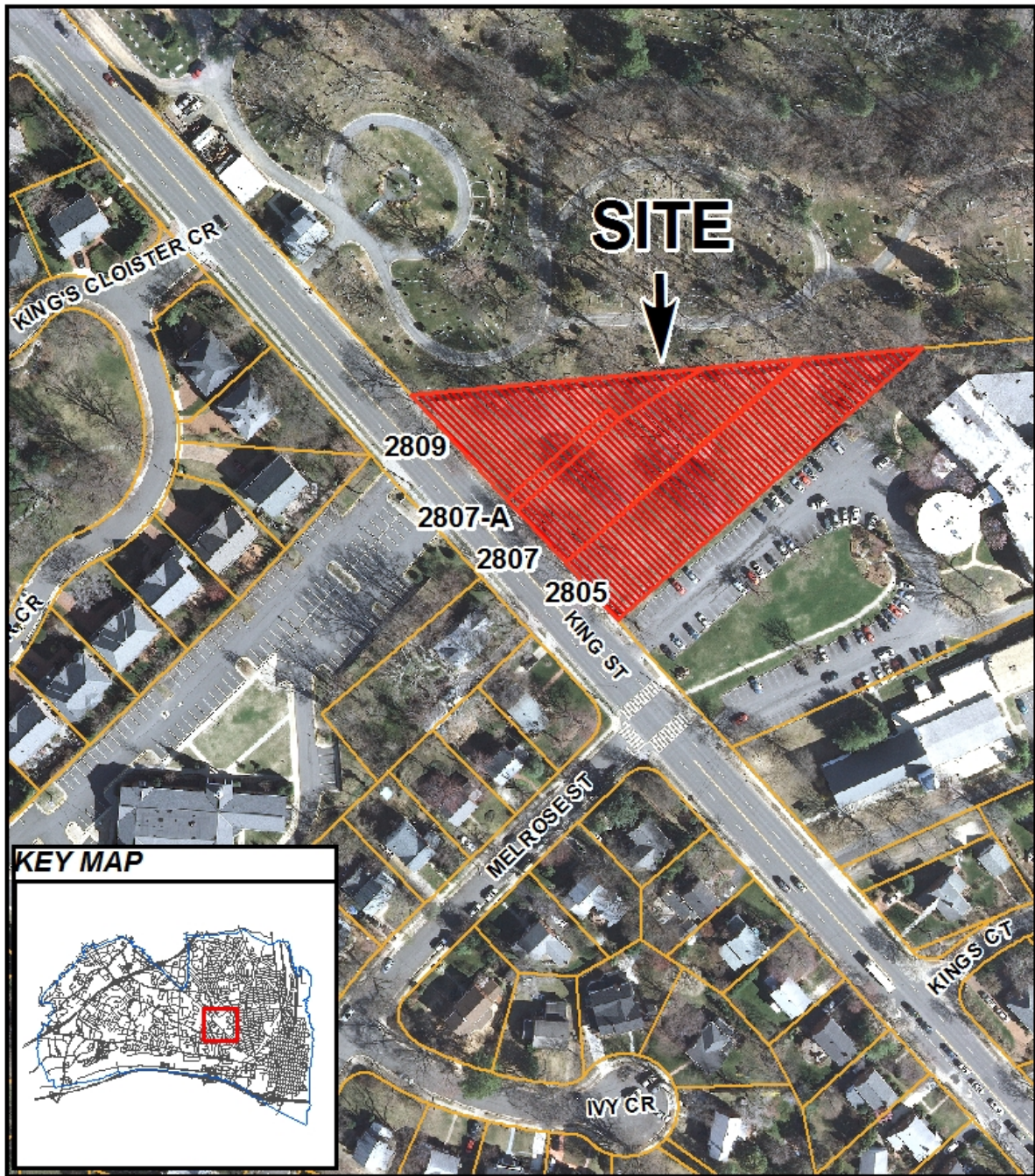


DOCKET ITEM #7
Rezoning #2014-0009
Development Special Use Permit #2012-0015
2805, 2807, 2807-A & 2809 King Street – Alexandria
Memory Care

Application	General Data	
Project Name: Alexandria Memory Care	PC Hearing:	February 3rd, 2015
	CC Hearing:	February 21st, 2015
	If approved, DSUP Expiration:	February 21st, 2018 (three years)
	Plan Acreage:	1.31 AC
Location: 2805 to 2809 King Street	Existing Zones:	R-8
	Proposed Zone:	RB
	Existing Use:	Vacant
	Proposed Use:	Nursing Home
	Number of Units	66
	Gross Floor Area:	74,640 sq. ft.
Applicant: 2811 King Street LLC. represented by M. Catherine Puskar, attorney	Small Area Plan:	Northridge / Rosemont
	Historic District:	Not applicable

Purpose of Application
The applicant requests approval of: <ol style="list-style-type: none"> 1. Re-zoning from R-8 to RB with proffers; and, 2. Development Special Use Permit with a site plan, with modifications, to construct and operate a 74,640 square foot nursing home building.

Staff Recommendation: APPROVAL WITH CONDITIONS
Staff Reviewers: Gary Wagner, Principal Planner Gary.Wagner@alexandriava.gov Jim Roberts, Urban Planner James.Roberts@alexandriva.gov



REZ #2014-0009, DSUP #2012-0015
2805, 2807, 2807-A, & 2809 King Street



I. SUMMARY

A. Recommendation

Staff recommends **approval** for the re-zoning and development special use permit request for the Alexandria Memory Care project, subject to compliance with the Zoning Ordinance and all applicable codes, adopted policies, and the inclusion of staff's recommendations. Staff believes that the proposal is in compliance with the City's goals and will provide benefits to the community.

The re-zoning highlights include:

- A map amendment to re-zone the property to the RB zone with proffers to limit the building use to a memory care facility and that the development of the property shall occur in substantial conformance with the final approved development special use permit; and,
- The re-zoning would allow the specific use at this location and a larger building than would be allowed in the current zone.

The Development Special Use Permit highlights include:

- Construction of a three story building accommodating 66 memory care units;
- Operation as an institutional use consistent with the use identified in the Small Area Plan;
- Relocation of an existing Tree Protection Easement;
- Below grade parking to meet the parking requirement; and,
- Increased front yard setback to be consistent with the prevailing setback on King Street and to provide a buffer to the residential neighborhood.

Community benefits include:

- Provision of memory care units;
- Facility which meets the Green Building Policy;
- Provision of public art;
- 40% subsidy for two units for a period of twenty years to provide more affordable units; and,
- Retention of open space, particularly along King Street

B. General Project Description and Summary of Issues

The applicant, 2811 King Street LLC, is proposing to construct an 74,640 square foot, three-story building on vacant property located on King Street and adjacent to the existing Woodbine nursing home. The new facility will accommodate 66 memory care units, a senior living facility which will provide care for people with dementia, including Alzheimer's disease.

The proposed use, a memory care facility, is significant to the case in two ways. Firstly, in a narrow definitional sense, the City's zoning ordinance does not include the specific use of a

memory care facility. Therefore a broader use which includes this specific use is used for zoning purposes. In section 2-179, the zoning ordinance defines a nursing home as:

“An establishment which provides 24 hour convalescent or chronic care, or both, for three or more individuals who are not related by blood or marriage to the operator and who, by reason of advanced age, chronic illness or infirmity, are unable to care for themselves. No intensive medical care or surgical or obstetrical services shall be provided in such an establishment.”

