

17
9-15-18

Advocate for Route 1 South Housing Affordability Assurances-Matching Words with Deeds
Elliott M. Waters - concerned resident

Thank you for the opportunity to provide additional input regarding the Route 1 Housing Affordability Strategy. I understand the strategy focuses on exploring options and tools for (1) *preserving the neighborhood's housing affordability*, (2) *strengthening the character of the neighborhood*, (3) *prioritizing safety and accessibility along Route 1 South*, and (4) *creating a more welcoming gateway to the City*. I am here today, to advocate for an additional reasonable incentive which not only enables City officials, property owners and developers to achieve their reasonable outcomes; it does the same for Alexandrians residing as tenants in the Route 1 South area who desire kind compassionate assurances they will be able to return to their neighborhood in a City endeavoring to encourage compliance with kind compassionate standards.

What inspired me to follow the development of this Route 1 Housing Affordability Strategy [*hereafter referred to as Route 1 Strategy*] was an awareness that on one other occasion, residents became disillusioned when they were unable to return to the neighborhood after being temporarily displaced thus changing its character. While no civil laws or rights were violated in this business transaction trust was eroded in low- and moderate-income Alexandrians affected who felt powerless to address feeling misled based on miscommunications. At the risk of being misunderstood, I am not here to criticize any investor's right to a return on one's investment or City staff's desired outcomes for the Route 1 South Strategy. As a matter of conscience, I am led to go on record as seeking language in the Strategy that will "grandfather" current residents in good standing now and after the renovation because it is the kind and compassionate thing to do.

As the formal leaders of this City, you are to be commended for (1) approving a Strategic Plan and Budget that supports the City's 2022 vision - *Alexandria will be a historic, inclusive city of kindness, with distinct, vibrant and safe neighborhoods, a well-managed government, flourishing arts, culture, and recreation, a strong economy, thriving children and youth, active and secure older adults, environmental sustainability, healthy residents of all ages, and multimodal transportation* and issuing a press release [dated November 19, 2016]-which identifies Alexandria as a City of Kindness and Compassion.

It should be troubling to us all if we implement a strategy that is unable to assure decent low and moderate-income residents in the Route 1 South area they will be able to return to their neighborhood after being temporarily displaced. This inability is bound to adversely impact the City's achieving its 2022 vision to be a diverse and inclusive livable City and beyond. Simply put, [*in my view*] an inability to provide "grandfathering" assurances based on narrow interpretations of legal and administrative constructs, detracts from another description of itself expressed in a press release as a City of Kindness and Compassion with actual deeds.

If human ingenuity and creativity could send a person to the moon and back in 1969, I hope you will conclude before approving the Strategy before you, it is indeed possible that a City blessed with considerable talent can find ways to overcome "legal and administrative hurdles" to assure residents impacted they will be able to return to their neighborhood. In the years leading up to 1969, the will of a vast majority of Americans supported sending a person to the moon and back and I have reason to believe the will of a diverse and inclusive Alexandria City supports creative methods designed to assure residents in good standing the right to return and live in their neighborhood. With such assurances from the private and public sector, Alexandrians will have reason to believe acting with intentional kindness and compassion is a worthy practice not only good for business but suitable incentive for other entities to act justly with empathy and moral clarity.

Thank you for listening and understanding. See attachment dated 6/28/18 regarding input pertaining to strategy.

Concerned Resident and Citizen

Elliott M. Waters
Alexandria, Virginia 22314

June 28, 2018

Emailed to City Manager, Deputies, Planning and Housing Staff

Department of Planning and Zoning

Attn: Mr. Karl Moritz, Director - Karl.Moritz@alexandriava.gov

City Hall, Room 2100

301 King Street

Alexandria, Virginia 22314

Office of Housing

Attn: Ms. Helen McIlvaine, Director – Helen.McIlvaine@alexandriava.gov

421 King Street, Suite 200

Alexandria, Virginia 22314

RE: Updated Feedback Regarding Working Draft Fair Housing Affordability Strategy

Greetings All:

1. A Viewpoint: City Staff personnel are to be commended for developing a thoughtful and credible Route I Housing Corridor Strategy. That said, as one concerned resident/citizen, I have tried to become an informed participant in these efforts which directly affects the residents who live in “ground zero” and indirectly affects taxpayers and concerned residents who desire to live in a City which self-identifies as caring, kind and compassionate. Having attended many of the open sessions, I have reason to believe there is a lot of nervous tension surrounding this bold endeavor – much of which is unspoken.

