

Bea Porter, 1727 Cameron Street

City Council Public Hearing, June 15, 2013

Parking in the 1500-1700 blocks of Cameron Street

2  
6-15-13

I have attended all but one or two of the continuous meetings on the Jefferson Houston School project. In the traffic study that was conducted, the Durant Center was said to have only 3-4 employees that need parking, it did not account for all the visitors that use the Center. Nor was it taken into account that Chinquapin would be closed for 5 months causing an overload at the Olde Towne Pool from 6 am to 8 pm weekdays and open for swim meets on Saturday mornings. They also did not account for all the City events that start or end at the Durant Center, or the Masonic Temple or along King Street which also causes parking congestion along Cameron and adjacent streets. Parks and Rec, earlier this year, changed the signage for the parking lot by the pool. The sign used to say that the parking lot was available after school hours as off street parking, now the signs say "by permit only" and only open to the public between 10 pm and 6 am. These signs are not specific to what permit is required. This is a zone 5 and the permits are not for use in the parking lot, so those of us that pay for parking permits in the city will get ticketed or towed if we use the parking lot or meters when street parking is not available to us. When inquiring about more parking spaces for these facilities, I was told by the developer they will add one, yes ONE more parking space. There are currently 126 spaces included in the parking lot, along the Durant Center and behind the school. This is not sufficient parking. When they did their employee count, that is pretty much all they accounted for. Nobody took into account the overflow we put up with from the metro, from the events, and now from the pool. We, myself and my immediate neighbors are tax paying citizens, we pay our city and state taxes, we pay property taxes on our vehicles, we also pay very high taxes on our homes. Why do we have to take the brunt of the tourists and others that use these amenities? Why can't we have designated parking? Why should we have to park far from our homes when we have small children? Yes, I know a new school is coming, yes, I know the city wanted to group all the areas on the block into one project, yes, I know Turner Construction has made plans for their employees to park at GW or to take public transportation, that does not account for the rest of the vehicles that are now clogging our end of Cameron Street. The school project will take up to two years including taking down the current building and putting in the new field. After that we will still be over crowded with events held by the city and held at the Durant Center, and don't forget with the new field we will then have to accommodate everyone that drives to games and practices. I presented a different option, 283 signatures supported this option. Most of those that signed are voters in the city, all of them use these amenities. \$44 million is a lot of money to put into a project, a project that is not guaranteed to bring Jefferson-Houston students the achievement they deserve. A lot of money that will leave the residents along Cameron and Buchanan Streets with what will be for many years to come. This still does not address the parking congestion that we are now getting, have gotten, and will get going forward. This needs to be addressed. Thank you.

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6-15-13

## **Presentation to City Council**

15 June 2013

Good morning, Honorable Mayor and Honorable Members of the Council, my name is Ernie Lehmann and I come to speak to you as a citizen of Alexandria and as a Board member of NOTICE, North Old Town Independent Citizens Association. The civic association that represents the citizens of North Old Town, the area north of Oronoco Street and east of Washington Street to the river.

I am here to speak on two issues; the first is to reinstate the dedicated funding for both the Affordable Housing Fund and the Open Space Fund and the second is the development of the Mirant/GenOn/NRG site.

As a citizen I strongly urge the Council to reinstate the dedicated funding for both the Affordable Housing Fund and the Open Space. They demonstrate to the Alexandria citizens that the City has made a hard, open and continued commitment to affordable housing and open space.

The second issue, the development of the Mirant/GenOn/NRG site. You have been offered an historic opportunity. On this matter I speak to you as a Board member of NOTICE. We are quite certain that never in the future will there be another waterfront parcel of 25 acres available for development. Only you have this chance. Will this plan involve a big idea? Will it be a visionary? Will it show courage? Boldness? It can! It will allow you to point with great pride to the model for every responsible community to emulate.