In staff's view the care elements of this definition make 'nursing home' the closest definition in the ordinance to that which is proposed under this submission, and is closer than the other alternative 'home for the elderly' in section 2-156. The zoning aspects of this proposal are interpreted accordingly. This definition is separate and discreet from any classification which the State may apply to this type of facility.

Secondly, at a broader scale, this type of use is considered by staff to be institutional, although it does include some aspects which may be considered residential and commercial. The proposal is for a use which involves the long-term care and residence of seniors and operated as a for-profit enterprise. As such, the use includes elements which overlap institutional, residential and commercial categories. The land use map covering the subject site in the Northridge/Rosemont Small Area Plan identifies the land use at this location as institutional (see exhibit 1). Staff considers the use consistent with that designation, as described in more detail in the 'Consistency with City Plans and Policies' section of this report.

The proposal includes a request to move the existing tree protection easement (TPE) to another part of the site. The TPE currently covers approximately the rear half of the site. The proposal also includes the replacement on a per-caliper basis of the trees to be lost as a result of the move.

The development request requires:

- A re-zoning of the property from R-8 to RB with proffers (see exhibit 2), and
- A development special use permit with a site plan, to construct and operate a nursing home building.

These issues are discussed in more detail in the staff analysis section below.

II. BACKGROUND

A. Site History

The site currently consists of four vacant lots. Until 2003, the subject lots were owned by Valley Nursing Home together with the large parcel which accommodates the existing Woodbine nursing home. The four vacant lots which form the subject site for this proposal were sold to a developer, Edgemoor. A development site plan of three single family houses was approved for the site in 2005 and which received its last approval extension for 18 months in June 2008.

The houses were never constructed and the site has remained vacant. Part of the approval for the single family homes was the establishment of the tree protection easement which was approved, recorded and currently applies to the rear half of the site.

B. Site Context

The site is located within the central portion of the City along King Street. Bordering the site to the north and east is Ivy Hill Cemetery, and to the south and east is Woodbine Rehabilitation and Healthcare facility (hereafter referred to as the Woodbine nursing home). To the west and across King Street are residential areas on Melrose Street and King's Cloister Circle, in addition to the Church of Jesus Christ of Latter-Day Saints. The surrounding area is primarily made up of single family homes with occasional larger tracts accommodating institutional uses, mainly churches.

III. PROJECT DESCRIPTION

A. Change to RB Zone

The applicant is requesting a re-zoning of the property from the R-8 single family zone to the RB townhouse zone, with proffers. This re-zoning request is necessary to allow for the proposed nursing home use and for a larger building than would be allowed under the current zone.

B. Development Special Use Permit with a Site Plan

The applicant proposes to construct a three-story, 66 unit memory care facility of approximately 74,000 sf. The entrance to the building is located on the north side of the building facing King Street and the cemetery.

The proposed building incorporates a design specifically for memory care, with each floor accommodating two 'neighborhoods' of private rooms which are arranged around the perimeter of shared living facilities such as living rooms, dining and spa facilities. The applicant considers the design to be commensurate with best practices in the senior living industry.

A basement is proposed which will accommodate the majority of the parking together with the building's main kitchen and many of the back-of-house services.

External to the building, the applicant proposes two small enclosed garden areas for the use of residents and visitors with one to the front and one to the rear. In total, 39% of the lot is provided as at-grade open space. A walkway connection between the new facility and the existing Woodbine nursing home is provided along the south-east face of the new building.

The remaining lot consists of drive aisles, a trash enclosure, surface parking spaces and a drop-off area adjacent to the entrance and landscape areas. In total, 33 parking spaces are required and proposed.

The applicant anticipates that the maximum number of employees at any one time will be 36, with an average number in the range of 7 to 32, depending on night and day shifts respectively.

C. Project Evolution

The first concept submittal to the City for this project was in May 2012 for a joint redevelopment of the existing Woodbine nursing home site and the subject site to build a four-story (for 112 residents) assisted living facility with shared parking for the two facilities. At that stage, the applicant was considering a request to re-zone to the RC / High density apartment zone.

Several subsequent concept submissions were made by the applicant. These included proposals for four-story (45ft to 50ft) assisted living or combination assisted living / memory care facilities. These envisaged a re-zoning to the RCX / Medium density apartment zone with front yards ranging from 15 to 30 feet.

City staff indicated that the challenges presented by these proposals were too great for staff to be able to support, both in terms of the scale of the proposal and the compatibility with surroundings.

In June 2014, the applicant proposed a 66 unit memory care facility with a re-zoning to the RB / Townhouse zone, largely similar to that currently being considered.

Staff comments noted that the proposal addressed some of the concerns previously expressed in earlier submissions, notably:

- A building which is generally smaller than previous iterations, and which meets with the height requirement of the existing R-8 zone;
- A re-zoning request to a zone which generally limits the scale of development to a size which is closer (than the previous submission) to the existing R-8 zone;
- A lower number of units; and,
- Parking provision which accommodates all required parking on-site and mostly within an underground garage.

Staff continued to have concern for the re-zoning, the proximity of the building to King Street and the change to the Tree Protection Easement (TPE).

In September 2014, the applicant ultimately submitted a Preliminary Plan for the proposal largely along the lines of the June 2014 submission. The primary change over the previous submission was the location of the building, which had been pushed into the site to allow for the currently proposed 55 foot setback from the front property line. This allowed two of the larger trees along the site frontage to be saved, mitigating staff's concerns with the building proximity and change to the TPE.

IV. ZONING

Zoning Table

Property Address:	2805-2809 King Street	
Total Site Area:	1.31 Acres or 74,640 Square Feet	
Existing Zone:	R-8	
Proposed Zone:	RB (with proffers)	
Current Use:	Vacant	
Proposed Use:	Nursing Home	
	Permitted/Required	Proposed
FAR	0.75	0.75
Units	N/A	66
Height	45	35
Setbacks		
Front	20 ft.	55 ft.
Side (north)	1:1 min. 25ft. = 35ft.	32.5 ft. *
Side (south)	1:1 min. 25ft. = 35ft.	8 ft.*
Rear	1:1 min. 25ft. = 35ft.	50 ft.
Open Space	N/A	39%
Parking spaces:	33	33
Loading spaces:	0	1

*Modification requested

V. STAFF ANALYSIS

A. Consistency with City Plans and Policies

The proposal is consistent with the Northridge/Rosemont Small Area Plan, the Housing Master Plan and the City's Strategic Plan on Aging.

Northridge/Rosemont Small Area Plan

Land Use

The property is in the area covered by the Northridge /Rosemont Small Area Plan and is designated on the land use map for institutional use. The land use designation covers the cluster of properties which include the subject site, the Ivy Hill Cemetery, the First Christian Church and the existing Woodbine nursing home (see exhibit 1).

In describing the various types of land uses (residential, commercial etc.) located in Northridge/Rosemont, the plan states under 'Other Land Use':

"Institutional land use accounts for 10.3% of the land in Northridge/Rosemont. These uses include schools, cemeteries, hospitals, churches and government uses

Ivy Hill Cemetery on King Street also accounts for a large portion of the study area's institutional land. This cemetery covers 22.7 acres and is the largest single open space in the study area.