My reasoned viewpoint is informed for the most part on my interaction with residents who have participated and engaged in this process rather than with empirical data. Some directly affected seem either unable or unwilling to articulate their concerns in public-out of fear of (1) being misunderstood, (2) uttering inappropriate words in anger, (3) being labelled (4) having their views dismissed or being held in low regard. This angst coupled with the uncertainty associated with residents being forced to relocate/be temporarily displaced without any definite assurance [*that being in the low or moderate-income bracket many believe*] they will be unable to return to a place they view as home given the experiences/lessons learned from similar redevelopment initiatives.

The elephant in this process which seems to loom large are the rights of the property owners/developers who are seeking to capitalize on favorable supply and demand housing market forces which I believe they have the right to do so. As a result, the rising costs of housing in its various forms are changing the demographics of the City and calls into question whether owner/developer [along with others] accept the premise that they have a responsibility to help ensure Alexandria will be the type City it claims to be and envisions itself to be [*not only in words but action*]; namely - *in 2022, Alexandria will be a historic, inclusive city of kindness, with distinct, vibrant and safe neighborhoods, a well-managed government, flourishing arts, culture, and recreation, a strong economy, thriving children and youth, active and secure older adults, environmental sustainability, healthy residents of all ages, and multimodal transportation.* It is possible to achieve a balance whereby property owners/developers are not denied incentives to earn a return on their investment without pricing moderate to low income persons out of a fair home buying, renting or leasing market. It is possible and Alexandria can be a model innovator for others to emulate? Seeking broad based will of vested interests to find imaginative ways to help create more fair affordable housing in our City of kindness and compassion in keeping with those core values.

2. Concern: On November 19, 2016, the leadership of the City of Alexandria issued a press release which identified Alexandria as a “City of kindness and compassion.” As the City embarks on another plan to oversee the redevelopment of another section of the City, namely - the Route 1 South Corridor leading into the City of Alexandria, it is my hope that the disappointment experienced by a significant number of the low to moderate income residents who claimed the area around the Houston Recreation Center as home prior to “redevelopment” will not be visited upon the residents who now live in the Route I South area. The disappointment of which I speak has to do with an inability of low to moderate income people being able to move back into the “redeveloped residences” once considered home as a result of emerging market forces changing the affordability demographics.

3. Focus:

- a. Cooperation, collaboration and community engagement efforts are underway to create an informed thoughtful to help ensure current residents living in the Route 1 South area of interest are able to return to their neighborhood/homes.
- b. Residents, owners, developers and interested individuals are invited to provide input/feedback to City planners responsible for consideration in accordance with the following timelines:
 - (1) **June 28: deadline** for comments which will inform a revised draft document, which will be released on **July 13**.
 - (2) **July 13 to August 17: deadline** for planners to receive feedback via AlexEngage, email or phone on the revised draft document. All comments received during this period will inform the final draft document to be released on **Aug. 24**.
 - (3) **Aug 17: deadline** for comments to be attached to the public hearing dockets, and the public is welcome to testify in person at both public hearings in September;
- c. Future meetings
 - (1) **Jun 19:** informal Working Draft Review Round Table between 6:30 and 8:30 pm in the Lee Center, Gold Room, 1108 Jefferson Street
 - (2) **June 28:** Community Meeting #8 at 7 pm at the Lee Center, 1108 Jefferson Street: Light dinner, childcare and interpretation services will be provided. A shuttle service from the neighborhood to the Lee Center will also be provided upon request.
- d. **City's 2017-2022 Strategic Plan Vision:** In 2022, Alexandria is a historic, inclusive city of kindness, with distinct, vibrant and safe neighborhoods, a well-managed government, flourishing arts, culture, and recreation, a strong economy, thriving children and youth, active and secure older adults, environmental sustainability, healthy residents of all ages, and multimodal transportation.
- e. **On November 19, 2016:** The mayor and other members of Alexandria's City Council issued the following statement:
Alexandria, Virginia, is a city of kindness and compassion...
- f. **Housing Master Plan:** The City has established a target of providing, preserving, or assisting 2,000 units from FY 2014 through FY 2025 through the implementation of the goals, strategies, and tools contained in this Housing Master Plan.
- g. **2018 housing resource guide:** English and Spanish along with updated versions of our Amharic and Arabic will be available shortly. The public is invited to visit the City's resource links to view them.
- h. **Dillon Rule:** the Dillon Rule, which the Virginia Supreme Court adopted in 1896, is a legal principle that local governments have limited authority and can pass ordinances only in areas where the General Assembly (which meets in the state capitol in Richmond) has granted clear authority.

