting to reach Duke Street, particularly those traveling in an east-bound direction, will have to proceed northward on Quaker Lane and make a u-turn at Coventry Lane or Trinity Drive in order to retrace their steps to Duke Street. The sight distance at Coventry and Trinity do not lend themselves to u-turns or side-street turns and reversals. The proposed signs warning the residents of the subject property will do little good to prevent collisions between traffic turning right from Duke Street and heading northward on Quaker Lane and the traffic entering or exiting the subject property. Traffic turning east-bound on Duke Street and turning left on Quaker Lane to enter the subject property will conflict with right-turn traffic proceeding northward on Quaker Lane. To grant this application would be unconscionable because of the personal injury and property damage to the occupants and to the traveling public that will inevitably follow.
3. The projected increased intensity of development adjacent to the Church will be incompatible with the existing Church use. The driveways of the two properties are close to each other and traffic utilizing them will conflict.

SHA recommends that the Planning Commission recommend, and Council on its own motion act to rezone the subject property back to the R-8 District. Such action would be consistent with the neighborhood's zoning pattern. The subject property is surrounded on both the north and the east by R-8 zoned land. A strip of the Quaker Professional Condominium property on the east is zoned R-8 as well as the adjacent church property to the north.

Representatives of SHA will appear before the Planning Commission and Council at the public hearings in opposition to these applications to supplement the foregoing discussion.

Very truly yours,

Frank Putzu
1423 Juliana Place
Alexandria, VA 22304
President, SEMINARY HILL ASSOCIATION, INC.

cc: Members of Council
Ms. Eilene Fogarty, Planning Director
Mr. Brian Davis, Alexandria Planning Staff, briandavis@ci.alexandria.va.us
Duncan Blair, Attorney for the Applicant

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Members of the Planning Commission
The Reverend Howard W. Miller, Pastor, The New Apostolic Church of North America, Inc., 7639
Kingsbury Road, Alexandria, VA 22314

Source: Cindy Gurne, Communications Officer, Seminary Hill Association
Please notify us if you would like your name removed from our mailing list.
For additional information about SHA, and contact information for officers and area
representatives, visit: www.seminaryhillassn.org

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James M. Morris
and
Quaker Village Homeowners Association
99 Arell Court
Alexandria, VA 22304

May 20, 2003

Memorandum

To: Mayor Kerry J. Donley
City Council Members
City of Alexandria Planning Commission

Re: Proposed developments adjacent to Quaker Village

The members of the Quaker Village HOA board and the QVHOA homeowners are opposed to the following proposed developments:

A. Carr Homes LCC, 22 townhouses to be built on Duke Street, north side and just west of Arell Court, Alexandria

B. Townhouses, about 9, to be built at the northeast corner of Quaker Lane and Duke Street

1. The Quaker Village Homeowners Association had a meeting and all of the participants are opposed to multi-family unit development of both areas.
2. Current zoning for the property between Quaker Village and Duke St. is for single family, not multi-family units. Quaker Village residents purchased these homes with the understanding that they were backed against single-family properties. Any discussion regarding this kind of development lacks integrity based upon the zoning laws and demonstrates an arbitrary approach to city planning.
3. The city has not even begun to see the effects of the Patent Office and related area construction. We are already seeing the increased traffic on Duke/Quaker due to overflow traffic from neighboring streets and highways. It is completely irresponsible to even consider further development without witnessing the long-term effects of prior approved development.
4. The Duke Street/Quaker Lane intersection is one of the busiest intersections in the city. It is currently a traffic hazard area as it stands with cars illegally pulling into the intersection and blocking opposing traffic after the lights have changed. There has been no attempt by the city to correct this problem, and adding as many as sixty more cars (from the two proposed developments - assuming 30 homes total and 2 cars for each home) only adds to the current disaster.
5. Both developments have traffic control barriers noted in their plans. The Quaker/Duke

REZ 2002-0004
DSP 2002-0032
Quaker View
Docket Item # 18-A & 18-B

34 50 72

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corner development proposes a no left turn into or out of the development on Quaker Lane. The Duke St. development proposes a Y-shaped cement barrier that would only allow for a right turn and out of the development to keep the traffic flowing. There will be no left turns from or onto Duke St. No matter what is developed, drivers may disobey the driving barriers (like jumping them or exiting out the entrance lanes), or make inappropriate u-turns on Duke St. and Quaker Lane, and will therefore increase accidents and traffic confusion. In addition, traffic through Alexandria side streets will increase to cover the unconventional traffic barriers.

6. This proposed development further compromises the quality of life and the environmental quality of Alexandria. Any construction of townhouses on current vacant lands increases the heat index of the area. 25 town homes with a 20x35 foot footprint will cover 17,500 square feet of space and this doesn't include sidewalks, roads, or parking spaces. The current space is full of large, mature trees which, based upon the proposed plan and the City of Alexandria's prior approval track record, will be torn down. This will displace the wildlife, degrade the environmental balance and increase noise pollution.

7. It is time for the City of Alexandria to renew its vision for a livable city. The potential city revenue for these properties, in the context of already approved development for the rest of the city, cannot possibly outweigh the safety, environmental balance, and quality of life benefits retained by maintaining the current properties as they were originally zoned.

From:

Robert Page, President, QVHOA
Lee Ware, Secretary, QVHOA phone (703) 461-3693; LTWare@msn.com
Richard and Diane Kain (both former presidents, QVHOA)
Kathleen McBride

James H. Harris
69 Quaker Lane (Quaker Village)

35 51 38
43

56

11-11
10-18-03

RICHARD R. G. HOBSON
99 N. QUAKER LANE
ALEXANDRIA, VA 22304

October 16, 2003



BY HAND DELIVERY

The Mayor and the City Council of
The City of Alexandria, Virginia
And Members of the City Council
c/o Ms. Jackie Henderson
City Clerk and Clerk of Council
Room 2300 - City Hall
301 King Street
Alexandria, Virginia 22314

Re: Protest Petition pursuant to Section 9.13 of the Charter of the City of Alexandria to applications of Jade Development Group (John D. Luria) or any successor to such applicant, Rezoning Application No. 2002-0004, and Development Site Plan No. 2002-0032 or any amendment of said applications, scheduled for public hearing by the City Council on Saturday, October 18, 2003

Dear Mayor Euille and Members of the City Council:


On behalf of the Seminary Hills Association, Inc. and the landowners whose names are signed to the enclosed petitions, I hereby transmit in a timely fashion prior to noon on Friday, October 17, 2003, to the City Clerk and to you the petition as authorized in Section 9.13 of the Charter and Section 11-808 of the Zoning Ordinance for protest against the applications specified in said petition. On behalf of landowners whose names are signed to the enclosed petitions, I assert that the land so owned by them constitutes at least twenty percent (20%) of the land within 300 feet of the boundary of the land affected by the proposed changes as contained in the opposed applications.

I also enclose an affidavit of the Secretary of the Organization of the New Apostolic Church of North America, Inc., an Illinois corporation, one of the landowners.

I request that the Clerk date-stamp and return to the deliverer of this letter a copy thereof to document its timely delivery.

I intend to be present at the public hearing on October 18, 2003 and will be glad to respond to any questions you have about the enclosures.

Sincerely,


Richard R. G. Hobson

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RRGH/gpa

Enclosures

Cc: Richard Kane
Diane Kane
Robert Coulter
Frank Putzu
Cynthia Gurne
The Reverend Howard Miller

\\REA\169604.1

LANDOWNER PROTEST PETITION

TO: THE MAYOR AND MEMBERS OF THE CITY COUNCIL OF THE CITY OF ALEXANDRIA,
VIRGINIA, c/o THE CLERK OF THE COUNCIL, CITY HALL, ALEXANDRIA, VIRGINIA

In accordance with the provisions of Section 9.13 of the Charter of the City of Alexandria, and of Section 11-808 of the Zoning Ordinance of that city, the undersigned landowners ^{do} hereby protest against an application for a REZ motion to amend the boundaries of the zone, to change the zone or to amend the terms of any adopted conditional zoning proffer under rezoning application of Jade Development Group (John D. Luria) or any successor to such applicant in rezoning application No. 2002-0004 and development site plan amendment No. 2002-0032 or any amendment to a more restricted or less restrictive use or other amendment of said applications. The undersigned landowners ^{is an} ~~are~~ owners of land within 300 feet of the boundary of the land affected by such proposed changes. REZ

OWNER:

Richard C. Freund (SEAL)
(signature of owner)
Richard C. Freund, Co-Trustee

RICHARD C. FREUND
Owner, Richard C. Freund
Co-Trustee of the National
Organization of the New
Apostolic Church Of
North America, Inc.

21 N. QUAKER LN.
Street address of land

10/15/03
Date
signed

61.01-4-9-10
Tax Map number
Of parcel owned

STATE (or territory or district) of NEW YORK
County (or corporation) of NASSAU, to-wit

I, DENISE R. SCHMIDT, a NOTARY PUBLIC (here insert the official title of the person certifying the acknowledgement) in and for the State (or territory or district) and county (or corporation) aforesaid, do certify that Richard C. Freund, Co-Trustee, whose name (or names) is (or are) signed to the writing above, bearing date on the 15th day of OCTOBER, has (or have) acknowledged the same before me in my county (or corporation) aforesaid. Given under my hand this 15th day of OCTOBER 2003.

Denise R. Schmidt
Notary Public

My Commission Expires: JULY 26, 2005

[SEAL]

DENISE R. SCHMIDT
NOTARY PUBLIC, State of New York
No. 01SC5015523
Qualified in Nassau County
Commission Expires July 26th, 2005

\\REA\165071.1

79 82

LANDOWNER PROTEST PETITION

TO: THE MAYOR AND MEMBERS OF THE CITY COUNCIL OF THE CITY OF ALEXANDRIA,
VIRGINIA, c/o THE CLERK OF THE COUNCIL, CITY HALL, ALEXANDRIA, VIRGINIA

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~~OWNER:~~ (Eg)

OWNER:

(signature of owner)

Ewald N. Gorenflo, Co-Trustee

(SEAL)

EWALD N. GORENFLO

Owner, Ewald N. Gorenflo
Co-Trustee of the National
Organization of the New
Apostolic Church Of
North America, Inc.

21 N. QUAKER LN.

Street address of land

10/15/03

Date
signed

61.01-4-9.10

Tax Map number
Of parcel owned

STATE (or territory or district) of NEW YORK
County (or corporation) of NASSAU, to-wit

I, DENISE R. SCHMIDT, a NOTARY PUBLIC (here insert the official title of the person certifying the acknowledgement) in and for the State (or territory or district) and county (or corporation) aforesaid, do certify that Ewald N. Gorenflo, Co-Trustee, whose name (or names) is (or are) signed to the writing above, bearing date on the 15th day of OCTOBER, has (or have) acknowledged the same before me in my county (or corporation) aforesaid. Given under my hand this 15th day of OCTOBER 2003.

Denise R. Schmidt
Notary Public

My Commission Expires: JULY 26, 2005

[SEAL]

\\REA\166593.1

DENISE R. SCHMIDT
NOTARY PUBLIC, State of New York
No. 01303013003
Qualified in Nassau County
Commission Expires July 26th, 2005

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LANDOWNER PROTEST PETITION

TO: THE MAYOR AND MEMBERS OF THE CITY COUNCIL OF THE CITY OF ALEXANDRIA,
VIRGINIA, c/o THE CLERK OF THE COUNCIL, CITY HALL, ALEXANDRIA, VIRGINIA

In accordance with the provisions of Section 9.13 of the Charter of the City of Alexandria, and of Section 11-808 of the Zoning Ordinance of that city, the undersigned landowners do hereby protest against an application for a motion to amend the boundaries of the zone, to change the zone or to amend the terms of any adopted conditional zoning proffer under rezoning application of Jade Development Group (John D. Luria) or any successor to such applicant in rezoning application No. 2002-0004 and development site plan amendment No. 2002-0032 or any amendment to a more restricted or less restrictive use or other amendment of said applications. The undersigned landowners are owners of land within 300 feet of the boundary of the land affected by such proposed changes.