In the past we have seen far too much mediocrity, cookie cutter and retrograde development. Alexandria has become more and more a townhouse ghetto. Isn't one Crystal City in our midst enough?! Where is the green space, the open space, sustainability, the quality of life features?

On to the Mirant/Genon/NRG site. NOTICe proposes the entire Mirant/GenOn/NRG site be devoted to a sustainable, endowed park. In so doing it supports and urges the rezoning of this site from the current UT designation to an Public Open Space (POS) designation.

Informal discussions with many citizens show an almost unanimous approval of this zoning change. Alexandria, with an average of 9,314 persons per square mile, has the most persons per square mile among the cities and counties in the entire state of Virginia. The mental, physical, emotional welfare of the citizens demands that more green, more open space be made available to these citizens.

Land acquisition can be accomplished in a number of creative ways, private, federal, state, and committed funds.

This park would highlight the Council's commitment to green, open space, renewable energy, and sustainability. Any of these park's facilities requiring heating or cooling could be accomplished by using geothermal energy, solar and wind energy. Any hard surface should be pervious. Banks of solar panels could be placed – in the PEPCO sub-station area and on any building

in the park. This park could be an energy producer. The profits so generated could fund an endowment fund for future care, maintenance and operation. This park would be energy and cost neutral. This park could become a world wide model.

The citizenry is willing to engage in this world class adventure. Will the Council come along too?

535words; 3 minutes delivery time

Prepared by Ernie Lehmann

[ernie265@hotmail.com](mailto:ernie265@hotmail.com); 703-567-2250

File: The Peoples Park





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6-15-13

June 13, 2013

Ms. Catharine Puskar, Esq.  
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.  
2200 Clarendon Boulevard, Suite 1300  
Arlington, VA 22201

Dear Ms. Puskar,

I am writing on behalf of the Taylor Run Citizens' Association ("TRCA") as a follow up to the presentation that you made to the TRCA Executive Committee on May 15, 2013. TRCA appreciates your taking the time to provide us with information concerning your client's (Cambridge Healthcare) plan to build an assisted living facility on the vacant lot at 2811 King Street, adjacent to the existing Woodbine Nursing Home, located at 2729 King Street. As we informed you at that time and thereafter, TRCA would be distributing the information, conferring with neighbors, and deliberating on the issue before arriving at a position concerning the proposal.

TRCA has arrived at its position. TRCA's Executive Committee, in representing the citizens of Taylor Run, is uniformly and overwhelmingly opposed to any change in the zoning of the lot at 2811 King Street, which is currently zoned for residential use only. Any rezoning of this parcel is not in the best interest of the neighborhood, the homeowners, or the community.

Best regards,

/s/ Jesi J. Carlson  
Jesi J. Carlson  
President  
Taylor Run Citizens' Association

Cc: Alexandria City Council  
Alexandria Planning Commission

## Ivy Hill Neighborhood Opposition to Woodbine Proposed Expansion.

From: **Brett Egusa** (begusa@gmail.com) You moved this message to its current location.  
 Sent: Wed 6/05/13 7:55 PM  
 To: james.roberts@alexandriava.gov  
 Cc: Michael Cook (h.michael.cook@gmail.com); John Chapman (j.taylor.chapman@gmail.com); Jesi Carlson (jesi3@hotmail.com); Martha Harris (harris61325@comcast.net); Cele & Scott Garrett (cele@thegarretts.org); Lukawski-Larkin, Jennifer (jlarkin@bgrdc.com); Sandy Harwood (sharwood@idsociety.org); Kyle Rogers (krogers@aga.org)  
 1 attachment  
 Ivy\_Hill\_Petition.pdf (512.7 KB)

Dear Mr. Roberts:

Please find attached a letter/petition from the neighbors who would be most affected by the proposed project to construct a 90 plus bed assisted living facility on the grounds of Woodbine Nursing and Rehabilitation Center.