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 [site of the current Envoy nursing home]. There is an existing nursing home in the area, Woodbine, which occupies a four acre site on King Street."

The question of whether the proposed use can be considered institutional has been carefully considered by staff. The City's Zoning Ordinance does not include a definition of Institutional Use. However, the common usage of institutional as found in a dictionary such as that in Merriam Webster ("a place where an organization takes care of people for a usually long period of time"); and multiple land use planning resources which include nursing homes within the spectrum of institutional uses, indicate that the use is consistently considered institutional.

Staff's research of institutionally designated uses within the City found the list comprises mainly of churches and schools, with occasional other uses such as City government buildings, a nursing home and a cemetery. Some of these uses are publicly-run and some are privately funded such as private schools. Staff believes the memory care use is compatible with the land use designated for the site based on the common definition of the institutional use and the specific indication of nursing homes as institutional uses found in the Small Area Plan.

Height & Zoning Maps

The Northridge/Rosemont SAP includes a height map which indicates a maximum of 35 feet for the subject site. The proposal is in compliance with this requirement. The height allowed under the RB zone is 45 feet, however the proffer will limit the maximum height to the 35 feet height of the building under this proposal.

The SAP also includes a zoning map which lists the subject site as R-8. This zoning map was incorporated in the SAP in 1992 as an illustration of the zoning of the property within the SAP but is not the official zoning map for the City.

A Small Area Plan is a chapter of the City's Master Plan that sets forth the City's goals for the physical development of a particular neighborhood through the designation of land uses for each property within the Small Area Plan. The Master Plan is a guidance document that informs the regulatory decisions made by the City Council. The City's Official Zoning Map is separate and apart from the City's Master Plan and it sets forth the official zone for each property. The Official Zoning Map is a regulatory document. When the City considers an amendment to the Official Zoning Map to change the zone of a property, it requires that new zone be consistent with the land use designation from the SAP. If the zone requested is already consistent with the

land use designation in the Small Area Plan, then no amendment to the Master Plan is required. Some older Small Area Plans (such as Northridge/Rosemont) include a zoning map which was intended to explain the zoning at that time. These maps are illustrative and do not constitute an official regulation on the property.

Goals and re-zoning

The SAP notes that re-zonings have been rare in Northridge/Rosemont and that ‘these re-zonings do not represent a general policy to introduce higher density development in the area’. Staff considers that the proposed re-zoning for the memory care facility would represent an infrequent occurrence in Northridge/Rosemont.

The specific location of the proposed memory care facility is in close proximity to several other larger-scale buildings within the neighborhood (see exhibit 3), notably the First Christian Church, the existing Woodbine nursing home, and the Church of Jesus Christ of Latter-Day Saints which is located across King Street. In this case, the proposal is to add a larger scale building to an existing cluster of larger scaled buildings.

This small cluster of larger buildings is not replicated anywhere else in the large R-8 zone specific to this project. At other locations within the R-8 zone where larger buildings (typically institutional) are located, there are frequently abutting zones such as RA or RB. Often, these are around the edge of this large R-8 zone, rather than internal to the zone as is the case of the subject site.

Staff does not consider that the case-specific determination that a nursing home use as appropriate for this location allows for a more general argument that nursing homes would be allowable in all areas of the City with institutional land use designations. In any such analysis, staff weighs the context of the site and the goals and definitions in the relevant small area plan. In this case, the SAP identifies ‘nursing home’ as an institutional use, and the specific location is adjacent to an existing nursing home and other institutional uses. That is not the case at all locations in the City designated for institutional use.

Other issues identified in the SAP include:

“The need to preserve existing neighborhoods...the need to discourage through traffic in residential areas, [and a goal to] ensure the protection of existing open space”.

Staff considers that although the building is larger than that which would be allowed under current zoning, its use has, at least partially, a strong residential character as it serves to be the home for its residents. It is set back from King Street by 55 feet, and it is located next to an existing nursing home facility which has operated within its residential context for many decades. The architecture of the building has been designed to visually break up the massing and uses materials compatible with the local surroundings.

With regard to the traffic issue, the location on King Street is advantageous, as residents are unlikely to use vehicles and King Street is one of the City's principle arterials which will accommodate employees and visitors with only limited impact on the adjacent residential areas.

In terms of the open space under this proposal, staff acknowledges that there is an overall loss of open space area through the construction of the memory care facility. However, as a private tract which is developable, any development proposal at this location would result in a loss of open space.

Under the proposal, approximately 39% of the site will remain as open space, similar to other projects if this type that have been built in the City. Although overall there is a loss of open space, the retention of the open space along the building frontage is considered important by staff in allowing the site a compatibility with its surroundings on King Street.

Strategic Plan for Aging and Affordable Housing Policy

The Strategic Plan on Aging identifies as a key goal that "Alexandria needs to increase the availability of nursing home beds for the growing number of aging residents who are likely to need this level of care in later life". It goes on to state that in the town hall-style meetings where input from residents was gathered, "housing was the most critical issue of concern and that the Department of Aging and Adult Services work with developers and planners to ensure that continuing care communities, assisted living and affordable rentals are built for seniors and people with disabilities." Staff considers that the provision of memory care facilities under this proposal meets the goal of supportive care in the Strategic Plan for Aging.

Furthermore, the applicant proposes that a 40% subsidy be applied to two units over a period of twenty years in order to offer more affordable element to the proposal. The subsidy is a broad equivalent to the 60% median income rate which City staff applies to affordable housing provision (meaning the recipients of the 40% subsidy will pay 60% of the full market rate). Given the approximate rate of \$8,000 per month for similar facilities, the subsidy equates over twenty years to an approximate amount of \$1.5 million and will provide assistance to approximately 20 seniors. This is considered by staff to be of more value to the City than the \$117,504 onetime payment which would have been requested from the applicant under the City's voluntary affordable housing policy. Staff considers that the subsidy is consistent with the goal in the Strategic Plan for Aging to provide more affordable housing for seniors.

In order to administer the subsidized units, a Memorandum of Understanding will be agreed between the applicant and the City which outlines the criteria used to qualify such individuals and the means of marketing the program to reach individuals with limited financial resources who will benefit from the discounted rate.

The Commission on Aging, including its Housing Subcommittee reviewed proposal and provided its unanimous approval. The Affordable Housing Advisory Committee also voted unanimously to support the proposal at its January 2015 meeting.

The community benefit being offered by the applicant varies from the City's typical affordable housing contribution practices, however, given that the recent Housing Master Plan, Strategic Plan on Aging and Consolidated Plan have all identified affordable assisted living as a key goal, staff believe that the two discounted memory care beds being offered would be an important gain in available options for the City. The value of the standard housing contribution for the scaled-down iteration of the development now being proposed is far exceeded by the long term value of the two discounted memory care beds.

Staff considers that the proposed subsidy is consistent with the goal in the Strategic Plan for Aging to provide more affordable housing for seniors.

Housing Master Plan

The City's Housing Master Plan identifies that the senior population of Alexandria is forecast to grow significantly by 2030. One of the plan's goal, Strategy 5.7, is, 'Collaborate with appropriate public and private partners to develop an assisted living facility serving Alexandrians of varying income levels'.

The plan goes on to identify the following:

“As the city's population ages, additional housing opportunities will be needed to help seniors age in place, move to senior independent living, or gain access to an assisted living facility so they can age within their community.”