OWNERS:

<u>Richard R.G. Hobson</u> (SEAL) (signature of owner)	<u>RICHARD R.G. HOBSON</u> Printed Name of Owner	<u>99 N. QUAKER LANE</u> Street address of land owner	<u>10/13/03</u> Date signed
<u>Kathleen S. Hobson</u> (SEAL) (signature of owner)	<u>Kathleen S. Hobson</u> Printed Name of Owner	<u>61.01-04-06</u> Tax Map number of parcel owned	<u>10/13/03</u> Date signed
<u>[Signature]</u> (SEAL) (signature of owner)	<u>JERRY M. HOBSON</u> Printed Name of Owner	<u>61 N. QUAKER ST. 10-17-03</u> Street address of land owner	<u>[Signature]</u> Date signed
<u>[Signature]</u> (SEAL) (signature of owner)	<u>[Signature]</u> Printed Name of Owner	<u>61.01-04-07</u> Tax Map number of parcel owned	<u>[Signature]</u> Date signed
<u>Richard R.G. Hobson</u> (SEAL) (signature of owner)	<u>RICHARD R.G. HOBSON, TRUSTEE</u> Printed Name of Owner	<u>101 N. QUAKER LANE</u> Street address of land owner	<u>10/15/03</u> Date signed
<u>[Signature]</u> (SEAL) (signature of owner)	<u>[Signature]</u> Printed Name of Owner	<u>61.01-04-08</u> Tax Map number of parcel owned	<u>[Signature]</u> Date signed
<u>Richard R.G. Hobson</u> (SEAL) (signature of owner)	<u>RICHARD R.G. HOBSON</u> Printed Name of Owner	<u>3399 DUKES ST.</u> Street address of land owner	<u>10/14/03</u> Date signed
<u>Kathleen S. Hobson</u> (SEAL) (signature of owner)	<u>Kathleen S. Hobson</u> Printed Name of Owner	<u>61.01-4-15</u> Tax Map number of parcel owned	<u>10/16/03</u> Date signed

LANDOWNER PROTEST PETITION

TO: THE MAYOR AND MEMBERS OF THE CITY COUNCIL OF THE CITY OF ALEXANDRIA,
VIRGINIA, c/o THE CLERK OF THE COUNCIL, CITY HALL, ALEXANDRIA, VIRGINIA

In accordance with the provisions of Section 9.13 of the Charter of the City of Alexandria, and of Section 11-808 of the Zoning Ordinance of that city, the undersigned landowners do hereby protest against an application for a motion to amend the boundaries of the zone, to change the zone or to amend the terms of any adopted conditional zoning proffer under rezoning application of Jade Development Group (John D. Luria) or any successor to such applicant in rezoning application No. 2002-0004 and development site plan amendment No. 2002-0032 or any amendment to a more restricted or less restrictive use or other amendment of said applications. The undersigned landowners are owners of land within 300 feet of the boundary of the land affected by such proposed changes.

OWNERS:

Antonio Jimenez (SEAL)
(signature of owner)

ANTONIO JIMENEZ
Printed Name of Owner

28 ARELL CT
Street address of
land owner

9/3/03
Date
signed

____ (SEAL)
(signature of owner)

Printed Name of Owner

061.01.03.055
Tax Map number
of parcel owned

Date
signed

Kathleen McBride (SEAL)
(signature of owner)

Kathleen L. McBride
Printed Name of Owner

14 ARELL CT.
Street address of
land owner

9/3/03
Date
signed

____ (SEAL)
(signature of owner)

CLAUDE MAHIN
Printed Name of Owner

lot #48
Tax Map number
of parcel owned
061.01.03.048

Date
signed

C. Mahin (SEAL)
(signature of owner)

CLAUDE MAHIN
Printed Name of Owner

47 ARELL
Street address of
land owner

9-3-03
Date
signed

____ (SEAL)
(signature of owner)

Printed Name of Owner

061.01.03.036
Tax Map number
of parcel owned

Date
signed

Maryam Salim (SEAL)
(signature of owner)

Maryam Salim
Printed Name of Owner

17 ARELL
Street address of
land owner

9/27/03
Date
signed

____ (SEAL)
(signature of owner)

Printed Name of Owner

061.01.03.024
Tax Map number
of parcel owned

Date
signed

LANDOWNER PROTEST PETITION

TO: THE MAYOR AND MEMBERS OF THE CITY COUNCIL OF THE CITY OF ALEXANDRIA,
VIRGINIA, c/o THE CLERK OF THE COUNCIL, CITY HALL, ALEXANDRIA, VIRGINIA

In accordance with the provisions of Section 9.13 of the Charter of the City of Alexandria, and of Section 11-808 of the Zoning Ordinance of that city, the undersigned landowners do hereby protest against an application for a motion to amend the boundaries of the zone, to change the zone or to amend the terms of any adopted conditional zoning proffer under rezoning application of Jade Development Group (John D. Luria) or any successor to such applicant in rezoning application No. 2002-0004 and development site plan amendment No. 2002-0032 or any amendment to a more restricted or less restrictive use or other amendment of said applications. The undersigned landowners are owners of land within 300 feet of the boundary of the land affected by such proposed changes.

OWNERS:

Quaker Village Homeowners Association

By Lee Ware (SEAL) LEE WARE, SECRETARY 10/15/03
(signature of owner) Printed Name of Owner Street address of land owner Date signed

/ (SEAL) / 61.01
(signature of owner) Printed Name of Owner Tax Map number of parcel owned Date signed

____ (SEAL) _____
(signature of owner) Printed Name of Owner Street address of land owner Date signed

____ (SEAL) _____
(signature of owner) Printed Name of Owner Tax Map number of parcel owned Date signed

____ (SEAL) _____
(signature of owner) Printed Name of Owner Street address of land owner Date signed

____ (SEAL) _____
(signature of owner) Printed Name of Owner Tax Map number of parcel owned Date signed

____ (SEAL) _____
(signature of owner) Printed Name of Owner Street address of land owner Date signed

____ (SEAL) _____
(signature of owner) Printed Name of Owner Tax Map number of parcel owned Date signed

LANDOWNER PROTEST PETITION

**TO: THE MAYOR AND MEMBERS OF THE CITY COUNCIL OF THE CITY OF ALEXANDRIA,
VIRGINIA, c/o THE CLERK OF THE COUNCIL, CITY HALL, ALEXANDRIA, VIRGINIA**

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OWNERS:

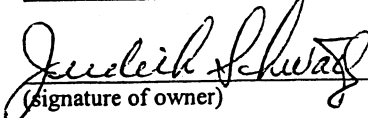
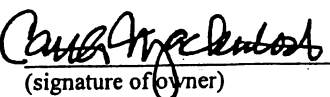
<u>MORTEZA ELYADERANI</u> (signature of owner)	(SEAL)	<u>MORTEZA ELYADERANI 1 ARELL CT.</u> Printed Name of Owner	<u>9/16/03</u> Street address of land owner	<u>9/16/03</u> Date signed
<u>M. El</u> (signature of owner)	(SEAL)	<u>MARIAM ELYADERANI</u> Printed Name of Owner	<u>061-01-03</u> Tax Map number of parcel owned	<u>9/16/03</u> Date signed
<u>Jack Hinden</u> (signature of owner)	(SEAL)	<u>Jack Hinden</u> Printed Name of Owner	<u>21 Arell Ct.</u> Street address of land owner	<u>9-19-03</u> Date signed
<u>Kevin</u> (signature of owner)	(SEAL)	<u>KARIM KING</u> Printed Name of Owner	<u>21 Arell Ct.</u> Tax Map number of parcel owned	<u>9/25/03</u> Date signed
			<u>061.01.03.026</u>	
<u>Richard Mierzejewski</u> (signature of owner)	(SEAL)	<u>Richard Mierzejewski</u> Printed Name of Owner	<u>77 Arell Ct.</u> Street address of land owner	<u>9-25-03</u> Date signed
	(SEAL)		<u>061-01.03-011</u> Tax Map number of parcel owned	<u>9-25-03</u> Date signed
	(SEAL)			
	(SEAL)			
	(SEAL)			

LANDOWNER PROTEST PETITION

TO: THE MAYOR AND MEMBERS OF THE CITY COUNCIL OF THE CITY OF ALEXANDRIA,
VIRGINIA, c/o THE CLERK OF THE COUNCIL, CITY HALL, ALEXANDRIA, VIRGINIA

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OWNERS:

 (signature of owner)	(SEAL)	Henry Senkiewicz	20 Arrell Court	26 Aug 03
		Printed Name of Owner	Street address of land owner	Date signed
	(SEAL)		061.01.03.051	
		Printed Name of Owner	Tax Map number of parcel owned	Date signed
 (signature of owner)	(SEAL)	NORMAN KLINE	2 Arrell Ct.	8-26-03
		Printed Name of Owner	Street address of land owner	Date signed
	(SEAL)		061.01.03.042	
		Printed Name of Owner	Tax Map number of parcel owned	Date signed
 (signature of owner)	(SEAL)	Judith Schwartz	24 Arrell Ct	Oct 5/03
		Printed Name of Owner	Street address of land owner	Date signed
 (signature of owner)	(SEAL)	Caitlin Mackinbe	16 Arrell Ct.	10/5/03
		Printed Name of Owner	Tax Map number of parcel owned	Date signed
			061.01.03.049	
	(SEAL)			
		Printed Name of Owner	Street address of land owner	Date signed
	(SEAL)			
		Printed Name of Owner	Tax Map number of parcel owned	Date signed

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LANDOWNER PROTEST PETITION

TO: THE MAYOR AND MEMBERS OF THE CITY COUNCIL OF THE CITY OF ALEXANDRIA,
VIRGINIA, c/o THE CLERK OF THE COUNCIL, CITY HALL, ALEXANDRIA, VIRGINIA

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OWNERS:

Jeffrey T. Bandy (SEAL)
(signature of owner)

JEFFREY T. BANDY
Printed Name of Owner

10 ARELL CT
Street address of
land owner

8/26/03
Date
signed

Ellen L. Bandy (SEAL)
(signature of owner)

ELLEN L. BANDY
Printed Name of Owner

061.01.03.046
Tax Map number
of parcel owned

Date
signed

Laurie J. Kerek (SEAL)
(signature of owner)

Laurie J. Kerek
Printed Name of Owner

18 ARELL CT.
Street address of
land owner

8/26/03
Date
signed

(signature of owner) (SEAL)

Printed Name of Owner

061.01.03.050
Tax Map number
of parcel owned

Date
signed

Ronald J. Fike (SEAL)
(signature of owner)

Ronald J. Fike
Printed Name of Owner

8 Arell Court
Street address of
land owner

8/26/03
Date
signed

Margaret A. Hogue (SEAL)
(signature of owner)

Margaret A. Hogue
Printed Name of Owner

061.01.03.045
Tax Map number
of parcel owned

8/26/03
Date
signed

(signature of owner) (SEAL)

Printed Name of Owner

Street address of
land owner

Date
signed

(signature of owner) (SEAL)

Printed Name of Owner

Tax Map number
of parcel owned

Date
signed

LANDOWNER PROTEST PETITION

TO: THE MAYOR AND MEMBERS OF THE CITY COUNCIL OF THE CITY OF ALEXANDRIA,
VIRGINIA, c/o THE CLERK OF THE COUNCIL, CITY HALL, ALEXANDRIA, VIRGINIA

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OWNERS:

<u>Francisca Page</u> (SEAL) (signature of owner)	<u>FRANCISCA PAGE</u> Printed Name of Owner	<u>St. Address 4 Arell Court</u> <u>4109 N Garland St</u> <u>Alexandria</u> Street address of land owner	<u>9/19/03</u> Date signed
<u>Louis V. Page</u> (SEAL) (signature of owner)	<u>LOUIS V. PAGE</u> Printed Name of Owner	<u>061.01.03.043</u> Tax Map number of parcel owned	<u>9/19/03</u> Date signed
<u>Jill M. Page</u> (SEAL) (signature of owner)	<u>Jill Page</u> Printed Name of Owner	<u>26 Arell Ct</u> Street address of land owner	<u>9/30/03</u> Date signed
<u>Robert Page</u> (SEAL) (signature of owner)	<u>Robert Page</u> Printed Name of Owner	<u>26 Arell Ct</u> Tax Map number of parcel owned	<u>9/30/03</u> Date signed

____ (SEAL) (signature of owner)	____ Printed Name of Owner	____ Street address of land owner	____ Date signed
____ (SEAL) (signature of owner)	____ Printed Name of Owner	____ Tax Map number of parcel owned	____ Date signed
____ (SEAL) (signature of owner)	____ Printed Name of Owner	____ Street address of land owner	____ Date signed
____ (SEAL) (signature of owner)	____ Printed Name of Owner	____ Tax Map number of parcel owned	____ Date signed