Despite only learning of this project, and the advanced stage it is in before the city, in late May 2013, the neighbors in the Ivy Hill area (directly across King Street from Woodbine) did its best to quickly become educated as to the planned project in order to provide feedback to the city. Woodbine has made similar proposals of expansion in the past but this project appeared to be a much more aggressive project than those past efforts. The result of that effort was that close to 100 neighbors, taxpayers, and Alexandria voters signed the attached letter/petition in opposition to the proposed project in one of Alexandria's historic neighborhoods. Specifically, there is near unanimity in the belief that although there may be a need for this type of commercial business, for reasons of density, traffic, parking and compatibility with the architecture of the neighborhood, environmental and water run-off concerns, the project should not be approved as planned and not in the area contemplated.

The neighbors (representing almost all neighbors surrounding Woodbine on King Street, Janney's, King's Court, Melrose, and Ivy Circle) currently enjoy a good relationship with our neighbors at Woodbine. However, the neighbors oppose any effort by Woodbine to move this project through the City process any further.

Also, in light of the fact that the neighborhood was only recently made aware of this project, despite it possibly being in the city process since 2012, I would ask you to provide a timeline and list of opportunities where the affected residents can appear in person to voice their concern and opposition.

Representatives of the neighborhood will be available to discuss the project should you have any questions. In the interim, please keep us apprised of any developments.

Sincerely

Brett Egusa  
Ivy Hill Neighborhood Resident at 612 Melrose Street

James Roberts  
Planning and Zoning Department  
City of Alexandria

Dear Mr. Roberts:

Cambridge Healthcare has circulated a proposal seeking a "special zoning change and a variety of special permits" for land that is currently zoned single-family residential, immediately adjacent to the existing Woodbine facility on King Street. Cambridge Healthcare is seeking this drastic change so that it might construct a five or four story building on the property -- which is not at all in keeping with the surrounding neighborhood.

We, the undersigned neighbors who live in close proximity to the property, would like to register our opposition and urge that the proposal for a zoning change, etc. be denied. Over the past several years, there have been repeated attempts to change our residential neighborhood by expanding Woodbine and/or changing the zoning of the property. Each time, these attempts have been wisely rejected by City of Alexandria Planning and Zoning.

Traffic along King Street is already very heavy and entry and exit to the current Woodbine facility already creates a dangerous situation, since the entry to Melrose Street is directly across from it. Any expansion of parking for a Woodbine or any new facility would only exacerbate this situation.

The neighborhood is made up of single family homes, both historic homes as well as many others that were constructed more than 50 years ago. Woodbine is the only commercial property for 1 mile in either direction on King Street, with the exception of Ivy Hill Cemetery. City of Alexandria experts have examined this issue in the past, and the current zoning for the property, which is single family residential, remains the appropriate one.

We all strive to be good neighbors to Woodbine and appreciate its service to senior citizens, but we cannot support construction that would significantly alter our neighborhood and thus urge the Planning and Zoning Commission to reject the proposal and keep the current zoning requirements intact.

NAME

ADDRESS



- |                        |                 |
|------------------------|-----------------|
| 1. Martha Harris       | 613 Melrose     |
| 2. Margaret Belle Brun | 607 Melrose St. |
| 3. Camille Wilton      | 604 Melrose St. |
| 4. Sept. P. L.         | 604 Melrose St. |
| 5. J. M.               | 606 Melrose St. |
| 6. Mieke M. M.         | 606 Melrose St. |
| 7. Sandra K. Van       | 608 Melrose St. |
| 8. Scott Garrett       | 610 Melrose St. |
| 9. Antonio De S.       | 504 IVY CIRCLE  |
| 10. Mary H. H.         | 500 Ivy Circle  |
| 11. Mary H. H.         | 504 IVY CIRCLE  |
| 12. Connie & Barnabas  | 502 Ivy circle  |
| 13. M. L.              | 502 IVY circle  |
| 14. B. H.              | 500 IVY CIRCLE  |
| 15. Jan Alfieri        | 614 Melrose St. |
| 16. Paul Alfieri       | 614 Melrose St. |
| 17. D. Green E. G.     | 612 Melrose St. |
| 18. E. M. E. M.        | 612 Melrose St. |
| 19. M. G. G.           | 620 Melrose St. |
| 20. John E. H.         | 620 Melrose St. |