4. General Suggestions

- a. Clarify whether the work being done [*once completed*] will be a Strategy or Strategic Plan
Commentary- this working draft has been referred to as a Strategic Plan in meetings/briefings. If this is the case, it should be listed as such. If strategy and strategic plan are being used interchangeably then it should be so stated in the narrative and the glossary.
- b. Use non-technical language.
Commentary: Every opportunity should be made to use non-technical language [*in the form everyday terms/synonyms*] included with the definitions of the technical terms.
- c. Link the 13 Working Draft Objectives to the 10 City Strategic Plan Themes and six (6) Housing Master Plan Goals and strategies where possible
Commentary-all segments of the City should be working in the same direction as established by the City's Strategic Plan to achieve desired outcomes
- d. If there is an active Civic Association in the area of concern, they should be encouraged to be visible, proactive and advocate for the residents.
Commentary: self-explanatory
- e. This 87-page Strategy should have an executive summary essentially highlights what is going to be done, when, and why so residents can focus on what they need to know and do.
Commentary: in its current form the working draft contains a lot of information that can be viewed as overwhelming
- f. Someone should be able to give the current residents assurance that once relocated they will be allowed to move back into their neighborhood.
Commentary: Given the history and experience of many residents who use to live in the area surrounding the Houston Recreation Center many of the Route 1 South residents are uneasy about their ability to return to their neighborhood. Note: many residents were unable to move back into their former neighborhood after the renovation/redevelopment.
- g. It would be a wise to seek buy-in assistance from the public and private sector "change agents" on a set of shared core values and shared desired fair housing strategic outcomes. Changes of change include key community or neighboring interest groups/people such as developers and/or their representatives, Chamber of Commerce, Realtors Associations, Habitat for Humanity, At Home in Alexandria and other volunteer groups. I do sense that some of these

voices are not part of the present conversation for various reasons. The good news is that there is sufficient reason to believe Alexandria's "agents of change" possesses the ability to do that which is deemed in the best interest of the common good, one important common good being the will to create more fair affordable fair housing.

Commentary: While it is commendable that the City Leadership has acted to identify Alexandria as a "City of Kindness and Compassion" there should a campaign mounted to get buy-in from the business community, faith groups and civic associations, et.al [not by force but choice].

h. Explore imaginative ideas or create new paradigms relevant to managing fair housing costs such as forming limited partnerships or friendly coalitions whose reason for being to find imaginative ways to reduce housing renovation/redevelopment costs without disincentivizing putting entrepreneurs or their investors at risk

Commentary: It's been said, "**where there is a will there is a way**" – why not put it to the test in a City of Kind and Compassionate residents (public and private). Moreover, if we can send a person on the moon or spaceships to distant planets, surely, we can provide local housing for our **teachers** entrusted with the nation's future treasure; for our first responders (police and fire personnel entrusted with protecting people and property, and then we have those entrusted with ensuring city services (administrative staff) are not only provided but well-managed with kindness and compassion. *The point being kindness and compassion are game changers when wisely and uniformly applied* (story of Good Samaritan) – they promote the common good.

5. Specific suggestions

a. Re-package/format the Strategy beginning with the table of contents to make it more user-friendly meaning ease in locating information of interest by page and topic/ID

(1) Re-package by adding sub-chapters under Purpose - 01

(a) Under 01 add subchapter for Core Area

(b) Under 01 add subchapter for Core Values (add **November 19, 2016 Statement from City Council** on kindness)

(c) Under 01 add subchapter for Objectives

(2). Re-package by adding sub-chapters under Housing Affordability as 02

(a) Under 02 add subchapter for Guiding Principle

(b) Under 02 add subchapter for Recommendations

(3). Re-package by adding sub-chapters under Planning + Land Use + Design as 03

(a) Under 03 add subchapter for Guiding Principle

(b) Under 03 add subchapter for Planning

(c) Under 03 add subchapter for Land Use

(d) Under 03 add subchapter for Urban Design

(e) Under 03 add subchapter for Open Space

(f) Under 03 add subchapter for Gateways + Signature Facades

(g) Under 03 add subchapter for Recommendations

(4) . Re-package by adding sub-chapters under Mobility + Safety as 04

(a) Under 04 add subchapter for Guiding Principle

(b) Under 02 add subchapter for Recommendations

(5). Implementation

(6). APPENDIX

(a) Re-package by adding sub-chapters under Community Engagement Process as A.1

(1) Under A.1 add subchapter for Early Community Engagement

(2) Under A.1 add subchapter for Draft Strategy Development

(b) Re-package by adding sub-chapters under Background on Housing Affordability as A.2

(1) Under A.2 add subchapter for Definition of Terms/Glossary

(2) Under A.2 add subchapter for The Heritage at Old Town and Olde Towne West III

(c) Existing Conditions

(d) Historic Resources

b. ADD Q & A of residents and how their fears and/or concerns have been addressed with straight talk they understand

c. Applaud the fact a glossary is added and perhaps it can be expanded to include definitions from other languages

d. Following the example being used in the **2018 housing resource guide** translate the Route 1 Housing Strategy in English, Spanish, Amharic, Arabic, and others deemed appropriate – perhaps City Academy, Schools, Chamber of Commerce can be a resource to help identify other appropriate languages.

e. To help enhance the clarity of the intent behind this important endeavor – fairness for all meaning it is designed to be a win-win for all participants [owner/developers, residents, and the City). Please consider adding the key word

“Fair” to the Housing Affordability Strategy. See note below. I don’t know what the situation is regarding conditions in the City of Alexandria.