LANDOWNER PROTEST PETITION

TO: THE MAYOR AND MEMBERS OF THE CITY COUNCIL OF THE CITY OF ALEXANDRIA,
VIRGINIA, c/o THE CLERK OF THE COUNCIL, CITY HALL, ALEXANDRIA, VIRGINIA

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OWNERS:

<u><i>Jack Humphrey</i></u> (SEAL)	<u>JACK HUMPHREY</u>	<u>9 ARLINGTON</u>	<u>9/11/03</u>
(signature of owner)	Printed Name of Owner	Street address of land owner	Date signed
_____ (SEAL)	_____	<u>061.01.03.05</u>	_____
(signature of owner)	Printed Name of Owner	Tax Map number of parcel owned	Date signed
<u><i>Patricio Recalde</i></u> (SEAL)	<u>PATRICIO RECALDE</u>	<u>116 ARLINGTON</u>	<u>9/28/03</u>
(signature of owner)	Printed Name of Owner	Street address of land owner	Date signed
_____ (SEAL)	_____	<u>061.01.03.044</u>	_____
(signature of owner)	Printed Name of Owner	Tax Map number of parcel owned	Date signed
<u><i>Janet E. Gitterman</i></u> (SEAL)	<u>Janet E. Gitterman</u>	<u>11 ARLINGTON</u>	<u>9/27/03</u>
(signature of owner)	Printed Name of Owner	Street address of land owner	Date signed
_____ (SEAL)	_____	<u>061.01.03.06</u>	_____
(signature of owner)	Printed Name of Owner	Tax Map number of parcel owned	Date signed
_____ (SEAL)	_____	_____	_____
(signature of owner)	Printed Name of Owner	Street address of land owner	Date signed
_____ (SEAL)	_____	_____	_____
(signature of owner)	Printed Name of Owner	Tax Map number of parcel owned	Date signed

LANDOWNER PROTEST PETITION

TO: THE MAYOR AND MEMBERS OF THE CITY COUNCIL OF THE CITY OF ALEXANDRIA, VIRGINIA, c/o THE CLERK OF THE COUNCIL, CITY HALL, ALEXANDRIA, VIRGINIA

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OWNERS:

<u>Betty E. Petrilli</u> (SEAL) (signature of owner)	<u>Betty E. Petrilli</u> Printed Name of Owner	<u>13 Ansel Ct</u> Street address of land owner	<u>10-15-03</u> Date signed
<u>[Signature]</u> (SEAL) (signature of owner)	<u>WILET. WEITELANG SPRELL</u> Printed Name of Owner	<u>CT.</u> Tax Map number of parcel owned	<u>10/15/03.</u> Date signed
<u>Amy Barrington</u> (SEAL) (signature of owner)	<u>Amy Barrington</u> Printed Name of Owner	<u>200 N. La Quaker</u> Street address of land owner	<u>10/15/03</u> Date signed
<u>[Signature]</u> (SEAL) (signature of owner)	<u>Brian R. Miller</u> Printed Name of Owner	<u>61.01-1-11</u> Tax Map number of parcel owned	<u>10/15/03</u> Date signed

____ (SEAL) (signature of owner)	____ Printed Name of Owner	____ Street address of land owner	____ Date signed
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____ (SEAL) (signature of owner)	____ Printed Name of Owner	____ Tax Map number of parcel owned	____ Date signed
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____ (SEAL) (signature of owner)	____ Printed Name of Owner	____ Street address of land owner	____ Date signed
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____ (SEAL) (signature of owner)	____ Printed Name of Owner	____ Tax Map number of parcel owned	____ Date signed
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LANDOWNER PROTEST PETITION

TO: THE MAYOR AND MEMBERS OF THE CITY COUNCIL OF THE CITY OF ALEXANDRIA,
VIRGINIA, c/o THE CLERK OF THE COUNCIL, CITY HALL, ALEXANDRIA, VIRGINIA

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OWNERS:

Mrs. Crystal P. Williams (SEAL)
(signature of owner)

Crystal P. Williams 73 Acell
Printed Name of Owner Street address of
land owner

10.15.03
Date
signed

[Signature] (SEAL)
(signature of owner)

Michael K. Williams 73 Acell Ct
Printed Name of Owner Tax Map number
of parcel owned Alex Va.
061.01.03, 013

10.15.03
Date
signed

____ (SEAL)
(signature of owner)

Printed Name of Owner

Street address of
land owner

Date
signed

____ (SEAL)
(signature of owner)

Printed Name of Owner

Tax Map number
of parcel owned

Date
signed

____ (SEAL)
(signature of owner)

Printed Name of Owner

Street address of
land owner

Date
signed

____ (SEAL)
(signature of owner)

Printed Name of Owner

Tax Map number
of parcel owned

Date
signed

____ (SEAL)
(signature of owner)

Printed Name of Owner

Street address of
land owner

Date
signed

____ (SEAL)
(signature of owner)

Printed Name of Owner

Tax Map number
of parcel owned


Date
signed

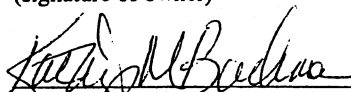
LANDOWNER PROTEST PETITION

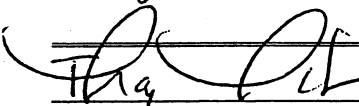
TO: THE MAYOR AND MEMBERS OF THE CITY COUNCIL OF THE CITY OF ALEXANDRIA,
VIRGINIA, c/o THE CLERK OF THE COUNCIL, CITY HALL, ALEXANDRIA, VIRGINIA

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OWNERS:

<u></u> (SEAL)	THOMAS F. HOOTS	31 ARELL CT	9/19/03
(signature of owner)	Printed Name of Owner	Street address of land owner	Date signed

<u></u> (SEAL)	KATHRYN M. BACHMAN	061.01.03.031	9-19-03
(signature of owner)	Printed Name of Owner	Tax Map number of parcel owned	Date signed

<u></u> (SEAL)	Teresa Toth	27 ARELL CT	10/15/03
(signature of owner)	Printed Name of Owner	Street address of land owner	Date signed

_____ (SEAL)	_____	061.01.03.029	_____
(signature of owner)	Printed Name of Owner	Tax Map number of parcel owned	Date signed

_____ (SEAL)	_____	_____	_____
(signature of owner)	Printed Name of Owner	Street address of land owner	Date signed

_____ (SEAL)	_____	_____	_____
(signature of owner)	Printed Name of Owner	Tax Map number of parcel owned	Date signed

_____ (SEAL)	_____	_____	_____
(signature of owner)	Printed Name of Owner	Street address of land owner	Date signed

_____ (SEAL)	_____	_____	_____
(signature of owner)	Printed Name of Owner	Tax Map number of parcel owned	Date signed

LANDOWNER PROTEST PETITION

TO: THE MAYOR AND MEMBERS OF THE CITY COUNCIL OF THE CITY OF ALEXANDRIA,
VIRGINIA, c/o THE CLERK OF THE COUNCIL, CITY HALL, ALEXANDRIA, VIRGINIA

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OWNERS:

Victor I. Culver (SEAL)
(signature of owner)

Victor I Culver
Printed Name of Owner
35 Arell Ct
Street address of
land owner

8/31/03
Date
signed

Johanna M. Culver (SEAL)
(signature of owner)

Johanna M. Culver
Printed Name of Owner
061.01.03.033
Tax Map number
of parcel owned

8/31/03
Date
signed

Franklin P. Dixon (SEAL)
(signature of owner)

Franklin P. Dixon
Printed Name of Owner
37 Arell Ct.
Street address of
land owner

8/31/03
Date
signed

Rhea R. Dixon (SEAL)
(signature of owner)

RHEA R. DIXON
Printed Name of Owner
061.01.03.041
Tax Map number
of parcel owned

8/31/03
Date
signed

Rebecca Y. Grda (SEAL)
(signature of owner)

Rebecca Y Grda
Printed Name of Owner
41 ARELL CT.
Street address of
land owner

9/1/03
Date
signed

(signature of owner) (SEAL)

Printed Name of Owner
061.01.03.039
Tax Map number
of parcel owned

Date
signed

Helen R. Holloway (SEAL)
(signature of owner)

HELEN HOLLOWAY
Printed Name of Owner
43 ARELL CT.
Street address of
land owner

9/1/03
Date
signed

(signature of owner) (SEAL)

Printed Name of Owner
061.01.03.038
Tax Map number
of parcel owned

Date
signed

LANDOWNER PROTEST PETITION

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OWNERS:

W. James Giddis (SEAL)
(signature of owner)

W. JAMES GIDDIS 45 ARELL CT.
Printed Name of Owner Street address of
land owner

9/1/03
Date
signed

Pat Schwab (SEAL)
(signature of owner)

PAT SCHWAB - Giddis 45 Arell Ct.
Printed Name of Owner Tax Map number
of parcel owned
061.01.03.037

9/23/03
Date
signed

[Signature] (SEAL)
(signature of owner)

Robert L. Holmes 23 Arell Ct.
Printed Name of Owner Street address of
land owner

9/8/03
Date
signed

A. Bjelland (SEAL)
(signature of owner)

K. Bjelland 23 Arell Ct.
Printed Name of Owner Tax Map number
of parcel owned
061.01.03.027

9/19/03
Date
signed

[Signature] (SEAL)
(signature of owner)

Carl H. Dyer 51 Arell Ct.
Printed Name of Owner Street address of
land owner

9/8/03
Date
signed

[Signature] (SEAL)
(signature of owner)

[Signature] Printed Name of Owner Tax Map number
of parcel owned
061.01.03.034

9/8/03
Date
signed

Suzanne Scoville (SEAL)
(signature of owner)

SUZANNE SCOVILLE 59 Arell Court
Printed Name of Owner Street address of
land owner

9/19/03
Date
signed

[Signature] (SEAL)
(signature of owner)

[Signature] Printed Name of Owner Tax Map number
of parcel owned
061.01.03.020

9/19/03
Date
signed

LANDOWNER PROTEST PETITION

TO: THE MAYOR AND MEMBERS OF THE CITY COUNCIL OF THE CITY OF ALEXANDRIA,
VIRGINIA, c/o THE CLERK OF THE COUNCIL, CITY HALL, ALEXANDRIA, VIRGINIA

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OWNERS:

<u>James M. Morris</u> (SEAL) (signature of owner)	<u>JAMES M. MORRIS</u> Printed Name of Owner	<u>69 ARELL CT.</u> Street address of land owner	<u>8/26/03</u> Date signed
_____ (signature of owner)	_____ Printed Name of Owner	<u>061.01.03.015</u> Tax Map number of parcel owned	_____ Date signed
<u>Joan C. Higgins</u> (SEAL) (signature of owner)	<u>JOAN C. HIGGINS</u> Printed Name of Owner	<u>71 ARELL CT</u> Street address of land owner	<u>8/26/03</u> Date signed
<u>(only owner)</u> (SEAL) (signature of owner)	_____ Printed Name of Owner	<u>061.01.03.014</u> Tax Map number of parcel owned	_____ Date signed
<u>Donna Gettel</u> (SEAL) (signature of owner)	<u>DONNA GETTEL</u> Printed Name of Owner	<u>67 ARELL CT</u> Street address of land owner	<u>8/26/03</u> Date signed
<u>Robert Gettel</u> (SEAL) (signature of owner)	<u>ROBERT GETTEL</u> Printed Name of Owner	<u>061.01.03.016</u> Tax Map number of parcel owned	<u>8/26/03</u> Date signed
<u>Diana T. Cangelosi</u> (SEAL) (signature of owner)	<u>Diana T. Cangelosi</u> Printed Name of Owner	<u>81 ARELL CT</u> Street address of land owner	<u>8/26/03</u> Date signed
<u>(ONLY OWNER)</u> (SEAL) (signature of owner)	<u>N/A</u> Printed Name of Owner	<u>061.01.03.09</u> <u>LOT 9</u> Tax Map number of parcel owned	_____ Date signed

LANDOWNER PROTEST PETITION

TO: THE MAYOR AND MEMBERS OF THE CITY COUNCIL OF THE CITY OF ALEXANDRIA,
VIRGINIA, c/o THE CLERK OF THE COUNCIL, CITY HALL, ALEXANDRIA, VIRGINIA

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OWNERS:

C. Lee Ware (SEAL)
(signature of owner)

C. Lee Ware
Printed Name of Owner

22 Arell Ct
Street address of
land owner

9/27/03
Date
signed

Thomas A. Ware (SEAL)
(signature of owner)

Thomas A. Ware
Printed Name of Owner

061.01.03.052
Tax Map number
of parcel owned

9/27/03
Date
signed

____ (SEAL)
(signature of owner)

Printed Name of Owner

Street address of
land owner

Date
signed

____ (SEAL)
(signature of owner)

Printed Name of Owner

Tax Map number
of parcel owned

Date
signed

____ (SEAL)
(signature of owner)

Printed Name of Owner

Street address of
land owner

Date
signed

____ (SEAL)
(signature of owner)

Printed Name of Owner

Tax Map number
of parcel owned

Date
signed

____ (SEAL)
(signature of owner)

Printed Name of Owner

Street address of
land owner

Date
signed

____ (SEAL)
(signature of owner)

Printed Name of Owner

Tax Map number
of parcel owned

Date
signed

LANDOWNER PROTEST PETITION

**TO: THE MAYOR AND MEMBERS OF THE CITY COUNCIL OF THE CITY OF ALEXANDRIA,
VIRGINIA, c/o THE CLERK OF THE COUNCIL, CITY HALL, ALEXANDRIA, VIRGINIA**

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OWNERS:

R. L. Gilbert (SEAL)
(signature of owner)

GAIL M. GILBERT
Printed Name of Owner

29 ARELL CRT
Street address of
land owner

18 Sep 03
Date signed

_____ (SEAL)
(signature of owner)

Printed Name of Owner

06/01/03.030
Tax Map number
of parcel owned

**Date
signed**

_____ (SEAL)
(signature of owner)

Printed Name of Owner

Street address of
land owner

**Date
signed**

_____ (SEAL)
(signature of owner)

Printed Name of Owner

Tax Map number
of parcel owned

**Date
signed**

_____ (SEAL)
(signature of owner)

Printed Name of Owner

Street address of
land owner

**Date
signed**

_____ (SEAL)
(signature of owner)

Printed Name of Owner

Tax Map number
of parcel owned

**Date
signed**

_____ (SEAL)
(signature of owner)

Printed Name of Owner

Street address of
land owner

**Date
signed**

_____ (SEAL)
(signature of owner)

Printed Name of Owner

Tax Map number
of parcel owned

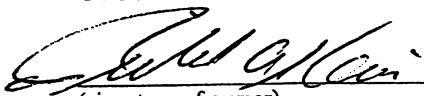
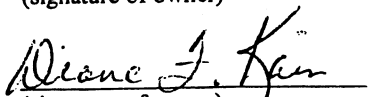
**Date
signed**

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OWNERS:

<u></u> (SEAL)	<u>Richard A. Kain</u>	<u>12 Arell Court</u>	<u>10/15/03</u>
(signature of owner)	Printed Name of Owner	Street address of land owner	Date signed
<u></u> (SEAL)	<u>Diane F. Kain</u>	<u>12 Arell Ct.</u>	<u>10/15/03</u>
(signature of owner)	Printed Name of Owner	Tax Map number of parcel owned	Date signed
		<u>061.01.03.047</u>	

_____ (SEAL)	_____	_____	_____
(signature of owner)	Printed Name of Owner	Street address of land owner	Date signed

_____ (SEAL)	_____	_____	_____
(signature of owner)	Printed Name of Owner	Tax Map number of parcel owned	Date signed

_____ (SEAL)	_____	_____	_____
(signature of owner)	Printed Name of Owner	Street address of land owner	Date signed

_____ (SEAL)	_____	_____	_____
(signature of owner)	Printed Name of Owner	Tax Map number of parcel owned	Date signed

_____ (SEAL)	_____	_____	_____
(signature of owner)	Printed Name of Owner	Street address of land owner	Date signed

_____ (SEAL)	_____	_____	_____
(signature of owner)	Printed Name of Owner	Tax Map number of parcel owned	Date signed

LANDOWNER PROTEST PETITION

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OWNERS:

Donna D Collins (SEAL)
(signature of owner)

DONNA D COLLINS
Printed Name of Owner

57 ARELL CT.
ALEXANDRIA
Street address of
land owner

9/3/2003
Date
signed

(signature of owner) (SEAL)

Printed Name of Owner

06101.03.021
Tax Map number
of parcel owned

Date
signed

Christine Estrada (SEAL)
(signature of owner)

C. Estrada
Printed Name of Owner

57 ARELL CT.
Street address of
land owner

9/3/03
Date
signed

(signature of owner) (SEAL)

Printed Name of Owner

061.01.03.020
Tax Map number
of parcel owned

Date
signed

Betsy A Fitzgerald (SEAL)
(signature of owner)

Betsy A Fitzgerald
Printed Name of Owner

65 ARELL CT
Street address of
land owner

9/14/03
Date
signed

John S. Allison (SEAL)
(signature of owner)

John S. Allison
Printed Name of Owner

061.01.03.017
Tax Map number
of parcel owned

9/14/03
Date
signed

Brenda Yager (SEAL)
(signature of owner)

BRENDA YAGER
Printed Name of Owner

61 Dull
Street address of
land owner

9/14/03
Date
signed

(signature of owner) (SEAL)

Printed Name of Owner

061.01.03.019
Tax Map number
of parcel owned

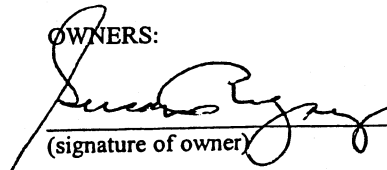
Date
signed

LANDOWNER PROTEST PETITION

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OWNERS:

 (signature of owner)	(SEAL)	SUSAN RIGNEY Printed Name of Owner	49 ARELL Street address of land owner	9/14/03 Date signed
_____	(SEAL)	_____	061.01.03 . 035 Tax Map number of parcel owned	_____
(signature of owner)		Printed Name of Owner		Date signed
_____	(SEAL)	_____	_____	_____
(signature of owner)		Printed Name of Owner	Street address of land owner	Date signed
_____	(SEAL)	_____	_____	_____
(signature of owner)		Printed Name of Owner	Tax Map number of parcel owned	Date signed
_____	(SEAL)	_____	_____	_____
(signature of owner)		Printed Name of Owner	Street address of land owner	Date signed
_____	(SEAL)	_____	_____	_____
(signature of owner)		Printed Name of Owner	Tax Map number of parcel owned	Date signed
_____	(SEAL)	_____	_____	_____
(signature of owner)		Printed Name of Owner	Street address of land owner	Date signed
_____	(SEAL)	_____	_____	_____
(signature of owner)		Printed Name of Owner	Tax Map number of parcel owned	Date signed

LANDOWNER PROTEST PETITION

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OWNERS:

X <u>Connie L. Eisenman</u> (SEAL)	<u>Connie L. Eisenman</u>	<u>3 Acell Ct.</u>	<u>10/15/03</u>
(signature of owner)	Printed Name of Owner	Street address of land owner	Date signed
<u>John E. Eisenman</u> (SEAL)	<u>John E. Eisenman</u>	<u>061.01.03.02</u>	<u>10/15/2003</u>
(signature of owner)	Printed Name of Owner	Tax Map number of parcel owned	Date signed

X _____ (SEAL)	_____	_____	_____
(signature of owner)	Printed Name of Owner	Street address of land owner	Date signed
_____ (SEAL)	_____	_____	_____
(signature of owner)	Printed Name of Owner	Tax Map number of parcel owned	Date signed

_____ (SEAL)	_____	_____	_____
(signature of owner)	Printed Name of Owner	Street address of land owner	Date signed
_____ (SEAL)	_____	_____	_____
(signature of owner)	Printed Name of Owner	Tax Map number of parcel owned	Date signed

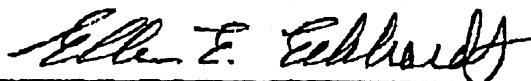
_____ (SEAL)	_____	_____	_____
(signature of owner)	Printed Name of Owner	Street address of land owner	Date signed
_____ (SEAL)	_____	_____	_____
(signature of owner)	Printed Name of Owner	Tax Map number of parcel owned	Date signed

AFFIDAVIT

Ellen E. Eckhardt, being first duly sworn on oath deposes and says that she is the Secretary and Treasurer of the National Organization of the New Apostolic Church of North America, an Illinois religious corporation, known as "National Organization of the New Apostolic Church of North America";

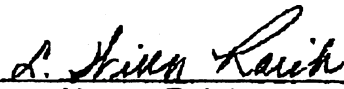
that the New Apostolic Church of Alexandria, Virginia is one of the subordinates of the National Organization of the New Apostolic Church of North America;

that Reverend Richard C. Freund and Reverend Ewald N. Gorenflo are the currently two serving Trustees serving pursuant to the order of the Circuit Court of the City of Alexandria, Virginia entered March 2, 1992.



Ellen E. Eckhardt

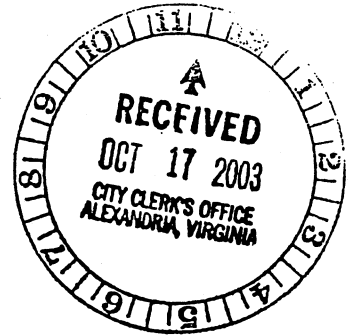
Subscribed and sworn to before me this 16th day of October, 2003



Notary Public

My commission expires 8/13/05

RICHARD R. G. HOBSON
99 N. QUAKER LANE
ALEXANDRIA, VA 22304



October 17, 2003

BY HAND DELIVERY

The Mayor and the City Council of
The City of Alexandria, Virginia
And Members of the City Council
C/O Ms. Jackie Henderson
City Clerk and Clerk of Council
Room 2300 – City Hall
301 King Street
Alexandria, Virginia 22314

Re: Protest Petition pursuant to Section 9.13 of the Charter of the City of Alexandria to applications of Jade Development Group (John D. Luria) or any successor to such applicant, Rezoning Application No. 2002-0004, and Development Site Plan No. 2002-0032 or any amendment of said applications, scheduled for public hearing by the City Council on Saturday, October 18, 2003

Dear Mayor Euille and Members of the City Council:

I submit herewith additional petitions referenced above (sheets 23,24, and 25) as supplements to my letter dated October 16, 2003.

I request that the Clerk date-stamp and return to the deliverer of this letter a copy thereof to document its timely delivery.

Sincerely,


Richard R. G. Hobson

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RRGH/gpa

Enclosures

Cc: Richard Kane
Diane Kane ✓
Robert Coulter
Frank Putzu
Cynthia Gurne
The Reverend Howard Miller

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LANDOWNER PROTEST PETITION

TO: THE MAYOR AND MEMBERS OF THE CITY COUNCIL OF THE CITY OF ALEXANDRIA,
VIRGINIA, c/o THE CLERK OF THE COUNCIL, CITY HALL, ALEXANDRIA, VIRGINIA

In accordance with the provisions of Section 9.13 of the Charter of the City of Alexandria, and of Section 11-808 of the Zoning Ordinance of that city, the undersigned landowners do hereby protest against an application for a motion to amend the boundaries of the zone, to change the zone or to amend the terms of any adopted conditional zoning proffer under rezoning application of Jade Development Group (John D. Luria) or any successor to such applicant in rezoning application No. 2002-0004 and development site plan amendment No. 2002-0032 or any amendment to a more restricted or less restrictive use or other amendment of said applications. The undersigned landowners are owners of land within 300 feet of the boundary of the land affected by such proposed changes.