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|-------------------------|----------------------|
| 21. Scott Harris        | 613 Melrose St       |
| 22. Jan Turkevich       | 501 Ivy Circle       |
| 23. Andrew N. Chakowski | 506 Ivy Circle       |
| 24. W. M. M. M. M.      | 605 Melrose          |
| 25. Keith Bell          | 513 Janney Lane      |
| 26. Helene M. M. M.     | 2706 King St.        |
| 27. Margaret M. M. M.   | 406 Janney Lane      |
| 28. R. CRAIG HUSON      | 2602 KING ST         |
| 29. Chadi S. S.         | (504)<br>517 Tanners |
| 30. J. O. M. M.         | 515 JANNEY LN.       |
| 31. J. O. M. M.         | 515 Janney Lane      |
| 32. J. O. M. M.         | 517 JANNEYS LN       |
| 33. J. O. M. M.         | 517 JANNEYS LN       |
| 34. J. O. M. M.         | 610 Melrose St.      |
| 35. J. O. M. M.         | 400 Melrose St       |
| 36. J. O. M. M.         | 400 Melrose          |
| 37. J. O. M. M.         | 603 Janneys          |
| 38. Whitney Patton      | 603 JANNEYS LN       |

- |                                      |                        |
|--------------------------------------|------------------------|
| 39. Robert H. Feden                  | 605 Janneys Ln, 22302  |
| 40. Pam Moulder                      | 696 Janneys Lane 22302 |
| 41. Peter Boufford                   | 696 Janneys Lane 22302 |
| 42. Han Calamug                      | 690 Janneys Lane 22302 |
| 43. MARK MAZZANTI                    | 521 Janney Lane 22302  |
| 44. Beth Mazzanti                    | 521 Janneys Lane 22302 |
| 45. Kelli Winegardner                | 503 Janneys Lane 22302 |
| 46. Sarah Pray                       | 615 Melrose St. 2230   |
| 47. James Plunkett                   | 615 Melrose St. 22302  |
| 48. Mick Cook                        | 2724 King Street 22302 |
| 49. Mark Munson                      | 806 Albany Ave. 22302  |
| 50. Jennifer Lukawski                | 503 Ivy Circle 22302   |
| 51. <i>Ch 21</i>                     | 503 IVY Cir 22302      |
| 52. Kimberly Krakowski               | 506 Ivy Circle 22302   |
| 53. <i>James E. Carley, RA, Esq.</i> | 513 Janneys Lane 22302 |
| 54.                                  |                        |
| 55.                                  |                        |
| 56.                                  |                        |
| 57.                                  |                        |

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1. *Life Ry* 2802 KING ST ALEX VA 22302
  2. *John C. Suley Jr* KROGERS@AGA.ORG  
2722 King St. Alex, VA 22302
  3. *Jeanne Harley* 2722 King St. Alex. VA 22302
  4. *Les Arnold* 2718 KING ALEX 22302
  5. *Robert C. Arnold* 2718 King St Alex VA 22302
  6. *Jean Suley* 2708 King St. Alexandria, VA 22302
  7. *Margaret Suley* 812 ALBANY AVE ALEXANDRIA VA 22302
  8. *John M. Murt* 605 Melrose Street Alexandria VA 22302
  9. *Perry Thelrod* 640 Kings Cloister Cir VA 22302
  10. *L. Suley* 638 King's Cloister Cir " "
  11. *M. Suley* 637 King's Cloister Cir 22302
  12. *Ann Gyshary* 626 Kings Cloister Cir. - 22302
  13. *Pete Osman* 622 Kings Cloister Circle 22302
  14. *Anne Wizer* 618 Kings Cloister Circle 22302
  15. *Jeann Darris* 616 Kings Cloister Circle 22302
  16. *Hal Darris* 612 Kings Cloister Circle 22302
  17. *[Signature]* 635 KINGS CLOISTER CIRCLE 22302
  18. *Cynthia H. Cassel* 634 King Cloister Circle 22302
  19. *Ignacio Matz* 632 Kings Cloister Circle 22302
  20. *Wm H. Carr* 634 KINGS CLOISTER CIR, 22302
  21. *Charles P. Bunker* 2905 King Street, 22302