Note: For eighty years, since passage of the United States National Housing Act of 1937, public policy has suggested that families should spend no more than 30 percent of their pre-tax income on housing.⁴ Yet, according to a 2017 report of Harvard’s Joint Center for Housing Studies, 33 percent of American renters and homeowners pay more than that. Renters are particularly stretched. Nearly half of all renters (21 million Americans) spend more than 30 percent on housing. In fact, about a quarter of renters in the United States (about 11 million families) spend more than *half* of their incomes on housing needs.⁵ (See Figure 1.) Overall, home prices have been rising twice as fast as wages.⁶ U.S. home ownership in late 2017 was near a fifty-year low at just 63.9 percent.⁷ source: <https://tcf.org/content/report/updating-fair-housing-act-make-housing-affordable/?session=1>

Respectfully submitted,

Elliott M. Waters

Attachment: Letter dated 11/19/2016 announcing Alexandria is a City of Kindness and Compassion

Cc: Mayor and City Council

The Honorable Allison Silberberg, Mayor
The Honorable Justin Wilson, Vice Mayor
The Honorable Willie F. Bailey, Sr. Councilman
The Honorable John T. Chapman, Councilman
The Honorable Timothy B. Lovain, Councilman
The Honorable Redella S. “Del” Pepper,
Councilwoman
The Honorable Paul C. Smedberg, Councilman

Cc: City Staff

Mark Jinks, City Manager: mark.jinks@alexandriava.gov
Ms. Emily Baker, Deputy City Manager
emily.baker@alexandriava.gov
Ms. Debra Collins, Deputy City Manager
debra.collins@alexandriava.gov
Ms. Laura Triggs, Deputy City Manager
laura.triggs@alexandriava.gov

17
9-15-18

Gloria Sitton

From: Helen McIlvaine
Sent: Saturday, September 15, 2018 4:43 AM
To: Gloria Sitton; Joanna Anderson
Cc: Ashley Labadie; Tamara Jovovic; Jeffrey Farner
Subject: Fwd: [ext] Re: Planning Commission - Route 1 South Housing Affordability Strategy

Gloria, the representative of ARES Management, the entity which owns the Heritage at Old Town, is unable to attend today's public hearing. However, he has sent this email to express ARES's support for the Route 1 South Housing Affordability Strategy and its recommendations.

Tamara will reference this endorsement in her presentation, but can you share it with City Council, also?

Thank you.

Helen

Helen S. McIlvaine
Director
Office of Housing
City of Alexandria, VA

Sent from my iPhone

Begin forwarded message:

From: Jim Simmons <JSimmons@aresmgmt.com>
Date: September 15, 2018 at 12:01:23 AM EDT
To: Helen McIlvaine <Helen.McIlvaine@alexandriava.gov>
Cc: Ashley Labadie <Ashley.Labadie@alexandriava.gov>, Tamara Jovovic <tamara.jovovic@alexandriava.gov>
Subject: Re: [ext] Re: Planning Commission - Route 1 South Housing Affordability Strategy

Helen,

I went to the Alexandria.gov website and unfortunately couldn't locate the ability to submit my comments for tomorrow's meeting. I am therefore sending this email to codify our steadfast support of the small area plan process and rezoning of the area encompassing Heritage at Old Town. We have participated in the well run and thorough process from the beginning and look forward to continuing to work with all stakeholders including the City of Alexandria to bring additional high quality housing to our site while maintaining the affordable units current present. I look forward to the successful approval of the plan by the City Council at tomorrow's meeting.

Respectfully,

James Simmons

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Office of Housing
City of Alexandria, VA

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Respectfully,

James Simmons

Brian Scholl
17
9-15-18

Gibbon/Columbus Infractions

Background: Report of Traffic Turn analysis conducted from 3:13 – 6:30 pm on February 17, 2018 by Brian Scholl, Ph.D. Study focused specifically on Columbus southbound traffic during this period. By signage, from 3-7pm, it is unlawful for motorists to make a right turn from Columbus onto Gibbon. The focus in this study was to provide a count of: 1) southbound S. Columbus St traffic crossing Gibbon street (lawfully), and 2) traffic making an illegal right turn onto Gibbon at this intersection during the specified period.

Traffic conditions during the study period: The traffic conditions were extremely light during the course of the study period possibly due to teleworking and federal government AWS. Also, the weather conditions were relatively mild for mid-February which seem to have encouraged alternative transit means. Subjectively, this traffic was approximately 30% of the traffic on a “normal” day.