Staff considers that the proposed memory care facility meets these goals of the Housing Master Plan.

Staff's review of this project, as with any land use project, is based on the City's Master Plan, Regulations, and City Council adopted Policies and does not extend to the need based determinations that may be required at the state level for licensing purposes.

Green Building Policy

The proposal is in compliance with the goals of the City's Green Building Policy for sustainable development. The building will comply with LEED certification requirements (or equivalent using a different rating system). Some of these elements may include low flow fixtures, energy efficient heating and cooling systems and the use of local materials. The actual specific design elements will be determined later in the development review process.

Public Art Policy

The proposal is in compliance with the goals of the City's Public Art Policy. The applicant is considering the provision of a public art piece as part of the development, in line with staff's recommendation. The piece is likely to be a freestanding sculptural piece located towards the front of the building.

B. Compliance with the Zoning Ordinance

Nursing Home Use, Density and Floor Area Ratio

The proposed use is considered a nursing home for zoning purposes because of the type of care that is being administered to the patients. This is a zoning use for purposes of administering the Zoning Ordinance, not necessarily a use for purposes of state licensing. The nursing home use requires a special use permit under section 3-703 of the zoning ordinance.

The regulations in the RB zone are not specific to each kind of use allowed in the zone. Rather the regulations are drafted in terms of dwelling units and “other principle use”. Staff analysis of the zoning requirements is intended to interpret the closest possible definitions, uses and requirements which fit this development. As a guide, staff analysis is based on the precedent under SUP95-0171 for Goodwin House expansion of ‘Senior Citizen apartments and assisted health care’ on Fillmore Avenue. In that case the proposal included both senior apartments (independent living and assisted living) and nursing home use. The residential aspects of the project (the apartments) were considered to count towards floor area and density requirements of the zone, but not the nursing home use as the latter was ‘not classified as residential under the provisions of the zoning ordinance’. Similarly, the nursing beds at the existing Woodbine nursing home are not counted towards the density limit, including memory care beds/units

In the case of the Alexandria Memory Care proposal staff has applied the same standard; that nursing units are not dwelling units, and that generally the “other principle use” regulations apply. The proposal includes small, one-bed units which are considered to be nursing units and which involve aspects that cannot be classified as solely residential, such as the institutional and service provision elements commensurate with memory care provision.

The RB zone has a maximum FAR of 0.75. The proposal intends to construct a building at this maximum FAR, although this is far in excess of the FAR allowed under the site’s current zoning of 0.35.

In considering the suitability of the proposed building staff considered the context of the surrounding area. Although the majority of the neighborhood is comprised of single family homes, there are several larger buildings in the vicinity: the First Christian Church and the Church of Jesus Christ of Latter-day Saints, and the existing Woodbine nursing home.

Modifications Requested

This project requests approval of a development special use permit (DSUP) pursuant to Section 11-400. As part of the DSUP request the applicant is asking for several modifications. Modifications to certain zoning requirements may be granted by the Planning Commission pursuant to Section 11-416(A)(1) of the zoning ordinance, where such modification:

“...is necessary or desirable to good site development, that specific and identified features of the site design make up for those impacts otherwise protected by the

regulations for which modification is sought and that such modification will not be detrimental to neighboring property or to the public health, safety and welfare”.

Side yard setbacks

The northern boundary of the site and side yard borders the Ivy Hill Cemetery. In order to preserve the cemetery’s perimeter, the building is located 32.5 feet away from the property with a drive aisle in-between. During construction, tree protection measures are proposed along the cemetery boundary in order to protect the existing trees in this location. The required setback is 35 feet, therefore a small modification is being requested by the applicant to reduce the setback by two and a half feet. Staff supports the modification as ‘desirable for good site development’ in order to allow for the larger front setback which effectively pushes the building back into the site, and protects two large trees. Staff also considers the setback appropriate in relation to the cemetery.

The applicant requests a modification to the side setback which adjoins the existing Woodbine nursing home site also. In this case the modification requested is a setback reduction from 35 feet to eight feet. Staff supports this modification for two reasons. Firstly, by locating the building closer to the Woodbine site, greater setbacks are allowed on the King Street and cemetery sides. Secondly, the long face of the building at this location provides a positive relationship to the Woodbine site by enclosing the existing parking lot in a similar way that the existing First Christian Church does on the opposite side, and providing a campus-style layout to this collection of buildings and spaces. Both of these factors allow for what staff considers as ‘desirable for good site development’

Parking area requirement

Along the northern side of the building, the applicant requests a modification to section 7-1005 which requires a minimum of 50% of a required yard remain an area not used for parking. Under that section, a drive aisle is considered part of a parked area, and in the case of Alexandria Memory Care a drive aisle is proposed along the northern portion of the site in order to allow access to the rear of the building and the trash enclosure. Staff supports the modification in order to permit a necessary drive aisle to be located on the north side of the building, allowing access to the trash enclosure and loading area, which are considered by staff to be more appropriately located at the rear of the building and commensurate with ‘good site development’.

C. *Building and Site Design*

The site location and triangular parcel shape play prominent roles in the building design and site layout. The design had to address the following challenges:

- a triangular-shaped site which limited standard building footprints;
- the frontage on King Street and how to respond to the typical development pattern in this locality for institutional uses which are set far back from the street;
- providing adequate setback along the cemetery boundary; and,
- addressing the neighboring Woodbine site, which includes a large surface parking lot at the front.

The proposed building footprint and design is based on the internal layout of the ‘neighborhoods’ which accommodate the residential units around a central core of communal facilities. The applicant’s proposal was revised on multiple occasions both to limit the size of the building and to fit it onto the triangular land parcel. The resultant footprint is a mostly square geometric design with the north-east corner of the building shaped to better fit the site and to provide a more adequate setback from the cemetery boundary.

The provision of parking in the below grade garage is strongly supported by staff, lessening the visual impact of a surface parking lot and allowing a landscape treatment to be applied to a greater proportion of the site.

In order to meet the predominant setback on King Street, the building is set back approximately 55 feet from the front property line. This is in excess of the 20 feet setback required by the RB zone, and reflects the average setback for both sides of this section of King Street when both residences and institutional uses are taken into account. Staff considers that the increased setback allows for a frontage which is more in character with the surrounding area.

The applicant has worked with staff to develop the exterior architecture to the local surroundings in use of materials. The facades include articulation through projecting and recessed bays which are expressed in different colors of brick and a metal wall panel system. Staff considers that this approach helps to break up the scale of the building visually, particularly along the long south-east facade which overlooks the existing Woodbine parking lot. Staff has encouraged the applicant to explore ways in which this façade can include a better visual connection with the adjoining site through the use of materials and features which give this façade some appearance of having a ‘front’ onto the parking lot. One of staff’s recommended conditions is that the building entrance on this facade is more clearly differentiated through building materials and a canopy.

D. Open Space

The Zoning Ordinance does not contain a requirement specific to this application. The RB zone requirement for open space relates only to dwelling units and as described previously the memory care units under this proposal are not considered to be dwelling units. In determining an appropriate level of open space provision for this project staff has considered precedents for similar facilities as a guide. The first of the precedents was set under SUP95-0171 for Goodwin House (independent living, assisted living and nursing home facility) which applied a 40% open space requirement, as did the second precedent of SUP95-0140 Sunrise (assisted living facility).

The current proposal provides 39% open space on-site, all of which is at ground level.

