

9
2-21-15

Jackie Henderson

From: cedar1950@gmail.com
Sent: Saturday, February 21, 2015 11:52 AM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #66420: Mayor, Vice Mayor, City Council Dear Mayor Euille & Council Members,I

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 66420.

Request Details:

- Name: Cedar Dvorin
- Approximate Address: No Address Specified
- Phone Number: 7038381677
- Email: cedar1950@gmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Dear Mayor Euille & Council Members,
I write to express my strong support for the proposed Memory Care Center to be built next to Woodbine Nursing Home. I apologize for not being at the public hearing today- due to the weather I am over-cautious about driving & decided at the last minute to stay home rather than speak in person.
I believe there is a need for this specialized facility within Alexandria. The revised proposal may not be perfect for those of us who cannot afford the full price but it is better than the original. The Commission on Aging is very concerned about the lack of affordable assisted living in general. This Memory Care Center is a step in the right direction.
Thank you for your consideration,
Sincerely,
Cedar Dvorin MSW
Member of the Commission on Aging and gerontologist.
- Expected Response Date: Monday, March 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 or call 703.746.HELP.

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

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City of Alexandria

Economic Opportunities Commission

February 20, 2015

Joe Valenti, Chair
Financial Sector

Andrew Baldwin,
Vice-Chair
Housing Sector

Ann Marie Hay,
Secretary
ALIVE!, Inc.

Burke Brownfeld
*Representing
Commonwealth
Attorney Bryan Porter*

Gila Harris
*Representing Paul
Smedberg,
Alexandria City
Council*

Margo Heard
ARHA Resident Council

Jason Hughes
West End

Joshua Krantz
*Community
Development Sector*

Richard McPike
*Representing State
Senator Adam Ebbin*

Dipti Pidikiti-Smith
*Representing Vice
Mayor Allison
Silberberg*

LaDonna Sanders
*Representing John
Taylor Chapman
Alexandria City
Council*

Amos O. Simms-Smith
Education Sector

Diane Stoy
*Parent Leadership
Training Institute*

Crystal Vanison
Lynhaven/Arlandria

Hon. William D. Euille
Mayor
City of Alexandria
301 King Street
Alexandria, VA 22314

Dear Mayor Euille:

It was with great concern that we learned about the intention of AHC Inc. to build a housing complex on Echols Avenue that would discriminate against affordable-rate residents by providing amenities to market-rate residents only.

As you know, expanding access to affordable housing is a central part of the Economic Opportunity Commission's mission. We appreciate the city's efforts to achieve its affordable housing goals. Alexandria is among many localities that are struggling to provide affordable housing options for residents from a wide range of socio-economic backgrounds.

Unfortunately, the situation with AHC's new project, the Fillmore, is far too familiar. In recent months, there have been national media reports of developers who limit access to building amenities to residents who occupy market-rate units. In New York City, for example, one very large residential complex requires residents who live in affordable units to enter through what has become known as the "poor door" on the side of the building. These residents are not allowed to use the building's main entrance, and they are also not allowed the privilege of using the building's fitness center. This overt discrimination, which has been described as "poor shaming," is harmful to residents and the entire community.

We must not allow this unacceptable practice of dividing building amenities between "haves" and "have-nots" to come to Alexandria.

It is particularly objectionable in the case of the Fillmore because \$6 million in taxpayer funding will be supporting the project. And, regardless of the source of funding, federal civil rights laws prohibit applying different terms, conditions, or

privileges for the sale of units in the development based on criteria, such as “market rate” and “affordable rate,” which will have a disproportionate impact on individuals based on their race, color, national origin, gender, religion, familial status, or disability. The principle contained within this law should apply to either rental or condo units.

Further, denying one population access to amenities that are freely enjoyed by another group echoes the shameful decades of segregation that mar our Commonwealth’s history. This policy tells one set of residents that they are less worthy of building amenities than their neighbors. In truth, Alexandria is obligated to show that discrimination against lower income residents will not be tolerated in our city.

We strongly encourage the City Council to use all means, including the reconsideration of public support for the Fillmore’s construction, to prevent the adoption of this discriminatory policy. While we desperately need affordable housing such as the 93 units to be included in the Fillmore, allowing a building with such discriminatory policies could lead Alexandria down a path of economic segregation that is contrary to our city’s values and objectives.

We also encourage the city to establish a set of guidelines regarding future mixed income properties to ensure that issues like equal access to all facility amenities is confirmed before development is approved or a public-private funding agreement is established. Such a process would help the city avoid unwanted situations like this going forward.

We appreciate your consideration of our concerns, and look forward to discussing this matter and others related to expanding our supply of affordable housing with you in the near future.

