

For sufficiency determination or any questions, please  
contact John Harley at (703) 684-0974 or  
[j2harley@comcast.net](mailto:j2harley@comcast.net)

February 18, 2015

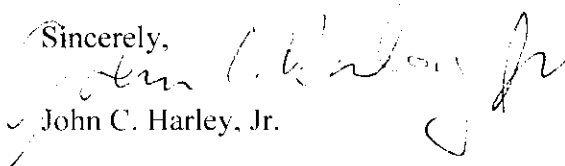
**VIA HAND DELIVERY**

Mayor and City Council of the  
City of Alexandria, Virginia  
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, Virginia and to Section 11-808 of the Zoning Ordinance of that City to an Application of 2811 King St., LLC or any Successor to Such Applicant. Said Application is identified as **Re-zoning 2014-0009 and DSUP 2012-0015** and this petition pertains to any Amendment of this Application which may occur prior to consideration by City Council.

Dear Mayor Euille and Members of the City Council:

Attached is a landowners' Protest Petition to oppose proposed re-zoning and development of a parcel of land at 2805-2809 King Street. The proposed re-zoning and development of said parcel is the subject of an Application identified as **Re-zoning 2014-0009 and DSUP 2012-0015** submitted by 2811 King St., LLC and involves the construction of a 74,640 square foot nursing home facility in our predominantly residential community. This petition is being filed in accordance with the provisions of Section 9.13 of the Charter of the City of Alexandria, Virginia and Section 11-808 of Alexandria's Zoning Ordinance. The petition signatures belong to and were made by owners of land within 300 feet of the parcel being proposed for re-zoning and development. We assert that the land owned by the petition signers constitutes at least twenty percent (20%) of the land within 300 feet of the boundary of the land affected by the proposed changes and respectfully request implementation of Section 11-808 of the Zoning Ordinance requiring a three-fourths affirmative vote of the Members of the City Council for the subject Application to be approved.

Sincerely,  
  
John C. Harley, Jr.

## **PETITION TO OPPOSE RE-ZONING AT 2805-2809 KING STREET**

As concerned citizens of the City of Alexandria we oppose the proposed re-zoning and special use permit changes envisioned by Application identified as Re-zoning 2014-0009 and DSUP 2012-0015 at 2805-2809 King Street, Alexandria, Virginia. This petition is being submitted 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 proposed changes would create a 74,640 square foot, three story structure covering 62% of the parcel in question under impervious surface. This structure will be massively out of scale with the surrounding community and is opposite to the stated intention of the North Ridge Small Area Plan to preserve and protect the residential quality of existing neighborhoods. We have, among others, the following specific concerns:

- First and foremost, the proposed project would require the rezoning and other land use planning changes we so adamantly oppose. The lot is currently zoned for single family homes and as recently as 2007 the city has deemed it suitable for no more than three such homes.
- The proposed facility would result in commercial/institutional use of the subject lot not in keeping with the residential nature of the neighboring community.
- The parcel in question, which is a 1.3 acre vacant lot, already has significant drainage problems. With the covering of most of the pervious surface, it can be expected that storm water runoff will be troublesome, particularly for downstream neighborhoods, even with the employment of water management technology.
- The proposed development will (by the Applicant's estimate) generate in excess of 10,000 gallons per day of additional sewage which will egress through an existing 10 inch sanitary sewer pipe which is already over-taxed and has in recent years required remedial attention. This line runs directly through the Ivy Hill residential community.
- The proposal, if approved, will require the city to abandon or modify an existing mature tree preservation easement, resulting in the destruction of mature trees.
- The Applicant proposes to provide 33 parking spaces to accommodate the needs of visitors, staff and service providers. Our observation is that while this number of spaces may meet a nursing home formula requirement, there is a likelihood that it will prove insufficient and additional vehicles will end up parked in the surrounding neighborhood, which is already stressed in that regard due to the parking ban on King Street and the lack of garages in the Ivy Hill residential neighborhood.
- The proposal envisions an additional 181 vehicles entering and leaving the facility on a daily basis, which would worsen already heavy traffic on King Street and make it more

dangerous to ingress and egress driveways, community streets and existing institutional properties.

- Emergency vehicle responses to the existing Woodbine Rehabilitation Center, which is directly adjacent to subject parcel, already create a 24/7 noise and safety issue for the surrounding neighborhoods. This proposal envisions increasing the population of nursing home residents by about 20%. We would expect emergency vehicle responses to increase accordingly with all the attendant problems as well as creating additional stress on emergency responders.

The undersigned landowners strongly oppose this proposal for development on the parcel known as 2805 to 2809 King Street and do hereby protest against an application for a motion to amend the boundaries of the zone, change the zoning designation, or abandon existing easements held by the City concerning this parcel. If the City approves this project, it will be against the wishes of Alexandria citizens living in the immediate area. The undersigned landowners are owners of land within 300 feet of the boundary of the land affected by the proposed changes. In the case of King's Cloister common areas within 300 feet, the signature of the Community Association President is affixed.

<u>OWNERS' NAMES (Printed and Signed)</u>	<u>1.ADDRESSES</u> <u>2.TAX MAP #</u>	<u>DATE SIGNED</u>
(P) <u>Arnold, Robert E.</u>	<u>2718 King St.</u>	<u>1/31/15</u>
(S) <u>Robert E. Arnold</u>	<u>052.02-05-03</u>	
(P) <u>Arnold, Lisa L.</u>	<u>2718 King St.</u>	<u>1-31-15</u>
(S) <u>Lisa L. Arnold</u>	<u>052.02-05-03</u>	
-----		
(P) <u>Harley, John C. Jr.</u>	<u>2722 King St.</u>	
(S) <u>John C. Harley Jr.</u>	<u>052.02-05-02</u>	<u>1-29-2015</u>
(P) <u>Harley, Jeanne S.</u>	<u>2722 King St.</u>	
(S) <u>Jeanne S. Harley</u>	<u>052.02-05-02</u>	<u>1-29-2015</u>
-----		
(P) <u>Cook, Michael H.</u>	<u>2724 King St.</u>	
(S) <u>Michael H. Cook</u>	<u>052.02-05-01</u>	<u>1-29-2015</u>
-----		
(P) <u>Reday, Michele A.</u>	<u>2724 King St.</u>	
(S) <u>Michele A. Reday</u>	<u>052.02-05-01</u>	<u>2-2-15</u>
-----		

(P) Rogers, Jason K 2802 King St.  
 (S) *[Signature]* 052.02-04-07 2/8/15  
OWNERS' NAMES (Printed and Signed) 1.ADDRESSES DATE SIGNED  
2.TAX MAP #

(P) Kicak, John *Deceased* 2804 King St.  
 (S) 052.01-04-06

*Directly across the street from site in question*  
 (P) Kicak, Marjorie A. Tr 2804 King St. Feb. 2, 2015  
 (S) *Marjorie A. Kicak* 052.01-04-06

(P) Harris, Scott 613 Melrose St.  
 (S) *Scott Harris* 052.01-05-30 1-31-15

(P) Harris, Martha C. 613 Melrose St.  
 (S) *Martha C. Harris* 052.01-05-30 1/29/2015

(P) Alfieri, Paul A. 614 Melrose St.  
 (S) *Paul A. Alfieri* 052.01-04-11 1/29/2015

(P) Alfieri, Janice D. 614 Melrose St.  
 (S) *Janice D. Alfieri* 052.01-04-11 1/31/2015

(P) Plunkett, James J. 615 Melrose St.  
 (S) *James J. Plunkett* 052.02-05-31 1/31/15

(P) Pray-Plunkett, Sarah E. 615 Melrose St.  
 (S) *Sarah E. Pray-Plunkett* 052.02-05-31 1/29/15

(P) Hefferan, Matthew W. 616 Melrose St.  
 (S) *Matthew W. Hefferan* 052.01-04-10 1/31/15

(P) Eldred, Alina D. 616 Melrose St.  
 (S) *Alina D. Eldred* 052.01-04-10 1/31/15

(P) Beck, Philip K. 617 Melrose St.  
 (S) *Philip K. Beck* 052.02-05-32 2/1/15

(P) Beck, Nancy R. 617 Melrose St.  
 (S) *Nancy R. Beck* 052.02-05-32 2/1/15

**OWNERS' NAMES (Printed and Signed)**

**1.ADDRESSES**  
**2.TAX MAP #**

**DATE SIGNED**

(P) Stiles, Douglas C.

(S) *Douglas C. Stiles*

618 Melrose St.

052.01-04-09

1-31-2015

(P) Stiles, Barbara K.

(S) *Barbara K. Stiles*

618 Melrose St.

052.01-04-09

1-31-2015

(P) Hansel, John E.

(S) *Marty J. Hansel*

620 Melrose St.

052.02-04-08

31 Jan 2015  
5 of 7

(P) Hansel, Marilyn J.

(S) *John E. Hansel*

620 Melrose St.

052.02-04-08

1/31/2015

**OWNERS' NAMES (Printed and Signed)**

**1.ADDRESSES**

**DATE SIGNED**

**OWNERS' NAMES (Printed and Signed)**

**1.ADDRESSES**

**DATE SIGNED**

**2.TAX MAP #**

(P) Arends, Jacqueline Grace Tr  
(S) *Jacqueline G. Arends* 600 King's Cloister Cr. 2-16-15  
052.01-09-22

(P) Matz, Gary R.  
(S) *GM* 632 King's Cloister Cr. 2/14/15  
052.01-09-06

(P) Matz, Lynette V.  
(S) *Lynette Matz* 632 King's Cloister Cr. 2/14/15  
052.01-09-06

(P) Cassil, Danny R.  
(S) *Danny Cassil* 634 King's Cloister Cr. 2/16/15  
052.01-09-05

(P) Cassil, Cynthia A.  
(S) *Cynthia A. Cassil* 634 King's Cloister Cr. 2/16/2015  
052.01-09-05

(P) Vohra, Neeraj K.  
(S) *Neeraj Vohra* 636 King's Cloister Cr. 2/14/2015  
052.01-09-04

(P) Vohra, Lisa W.  
(S) *Lisa W. Vohra* 636 King's Cloister Cr. 2/14/15  
052.01-09-04

(P) Morris, Matthew E.  
(S) *Matthew E. Morris* 638 King's Cloister Cr. 2/14/15  
052.01-09-03

(P) Olson, Shelby J.  
(S) *Shelby J. Olson* 638 King's Cloister Cr. 2/14/15  
052.01-09-03

(P) McLeod, Mark F.  
(S) *Mark F. McLeod* 640 King's Cloister Cr. 2/14/15  
052.01-09-02

(P) McLeod, Terese M.  
(S) *Terese M. McLeod* 640 King's Cloister Cr.  
052.01-09-02

(P) Salmon, Victoria A.  
(S) *Victoria A. Salmon* 642 King's Cloister Cr.  
052.01-09-01

**OWNERS' NAMES (Printed and Signed)**

**1.ADDRESSES**

**DATE SIGNED**

**2.TAX MAP #**

(P) King's Cloister Community Assoc., Inc.

610 King's Cloister Cr.

2/13/15

Howard L. Parris, President

(S) *Howard L. Parris*

052.01 Parcel 052.01-09-28

(P) King's Cloister Community Assoc., Inc.

625 King's Cloister Cr.

2/13/15

Howard L. Parris, President

(S) *Howard L. Parris*

052.01 Parcel 052.01-09-26



## Jackie Henderson

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**From:** j2harley@comcast.net  
**Sent:** Thursday, February 19, 2015 11:10 AM  
**To:** City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton  
**Subject:** Call.Click.Connect. #66288: Mayor, Vice Mayor, City Council Dear Mayor Euille, Vice Mayor Silberberg

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 66288.

### Request Details:

- Name: John Harley
- Approximate Address: No Address Specified
- Phone Number: (703)684-0974
- Email: [j2harley@comcast.net](mailto:j2harley@comcast.net)
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Dear Mayor Euille, Vice Mayor Silberberg and Members of the City Council: At 10:20 AM 2-19-2015 I hand delivered to Ms. Jackie Henderson a Section 11-808 Protest Petition concerning the matter to come before Council on 2-21 fashioned Re-zoning 2014-0009. The petition has affixed the signatures of 36 landowners living within 300 feet of the parcel identified as 2805-2809 King Street. I have attached here for your information a copy of the Petition's cover letter. Thank you for listening to the concerns of your Alexandria neighbors. Respectfully, John Harley
- Attachment: [Image \(24\).jpg](#)
- Expected Response Date: Thursday, February 26

Please take the necessary actions in responding, handling and/or updating this request at [the \*Call.Click.Connect.\* staff interface.](#)

If you need assistance with handling this request, please contact [CallClickConnect@alexandriava.gov](mailto:CallClickConnect@alexandriava.gov) or call 703.746.HELP.

This is an automated email notification of a *Call.Click.Connect.* request. Please do not reply to this email.

February 18, 2015

**VIA HAND DELIVERY**

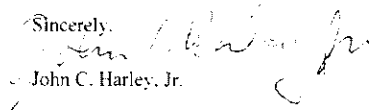
Mayor and City Council of the  
City of Alexandria, Virginia  
c/o Ms. Jackie Henderson  
City Clerk and Clerk of Council  
Room 2300- City Hall  
301 King Street  
Alexandria, Virginia 22314

Re: Protest Petition pursuant to Section 9.13 of the Charter of the City of Alexandria, Virginia and to Section 11-808 of the Zoning Ordinance of that City to an Application of 2811 King St., LLC or any Successor to Such Applicant. Said Application is identified as **Re-zoning 2014-0009 and DSUP 2012-0015** and this petition pertains to any Amendment of this Application which may occur prior to consideration by City Council.

Dear Mayor Euille and Members of the City Council:

Attached is a landowners' Protest Petition to oppose proposed re-zoning and development of a parcel of land at 2805-2809 King Street. The proposed re-zoning and development of said parcel is the subject of an Application identified as **Re-zoning 2014-0009 and DSUP 2012-0015** submitted by 2811 King St., LLC and involves the construction of a 74,640 square foot nursing home facility in our predominantly residential community. This petition is being filed in accordance with the provisions of Section 9.13 of the Charter of the City of Alexandria, Virginia and Section 11-808 of Alexandria's Zoning Ordinance. The petition signatures belong to and were made by owners of land within 300 feet of the parcel being proposed for re-zoning and development. We assert that the land owned by the petition signers constitutes at least twenty percent (20%) of the land within 300 feet of the boundary of the land affected by the proposed changes and respectfully request implementation of Section 11-808 of the Zoning Ordinance requiring a three-fourths affirmative vote of the Members of the City Council for the subject Application to be approved.

Sincerely,

  
John C. Harley, Jr.

## Jackie Henderson

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**From:** jamacidull@gmail.com  
**Sent:** Friday, February 20, 2015 11:10 AM  
**To:** City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton  
**Subject:** Call.Click.Connect. #66376: Mayor, Vice Mayor, City Council Date: February 20, 2015To: Members

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 66376.