Mitigating factors:

- Light traffic conditions probably suppressed violations because the tendency to violate likely increases with congestion in the Washington Street-Gibbon street intersection. During the study there was no congestion at this point.
- A police vehicle with flashing lights was posted on Gibbon west of Alfred street, which appeared to deter many potential violators that were able to see the police vehicle (this was possible if they were stopped at the Columbus/Gibbon light).
- Several vehicles were taking circuitous routes to make the infraction. Meaning they went around the rear of Gibbon street cars to go into the entirely southern lane of Gibbon. This was a highly dangerous maneuver, and may have resulted in some violators in the early part of the study period being misclassified as non-violators. Thus, there are likely to have been a greater number of violations on this day than are actually recorded by this study.

Overall, the mitigating factors suggest an undercount of the actual violation infractions on this day. At the same time, the lower volume of traffic likely reduced infractions over a normal day. On net, this is likely to be lower than the count on more typical days.

Overall Traffic

During the study period, I estimate that 613 vehicles transited southbound through the intersection (again the traffic was light by the usual standards of this intersection). 459 vehicles made a lawful southbound transition through the intersection, while 154 made an unlawful turn. Violators included cars, trucks, schoolbuses, commercial vehicles and registration plates from VA, DC, MD and elsewhere. Table 1 summarizes the breakdown of violations.

Total Violations	MD	VA	DC	Unknown	commercial	Taxi	schoolbus
154	50	61	7	20	8	6	2

A plurality of the identified violations were VA-based, thus dispelling the frequent claim that the traffic problem is solely a regional problem that is caused largely by MD residents in transit.

Enforcement: a police vehicle with flashing lights was located near the Gibbon-Route 1 intersection and did not appear to be enforcing violations of this turn. On this occasion the police lights clearly deterred a number of vehicles from making the illegal turn. It could not be affirmatively determined that any citations were awarded for this turn, but it appears that no violations were produced.

