

**Jackie Henderson**

6  
1-12-13

**From:** Vincent D'Alesandro <VDALES1064@AOL.COM>  
**Sent:** Thursday, January 10, 2013 9:47 AM  
**To:** William Euille; Del Pepper; Paul Smedberg; Jackie Henderson; Tony Castrilli; Craig Fifer; JoAnn Maldonado; Elaine Scott; Allison Silberberg; Justin Wilson; Timothy Lovain; John Chapman  
**Subject:** COA Contact Us: East Reed Multifamily Project - case#2012-0004  
**Attachments:** ATT00001.txt

**COA Contact Us: Mayor, Vice Mayor, and Council Members**

**Time:** [Thu Jan 10, 2013 09:47:19] **Message ID:** [44684]

**Issue Type:** Mayor, Vice Mayor, and Council Members

**First Name:** Vincent

**Last Name:** D'Alesandro

**Street Address:** 181 East Reed Avenue #108

**City:** Alexandria

**State:** VA

**Zip:** 22305

**Phone:** 703-535-6747

**Email Address:** [VDALES1064@AOL.COM](mailto:VDALES1064@AOL.COM)

**Subject:** East Reed Multifamily Project - case#2012-0004

Dear Sirs/Madams;

I am a registered voter and have lived in Alexandria

since the 1970s. I am an owner in the Preston Condominium.

I would

like you to consider the building of town homes, with on property garages,

rather than the proposed multifamily building, on East Reed Avenue. I feel

**Comments:** that the current traffic and parking situations would only be exacerbated,

with the building of a multifamily structure on East Reed Avenue. On

Wednesdays and Thursdays there is no parking until 12pm, on one side of the

street, to allow for the street cleaners. Currently, that makes an already

difficult parking situation worse, on those days. Even without the same

parking restrictions, on the other days of the

week, it is extremely

difficult to find any parking spaces on East Reed Avenue. With the

building of a multifamily structure, parking would be even at a greater

premium than it is now. My biggest fear is there will not be any spots for

vans/trucks to park in the event that anyone in the Preston, or nearby

residences, need repair people or furniture delivery for their homes. Is

there a proposed area on the street where those vehicles could

park?

From what I understand, it doesn't sound like there would be much

visitor parking allowed for in the proposed multifamily structure. That

would also make it more difficult to find parking spots for the surrounding

community. There is also some thought to having the multifamily structure

higher than the Preston Condominium Building. If the multifamily structure

is built, I would like to request that you give consideration to it being

no higher than the Preston Condominium Building.

Thank you so much for

giving consideration to this email.

Sincerely,  
Vincent D'Alesandro

## Jackie Henderson

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**From:** Ana Haworth-Duke <anah1717@aol.com>  
**Sent:** Thursday, January 10, 2013 10:26 AM  
**To:** William Euille; Del Pepper; Paul Smedberg; Jackie Henderson; Tony Castrilli; Craig Fifer; JoAnn Maldonado; Elaine Scott; Allison Silberberg; Justin Wilson; Timothy Lovain; John Chapman  
**Subject:** COA Contact Us: Proposed AHC Inc. building on East Reed Avenue  
**Attachments:** ATT00001.txt

### COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Thu Jan 10, 2013 10:25:38] Message ID: [44685]

**Issue Type:** Mayor, Vice Mayor, and Council Members

**First Name:** Ana

**Last Name:** Haworth-Duke

**Street Address:** The Preston Condominium  
181 E. Reed Avenue, #406

**City:** ALEXANDRIA

**State:** VA

**Zip:** 22305

**Phone:** 703-888-0516

**Email Address:** [anah1717@aol.com](mailto:anah1717@aol.com)

**Subject:** Proposed AHC Inc. building on East Reed Avenue

Dear Mayor, Vice Mayor and Council Members,  
I am writing to you regarding

the proposed AHC affordable housing apartment complex on East Reed Avenue.

As a long-time Alexandria resident, I have serious concerns regarding this

project and its impact on the community.  
The building will be set on a

very busy corner, on a residential street across from the Potomac Yards

**Comments:** Shopping Center.  
This building's size will dwarf the other apartment

complexes in the area, and by allowing it to be built in the midst of such

a heavily trafficked area, it will ensure that gridlock happens every

morning and evening rush-hour.  
According to AHC, the City has not

approved a dedicated right turn lane from Route 1 onto East Reed and will

only look at the issue after the building has been approved. The two need

to be considered at the same time. Having no right turn lane will make an

already congested intersection much, much worse. And considering AHC has

indicated this building will serve mostly families, this location is not

very family friendly - directly on Route 1, with no facilities or

playground provided for children. What will these children do to occupy

themselves?

AHC has provided only .08 parking spaces per unit, and

some are 2 & 3 bedrooms. This is clearly not enough free parking for

all residents and visitors, thereby adding to the street parking problems

on this small residential street. We have had ongoing problems with

unauthorized drivers entering and using The Preston's reserved parking

spaces. AHC's inadequate parking for its residents would ensure this

problem gets worse.

This neighborhood has undergone a positive

transformation in the last 10 years. Crime rates are down, loitering in

Ruby Tucker Park (which is maintained & owned by The Preston)

eliminated and I feel safe walking my dog at 9pm at night. I would hate

for this trend to be reversed now.