### Request Details:

- Name: Janet Macidull
- Approximate Address: No Address Specified
- Phone Number: 703-489-6899
- Email: [jamacidull@gmail.com](mailto:jamacidull@gmail.com)
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Date: February 20, 2015  
To: Members of the Alexandria City Council

From: Janet Macidull, Chair, Housing Committee of the Alexandria Commission on Aging

Subject: Docket Item #9: Rez 2014-0009 and DSUP 2012-0015 concerning Alexandria Memory Care Center  
The Alexandria Commission on Aging voted at its February meeting to support the creation of the Alexandria Memory Care Center on the property of the Woodbine Nursing Home.

This decision was based on meetings held in March 14, 2013, October 20, 2014 and November 12, 2014 with both the developer and with representatives of neighborhood adjacent to the proposed project.

The Housing Committee recommends support for this project which addresses a major recommendation of the City's Strategic Plan for Aging: the need for more units of assisted living, particularly affordable units. The need for these services is clear: there are only 30 memory care beds in Alexandria today. New beds have not been built since 1979. Meanwhile, our aging population most likely to need these services has grown exponentially since the year 2000.

Memory care services require special programming, staffing, and support services. Alzheimer's disease affects about 10% of those over age 65 and a third of those over age 85. Alexandria has 8000 residents over age 75...and only 30 existing and fully occupied beds for those who may develop serious memory loss requiring the type of services this facility would provide.

The Housing Committee listened with understanding to residents' concerns at its meetings. Our decision to support this project weighed their concerns against this critical and demonstrated health care need in our community for memory care services. We feel confident that the developer has and will continue to work with the neighbors and the community at large to design a facility that minimizes concerns of adjacent neighbors.

We look forward to the addition of this important health care facility inside our city limit, where family and friends may more easily visit loved ones suffering from serious memory care impairment.

I would make these comments in person before Council but unfortunately am homebound recovering from surgery.

- Expected Response Date: Friday, February 27

Please take the necessary actions in responding, handling and/or updating this request at [the \*Call.Click.Connect.\* staff interface](#).

If you need assistance with handling this request, please contact [CallClickConnect@alexandriava.gov](mailto:CallClickConnect@alexandriava.gov) or call 703.746.HELP.

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## Jackie Henderson

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**From:** michaelandbob@comcast.net  
**Sent:** Friday, February 20, 2015 11:34 AM  
**To:** City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton  
**Subject:** Call.Click.Connect. #66378: Mayor, Vice Mayor, City Council The attached file contains a new letter

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 66378.

### Request Details:

- Name: Bob Eiffert
- Approximate Address: No Address Specified
- Phone Number: 703-212-7116
- Email: [michaelandbob@comcast.net](mailto:michaelandbob@comcast.net)
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: The attached file contains a new letter of support for the Alexandria Memory Care Center applications, which I am submitting on behalf of the Alexandria Commission on Aging.
- Attachment: [COA Support for AMCC 02-15.pdf](#)
- Expected Response Date: Friday, February 27

Please take the necessary actions in responding, handling and/or updating this request at [the \*Call.Click.Connect.\* staff interface.](#)

If you need assistance with handling this request, please contact [CallClickConnect@alexandriava.gov](mailto:CallClickConnect@alexandriava.gov) or call 703.746.HELP.

This is an automated email notification of a *Call.Click.Connect.* request. Please do not reply to this email.



City of Alexandria, Virginia  
Commission on Aging



Office: 703.746.5999

Department of Community and  
Human Services  
Division of Aging and Adult Services  
4401 Ford Avenue, Suite 103  
Alexandria, Virginia 22302

Fax: 703.746.5975

<http://alexandriava.gov/Aging>

February 20, 2015

The Honorable Mayor and Members of City Council  
c/o City Clerk's office  
301 King Street, Rm 2300  
Alexandria, VA 22314

RE: Alexandria Memory Care Applications (RZ 2014-0009 and DSUP 2012-0015)

Dear Mayor Euille and Members of City Council:

The Alexandria Commission on Aging voted December 11, 2014 to send a letter of support for the Alexandria Memory Care Center development proposal. The Commission voted again at its February 12, 2015 meeting to support the applications with the enhanced affordable housing condition, as detailed in attorney Catherine Puskar's letter to the Planning Commission dated February 3, 2015 (attached). This offer has significantly more value than the standard affordable housing contribution.

The Commission believes that there is a growing need for specialized dementia care in Alexandria, and this facility will help meet that need. The Strategic Plan for Aging, adopted by City Council, supports the development of new resources for dementia care. We applaud the Planning Commission for its unanimous approval of the applications, and we urge the City Council to do the same.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Robert C. Eiffert".

Robert C. Eiffert, Chair  
Alexandria Commission on Aging



M. Catharine Puskar  
(703) 528-4700 Ext. 5413  
cpuskar@thelandlawyers.com

WALSH COLUCCI  
LUBLEY & WALSH PC

February 3, 2015

Planning Commission  
City of Alexandria  
301 King Street, Room 2100  
Alexandria, VA 22314

**Re: Docket Item #7 Alexandria Memory Care  
Rezoning 2014-0009 and Development  
Special Use Permit 2012-0015 (the "Applications")  
2811 King Street LLC. (the "Applicant")**

Dear Members of the Planning Commission:

As you know, my client has offered to provide two beds in the proposed Alexandria Memory Care Center at a discount of 40% from market rate to individuals who might not otherwise be able to afford to take advantage of this facility. This discount, over the 20 year commitment represented in the conditions, represents a value far in excess of the standard one-time payment of \$117,504 that would be consistent with the City's voluntary affordable housing policy. The Applicant originally proposed to provide these units at 95% occupancy in order to allow sufficient time for the property to stabilize. However, it has been brought to my attention that some have interpreted that provision as either 1) an attempt to avoid ever providing the units in the belief that the Center will not achieve 95% occupancy or 2) evidence that there is not sufficient need for this facility given that the Applicant appears to be concerned about stabilization. In order to dispel both of these erroneous theories, I hereby submit the following revisions to the Housing conditions to provide the two beds 30 days after commencing operations without regard to occupancy rates:

H. Housing:

32. The applicant will provide two memory care beds and assistive services at a rate that is 40% below the amount charged for cost of comparable market beds and services in the facility for a period of 20 years.
33. The applicant will admit persons to these beds ~~whenever the project has maintained 95% occupancy (62 beds) for a period of 30 consecutive days~~ after commencing operations.
34. The persons in these beds will not be discharged as long as the applicant is able to adequately care for them ~~even if the facility's occupancy subsequently falls below 95% and their monthly fees are paid in accordance with the terms of their admission agreement.~~

ATTORNEYS AT LAW

703 528 4700 • WWW.THELANDLAWYERS.COM  
2200 CLARENDON BLVD. • SUITE 1300 • ARLINGTON, VA 22201-3359

LOUDOUN 703 737 3633 • WOODBRIDGE 703 680 4664

35. The applicant shall develop a Memorandum of Understanding with the City of Alexandria to be approved prior to the release of the Final Site Plan which outlines the following: The criteria used to qualify such individuals, and the means of marketing the program to reach individuals with limited financial resources who will benefit from the discounted rate, ~~and a contingency plan if the project never reaches 95% occupancy.~~
36. Upon reasonable advance notice, the applicant shall provide the City with access to the necessary records and information to enable annual monitoring of compliance with the above conditions.

Thank you for your thoughtful consideration of this matter.

WALSH, COLUCCI, LUBELEY & WALSH, P.C.



M. Catharine Puskar

cc: Karl Moritz  
Rob Kerns  
Gary Wagner  
Jim Roberts  
Helen McIlvaine

## Jackie Henderson

---

**From:** gnjplose@verizon.net  
**Sent:** Friday, February 20, 2015 10:23 AM  
**To:** Jackie Henderson  
**Subject:** Alexandria Memory Care Center project

I want to express my support for the proposed Alexandria Memory Care Center project. There is a definite need for senior housing solutions in Alexandria, particularly for memory and dementia care patients. I understand that there are approximately 33,000 seniors living in Alexandria today and the number of people older than 60 will double by the year 2030. Despite the increase in aging population, there have been no new assisted living facilities constructed in Alexandria in the past 17 years. The Alexandria Memory Care Center proposes to address this need by providing a state-of-the-art facility for 66 seniors with Alzheimer's disease or other dementia-related conditions.

I believe the Center is a much needed step toward providing opportunities for Alexandria's seniors to have essential care and housing within the City and for our families to have their loved ones living nearby. I urge you to approve this project.

Graydon Lose  
2122 Marlboro Drive



## Jackie Henderson

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**From:** CPM <CPM@malloyassoc.com>  
**Sent:** Thursday, February 19, 2015 5:00 PM  
**To:** Jackie Henderson  
**Cc:** Wpharris  
**Subject:** Memory Care Center on King Street

I am writing in support of the proposed Memory Care Center to be located adjacent to Woodbine Nursing Home. I have followed this proposed development since it was first initiated and believe the developer has made significant changes in scope and use to address the neighbors' concerns. We should not let a small minority of citizens delay or derail this facility for no substantive reason.

The proposed site is located in an area of primarily institutional use and this facility is appropriately placed here. I hope the City Council will approve it this weekend and allow it to move forward. We need this type of development in Alexandria and Council should not let a small group of vocal citizens deny the rest of the residents of Alexandria the benefits of this memory care facility.

### Cheryl Malloy

Chief Executive Officer  
Malloy Associates, LLC  
516 Fontaine Street  
Alexandria, VA 22302  
202-374-5005 (cell)  
[cpm@malloyassoc.com](mailto:cpm@malloyassoc.com)

# Jackie Henderson

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**From:** Jim Kornick (Avison Young) <Jim.Kornick@avisonyoung.com>  
**Sent:** Thursday, February 19, 2015 5:15 PM  
**To:** Jackie Henderson  
**Subject:** Alexandria Memory Care  
**Attachments:** Alex Memory Care.docx

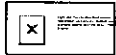
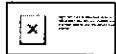
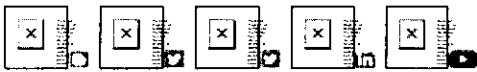
Please see that the counsel receives the attached.

**Jim Kornick**  
Principal  
[jim.kornick@avisonyoung.com](mailto:jim.kornick@avisonyoung.com)

Avison Young  
1999 K Street NW  
Suite 650  
Washington, DC 20006, USA

**D** 202.644.8681  
**T** 202.644.8700  
**C** 301.529.1283

[avisonyoung.com](http://avisonyoung.com)



Avison Young – Washington DC LLC

Legal Disclaimer

2/19/2015

Alexandria City Council

Re: Alexandria Memory Care

Dear Sirs and Madams:

The need for such a facility as Alexandria Memory Care is self-evident as attested to by the Commission on Aging, the Affordable Housing Advisory Committee, AARP Virginia, Alzheimer's Association. Arguments to the contrary are specious.

The location in the center of the community it will serve, bounded by a cemetery, nursing home and churches, is appropriate. There are no adjacent residential properties. The number of trips generated by this small facility is low. The design is tasteful and only 35 feet tall, well setback and provides underground parking to maximize green space. The requested zoning change is within the letter and spirit of the Sector Plan.

I write to you again in support of the application of Alexandria Memory Care because of my frustration with political threats and continuous repetition by opponents of statements that have been demonstrated to be untrue. On Saturday you will be reminded that speakers are "voters and taxpayers". You will hear the applicant derisively characterized as "an out-of-state developer". You will hear arguments conflating Nursing Homes with Assisted Living. You will hear disingenuous statements such as "I care about the needs of older people; too, this just isn't the right location" and "this needs more study". You will hear tortured logical arguments about precedent and the legislative history of the site and institutional uses.

In fact, the decision is fairly straight forward, as the Planning Staff and Planning Commission have found. However, this is another test of the counsel. Do you act in accordance with the law, your adopted City policies and the interest of the greater Alexandria community or do you let a small well-organized and vocal group opposed to change hold sway. Have courage. Do what you know is right, again.

Sincerely,

Jim Kornick  
930 S Fairfax St

## Jackie Henderson

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**From:** Karl Moritz  
**Sent:** Thursday, February 19, 2015 7:36 PM  
**To:** City Council  
**Cc:** Mark Jinks; Emily Baker; Joanna Anderson; Robert Kerns; Gary Wagner; James Roberts  
**Subject:** Protest petition regarding the Alexandria Memory Care project

Mr. Mayor and members of the City Council,

A protest petition pursuant to Section 11-808 of the zoning ordinance was filed with the City Clerk on Thursday, February 19 at 10:30 AM regarding the application for a map amendment at 2805, 2807, 2807A and 2809 King Street for the Alexandria Memory Care project. A copy of the protest petition was sent to you by the Clerk. Staff has reviewed the protest petition and has determined that the petition meets the requirements of Section 11-808 of the zoning ordinance because it was filed prior to the deadline and was signed by owners of more than 20% of the land within 300 feet of the area to be rezoned. Consequently, a super majority vote of the City Council, which is 6 affirmative votes, will be required in order to approve the rezoning of this property.

If you have any questions, please let me know.

Karl Moritz

## Jackie Henderson

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**From:** wfclayton@aol.com  
**Sent:** Thursday, February 19, 2015 8:00 PM  
**To:** Jackie Henderson  
**Subject:** Alexandria Memory Care at Woodbine

I am writing in support of the Alexandria Memory Care facility construction at Woodbine Nursing Home.

Bill Clayton  
1408 Oakcrest Drive  
Alexandria

Sent from AOL Mobile Mail

## Jackie Henderson

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**From:** stangryskiewicz@gmail.com  
**Sent:** Thursday, February 19, 2015 11:10 PM  
**To:** City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton  
**Subject:** Call.Click.Connect. #66340: Mayor, Vice Mayor, City Council My summary letter regarding Woodbine.

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 66340.

### Request Details:

- Name: Stan Gryskiewicz
- Approximate Address: No Address Specified
- Phone Number: 703-409-1292
- Email: [stangryskiewicz@gmail.com](mailto:stangryskiewicz@gmail.com)
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: My summary letter regarding Woodbine.
- Attachment: [Vice Mayor Silberberg Final Ltr 02 19 2015.pdf](#)
- Expected Response Date: Thursday, February 26

Please take the necessary actions in responding, handling and/or updating this request at the [Call.Click.Connect. staff interface](#).

If you need assistance with handling this request, please contact [CallClickConnect@alexandriava.gov](mailto:CallClickConnect@alexandriava.gov) or call 703.746.HELP.

This is an automated email notification of a *Call.Click.Connect.* request. Please do not reply to this email.

**Stanley Gryskiewicz, Ph.D.      Nur Gryskiewicz, Ph.D.**  
**626 Kings Cloister Circle**  
**Alexandria, VA 22302**

February 19, 2015

Vice Mayor Allison Silberberg  
301 King St., Room 2300  
Alexandria, VA 22314

Dear Vice Mayor Silberberg:

RE: Storm Water Run-Off of the Woodbine Lot in Question

A 1.31-acre plot of vacant land exists in the 2800 block of King St. adjacent to Woodbine Rehabilitation and Healthcare Center (Woodbine) and Ivy Hill Cemetery and across the street from the Church of Latter Day Saints at 2810 King St. This property was once a single lot occupied by a single-family home. In 2005 the City denied a plan for the construction of four homes but authorized the construction of three homes on the subject property.