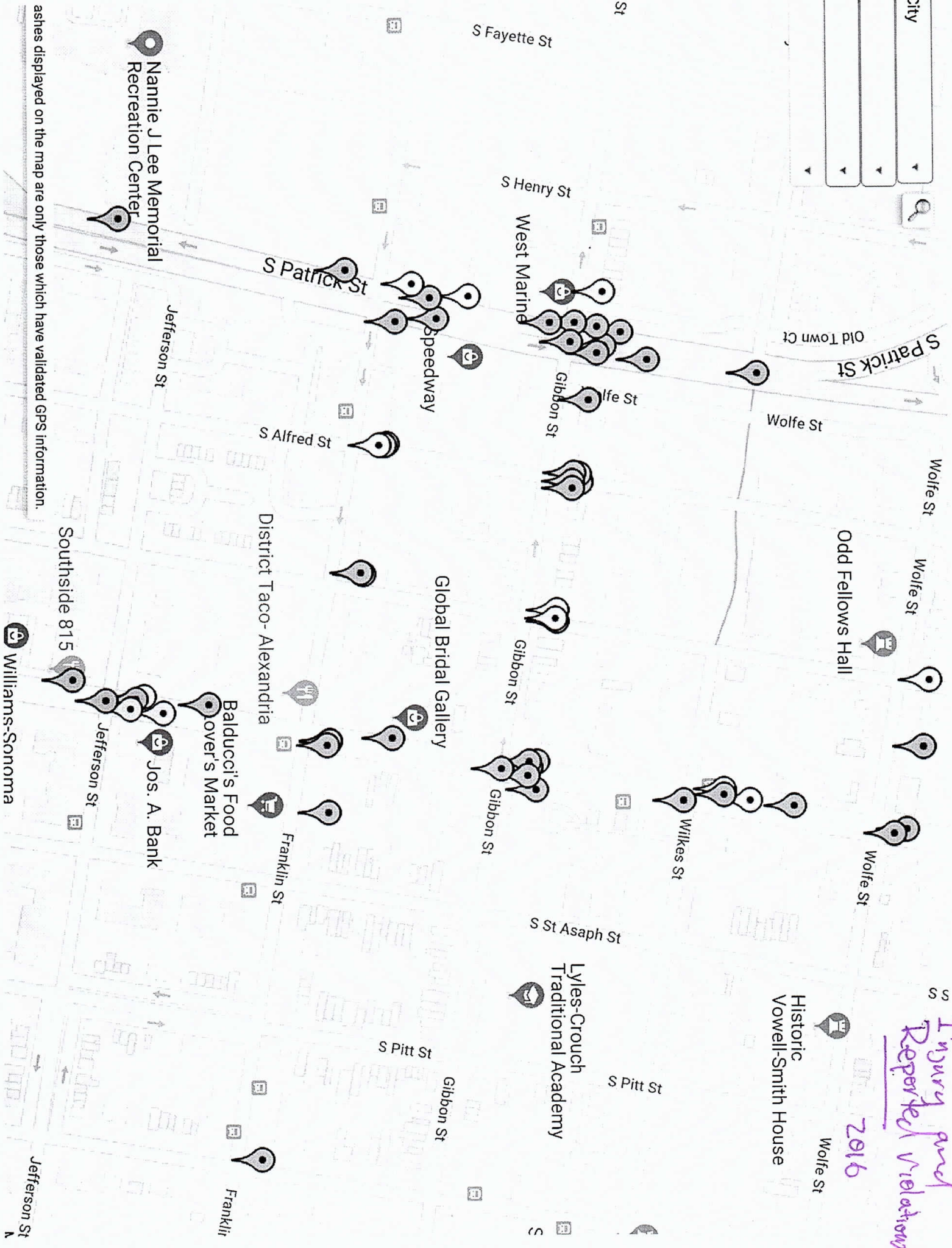


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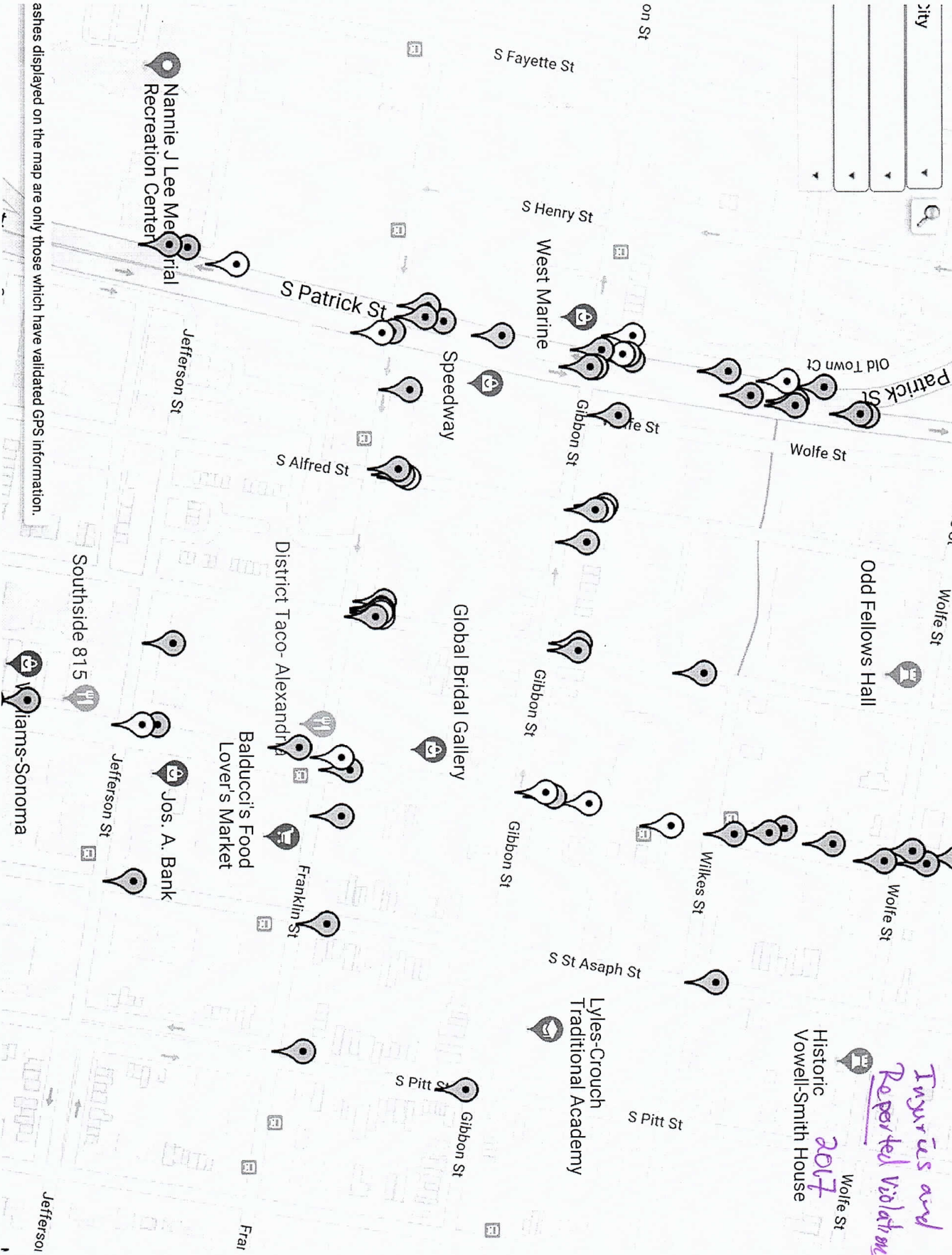


Injury and Reported Violations

2016

ashes displayed on the map are only those which have validated GPS information.