Sincerely,



Joe Valenti
Chair
Economic Opportunities Commission
on behalf of its members

cc: Vice Mayor Silberberg
Members of the City Council
Mark Jinks
Helen McIlvaine

Cathy Puskar
9

2-21-15

Alexandria Memory Care Center

2811 King Street LLC



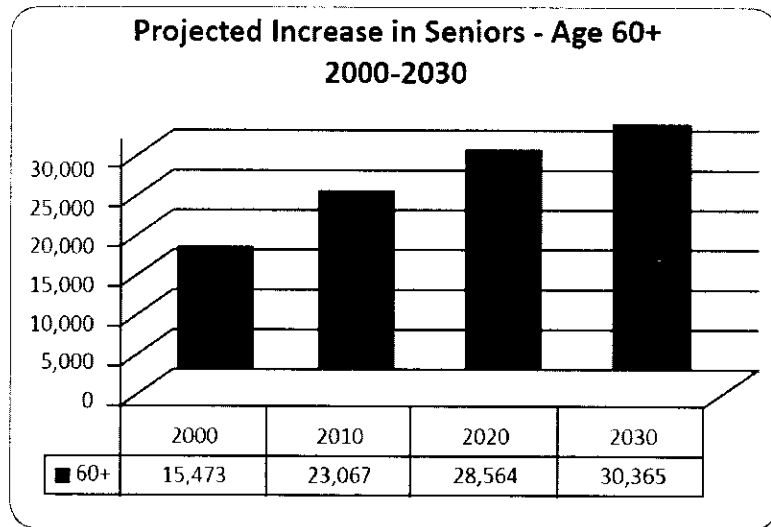
The Alexandria of Our Future

A Livable Community for All Ages

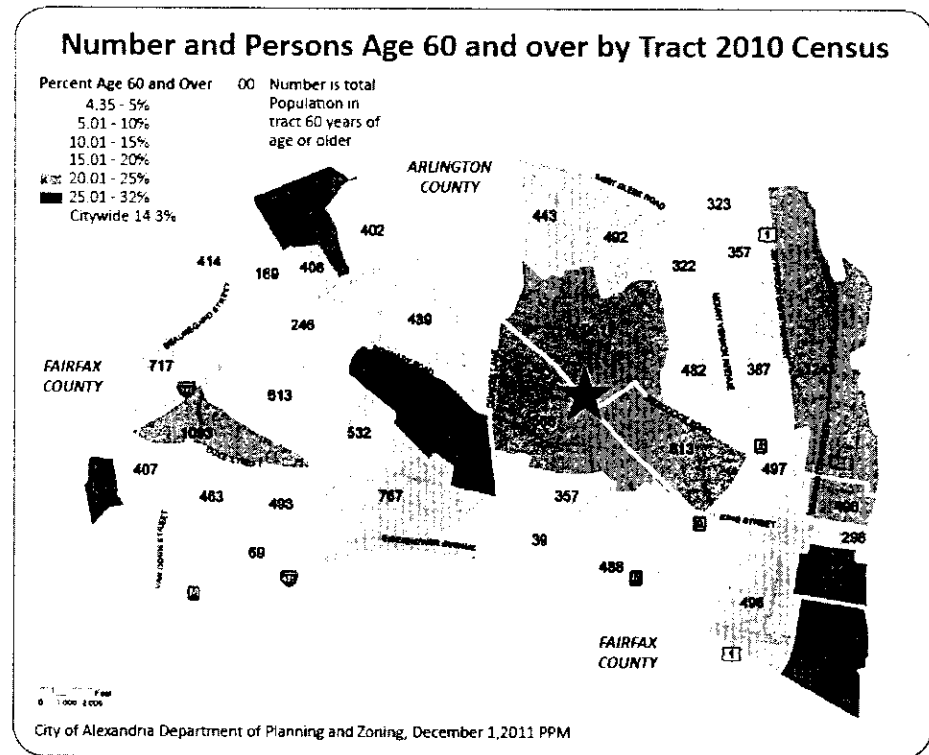
Strategic Plan on Aging, 2013-2017

Prepared for the City of Alexandria by JustPartners, Inc. • March, 2012

Strategic Plan on Aging: Alexandria's Demographics



Source: Virginia Employment Commission Population Projections



Source: 2010 U.S. Census

“...Between 2000 and 2030, the older population (60+) in Alexandria will double.” (Page 7)

“...There is a higher concentration of those age 60 and above in the eastern half of Alexandria.” (page 11)