The existing lot (without rezoning) already has significant drainage problems that impact the adjacent burial ground at Ivy Hill. My concern is that even now, we who live on the east side of Kings Cloister Circle, are impacted by the water run-off which drains across the hard top parking lot of the Mormon Church and runs over 500 feet of pavement into the sloped south-west corner. We live behind the fence in that corner. I had to have a trench dug around one foundation wall, seal the cinder block wall, install a second sump pump, and lay a French drain. Given these past drainage issues on our property and surrounds, we are concerned that an increased water run-off would occur in proportion to the increased ground coverage **if** the proposed construction of a 75,000 square foot three story nursing home for 66 residents with underground parking is approved

Factors that would lead us to believe in the likelihood of increased

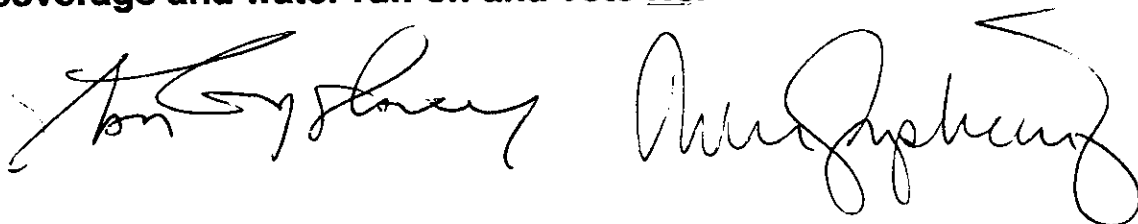
run-off:

- **Lot Coverage** - - this is typically the amount of land occupied by a building - - with 3 single-family houses originally approved, the lot coverage is about 11 percent - - but with the proposed facility, the lot coverage is most likely about 33 percent, triple what would occur for three single family homes.

- **Percent of Impervious Surfaces** - - this is the relationship between the total amount of hardscape (building, parking areas, driveways, sidewalks, and other paved areas) relative to the total lot size. For the 3 homes, the amount of impervious surface is about 40% - - but with the proposed facility, the percent impervious is most likely more than 80% (again, about double the figure allowed). The proposed site plan calculates 62%. Either number is significantly higher than initially acceptable and leaves a large amount of impenetrable surface that will be shedding water.

- **Rate of Flow** - - the reason that the figures above matter is that the rate of storm flow differs greatly depending on the type of surface - - runoff from lawns, green spaces or pervious surfaces slows the runoff from those areas by as much as half, thereby having a factor of as little as 50% - - on the other hand, built or impervious surfaces do not let any runoff infiltrate the ground at all and thus have a runoff factor of 100% and greatly increase run-off flow - - it's safe to assume that the site runoff will at least double.

**We do not understand the equivalency of saying no to four homes assuming a generous 4,000 square feet each, 6-person families, and no underground parking and yes to the proposed facility just by a vote to rezone. This decision does not support the protection of the 40-50 homes from water-runoff of your citizens in close proximity. I do not understand the logic if this decision is made. Please consider the rezoning to accommodate the proposed 75,000 square foot medical facility with 66 residents and underground parking as it relates to land coverage and water run-off and vote No.**

Two handwritten signatures in black ink are positioned at the bottom of the page. The signature on the left is written in a cursive style and appears to read 'Tom Sykes'. The signature on the right is also in cursive and appears to read 'Mike Johnson'.



## Jackie Henderson

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**From:** stangryskiewicz@gmail.com  
**Sent:** Thursday, February 19, 2015 11:08 PM  
**To:** City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton  
**Subject:** Call.Click.Connect. #66339: Mayor, Vice Mayor, City Council No descriptive text provided

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 66339.

### Request Details:

- Name: Stan Gryskiewicz
- Approximate Address: No Address Specified
- Phone Number: 703-409-1292
- Email: [stangryskiewicz@gmail.com](mailto:stangryskiewicz@gmail.com)
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: No description provided.
- Attachment: [Mayor Euille Letter Final 02 19 2015.pdf](#)
- Expected Response Date: Thursday, February 26

Please take the necessary actions in responding, handling and/or updating this request at [the \*Call.Click.Connect.\* staff interface](#).

If you need assistance with handling this request, please contact [CallClickConnect@alexandriava.gov](mailto:CallClickConnect@alexandriava.gov) or call 703.746.HELP.

This is an automated email notification of a *Call.Click.Connect.* request. Please do not reply to this email.

**Stanley Gryskiewicz, Ph.D.      Nur Gryskiewicz, Ph.D.**  
**626 Kings Cloister Circle**  
**Alexandria, VA 22302**

February 19, 2015

Mayor William D. Euille  
301 King St., Room 2300  
Alexandria, VA 22314

Dear Mayor Euille:

RE: Storm Water Run-Off of the Woodbine Lot in Question

A 1.31-acre plot of vacant land exists in the 2800 block of King St. adjacent to Woodbine Rehabilitation and Healthcare Center (Woodbine) and Ivy Hill Cemetery and across the street from the Church of Latter Day Saints at 2810 King St. This property was once a single lot occupied by a single-family home. In 2005 the City denied a plan for the construction of four homes but authorized the construction of three homes on the subject property.

The existing lot (without rezoning) already has significant drainage problems that impact the adjacent burial ground at Ivy Hill. My concern is that even now, we who live on the east side of Kings Cloister Circle, are impacted by the water run-off which drains across the hard top parking lot of the Mormon Church and runs over 500 feet of pavement into the sloped south-west corner. We live behind the fence in that corner. I had to have a trench dug around one foundation wall, seal the cinder block wall, install a second sump pump, and lay a French drain. Given these past drainage issues on our property and surrounds, we are concerned that an increased water run-off would occur in proportion to the increased ground coverage if the proposed construction of a 75,000 square foot three story nursing home for 66 residents with underground parking is approved

Factors that would lead us to believe in the likelihood of increased

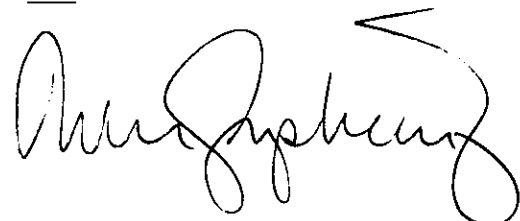
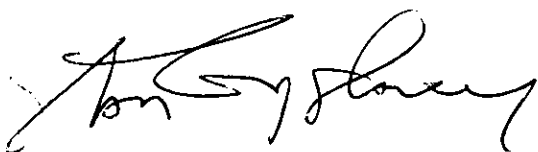
run-off:

- **Lot Coverage** - - this is typically the amount of land occupied by a building - - with 3 single-family houses originally approved, the lot coverage is about 11 percent - - but with the proposed facility, the lot coverage is most likely about 33 percent, triple what would occur for three single family homes.

- **Percent of Impervious Surfaces** - - this is the relationship between the total amount of hardscape (building, parking areas, driveways, sidewalks, and other paved areas) relative to the total lot size. For the 3 homes, the amount of impervious surface is about 40% - - but with the proposed facility, the percent impervious is most likely more than 80% (again, about double the figure allowed). The proposed site plan calculates 62%. Either number is significantly higher than initially acceptable and leaves a large amount of impenetrable surface that will be shedding water.

- **Rate of Flow** - - the reason that the figures above matter is that the rate of storm flow differs greatly depending on the type of surface - - runoff from lawns, green spaces or pervious surfaces slows the runoff from those areas by as much as half, thereby having a factor of as little as 50% - - on the other hand, built or impervious surfaces do not let any runoff infiltrate the ground at all and thus have a runoff factor of 100% and greatly increase run-off flow - - it's safe to assume that the site runoff will at least double.

**We do not understand the equivalency of saying no to four homes assuming a generous 4,000 square feet each, 6-person families, and no underground parking and yes to the proposed facility just by a vote to rezone. This decision does not support the protection of the 40-50 homes from water-runoff of your citizens in close proximity. I do not understand the logic if this decision is made. Please consider the rezoning to accommodate the proposed 75,000 square foot medical facility with 66 residents and underground parking as it relates to land coverage and water run-off and vote No.**



**Stanley Gryskiewicz, Ph.D.      Nur Gryskiewicz, Ph.D.**  
**626 Kings Cloister Circle**  
**Alexandria, VA 22302**

February 19, 2015

Alexandria City Council  
301 King St., Room 2300  
Alexandria, VA 22314

Dear City Council Members:

RE: Storm Water Run-Off of the Woodbine Lot in Question

A 1.31-acre plot of vacant land exists in the 2800 block of King St. adjacent to Woodbine Rehabilitation and Healthcare Center (Woodbine) and Ivy Hill Cemetery and across the street from the Church of Latter Day Saints at 2810 King St. This property was once a single lot occupied by a single-family home. In 2005 the City denied a plan for the construction of four homes but authorized the construction of three homes on the subject property.

The existing lot (without rezoning) already has significant drainage problems that impact the adjacent burial ground at Ivy Hill. My concern is that even now, we who live on the east side of Kings Cloister Circle, are impacted by the water run-off which drains across the hard top parking lot of the Mormon Church and runs over 500 feet of pavement into the sloped south-west corner. We live behind the fence in that corner. I had to have a trench dug around one foundation wall, seal the cinder block wall, install a second sump pump, and lay a French drain. Given these past drainage issues on our property and surrounds, we are concerned that an increased water run-off would occur in proportion to the increased ground coverage **if** the proposed construction of a 75,000 square foot three story nursing home for 66 residents with underground parking is approved

Factors that would lead us to believe in the likelihood of increased

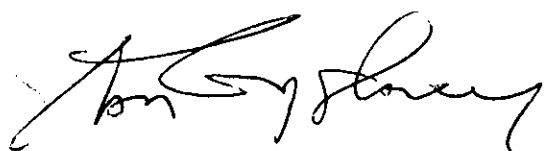
run-off:

- **Lot Coverage** - - this is typically the amount of land occupied by a building - - with 3 single-family houses originally approved, the lot coverage is about 11 percent - - but with the proposed facility, the lot coverage is most likely about 33 percent, triple what would occur for three single family homes.

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**We do not understand the equivalency of saying no to four homes assuming a generous 4,000 square feet each, 6-person families, and no underground parking and yes to the proposed facility just by a vote to rezone. This decision does not support the protection of the 40-50 homes from water-runoff of your citizens in close proximity. I do not understand the logic if this decision is made. Please consider the rezoning to accommodate the proposed 75,000 square foot medical facility with 66 residents and underground parking as it relates to land coverage and water run-off and vote No.**



**Jackie Henderson**

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**From:** Meredith Wade <meredithswade@gmail.com>  
**Sent:** Thursday, February 19, 2015 11:12 PM  
**To:** Jackie Henderson  
**Cc:** cpuskar@thelandlawyers.com  
**Subject:** Alexandria Memory Care Project

I support this project as I believe it is a needed community resource and find the plan to be compatible with the community as a whole.

Meredith Wade  
207 Woodland Terrace, 22302

## Jackie Henderson

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**From:** jandbhendricks@aol.com  
**Sent:** Thursday, February 19, 2015 4:45 PM  
**To:** Jackie Henderson  
**Cc:** wpharris@comcast.net  
**Subject:** Alexandria Memory Care project

Dear City Council -

Please vote in favor of the Alexandria Memory Care project. The city needs this facility, and the location is appropriate.

To quote from the staff report:

"The Commission supported the staff analysis of the proposal being compatible with the Northridge / Rosemont Small Area Plan, and to its adjacent uses."

"Staff believes that the proposal is in compliance with the City's goals and will provide benefits to the community."

"The proposal is consistent with the Northridge/Rosemont Small Area Plan, the Housing Master Plan and the City's Strategic Plan on Aging."

Thank you.  
James Hendricks  
1103 Tuckahoe Lane  
Alexandria, VA 22302

## Jackie Henderson

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**From:** annehaynes@comcast.net  
**Sent:** Thursday, February 19, 2015 3:56 PM  
**To:** Jackie Henderson  
**Cc:** Puskar, M.  
**Subject:** Supportive of the Alexandria Memory care facility

I am very much in favor of the Alexandria Memory Care Center that has been proposed next to the Woodbine center. It is well within the requirements of height and set back and is sorely needed given our growing number of seniors in Alexandria, including me! At 68, I may need such a facility given that Dementia is a growing phenomenon among the elderly population. It has been thoughtfully designed and will benefit from being so close to Woodbine. The neighbors are upset as I heard at the Planning meeting that this facility will ruin their home life and prevent their kids from playing in the street! I don't know if they looked at the studies but, for example this facility will not generate very much more traffic on King street (which is already pretty busy and needs a pedestrian crossing soon!) I sense their concerns are based on fear of the unknown. They stated they were not against service for the seniors yet if not, why not embrace this facility and welcome it into the community? Please support this modest effort of adding senior services to our Alexandria community. I know it's in the City's plan for our seniors so let's just agree and add these services to our wonderful City of Alexandria for our seniors! Anne

Anne Haynes  
204 Elm Street  
Alexandria Va 22301  
703 836-4771



## Jackie Henderson

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**From:** carolyn griglione <carolyn.griglione@gmail.com>  
**Sent:** Thursday, February 19, 2015 3:30 PM  
**To:** Jackie Henderson  
**Subject:** signed petition for memory care facility  
**Attachments:** MemoryCarePetition.pdf

2.19.15

Ms. Henderson,  
I was told to forward this to you.

Carolyn Griglione  
1416 N. Ivanhoe St.  
Alexandria, VA 22304  
703 370-0653



## Jackie Henderson

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**From:** Deborah Funk <debmcfunk@gmail.com>  
**Sent:** Thursday, February 19, 2015 2:51 PM  
**To:** Jackie Henderson  
**Subject:** Memory Care Center on King Street

Dear City Council Members,

I fully support the Memory Care Project that is in the planning process for a King Street location.

We are fortunate that a developer would come along with a plan that serves to benefit all of the Alexandria community with much needed Alzheimer's and dementia care. The fact that it fits onto this odd lot is a bonus. Additionally, locating this facility next to an existing health care facility will hopefully ease transitions as patients require different steps in their care.

I also feel that this project will provide meaningful work for a number of Alexandria residents. The construction jobs during the building of the project as well as the fifty jobs that are a mix of professional and lesser skilled positions will be an opportunity for many.

Thank you.

Deborah Funk

2201 Valley Circle  
Alexandria, VA 22302

## Jackie Henderson

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**From:** Dayna Blumel <dayna.blumel@gmail.com>  
**Sent:** Thursday, February 19, 2015 1:48 PM  
**To:** Jackie Henderson  
**Subject:** Letter to Support the Memory Care Facility on King St  
**Attachments:** Support Mental Care on King St.pdf

Jackie, please see the attached letter in support of the memory care facility on King St.

Thank you,  
Dayna Blumel

### Dayna Blumel

Blumel Adams Group  
TTR Sotheby's International Realty  
400 South Washington Street  
Alexandria, Virginia 22314  
t: 703 597 2252  
e: [dblumel@ttrsir.com](mailto:dblumel@ttrsir.com)  
[blumeladams.com](http://blumeladams.com)

Mayor William Euille;  
Members of the Alexandria City Council;  
Chairman Eric Wagner; and  
Members of the Alexandria Planning Commission  
301 King Street  
Alexandria, VA 22314

Dear Sir or Madam:

As a resident of the City of Alexandria and the daughter of aging parents, I am expressing my support of the proposed Memory Care Center project on King Street. As in many jurisdictions, there is a serious need for care devoted to our aging generations. This center will be a huge benefit for the large number of families that will have to care and attend to family members with Dementia and Alzheimer's.