City	▼
	▼
	▼
	▼



Injuries and Reported Violations 2017

ashes displayed on the map are only those which have validated GPS information.



17
9-15-18



Rev. Dr. Howard-John Wesley, Pastor

Alexandria City Council Hearing
Route 1 Plan on Affordable Housing
September 15, 2018

I am James Garrett, a deacon at the Alfred Street Baptist Church. I have been a member of Alfred Street for 39 years. I'm here today to speak on behalf of the Alfred Street Baptist Church in support of the City's South Route 1 Plan.

Our church was formed in Alexandria in 1803, and has been at its current location on Alfred Street since the 1840's. The Affordable Housing units along the Route 1 corridor are located immediately adjacent to our church and have been an integral part of our community since they were first built nearly 40 years ago. Many of the families who live in the affordable housing along Route 1 are members of our church. Affordable Housing is a mission of our church; therefore, implementation of the Route 1 Plan will foster the continuance of our church's outreach to those in need of a helping hand. Through these outreach missions, our members provide many community services and support to persons in need, many of whom live in the affordable housing adjacent to, and within two blocks of our church. Some of these mission activities include:

- For over thirty years, our members have conducted one-on-one tutoring sessions for over 100 students each week throughout the school year, in all subjects, at all grade levels.
- Each August we provide Back-to-School backpacks, loaded with school supplies, to over 900 students; plus, we give each child a coat and shoes.
- Each September we conduct an outreach activity we call Feed the 5000, whereby we provide individual families, totaling over 5000 persons, with a week's supply of groceries.
- Each Thanksgiving and Christmas we deliver food baskets to over 1000 families throughout the Alexandria community.
- Each Christmas our members purchase personalized gifts for over 600 children in need.
- Since 2005 we have awarded over \$1 million in college scholarships to graduating seniors based on need and high potential.
- For the last twelve years, each February we have organized and hosted a college fair for Historically Black Colleges and Universities, which is attended by over 70 colleges from around the country, and over 3000 high school students.

Alfred Street Baptist Church supports the Route 1 corridor plan because we believe it is good for our city; it is good for our community; it is good for our members; and, it helps Alfred Street to continue to help those in need.

Submitted By:
Deacon James F. Garrett
Alfred Street Baptist Church

Alfred Street Baptist Church

301 South Alfred Street, Alexandria, Virginia 22314

703.683.2222 📞 www.alfredstreet.org

17
9-15-18

Sallie M Birmingham
915 North Patrick Street, Unit 402
Alexandria, VA 22314-6451

September 15, 2018

The Honorable Mayor and Members of City Council
City Hall
301 King Street
Alexandria, VA 22314

Re: Approval of Route 1 South Housing Affordability Strategy

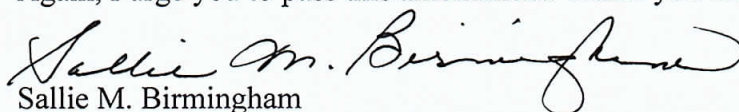
To Mayor Silberberg and Members of City Council:

My name is Sallie Birmingham and I live on North Patrick Street in Old Town Commons, one of the neighborhoods cited in the attached Affordability staff report. I am here as a resident of the City and a member of Alfred Street Baptist Church to urge you to approve the request to amend the Master Plan to incorporate the Route 1 South Housing Affordability Strategy.

For the last four years, I have looked at the decaying low-income housing across the street from my condo, read about the struggles of the schools in Alexandria to become fully accredited, heard my young millennial neighbors who are straining to afford their small condo units, make plans to take their various professional skills and resources to other less expensive locations, and seen one store after another close on King Street. I believe the Route 1 Housing Affordability initiative is critical to both the City and our church. The church wants to continue to minister to the housing needs of our members and community by ensuring affordable housing is available to seniors, young professionals, and low-income and working-class families. I believe the City wants to do likewise in order to attract and retain teachers, fire-fighters and other professionals required to ensure this City continues to be a vibrant, growing, and walkable community, competitive with other cities in the metropolitan area. This proactive partnership is designed to make the City's vision for Route 1 South come to fruition in a timely manner. I live on Route 1 and I am excited by the vision for it.

Twenty years ago, my daughter--a young, single, recently certified Emergency Medical Technician, was blessed to find an affordable apartment in Alexandria close to her work. Much to her surprise, less than two years later, the landlord decided to sell the unit, forcing her to move back to our Fairfax home at the time, and subsequently to Herndon to secure an affordable townhouse for herself. The church and I want others in her situation to have a better opportunity.