Staff considers that the open space is consistent with that provided by similar developments and is appropriate for this development. The open space provided includes two enclosed gardens for residents and visitors, together with the areas of tree and landscape planting along the King Street frontage, along the cemetery boundary and to the rear of the site where some of the existing trees are to be protected.

The landscape plan includes tree planting along the facades of the building facing King Street and the existing Woodbine parking lot. These are the building faces which will be most visually prominent to neighbors and those passing by the site. The inclusion of the tree planting is considered by staff likely to help soften the building's mass and help it fit better into the surrounding landscape. In the case of the King Street façade, the proposal includes the retention of two large trees directly in front of the building. Staff considers they will help to retain some of the established character of the King Street frontage and integrate the building more successfully.

It is anticipated by staff that the applicant will work with staff during the final design and construction phases of the project to limit disturbance around existing trees and to implement a tree protection program.

E. Tree Protection Easement

Alongside the DSUP request to construct the building and site improvements, the applicant is requesting to move an existing Tree Protection Easement (TPE).

The existing easement was established as a requirement of the approval of DSP 2004-004 when the three family homes were proposed to be constructed. The easement's boundaries were established so as to allow the construction of the homes towards the front of the lot whilst protecting the trees to the rear of the site.

The easement covers approximately the back half of the site and applies to all trees measuring 12 inches or greater in caliper (a measurement of the diameter of the tree trunk). In all, nine trees are covered within the easement in three distinct locations: along the cemetery boundary, in the very tip of the site's triangular corner furthest from King Street and a cluster of three larger trees in the middle of the site.

The question of whether the tree protection easement should be moved and reduced in area, allowing the removal of trees within it is a threshold issue. In general terms, easements such as these are established in perpetuity to protect trees or blocks of woodland. Tree removal may be performed only if "the Planning Commission authorized removal of said trees [or] the City Arborist finds it necessary for the trees to be removed due to health or safety reasons, or such trees are damaged or destroyed by natural conditions".

In considering the impact of the change to the easement, it is important to consider what is contained within the easement and what loss would result. It is also important to consider that the easement was granted in anticipation of a different site plan being constructed, and that the change in use of the property under this proposal is an appropriate time to consider a change to the easement area.

The applicant's arborist has assessed all of the trees on site including those in the easement. The assessment is included in the preliminary submission (on sheet#26, the Existing Tree Survey) and reports that of the nine qualifying trees in the easement,

three exhibit some form of decay or dieback. Of the trees within the easement, there is a 36" red maple in fair condition, a 16" American holly in poor condition and a 21" silver maple also in poor condition. These three trees, together with a 37" red maple in good condition (located outside of the TPE) are considered by staff to be the most prominent trees on the site which are proposed to be removed.

The City arborist has inspected the trees and confirms the condition assessment of the applicant's arborist.

The largest trees (the three trees noted above) within the easement which are to be removed are located at the center of the site, and are in direct conflict with the location of the proposed building. This is also the case with the 37" red maple. It is staff's assessment that almost no site layout on this scale would allow these large trees to survive, given their central location. Some of the smaller trees which are slated for removal are at the rear of the site, within or close to the proposed drive aisle and trash enclosure. Staff and the applicant explored different site layouts, some of which may have allowed these rear trees to survive. Ultimately, the layout which pushed the building back deep into the site (the current proposal) to allow for a large setback from King Street was chosen, which had a greater impact on the rear tree cluster. One of the primary benefits of this location, however, is to allow two of the largest on-site trees to remain, a 29" pecan and a 37" linden, which are intended to be protected under the relocated tree protection easement.

If the request to move the easement is granted, the applicant proposes mitigation in the form of replacement trees both on-site and on the adjoining Woodbine site. The replacement is based on a caliper-for-caliper basis, meaning that for every caliper of tree that is to be removed from easement, a caliper of replacement tree will be provided. This would apply to all the healthy trees to be removed from the easement. In all, the applicant offers to provide a minimum of 24 replacement trees (including elms, magnolias and hornbeams), which will be supplemented by either additional replacement trees or a contribution to the City's Living Landscape Fund for the trees it is not possible to place on- or off-site due to space restrictions.

While recognizing the importance of retaining existing trees staff is supportive of the overall plan to remove the trees and replace on a per-caliper basis, and given the change in use on the property. On one hand, tree protection easements are intended to be permanent and to preserve trees which have already grown to maturity and offer significant benefits. The open nature of the existing site and its proximity to the cemetery is considered a beneficial resource within the wider residential area.

On the other hand, many of the trees in this particular easement are in poor condition. The replacement trees are proposed to be located close to those being removed and will, over time, help to provide a landscape feature along King Street. Additionally, the two existing on-site trees along the King Street frontage (the pecan and linden) will be retained and a new tree protection easement will be established to preserve them. Staff considers these trees to be important landscape features on King Street which are worthy of being preserved and which will help to better integrate the proposed building into its surroundings.

F. Parking

The proposed memory care facility will require 33 parking spaces pursuant to the Zoning Ordinance and 33 are being provided. This is based on the one space per two beds ratio for nursing homes in 8-200 (A) (6). This is similar to the special use permit #95-0171 approved for Goodwin House.

The parking is primarily provided in a below grade garage with one access/egress ramp. A total of four surface parking spaces are provided near to the building entrance for ADA accessible parking and short-stay.

Staff considers that the provision of below grade parking is of considerable benefit both in terms of the limited amount of parking lot which is visible and allowing the remainder of the site to be more heavily planted and reducing impervious area. Staff considers that this parking proposal is of significantly better design than the multiple large surface parking lots associated with the large institutional buildings on King Street, many of which are largely vacant for long periods of time. By limiting the amount of surface parking and drive aisles, staff considers that the applicant has partially mitigated the larger scale of the building as more of the site can remain green open space.

G. Traffic

The Alexandria Memory Care project is expected to generate 11 new AM peak hour trips, 15 new PM peak hour trips and 181 new average daily trips. The traffic generated by the proposed site will not significantly impact traffic on the surrounding roadway network.

H. Transit:

This site is served by two DASH bus routes, the AT 5 and the AT 6 and is located near two existing DASH bus stops on King Street. The westbound stop is located on the nearside of the King Street and Melrose Street intersection. The eastbound stop is located on the nearside of the King Street and Melrose Street intersection, adjacent to the First Christian Church of Alexandria.

The AT 5 route provides service between the Van Dorn Street Metro Station and the King Street Metro Station between the hours of 5:30 AM and 11 PM with 30 minute headways during the week and a reduced schedule on the weekends. The AT 6 route provides service between the Northern Virginia Community College and the King Street Metro between the hours of 6:00 AM and 10:30 PM with 15 – 30 minutes headways during the week and no service during the weekends. WMATA does not provide bus service to this section of King Street. This site is located just under a mile from the King Street Metro Station with adequate sidewalks connecting the site to the station. Both stops are served by the DASH AT-5 and AT-6, and neither stop has a shelter or bench. There are no proposed improvements to transit service and amenities for these stops. Transit Services is not recommending any transit upgrades for this plan.

I. Transportation Demand Management Plan

A Transportation Management Plan is required by the City's Zoning Ordinance with the review of residential, commercial, retail, hotel and industrial land uses. This section of the Zoning Ordinance also indicates that "all other uses shall be exempt" from this requirement. City staff is currently exploring possible changes for TMPs and institutional uses. Alexandria Memory Care is not considered one of the above referenced land uses for the purpose of a TMP and traffic generation and therefore is exempt from this requirement.