Change is needed as our population changes. We see daycare/preschool facilities pop up around the City and just as there are an increasing number of babies, the generation entering the years they will need elder care is even larger. Despite the increase in aging population, there have been no new assisted living facilities constructed in Alexandria in the past 15 years. The Alexandria Memory Care Center proposes to address this need by providing care for 66 seniors with Alzheimer's Disease or other dementia-related conditions.

I have reviewed the plans for the building and it is ideally located just outside of Old Town and easily accessible to the rest of the City. We don't want our elders to have to move out of the City to get the care they need. There is no good reason we should not offer a place to take care of the residents that have helped build the foundation of this City.

As a City of Alexandria resident, I believe that the Center is a much needed step toward providing opportunities for Alexandria's seniors to have essential care and housing within the City and for Alexandria families to have their loved ones living nearby. I urge you to approve this project.

Sincerely,

Name: Dayna Blumel

Address: 108 W Monroe Ave, Alexandria VA 22301

## Jackie Henderson

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**From:** Alexandra Johnson <alexandrajohnson89@gmail.com>  
**Sent:** Thursday, February 19, 2015 1:57 PM  
**To:** Jackie Henderson  
**Subject:** In favor of the Memory Care Facility

Good afternoon,

My name is Alexandra Woodman Johnson and I live at 802 Albany Avenue; I am a neighbor of Woodbine and Ivy Hill. I am in favor of the Memory Care Facility being built in my neighborhood. My family is a 4 generation Alexandrian family. I appreciate the history of this community, and am proud to see the ways things have changed to support growing needs in alexandria in the past.

The elderly population is continuing to grow. The needs are diverse for this population. I support aging in place and work for a local home care company. This said, I know that there is a great need for communities which provide specialized care such as this Memory Care facility - people with dementia and Alzheimer's deserve the best possible environment to protect their well being and dignity.

I hope you will support this effort.

Best,

Alexandra Woodman Johnson

Sent from my iPhone  
Alexandra Woodman Johnson  
Community Liaison  
Old Dominion Home Care

## Jackie Henderson

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**From:** Tim Bloechl <tim.bloechl@hotmail.com>  
**Sent:** Thursday, February 19, 2015 2:06 PM  
**To:** Jackie Henderson  
**Subject:** Note Supporting Passage - City Council Hearing - 21 Feb 15 - Docket Item #9 Case - Rez 2014-0009 and DSUP 2012-0015  
**Attachments:** Tim\_Bloechl\_Statement\_Supporting\_Alzheimers\_Facility\_19\_February\_15\_City\_Council.pdf

Ms. Henderson,

Please see attached my letter supporting City Council approval of the Alexandria Memory Care Center project for the February 21, 2015 City Council meeting. I will also speak during the public hearing in support.

Sincerely,

Tim

Mayor William Eulle and  
Members of the Alexandria City Council  
301 King Street  
Alexandria, VA 22314

February 19, 2015

SUBJECT: Support for Alexandria Memory Care Center, Case - Rez 2014-0009 and DSUP 2012-0015

My name is Tim Bloechl and I am an Alexandria resident. I served over 26 years as an intelligence officer and, like many of us who have intelligence analysis experience; I have a tendency to plan for the worst case situation. When you consider the decision to approve the proposed Alexandria Memory Care Center, I suggest you contemplate the following facts and assumptions I make concerning Alexandria and the potential impact of Alzheimer's disease on our citizens. My sources for this analysis are the City of Alexandria website, particularly information provided in the Planning and Zoning page; the latest U.S. Census from 2010 and projections made by the city based on this census; and the U.S. National Institute of Health 2014 report on Alzheimer's disease.

The approximate current population of Alexandria is 150,000. Of these citizens, about 9.1% are over the age of 65; or 13,650 people. In 2014, 5.2 million people in the U.S. had Alzheimer's disease in a population of approximately 320 million people. The majority of those afflicted with the disease, 5 million or 96%, were over the age of 65. I postulate this equates to 262 of Alexandria's citizens who may have Alzheimer's disease right now. Given these possible case numbers, it seems to me a 66-bed facility is not only warranted at this time, but may not be big enough.

I suggest you not only approve the proposed facility, but you should also consider doing even more to prepare to support Alexandria's citizens who may join the ranks of those stricken with this disease. As you think about Alzheimer's and its potential impact on this city, please also consider the possible costs. According to the National Institute of Health, total payments in 2014 for health care, long-term care and hospice services for people aged 65 years and older with dementia (or Alzheimer's disease) are expected to be \$214 billion. Using the postulated Alexandria Alzheimer's population of 262 citizens, this equates to a possible \$100 million 2014 cost. This cost, of course, does not take into account the anguish and distress faced by family members who will need to provide support to those who suffer from this disease should local facilities be unavailable. With U.S. Alzheimer's cases expected to grow from 5.2 million to over 13 million by 2050, this is a long



term problem the city needs to plan for in terms of funding, services, and facilities.

I attended the Planning Commission hearing on February 3, 2015, spoke, and listened to the entire public hearing and commission deliberations of this matter. The majority of those opposed to the proposed Alexandria Memory Care Center acknowledged the need for such a facility either in the city or nearby. A variety of issues were raised in opposition. I felt the Planning Commission did an excellent job in debating these issues and drawing individual conclusions leading to their 6-0 support to move the project forward. Based on what I heard at the hearing and after reviewing the available public documents, I believe the applicant desiring to build this facility has made substantial modifications to their plans since project inception to address citizen concerns. I have also driven to the site and my observation is it is an obvious location to build such a facility. Nestled between an adult care center and a cemetery, with a church across the street and only a handful of private residences in direct proximity, I see no compelling reason not to proceed with this project.

In closing, I fully support the plan to build the Alexandria Memory Care Center at the proposed King Street location. It is a service needed now. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Timothy D. Bloechl". The signature is written in a cursive, somewhat stylized font.

LTC Timothy D. Bloechl (US Army, Retired)  
4872 W. Braddock Rd, #10  
Alexandria, VA 22311

## Jackie Henderson

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**From:** Puskar, M. Catharine <cpuskar@thelandlawyers.com>  
**Sent:** Thursday, February 19, 2015 12:49 PM  
**To:** Jackie Henderson  
**Subject:** More support for Alexandria Memory Care  
**Attachments:** Alexandria Memory Care Support Petition 2.19.2015.pdf

Mayor Euille and Members of Council,

Attached please find additional signatures in support of the proposed Alexandria Memory Care project.

Thank you.

Cathy



**M. Catharine Puskar, Esquire**

**Walsh Colucci Lubeley & Walsh PC**

2200 Clarendon Boulevard | Suite 1300 | Arlington, VA 22201

Phone: (703) 528-4700 | Ext. 5413 | Fax: (703) 525-3197

[www.TheLandLawyers.com](http://www.TheLandLawyers.com) | [cpuskar@thelandlawyers.com](mailto:cpuskar@thelandlawyers.com) | [professional biography](#)

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## Petition in Support of the Alexandria Memory Care Center

The undersigned (1) support the proposed rezoning and development application for the Alexandria Memory Care Center and (2) urge the City of Alexandria Planning Commission and City Council to approve this project. The Alexandria Commission on Aging, Affordable Housing Committee and City Planning & Zoning Staff have stated their support for the project. Alexandria's Strategic Plan on Aging, approved in 2012, projects that between the year 2000 and 2020, the population of Alexandrians over 60 years old will increase by 85%, and will double by the year 2030.

The Alexandria Memory Care Center will be located among other existing institutional uses along King Street, and between the existing Woodbine Rehabilitation & Healthcare Center and Ivy Hill Cemetery. The site has been thoughtfully designed to mitigate impacts on the adjacent neighborhood and the building will incorporate high quality architecture and materials. Although the Applicant is requesting a rezoning, the current site design meets the parking, front setback, open space, and height requirements of the existing single family residential zone and will produce minimal traffic.

NAME	ADDRESS	SIGNATURE	DATE
Antonio Romero	119 S. Jenkins St	[Signature]	2-3-15
MARY ANNARDI	102 S. Jordan St	[Signature]	2-3-15
JESSICA POWELL	6050 BUSINESS DR	[Signature]	2-3-15
DOUGLAS FAIGE	511 So. Fayette St	[Signature]	2-3-15
[Signature]	6347 S. Fayette St	[Signature]	2/3/15
[Signature]	511 So. Fayette St	[Signature]	2/3/15
Sharon Goff	512 S. Payne St	[Signature]	2/3/15
EARL SITTAR	1105 GIBBON ST	[Signature]	2/3/15
[Signature]	175 Wendell St	[Signature]	2/3/15
WILLIE MAE BROWN	1105 Gibbon St	[Signature]	2/3/15
Shankia Brown	1105 Gibbon St	[Signature]	2-3-15
Rox Holmes	7546 Cynnes St	[Signature]	3-4-15
SANDRA WALLER	58 Salem Dr. <sup>Emporia Va</sup> 22348	[Signature]	3-4-15
Jackie Kelly	58 S. Jordan St	[Signature]	3-4-15
Mania Bonilla	3917 Elsenctaple	[Signature]	2/18/15
Lakisha Green	5400 Claymont Dr <sup>FA 211</sup> Alex 225	[Signature]	2-9-15
Joyce Williams	431 S. Columbus St. Apt 112	[Signature]	2-4-15
[Signature]	711 S. Washington St	[Signature]	2-4-15

## Petition in Support of the Alexandria Memory Care Center

The undersigned (1) support the proposed rezoning and development application for the Alexandria Memory Care Center and (2) urge the City of Alexandria Planning Commission and City Council to approve this project. The Alexandria Commission on Aging, Affordable Housing Committee and City Planning & Zoning Staff have stated their support for the project. Alexandria's Strategic Plan on Aging, approved in 2012, projects that between the year 2000 and 2020, the population of Alexandrians over 60 years old will increase by 85%, and will double by the year 2030.

The Alexandria Memory Care Center will be located among other existing institutional uses along King Street, and between the existing Woodbine Rehabilitation & Healthcare Center and Ivy Hill Cemetery. The site has been thoughtfully designed to mitigate impacts on the adjacent neighborhood and the building will incorporate high quality architecture and materials. Although the Applicant is requesting a rezoning, the current site design meets the parking, front setback, open space, and height requirements of the existing single family residential zone and will produce minimal traffic.

NAME	ADDRESS	SIGNATURE	DATE
Lenora Devine	111 Wino Park Dr	Lenora Devine	2/4/15
Cathy Bennett	3708 Cameron Mills Rd	Cathy Bennett	2/4/15
Angela Alvarez	3708 Cameron Mills Rd	Angela Alvarez	2/4/15
J. In Martinez	3708 Cameron Mills Rd	<del>J. In Martinez</del>	2/4/15
Trinity Williams	724 N Fayette St	Trinity Williams	2/4/15
Olina Fines	3000 S. Randolph St	Olina Fines	2/4/15
Matthew Crowle	3000 S. Randolph St	Matthew Crowle	2/4/15
Carol Taylor	528 S Alfred Street	Carol Taylor	2/4/15
Maria Desjardis	4771 1/2 St	Maria Desjardis	2/4/15
Beverly R. Hoffmann	124 BAGGETT PL	Beverly R. Hoffmann	2/9/15
Crista Harris	1303 Queen St. 22314	Crista Harris	2/11/15
Dennis Starr	1303 Queen St. 22314	Dennis Starr	2/11/15
Letricia Jones	322 NORTH WEST ST	Letricia Jones	2/11/15
Angela Stater	715 S. Fayette St, A164	Angela Stater	2/11/15
May E. Stater	514 S. Alfred St, A164	May E. Stater	2/11/15

## Jackie Henderson

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**From:** mfmcleod@earthlink.net  
**Sent:** Friday, February 13, 2015 9:16 PM  
**To:** City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton  
**Subject:** Call.Click.Connect. #66086: Mayor, Vice Mayor, City Council This is my second letter to City Council

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 66086.

### Request Details:

- Name: Terese McLeod
- Approximate Address: No Address Specified
- Phone Number: 703-684-0111
- Email: [mfmcleod@earthlink.net](mailto:mfmcleod@earthlink.net)
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: This is my second letter to City Council on the subject of the new Woodbine facility. I am appalled that the Planning Commission approved this plan although I am not surprised.

Among my many concerns including spontaneous zoning change, trees, too large a facility for the site, the most pressing in my mind is traffic. And this is where I feel that the actions are inconsistent with the City philosophy.

Developer's numbers that understate the traffic impact have been accepted without a proper traffic study. I can tell you from my daily commute that passing the Woodbine site going East on King Street is potentially dangerous some mornings. Drivers are dodging between lanes in the current configuration of three driveways (two Woodbine, one church) possibly blocked for left turn, while the right lane was dedicated as right turn only for Janney's. Adding a third driveway and more traffic for Woodbine into this mix is a cocktail for accidents, possibly deadly. And cars pile up for the right turns into these facilities as well as the cemetery drive when headed West on King Street. We already experienced a fatal accident here.

I ask for you to take the time to sanity check and challenge the developer's traffic impact estimates, as well as for the city to conduct a traffic study. At a bare minimum, the new proposed driveway for Woodbine should be eliminated and they should reconfigure their space to work within the existing King Street Access.

Elsewhere throughout the city, Alexandria is attentive to traffic calming changes. Safety ideas seem to take precedence over common sense at times. But in this case, the developer is driving the schedule and Alexandria is forgetting traffic safety controls in their haste.

Thank you.  
Terese M McLeod  
640 Kings Cloister Circle

- Expected Response Date: Monday, February 23

Please take the necessary actions in responding, handling and/or updating this request at [the \*Call.Click.Connect.\* staff interface.](#)

If you need assistance with handling this request, please contact [CallClickConnect@alexandriava.gov](mailto:CallClickConnect@alexandriava.gov) or call 703.746.HELP.

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## Jackie Henderson

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**From:** mckicak@live.com  
**Sent:** Monday, February 16, 2015 6:21 PM  
**To:** City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton  
**Subject:** Call.Click.Connect. #66124: Mayor, Vice Mayor, City Council This letter is in reference to the propo

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 66124.

### Request Details:

- Name: Marjorie Kicak
- Approximate Address: No Address Specified
- Phone Number: 703-836-1673
- Email: [mckicak@live.com](mailto:mckicak@live.com)
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: This letter is in reference to the proposed spot rezoning request for a parcel of land at 2805 King Street from R-8, single family home, to RB, townhouse. The request is from Cambridge Health Care that they can build a 75,000 square foot building on this small, triangular-shaped lot. This proposed development is too large for the site.

Since my home at 2804 King Street sits directly across the street from the proposed development, I would like consideration given to the visual effect of the proposed project, as well as to the safety aspect of vehicles exiting and entering King Street at the property and neighboring properties.

My house which was built in 1921 is smaller in stature than others and sits below street level. Therefore, I would be looking directly at the steel and concrete façade of the side of the building and its reflected light. Perimeter lighting with its intrusion into the surrounding neighborhood will be a nuisance as it has been with the additional lighting at Woodbine.