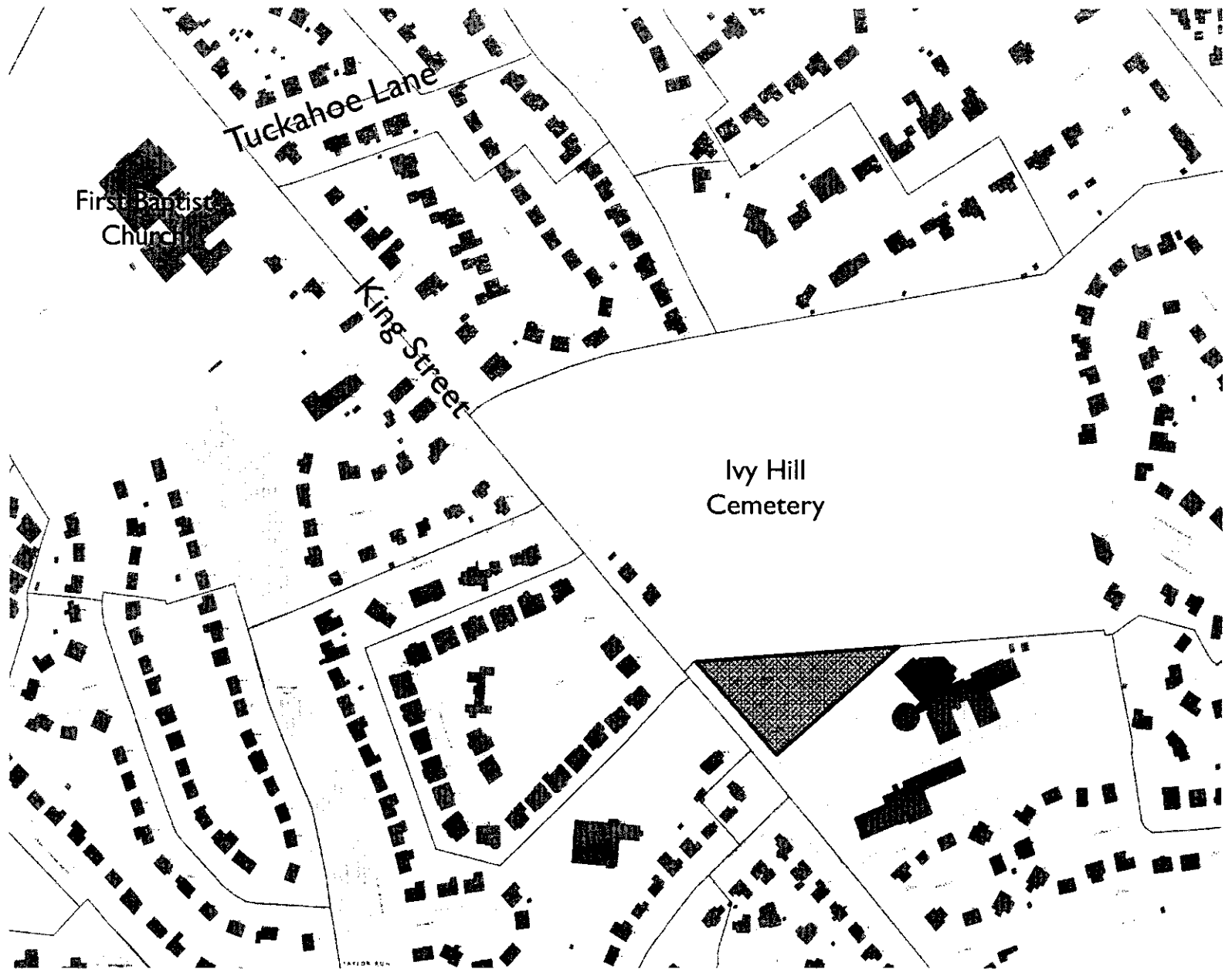
Strategic Plan on Aging

“The vision of the Strategic Plan on Aging is as follows:
Residents choose to stay in Alexandria as they age because it is a livable community for all ages.” (Page 6)

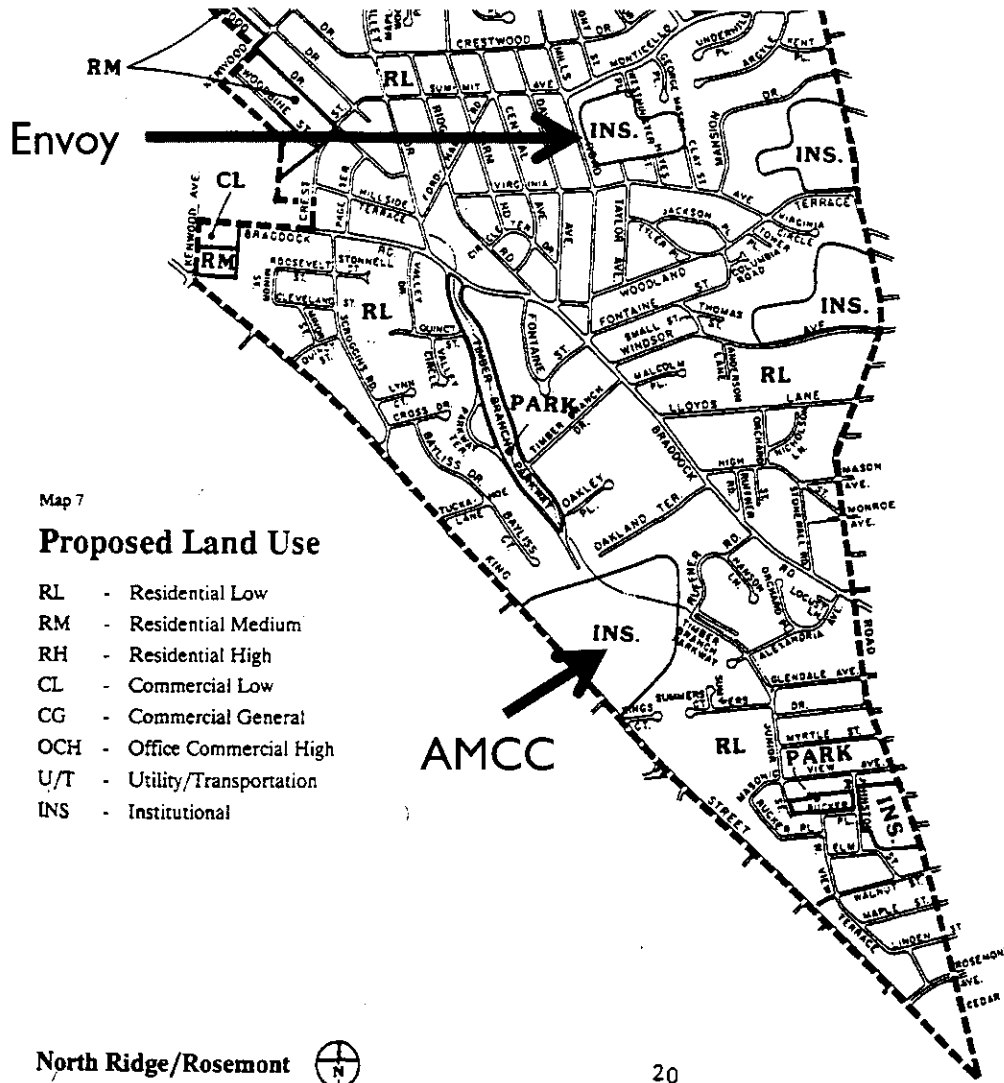
“The City must accommodate and plan for those older Alexandrians who are or will be frail, disabled or ill and need in-home or institutional support ...” (Page 5)