Sincerely yours,

Ana

Haworth-Duke

## Jackie Henderson

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**From:** Charles Bailey <Chasbailey2@verizon.net>  
**Sent:** Friday, January 11, 2013 7:48 AM  
**To:** William Euille; Del Pepper; Paul Smedberg; Jackie Henderson; Tony Castrilli; Craig Fifer; JoAnn Maldonado; Elaine Scott; Allison Silberberg; Justin Wilson; Timothy Lovain; John Chapman  
**Subject:** COA Contact Us: Proposed Apartment Building at E Reed Ave  
**Attachments:** ATT00001.txt

### COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Fri Jan 11, 2013 07:48:12] Message ID: [44715]

**Issue Type:** Mayor, Vice Mayor, and Council Members

**First Name:** Charles

**Last Name:** Bailey

**Street Address:** 181 E Reed Ave

**City:** Alexandria

**State:** VA

**Zip:** 22305

**Phone:** 703-626-1060

**Email Address:** [Chasbailey2@verizon.net](mailto:Chasbailey2@verizon.net)

**Subject:** Proposed Apartment Building at E Reed Ave

I am opposed to the plan to construct an 74 unit affordable housing

apartment at E Reed & Jeff Davis. The building is too large for the

area which is already saturated with people with no on street parking. The

new building is only allowing one garage parking space per unit, that is

not practical regardless what their studies show. My other concern has to

**Comments:** do with there will be no place for children to play safely. The plan also

calls for retail space on the ground floor, where are customers to these

retail establishments going to park. This project is too large for this

site and it will definitely have a negative impact on the quality of life

for the residents of the Preston and the Lynnhaven community. The residents

spoke  
to these points at the Planning Commission  
public hearing to no

avail, our concerns fell on deaf ears. I live in the  
city and I  
work for

the city and I ask that some serious consideration  
be given to alternate

plans, a smaller town home project or  
another more suitable location

where the impact on neighbors would be less. I  
am all for affordable

housing but it must  
complement the neighborhood not detract from it.  
This

is an ill conceived project in the wrong place.

## Jackie Henderson

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**From:** Douglas Upperman <Dupperman04@comcast.net>  
**Sent:** Friday, January 11, 2013 6:34 AM  
**To:** William Euille; Del Pepper; Paul Smedberg; Jackie Henderson; Tony Castrilli; Craig Fifer; JoAnn Maldonado; Elaine Scott; Allison Silberberg; Justin Wilson; Timothy Lovain; John Chapman  
**Subject:** COA Contact Us: AHC project on E Reed Ave  
**Attachments:** ATT00001.txt

### COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Fri Jan 11, 2013 06:33:30] Message ID: [44713]

**Issue Type:** Mayor, Vice Mayor, and Council Members

**First Name:** Douglas

**Last Name:** Upperman

**Street Address:** 18 E Reed Ave #214

**City:** Alexandria

**State:** VA

**Zip:** 22305

**Phone:** 44-789-6829

**Email Address:** [Dupperman04@comcast.net](mailto:Dupperman04@comcast.net)

**Subject:** AHC project on E Reed Ave  
I suppose affordable house.

With that said the developer for the

project on E Reed ave is not providing sufficient parking.

At the City

Planning Hearing the approval was given to move the project to the City

Council provided AHC provide a free parking space for all 78 units. The

**Comments:** plan presented to the planning commission only provided 78 spaces with no

room for visitor parking. I don't know but I am sure there is a

requirement to have some visitor spaces and handicapped spaces. This was

not addressed at the planning commission hearing.

As we addressed the

parking and traffic issues at the planning commission hearing it was

pointed out that the right turn lane at the intersection of E Reed and

route 1 would not be addressed until early Spring this year. The right

turning lane issue really needs to be addressed before an approval can be

granted for the development project. The right turn lane will have a huge

affect on the construction project and to address the turn lane after the

building request is approved will not allow the proper placement of the

building. The lawyer for AHC said that the turn lane would not affect the

sidewalk on route 1. As I looked at the building display I noticed that

the sidewalk would be extremely narrow as a result of the addition of the

turning lane.

Back to parking. At the hearing they presented numbers

of spaces used at the City Firehouse on Jefferson Davis. It was stated

that free parking one space is provided for all on one level and a second

level spaces are available to rent. The number of renters that currently

rent a second space is only 2. I asked the planning commission to go by

the building which sits by itself with nothing around it and look at the

number of cars that are parking on the outside of the building. When I

left the meeting planning hearing at 9:30 pm I when by the firehouse and

there were 27 cars parked around the building. If I could park free or pay

to park I would park for free. Free parking is what 27 people are doing

around the firehouse right now. There is no parking available now on E

Reed ave people are forced to park in their front yards.

Parking



and traffic at the intersection is terrible and sometimes unbearable not

with the addition of the AHC project the parking will be unbearable all the

time and the traffic congestion which be the same.

Please:

Approve the

right turn lane before the building is built.

Visit the firehouse and

see the parking overflow on the street.

Mandate that the builder install

more spaces visitors handicapped and with some unit having 3 bedrooms the

number needs to be higher to account for the additional cars.

Once these

issues are addressed the project should be allowed to move forward.

