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1-20-24

From: Suzanne Pinzon shp415@yahoo.com

Sent: Tuesday January 16, 2024 3:15 PM

To: PlanComm

Subject: Upcoming Planning Commission Hearing January 20, 2024 regarding the Ladray Redevelopment Plan

Are all residents of North Alexandria aware of what actions are up for approval regarding the Ladray Building at 300 Wythe Street, North End of Old Towne Alexandria? It will affect all residents of this area (N. Royal Street, Wythe Street, N Fairfax Street, and Pendleton Street and immediate surrounding streets. Please check the internet on the Ladray Redevelopment Plan, Alexandria, VA.

The plan involves the demolition of a 170 unit building at 300 Wythe Street and will also involve demolition of the former ARHA offices on N Fairfax Street between Wythe and Pendleton Streets. The demolition and rebuilding of one large building that will begin on N. Royal Street, proceed down Wythe Street to N. Fairfax, and N. Fairfax Street to Pendleton Street, over a 3 year period. Concerning the neighborhood, this will close down at least one driving lane on each of the streets in this area and alleviate street parking in those areas as well. Additionally, demolition of these buildings is going to cause very poor air quality, excessive noise for long periods of time and general disruption of the day-to-day flow of this area.

The proposed new building will be a 270 unit single building with 120 planned underground parking spaces. And where will the rest of the residents be parking? Depending on who gets to the parking spaces first, you may not be able to find street parking when you return home.

These plans are flawed in many ways, and probably the renovation of the current Ladray building (not demolition) and a smaller separate building at N. Fairfax and Pendleton might be a better plan. The Ladray building as it sits currently has off-street above ground parking on its property. However, this parking will be replaced by part of the new one building structure. There are 270 units to be constructed but only 120 underground parking spaces are planned.

Additional issues at hand is it will cause many hardships for the residents of the Annie B Rose House to endure. During the demolition and rebuilding of the structure many safety hazards would be created. It is as though no regard for the residents and the infringement on both their health and safety, let alone our usability of our facilities have been considered.

The North side of our building is approximately 32 feet from the Ladray building which is where our emergency exit doors are located. During the demolition and construction of a new building it would not be safe to exit these doors. We also have a well-constructed pavilion for the residents use which has tables, benches, cooking and refrigeration appliances, speaker system and a dedicated fountain. It is located 8 feet from the Ladray building. Within that 32 feet space we have 4 parking spaces, which will be unable to be used. We will lose 10 parking spaces along the back wall of our parking lot, as well as the use of 6 spaces as you enter our property from Pendleton Street. The thru way currently also has an entrance/exit on Wythe Street. The thru way at our entrance would be made to one lane, which would impede the ability of the EMT and fire trucks to maneuver in exiting our property as they would not be able to pass each other and there would be no space to turn around. We currently have a 2 car wide thru way that allows the fire trucks to exit via Wythe Street and the EMTs to exit on Pendleton. That thru way would be alleviated. The reduction of parking would cause our residents to seek parking on the street as well.

Regarding the Residents of the Ladray buildings:

The average age of the residents is between 75-80 years older. According to articles read regarding the Redevelopment of the Ladray Building, most residents are under the impression they all will be allowed to move back when the construction is completed, and others believe this is a renovation rather than a demolition/construction from the ground up. It also appears that they have been told they would be moved temporarily to other facilities until the project is completed. Unfortunately, low income housing for seniors and the disabled doesn't exist in Alexandria to accommodate this. To uproot 170 current residents of the Ladray Building, move them and then promise them they can come back, is indeed doubtful based on their age and ability alone. Further the articles I have read intend to move in singles and families currently in the workforce, which the largest apartment is 2 bedrooms and sounds as if they can collect larger rents due to the fact that these people are currently employed. The seniors at the Ladray are not working and the majority of their income is Social Security and their rent is based on that income. It sounds as if the plans are to move low-income seniors and those with disabilities out and move in others with the ability to afford a higher rent.

Regarding the Residents of the Annie B Rose House:

It is obvious that not much thought was given in how this project would affect the residents of this building, which is also low-income seniors and disabled. Residents average age is also 75-80 years of age. The plans as they currently stand do an injustice to the residents of this building. There is much physical harm that can be incurred by the demolition of a building in this close proximity. Bad air quality, noise, congestion, loss of usage of our outdoor facilities, loss of our parking spaces, hindering the service of EMTs and firetrucks, nowhere for their health aides to park or those bringing groceries, etc., as well as a possibility of damaging the foundation of our building. A three-year project of this type is too much to ask seniors to endure.