“The lack of sufficient senior independent and assisted living facilities impedes the ability to age in or near the City.” (Page 15)

Site Location



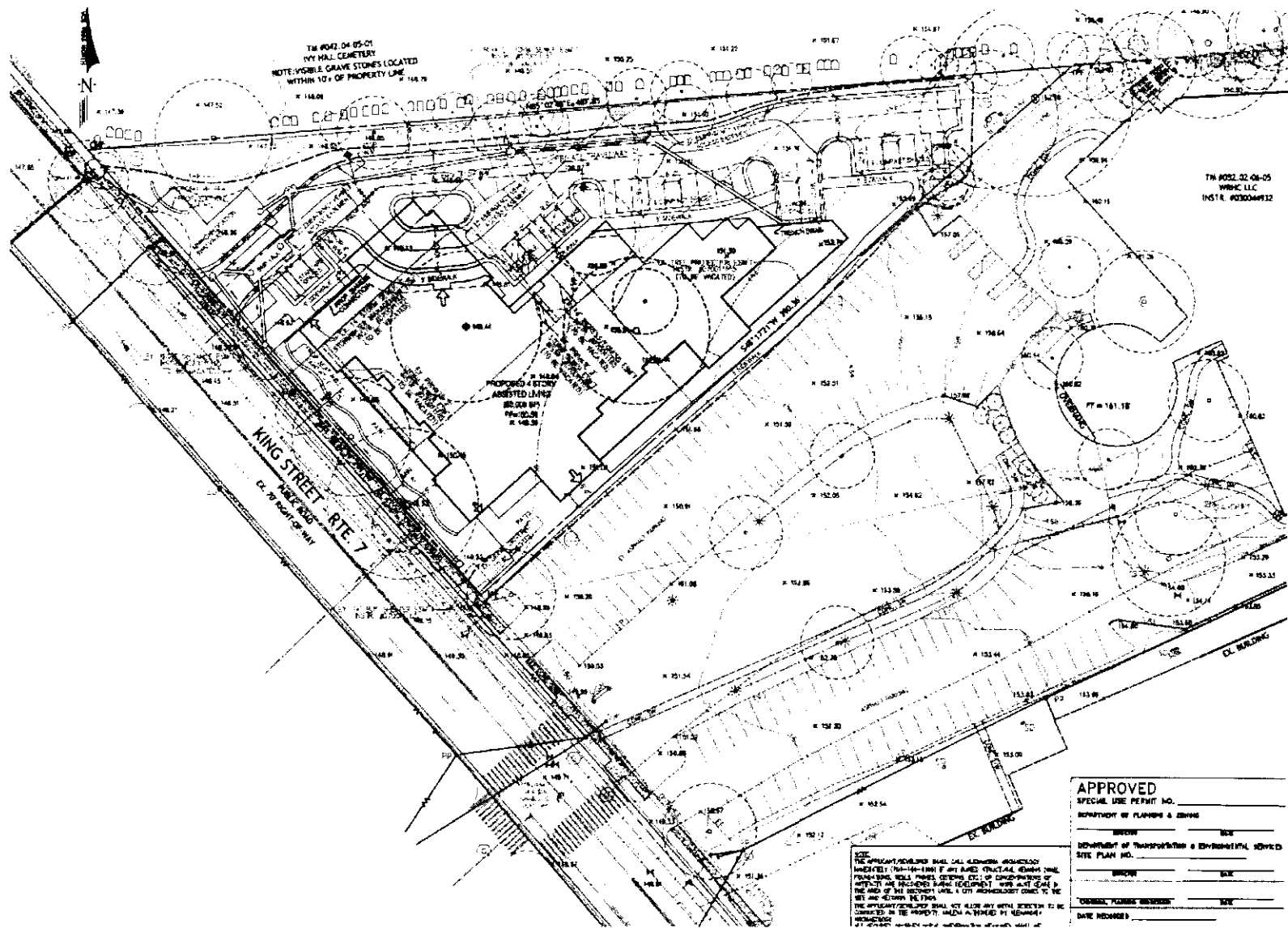
North Ridge/Rosemont SAP



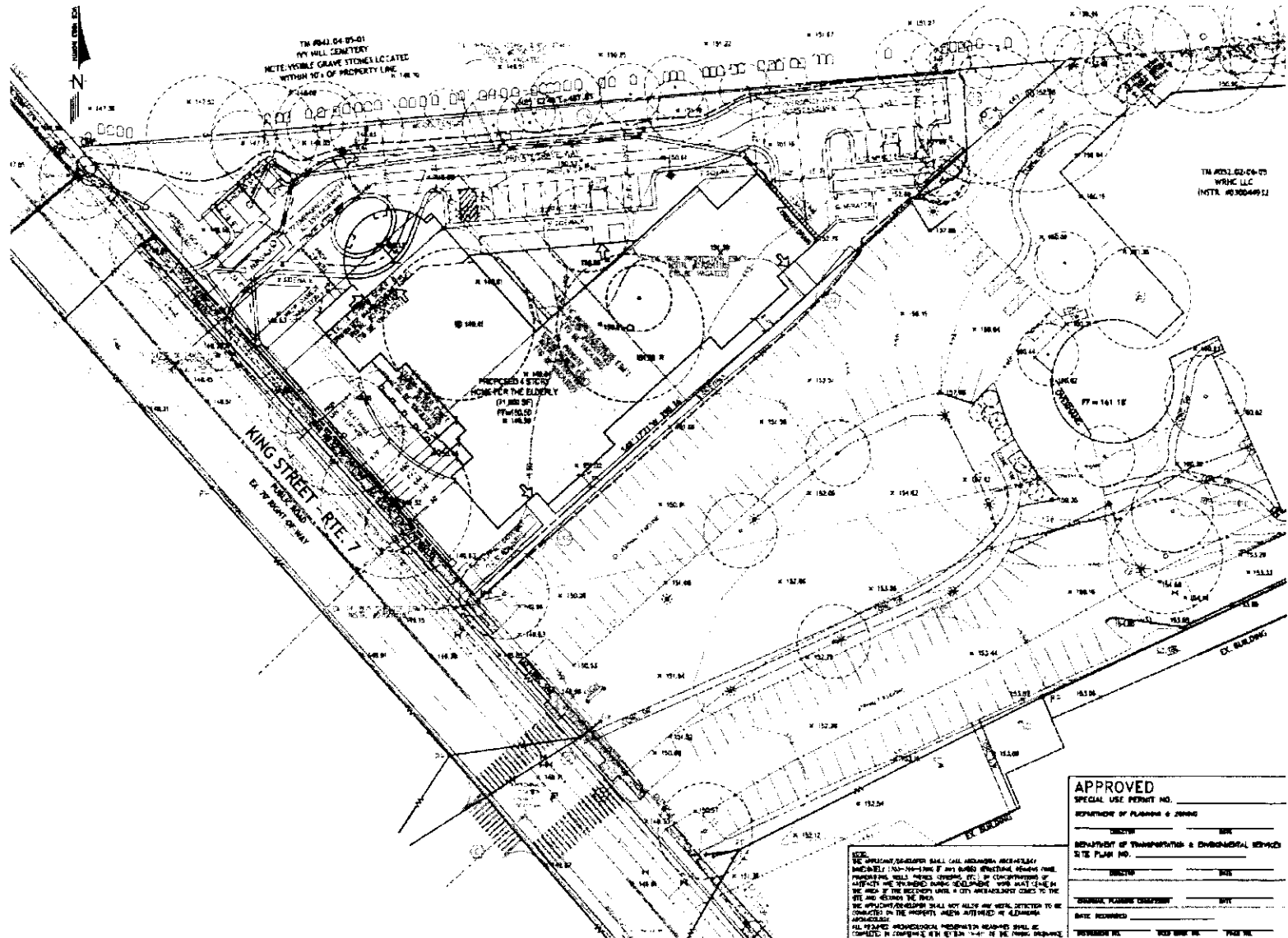
“Circle Terrace hospital, the only hospital in the North Ridge/Rosemont area, has been closed. The 1.6 acres occupied by the hospital will remain in **institutional use and may become a nursing home** [Envoy of Alexandria nursing home].

There is an existing nursing home in the area, Woodbine, which occupies a four acre site on King Street.” (Page 7)