The side of the building will be facing King Street, and the long, flat back will run perpendicular from King Street back toward Woodbine. The design and look of this proposed building has no relationship at all to the residential neighborhood nor to its partner Woodbine. There is nothing to tie it in with the neighborhood's residential look. There is nothing to break up its institutional look. Apparently when changes were made to lower the height of the proposed building all architectural features were removed. (In my opinion, the new Alexandria Public Works building is more aesthetically pleasing and residential looking)

The driveway for the proposed Center is adjacent to the cemetery. Has any thought been given to the possibility of a funeral procession and emergency vehicles arriving at the same time? This would be added stress to a bereaved family.

Water runoff, sewage problems, and traffic problems have been documented by many other neighbors as well as by me in conversations with you or your staff.

Underground parking sounds good on the face of it, but what cost will the excavation, movement of earth and shoring up, and running of heavy equipment have on the surrounding homes and buildings?

I have lived in and been a civically active resident of Alexandria since 1963. I have lived in my current home since 1969. The parcel of land across the street from me held a single family dwelling for many years until the owners died. It was zoned single family residential then and it retained its R8 zoning since.

This current request for a zoning change from R-8 single family to RB townhouse should be denied not because of its proposed use but because of its size and detriment to one of Alexandria's main entryways into the city. It is my opinion that the existing R-8 single family zoning should be retained for the reasons given by the community. While spot zoning here may not be setting a precedent for other land parcels in the city, it opens the door.

There is another small parcel of land in the neighborhood. If a developer should procure that parcel, the way would be opened for future development other than single family R-8. This situation would have a detrimental effect on the community as a whole and eventually on the quality of life in Alexandria. Farfetched? "No." I've seen it happen in other cities.

Therefore, I again urge you to reject this request for a zoning change from R8 to RB. Please retain the R8 zoning.

Respectfully,

Marjorie Kicak

- Expected Response Date: Tuesday, February 24

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## Jackie Henderson

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**From:** vdhoeven@comcast.net  
**Sent:** Monday, February 16, 2015 7:21 PM  
**To:** City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton  
**Subject:** Call.Click.Connect. #66126: Mayor, Vice Mayor, City Council I urge you to disapprove the spot rezoni

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 66126.

### Request Details:

- Name: Richard Vanderhoeven
- Approximate Address: No Address Specified
- Phone Number: 703-671-5923
- Email: [vdhoeven@comcast.net](mailto:vdhoeven@comcast.net)
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: I urge you to disapprove the spot rezoning application for the Woodbine Nursing Home property on King St from R8 to RB--townhouses. The proposed new structure, a three story monolith, is completely out of synch with the neighborhood. More importantly though, our neighbors have made decisions based upon the existing zoning, sank their savings into their homes and now a developer urges the City to overturn precedent, its own rules. Why? If a Memory Care facility is truly needed in the City, let it be constructed in an area zoned for the necessary structure. The developer's argument for such a Facility is a red herring--a diversion from the real issue of whether zoning means anything at all in Alexandria. The fact that other non-compliant structures such as churches or the nursing home itself were "grandfathered in" when the area was originally zoned was also cited by developers in the televised hearing. That too is irrelevant as I am sure that the City did not intend to have these older buildings later become some sort of precedent, a Trojan Horse, to overturn the zoning for the area at a future date. I am dismayed that this action was not disapproved at the administrative level. I can only surmise that Staff imposed some modest changes on the developer--changes that did not bring the project remotely close to compliance with the existing zoning, and then, when he complied, the planning commission felt compelled to approve the rezoning: the same principle of marketing involved in accepting a free dinner from a potential investment advisor and then feeling obligated to do business with him. Let's take zoning seriously and disapprove this application.
- Expected Response Date: Tuesday, February 24

Please take the necessary actions in responding, handling and/or updating this request at [the \*Call.Click.Connect.\* staff interface.](#)

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## Jackie Henderson

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**From:** Ann Dorman <adorman@meetingsandeventsofdistinction.com>  
**Sent:** Tuesday, February 17, 2015 4:42 PM  
**To:** Jackie Henderson  
**Subject:** For the mayor and members of council

Dear Mr. Mayor and members of council:

This email is coming to you in support of the Alexandria Memory Care Center proposed for King Street between Woodbine Rehabilitation Center and Ivy Hill Cemetery.

I dread to think of the day one of us or a close friend needs this type of care but it would be comforting to know that it was close by, in our community and easily accessible. We believe the Alexandria Memory Care Center is a totally appropriate use of this narrow slice of land on King Street. We have several friends, colleagues and acquaintances who have struggled with family members suffering with Alzheimer's or dementia. All of them struggle with visiting them, some having to travel distances. This would not be the case if you approve this use.

We hope you will rule favorably on this application when it is considered on Saturday. Thank you for your consideration.

*Ann & Rick Dorman*  
2724 Kenwood Ave.  
Alexandria, VA 22314

## Jackie Henderson

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**From:** kposey12@comcast.net  
**Sent:** Tuesday, February 17, 2015 11:02 PM  
**To:** City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton  
**Subject:** Call.Click.Connect. #66167: Mayor, Vice Mayor, City Council at 2729 KING ST Mayor Euille & Members of Council,I

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 66167.

### Request Details:

- Name: Kevin Posey
- Approximate Address: 2729 KING ST (See [map below](#))
- Phone Number: 7036285823
- Email: [kposey12@comcast.net](mailto:kposey12@comcast.net)
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Mayor Euille & Members of Council,

I am writing to you as someone who is a current resident of the Taylor Run neighborhood and has dedicated much of the last decade to public service in Alexandria.

In regards to the public hearing on the proposed expansion to the Woodbine nursing care facility, I am sensitive to the need for assisted care facilities in close proximity to families with those in need of help. I have an aunt & uncle in assisted living, both of whom suffer from Alzheimer's. My wife's grandmother just passed away after a lengthy stay in a memory care facility. My own mom is having to look at assisted living, due to mobility issues, though I doubt she'll come up here as she hates our winters. It's been hard for me to argue her lately.

None of them are baby boomers. That huge generation is starting to age into a need for assisted living & memory care. We must provide capacity without exiling them to a remote corner of town. An empty lot next to an existing facility is a pretty good solution.

As to the various objections that have been raised regarding traffic, sewage, and architecture, these either can be or have been mitigated. But with objections based on property values, the question is whether it is even possible they can be harmed? Where is the evidence?

If you reject this project on a basis of potential harm to property values, you must have verifiable case studies proving that such a thing can happen. This is not a Walmart, nor a prison. The elderly residents won't be raising a ruckus in the neighborhood.

We're prone to knee-jerk opposition to any and all change in this town. Let's not let those tendencies hurt our seniors. Please approve this project without delay.

Thank you.

- Expected Response Date: Tuesday, February 24

Ivy Hill Cemetery



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FEB 02 2014

Mayor William Euille;  
Members of the Alexandria City Council; and  
Chairman and Members of the Alexandria Planning Commission  
301 King Street  
Alexandria, VA 22314

Dear Sir or Madam:

I am writing to express my support for the proposed Alexandria Memory Care Center project. There is a significant need for senior housing solutions in Alexandria, particularly for memory and dementia care patients. There are approximately 33,000 seniors (aged 55+) living in Alexandria today and the number of people older than 60 will double by the year 2030. Despite the increase in aging population, there have been no new assisted living facilities constructed in the City of Alexandria in the past 17 years. The Alexandria Memory Care Center proposes to address this need by providing care in a state of the art setting for 66 seniors with Alzheimer's disease or other dementia-related conditions.

I believe that the Center is a much needed step toward providing opportunities for Alexandria's seniors to have essential care and housing within the City and for Alexandria families to have their loved ones living nearby. I urge you to approve this project.

Sincerely,

*Andrew Biache Jr*

*See "NOTE" Below*

Name:

Dr. Andrew Biache Jr.

Address:

2226 King Street

Alexandria, VA 22301-2726

Date:

February 1, 2015

\*NOTE: As a 50-year resident on King Street, and a former volunteer Ombudsman at the Woodbine Rehabilitation and Health Center, I can speak positively to the request for an adjacent Memory Care Center. This one site would create an integrated health care capacity for the elderly in Alexandria, addressing both physical and psychological medical conditions. This is definitely needed, especially with the increase in the Medicare/Medicaid and the Alzheimer/dementia population. I'd also like to mention how this center could provide for shorter-term rehabilitation for patients who might be transitioning from hospital to home, struggling with substance abuse, or suffering from PTSD.

*A. Biache Jr*

# THE ALEXANDRIA MEMORY CARE CENTER

## Proposal Data Sheet

Changes made to the proposal in response to community and staff comments	Original Concept Plan (April 2013)	Current Proposal (November 2014)
Zoning	RCX	RB
Floor Area	80,000 sf	42,734 sf
FAR (Floor Area Ratio)	1.4 FAR	0.75 FAR
Building Height	50 feet	35 feet
Number of Floors	4 floors	3 floors
Number of Units	92 units	66 units
Building Setback from King Street	25 feet	65 feet
Open Space Provided	31.75%, 18,090 sf	39%, 22,100 sf
Parking	23 spaces (50% of required)	33 spaces (100% of required)
Trip Generation	16 peak AM, 27 peak PM	11 peak AM, 15 peak PM

- The proposed use is consistent with the institutional use and height recommendations of the Small Area Plan and properly located among institutional uses along King Street.
- The site has been thoughtfully designed to mitigate impacts on the neighborhood and the Center incorporates high quality architectural design and materials comparable with the neighborhood.
- The building design is consistent with the 35' height limitation for the area, is set back 65' from King Street, which greatly exceeds the requirement of 30' front setback in the R-8 zone, and provides 39% open space and the 33 required parking spaces on site with 4 spaces near the entrance and 29 spaces in the underground garage.
- The Center will produce minimal traffic.
- The Center's functions are comparable with and complement Woodbine's functions and will provide 49 new jobs and additional tax revenue for the City.
- The Center addresses the housing goal of the Strategic Plan on Aging by providing much needed supportive care for Alexandria's seniors and their families within the City of Alexandria's limits.



For more information, please contact the project manager at (703) 491-1234 or email at pm@alexandriamemorycare.com. The project is located at 1234 King Street, Alexandria, VA 22304. Website: alexandriamemorycare.com

# THE ALEXANDRIA MEMORY CARE CENTER

## Senior Housing in Alexandria Today

*There is a significant need for senior housing solutions in Alexandria.*

ALEXANDRIA	2000 Census	2014 Estimate	2019 Projection
Age 55-74	15,691	26,838	32,504
Age 75+	6,195	6,183	7,463
TOTAL Age 55+	21,886	33,011	39,967



- Despite the increase in aging population, there have been no new assisted living facilities constructed in Alexandria since 1997 when 80 beds, including only 30 memory care beds, were opened by Sunrise of Alexandria.
- Today there are 130,000 Virginians living with Alzheimer's and that number is projected to increase by 46% to 190,000 Virginians by 2025. (Source: Alzheimer's Association, 2014 Alzheimer's Disease Facts and Figures)
- The City's Strategic Plan on Aging states "the lack of sufficient senior independent and assisted living facilities impedes the ability [of Alexandrians] to age in or near the City."

## The Proposal

*The Alexandria Memory Care Center provides a housing solution for Alexandria's seniors.*

- The Alexandria Memory Care Center is a proposed senior living facility specifically designed to provide care for people with dementia, including Alzheimer's Disease.
- Perkins Eastman, an architectural firm with particular expertise in the design of memory care facilities, has thoughtfully designed the Center using a social model based on a neighborhood design concept, recognized by the senior living industry as a best practice.
- 66 seniors will live at the three-story Center within six self-contained "neighborhoods," accommodating **11 seniors in each neighborhood.**
- **Each neighborhood has private rooms and baths arranged around shared living and dining spaces, creating a homelike atmosphere, with secure outdoor garden spaces for the residents at the ground level.**



To lend your support to this proposal, email the Planning Commission ([PlanComm@alexandriava.gov](mailto:PlanComm@alexandriava.gov)) and City Council ([www.alexandriava.gov/Council](http://www.alexandriava.gov/Council)) or email the applicant's representative [Cathy.Lee@perkins-eastman.com](mailto:Cathy.Lee@perkins-eastman.com)

## Jackie Henderson

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**From:** whitneypatton@gmail.com  
**Sent:** Wednesday, February 04, 2015 10:53 AM  
**To:** City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton  
**Subject:** Call.Click.Connect. #65603: Mayor, Vice Mayor, City Council Dear Mayor Euille and Alexandria City Co

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 65603.

### Request Details:

- Name: Whitney Patton
- Approximate Address: No Address Specified
- Phone Number: 703-346-6981
- Email: [whitneypatton@gmail.com](mailto:whitneypatton@gmail.com)
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Dear Mayor Euille and Alexandria City Council Members,

I am writing to voice my opposition to the proposed memory care center adjacent to the Woodbine rehabilitation center. I have been a resident of Alexandria for 14 years and have resided at 603 Janneys lane, near the proposed memory care center, for the past 10 ½ years.

I attended the planning and zoning commission hearing last evening and listened as the concerns of a large contention of neighbors who oppose this expansion were largely discounted out of hand by the commission members because of the urgent need for senior housing in Alexandria.

To understand the needs they discussed, I spent the morning reading the Strategic Plan on Aging 2013-2017 available on the city's website. I learned a lot about the city's needs from this document including:

- By 2030 it is projected that Alexandria will have 30,365 residents age 60+
- In the year 2000, 45% of all senior households in Alexandria had incomes below Hud's moderate income limit of \$46,400 for 2 person household
- In 2009 the median HH income for Alexandria citizens age 65-74 was \$65,800
- Today, the city has 1024 independent living units available for seniors, of which 568 units serve low income seniors, 456 serve upper income seniors and none serve middle or moderate income seniors.
- In terms of supportive care facilities (nursing or assisted living) there are 908 units available with only 33 of those beds designated for low income seniors.

What can we make of all of this data? There is in fact a significant need for additional senior housing in Alexandria. The majority of the need and the most urgent need according to the Strategic Plan for Aging is for low income, middle or moderate income units. This data indicates Alexandria residents in the coming years will need thousands more units than we have available today and will require a thoughtful, more strategic approach to how to solve this problem for our city's residents, particularly for residents of modest means.

The proposed memory care facility only bolsters the inequitable housing realities of today with the majority of the units proposed available only to upper income seniors. At \$96,000 per year, the cost to reside at the proposed facility is more than \$26,000 per year above the median annual income of all households in Alexandria of \$70,400 per year. Simply put, this facility and its 66 units will be out of reach for the majority of the residents of Alexandria, as well as for me and my neighbors who reside close to the facility.

I oppose this measure because of the impact it will have on my neighborhood and my family today, but also because it does not solve or even put a dent in the well established need for additional senior housing in Alexandria. Approving this plan will only advance the inequity of senior housing available in Alexandria and will add additional traffic congestion, noise and safety issues to an already frenetic residential neighborhood. I urge

you to vote no on this proposal and to work as a council to come up with a comprehensive plan to re-purpose a portion of the thousands of multi-family units in the city to address this urgent need.