## Jackie Henderson

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**From:** Joseph Bondi <joebondi@gwu.edu>  
**Sent:** Thursday, January 10, 2013 4:04 PM  
**To:** William Euille; Del Pepper; Paul Smedberg; Jackie Henderson; Tony Castrilli; Craig Fifer; JoAnn Maldonado; Elaine Scott; Allison Silberberg; Justin Wilson; Timothy Lovain; John Chapman  
**Subject:** COA Contact Us: Lynhaven letter on the AHC project  
**Attachments:** 45659188729814878a7b1d8ee003d84c.pdf; ATT00001.txt

### COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Thu Jan 10, 2013 16:03:43] Message ID: [44706]

**Issue Type:** Mayor, Vice Mayor, and Council Members

**First Name:** Joseph

**Last Name:** Bondi

**Street Address:** 122 Lynhaven Drive

**City:** Alexandria

**State:** Virginia

**Zip:** 22305

**Phone:** 2023090169

**Email Address:** [joebondi@gwu.edu](mailto:joebondi@gwu.edu)

**Subject:** Lynhaven letter on the AHC project

Attached please find a letter on behalf of the  
Lynhaven Citizens

Association in regard to the AHC affording  
housing

**Comments:** project.

Respectfully submitted,  
Joe Bondi, President  
Lynhaven

Citizens Association

**Attachment:** 45659188729814878a7b1d8ee003d84c.pdf



January 10, 2013

To the Hon. Mayor and Members of the Alexandria City Council:

This letter is on behalf of the Lynhaven Citizens Association regarding the proposed multi-family affordable housing project planned for East Reed Avenue, docketed for the Council's January 12<sup>th</sup>, 2013 hearing. The members of the Lynhaven Citizens Association find admirable the goal to build affordable housing in Alexandria, especially as plans come on line for extraordinary development across Jefferson Davis Highway from this project. We are generally pleased with the architecture of the building which is appropriate on its JD Highway frontage while being respectful to the single family home on its western frontage. We have found AHC to be a good partner with a worthy mission.

**The primary concern of the Lynhaven Citizens Association is that charging residents of affordable apartments for parking will result in spillover impacts into the adjacent street parking in Lynhaven, which will potentially cascade in impact into Hume Springs and Del Ray.**

On October 1, 2012, Lynhaven residents convened our monthly association meeting at the Cora Kelly Recreation Center and were presented with the plans for the AHC project. After a question and answer period between the developer and city representatives that focused primarily on the parking concerns, **Lynhaven residents voted unanimously to support the AHC project on the condition that parking was made free to the building's residents.** We do not believe the staff report accurately reflects this position (Staff Report, Section K, page 19).

AHC is proposing to charge for parking spaces at a rate of \$35-40 per space per month. However, in a table of parking data given to Lynhaven residents of parking data at other AHC properties (Figure 1 in the Appendix), only three of 18 other AHC properties in Arlington and Fairfax had any parking fees. This does not take into account the context of the parking surrounding these properties or access to public transit (which in most cases is greater than what supports the Reed Avenue project).

The neighborhood around this project is of a much lower density than the planned development. A number of residents rely on easily-accessible, free street parking since at least some are elderly or handicapped. Finding on-street parking close to their homes is important to their well-being and quality of life, and parking is already heavily saturated during peak demand. The surrounding on-street parking spaces in the neighborhoods are free and unrestricted but are at times 100-percent utilized especially when parking is restricted for weekly street cleaning.

The City's policy to minimize free parking opportunities to discourage single-occupancy vehicle trips in favor of utilization of public transit options is an admirable goal well-suited for application to the Potomac Yard area in general. However, while the "un-bundling" of parking from housing costs discourages car use, the considerations in market-rate buildings are different than for affordable developments. The Commission and City endorsed this viewpoint by making the parking at the Station at Potomac Yard—also an affordable housing project and with similar access to transit—free of charge for residents.

**The future AHC residents, at some unknown rate, will utilize the free surrounding neighborhood parking.** In a household with a tight budget, a good option can certainly be to go car-free and use public transit—and we hope that the incentives made available in the Transportation Management Plan are strong enough to entice residents from owning cars. This is not always a practical option, though, and if the path of least resistance to affording a necessary car is to park in the free neighborhood spaces, it will become the option of choice for enough residents of the 78 apartments to cause a significant impact to the surrounding neighborhoods, especially on Reed Avenue and on Lynhaven Drive where parking is already at capacity. This is a simple economic equation in a setting where discretionary dollars will not be applied to parking. The option of spending \$420 - \$480 per year versus spending nothing for a couple-block walk to your apartment is an easy choice when budgets are tight. In fact, many of our neighbors believe that any dollar amount for parking is more than most residents will be willing to pay when there exists a free alternative.

The 78 apartments will be a mixture of 1, 2, and 3 bedrooms, and while many families will undoubtedly live there, what if a three bedroom is composed of three adult roommates each with a car and a frequent overnight visitor who also needs to park a car? That could become six parking spaces needed for one dwelling unit. While this is the extreme example, in the given scenario of dramatically increasing the density of an infill neighborhood, it is bound to happen to some extent. Certainly, there will also be units without any cars and perhaps these residents could be given a discount for not using a parking space or other incentive to reward use of public transit, bike sharing, or other alternatives.

The plan, according to the staff report, is to have a Parking Management Plan and have a review of the parking utilization within the garage a year after full occupancy is achieved. "If it is determined that on-street parking is impacted or the garage is not being used, additional incentives will be explored and implemented to promote greater use of the garage" (Staff Report, p. 18). Lynhaven residents are concerned that the planned duration of the experiment is an unfair burden to residents. Lynhaven residents would have to endure a year before our parking concerns would be studied, and then it would likely take many more months before corrective actions are implemented. It would be a disservice to the Lynhaven community to not consider the potential impacts in advance of the project's implementation. It is our understanding that the particulars of this 12-month review will be delineated in a partnership agreement between the City and AHC. These details must be considered prior to approval of this project. Who will be the independent arbiter of the neighborhood impact? Where will these "additional incentives" come from? If the City is willing to locate them in one year, why not make them available *now* to assure a minimal impact on the surrounding community?