J. Stormwater Management & Sewer

The applicant has performed the required sanitary sewer outfall analysis which determined that the existing sanitary sewer system has sufficient capacity to accommodate the proposed development. Therefore, no enhancements to the existing sanitary sewer system are required as part of this development project. To comply with the current building code this facility will be required to install grease traps. The installation of the grease traps will ensure grease from this proposed facility does not enter and degrade the City's sanitary sewer system. Staff understands that the applicant intends to retro-fit the existing Woodbine facility with grease trap(s) to eliminate the existing operational issues that currently exist as a result of the releasing of grease into the sanitary sewer from the existing Woodbine facility.

VI. COMMUNITY

The applicant has met with several groups representing the community over the course of the project's evolution. These groups include:

- Northridge Citizen's Association;
- Taylor Run Citizen's Association;
- Seminary Hill Association;
- The Commission on Aging;
- The Employment Opportunities Commission;
- The ALIVE Board;
- Senior Services of Alexandria; and,
- The Affordable Housing Advisory Committee

The proposal has elicited a high volume of response. From early in the planning process, some neighbors have taken a very keen interest in the status of the proposal. In 2013 and 2014, staff received three petitions from neighbors with 186 signatures in total and which opposed the proposed facility. It should be noted, that at that time the proposal was in some of the earlier stages of its evolution, although many of the reasons for opposition apply to the current proposal.

At various times over the course of the project, staff have received individual communications both in support and in opposition to the proposal.

The North Ridge Citizen's Association, the area of the City in which the Memory Care Facility is proposed, heard a presentation from the applicant and discussion with City staff at its January 12th 2015 meeting. The group engaged in an in-depth debate. The topics included the degree of compatibility of the facility within the neighborhood; the need for this kind of use within the City and possibly even for residents of North Ridge; and the history of other similar facilities within North Ridge. The groups also discussed City staff's categorization of the facility as institutional and as a nursing home. The Citizen's Association voted to support the proposal as presented.

The members of the Taylor Run Citizen's Association Executive Committee strongly oppose the Memory Care Facility and have met several times with the applicant and City staff. In their letter to staff dated September 24th, 2014 the committee expressed their concern with a number of aspects of the proposal, specifically:

- The size of the building in relation to the scale of the neighborhood;
- The re-zoning of the property outside of the City's growth crescent and not in proximity to significant transit services;
- The modification to the north side-yard setback and proximity of the building to the Ivy Hill cemetery boundary;
- The construction of a for-profit use on land designated for an institutional use, and which use would be limited to churches and schools in the R-8 zone;
- The increase in density in a low-density neighborhood;
- The calculation of the floor area ratio;
- The increase in traffic, and specifically emergency service vehicles;
- The potential to increase stormwater problems in the vicinity; and,
- The lack of need for the proposed facility.

Staff shares some of the concerns highlighted by the TRCA Executive Committee, notably the re-zoning and the size of the building in relation to the surrounding areas. For a large portion of the evolution of the project, staff did not feel that the project met the criteria necessary to support the entire package of the proposal and worked with the applicant to address, or at least mitigate concerns. Importantly, the proposal changed to include a smaller building than originally proposed; set the parking in a below-grade level and moved the building back from King Street by a substantial distance. Ultimately, these changes were considered to be significant. Staff does not share the concern of the TRCA Executive Committee regarding the use aspect of the proposal, and considers that the use meets the land use designation in the small area plan and compliments the next door Woodbine nursing home, which has been a longstanding use in the neighborhood.

Seminary Hill Association voted on the 8th January 2015 to oppose the proposal.

The Commission on Aging voted on the 11th December 2014 to support the proposal, noting in particular their support for the subsidized units and the "that there is a growing need for specialized dementia care in Alexandria, and this facility will help meet that need".

The Affordable Housing Advisory Committee voted on the 8th January 2015 to support the proposal, including the applicant's commitment to provide two units at a 40% subsidy upon the facility achieving a 95% occupancy rate.

The applicant is due to present the proposal at the Rosemont Citizens Association on January 29th 2015.

VII. CONCLUSION

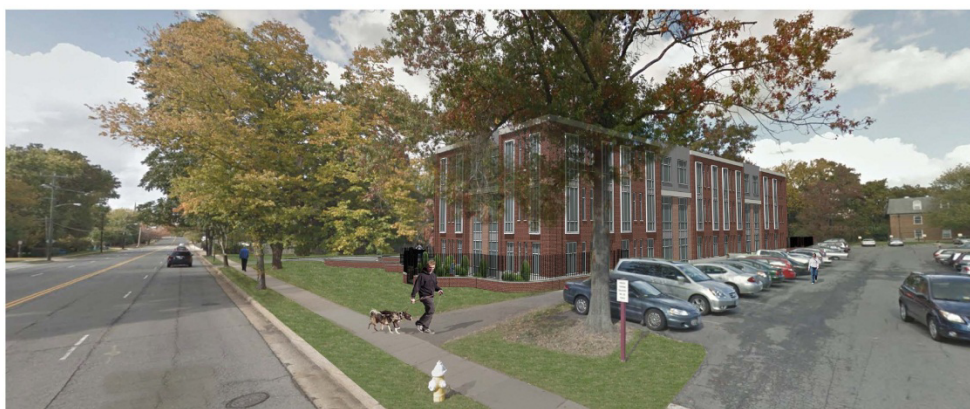
Staff recommends **approval** subject to compliance with all applicable codes, ordinances, and the following staff recommendations.



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① KING STREET PERSPECTIVE: SOUTH BOUND



② KING STREET PERSPECTIVE: NORTH BOUND

NOTE:
THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCH
IMMEDIATELY (703-746-4300) IF ANY BURIED STRUCTURAL
FOUNDATIONS, WELLS, PIPES, CISTERNS, ETC. OR CONCRETE