OWNERS:

<u>Jackie Rustigian</u> (SEAL) (signature of owner)	<u>Jackie Rustigian</u> Printed Name of Owner	<u>79 Arell Court</u> Street address of land owner	<u>10/16/2003</u> Date signed
--	--	--	-------------------------------------

____ (SEAL) (signature of owner)	____ Printed Name of Owner	<u>061.01.03.010</u> Tax Map number of parcel owned	____ Date signed
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<u>Jackie Rustigian</u> (SEAL) (signature of owner) <u>Vice President</u> <u>QVHOA</u>	<u>Jackie Rustigian</u> Printed Name of Owner	<u>79 Arell Court</u> Street address of land owner	<u>10/16/2003</u> Date signed
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____ (SEAL) (signature of owner)	____ Printed Name of Owner	<u>061.01.03</u> Tax Map number of parcel owned	____ Date signed
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Second signature from Board of Quarter Village Homeowner's Assn

____ (SEAL) (signature of owner)	____ Printed Name of Owner	____ Street address of land owner	____ Date signed
-------------------------------------	-------------------------------	---	------------------------

____ (SEAL) (signature of owner)	____ Printed Name of Owner	____ Tax Map number of parcel owned	____ Date signed
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____ (SEAL) (signature of owner)	____ Printed Name of Owner	____ Street address of land owner	____ Date signed
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____ (SEAL) (signature of owner)	____ Printed Name of Owner	____ Tax Map number of parcel owned	____ Date signed
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LANDOWNER PROTEST PETITION

TO: THE MAYOR AND MEMBERS OF THE CITY COUNCIL OF THE CITY OF ALEXANDRIA,
VIRGINIA, c/o THE CLERK OF THE COUNCIL, CITY HALL, ALEXANDRIA, VIRGINIA

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OWNERS:

Shirley Brown (SEAL) Shirley Brown 33 Arell 10-16-03
(signature of owner) Printed Name of Owner Street address of land owner Date signed

____ (SEAL) 061.01.03.032
(signature of owner) Printed Name of Owner Tax Map number of parcel owned Date signed

Marcia A. Sarazin (SEAL) Marcia A. Sarazin 39 Arell Court 10-16-03
(signature of owner) Printed Name of Owner Street address of land owner Date signed

____ (SEAL) 061.01.03.040
(signature of owner) Printed Name of Owner Tax Map number of parcel owned Date signed

____ (SEAL)
(signature of owner) Printed Name of Owner Street address of land owner Date signed

____ (SEAL)
(signature of owner) Printed Name of Owner Tax Map number of parcel owned Date signed

____ (SEAL)
(signature of owner) Printed Name of Owner Street address of land owner Date signed

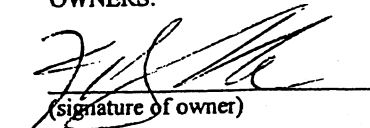
____ (SEAL)
(signature of owner) Printed Name of Owner Tax Map number of parcel owned Date signed

LANDOWNER PROTEST PETITION

TO: THE MAYOR AND MEMBERS OF THE CITY COUNCIL OF THE CITY OF ALEXANDRIA,
VIRGINIA, c/o THE CLERK OF THE COUNCIL, CITY HALL, ALEXANDRIA, VIRGINIA

In accordance with the provisions of Section 9.13 of the Charter of the City of Alexandria, and of Section 11-808 of the Zoning Ordinance of that city, the undersigned landowners do hereby protest against an application for a motion to amend the boundaries of the zone, to change the zone or to amend the terms of any adopted conditional zoning proffer under rezoning application of Jade Development Group (John D. Luria) or any successor to such applicant in rezoning application No. 2002-0004 and development site plan amendment No. 2002-0032 or any amendment to a more restricted or less restrictive use or other amendment of said applications. The undersigned landowners are owners of land within 300 feet of the boundary of the land affected by such proposed changes.

OWNERS:

 (signature of owner)	(SEAL)	Kenneth Behl	53 Aella Ct.	10/16/03
		Printed Name of Owner	Street address of land owner	Date signed
ONLY OWNER	(SEAL)		061.01.03.023	
(signature of owner)		Printed Name of Owner	Tax Map number of parcel owned	Date signed
	(SEAL)			
(signature of owner)		Printed Name of Owner	Street address of land owner	Date signed
	(SEAL)			
(signature of owner)		Printed Name of Owner	Tax Map number of parcel owned	Date signed
	(SEAL)			
(signature of owner)		Printed Name of Owner	Street address of land owner	Date signed
	(SEAL)			
(signature of owner)		Printed Name of Owner	Tax Map number of parcel owned	Date signed
	(SEAL)			
(signature of owner)		Printed Name of Owner	Street address of land owner	Date signed
	(SEAL)			
(signature of owner)		Printed Name of Owner	Tax Map number of parcel owned	Date signed

City Council Public Hearing
October 18, 2003
Docket No. ----

Dear Mayor and Members of City Council:

Excessive traffic congestion on arterials and cut through streets is no longer a hypothetical concern for future City Councils. The future has snuck up on us, and as a City we must now deal with the development decisions of past Councils. I offer you three perspectives of Duke St. First, a tremendous number of residents would argue that its capacity is currently maxed out and that in a world where we have not yet experienced the impact of the build out of PTO and Cameron Station, it is not reasonable to add even more traffic-generating developments along its length.

The second point of view emerges from the connector studies, that Duke St. maxs out with about a 20% increase in traffic.

The third point of view emerges from the Eisenhower East studies, that Duke St. can handle a 2% increase annually for about the next twenty years, leading to almost a 50% increase in traffic.

I humbly suggest that the point of view of your constituents who must travel on Duke everyday is the most realistic and should guide your decisionmaking.

At least with Cameron Station, PTO and East Eisenhower developments, Planning Commission and Council made an effort to assess the traffic implications. To date, however, there is no assessment of the cumulative traffic impact of dozens, probably hundreds, of individual infill developments possible this year and in the years ahead. The time has passed when it was possible to argue that impacts under half of one percent can be safely ignored, when the reality is that piecemeal infill development in the past and for years to come is a substantial contributor to Duke's traffic load.

Until the cumulative impact of infill development on traffic is studied, traffic-generating developments along Duke St. should be deferred. I would suggest that land owners, developers, residents, the police, fire and EMS planners, the City planning staff, Planning Commission members, and City Council members should make common cause to move forward on an infill development traffic study as expeditiously as possible, preferably in the context of a comprehensive, city-wide, future-oriented transportation planning process.

Tom Parry
317 Skyhill Road

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**QUAKER VIEW
11-21 NORTH QUAKER LANE**

**REZONING #2002-0004
DEVELOPMENT SITE PLAN #2002-0032**

FOLLOW UP MEMORANDUM

1. February 23, 2004 memo to Planning Commission Members
2. December 19, 2003 memo to Planning Commission Members
3. October 15, 2003 memo to the Mayor and Members of City Council

City of Alexandria, Virginia

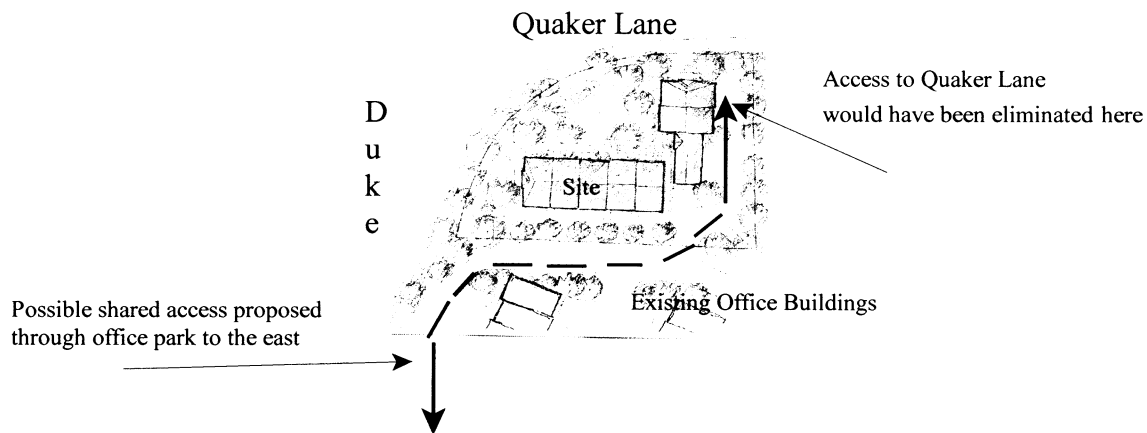
MEMORANDUM

DATE: FEBRUARY 23, 2004
TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION
FROM: EILEEN P. FOGARTY, DIRECTOR, PLANNING AND ZONING *Eileen Fogarty*
SUBJECT: QUAKER VIEW (DSP # 2002-0032) (REZ # 2002-0004)

I. BACKGROUND:

At the January 6th Planning Commission hearing, the Commission deferred the application and directed the applicant to work with staff and the community, in an attempt to address the concern regarding access from Quaker Lane. The Planning Commission also directed the applicant to explore the possibility of reducing the number of units to reduce the traffic that would be generated from the proposed development.

Staff coordinated a meeting with the applicant, citizens and staff on January 27th to discuss alternatives to address the concerns regarding access to the site. The focus of the discussion was the feasibility of access to the site from the adjoining office building property to the east, given the considerable change in topography on the site. Access can be provided from the adjoining office property as generally depicted below. The applicant also agreed that if an access easement could be acquired from the adjoining office building site, the applicant would eliminate the access from Quaker Lane with the sole means of ingress and egress being provided from the adjoining office property to the east.



The meeting resulted in the applicant agreeing to contact the owners of the office property east of the site to determine if a shared access to the subject property would be possible. The adjoining office property owners to the east were not willing to grant or sell an access easement that would encumber their property. Although it would be possible to share access with the adjoining church to the north, the church is not willing to encumber their property with an access easement. The office and church property owners were concerned about additional traffic on their sites associated with a shared access easement. The applicant is therefore requesting approval of the access of the current site plan since an access easement cannot be acquired from the adjoining properties.

II. REDUCTION IN THE NUMBER OF UNITS:

To address the concerns regarding the traffic generation from the site, the applicant has agreed to reduce the number of units from 8 to 7 "townhouse-style" condominiums. This will reduce the number of trips resulting from the site from 45 to 39 trips per day. In addition to reducing the traffic from the site the reduction of one unit would also provide additional open space and landscaping on the site.

III. CONCLUSION:

The applicant has worked with staff and the community to explore all site plan options to eliminate access on Quaker Lane, including acquiring or purchasing access easements from the adjoining properties. However, as discussed above, the adjoining property owners were not willing to encumber their properties with a shared access easement. There are no other reasonable alternatives to address the concerns regarding access other than the current street improvements and mitigation that is recommended by staff. The applicant has agreed to eliminate one of the eight units, to further reduce the amount of traffic generated from this site.

- Attachments:
1. Memo to the Planning Commission dated 12/19/03
 2. Memo to City Council dated 10/15/03
 3. Staff report for DSP #2002-0032 and REZ #2002-0004



DEPARTMENT OF PLANNING AND ZONING

301 King Street, Room 2100

P. O. Box 178

Alexandria, Virginia 22313

ci.alexandria.va.us

Phone (703) 838-4666

Fax (703) 838-6393

DATE: DECEMBER 19, 2003

TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: EILEEN P. FOGARTY, DIRECTOR, PLANNING AND ZONING

A handwritten signature in cursive script, appearing to read "Eileen Fogarty", is written over the printed name.

SUBJECT: QUAKER VIEW (DSP # 2002-0032) (REZ # 2002-0004)
APPEAL OF A SITE PLAN DENIAL BY THE PLANNING COMMISSION
AND CONSIDERATION OF A REZONING

I. Proposal:

The applicant, Jade Development, by Duncan Blair, is requesting reconsideration of a site plan that was previously denied by the Planning Commission.

The applicant appealed the denial of the site plan to City Council. In the review of the appeal the City Council remanded the site plan back to the Commission to enable:

- review of the additional traffic data and traffic measures proposed by the applicant after the Planning Commission hearing; and
- a recommendation of the Commission to City Council based upon the current site plan and traffic information.

The applicant is also asking for consideration of the proposed rezoning (proffer amendment) that was referred back to the Planning Commission by City Council.

The proposal is to construct eight "townhouse-style" condominiums on the northeast corner of the intersection of Duke Street and North Quaker Lane. The applicant is also requesting a rezoning approval (REZ#2002-0004) to amend the existing zoning proffer language to allow residential development in accordance with the proposed site plan. The current zoning proffer limits the use of the site to a 2-3 story 17,000 sq.ft. office building.

II. June 3, 2003 Planning Commission Hearing:

Site Plan

At the June 3, 2003 Planning Commission hearing, the Commission denied the proposed site plan because it was determined that the plan did not comply with Sec. 11-410(D) of the Zoning Ordinance which states "*Reasonable provision shall be made to ensure that development will be served by essential public facilities and services such as highways, streets ...*" and Sec. 11-410(K) of the Zoning Ordinance that states "*Provision shall be made to ensure that adequate roads access roads or alleys or entrance or exit drives will be provided and will be designed and improved so as to prevent hazards or problems and to minimize traffic congestion in public streets and alleys.*" The motion to recommend denial carried on a vote of 6 to 1.