Sincerely,

Whitney Patton  
603 Janneys Lane  
Alexandria, VA 22302

- Expected Response Date: Wednesday, February 11

Please take the necessary actions in responding, handling and/or updating this request at the [Call.Click.Connect. staff interface](#).

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## Jackie Henderson

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**From:** mcleod.mf@verizon.net  
**Sent:** Sunday, January 25, 2015 11:48 PM  
**To:** City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton  
**Subject:** Call.Click.Connect. #65108: Mayor, Vice Mayor, City Council Please read my attached file.

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 65108.

### Request Details:

- Name: Mark McLeod
- Approximate Address: No Address Specified
- Phone Number: 703 624-2150
- Email: [mcleod.mf@verizon.net](mailto:mcleod.mf@verizon.net)
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Please read my attached file.
- Attachment: [Woodbine.docx](#)
- Expected Response Date: Monday, February 2

Please take the necessary actions in responding, handling and/or updating this request at the [Call.Click.Connect. staff interface](#).

If you need assistance with handling this request, please contact [CallClickConnect@alexandriava.gov](mailto:CallClickConnect@alexandriava.gov) or call 703.746.HELP.

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January 25, 2015

As a concerned citizen of Alexandria I am writing to the city leaders to express my dismay in what appears to be a total disregard for the citizenry of the city and the process of enforcing the ordinances, regulations and guidelines established by the city. The city Planning Commission is currently reviewing an application to change zoning (Woodbine facility) from R8 (residential) to RB (townhouse with special use permit) which is inconsistent within the Small Area Plan and the Master Plan which was developed jointly by the citizenry and city leaders in 1992.

I have included the beginning text of the zoning regulations to highlight how inconsistent this application is to the intent of the regulation that was passed by City Council and revised 65 times, most recently December 13, 2014.

1. 1-102 – Purpose and intent: This ordinance is enacted in order to promote the health, safety and welfare **of the residents of the City of Alexandria** and to implement the consolidated Master Plan of the city. *The proposed zoning change is inconsistent with the Master Plan and Small Area Plan: the North Ridge/Rosemont area is designated a low density residential community. The city restricted the size of the proposed new homes on this property when it was zoned and proposed as residential property and suddenly when outside business interest asks for changes it is acceptable to place a 77,000 sqft building on this site, this is simply unfathomable. Furthermore, Woodbine was grandfathered into the Small Area Plan as it would have been inappropriate to do otherwise when the plan and zoning was adapted in 1992. This grandfathering was in not intended to allow for unbridled expansion in future years but an acknowledgement of the existing of the business as it existed in 1992.*
2. (A) Guide and regulate the orderly growth, development and redevelopment of the City of Alexandria in accordance with a well-considered plan and with long-term objectives, principles and standards deemed beneficial to the interest and welfare of the people. *The proposed zoning change is inconsistent with the well-considered plan and long-term objectives, principles and standards. The citizenry of the North Ridge/Rosemont area are on record to objecting to this change in zoning. Any change in R8 zoning needs to be addressed in the Master Plan and Small Area Plan with rationale for changes brought to the people for their consideration. The RB zoning is intended for low density even with the exception for “Sec. 7-500 - Child and elder care homes” which envisions elder care not to exceed nine people when used with the RB zoning. Submitting a plan for 66 residents on 1.3 acres of property violates the principles of the RB zoning provision. If the city grants a Special Use Permit then they will have violated the principles of the zoning code and establish a precedent that all changes are allowable if requested in writing.*
3. B) Protect the established character of existing residential neighborhoods and commercial and business areas and the social and economic well-being of the residents. *The proposed zoning change is inconsistent with the character of the residential neighborhood with the*

*proposed three story buildings towering over the nearby homes; the footprint on the land is inconsistent to the neighborhood density and the destruction of trees that are part of the look and feel of the community.*

4. (D) To reduce or prevent congestion in the public streets. *The Woodbine commercial enterprise already produces numerous EMT runs weekly and this will only exacerbate this situation. Since nearly all of the EMT runs now pass a school zone it is endangering the very public that the zoning ordinances were designed to protect. Additionally, adding another large commercial enterprise will only aggravate the traffic on King Street that is one of the cities worse traffic problems.*
5. (I) To protect against one or more of the following: overcrowding of land, undue density of population in relation to the community facilities existing or available, obstruction of light and air, danger and congestion in travel and transportation, or loss of life, health, or property from fire, flood, panic or other dangers. *This expanded commercial development in a residential neighborhood will add to congestion in transportation at a minimum and creates undue density of population relative to the size of the land as well as place additional strain on city aging sanitation sewers.*
6. (K) Provide for the preservation of environmentally sensitive areas and urban forested lands. *The three story building will destroy the mature trees on the grounds that the developer of private homes was obligated to protect. How is it that the home developer had to follow the rules established by the city guidelines and the commercial, for profit, and out of state business enterprise can ignore them with the city planning department's approval?*

As an Alexandria voter I call upon the City Council to act upon the wishes of the people who make this one of the great places to live and raise a family. Please recognize that the citizens are not against growth, it simply should not be located in the middle of a residential section of our fine city. If Woodbine sees a need for a 66 person memory care facility then I say fantastic, just build it in a commercial area of town that is appropriate for this type of enterprise and does not need a zoning variance. Then the city will continue to abide by its zoning ordinance and the voters will see the city leaders working for them while continuing to grow for the future.

Sincerely,

Mark F. McLeod

#### ARTICLE I. - GENERAL REGULATIONS

Sec. 1-100 - Title, purpose and intent of ordinance.

1-101 - Title.

This ordinance and the official zoning map made a part hereof shall be known and may be cited and referred to as the City of Alexandria Zoning Ordinance.

1-102 - Purpose and intent.

This ordinance is enacted in order to promote the health, safety and welfare of the residents of the City of Alexandria and to implement the consolidated master plan of the city. To these ends, the ordinance is designed to:

- (A) Guide and regulate the orderly growth, development and redevelopment of the City of Alexandria in accordance with a well-considered plan and with long-term objectives, principles and standards deemed beneficial to the interest and welfare of the people.
- (B) Protect the established character of existing residential neighborhoods and commercial and business areas and the social and economic well-being of the residents.
- (C) Promote, in the public interest, the utilization of land for the purposes for which it is best adapted in harmony with the established character of the city.
- (D) To reduce or prevent congestion in the public streets.
- (E) To facilitate the creation of a convenient, attractive and harmonious community.
- (F) To expedite the provision of adequate police and fire protection, disaster evacuation, civil defense, transportation, water, sewerage, flood protection, schools, parks, forests, playgrounds, recreational facilities and other public requirements.
- (G) To protect against destruction of, or encroachment upon, historic areas and archeological sites.
- (H) To preserve existing and facilitate the provision of new housing that is affordable to all segments of the community.
- (I) To protect against one or more of the following: overcrowding of land, undue density of population in relation to the community facilities existing or available, obstruction of light and air, danger and congestion in travel and transportation, or loss of life, health, or property from fire, flood, panic or other dangers.
- (J) To promote the public necessity, health, safety, convenience and general welfare by equitably apportioning the cost of providing the additional public facilities necessitated or required by development.
- (K) Provide for the preservation of environmentally sensitive areas and urban forested lands.
- (L) To promote tourism.
- (M) To further the purposes of the city charter.

## Jackie Henderson

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**From:** friedmannr@aol.com  
**Sent:** Tuesday, January 20, 2015 2:38 PM  
**To:** City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton  
**Subject:** Call.Click.Connect. #64793: Mayor, Vice Mayor, City Council I have a home on Melrose St and are dismayed

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 64793.

### Request Details:

- Name: Nancy Beck
- Approximate Address: No Address Specified
- Phone Number: 703 548 1296
- Email: [friedmannr@aol.com](mailto:friedmannr@aol.com)
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: I have a home on Melrose St and are dismayed at the City's favoritism being showed to the expansion of the Woodbine Nursing Home. Where I certainly understand that facilities like this are needed in our City, I do not believe, having studied the public documents, that the project has adequately addressed the traffic, sewage and overall congestion issues associated with this project. I urge the city to reconsider the project as it now stands.  
Thank you  
Nancy R. Friedman Beck  
617 Melrose St
- Expected Response Date: Tuesday, January 27

Please take the necessary actions in responding, handling and/or updating this request at [the \*Call.Click.Connect.\* staff interface.](#)

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## Jackie Henderson

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**From:** j2harley@comcast.net  
**Sent:** Sunday, January 18, 2015 3:19 PM  
**To:** City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton  
**Subject:** Call.Click.Connect. #64703: Mayor, Vice Mayor, City Council Dear Mr. Mayor, Ms. Vice Mayor and Membe

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 64703.

### Request Details:

- Name: John Harley
- Approximate Address: No Address Specified
- Phone Number: 703-684-0974
- Email: [j2harley@comcast.net](mailto:j2harley@comcast.net)
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Dear Mr. Mayor, Ms. Vice Mayor and Members of the Council...Please see attached letter regarding neighborhood objections to proposed expansion of Woodbine. Thank you for your consideration...John Harley
- Attachment: [City Council Letter 1-19-2015.docx](#)
- Expected Response Date: Tuesday, January 27

Please take the necessary actions in responding, handling and/or updating this request at the [Call.Click.Connect. staff interface](#).

If you need assistance with handling this request, please contact [CallClickConnect@alexandriava.gov](mailto:CallClickConnect@alexandriava.gov) or call 703.746.HELP.

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January 19, 2015

Dear Mayor Euille and Members of the City Council:

I apologize for the length of this document, but the efforts of the owner of Woodbine Rehabilitation and Healthcare Center to obtain a rezoning to allow construction of a very large commercial institutional building in an area designated for residential development have been ongoing for two years. There is a lot of information to digest if you want to be fully informed before making a decision on the pending rezoning request.

### **Woodbine**

**Background:** This issue involves a 1.31 acre plot of vacant land (subject property) in the 2800 block of King St. immediately adjacent to Woodbine Rehabilitation and Healthcare Center (Woodbine) on the south and Ivy Hill Cemetery on the north. This property was once a single lot occupied by a single family house. In 1950 the property was subdivided into four lots, but no development ever took place. In 1962 Valley Nursing Home received a Special Use Permit (SUP) to construct a nursing facility on the property immediately to the south of subject property (where Woodbine now sits). In 1979 Valley purchased subject property, but never developed it. In 2003 Valley sold the nursing home to Woodbine and in 2004 sold subject property to Edgemore Land, L.L.C, a developer. In 2005 the City authorized the construction of three high-end homes on the subject property. Even though there were four lots, only three homes were authorized because of the difficult geometry of the property (it is pie-shaped). The zoning was to remain at R-8 (single family residences on minimum 8,000 square foot lots), mature trees were to be preserved in a tree protection easement and various other provisions were planned to ensure the new development would be in scale and character with the neighboring community. Due to the economic down turn the development never took place, despite the fact two extensions were requested and granted. At some point, believed to be around the expiration of the second extension in October, 2009, the subject property was sold to Cambridge Healthcare, a Richmond-based firm, which had also earlier purchased Woodbine.

In December, 2012 Cambridge submitted a Concept Plan to the City proposing a rezoning of the property from R-8 to RCX and construction of a 90+ bed elder care facility on the subject property. The proposal provided for a structure 43% greater in height than allowed for in R-8 zoning, a much smaller setback from the street than is found in the surrounding community, and a size massively out of scale with the other structures in the neighborhood. The proposed number of beds represented a 30% increase over Woodbine's current capacity, noting that Woodbine is already one of the largest such facilities in Virginia. Most, if not all, of the approximately 20 mature trees (protected by the City tree protection easement) would be removed. No onsite parking was provided for.

In January 2013 the City Department of Planning and Zoning staff responded with a 15 page document furnishing their comments on the proposal. They pointed out that the desirability of providing affordable housing for aging citizens notwithstanding, the specifics of the proposal, particularly in this location, "offered a number of significant challenges". Since that time Cambridge has submitted numerous additional versions of their proposal, the latest, and perhaps final, being dated November 20, 2014, reducing the size and occupancy density for the proposed structure. They are now requesting a rezoning from R-8 to RB and construction of a 75,000 square foot "memory care" nursing home which will accommodate 66 residents. Even with the rezoning, several SUPs will be required, to include side setback modifications and the use of the property for construction of a nursing home. The City will also have to abandon or modify its tree protection easement.

A significant issue has arisen regarding the designation of the subject property as being suitable for "institutional use". When the current Small Area Plan for Northridge/Rosemont was drawn up and approved in 1992, Ivy Hill Cemetery, Valley Nursing Home (now Woodbine) and First Christian Church were in place. Nonetheless, the entire area was assigned the R-8 zone designation. The accompanying map, which has never (even 23 years in) been put online for scrutiny, contained an inscription reading "institutional" for the stretch of King Street from Ivy Hill Cemetery to First Christian, to include subject property, presumably indicating the 1992 land use as cemetery, nursing home and church. There appear to be legal issues regarding designation of a nursing home as institutional, since nowhere else in Alexandria is a nursing home designated as such and there is no reason to think a conscious exception was made for Woodbine alone.

The 1992 Small Area Plan repeatedly states its goal of protecting residential communities as well as rezoning where possible from higher density to lower residential density. In the Northridge area rezonings from R-8 to higher density zones such as RB have been very rare (two or three instances) and have only occurred on the fringes of the area where apartment dwellings have been nearby and/or there was an opportunity to improve unsightly properties.

**Our understanding is that the Planning and Zoning staff will issue its report late January, 2015 and that the Planning and Zoning Commission will take the matter up at its February 3, 2015 meeting.** The Staff has advised us that while they were originally inclined to recommend disapproval of the proposal, they are now supportive because they believe Cambridge has been responsive to their expressed concerns and they now judge the proposed construction to be compatible with the residential community in which it will sit.

Since June, 2013, neighbors in the Ivy Hill and King's Cloister communities, directly opposite the proposed development, have circulated a petition (garnering some 200 signatures), met numerous times with the Planning and Zoning staff to express our opposition and concerns and



have engaged other citizens' associations. We have met with representatives of Ivy Hill Cemetery and the First Christian Church. Many letters have been sent to the staff.