20. ~~Signature~~

705 Kings Ct., Alex. VA 22302

21. Ashley Hardin  
~~Signature~~ Authorized  
By DTH III

725 Kings Ct., Alex. VA 22302

22. ~~Signature~~  
23. Jami O'Grady

2716 King Alex VA 22362

24. Jami O

2716 King Alex VA 22302

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1. Barbara Stiles
  2. ~~618~~ Len Turkovich
  3. ~~616~~ Matt Zeff
  4. Michel Peday-Cosme
  5. Brandi A. Hall
  6. Sam P. Paulk
  7. ~~2714~~
  8. Todd Clumey
  9. JEAN DEWAELE
  10. Genevieve Dewaele
  11. Judith M. Miller
  12. Anne Talley
  13. Aline S. Egle
  14. R. F. Friedman
  15. ~~704~~ J. M. Miller
  16. ~~2706~~ J. M. Miller
  17. ~~508~~ J. M. Miller
  18. MARK LAY MARY
  19. ~~618~~ Douglas Stiles
  20. ~~617~~ Paul
- 618 Melrose St. 22302  
 501 Ivy Circle 22302  
 616 Melrose St. 22302  
 2724 KING ST 22302  
 2714 King St. 22302  
 2714 King St 22302  
 2708 King St 22302  
 2715 King St. 22302  
 701 KINGS CT 22302  
 701 Kings Ct 22302  
 704 Kings Ct 22302  
 2719 King St. 22302  
 616 Melrose St. 22302  
 617 Melrose St 22302  
 704 Kings Ct 22302  
 2706 King St. 22302  
 508 Ivy Circle, Alexandria 22302  
 508 Ivy Circle Alexandria VA 22302  
 618 MELROSE ST  
 ALEXANDRIA, VA 22302  
 617 Melrose St  
 Alexandria, Va. 22302

2722 King St.  
Alexandria, VA 22302  
June 10, 2013

Mr. James Roberts  
Planning and Zoning Department  
City of Alexandria, VA

Re: Proposal to Construct Assisted Living Facility at Woodbine

Dear Mr. Roberts:

My wife and I have lived at our current address since July, 1993. Prior to purchasing the property we had some concerns about King St. traffic volume, particularly that occasioned by emergency vehicle response to Woodbine Rehabilitation Center, which sits directly opposite us. In making our purchase decision we were encouraged by the relatively pastoral setting in which Woodbine is set. It sits well back from the street and is tastefully landscaped and maintained. Additionally, the plot of ground between the parking lot and Ivy Hill Cemetery was and remains a refreshing green space. Perhaps most important, we learned that this green space was zoned residential and would not be subject to the sort of future development which would significantly increase population density and its attendant traffic congestion, to include visitors, emergency vehicles and delivery trucks.

Just last week we learned that Woodbine has prepared and put forth an aggressive expansion plan that envisions a five story 92 bed structure to be constructed over a two year period on the aforementioned green space. This represents an approximately 30 percent increase over current capacity of the facility. The plan schematics we have been given to review suggest that the proposed structure will be situated about 22 feet from the sidewalk and be about 50 feet in height. By contrast, our home, as well as most of those in our neighborhood, is situated about 40 feet from the sidewalk and is about 30 feet in height. It is obvious that the proposed structure, despite elaborate brickwork and "chimney pots", will be massively out of scale with existing homes in the community. In essence, should Woodbine's plans be approved, the entire character of the Ivy Hill neighborhood will be dramatically (and negatively) altered, congestion in the immediate area will be increased and very likely the desirability of our location will be diminished with attendant diminishment of property value.