Rezoning:

The Planning Commission recommended denial of the proposed rezoning proffer to permit residential use. The subject property was rezoned from R-8 (residential) to CO (commercial office) with proffers by City Council on November 14, 1981. The 1992 revised zoning map replaced the CO designation with the CL (Commercial Low) designation that is currently in place on the property. The zoning proffer remains in effect to limit the use of the property to a 2-3 story 17,000 sq.ft. office building with a maximum FAR of 0.70. The Taylor Run/Duke Street Small Area Plan chapter of the 1992 Master Plan designates the property for Commercial Low uses. The adopted height limit is 45 feet. While the underlying zoning will remain unchanged with the CL zone, the rezoning application proposes a change in the proffer to limit the use of the property to the proposed development plan for eight "townhouse-style" condominiums.

III. October 18, 2003 City Council Hearing:

Site Plan

The applicant appealed the denial of the site plan by the Planning Commission to City Council pursuant to Sec. 11-409(C) of the Zoning Ordinance. At the October 18, 2003 City Council hearing regarding the site plan appeal, the applicant submitted an additional traffic analysis by O.R. George & Associates, Inc. dated September 19, 2003, which supplements the information that was provided to the Planning Commission. The additional measures recommended by the updated traffic analysis includes the following:

- Provide new pedestrian striped crossing with a stop line in the northeast quadrant of the intersection. As an alternative, raised/stamped concrete pedestrian crosswalks of contrasting color and texture.
- Modify the displays for the new signal heads in the northeast corner of the intersection to provide for a flashing yellow arrow or flashing red indicator.
- Provide reduce speed signs on the pedestrian outposts.
- Provide two sets of rumble strips at two points within the right-hand turn lane.

The applicant submits that these additional improvements will enhance the circulation and turning movements for this site. Staff supported the previous site plan access which had been based upon recommendations to enhance traffic and pedestrian signal improvements at the intersection of Duke Street and N. Quaker Lane, provide new traffic signals for control of the existing hot-right, provide pedestrian countdown signals, a median on Quaker Lane to prevent left turns from southbound Quaker Lane and stamped asphalt crosswalks. The access issue and conditions are discussed in more detail in the accompanying development site plan staff report. (DSP#2002-0032)

City Council stated that the additional information submitted by the applicant constituted substantive changes that should be reviewed by the Planning Commission. Because of the additional information, the City Council remanded the site plan and access issue back to the Planning Commission for further consideration.

Rezoning

Based upon the additional information, the Council also referred back the proposed rezoning (proffer amendment) back to the Commission. If the Commission recommends denial of the rezoning by a two-thirds vote, the approval requires six affirmative votes (A super majority) by City Council. However, the petition that has been filed by the adjoining property owners as discussed below will also require a super majority by City Council to approve the rezoning.

IV. Protest of Zoning Map Amendment by Landowners:

Sec. 11-808 of the Zoning Ordinance permits a protest of zoning map amendments by adjoining landowners. A protest requires the signature of the property owners of a minimum of 20% of all land within 300 feet of the boundaries of the land to be changed by the map amendment. The petition that has been submitted by the adjoining residents meets this minimum requirement and is valid; therefore, the approval of the map amendment will require six affirmative votes (a super-majority) by City Council to approve the rezoning. The development site plan appeal may be approved by a simple majority vote by City Council.

V. Planning Commission Alternatives:

Rezoning: (Note: The site plan may not be approved unless the rezoning is approved.)

- The Commission may recommend denial of the proposed rezoning.
- The Commission may recommend approval of the proposed rezoning.

Site Plan

- The Commission may deny the site plan appeal.
- The Planning Commission may approve the site plan appeal based upon the additional information and/or additional recommendations.

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~~Attachment 2~~

City of Alexandria, Virginia

MEMORANDUM

DATE: OCTOBER 15, 2003

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

THROUGH: PHILIP SUNDERLAND, CITY MANAGER *PS*

FROM: EILEEN FOGARTY, DIRECTOR, DEPARTMENT OF PLANNING & ZONING *Eileen Fogarty*

SUBJECT: CONSIDERATION OF A REZONING AND APPEAL OF A SITE PLAN DENIAL BY THE PLANNING COMMISSION

The applicant, Jade Development, by Duncan Blair, attorney is requesting a rezoning of 11-21 North Quaker Lane (Item #18) and is appealing the Planning Commission's June 3, 2003 denial of its development site plan (Item #19). The motion to recommend denial of the rezoning and to deny the site plan carried on a vote of 6 to 1. The Planning Commission report for the rezoning and the development site plan are included with this memo.

I. REZONING

The subject property was rezoned from R-8 (residential) to CO (commercial office) with proffers by City Council on November 14, 1981. The 1992 revised Zoning Ordinance replaced the CO designation with the CL (Commercial Low) designation that is currently in place on the property. The zoning proffers remain to limit the use of the property to a 2-3 story 17,000 sq.ft. office building with a maximum FAR of 0.70. The Taylor Run/Duke Street Small Area Plan chapter of the 1992 Master Plan designates the property for Commercial Low uses. The adopted height limit is 45 feet. The applicant is requesting a rezoning to amend the zoning proffer to permit residential use rather than office use. While the underlying zoning will remain unchanged with the CL zone, the rezoning application includes a proffer to limit the use of the property to the proposed development plan for eight "townhouse-style" condominiums. The amendment to the zoning to permit residential condominiums must be approved in order to act favorably on the residential site plan. Mr. Blair, the attorney for the applicant, has written to Council and requested that his amended zoning proffer be amended to include City Council's action on the rezoning (Attachment 1). Mr. Blair has also agreed that the applicant will pay for the traffic mitigation measures in staff condition #2.

II. CITY COUNCIL ALTERNATIVES FOR THE REZONING - PROFFER AMENDMENT

1. City Council may approve the rezoning but six affirmative votes (a super-majority) are needed to overturn the recommendation of denial by the Planning Commission.

2. City Council may deny the proposed rezoning by a simple majority vote.
3. City Council may, by simple majority vote, refer the matter back to the Planning Commission for further study.

III. PROPOSED DEVELOPMENT SITE PLAN:

The subject property consists of three separate parcels totaling 24,757 sq. ft. The site is vacant with ground vegetation. In addition to the church use to the north, there is an office complex to the east, Quaker Village (a townhouse community) to the west and the city park with baseball field and skate park (Luckett Field) to the south. The applicant is requesting approval of a development site plan to construct eight "townhouse-style" condominiums on the northeast corner of the intersection of Duke Street and North Quaker Lane.

The primary reason for the denial of the site plan by the Planning Commission was the proposed site access from Quaker Lane. The Planning Commission specifically found that the proposed development did not comply with Sec. 11-410(D) of the Zoning Ordinance which states, "*Reasonable provision shall be made to ensure that development will be served by essential public facilities and services such as highways, streets ...*" and Sec. 11-410(K) of the Zoning Ordinance that states, "*Provision shall be made to ensure that adequate roads access roads or alleys or entrance or exit drives will be provided and will be designed and improved so as to prevent hazards or problems and to minimize traffic congestion in public streets and alleys.*"

In an attempt to address the issue of access, the applicant has submitted additional traffic analysis by O.R. George & Associates, Inc. dated September 19, 2003 (Attachment 2), which supplements the information that was provided to the Planning Commission dated June 10, 2003, and recommends that additional measures be taken to alleviate perceived traffic and access issues that include the following:

- Provide new pedestrian striped crossing with a stop line in the northeast quadrant of the intersection. As an alternative, raised/stamped concrete pedestrian crosswalks of contrasting color and texture.
- Modify the displays for the new signal heads in the northeast corner of the intersection to provide for a flashing yellow arrow or flashing red indicator.
- Provide reduce speed signs on the pedestrian outposts.
- Provide two sets of rumble strips at two points within the right-hand turn lane.

The applicant submits that these additional improvements will enhance the circulation and turning movements for this site. The applicant also agrees to comply with all staff recommendations pertaining to traffic and access, including enhanced traffic and pedestrian signal improvements at the intersection of Duke Street and N. Quaker Lane, provision of new

traffic signals for control of the existing hot-right, and provision of pedestrian countdown signals, a median on Quaker Lane to prevent left turns from southbound Quaker Lane and stamped asphalt crosswalks.

IV. COUNCIL ALTERNATIVES FOR THE SITE PLAN APPEAL:

1. City Council may affirm the denial of the Planning Commission by a simple majority vote.
2. City Council may reverse the decision of the Planning Commission and approve the site plan with a simple majority vote.
3. City Council may approve the site plan, with modifications, with a simple majority vote.
4. City Council may, by simple majority vote, vacate and remand the matter back to the Planning Commission for further consideration.

V. ATTACHMENTS:

Attachment 1. October 14, 2003 Letter from Duncan Blair

Attachment 2. September 19, 2003 traffic analysis prepared by O.R. George & Associates, Inc.

The Staff Report for the Rezoning and the Development Site Plan is included in the Council docket material.

Attachment 1

LAND, CLARK, CARROLL, MENDELSON & BLAIR, P.C.

Attorneys & Counsellors at Law

**524 KING STREET
ALEXANDRIA, VA 22314**

H. CARTER LAND, III
JAMES C. CLARK
F. ANDREW CARROLL, III
RICHARD S. MENDELSON
DUNCAN W. BLAIR

(703) 836-1000

FACSIMILE
(703) 549-3335

MAILING ADDRESS:
P.O. Box 19888
ALEXANDRIA, VIRGINIA 22320-0888

October 14, 2003

William B. Euille, Mayor
Members of the City Council
City of Alexandria
City Hall, 301 King Street
Alexandria, VA 22314

In Re: 11 North Quaker Lane – Quaker View

Dear Mayor Euille and Members of the City Council:

I am writing on behalf of our client John Luria, President of The Jade Group, to make a written amendment to the proffer, as set forth in my letter dated May 20, 2003 to Mr. Eric Wagner, Chairman, and Members of the Alexandria Planning Commission in connection with the rezoning of the above mentioned property filed as REZ 2002-004. The Jade Group offered the following proffer in writing prior to the Planning Commission Public Hearing. The submitted proffer reads as follows:

“The use and development of the property shall be in accordance with the Development Site Plan 2002-0032 as approved by the Alexandria Planning Commission and in compliance with conditions of approval in all applicable Code requirements.”

Since this item is before the City Council on appeal I submit the following amendment to the above proffer:

“The use and development of the property shall be in accordance with the Development Site Plan 2002-0032 as approved by the Alexandria Planning Commission or the Alexandria City Council on appeal and in compliance with conditions of approval in all applicable Code requirements.”

In addition to the above proffer and on behalf of The Jade Group I am authorized to make on their behalf the following representation in connection with the rezoning:

“The applicant shall pay for, as part of Staff Condition Number 27, the Proposed Traffic Mitigation Measures set forth in Items 1 through 7

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William B. Euille, Mayor
Members of the City Council
October 14, 2003
Page 2

contained on page 7 and 8 of Quaker Commons Residential Development Access and Safety Evaluation report dated September 19, 2003 prepared by O. R. George & Associates, Inc., Traffic Engineers and Transportation Planners. Conditions 1 through 7 are attached hereto and incorporated by this reference."

The above proposed traffic mitigation measures are in addition to any other condition contained in the Staff Conditions prepared by Staff in connection with this project and are offered to further ensure the safety of pedestrians and vehicles at this intersection. The traffic improvement measures installed by the City over the summer, in connection with the opening of the state park have increased pedestrian safety. The measures proposed by this proffer are to improve that situation and to reduce the speed of vehicles utilizing the quick right turn and entering onto North Quaker Lane.

If you have any questions please do not hesitate to call.

