

Camacho, Yaska

From: Matt and Alison Joint <mcatfrench@gmail.com>**Sent:** Tuesday, April 9, 2024 9:28 AM**To:** Murphy, Jennifer <Jennifer.Murphy@viennava.gov>**Cc:** Costello, Maggie <Maggie.Costello@viennava.gov>; Levy, David <David.Levy@viennava.gov>**Subject:** Planning Committee Public Comment for 100 Battle St SE

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Planning and Zoning Committee,

We are writing today with feedback on the proposed plan for a family daycare center at 100 Battle Street SE. We live on Battle St. SE and would like to share some concerns and potential solutions regarding noise and privacy in our neighborhood. Unfortunately, we are unable to attend the hearing on April 10 due to work travel and family commitments and hope that you will take this input into consideration.

We object to the current plan as it does not address potential privacy and noise issues related to the use of the deck. Privacy is a key concern for us as neighboring residents; we also have serious concern for the privacy of the minors who will be attending the daycare. We understand that daycare activity will extend to the back deck of the property, which is elevated above the fence line and provides little visual or audio privacy. The deck - and anyone on it - is clearly visible from all directions: from Center Street, from the parking lot of the townhomes behind the property, and from the neighboring property at 102 Battle. Please see attached photos.

Rather than enhance privacy in the interest of their potential underage clients and neighbors, the current owners have actually removed a significant amount of trees since moving in less than a year ago. This has made their back yard significantly more visible and audible. In recent months, they have cut down or significantly pruned several trees, including a very large (80-100 foot) tree that had provided significant privacy and noise reduction in the back yard and pruned trees on Center Street that make the deck more visible from the sidewalk.

Noise is another key concern for our neighborhood. We have both worked from home throughout our careers and since the pandemic this has only increased. We are senior level in our careers and often have Zoom meetings with high-level clients. When not in meetings we are performing complex technical and management tasks that require deep thought. We also have school-aged children who are home in the afternoons and need to do homework. For the past 14 years, our family has enjoyed a peaceful and private Vienna neighborhood and have come to rely on it for work and academics.

As we understand it, the daycare could be open as early as 7 am and as late as 6 pm. As it currently stands, we can already hear a decent amount of noise from the activity at 100 Battle St. - in part due to the barriers to sound that were removed, as described above - and are concerned that having up to 12 non-resident children and staff on the deck during work and school hours would be extremely disruptive to our family and to other neighbors.

There are several considerations that the plan could adopt to help increase privacy and decrease noise for all involved, but none have been proposed. Potential solutions include:

- Adding a 6' privacy screen to portions of the deck to reduce visibility and deflect noise.

- Add perennial trees and vegetation that extend upwards of the fence line to reduce visibility and absorb noise.
- Limit the hours the deck would be in use by non-residents for commercial purposes
- Limit the maximum number of non-residents that would be on the deck at the same time

Due to these reasons, we are not supportive of the proposed plan for a family daycare center at 100 Battle Street SE. If the plan were amended to adequately address privacy and noise, we would be agreeable. We are happy to discuss any of this further. Please feel free to contact us.

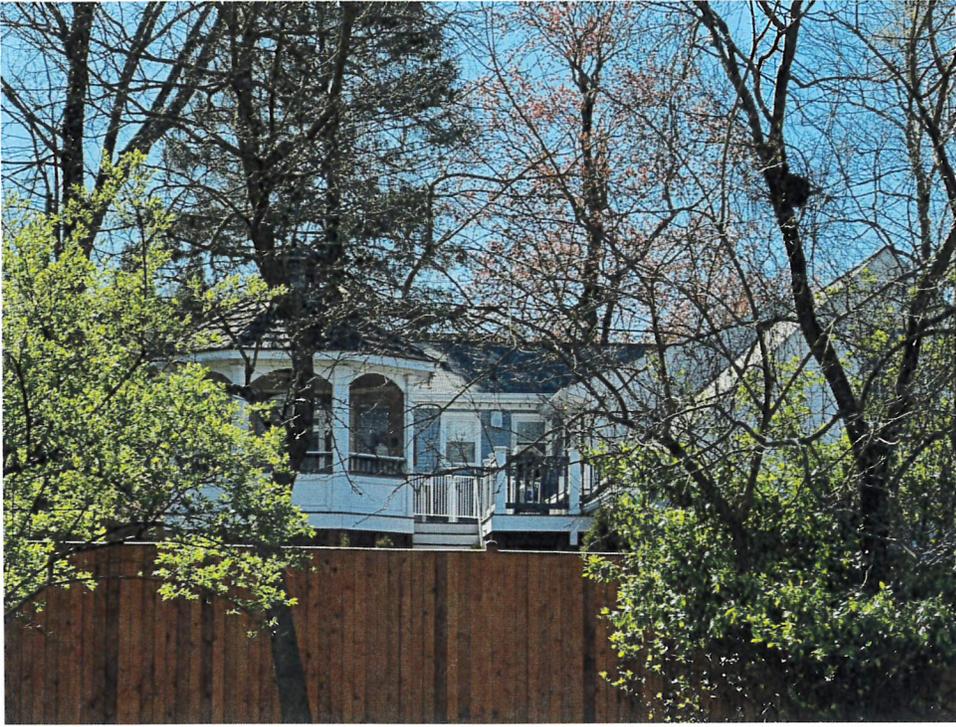
Thank you for taking our concerns into consideration.

Sincerely,

Matthew and Alison French



View from 102 Battle St SE of the deck being proposed for use for family day care activities at 100 Battle St SE. Entirety of the deck is visible and audible.



View from parking lot of mixed use residence to the North of 100 Battle St SE. Deck is clearly visible.



View from Center St sidewalk