April 2013 Proposal: Site Plan



December 2013 Proposal: Site Plan



APPROVED
 SPECIAL USE PERMIT NO. _____
 DEPARTMENT OF PLANNING & ZONING
 DIRECTOR _____ DATE _____

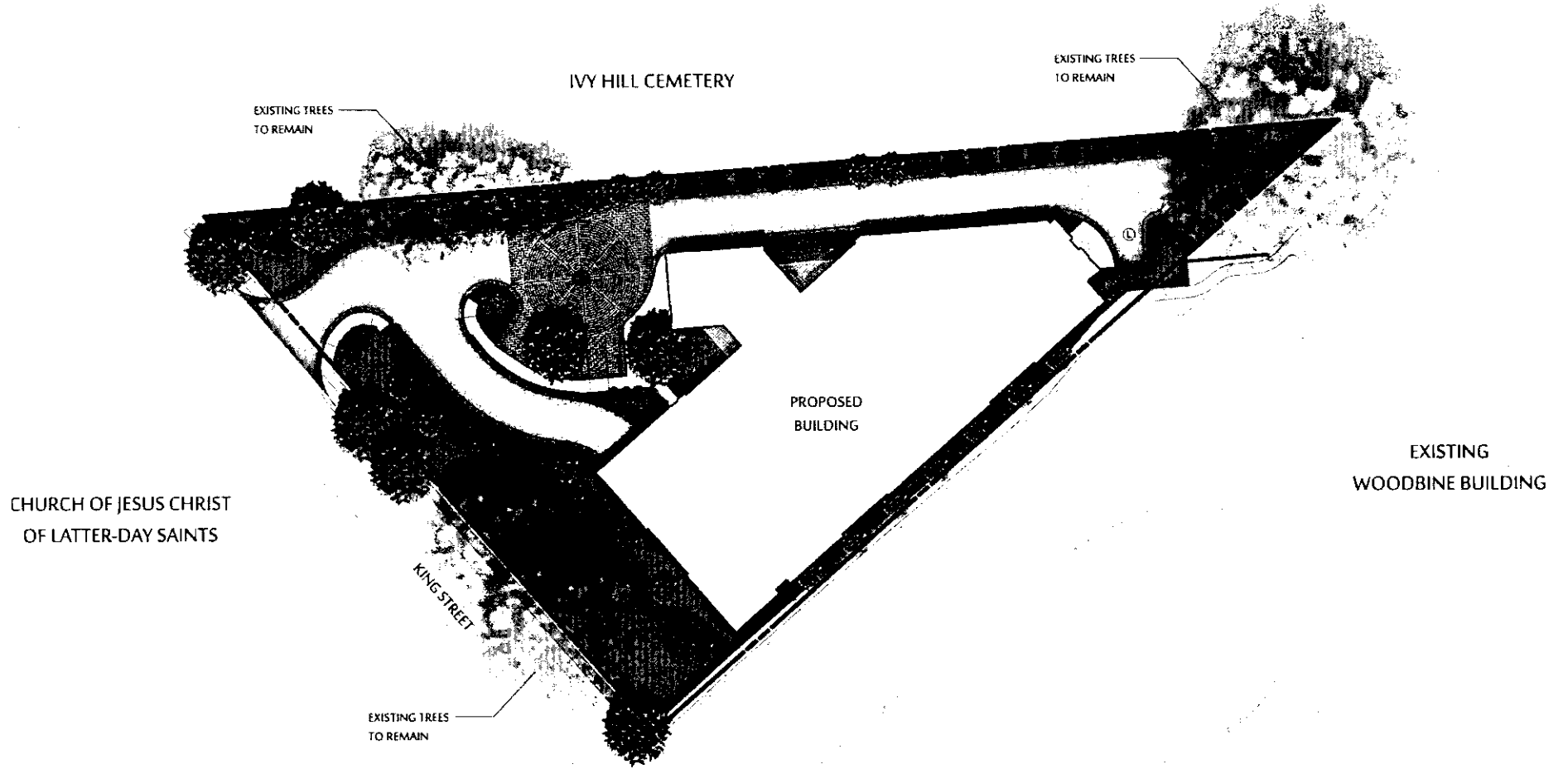
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
 SITE PLAN NO. _____
 DIRECTOR _____ DATE _____

GENERAL PLANNING COMMISSION
 DATE _____

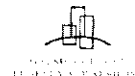
REVISION NO. _____ DATE _____

NOTE:
 THE APPLICANT/DEVELOPER SHALL CALL ALABAMA ARCHITECTS
 AND/OR ENGINEERS TO OBTAIN ANY NECESSARY PERMITS AND
 APPROVALS, INCLUDING BUT NOT LIMITED TO, PERMITS FOR
 CONSTRUCTION, UTILITIES, AND OTHERS, AND SHALL BE RESPONSIBLE FOR
 OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL
 APPLICABLE AGENCIES AND AGENCIES OF THE STATE OF ALABAMA.
 THE APPLICANT/DEVELOPER SHALL NOT ALLOW ANY OTHER DEVELOPMENT TO BE
 CONDUCTED ON THE PROPERTY WITHIN THE PERMITS AND APPROVALS
 OBTAINED.
 ALL REQUIRED PROFESSIONAL DESIGNERS SHALL BE
 LICENSED IN COMPLIANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL
 REGULATION ACT.