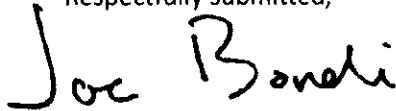
The Lynhaven Citizen Association's preference would be for the Council to consider the following course of action:

- 1) Start with free parking in conjunction with the generous TMP already planned. Make the free parking possible by identifying incentives for AHC before construction, not a year afterward.
- 2) Determine the parking occupancy rate, and if parking demand in the garage exceeds supply, to then consider (in collaboration with the City) applying a parking fee to the units with more than one car.

This method potentially arrives at the same outcome without the risk of negative impacts to the surrounding neighborhoods during the "testing" phase where debates about methodology and what constitutes measuring the problem becomes a thornier issue. In addition, with the timeline of the anticipated Potomac Yard Metro Station to consider as well as other infill development projects and transportation improvements to the corridor, it is desirable to have resolution and long term strategy for this parking issue before proceeding with approval for the project.

The Lynhaven Citizens Association wants this project to go forward. We look forward to a new, good neighbor like AHC and we find admirable the cause of building affordable housing, especially in our part of the City of Alexandria. But we simply cannot take another car on Lynhaven Drive, let alone 78 more cars. Some in our neighborhood would prefer we "hold out" for a market-rate building on this site, as that building will not be granted parking reductions and will have minimal impact on the parking in Lynhaven. That negates the community good derived from affordable housing. It is our job, however, to protect the quality of life as we know it in our little neighborhood. Please help us to do that by minimizing the impact of cars on our streets.

Respectfully submitted,

A handwritten signature in black ink that reads "Joe Bondi". The signature is written in a cursive, slightly slanted style.

Joseph A. Bondi, President  
Lynhaven Citizens Association

## Appendix

Figure 1: Parking Cost and Utilization data from other AHC properties given to Lynhaven Citizens Association at the October 1 meeting.

Parking Spaces								
Property	Total No. of Parking Spaces	Handicap Parking	Guest/Visitor Parking	Other Parking	Used Parking	Vacant Parking	Units	Parking Fee
AVT	87				87	0	77	\$0
Berkeley	145	11	6		107	38	137	\$0
Carousel Court	127				122	5	90	\$0
CVW	79				77	2	70	\$0
Frederick	181			7	109	72	108	\$40
Gates of Ballston	514	24	29	10	460	54	464	\$0
Harvey Hall	118				101	17	115	\$0
HBII, III & Hach	205	5	3		160	45	198	\$0
The Jordan	77	2			77	0	90	\$45
Key Blvd	27	0			23	4	41	\$0
Key Gardens	25		3		20	5	22	\$0
Macedonia	38	2			38	0	36	\$0
Shelton	108	3			62	46	94	\$35
Summer Hill	16		0		16	0	9	\$0
Virginia Gardens	89	3			89	0	76	\$0
Taylor Square	43	2			30	13	44	\$0
Westover	84	6		55	84	0	153	\$0
Woodbury Park	244				242	2	364	\$0
<b>Totals</b>	<b>2,207</b>	<b>58</b>	<b>41</b>	<b>72</b>	<b>1,904</b>	<b>303</b>	<b>2,188</b>	

**87.0% spaces used per apartment unit**  
**86.3% spaces used per spaces provided.**

**Notes:**

- 1) Parking data represents AHC's properties in Arlington and Fairfax.
- 2) "Used Parking" represents residents with parking stickers
- 3) The "Parking Utilization" ratio reflects the maximum number of spaces we need to handle the parking demand.
- 4) Data as of October 2012

Jackie Henderson

6  
1-12-13

**From:** Melissa Watson <mwatson@laprimacatering.com>  
**Sent:** Friday, January 11, 2013 10:28 AM  
**To:** William Euille; Del Pepper; Paul Smedberg; Jackie Henderson; Tony Castrilli; Craig Fifer; JoAnn Maldonado; Elaine Scott; Allison Silberberg; Justin Wilson; Timothy Lovain; John Chapman  
**Subject:** COA Contact Us: AHC E Reed project (DSUP11-028)  
**Attachments:** ATT00002.txt

**COA Contact Us: Mayor, Vice Mayor, and Council Members**

**Time:** [Fri Jan 11, 2013 10:28:03] **Message ID:** [44731]

**Issue Type:** Mayor, Vice Mayor, and Council Members

**First Name:** Melissa

**Last Name:** Watson

**Street Address:** 206 Wesmond Drive

**City:** Alexandria

**State:** VA

**Zip:** 22305

**Phone:** 703-739-9713

**Email Address:** [mwatson@laprimacatering.com](mailto:mwatson@laprimacatering.com)

**Subject:** AHC E Reed project (DSUP11-028)

I encourage you to approve the AHC affordable housing project for E Reed

Avenue as recommended by the planning commission. I also support including

a right turn lane onto Reed as part of the project. I have long believed

that constructing a right turn lane at the intersection of Jefferson Davis

**Comments:** Highway and East Reed Avenue is the right thing to do. Often I have thought

of this while idling on JD Hwy. It seems to me that timing the construction

of the turn lane with the construction of a multi unit rental building is a

good fit.