It would be appreciated if the Planning Commission would physically come and take a look at the properties to get a better understanding of the situation. The plans that were submitted for approval leaves out a lot of important information that should be taken into consideration before a decision is made. Renovating rather than demolition of the Ladray Building would be a better plan.

From: Beth Pallesen bapallesen@gmail.com

Sent: Wednesday January 17, 2024 1:55 PM

To: PlanComm

Subject: Planned senior housing projects in Alexandria

Good day,

On behalf of my client and as part of our due diligence, I am contacting you to inquire about any senior housing projects (such as independent or assisted living, memory care or nursing beds) that may be planned or under construction in Alexandria. If there are any such projects, any information that you can provide (such as type of project, number of units, project timeline and developer name) would be greatly appreciated. Thank you very much,

Beth Pallesen

PLS Market Analysis

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1-20-24

NORTH

OLD TOWN NORTH ALLIANCE

January 16, 2024

Mayor and City Council
Alexandria City Hall
301 King Street
Alexandria, VA 22314

Re: Docket of January 20, 2024, Item 8

Dear Mayor Wilson and City Council Members:

The Old Town North Alliance is pleased to be able to support the MPA, RZ, and DSUP application by ARHA and its development team of Winn Companies and IBF Development to redevelop the existing 170-unit Ladrey apartments for low-income elderly and disabled people into a new 270-unit 100% affordable building for people 55 and over. The applicant has worked with organizations and individuals in Old Town North for the past year, holding several community meetings as well as briefing us on the status of the project.

The project contributes to the goals of the Old Town North Small Area Plan by:

- providing opportunities to increase mixed income housing in Old Town North
- improving the pedestrian streetscape with landscaping and pocket parks
- undergrounding parking and utilities
- creating facades that are more compatible with the surrounding neighborhood than the existing institutional facade, and using high-quality materials
- varying building heights to respect the scale of adjacent blocks.

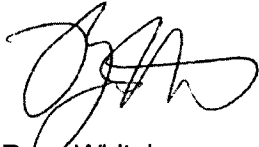
It also contributes to the Art and Cultural District by providing a large Art Wall on N. Fairfax Street that will be incorporated as a feature in the Old Town North Art Walk. This Art Wall was not a requirement, but is voluntarily offered by the applicant.

We are also pleased to note the applicant's consistent outreach to the current residents of the Ladrey building and seeking their opinions as the design has progressed, and its commitment to making a unit in the new Ladrey available to all current residents after construction is complete.

Ladrey Endorsement Letter
January 16, 2024
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In short, OTNA believes this project is a positive contribution to the continued evolution of Old Town North as a desirable place to live, work, and engage in leisure.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'RW', with a stylized flourish at the end.

Ryan Whitaker
President

cc: Karl Moritz
Stephanie Sample
Catherine Miliaris
Jim Parajon
Steve Mikulic

THE
ORONOCO
WATERFRONT RESIDENCES

January 23, 2024

Ms Stephanie Sample
Urban Planner
Staff Reviewer, Alexandria Planning Commission
Alexandria City Hall
301 King Street
Alexandria, VA 22314

Dear Ms Sample,

At January 4, 2024 Planning Commission hearing concerning the Ladrey Project, the Commission offered members of the public the opportunity to comment. The staff report about the meeting and the project included a summary of views expressed by members of the public.

At p. 6 of the report's summary, Ann Shack, identified as "representing Tobacco Quay and the Oronoco", is recorded to have expressed views on the project. Several residents of the Oronoco who were in attendance at the meeting confirmed to us that Ann Shack indeed identified herself as "representing....the Oronoco."

The Oronoco, a condominium, is represented by its elected homeowners association, which under Virginia law and regulation is governed by its Board of Directors, the Secretary of which is the authorized signatory of this letter. The project developers and their legal counsel know these facts and have been in regular contact with the Oronoco both directly and through our legal counsel.

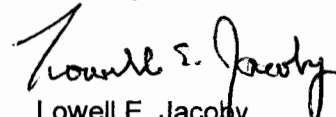
If our homeowners association has views on this project that it believes should be conveyed to the appropriate authorities, including the planning commission, it will certainly express those and knows precisely how to do so.

Therefore, please be advised that Ann Shack is not a resident of the Oronoco and has never been a resident of the Oronoco. Ann Shack has never represented the Oronoco and does not now represent the Oronoco.

Please ensure that the record is corrected forthwith.

Thank you for engaging with us and with the public on this matter.

Sincerely,



Lowell E. Jacoby
Secretary/Treasurer
Oronoco Unit Owners Association
601 North Fairfax Street
Alexandria, VA 22314

Copies to:
Mr Karl Moritz
Ms Robert M. Kerns
Ms Catherine Miliaras
Mr Steven M. Mikulic