Current Proposal: Site Plan

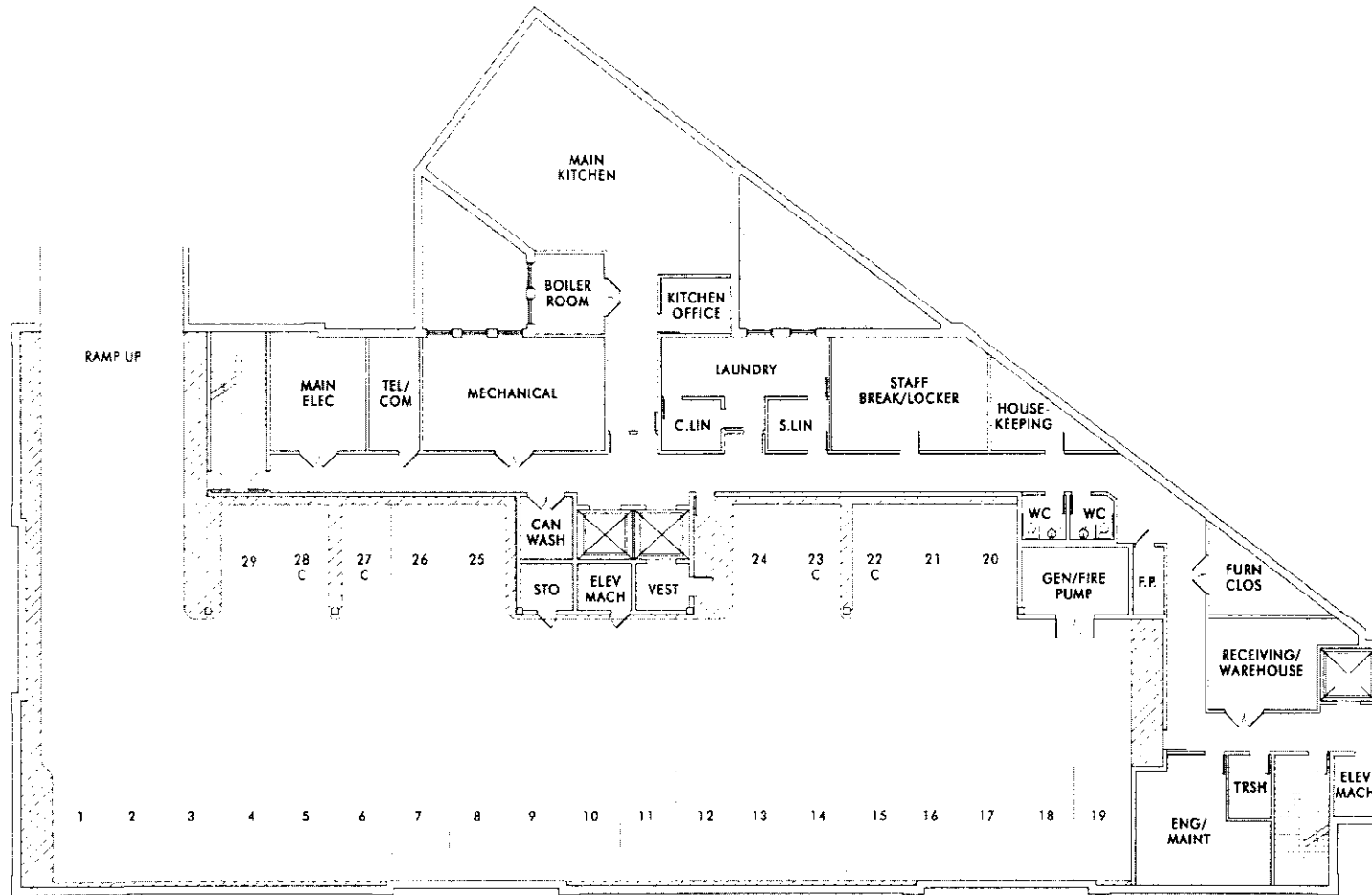


ALEXANDRIA MEMORY CARE

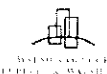
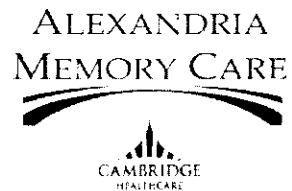