Thank you,  
Melissa Watson

## Jackie Henderson

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**From:** Shaun Cummings <cummings.shaun@gmail.com>  
**Sent:** Friday, January 11, 2013 10:01 AM  
**To:** William Euille; Del Pepper; Paul Smedberg; Jackie Henderson; Tony Castrilli; Craig Fifer; JoAnn Maldonado; Elaine Scott; Allison Silberberg; Justin Wilson; Timothy Lovain; John Chapman  
**Subject:** COA Contact Us: DSUP11-028 1 2A-D. AHC East Reed Multifamily Residential  
**Attachments:** ATT00001.txt

### COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Fri Jan 11, 2013 10:00:43] Message ID: [44729]

**Issue Type:** Mayor, Vice Mayor, and Council Members

**First Name:** Shaun

**Last Name:** Cummings

**Street Address:** 45 E Reed Avenue

**City:** Alexandria

**State:** VA

**Zip:** 22305

**Phone:** 703-789-3154

**Email Address:** [cummings.shaun@gmail.com](mailto:cummings.shaun@gmail.com)

DSUP11-028 1 2A-D. AHC East Reed Multifamily

**Subject:**

Residential

DSUP11-028 1 2A-D. AHC East Reed Multifamily

Residential Land Use and Development  
(Planning Commission

Items)

Hi,

I am writing you in reference to the proposed  
AHC building

**Comments:** on East Reed. First let me say that I fully support  
the AHC project. I am

writing you concerning parking at the facility. I  
ask that you keep the

mandate the planning commission decided on  
last week to make AHC find a way

to make the parking within the facility is free. All  
of the current

facilities but 2 that AHC has built previous to this  
one involved free

parking for residence. Currently, parking on E



Reed is beyond capacity. At

night there generally is very limited parking, and on nights when the

street cleaning happens the next day, there is no parking on the side of

the street not being cleaned. Given that this is a low income residence, it

is more likely that if parking is going to cost more money, residence will

forgo paying for the parking, and will park on E Reed. This means that an

already tough place to park will only get tougher. So please do the right

thing for the residence currently living in the community and force AHC to

make the parking free.

Thanks for your time

Shaun Cummings

## Jackie Henderson

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**From:** Jeffrey Parker <dcmsufan@gmail.com>  
**Sent:** Friday, January 11, 2013 9:43 AM  
**To:** William Euille; Del Pepper; Paul Smedberg; Jackie Henderson; Tony Castrilli; Craig Fifer; JoAnn Maldonado; Elaine Scott; Allison Silberberg; Justin Wilson; Timothy Lovain; John Chapman  
**Subject:** COA Contact Us: DSUP11-028 1 2A-D. AHC East Reed Multifamily Residential Land Use and Developmen  
**Attachments:** ATT00001.txt

### COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Fri Jan 11, 2013 09:43:23] Message ID: [44727]

Issue Type: Mayor, Vice Mayor, and Council Members  
First Name: Jeffrey  
Last Name: Parker  
Street Address: 45 E. Reed Ave  
City: Alexandria  
State: Va  
Zip: 22305  
Phone: 202-297-3774  
Email Address: [dcmsufan@gmail.com](mailto:dcmsufan@gmail.com)  
Subject: DSUP11-028 1 2A-D. AHC East Reed Multifamily Residential Land Use and

Developmen  
TO WHOM IT MAY CONCERN:

I write this note in support of the AHC planned

for E. Reed Ave. It's clear that the City of Alexandria needs more

affordable housing. I support this project and the increased density it

will bring to our neighborhood.

Comments: That said, I support this project FULLY

on one condition. This project must not be approved without free parking

for the AHC residents. I know the Planning Board voted to approve the

project if the City and the developers revisited the financing and made

free parking a condition of approval.

I fully support this requirement.

If the City Council does not follow the advice of the planning board, it

will further exacerbate a serious parking problem on E. Reed Ave.

We

need improvement on E. Reed. That is clear. We bought our house with the

understanding that change was coming. We feel this change is a good thing.

While voting for change is a good thing you MUST NOT create a

situation where existing residents and their visitors cannot park in the

neighborhood.

Thanks for your time and consideration,

Jeffrey

Parker  
45 E. Reed Ave.  
Alexandria, Va 22305

**Jackie Henderson**

6  
1-12-13

**From:** Michelle Krocker <michellekrocker@gmail.com>  
**Sent:** Wednesday, January 09, 2013 2:20 PM  
**To:** Jackie Henderson  
**Subject:** COA Contact Us: letter to City Council for Jan 12, 2013 hearing  
**Attachments:** e8775abbd0971f1ee07ca2334e62c72a.docx; ATT00001.txt

**COA Contact Us: City Clerk and Clerk of Council**

**Time:** [Wed Jan 09, 2013 14:19:30] **Message ID:** [44650]

**Issue Type:** City Clerk and Clerk of Council

**First Name:** Michelle

**Last Name:** Krocker

**Street Address:**

**City:**

**State:**

**Zip:**

**Phone:** 703-919-0049

**Email Address:** [michellekrocker@gmail.com](mailto:michellekrocker@gmail.com)

**Subject:** letter to City Council for Jan 12, 2013 hearing

Attached is a letter of support for approval of  
AHC, Inc's East Reed Ave

development to be voted on this Saturday.  
Please distribute this letter to

**Comments:** each member of the City Council for their  
consideration and review prior to

the public meeting on Jan 12.