Despite staff's satisfaction with the proposal, **the neighbors continue to have the following concerns and objections concerning the project in its current iteration:**

- **Zoning:** The requested rezoning flies in the face of the language of the Small Area Plan which states throughout its goal of protecting the character, scale and density of existing residential communities. The Plan further points out that since 1974 rezonings in Northridge/Rosemont from R8 to higher density categories have been very rare and have involved the construction of town house complexes on unattractive property where apartment buildings already were nearby. The Plan is explicit in saying "these rezonings do not indicate a general policy towards higher density construction". Staff has represented their view of the Master Plan and Small Area Plans as being that these documents are nothing more than "guidance" to them in their analysis and deliberation role. We could not disagree with this viewpoint more strongly. Most of us made our most important economic investment in our decision to purchase homes in this neighborhood with the express understanding that R8 zoning would protect us from the type of commercial institutional development now being proposed. This proposed building will have a sharply negative impact on residential property valuations and would be an egregious case of spot zoning causing damage to tax-paying Alexandrians.
- **Master Plan Amendment:** In July, 2014 staff advised the developer that rezoning of this parcel from R8 to RB would require a Master Plan study and a Master Plan amendment because the proposal was not consistent with the City Council-adopted criteria for such rezonings. Specifically, it was pointed out that: the proposal was consistent with neither the Small Area Plan nor the character of the neighborhood; the building would be larger than found elsewhere in the neighborhood; the project was not near major transit or services; and the project was not within the growth crescent where development is encouraged. Now, inexplicably, the staff has reversed course and has determined that the project is totally compatible with the neighborhood, requiring only a zoning map amendment (even though the final proposal is 3,000 square feet larger than what was on the table in July; is still not consistent with the goals of the Small Area Plan or the character of the residential neighborhood; is still not near major transit or services; and is still, of course, not in the growth crescent where such development is encouraged.) We don't at all understand how in six month's time the staff could so radically pivot given that nothing of substance beyond an expanded front setback and increased building square footage has changed. **At the very least a Master Plan Amendment should be required before moving forward.**
- **Commercial Use:** In July, 2014 the staff ruled that the proposed project would amount to a new commercial institutional use in a zone that is primarily residential. We concur. This new structure will be a profit center. Applicant is relying on Section 3-701 of the RB

zoning code, saying that it allows for "nonresidential uses of a noncommercial (emphasis added) nature which are related to, supportive of and customarily found in a residential neighborhood." Not only is this proposal about a commercial building, but it is not in any practical way related to or supportive of our residential neighborhood. To the contrary. We don't understand how staff could have once again reversed itself and interpreted the very clear language of the City's zoning code in such a way as to make this commercial land use in a residential community appropriate. The existing Woodbine facility pre-existed the current Plan and certainly it was appropriate to "grandfather" it in the current Plan. But it would never be approved today in an R8 zone and it does not fit well in our residential neighborhood. But it at least has the attractive attribute of being set well back from the street (more than 200 feet), where it is not as obtrusive as will be the proposed structure.

- **Density:** This building will be of a much higher density than other buildings in the vicinity. Staff has pointed out that nursing home units are not counted towards permitted density. While we don't really understand the reasoning behind this, we offer that while this might make sense for a complex such as Goodwin House (to which staff continually draws a parallel), a community such as ours made up of mostly modest single family dwellings will have a very difficult time accommodating the real life (even if not counted) increase in neighborhood density represented by the proposed development.
- **Traffic:** The applicant has stated that any increase in traffic caused by the new building will be negligible. We strongly disagree with this assessment and have no idea on what it is based. For those of us who live in this neighborhood the volume of traffic and aggressive behavior of motorists on King Street are already matters of considerable concern. Egress and ingress of driveways, streets, churches, Woodbine and the cemetery is already a dangerous proposition. Applicant estimates an additional daily "trip generation" of 181 vehicles. Again, we have no idea what data support this estimate, but even if it is accurate, it is far from negligible and will worsen an already troubling situation. We have requested that the City conduct a study of traffic along King Street and Janney's Lane to determine the likely impact of this project, but have received no response.
- **Parking-** In its current proposal, applicant provides for 26 parking spaces in a subterranean garage and an additional seven spaces on the surface. While this may meet criteria provided by staff, we have a hard time believing that 33 spaces will be sufficient to accommodate all the visitors, employees, tradesmen and service personnel who will require parking at this facility. The parking at Woodbine is already taxed beyond its limit, to the point that spaces are leased at adjacent First Christian Church (which is itself now at maximum capacity). We are concerned that the predictable overflow from the proposed new building will end up using scant street parking space in our neighborhoods.
- **Emergency Response:** Woodbine is already one of the top two or three nursing homes in the Commonwealth by number of beds. Due to the nature of enterprises such as this,

there are frequent emergency responses by the Alexandria Fire Department 24/7. We have nothing but the highest regard for the men and women of the Department but the arrival and departure of life support units and fire engines (always both) with sirens blaring can at times be disruptive to peace and tranquility. Staff has blithely informed us that nursing home development is "quiet" development and anyway the Fire Department only responds to Woodbine "several times a week" and usually does not use sirens. Those of us who live in the nearby neighborhood know these representations to be nonsense. We are not complaining here about the noise and safety issues attendant to responses to Woodbine. We simply point out that a 20% increase in the number of nursing home patients will probably generate a 20% increase in the number of emergency responses to our neighborhood. We don't view that as a good thing. We have requested that the City conduct a study of traffic along King Street and Janney's Lane to determine the likely impact of this project on an already difficult traffic situation, but have received no response.

- **Sewage-** The sewage outfall from the current Woodbine and the proposed facility passes through our neighborhood. Already the sewage line must be "degreased" monthly because of the Woodbine discharge. We have been told by the applicant that a survey has been conducted and that it has been determined the existing infrastructure is adequate to handle the estimated 10,000 gallons of additional sewage that will be generated by the new building. We are skeptical and concerned. Neighbors would like to hear from the City staff responsible for sanitary sewer matters regarding their assessment.
- **Storm Water:** The existing vacant lot already has significant drainage problems that impact the adjacent burial ground at Ivy Hill Cemetery. The proposal envisions covering 62% of the lot with impervious surface. As with sewage, storm water egresses through our neighborhoods. We have been informed that an underground vault will impound excess runoff. We are skeptical and concerned. The applicant has assured that prior to any construction, documentation will be provided to show that downstream properties will not be adversely impacted. We have to date seen no such documentation.
- **Affordable Housing-** This would be commercial development that will predictably generate annual revenues in the millions for the owner. There is no intention for this to be "affordable housing". As evidence of this, applicant stated that when a resident's financial resources are depleted they can be moved to Woodbine with Medicaid benefits. So this project has nothing to do with the City's commitment to provide more affordable housing and should not be viewed in that light when making the rezoning decision. In what is apparently viewed as a major concession, applicant has pledged to give a 40% discount on two beds once the facility is at 95% occupancy. This hardly justifies considering this project affordable housing.
- **The Proffer-** Applicant has apparently offered a proffer with its most recent application (we have not seen it) specifying that it will only use this property for memory care nursing services and will not put it to any other uses once the rezoning is approved.

Applicant has stressed that this proffer is enforceable because it will be in perpetuity and "run with the land" in City records. To this we point to the existing Mature Tree Easement the City holds on this land. This easement is in perpetuity and "runs with the land". And yet, applicant claims the trees in question are in poor condition (after having previously been found to be in good condition) and the easement should be disregarded or modified. The staff apparently is in agreement. Why should we have any confidence whatsoever that this proffer will be honored in the future?

- **Need:** The applicant supports the request for a re-zoning and issuance of SUPs by saying that there is a need to increase the number of nursing home beds in Alexandria for the growing number of aging residents who are likely to need this level of care. This assessment is based on a 2012 Strategic Plan on Aging commissioned by City Council in 2010. The Plan forecasts a 32% increase of seniors 60 years old or greater in Alexandria by 2030 and extrapolates a similar growth in the need for nursing home capacity. It states there were, as of 2012, 645 nursing home beds in Alexandria. The Plan makes no mention of a specific need for memory care capacity and provides no information regarding occupancy rates or any need surveys conducted by the Commonwealth. And yet it is applicant's position that the Plan "reflects a demonstrated need in Alexandria for the Alexandria Center for Memory Care." Applicant further maintains that "the imbalance between memory care services and the availability of such services in Alexandria means residents of Alexandria must look to other areas of Northern Virginia for such services." Finally, applicant advises that there are only 30 memory care beds available within an 8 mile radius of Woodbine, but this calculation includes neither memory care beds found in nursing homes nor beds in nursing homes that can be converted to memory care use.

In order to be able to respond knowledgeably to applicant's assertions, we contacted the individual at the Virginia Department of Health who has responsibility for health planning for nursing homes. He advised that since at least 2008 nursing home occupancy rates throughout the Commonwealth, and specifically in Planning District 8 (PD8) (Alexandria, Arlington, Fairfax, Falls Church, Prince William and Loudon), have been in decline. The most recent data available shows the occupancy rate in PD8 to be 87.8% in 2012. As a result, the Department of Health is neither seeking nor approving applications for any new nursing home beds in PD8 because under their analysis there is no need.

Applicant laments that Alexandrians may have to look to other areas of Northern Virginia for memory care services. We note that in Virginia health planning need determinations are done by planning districts, not provincially by individual city or county. To do otherwise would be to encourage unnecessary redundancies making health care more ruinously expensive than it is currently. Most Alexandrians are not reluctant to journey to nearby jurisdictions where their doctors and specialists are frequently located.

Finally, we don't know what to make of the inventory of memory care beds excluding nursing homes. This even excludes the 50 memory care beds currently at Woodbine, not to mention those existing in nursing homes throughout PD8. The inventory is at best unhelpful in determining a need for additional beds. In our view the needs argument advanced by applicant is a self-serving attempt to justify the project and should be viewed with a jaundiced eye.

- **Precedent:** Rezoning such as requested here have been very rare and for good reason. Alexandrians have a pact with their government. The government, for its part, puts forth a development plan with input from the citizenry. The citizenry then has an expectation that they can proceed with investment and housing choices informed, at least in large part, by confidence that the way forward is predictable. We believe that approval of this rezoning would set an alarming and dangerous precedent for the entire City. While staff has assured that there should be no concern about precedent affecting future decision because each case is decided on its unique merits, we know that is not the way the real world works. Precedent is all-important. What is striking is that the applicant employs the "institutional use" designation to justify many special exceptions (and the rezoning itself), when there is no clarification of the term in the Alexandria Code and there are no maps easily accessible to residents showing the extent of property in the City so designated. What we do know is there is no such thing in Alexandria as an "institutional" zone. "Institutional" is a land use term. On the other hand, there are specific zone designations that are quite well defined. Subject property sits in the middle of an R8 zone and nursing homes are not an institutional use allowed in this zoning category. We find the fact that staff has decided to enthusiastically support the developer in this attempt at spot zoning over the interests of citizens in the nearby community to be inappropriate. The applicant has every right to make his case, but we find it troubling that the City staff has chosen to take a very public and supportive position prior to issuance of a final report.
- **Summary:** In summary, we are expressing our strong opposition to the proposed rezoning and proposed development on the application lot. The geometry of the lot itself is challenging for any development, not to mention construction of a 75,000 square foot commercial institutional building meant to accommodate 66 individuals plus staff and service elements. After analysis of many iterations of plans we have concluded that such a project cannot be undertaken without having a seriously negative impact on the neighboring residential community. The current proposal, as well as its predecessors, is not in consonance with the letter or spirit of the City Council-adopted SAP or the Master Plan. Given the dramatic changes the proposed development would entail to the vision of the SAP and to the residential neighborhood, **we believe a Master Plan study and a Master Plan Amendment should be required preconditions to any further consideration of applicant's requests.**

As Alexandria citizens we call upon the City Council to act upon the wishes of the people who make this one of the great places to live and who actually make it run. Please see this proposal for what it is...a profit-driven attempt at unbridled development that risks the destruction of a vibrant neighborhood community and sets a dangerous precedent for other residential communities in the future.

We respectfully thank you for your consideration of our views and stand ready to talk with you if you think that would be useful. I can be reached at the telephone number and/or email address furnished in my electronic submission.

Sincerely,

John C. Harley, Jr.

## Jackie Henderson

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**From:** larry.conley@dullesmetro.com  
**Sent:** Thursday, January 22, 2015 4:02 PM  
**To:** City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton  
**Subject:** Call.Click.Connect. #64946: Mayor, Vice Mayor, City Council I am totally against the expansion of Wo

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 64946.

### Request Details:

- Name: Lawrence Conley
- Approximate Address: No Address Specified
- Phone Number: 301-938-8372
- Email: [larry.conley@dullesmetro.com](mailto:larry.conley@dullesmetro.com)
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: I am totally against the expansion of Woodbine! The entire neighborhood is united in opposition to the expansion of the facility. Please do not change the zoning!
- Expected Response Date: Thursday, January 29

Please take the necessary actions in responding, handling and/or updating this request at the [Call.Click.Connect. staff interface.](#)

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## Jackie Henderson

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**From:** cindycassil@comcast.net  
**Sent:** Friday, January 23, 2015 3:50 PM  
**To:** City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton  
**Subject:** Call.Click.Connect. #65018: Mayor, Vice Mayor, City Council No descriptive text provided

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 65018.

### Request Details:

- Name: Cynthia Cassil
- Approximate Address: No Address Specified
- Phone Number: 703-303-2635
- Email: [cindycassil@comcast.net](mailto:cindycassil@comcast.net)
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: No description provided.
- Attachment: [Cindy Cassil-Objection to Woodbine.pdf](#)
- Expected Response Date: Friday, January 30

Please take the necessary actions in responding, handling and/or updating this request at the [Call.Click.Connect. staff interface](#).

If you need assistance with handling this request, please contact [CallClickConnect@alexandriava.gov](mailto:CallClickConnect@alexandriava.gov) or call 703.746.HELP.

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January 23, 2015

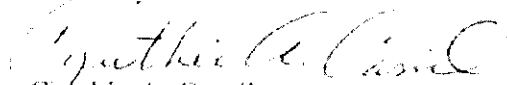
Alexandria City Mayor/City Council.

I am writing to express my absolute opposition to the proposed expansion of Woodbine Rehabilitation and Healthcare Center by development of a memory care facility on adjacent property in the vicinity of 2800 King Street. As a fifteen-year resident and property holder in King Cloister Circle, I elected to move to Alexandria specifically to avoid the irresponsible development policies that have so congested Fairfax County. The current direction of the city regarding the Woodbine expansion proposal seems to ignore valid recommendations for disapproval by planning staff culminating in a recent inexplicable reversal on the issue in November 2014, based on minor cosmetic changes. As a taxpaying resident of Alexandria City, this implies to me that the development and zoning plans of our city cannot be relied upon for residential investment decisions.

The requested rezoning action required for this project is in direct conflict with the language and intent of the Small Area Plan, which claims to protect the character, scale and density of existing residential communities. That Plan further points out that since 1974, re-zonings in Northridge/Rosemont from R8 to higher density categories have been very rare and only involved the construction of town house complexes on unattractive property in close proximity to existing apartment buildings. The Plan is explicit in saying "*these re-zonings do not indicate a general policy towards higher density construction*". However, it appears that that city staff have recently viewed the Master Plan and Small Area Plans as being mere "guidance" to them in their analysis and deliberation role, rather than clear and stated objectives and goals as we were led to believe. I totally disagree with their view in that regard. My neighbors and I made one of the most important economic decisions of our lives when we purchased our homes in Kings Cloister Circle with the express understanding that the existing R8 zoning would protect us from the type of commercial/institutional development now being proposed in the Woodbine expansion. Changing that on us now without appropriate regard for our opinion or the impact on us is unconscionable. This proposal will noticeably change the character of our neighborhood and very likely result in a negative impact on our property valuations in Kings Cloister Circle and the surrounding neighborhoods. It will result in damage to tax-paying and voting Alexandria City residents.

The proposed rezoning action and recent reversal disregards the valid objections raised by both the city planning staff study and most of the property owners who will be most impacted. Those objections remain valid and argue against approval of this project. Ignoring those objections in order to place a commercial property into a residentially-zoned neighborhood, goes against the city's stated plans and objectives and undermines the planning and procedural protections we all felt were in place to protect us from such arbitrary and damaging actions by the city. I urge you to disapprove this proposal.