King Street Perspectives

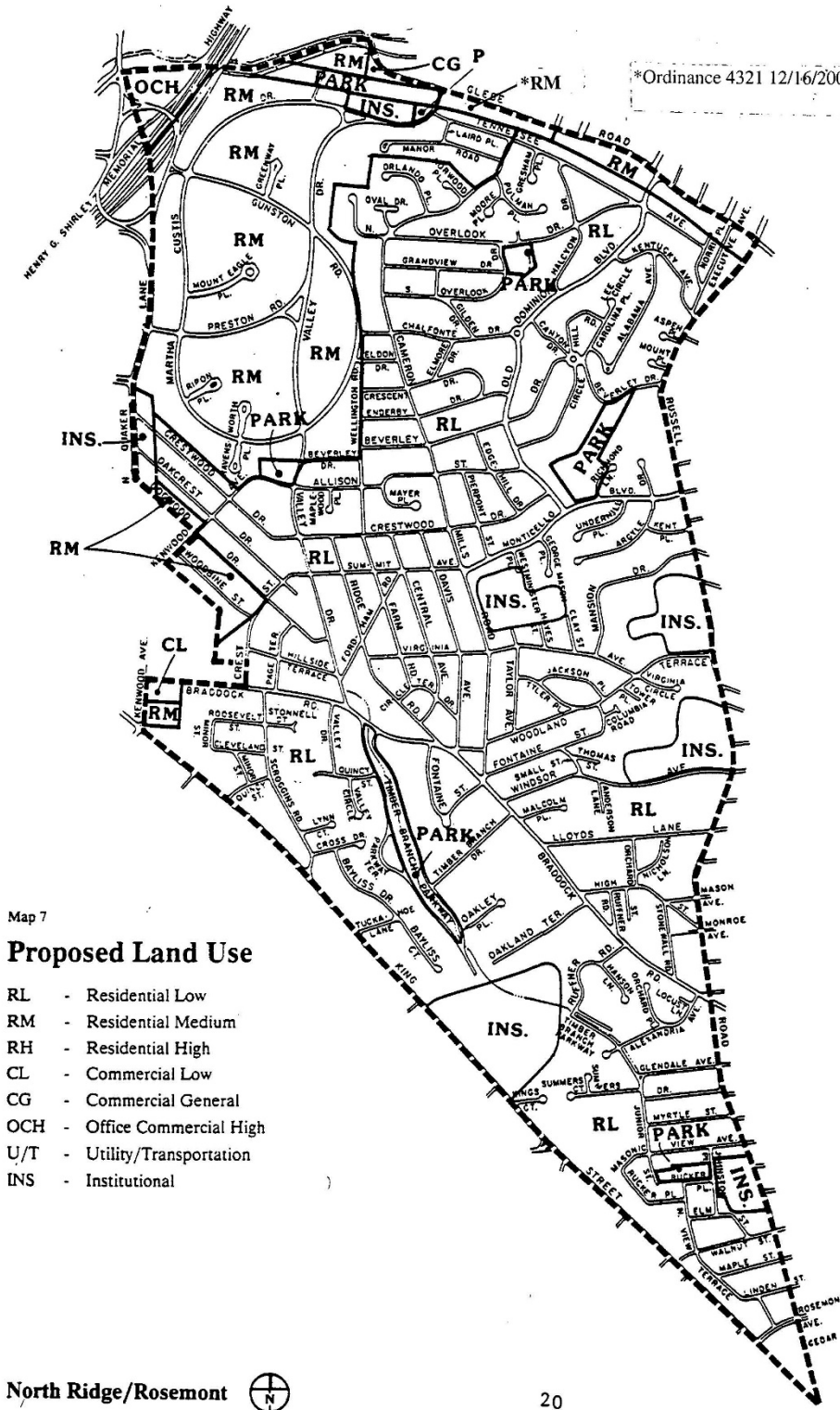


Exhibit 1: Proposed Land Use Map from the Northridge / Rosemont Small Area Plan


PROFFER STATEMENT FOR
2805, 2807, 2807A AND 2809 KING STREET

Pursuant to Section 11-804 of the Alexandria Zoning Ordinance, 1992, as amended (the "Ordinance"), I, 2811 King Street LLC, the owner of the property known as 2805, 2807, 2807A and 2809 King Street, Alexandria, Virginia 22302, also identified in the City of Alexandria Real Estate records as Tax Map parcels 052.02-06-53, 052.02-06-52, 052.02-06-51, and 052.02-06-50 (the "Property"), as part of the request for a map amendment to rezone the Property from the R-8/Residential zone to the RB/Townhouse zone do hereby proffer the following:

1. 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
2. The development of the Property shall occur in substantial conformance with the final approved development plan proposed as DSUP 2012-00015.

In the event that the rezoning (REZ 2014-0009) and associated approval DSUP 2012-00015 are not approved, these proffers shall be null and void.

2811 King Street LLC


By: Graham L. Adelman

Its: President

Date: January 9, 2015

Exhibit 2: Proffer Statement

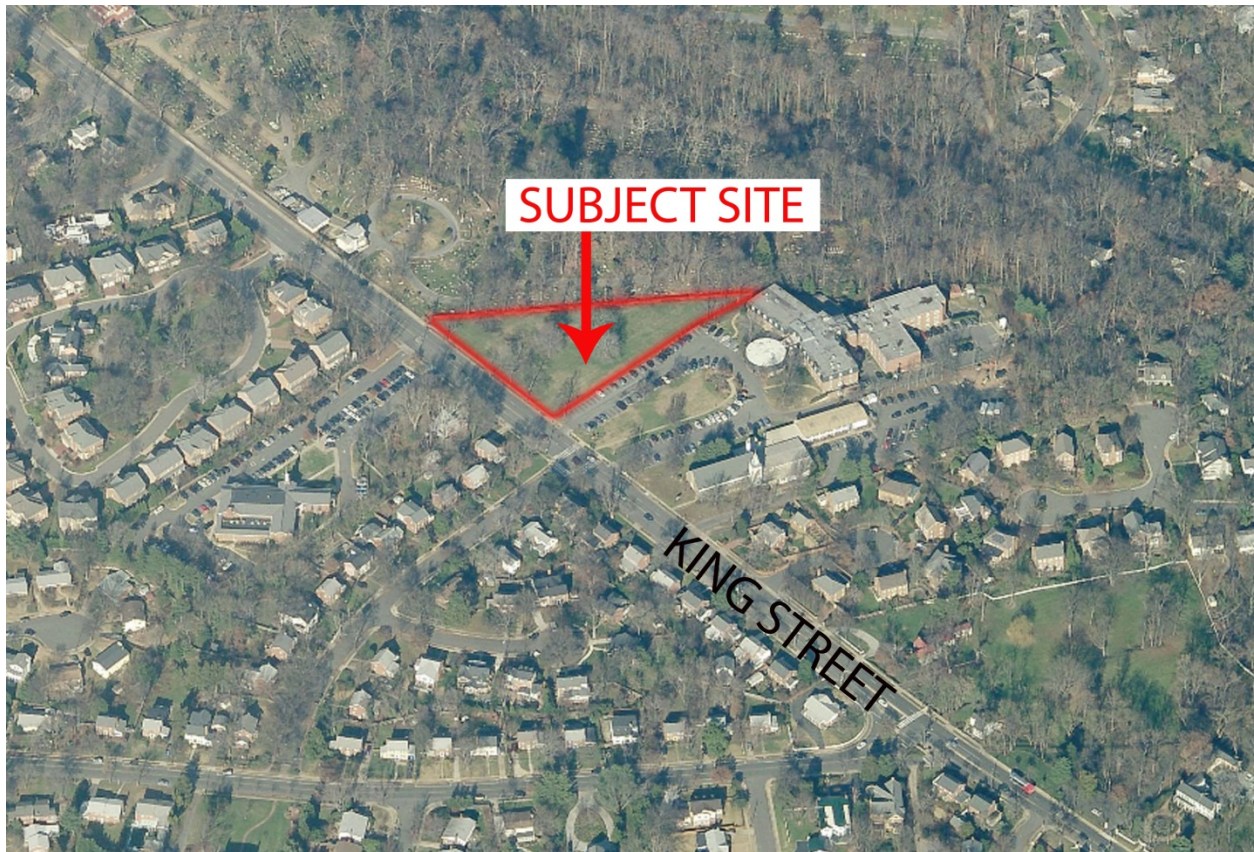


Exhibit 3: Aerial photograph of the site and surroundings

A. STAFF RECOMMENDATIONS:

1. The Final Site shall be in substantial conformance with the preliminary plan dated 11/20/2014 and comply with the following conditions of approval.