Please confirm that you have received this

email and that the letter will be distributed.

Thank you.

**Attachment:** e8775abbd0971f1ee07ca2334e62c72a.docx

January 12, 2013

City Council of Alexandria  
301 King Street, Room 2300  
Alexandria, VA 22314

Mayor Euille and Members of the City Council:

We are writing in support of the application submitted by AHC, Inc. to develop a 78 unit multifamily building in the City of Alexandria. This development, located at the intersection of E. Reed Avenue and Jefferson Davis Highway, will provide affordable housing for households earning 60% or less of the area median income.

The location has excellent proximity to public transit, and AHC will provide on-site management and community activity space. In addition, AHC is committed to providing educational programming for children living there through a partnership with a local service provider.

With the loss of over 10,000 market affordable units in the last decade, rising rents, and redevelopment of the Beauregard corridor, lower income families are being priced out of Alexandria. As a coalition of affordable housing developers, homeless service providers, faith communities and advocates who serve extremely low and moderate income individuals and families in the City, we know firsthand knowledge the difficulties these families face when they are unable to find housing that is affordable and are forced to pay a disproportionate amount of their salary for rent. The proposed development offers new, dedicated, affordable units – a much needed resource as indicated by the analysis in the City's Housing Master Plan.

We hope that you will vote to approve the application as submitted by AHC, including the parking provision which is essential to the viability of the proposal. Supporting affordable housing options will help maintain Alexandria as a successful, diverse and sustainable community with fair and equitable opportunities for all of its citizens.

Sincerely,

Alexandria Housing Development Corporation  
ALIVE! (Alexandrians Involved Ecumenically)  
Arlington-Alexandria Coalition for the Homeless  
Community Lodgings  
Friends of Guest House  
Governing Board of the Partnership to Prevent and End Homelessness  
New Hope Housing  
Nonprofit NoVA  
Northern Virginia Affordable Housing Alliance  
Offender Aid and Restoration  
Rebuilding Together Alexandria  
Wesley Housing Development Corporation

**Jackie Henderson**

6  
1-12-13

**From:** Michael Becker <mbecker0531@gmail.com>  
**Sent:** Friday, January 11, 2013 3:28 PM  
**To:** William Euille; Del Pepper; Paul Smedberg; Jackie Henderson; Tony Castrilli; Craig Fifer; JoAnn Maldonado; Elaine Scott; Allison Silberberg; Justin Wilson; Timothy Lovain; John Chapman  
**Subject:** COA Contact Us: AHC East Reed Avenue Building DSUP 2011-0028  
**Attachments:** ATT00001.txt

**COA Contact Us: Mayor, Vice Mayor, and Council Members**

**Time:** [Fri Jan 11, 2013 15:28:06] **Message ID:** [44739]

**Issue Type:** Mayor, Vice Mayor, and Council Members

**First Name:** Michael

**Last Name:** Becker

**Street Address:** 181 E. Reed Ave, #403

**City:** Alexandria

**State:** VA

**Zip:** 22305

**Phone:** 703-599-5225

**Email Address:** [mbecker0531@gmail.com](mailto:mbecker0531@gmail.com)

**Subject:** AHC East Reed Avenue Building DSUP 2011-0028

RE: DSUP-2011-0028/ AHC East Reed Avenue Building  
Addresses: 3600

Jefferson Davis Highway Alexandria

I am a resident/home owner on East

Reed Ave and I am against the AHC East Reed Avenue Building project and I

am 'NOT' in agreement with the following zoning changes and amendments for

the project:

**Comments:**

(A) amending the height map to increase the allowable

height from 45 feet to 60 feet. A building of this size does not fit well

with the street and a townhome development would benefit the neighborhood

more which is the current make of homes on Reed Ave. Too much congestion

and scale of the architecture does not fit.

(B) amending the parking

requirements with a parking reduction. Currently,  
the conditions on East

Reed do not allow any additional parking on the  
street and reducing parking

will only make the situation worse. There is not  
enough street parking for

the current residents now.

'(C) Alexandria City Sale of parcel at 3600

Jefferson Davis Highway- Say NO to. The city  
owned land was bought by the

city with the intent for the city to construct a right  
had turn lane at the

intersection of East Reed Ave and Rt 1. A right  
hand turn lane should be

required prior to sale of land and the city should  
not wait until Spring

2013 to complete a survey/study. Also, green  
space for the balance of the

property would benefit the neighborhood that is  
lacking green space.

Please make the correct decision that benefits  
'ALL' of the community

and NOT just the developer AHC which is  
walking away with a 1.6 million

dollars developers fee/profit and say 'NO' to the  
project moving

forward.