urban

Floor Plan: Basement



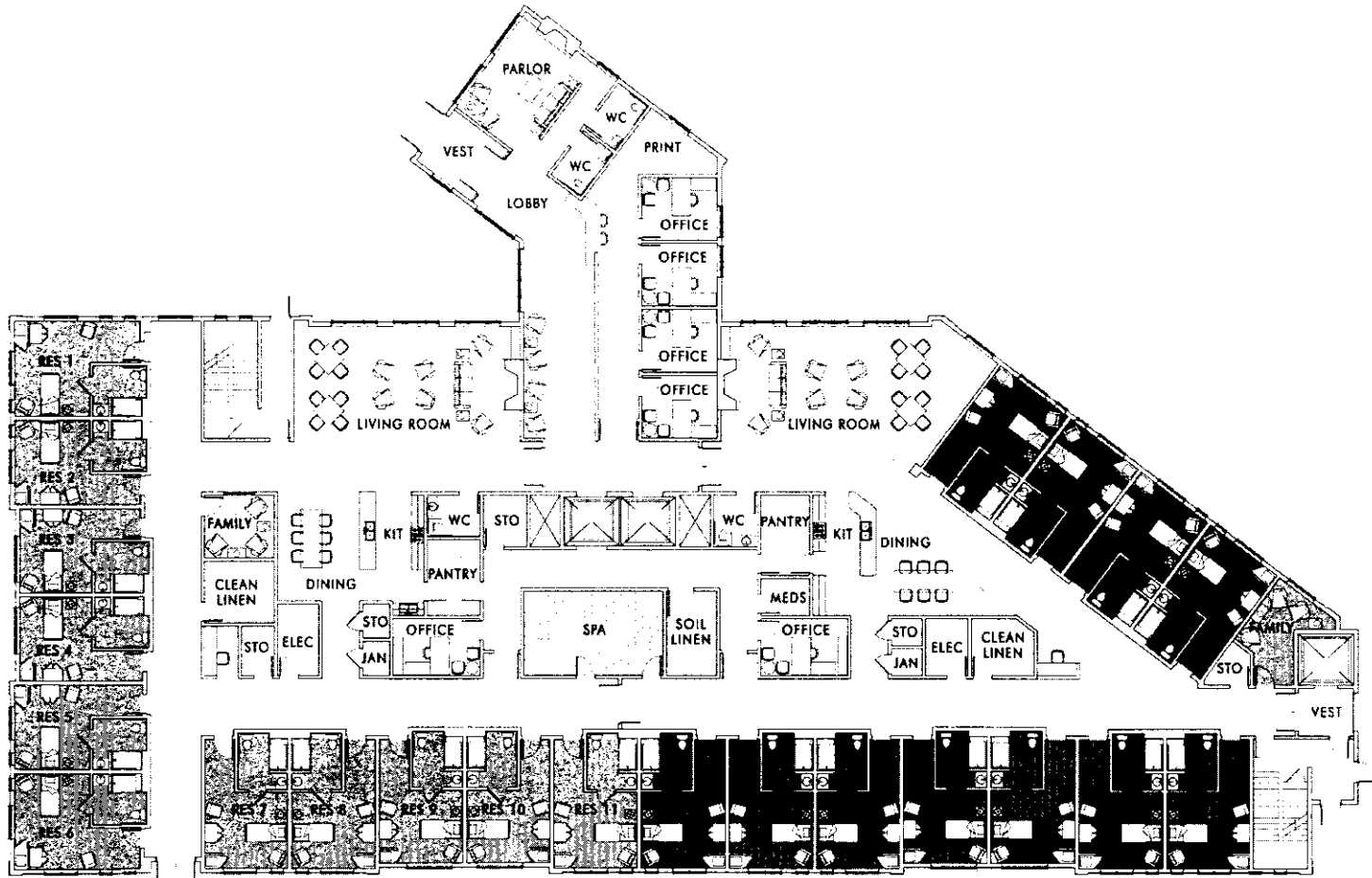
FLOOR PLAN - BASEMENT



urban

January 12, 2015

Floor Plan: First Floor



FLOOR PLAN - LEVEL 1

ALEXANDRIA MEMORY CARE



urban

January 12, 2015

Illustrative Interior Finishes



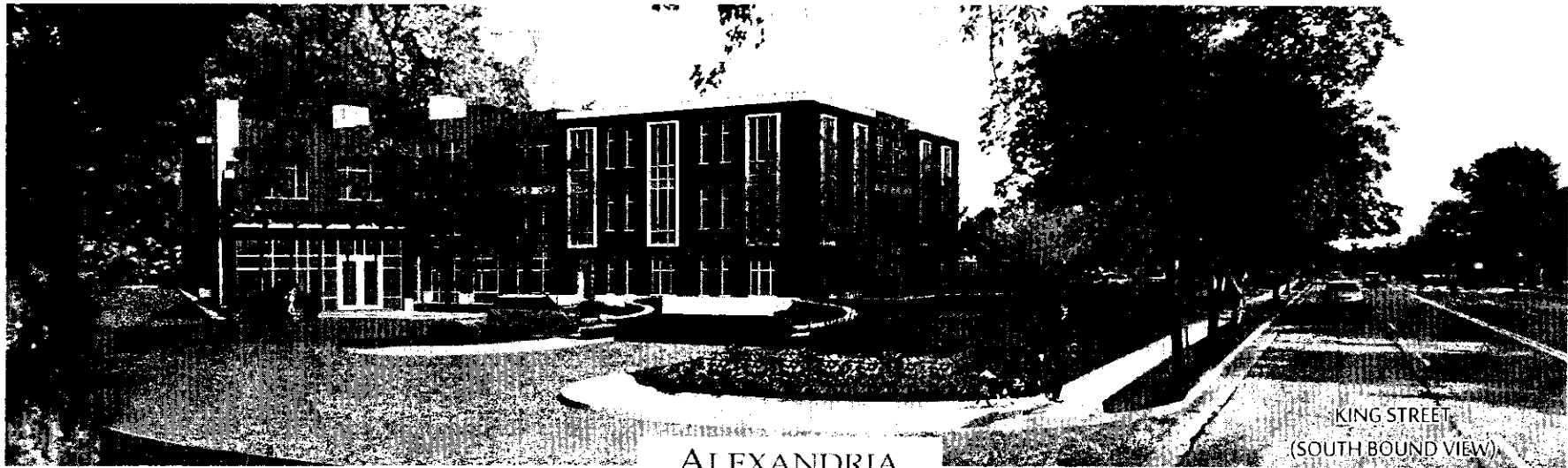
Images are representative of style and quality of interiors and may not reflect the final project design.

ALEXANDRIA
MEMORY CARE



urban

Current Proposal: Perspectives



ILLUSTRATIVE PERSPECTIVES

ALEXANDRIA
MEMORY CARE



Proffers

- The building will be used as a memory care facility, which is a “nursing home” use pursuant to Section 2-179 of the Zoning ordinance; and
- The development of the property shall occur in substantial conformance with the final approved development plan proposed as DSUP2012-00015.

Community Outreach to Date

<i>Date</i>	<i>Group or Submission</i>
5/21/12	Concept Submitted
3/20/13	Senior Services of Alexandria
4/2/13	ALIVE Board
4/17/13	Employment Opportunities Commission
4/23/13	Concept Submitted
5/13/13	North Ridge Citizens Association