Again, I urge you to pass this amendment. Thank you for this opportunity to speak.



Sallie M. Birmingham
salliebirmingham@comcast.net
703-346-1941

Gloria Sitton

From: Helen McIlvaine
Sent: Saturday, September 15, 2018 4:43 AM
To: Gloria Sitton; Joanna Anderson
Cc: Ashley Labadie; Tamara Jovovic; Jeffrey Farner
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Respectfully,

James Simmons

Ares Management

Sent from my iPhone

On Sep 13, 2018, at 1:43 PM, Helen McIlvaine <Helen.McIlvaine@alexandriava.gov> wrote:

Jim, sorry to have missed your call. It looks like you and Ashley have connected. Let me know if you would still like a call back from me and I'll try to reach you in the next hour.

Helen S. McIlvaine
Director
Office of Housing
City of Alexandria, VA

Sent from my iPhone

On Sep 13, 2018, at 12:38 PM, Jim Simmons <JSimmons@aresmgmt.com> wrote:

Helen,

Can you give me a call to discuss Saturday's proceedings?

Jim

James H. Simmons III
ARES MANAGEMENT LLC
245 Park Avenue | 42nd Floor | New York | New York | 10167 |US
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-----Original Message-----

From: Helen McIlvaine
[\[mailto:Helen.McIlvaine@alexandriava.gov\]](mailto:Helen.McIlvaine@alexandriava.gov)
Sent: Friday, September 07, 2018 8:21 AM
To: Jim Simmons
Cc: Ashley Labadie; Tamara Jovovic
Subject: [ext] Planning Commission - Route 1 South Housing Affordability Strategy

Jim, I hope you and your family are enjoying your vacation.

17
9-15-18

Gloria Sitton

From: Jon Rosenbaum via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Monday, September 03, 2018 12:11 PM
To: City Council; City Council Aides; Alexis Lacy; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #156334: Mayor, Vice Mayor, City Council I see that thePlanning Commission...

Follow Up Flag: Follow up
Flag Status: Flagged

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 156334.

Request Details:

This is a "public" request. Information may be provided to anyone who requests it.

- Name: Jon Rosenbaum
- Approximate Address: No Address Specified
- Phone Number: 703-836-7877
- Email: hjrosenbaum@comcast.net
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: I see that thePlanning Commission this week will hear a proposal by Avanti partners to build an apartment building at the north end of Route 1 near Braddock Road Metro. I have one concern. They are willing to contribute \$20,000 to the bike share program. Yet bike share is being eclipsed with bikes not requiring stations, electric bikes, electric scooters.
I think the city should slow investments in these docks until we get a better idea of their longevity.
- Expected Response Date: Saturday, September 8

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 or call 703.746.HELP.

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

17
9-15-18

Gloria Sitton

From: Patrick Silva
Sent: Tuesday, September 11, 2018 12:59 PM
To: Gloria Sitton
Cc: Nancy Williams; Karl Moritz; Nathan Macek; Anh Vu; mindylyle@comcast.net; Maria Wasowski; Mary Lyman; Stephen Koenig; mmcmahonpc@gmail.com; dwbapc@gmail.com
Subject: Fw: Route 1 South Housing

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Gloria,

I've forwarded you an additional citizen comment that we received today concerning the Route 1 South Housing Affordability Strategy. Please pass it on to the City Council members for their consideration in anticipation of the City Council hearing on 9/15. Thanks!

Regards,

Patrick Silva
Senior Planning Technician
Department of Planning and Zoning
City of Alexandria, VA
(703) 746-3806

From: Ashley Labadie
Sent: Tuesday, September 11, 2018 11:18 AM
To: Anh Vu
Cc: Patrick Silva
Subject: FW: Route 1 South Housing

Hi, Anh – I just received this email from a resident in regard to the Route 1 South Housing Affordability Strategy. Can you please make sure Council sees this?

Thanks,

Ashley

From: Kawasumi Tomoko <tomoko_kawasumi@hotmail.com>
Sent: Tuesday, September 11, 2018 11:09 AM
To: Ashley Labadie <Ashley.Labadie@alexandriava.gov>
Subject: Route 1 South Housing

Dear Ashley,

I live at 708 Wilkes Street, and I wanted to make a request about the development of the area.

As you know, Old Town is a very doggy friendly town, but there is no fenced-in dog park on the south side of town. Currently, there is a very small fenced in park in Old Town West designated for the property residents but I see that it is used by people in the area as well.

I would appreciate it very much if the City would consider including a fenced-in dog park for the entire community, not just for the residents of this new development, to be included in your development plan?

Thank you for your consideration.

Tomoko Kawasumi