Regards,  
Alexandria City – East Reed Ave Home Owner,  
Michael

Becker

**Jackie Henderson**

6  
1-12-13

**From:** Kevin Beekman <kevin.beekman@arlandria.org>  
**Sent:** Friday, January 11, 2013 6:01 PM  
**To:** William Euille; Del Pepper; Paul Smedberg; Jackie Henderson; Tony Castrilli; Craig Fifer; JoAnn Maldonado; Elaine Scott; Allison Silberberg; Justin Wilson; Timothy Lovain; John Chapman  
**Subject:** COA Contact Us: AHC development on East Reed Avenue  
**Attachments:** aa28e701d01cdf111d96b084cadaeb79.pdf; ATT00001.txt

**COA Contact Us: Mayor, Vice Mayor, and Council Members**

**Time:** [Fri Jan 11, 2013 18:01:24] **Message ID:** [44747]

**Issue Type:** Mayor, Vice Mayor, and Council Members

**First Name:** Kevin

**Last Name:** Beekman

**Street Address:** 3905 Elbert Avenue

**City:** Alexandria

**State:** Virginia

**Zip:** 22305

**Phone:** 7035194801

**Email Address:** [kevin.beekman@arlandria.org](mailto:kevin.beekman@arlandria.org)

**Subject:** AHC development on East Reed Avenue

Dear Mayor Euille and members of City Council,

Please see the attached

letter regarding proposed AHC development on East Reed Avenue from Melissa

**Comments:**

Garcia, Nick Partee and me.

Thank you,

Kevin Beekman

**Attachment:** aa28e701d01cdf111d96b084cadaeb79.pdf



11 January 2013

Dear Mayor Euille and members of City Council,

We are writing to express our support for the AHC project on East Reed Avenue and to suggest possible mitigations to the potential impact on the surrounding neighborhood.

Over the course of the last decade, we have had the opportunity to become acquainted with a variety of public-private affordable housing partnerships in the Arlandria neighborhood. We have been involved with them over the years, whether it has been the ARHA-EYA partnership to redevelop Glebe Park, the Wesley Housing renovations at Lynhaven Apartments on Commonwealth Avenue and at Beverly Park Apartments on Notabene Drive, the Station at Potomac Yard or any of a variety of small non-profit affordable housing projects throughout the community. Indeed, some of us live in Lenox Place, which was a 1990-era public-private partnership that provided affordable homeownership opportunities at 15% of the properties, financed through parking reductions and the vacating of public right of way.

The AHC project is simply the best designed and most ambitious to date. We have been very pleased to have met and discussed their project with them over the past couple of years and have been impressed with them as an organization and in the attention they have paid to community involvement and outreach. None of this, of course, is a surprise: we were already well acquainted with AHC both by reputation (they are the affordable housing we've always hoped that others would aspire to be) and from experience (they are, in fact, already in our neighborhood on South Glebe Road, just across Four Mile Run in Arlington: the Berkeley).

The proposed project on East Reed Avenue promises almost twice the number of (60% AMI) affordable units as the Station at Potomac Yard in a package that exhibits good urban design in a transit-oriented environment. The project would begin to fulfill one of the redevelopment goals of the 1998 Upper Potomac West Planning Process (later subsumed as part of the Arlandria Plan), which foresaw the north side of East Reed Avenue as an opportunity for moderate income multi-family residences. And the project would pick up that goal where other non-profits had unsuccessfully attempted to redevelop over 10 years ago.

We are well aware of how financial constraints from zoning regulations and public benefit proffers have impeded the development of multi-family apartments, regardless of whether the projects are market rate or affordable. Regardless of whether development is subsidized or not, the prospect of the uncertainty involved with bringing a project to delivery in a timely fashion is daunting for any organization. We applaud AHC for their perseverance to a process that was nearly as complicated as that we experienced last year at the Mount Vernon Village Center. We have committed ourselves to help remove much of this uncertainty through good planning and community discussion, but too much of it remains.

We do appreciate and share the concerns of the nearby residents and hope that you can bring the City attention to resolving them as this process continues. It is in the best interest of all the City residents that we continue to work out issues that not only concern this project but will impact other future development from coming to fruition. The City's primary responsibility in this area is to provide the infrastructure to support development and to maintain it fairly and equitably.

### **Traffic**

We suggest that the City utilize the funds promised with the recent approval of the IDA project in Potomac Yard to address traffic calming on East Reed Avenue. The proximity of East Reed to the IDA project would make it a logical candidate to receive the attention of this funding.

We also suggest that the City continue to pursue other connections between Route 1, Commonwealth and Mount Vernon Avenues particular on the north end of the City where so few connections result in traffic being funneled through only a few, already crowded streets. The City's master plan calls for an eventual connection along the "Jack Taylor Road" and it should be expedited.