Very truly yours,



Duncan W. Blair

cc: Jon Luria
Jeffrey Farner
Thomas Culpepper
Paul Wilder

PROPOSED TRAFFIC MITIGATION MEASURES

Recommendation	Comment/Remark
1) Provide new "Zebra" pedestrian striped crossing <u>with a stop line</u> in northeast quadrant of intersection. As an alternative, raised/stamped concrete of other contrasting or brickwork color and pattern could be provided at the City's option.	<ul style="list-style-type: none"> - Both elements would enhance visibility and would be in accordance with the MUTCD. - The stop line would be a critical element of both recommended features. - This can be easily implemented at low to moderate cost. - See also Exhibit 4, which illustrates the turning path of large fire trucks.
2) Modify the displays for the new signal heads in the northeast corner of the intersection to provide for "flashing yellow arrow" and "flashing yellow ball" during the non-exclusive right turn phase.	<ul style="list-style-type: none"> - This would introduce the cautionary intent, which is in keeping with the MUTCD. - This can be easily implemented at low to moderate cost.
3) Same as in item 2, except to provide for a "flashing red" indication.	<ul style="list-style-type: none"> - This would serve effectively as a form of "ramp metering." - This may violate "driver expectation" and should be further considered by the City for consistency with its overall policies. - This could increase the potential for rear-end collisions. - This can be easily implemented at low to moderate cost.
4) Provide for " REDUCE SPEED " [20 MPH] signs on the pedestrian warning signposts recently installed by the City. (MUTCD sign Item No. R2-5b).	<ul style="list-style-type: none"> - This measure would satisfy a clear and obvious need. - This can be easily implemented at low to moderate cost.
5) Provide two (2) sets of rumble strips (or hash Marks) at two (2) points within the right-turn lane. These would be strategically placed to draw attention to the pedestrian warning and speed reduction signs (See item 4). In conjunction with this measure, renew the adjacent lane division line with a six-inch wide lane striping, and provide right-side Edgeline marking.	<ul style="list-style-type: none"> - This should be considered by the City in the context of their overall policies. - Regular surface striping could be provided in lieu of the "rumble strips" in order to address potential maintenance concerns. - This can be easily implemented at low to moderate cost. - The edgeline marking is in response to the City's specific request, and is intended to introduce a pavement narrowing effect, without impacting the movement of large vehicles, (such as fire trucks). [See Ex. 4.]

PROPOSED TRAFFIC MITIGATION MEASURES (Continued)

Recommendation	Comment/Remark
<p>6) Provide two (2) sets of "ONLY" and "RIGHT-TURN" arrow pavement markings appropriately positioned relative to the rumble strips or hash marks noted in Item 5. (MUTCD sign Item No. R3-7)</p>	<ul style="list-style-type: none"> - These would be in keeping with the requirements MUTCD. - This can be easily implemented at low to moderate cost.
<p>7) Provide a "HIDDEN ENTRANCE" sign along the Duke Street or South Quaker Lane in advance of the approach to the Church and Quaker Commons driveways.</p>	<ul style="list-style-type: none"> - This would increase driver awareness. - This would complement other signage. - This can be easily implemented at low to moderate cost.

Attachment 2

LAND, CLARK, CARROLL, MENDELSON & BLAIR, P.C.

Attorneys & Counsellors at Law

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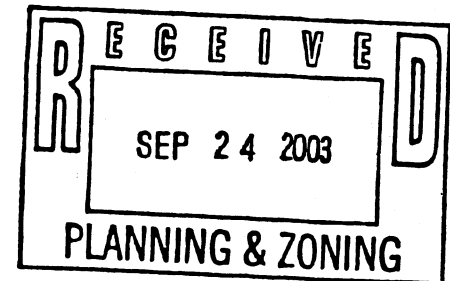
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MAILING ADDRESS:
P.O. Box 19888
ALEXANDRIA, VIRGINIA 22320-0888

September 24, 2003

Eileen Fogarty, Director
Planning & Zoning
City Hall, Room 2100
Alexandria, VA 22314

In Re: Rezoning #2002-004, Duke Street & North Quaker Lane
Tax Map # 061.00 04 11, 12 & 13



Dear Ms. Fogarty:

I enclose Quaker Commons Residential Development Access and Safety
Evaluation prepared by O.R. George & Associates, Inc.

The enclosed study updates the study that was prepared on June 10, 2003 and presented at our mid-July meeting. The enclosed evaluation makes additional recommendations to increase the safety of the intersection at Duke Street and North Quaker Lane. The recommended modifications are intended to reduce the speed of turning vehicles. These measures, in conjunction with the pedestrian safety measures already in place, should address all the traffic concerns raised by the Alexandria Planning Commission and the community associations at the June Public Hearing on this matter. Once the City has reviewed the enclosed report and evaluated the recommendations for additional traffic calming measures, we look forward to meeting with you to determine which modifications the City would desire to be included in our plan and proffer. When we receive the input from the City I will formally amend the proffer and plan to incorporate those recommendations.

I look forward to hearing from you at your earliest possible convenience.

Very truly yours,

A large, stylized handwritten signature in black ink, appearing to read "Duncan W. Blair".

Duncan W. Blair

cc: John Luria without enclosures
Paul Wilder - without enclosures
Osborn George - without enclosures
Tom Culpepper
\\QuakerCommons Fogarty Traffic.doc

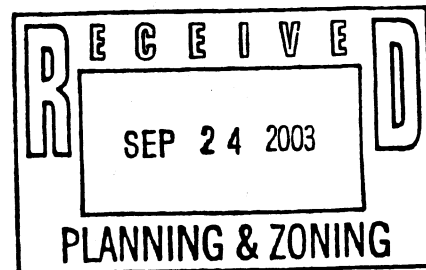
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O. R. GEORGE & ASSOCIATES, INC.
Traffic Engineers - Transportation Planners

10210 Greenbelt Road, Suite 310 • Lanham, MD 20706-2218
Tel: (301) 794-7700 Fax: (301) 794-4400
E-Mail: orgassoc@aol.com

DATE: September 19, 2003
TO: Mr. John Luria, President
THE JADE GROUP
FROM: Osborne George *OG*
RE: Quaker Commons Residential Development
Access and Safety Evaluation



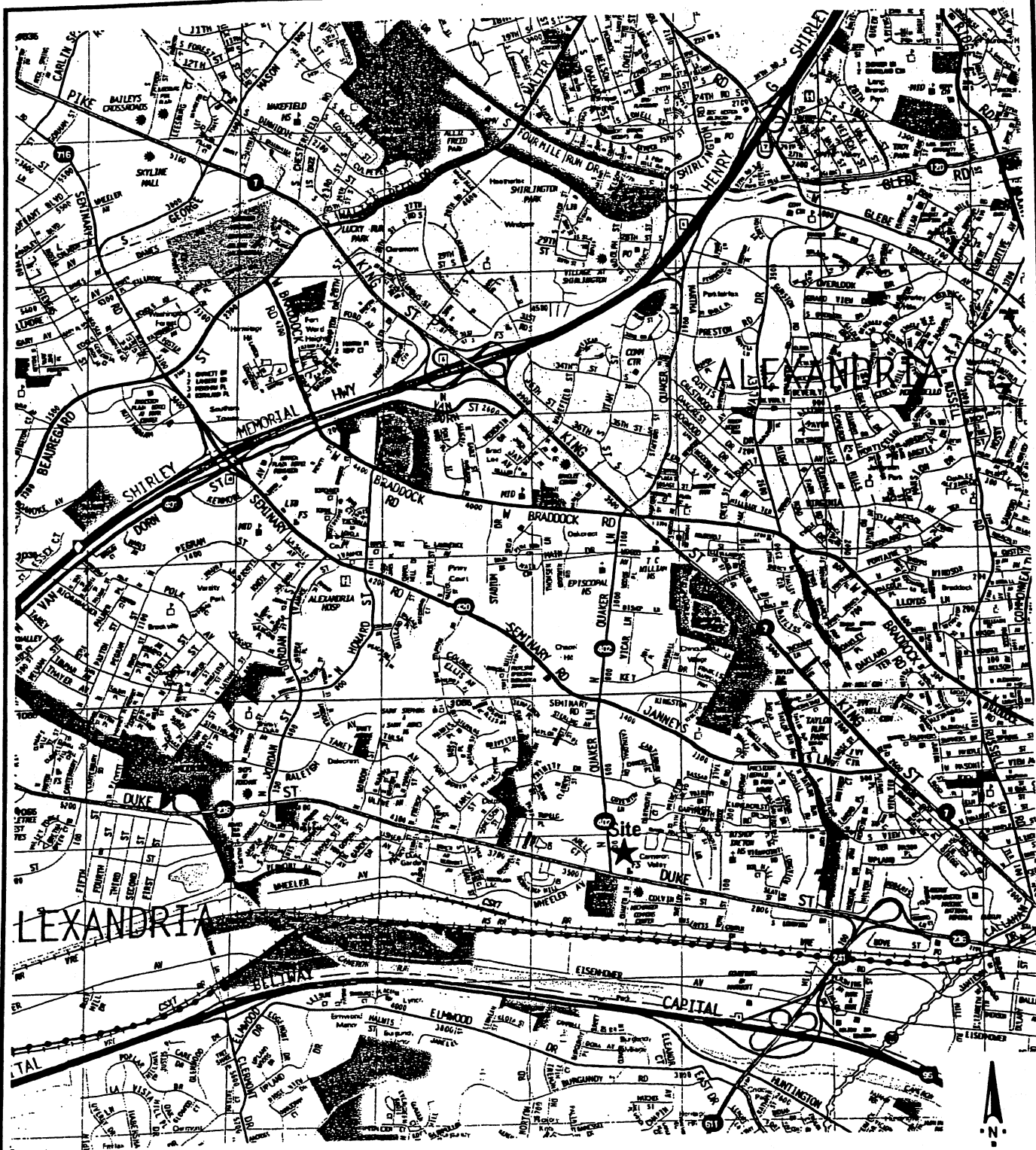
INTRODUCTION AND BACKGROUND

This memorandum was prepared to update and supplement the June 10, 2003 memorandum, which our firm prepared to address the access and safety situation within the immediate vicinity of the intersection of Duke Street and North Quaker Lane in the City of Alexandria. The evaluations are in connection with The Jade Group's proposal to develop eight (8) condominium townhouse units on the property situated in the immediate northeast quadrant, and which would be accessed via an existing driveway on the east side of Quaker Lane. The evaluations have considered the overall situation of vehicle and pedestrian movements within the adjacent intersection.

Recommendations from the June 10, memorandum were presented to representatives of the City of Alexandria Department of Transportation and Environmental Services, Code Enforcement and Planning and Zoning at a meeting held in City Hall in mid July. Over the summer, the City has made a number of improvements to the intersection to enhance pedestrian and vehicular safety at this location. The new improvements implemented several of the recommendations contained in our earlier memorandum. We have evaluated what has been done and we note the following two (2) principal considerations.

- (a) It is extremely encouraging that the City has responded so promptly to implement remedial measures, and to address the existing situation; and
- (b) The measures implemented by the City have highlighted the need (and the opportunity) for additional measures that can be implemented at very moderate (and perhaps minimal) cost.

The purpose of this memorandum is to present a further assessment of the existing and proposed access and safety situation at the subject location. We believe that this should provide a good basis for a final review and recommendation regarding the development application, which is scheduled to be heard by the City Council later this fall. Exhibit 1 is again included to provide context and perspective for the discussion, which follows.



NO SCALE

O. R. GEORGE & ASSOCIATES, INC.
Traffic Engineers - Transportation Planners

Exhibit 1
Site Location Map
Quaker Commons Residential Development

EXISTING SITUATION - AN UPDATE

The basic geometric situation of the subject intersection remains as it has been for quite a long period of time. Duke Street is a major east-west arterial connecting the central area of the City with outlying suburban areas and with major regional highways. Quaker Lane is designated a major collector/connector route linking the general Cameron Run area with north Alexandria. Both roadways are of urban cross-section, with curb-and-gutter and sidewalks. There are also existing driveways serving commercial and institutional uses along both roadways. At present, pedestrian activity in the immediate vicinity is extremely low; and based on anecdotal information from City staff, there has not been a significant level of accident occurrences at this location. However, the opening at the City's public skate board park at the Luckett Field Recreation Center (which is situated immediately south of the intersection) is likely to result in a significant increase in pedestrian activity. The situation therefore warrants consideration regarding the need for additional safety measures, whether or not the jade group development is undertaken.

Exhibit 2 shows the existing traffic control and safety provisions, with the recent improvements provided by the City highlighted. (Attachment 1 also presents photographs for added clarity). All of the improvements provided were geared toward moderating speeds, and otherwise improving safety along the free-flow right-turn lane (often referred to as a "hot-right" lane) and to improve safety for existing and future access points within the northeast quadrant of the intersection. These modifications also have a positive effect on the access to the subject property. This is because as vehicles turning off Duke Street onto North Quaker Lane will travel at a appreciably lower speeds, thereby increasing visibility and enhancing the safety of the only available point of ingress and egress to the subject property.

