



NRCA, P.O. Box 3242, Alexandria, VA 22302

June 30, 2021

Rachel Drescher
Department of Planning & Zoning
City of Alexandria, Virginia
rachel.drescher@alexandriava.gov

Re: Proposed 700 Braddock Day Care Center, SUP #2021-00055

Dear Ms. Drescher:

Thank you for notifying North Ridge Citizens' Association (NRCA), through its former president Kay Stimson, of the new application for a child care center at the First Assembly of God Church complex in the 700 block of W. Braddock Road.

We recognize the need for day care in Alexandria. However, this application is lacking information in at least two important areas of concern to North Ridge residents and required by the City zoning code.

1) Minimizing the traffic impact of pickups and drop-offs for the estimated 60 children (plus staff ingress/egress) twice a day during weekday rush hours. West Braddock Road is already very busy during rush hour, making turning in and out of driveways and side streets and crossing the road challenging and stressful. Yet we do not see information on how that additional traffic (and turns and crossings) will be minimized. For example, we see no proposal to prohibit left hand turns out of or into the property from Braddock Road.

2) Mitigation of the impact on neighboring homes. There is no information on how the new facility, activities, and traffic will impact neighboring residences. Further, we cannot tell from the site plan where the proposed center and traffic would be located on the property (*e.g.*, in relation to neighboring homes).

We respectfully submit that this application is not ready for consideration by staff or approval for an administrative SUP. We ask that it not be taken up by staff before the applicant fills in the blanks, and we have an opportunity to review it again.

Further, we request that Planning & Zoning send future emails to NRCA to the following address info@northridgecitizens.org.

Sincerely,

John Fehrenbach
President