

**Pat Waddy | Senior Vice President**

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2/9/2022



City Clerk  
City of Alexandria  
301 King Street  
Alexandria, Virginia 22314

Re: Re-Zoning Protest  
Section 11.808 of the Zoning Ordinance  
Park View II

Greetings:

On behalf of Claridge House Alexandria Associates LLP, a Virginia Limited liability partnership, the owner of Claridge House II, this is to express our opposition of the rezoning of 5380 Holmes Run Parkway. This will create a hardship on the over 300 senior tenants that reside at 301 N Ripley Street.

We are concerned about the noise from the drilling, the dirt and dust that will carry into the premises of Claridge House II. The extra traffic will create a problem with congestion that it will bring around their living and parking areas. The tenants will not be able to enjoy their surroundings, and will cause distress for them. They will not be able to open their windows and not be able to sit in the courtyard. They will be forced to stay inside.

I represent Claridge House II Ownership. I have sent a letter to the Council and also to the Clerk. I am sending this to make sure that the tenants of Claridge House II have a voice. I am going to be out of town this weekend and cannot make the hearing, but I am available by email or phone. I opened the Claridge House II from construction and have the responsibility for the operation of the building.

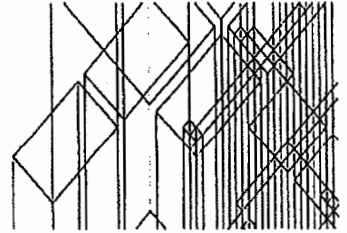
Please feel free to contact me with any questions.

Borger Management, Inc.

A handwritten signature in black ink that reads 'Pat Waddy'.

Pat Waddy  
Senior Vice President

Councilmember Alyia Gaskins  
Alexandria City Council  
301 King Street  
Alexandria, Virginia 22314



Dear Councilmember Gaskins:

On behalf of Claridge House Alexandria Associates Limited Partnership LLP, a Virginia limited liability partnership, the owner of Claridge House of Alexandria ("Claridge House"), this letter is to express our opposition of the proposed re-zoning of 5380 Holmes Run Parkway ("ParcView II") from RC/Residential High-Density Apartment to RMF/Residential Multifamily. The proposed re-zoning will lead to significant disruption and disturbance to our tenants' quiet enjoyment of their apartments at Claridge House.

Claridge House is a 302-unit affordable housing development located at 301 North Ripley Street, directly to the west of ParcView II. All of the 302 units at Claridge House are occupied by seniors. We have been operating Claridge House as affordable housing for the elderly since the 1980s, and tenants have always enjoyed a quiet environment and the ability to sit out on the patio or lawn. We pride ourselves on creating and maintaining a peaceful space for our tenants to age-in-place.

We are concerned that the plans to re-zone ParcView II and subsequently construct a multi-layer parking garage will permanently disrupt our tenants' quiet enjoyment of their homes. Plans submitted to the Council indicate that a 3-layer subsurface parking garage will be constructed on the west side of ParcView II, directly between Claridge House and ParcView II. We are told that construction of this parking garage will require core drilling that could take up to two years. Significant and consistent drilling for such a long period of time will cause substantial distress and disturbance for our tenants, especially our more elderly tenants whose access to outdoor space is limited to the patio and lawns of Claridge House. We are not only concerned about the noise of the drilling but also the dust that this construction will invariably carry onto Claridge House, which may require many of our elderly tenants with respiratory issues to remain indoors. Even once construction is completed, our tenants are concerned that the increased car and foot traffic permitted by the re-zoning will lead to frequent noise disturbances and otherwise impact their ability to peacefully enjoy the outdoor spaces of their homes.

For the forgoing reasons, we submit our opposition to the planned re-zoning of ParcView II and respectfully request that you vote no on the proposal. If you have any questions or if you would like to discuss further, feel free to contact us at 202-617-3114 or pwaddy@borgermanagement.com. We appreciate your time and attention to this matter.

Sincerely

A handwritten signature in black ink, appearing to read "Pat Waddy", written in a cursive style.

*Pertaining to Section 11.808  
of Zoning Ordinance.*  
*PWW*

Patricia Waddy, Agent of Claridge House Alexandria Associates Limited Partnership, LLP

Equal  
Housing  
Opportunity

2/1/2022

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