It is understood that when the application was heard by the City's Planning Commission in June, 2003 the Staff Report prepared by the City was extremely positive and had recommended approval subject to a number of conditions, including a requirement to assist the City in installing and designing safety enhancements to the intersection. The Staff Report indicated that the City's Department of Transportation and Environmental Services supported the development proposal, and considered the proposed access and safety situation as being adequate. A summary of the existing, safety features and measures, (including those recently installed), is included on page 5 with comments where appropriate:

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New Apostolic Church Entrance

Site Entrance

Quaker Commons Site

Commercial Office

Residential Area

N. Quaker Lane

Semi Actuated Multi-Phased
Signal Operation

O. R. GEORGE & ASSOCIATES, INC.
Traffic Engineers - Transportation Planners

Quaker Commons Residential Development

S. Quaker Lane

Duke Street

Recently Installed Signals
(With Pedestrian
Indications)

RIGHT
TURN
LANE
FOR
PEDESTRIANS

Fire
Station

SCHEMATIC
NOT TO
SCALE

Legend:
Sidewalk
Pedestrian Crosswalk

Exhibit 2
Existing Traffic Control and Signage
Duke Street @ N. Quaker Lane, Alexandria

Existing Safety Features – Duke Street at N. Quaker Lane
(Including Recent Measures Implemented by City of Alexandria)

Traffic Control/Safety Feature	Comment
1) Pedestrian cross-walk (across "hot right" lane)	No change was made in existing markings. No stop bar (or stop line) was provided. Edgeline markings could also be provided to provide a sense of a reduced pavement width without restricting the movement of heavy vehicles, particularly fire trucks. The latter consideration is dealt with later in this memorandum.
2) Signal poles and lights controlling right-turn movement.	i) Right-turn arrow connotes exclusive right of way and encourages speeding, which is counter-productive to the existing situation ii) The stop phase for the westbound right turn movement eliminates conflict with eastbound left-turn movement. iii) At present the left-turn movement is stopped when actuated by a pedestrian request and during the eastbound Duke Street exclusive left-turn phase.
3) Advance and at-location pedestrian signage.	i) This is a good and positive measure. ii) Additional trimming of trees would improve visibility of right-turning vehicles as well as vehicles exiting the adjacent driveways along the eastside of Quaker Lane.
4) Existing pedestrian "caution sign" (See Attachment A-3)	Not visible and not effective. [See comment under Item (3-ii) above].
5) Pavement markings and warning features	None provided. These features could change the generally "open" environment of the right turn lane, which contributes to speeding.

Our field observations show that the measures implemented by the City have not changed the situation appreciably, particularly with regard to the prevailing operating speed of vehicles making the right-turn movement. In general, it is our assessment that the existing situation (including the measures provided by the City) is inadequate. It is again noted that there are only a few pedestrians crossing the subject intersection, to and from the northeast corner. There are also only a few vehicles (even though the Church's property and a portion of the subject property are currently used for parking by tenants of the adjacent commercial offices and others) accessing the existing driveways along the east side of North Quaker Lane. *This assessment notes that there is the need (and the opportunity) to provide additional safety and access improvements, whether or not the Quaker Commons property is developed.*

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Our site visits and evaluations clearly show that these additional improvements can easily be implemented to enhance the existing situation, as well as facilitate access for this otherwise land-locked property. The following section presents a menu of practical measures that would improve the existing situation.

RECOMMENDED SAFETY IMPROVEMENTS

The previous sections have evaluated the traffic and operational situation, with the focus on the access and safety situation within the northeast quadrant of the intersection, as they pertain to the proposed JADE GROUP development. As was documented in our memorandum of June 10, 2003 the following should be underscored:

- a) The proposed Quaker Commons will use an existing driveway, the only access point available to that property. This driveway currently serves a church and parking lot. Approximately 6 - 8 vehicles are generally observed parked on these properties during typical weekdays and on Saturdays.
- b) The existing church activities occur principally on Sundays, when the traffic volumes on the adjacent roadways are low, and there is an increased likelihood of speeding. Efforts to obtain accident data for the location were not productive. However, our discussions with the City did not suggest any significant accident experience.
- c) The subject development will consist of eight (8) condominium townhouses, which will have the following level of trip generation on weekdays.

AM PEAK HOUR				PM PEAK HOUR			Daily Trips
IN	OUT	TOTAL		IN	OUT	TOTAL	46
1	3	4		2	3	5	

Based on the Institute of Transportation Engineers "Trip Generation Manual," 1997 (Land Use Code 230). *With transit usage, the trips could be even less. (See Att. 2).*

- d) The projected trip generation is perhaps no more than exists from the existing New Apostolic Church site and parking lot.
- e) The existing somewhat "uncontrolled situation" will be largely "self-mitigated" by the proposed development. This is because of the fundamental characteristic of driver behavior regarding "driver expectation" and the fact that driver behavior reflects the overall physical roadway environment. For emphasis, it is noted once the project is built, this intersection and its immediate environs will take on a residential character and normal driver behavior will reflect this change. Abutting residential use generally induce changes in driver behavior, such that they result in traffic calming and safety enhancement.

Based upon the above factors, and the assessment of the existing safety provisions discussed earlier, this study proposes the following changes listed in the table beginning on page 7. They are also illustrated in Exhibit 3 (Page 9). Appropriate, references are also made to the "Manual on Uniform Traffic Control Devices" (MUTCD). This manual is the definitive reference and guide regarding traffic control and safety provisions on public roadways.

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PROPOSED TRAFFIC MITIGATION MEASURES

Recommendation	Comment/Remark
1) Provide new "Zebra" pedestrian striped crossing <u>with a stop line</u> in northeast quadrant of intersection. As an alternative, raised/stamped concrete of other contrasting or brickwork color and pattern could be provided at the City's option.	<ul style="list-style-type: none"> - Both elements would enhance visibility and would be in accordance with the MUTCD. - The stop line would be a critical element of both recommended features. - This can be easily implemented at low to moderate cost. - See also Exhibit 4, which illustrates the turning path of large fire trucks.
2) Modify the displays for the new signal heads in the northeast corner of the intersection to provide for "flashing yellow arrow" and "flashing yellow ball" during the non-exclusive right turn phase.	<ul style="list-style-type: none"> - This would introduce the cautionary intent, which is in keeping with the MUTCD. - This can be easily implemented at low to moderate cost.
3) Same as in item 2, except to provide for a "flashing red" indication.	<ul style="list-style-type: none"> - This would serve effectively as a form of "ramp metering." - This may violate "driver expectation" and should be further considered by the City for consistency with its overall policies. - This could increase the potential for rear-end collisions. - This can be easily implemented at low to moderate cost.
4) Provide for "REDUCE SPEED" [20 MPH] signs on the pedestrian warning signposts recently installed by the City. (MUTCD sign Item No. R2-5b).	<ul style="list-style-type: none"> - This measure would satisfy a clear and obvious need. - This can be easily implemented at low to moderate cost.
5) Provide two (2) sets of rumble strips (or hash Marks) at two (2) points within the right-turn lane. These would be strategically placed to draw attention to the pedestrian warning and speed reduction signs (See item 4). In conjunction with this measure, renew the adjacent lane division line with a six-inch wide lane striping, and provide right-side Edgeline marking.	<ul style="list-style-type: none"> - This should be considered by the City in the context of their overall policies. - Regular surface striping could be provided in lieu of the "rumble strips" in order to address potential maintenance concerns. - This can be easily implemented at low to moderate cost. - The edgeline marking is in response to the City's specific request, and is intended to introduce a pavement narrowing effect, without impacting the movement of large vehicles, (such as fire trucks). [See Ex. 4.]

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PROPOSED TRAFFIC MITIGATION MEASURES (Continued)

Recommendation	Comment/Remark
6) Provide two (2) sets of "ONLY" and "RIGHT-TURN" arrow pavement markings appropriately positioned relative to the rumble strips or hash marks noted in Item 5. (MUTCD sign Item No. R3-7)	<ul style="list-style-type: none">- These would be in keeping with the requirements MUTCD.- This can be easily implemented at low to moderate cost.
7) Provide a "HIDDEN ENTRANCE" sign along the Duke Street or South Quaker Lane in advance of the approach to the Church and Quaker Commons driveways.	<ul style="list-style-type: none">- This would increase driver awareness.- This would complement other signage.- This can be easily implemented at low to moderate cost.

Note: The above proposals are illustrated in Exhibits 3 and 4 on pages 9 & 10, respectively.

We would strongly recommend items (1), (2), (4), (6) and (7) of the above table be considered as necessary measures for the subject intersection. This recommendation applies whether or not the Quaker Commons development moves forward. Furthermore, the measures described can quite reasonably be expected to moderate the speeds and calm (or cool) the "hot-right" movement, which has been indicated as being of concern to the City and to some members of the community. *The additional measures [(items (3) and (5))] would be at the City's option.* However, it is noted that the measures described would serve to change the "open and inviting" situation, which is clearly a contributing factor to the relatively high speeds observed. The measures could also be implemented in phases and in different combinations, based upon the City's evaluation as the process advances.

We also understand that THE JADE GROUP would be prepared to defray some of the potential costs that would be incurred by the City, if the Quaker Commons development is implemented. The city has also expressed an interest in an illustration of turning path of a large fire truck along the westbound right turn lane, in conjunction with features that would "reduce" the turning radius. These were developed by RC Fields Jr. & Associates, the surveyors and site designers for the subject project. The concepts are illustrated in Exhibit 4 on page 10. The edge line marking is also shown on exhibit 3 (at page 9).

The City's Department of Transportation and Environmental Services has shown their interest in improving the situation at the subject intersection. We would therefore welcome the opportunity to meet with the responsible City staff to discuss our findings and recommendations.

We look forward to assisting you as the development review process moves forward. Meanwhile, please let us know how we might be of further assistance. Thank you.

ORG/pl

Attachments: As Noted

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New Apostolic Church Entrance

Site Entrance

HIDDEN
ENTRANCE

Quaker Commons Site

Residential Area

N. Quaker Lane



SPEED
LIMIT
20
R2-1

Stop Line in
Accordance with
MUTCD



REDUCED
SPEED
20
R2-5b

RIGHT LANE
MUST
TURN RIGHT
R3-7

Commercial Office

Fire
Station

Pedestrian
Crosswalk
Details not
Shown

- Legend:**
- Sidewalk
 - Rumble Strips (or regular hash mark striping)

SCHEMATIC
NOT TO
SCALE



See Text for Signal
Operation Details

Duke Street

S. Quaker Lane

O. R. GEORGE & ASSOCIATES, INC.

Traffic Engineers - Transportation Planners

Quaker Commons Residential Development

Exhibit 3

Proposed Traffic Control and Signage
Duke Street @ N. Quaker Lane, Alexandria

LAND, CLARK, CARROLL, MENDELSON & BLAIR, P.C.

*Attorneys & Counsellors at Law*524 KING STREET
ALEXANDRIA, VA 22314H. CARTER LAND, III
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(703) 836-1000FACSIMILE
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P.O. Box 19888
ALEXANDRIA, VIRGINIA 22320-0888

March 5, 2004

The Honorable William D. Euille, Mayor
Members of the Alexandria City Council
301 King Street, City Hall, Room 2300
Alexandria, VA 22314**In Re: Rezoning No. 2002-0004 – Quaker View**

Dear Mayor Euille and Members of City Council:

I am writing on behalf of our client, Jon D. Luria of The Jade Development Group, the applicant requesting the above-referenced rezoning, to request the consideration of the action on this item be deferred from the March 13, 2004 City Council Public Hearing to the April 17, 2004 City Council Public Hearing.

On Tuesday, March 3, 2004, the Alexandria Planning Commission recommended the approval of the requested rezoning to eliminate the proffer restricting the use of the development of the property for commercial office use. By approving the rezoning, the Planning Commission recommended the use of the development of the property for residential use in accordance with a proffered site plan.

At the same public hearing, the Planning Commission also approved the Applicant's site plan, with modifications, for the redevelopment of the property.

The deferral is being requested in order to give the Applicant sufficient time to revise the proffered site plan to reflect the conditions of the Planning Commission approval. The site plan, as amended by the Planning Commission, is a site plan which has been proffered as part of the rezoning.

If you have any questions concerning this matter, please do not hesitate to call.

Very truly yours,


Duncan W. Blair

DWB:klEuille-QuakerView 030504

cc: Jon D. Luria
David Webster
Eileen Fogarty, Director, Planning & Zoning
Charles Burnham, Urban Planner III
Richard R. G. Hobson