Over 20 years that we have lived here we have had limited contact with Woodbine, but they have been a good neighbor. But good neighbors don't spring this type of scheme on the community of which they are a part, and particularly at what I understand to be a rather advanced stage of the action. While we are generally in favor of allowing property owners to use their

property as they see fit, we draw the line where surrounding property owners stand to be damaged by such use. For this reason Alexandria has wisely controlled development projects in Old Town. We would hope that similar consideration would be afforded to the residents of Ivy Hill and other nearby communities that will be affected by the proposed construction. We don't dispute the notion that additional senior care facilities are needed. We do dispute building them in areas such as ours specifically planned and zoned for single family residences when alternative commercial property is available. People such as ourselves make important life decisions based in part on the city's plans and zoning regulations.

In conclusion, our view is that what may be financially good for Woodbine in this matter will most decidedly not be good for hundreds of surrounding Alexandria residents and tax payers. When the current owner of Woodbine purchased the property, he knew (or should have known) that the green space in question was not zoned for the type of use now being proposed. And for good reason.

Thank you for taking the time to consider our position. We trust that you and your colleagues will give this matter a fair hearing and we hope for an outcome favorable to our interests.

Sincerely,

  
John Harley

Jeanne Harley





Michael H. Cook  
2724 King Street  
Alexandria, VA 22302  
(703) 548-2273  
(703) 403-3407

June 5, 2013

VIA EMAIL [james.roberts@alexandriava.gov](mailto:james.roberts@alexandriava.gov)

James Roberts  
Planning and Zoning Department  
City of Alexandria  
Alexandria, VA

RE: Proposal to Construct Assisted Living Facility at Woodbine

Dear Mr. Roberts:

This is to elaborate on the letter that you received recently from the neighbors of Woodbine Nursing and Rehabilitation Center objecting strongly to the proposal requesting a "special zoning change and variety of special permits" to construct a 90 plus bed assisted living facility. That letter expressed the virtually unanimous opposition of the neighbors to the proposal, and I was a signatory of that letter.

As neighbors, we have several principal objections. First, the proposal seeks to rezone the property as RCX, which as I understand it, is for medium density apartments. Additionally, as I understand it, the proposal would require a special use permit to permit even greater density than otherwise is permitted under RCX zoning. The drawings that we have seen, which were first presented to the neighbors after a presentation by Woodbine to a Taylor run Citizens Association Board meeting in late May, would result in the construction of a 50 foot tall, 4 – 5 story building coming within 10 – 15 feet of King Street.

A building of this immensity would alter dramatically a community of predominantly single family houses that has been zoned for R-8, and that has not been zoned for commercial space. It would also alter dramatically the character of the community whose houses are colonial and historic in their architecture. And, by changing zoning to a commercial use of the property, it would in essence, by government action, be condemning the houses in the area to allow a commercial use that was not permitted when the neighbors acquired their properties. As such, it would dramatically alter their justifiable expectations of the density and types of properties that would be permitted to be built.

It would also increase the traffic and noise level. Woodbine, while an excellent neighbor, is the largest nursing facility in the Commonwealth. My recollection as a lawyer for the health care industry and federal regulators for more than 39 years is that the most efficient size for nursing facilities has been generally believed to be about 120 beds. The size of Woodbine compared to other facilities results in a substantial increase in the number of staff, emergency vehicles with their sirens, and also commercial delivery trucks. The staffing issue is exacerbated because a number of Woodbine's residents/patients

require sub-acute rehabilitation care with its attendant increase of staff per patient day. As neighbors, we frequently experience substantial delays and dangerous conditions exiting Melrose Street and Kings Court. An additional 90 plus beds with attendant staff, visitors, and deliveries, would only exacerbate the current situation.