### **Parking**

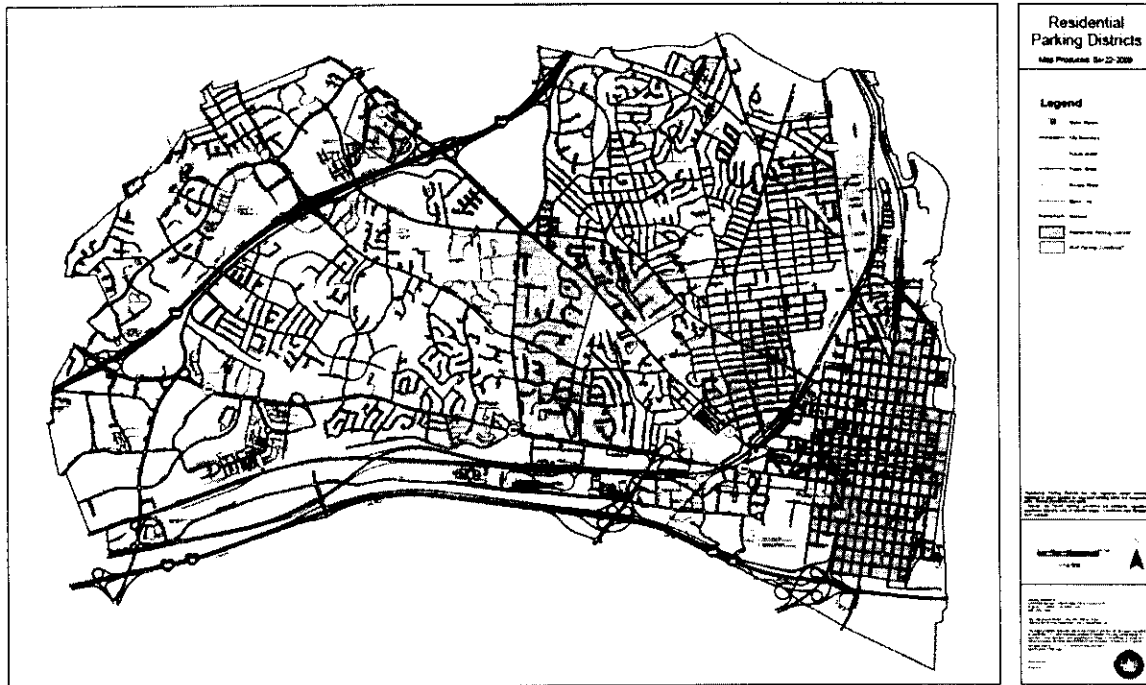
The City has long acknowledged the parking problems facing the communities along the north end of Mount Vernon Avenue. Most residences were constructed with no parking spaces of their own and almost all rely on the public right of way to provide a place to park for residents and their guests. In 2001, the City took the extra-ordinary step to partially close some streets to create more parking spaces. Even these additional spaces still fall short of the number of spaces that would normally be required by code (even if they were private spaces). At that time, Council requested that the pursuit of parking remedies be assigned to the Arlandria Planning Process. The Arlandria Plan made a number of suggested that are incorporated into the City's Master Plan. Some of these have been implemented. Others have not and deserve the City's attention. The City should again pursue parking solutions through the Arlandria Plan Implementation Group.

In addition to new on-street parking opportunities (which would also have a traffic calming affect), the Arlandria Plan envisioned shared parking facilities and mixed-use development as other remedies to parking issues. The public parking lot at West Reed and Mount Vernon Avenues was created to serve this purpose (eventually envisioned as a parking garage) and to help facilitate mixed-use development that would create the type of walkable community that is less car-reliant and, therefore, less needy of parking. The City needs to continue to pursue the in-fill redevelopment opportunities at the Coordinated Development Sites (Safeway/Datatel and Arlandria Shopping Center) as well as the shared parking facility at West Reed Avenue (which would help that redevelopment).

The City needs to reevaluate parking districts. Residential Parking districts were devised as a means to protect Alexandria residents from commuter parking when Metro came to the City, but have grown beyond the areas served by Metro. It is time to look at them again to serve a greater variety of needs. For a period of time, newly developed properties were prohibited from participating in parking districts that served their neighborhood and that practice is currently under review. That review should be



expanded to better serve all neighborhoods. With the prospect of Metro and BRT coming to Potomac Yard and Route 1, it really is time to create a more rational system. Parking districts are surely a prospect for the neighborhoods surrounding the AHC property.



The City needs to look at overnight parking issues in residential areas. In addition to residential parking districts, the City has gone to extraordinary lengths to create overnight parking districts, where daytime commuter parking is not an issue. The overnight parking district created in the neighborhood near Francis Hammond Middle School is the prime example. This type of new thinking should benefit other neighborhoods as well.

The City needs to look at other means as well. The City has attempted a variety of means to mitigate the parking impact of new development on existing neighborhoods. The approvals for the Preston Condos on East Reed Avenue, for instance, require that all marketing include warnings about the inability to park on nearby streets. Other projects like AHC should do the same. A comprehensive review of parking districts could examine other best practices in a similar vein.

The City needs to address enforcement. Areas without parking districts are harder to enforce and receive less attention. We regularly see many out-of-City and out-of-state cars parked on our neighborhood streets for days and weeks at a time. The personal property tax delinquency list highlights how some residents maintain multiple vehicles (as many as 5) in one or two bedroom dwellings for years without paying taxes on them. A comprehensive review of parking districts could pursue best practices in parking enforcement and find a way to facilitate remediating the impact of out-of-

neighboring cars on residents and to remediate the impact neighbors have on each other by monopolizing the on-street parking with more than their fair share.

In summary, the City needs to provide the infrastructure and expertise to share our community resources fairly and equitably. We don't need to repeat the mistakes of overburdening new development and the residents who reside there or own there with unnecessary and expensive burdens, such as the over-parked garage at the Station at Potomac Yard.

We thank you for your attention and stand ready to continue to work to resolve these on-going issues. We hope we can work to mitigate the impact of this and future developments and trust that you can approve this project in a fiscally prudent manner.

Sincerely,

Kevin Beekman

Melissa Garcia Russell

Nick Partee



## Jackie Henderson

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**From:** website <webmaster@alexandriava.gov>  
**Sent:** Tuesday, January 08, 2013 11:50 AM  
**To:** Jackie Henderson; Gloria Sitton  
**Subject:** City Council speaker's form submission received

Meeting Date: 01/12/2013  
Docket Item# 6

Speaker's Name: Duncan Blair  
Phone #: 703-836-1000  
Email: [dblair@landcarroll.com](mailto:dblair@landcarroll.com)  
Address: 524 King Street

Representing self? No  
If representing other: AHC, Inc.

Position on the item: For

Nature of interest: Attorney

Are you being compensated? Yes