

**From:** [Andrew Cretal](#)  
**To:** [PlanComm](#)  
**Subject:** [EXTERNAL]Plan Commission Meeting - May 7, 2024 - Docket # 4 - Street Naming Case #2024-00001 Upland Park  
**Date:** Monday, May 6, 2024 4:19:33 PM

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Dear Members of the Alexandria Planning Commission,

My name is Andrew Cretal and I serve as Managing Director of Real Estate Development for [Goodwin Living](#), a senior living and healthcare services provider headquartered here in Alexandria.

One of our senior living communities, [The View Alexandria](#), is next door to property owned by Hekemian and set for redevelopment at the corner of Seminary and Beauregard. I am specifically referencing the Upland Park property.

We have been in conversations with the Hekemian team regarding the condition of its Upland Park property for some time. While we understand Hekemian is limited by the City of Alexandria in what it can do with the houses it intends to demolish as part of the new development, we have encouraged the team to pick up trash, keep the area clear of debris and secure the existing homes. They are mowing the grass which is very helpful. However, many of the houses are still open, and we think people are living in them or at least staying in them from time to time on both Fairbanks Avenue and Foster Avenue. Parking continues to drive the trash accumulation and we are concerned that with trash and warmer weather, there is greater risk of animal and other infestation. We believe limiting parking on both streets – and enforcement of parking limitations - would alleviate the problem.

As a responsible neighbor, these issues would naturally be a concern to Goodwin Living. They are especially concerning because the citizens of Alexandria that we support and care for at The View Alexandria are older adults. It is our responsibility to ensure that this is a safe neighborhood for them and their loved ones who visit them as well as our 100+ team members who work at The View Alexandria.

As noted above, we also seek to ensure The View Alexandria is a strong healthy business operation. The conditions of upper Fairbanks and Foster Avenue create challenges for us to sustain occupancy when prospects and their families are exposed to the litter and squatter circumstances caused by open homes.

Thank you in advance for giving your attention and action to addressing these conditions for the safety of our residents, their loved ones and our team members.

Best regards,

**Andrew Cretal, MBA**

Managing Director of Real Estate Development

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