Parking is also an issue. Currently Woodbine's lot is full on many occasions. With an assisted living facility with a 60 bed dementia unit, you can anticipate significant numbers of staff and visitors. Parking is already limited for the residents of Melrose Street and their guests, whose properties do not have garages, and we are told that even with just the nursing facility, staff or visitors will park on King's Court. This situation will only be increased with an expansion of the size proposed.

Woodbine asserts that the last assisted living facility constructed within a 5 mile area of Woodbine was Sunrise, and asserts that we will likely need additional assisted living with the aging of the baby boomers. What they neglect to explain is that there are reasons other than available property that likely have resulted in the failure to construct assisted living in the area.

In either the late 1990s or early 2000s, assisted living was simply overbuilt in the country and a number of facilities ran into financial difficulty – driven by low occupancy and too much product. In fact, Alterra Senior Living, a major chain, among others, went into a Chapter 11. The industry stabilized; however, with the housing and credit crisis it is no wonder that you saw a slowdown in construction over the past four years.

Someone wishing to move into assisted living needs to be able to sell their house and from 2008 until recently, that was a challenge. Also, the credit markets dried up. The result was that there was limited construction, and in fact, Sunrise Senior Living ran into significant financial distress that resulted in new management, and Erickson Senior Living, which owns properties such as Green Springs, went into a Chapter 11 reorganization with new management. Now that the credit and housing crises are reversing themselves, to the extent that additional assisted living is needed in Alexandria, there will almost certainly be companies that will construct it – in areas that are appropriately zoned.

This is especially so since the type of facility that Cambridge is seeking to build will be predominantly for people with means, who will pay privately. The difference is that the construction should be located in commercial areas with adequate access to other commercial activities. It should not be constructed in an area where it will change the character of the neighborhood, increase the density far too great for the area, require a major zoning change, and create this much of an adverse impact on the surrounding neighbors.<sup>1</sup>

Finally, when I served on the long term care work group of Governor Kaine's Health Reform Commission, the greatest complaint was a lack of personal care aides, not predominantly high end assisted living. As technology increases, we will see a far greater number of individuals who desire, and are able, to remain in their homes with the proper support.

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<sup>1</sup> In this regard, a focus on a 5 mile parameter suggested by Woodbine is misplaced. Rather, you should be looking at a broader area given that visitors will have cars and in this area, often travel for 30 – 45 minutes to visit family and friends.

This is not to say that there may not be a need for additional assisted living communities, or that they should not be constructed. Rather, it is to say that large assisted living properties can, and should, be located in areas that are more appropriate for their size and nature, and that will not have a material adverse impact upon the character of the neighborhood and surrounding neighbors, as this project would. It is also to say that history demonstrates that where there is a need for high end assisted living properties that are predominantly occupied by residents with financial resources – such as the proposed project, there will be companies that will fill the void in a manner that is far more appropriate and conducive to the surrounding area.

I would be happy to discuss this issue at greater length but did want to submit this comment.

Sincerely,

A handwritten signature in blue ink, appearing to read "M. H. Cook", written in a cursive style.

Michael H. Cook



## Woodbine Expansion

From: **Martha Harris** (harris61325@comcast.net) You moved this message to its current location.  
Sent: Fri 5/31/13 12:52 PM  
To: jesi3@hotmail.com  
Cc: 'Brett Egusa' (begusa@gmail.com); 'Rogers, Kyle' (KRogers@aga.org); 'Michael Cook' (h.michael.cook@gmail.com); 'Sarah Pray' (sarah.pray@gmail.com)

Ms. Carlson

I am writing to add my voice to those of many other concerned neighbors who oppose granting of a zoning exception for the proposed Woodbine Nursing Home expansion and to ask your assistance as President of the Taylor Run Civic Association. As you know, Cambridge Healthcare has circulated a proposal seeking a "special zoning change and a variety of special permits" for land that is currently zoned single-family residential, immediately adjacent to the existing Woodbine facility on King Street. Cambridge Healthcare is seeking this drastic change so that it might construct a five or four story building on the property -- which is not at all in keeping with the surrounding neighborhood.