Sincerely,



Cynthia A. Cassil  
Kings Cloister Circle

## Jackie Henderson

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**From:** SRosebrock@yahoo.com  
**Sent:** Friday, January 23, 2015 8:31 PM  
**To:** City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton  
**Subject:** Call.Click.Connect. #65032: Mayor, Vice Mayor, City Council at 2714 KING ST My wife and I are writing to express con

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 65032.

### Request Details:

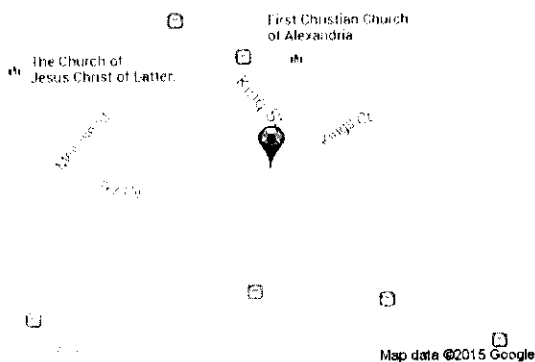
- Name: Seth Rosebrock
- Approximate Address: 2714 KING ST (See [map below](#))
- Phone Number: 202-550-9595
- Email: [SRosebrock@yahoo.com](mailto:SRosebrock@yahoo.com)
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: My wife and I are writing to express concern regarding the proposed Woodbine project and the high density rezoning that would be required to achieve this goal. We are concerned that the proposal will disrupt, devalue, and dramatically change the nature of our residential neighborhood.

Like so many of our neighbors, we live in a small home on King Street that was built in the '40s. Parking is limited, with space lacking to build garages. Most of us have a small parking pad with enough room for our own cars, but when we wish to have guests, these need to fight for limited space on Kings Ct., street parking being prohibited in front of our home. We are concerned that if the Woodbine expansion is approved, what limited street parking there is will be taken over by Woodbine staffers, leaving none for the residents.

Similarly, we are concerned about what the dramatic expansion of this facility will do to traffic and to noise levels. Although Woodbine has allegedly asserted that fire and ambulances are called to Woodbine only 1-2 times per week, this is a gross understatement. Just this evening, ambulances have been called to Woodbine twice. Dramatically increasing the size of Woodbine will only increase these noise levels.

For these reasons, and others, we oppose the propose expansion and rezoning efforts.

- Expected Response Date: Friday, January 30



Please take the necessary actions in responding, handling and/or updating this request at [the \*Call.Click.Connect.\* staff interface.](#)

## Jackie Henderson

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**From:** ebrandi.hall@yahoo.com  
**Sent:** Friday, January 23, 2015 9:27 PM  
**To:** City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton  
**Subject:** Call.Click.Connect. #65034: Mayor, Vice Mayor, City Council As residents of the Ivy Hill neighborhood

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 65034.

### Request Details:

- Name: Elizabeth B. Hall
- Approximate Address: No Address Specified
- Phone Number: 336-404-0799
- Email: [ebrandi.hall@yahoo.com](mailto:ebrandi.hall@yahoo.com)
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: As residents of the Ivy Hill neighborhood surrounding King Street, my husband and I would like to express a strong concern for the proposed Woodbine multi-resident project. We live in one of the original built homes off of King Street across from the present Woodbine Rehabilitation Center and, thus, are very familiar with the busy goings on that the center already brings to our quaint family neighborhood.

My first concern regards the needed re-zoning of the property adjacent to the current Rehabilitation Center and the future impact of such re-zoning. By allowing a property the ability to build multi-residential units, you set the stage for future open property areas to follow suit with other such multi-residential buildings. Although good for the property owner and owner of the building it is a cancer for a neighborhood. The increase in traffic alone from the daily influx of employees to work, in addition to the residents, their families, and visitors would significantly increase the traffic on an already extremely busy main street. This would undeniably paralyze those who live here in regards to their comings and goings. It is a near daily battle for me in the morning (well before rush hour) to get out of my driveway as things are now. Also along with the proposal, a traffic light is being considered to go in at the entrance to the project. That alone would make leaving my house a near impossibility, likely queuing traffic to the light at Janney's Lane and blocking several driveways up and down this section of King Street.

In addition to the concerns surrounding the impact to traffic in the neighborhood, the value of our homes would be significantly impacted. Having lived in a single family home neighborhood prior to moving to Alexandria, I experienced first-hand how my former home's value was negatively impacted by the construction of an apartment building that was subsequently erected nearby. I do not want to bear witness to something like that again. Such high-density buildings would be a blight to our neighborhood, which stands as lovely introduction to the charm and quaintness of Old Town for visitors coming off of I-395.

We are also concerned about the additional noise this project would bring, speaking not just to the construction, but to the resultant increase in emergency calls that frequent our neighborhood en route to the Rehabilitation Center. It is not uncommon that there can be as many as three calls within an evening that bring about both ambulance and fire and rescue responders. Although Woodbine has allegedly asserted that fire and ambulances are called to Woodbine only 1-2 times per week, this is a serious understatement. This evening alone, ambulances have been called to Woodbine twice. Being a family neighborhood, such additional disruptions to our typically quiet community would not be welcomed, especially considering that a number of our neighbors have infants and school-aged children. Dramatically increasing the size of Woodbine will only increase these noise levels.

So it is for these reasons, and others, that my husband and I strongly oppose the approval of the rezoning and approval of the building of the Woodbine project in the Ivy Hill neighborhood.

- Expected Response Date: Friday, January 30

## Jackie Henderson

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**From:** diane.charles@alive-inc.org  
**Sent:** Saturday, January 31, 2015 1:48 PM  
**To:** City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sittton  
**Subject:** Call.Click.Connect. #65390: Mayor, Vice Mayor, City Council Mr. William Euille, Mayor and Members of

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 65390.

### Request Details:

- Name: Diane Charles
- Approximate Address: No Address Specified
- Phone Number: 703-837-9320
- Email: [diane.charles@alive-inc.org](mailto:diane.charles@alive-inc.org)
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Mr. William Euille, Mayor and Members of the Alexandria City Council –

Please find attached a letter from ALIVE! Inc. expressing our support for the Alexandria Memory Care Center that is being proposed for the site next to the Woodbine Nursing Facility on King Street. Because this is on the upcoming agenda of the Planning Commission, in addition to the letter going to the Planning Commission, we also wanted each of you to be aware of ALIVE's support for this important project.

Should you have any questions, please let me know.

Thank you for your service to our City and your consideration of this important project.

Diane Charles  
Executive Director  
ALIVE! Inc.  
2723 King Street  
Alexandria, VA 22302  
[diane.charles@alive-inc.org](mailto:diane.charles@alive-inc.org)  
703-837-9320

- Attachment: [PlanCommMayorCouncilALIVEletterJan302015.pdf](#)
- Expected Response Date: Monday, February 9

Please take the necessary actions in responding, handling and/or updating this request at [the \*Call.Click.Connect.\* staff interface.](#)

If you need assistance with handling this request, please contact [CallClickConnect@alexandriava.gov](mailto:CallClickConnect@alexandriava.gov) or call 703.746.HELP.

This is an automated email notification of a *Call.Click.Connect.* request. Please do not reply to this email.

## Jackie Henderson

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**From:** sarah.pray@gmail.com  
**Sent:** Tuesday, February 03, 2015 11:43 PM  
**To:** City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton  
**Subject:** Call.Click.Connect. #65585: Mayor, Vice Mayor, City Council Council members - I attended tonight

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 65585.

### Request Details:

- Name: Sarah Pray
- Approximate Address: No Address Specified
- Phone Number: 202-431-1769
- Email: [sarah.pray@gmail.com](mailto:sarah.pray@gmail.com)
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Council members -

I attended tonight's Planning Commission meeting to hear the debate about the Woodbine Memory Care Facility rezoning request and spoke against the project. I am writing to express my utter dismay at the complete disregard for Alexandria citizens by the Planning Commission, and in particular Nathan Macek, who brushed aside the numerous community concerns with condescending and offensive statements.

Except for Stewart Dunn, who raised salient points about the potential for negative impact on the community, including the dangerous precedent set by the rezoning, none of the Commission members paid any heed to the myriad concerns raised in the meeting. There were many more speakers in opposition to the project than for it, many of whom came with evidence-based or experience-based reasons for recommending denial of the rezoning request. Yet these were dismissed by the Commission members as speculation and unwarranted fear, thus they chose to ignore them. At the same time, they were willing to accept all of the developer's unexamined and unsupported speculation in favor of the application, including ridiculous and unsupported claims about traffic, parking, sirens, among others.

It is simply not good enough to be told not to worry and that our fears won't be realized. We deserve better; we demand respect as citizens and tonight, our city failed us. I sincerely hope the City Council will serve us better when you consider the matter later this month.

-Sarah Pray  
615 Melrose Street  
Alexandria

- Expected Response Date: Tuesday, February 10

Please take the necessary actions in responding, handling and/or updating this request at the [Call.Click.Connect. staff interface](#).

If you need assistance with handling this request, please contact [CallClickConnect@alexandriava.gov](mailto:CallClickConnect@alexandriava.gov) or call 703.746.HELP.

This is an automated email notification of a *Call.Click.Connect.* request. Please do not reply to this email.

## Jackie Henderson

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**From:** Jennifer Sidley <jensidley@gmail.com>  
**Sent:** Tuesday, February 03, 2015 4:34 PM  
**To:** Jackie Henderson  
**Subject:** Alexandria Memory Care Center

Can you please forward this email to the Alexandria City Council.

Thank you.

Dear City Council Members

I am writing in support of the Alexandria Memory Care Project. It is very important to have a convenient and high quality residential location for Alexandria residents with Alzheimer's disease. I am a life long resident of Alexandria and unfortunately my father was afflicted by early onset Alzheimer's disease at 53 years of age. Our family cared for him in our home for the first 8 years, but ultimately his care became unmanageable and we moved him to excellent specialized Alzheimer's nursing home in Stafford Virginia. We were very happy with the care he received, but this facility was not very convenient for our family and for visiting. Having a high quality, affordable facility in Alexandria would have been a blessing at the time. The rates of Alzheimer's and dementia in the population is on the rise and having high quality and affordable options for Alexandria residents is very important. I hope that you support this facility.

Sincerely,

Jennifer Sidley, DVM, DACVIM

DEC 23 2014

December 18, 2014

Mayor William Euille  
Members of the Alexandria City Council  
Chairman Eric Wagoner, and  
Members of the Alexandria Planning Commission  
301 King Street  
Alexandria, VA. 22314

Greetings,

I am writing to you to express my support for the proposed Alexandria Memory Care Center project. I practiced psychiatry in Alexandria for 30 years prior to retiring in 1996, and am well aware of the need for this type of care in Alexandria. The plan proposed seems reasonable to me and I urge you to approve this project.

Sincerely,

John P. Blanton M.D.  
4800 Fillmore Ave, #352  
Alexandria, VA 22311

## Jackie Henderson

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**From:** Jane Hughes <alexandriajane@gmail.com>  
**Sent:** Tuesday, February 03, 2015 4:13 PM  
**To:** Jackie Henderson  
**Subject:** Memory Care Center on King Street

Dear City Council Members,

I fully support the Memory Care Project that is in the planning process for a King Street location. I attended the recent Rosemont Citizens Association Meeting and was disappointed that they chose not to vote on the project as I feel that there is a lot of support for it in our neighborhood.

I think that, as residents, we are fortunate that a developer would come along with a plan that serves to benefit all of the Alexandria community with much needed Alzheimer's and dementia care. The fact that it fits onto this odd lot is a bonus. Additionally, locating this facility next to an existing health care facility will hopefully ease transitions as patients require different steps in their care.

I also feel that this project will provide meaningful work for a number of Alexandria residents. The construction jobs during the building of the project as well as the fifty jobs that are a mix of professional and lesser skilled positions will be an opportunity for many.

Thank you for your time,

Jane Hughes

217 East Oak Street  
Alexandria, VA 22301

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Jane Hughes  
703.599.3918



## Jackie Henderson

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**From:** Lindsay Nelson <lindsay-nelson@hotmail.com>  
**Sent:** Tuesday, February 03, 2015 11:47 AM  
**To:** Jackie Henderson; PlanComm  
**Cc:** cpuskar@thelandlawyers.com  
**Subject:** Alexandria Memory Care Center  
**Attachments:** SKM\_454e15020309100.pdf; ATT00001.htm

Please find attached my letter of support for the Alexandria Memory Care Center project.

Thank you.

Mayor William Euille;  
Members of the Alexandria City Council;  
Chairman Eric Wagner; and  
Members of the Alexandria Planning Commission  
301 King Street  
Alexandria, VA 22314

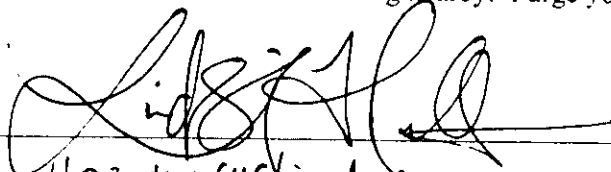
Dear Sir or Madam:

I am writing to express my support of the proposed Alexandria Memory Care Center project. There is a significant need for senior housing solutions in Alexandria, particularly for memory and dementia-care patients. There are approximately 30,000 seniors (aged 55+) living in Alexandria today and the number of people older than 60 will double by the year 2030. Despite the increase in aging population, there have been no new assisted living facilities constructed in Alexandria in the past 15 years. The Alexandria Memory Care Center proposes to address this need by providing care for 66 seniors with Alzheimer's Disease or other dementia-related conditions.

As a City of Alexandria resident, I believe that the Center is a much needed step toward providing opportunities for Alexandria's seniors to have essential care and housing within the City and for Alexandria families to have their loved ones living nearby. I urge you to approve this project.

Sincerely,

Name:

 LINDSAY NELSON

Address:

403 E. CUSTIS AVE.  
Alexandria, VA 22301

## Jackie Henderson

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**From:** Bruce Miller <bmillierworks@gmail.com>  
**Sent:** Tuesday, February 03, 2015 11:41 AM  
**To:** Jackie Henderson  
**Subject:** Alshemers Project

I am a Rosemont resident who has lived at 410 Hanson Lane, across Timberbranch creek from the proposed site, for nearly 30 years. I support the proposed project, and compliment the developers for working hard to satisfy Commission desires, and for their putting the small triangle of property to a good social purpose.

I listened to the objections of opponents:

I am seldom disturbed by sirens or blinking lights from the emergency vehicles (although I can hear the music from the annual Woodbine staff picnic).

The proposed facility has three times the setback of all the ugly residences in Potomac Yards!

The rezoning to institutional seems logical and fitting: a nearby property on Braddock Road that was zoned for three residences was scarfed up by someone who build a french provincial castle that is totally out of scale with the neighborhood.

I would rather have a socially useful institution than another McMansion!

Objections based on parking and traffic are minor self-serving attempts to preserve isolation: all of the streets (Albany, Kings Crossing, Hermitage, and Melrose, and Ivy Circle are clearly marked dead end cul de sacs! Traffic and parking problems exist everywhere in the city. And are certain to get worse.

I urge the Commission and the Council to approve this proposal.

Bruce Miller  
410 Hanson Lane  
Alexandria  
703-548-6432