5/15/13	Taylor Run Citizens Association
7/12/13	Ivy Hill Cemetery
12/20/13	Concept Submitted
6/5/14	Concept Submitted
6/17/14	4 members of Taylor Run Citizens Association
6/19/14	Ivy Hill Cemetery
9/8/14	North Ridge Citizens Association
9/11/14	Seminary Hill Association
9/12/14	Preliminary DSUP Submitted
9/17/14	Taylor Run Citizens Association
10/14/14	Revised Preliminary DSUP Submitted
10/20/14	Commission on Aging – Housing Committee
11/5/14	Ivy Hill Cemetery
11/10/14	North Ridge Citizens Association
11/19/14	Senior Services of Alexandria
11/20/14	Final Preliminary DSUP Submitted
12/9/14	First Christian Church
12/11/14	Commission on Aging
12/11/14	Seminary Hill Association
1/8/15	Affordable Housing Advisory Committee
1/8/15	Seminary Hill Association
1/12/15	North Ridge Citizens Association
1/29/15	Rosemont Citizens Association

Support for the Proposal:

- ALIVE (Alexandrians Involved Ecumenically)
- AARP Virginia
- Alzheimer's Association, National Capital Area Chapter
- North Ridge Citizens Association
- Affordable Housing Advisory Committee
- Commission on Aging
- Planning Commission