Over the past several years, there have been repeated attempts to change our residential neighborhood by expanding Woodbine and/or changing the zoning of the property. Each time, these attempts have been wisely rejected by City of Alexandria Planning and Zoning.

Traffic along King Street is already very heavy and entry and exit to the current Woodbine facility already creates a dangerous situation, since the entry to Melrose Street is directly across from it. Any expansion of parking for a Woodbine or any new facility would only exacerbate this situation.

The neighborhood is made up of single family homes, both historic homes as well as many others that were constructed more than 50 years ago. Woodbine is the only commercial property for 1 mile in either direction on King Street, with the exception of Ivy Hill Cemetery. City of Alexandria experts have examined this issue in the past, and the current zoning for the property, which is *single family residential*, remains the appropriate one.



We all strive to be good neighbors to Woodbine and appreciate its service to senior citizens, but we cannot support construction that would significantly alter our neighborhood and thus urge the Planning and Zoning Commission to reject the proposal and keep the current zoning requirements intact.

This is an issue of critical importance and highest concern to our community and I enlist your assistance.

Martha Harris

613 Melrose St.

## Jackie Henderson

---

**From:** jesi3@hotmail.com  
**Sent:** Friday, June 14, 2013 12:28 AM  
**To:** City Council; City Council Aides; Jackie Henderson; Community Relations  
**Subject:** Call.Click.Connect. #35707: Mayor, Vice Mayor City Council Please see the attached correspondence,

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 35707.

### Request Details:

- Name: Jesi Carlson
- Approximate Address: No Address Specified
- Phone Number: 703-622-2810
- Email: [jesi3@hotmail.com](mailto:jesi3@hotmail.com)
- Service Type: Mayor, Vice Mayor City Council
- Request Description: Please see the attached correspondence, which you have been copied on. I apologize for the redundant message, as I believe the file did not attach the first time around. Thank you!
- Attachment: <http://request.alexandriava.gov/GeoReport/UploadedFile.ashx/pdf/411e5555-4716-4e72-81ee-f4c2000ec79f>
- Expected Response Date: Friday, June 21

Please take the necessary actions in responding, handling and/or updating this request at the *Call.Click.Connect.* staff interface.

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June 13, 2013

Ms. Catharine Puskar, Esq.  
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.  
2200 Clarendon Boulevard, Suite 1300  
Arlington, VA 22201

Dear Ms. Puskar,

I am writing on behalf of the Taylor Run Citizens' Association ("TRCA") as a follow up to the presentation that you made to the TRCA Executive Committee on May 15, 2013. TRCA appreciates your taking the time to provide us with information concerning your client's (Cambridge Healthcare) plan to build an assisted living facility on the vacant lot at 2811 King Street, adjacent to the existing Woodbine Nursing Home, located at 2729 King Street. As we informed you at that time and thereafter, TRCA would be distributing the information, conferring with neighbors, and deliberating on the issue before arriving at a position concerning the proposal.

TRCA has arrived at its position. TRCA's Executive Committee, in representing the citizens of Taylor Run, is uniformly and overwhelmingly opposed to any change in the zoning of the lot at 2811 King Street, which is currently zoned for residential use only. Any rezoning of this parcel is not in the best interest of the neighborhood, the homeowners, or the community.

Best regards,

/s/ Jesi J. Carlson

Jesi J. Carlson  
President  
Taylor Run Citizens' Association

Cc: Alexandria City Council  
Alexandria Planning Commission