A. PEDESTRIAN/STREETSCAPE:

2. Provide the following pedestrian improvements to the satisfaction of the Directors of P&Z and T&ES:
 - a. Complete all pedestrian improvements prior to the issuance of a certificate of occupancy permit.
 - b. Install ADA accessible pedestrian crossings serving the site.
 - c. Construct all on-site concrete sidewalks to City standards.
 - d. Sidewalks shall be flush across all driveway crossings.
 - e. All newly constructed curb ramps in Alexandria shall be concrete with detectable warning and shall conform to current VDOT standards.
 - f. Provide separate curb ramps for each direction of crossing (i.e., two ramps per corner). Curb ramps shall be perpendicular to the street to minimize crossing distances. Any changes must be approved by the Director of T&ES.
 - g. All below grade utilities placed within a City sidewalk shall be designed in such a manner as to integrate the overall design of the structure with the adjacent paving materials so as to minimize any potential visible impacts.
 - h. Adjust the alignment of the driveway crossing on King Street parallel to the street offering a more direct route linking the two sections of sidewalk. *** (P&Z)(T&ES)

B. PUBLIC ART:

3. Per the City's Public Art Policy, adopted December 13, 2014, work with City staff to determine ways to incorporate public art elements on-site, or provide an equivalent monetary contribution to be used toward public art within the Small Area Plan planning area, to the satisfaction of the Directors of RP&CA and P&Z. The in-lieu contribution shall be \$.30 per gross square foot, with a maximum contribution of \$75,000 per building. In the event public art is provided on-site, the public art shall be of an equivalent value.
4. If the applicant will provide public art, the next submission shall identify the location, type and goals for public art.**** (P&Z)(RP&CA)

C. OPEN SPACE/LANDSCAPING:

5. Develop, provide, install and maintain an integrated Landscape Plan with the final site plan that is coordinated with other associated site conditions to the satisfaction of the Directors of P&Z. At a minimum the Landscape Plan shall:
 - a. Provide an enhanced level of detail for plantings throughout the site (in addition to street trees). Plantings shall include a simple mixture of seasonally variable, evergreen and deciduous shrubs, ornamental and shade trees, groundcovers and perennials that are horticulturally acclimatized to the Mid-Atlantic and Washington, DC National Capital Region.
 - b. Space the pair of street trees a minimum of 30 feet on center.
 - c. Provide a minimum of 15 feet between the street tree in the north-west corner and the proposed electric pole. Amend the sidewalk geometry if necessary.
 - d. Increase the size of the ornamental and evergreen trees to the meet the minimum required in the *Landscape Guidelines*.
 - e. Ensure positive drainage in all planted areas.
 - f. Provide detail sections showing above and below grade conditions for plantings above a structure.
 - g. Provide planting details for all proposed conditions including street trees, multi-trunk trees, shrubs, perennials, and groundcovers.
 - h. Provide a plan exhibit that verifies the growing medium in street tree wells/trenches, and all planting above structure meets the requirements of the City's *Landscape Guidelines* for soil volume and depth. The plan shall identify all areas that are considered to qualify towards the soil requirements, with numerical values illustrating the volumes. (P&Z)
6. Provide a caliper-for-caliper replacement for trees removed under this proposal from the existing Tree Protection Easement, on the following basis and to the satisfaction of the Director of Planning and Zoning:
 - a. All qualifying trees within the easement, as defined by the deed of easement as being 12 inch caliper or greater, and including trees in all conditions other than those listed in the Preliminary Plan's tree survey as suffering from decay or dieback, shall be required to be counted towards the replacement.
 - b. Proposed street trees shall not be counted towards the replacement requirement.
 - c. The replacement trees shown on the Preliminary Plan's landscape plan shall be considered a minimum of trees to be provided to meet requirement a) above. Additional on- or off-site trees shall be required to meet the replacement threshold, or a contribution in lieu may be provided which is payable to the City's Living Landscape Fund. ***(P&Z)
7. Provide a site irrigation and/or water management plan developed installed and maintained to the satisfaction of the Directors of P&Z and Code Administration.
 - a. Provide an exhibit that demonstrates that all parts of the site can be accessed by a combination of building mounted hose bibs and ground set hose connections.

- b. Provide external water hose bibs continuous at perimeter of building. Provide at least one accessible, external water hose bib on all building sides at a maximum spacing of 90 feet apart.
 - c. Hose bibs, ground set water connections and FDCs must be fully accessible and not blocked by plantings, site utilities or other obstructions. (P&Z)
8. Develop a palette of site furnishings in consultation with staff.
- a. Provide location, and specifications, and details for site furnishings that depict the installation, scale, massing and character of site furnishings to the satisfaction of the Directors of P&Z and T&ES.
 - b. Site furnishings shall include benches, bicycle racks, trash and recycling receptacles, and other associated features (P&Z)(T&ES)
9. Provide material, finishes, and architectural details for all retaining walls, seat walls, decorative walls, and screen walls. Indicate methods for grade transitions, handrails- if required by code, directional changes, above and below grade conditions. Coordinate with adjacent conditions. Design and construction of all walls shall be to the satisfaction of the Directors of P&Z and T&ES. (P&Z)(T&ES)

D. TREE PROTECTION:

10. Provide, implement and follow a tree protection program that is developed per the City of Alexandria Landscape Guidelines and to the satisfaction of the Directors of P&Z, and RP&CA and the City Arborist. (P&Z)(RP&CA)
11. A fine shall be paid by the applicant in an amount not to exceed \$10,000 for each tree that is destroyed and/or the City may request that replacement trees of similar caliper and species be provided for damaged trees if the approved tree protection methods have not been followed. The replacement trees shall be installed and if applicable the fine shall be paid prior to the issuance of the last certificate of occupancy permit. *** (P&Z)(RP&CA)
12. The area of the limits of disturbance and clearing for the site shall be limited to the areas as generally depicted on the preliminary site plan dated 11/20/2014 and reduced if possible to retain existing trees and grades. (P&Z)(RP&CA)
13. Impose restrictions in the form of a recorded tree protection easement on all areas that are outside the limits of disturbance as generally depicted on the preliminary plan (hereby referred to as the "Protection Area"). The tree protection easement shall impose restrictions on the use of the Protection Area to protect and preserve existing trees and limit any tree removal and active uses within the designated conservation area. The tree protection easement shall prohibit construction or placement of accessory structures, as defined in the Alexandria Zoning Ordinance, including but not limited to, buildings, structures, fencing and restrict the removal of mature trees (except to the extent as authorized by the City Arborist for routine maintenance purposes). A plat delineating the Protection Area and the easement language shall be prepared and approved by the

Director of P&Z and the City Attorney prior to release of the final site plan. The final approved plat and restriction language shall be recorded among the land records prior to the release of the building permit. The following shall also be established as restrictions in the Protection Area:

- a. Except as may be necessary for the prevention or treatment of disease, the removal of dead or damaged trees or other good husbandry practices and after consultation with the City of Alexandria Arborist, no mature trees shall be removed from the Protection Area. Supplemental tree plantings may be provided within the Protection Area Easement, but shall consist of native species as identified by the City Arborist.
- b. The Protection Area shall be equal to and in no case less than the area shown on the Preliminary plan submission and which is identified as 'Proposed Tree Protection Easement'.* (P&Z)

E. BUILDING:

14. The building design, including the quality of materials, final detailing and 11/20/2014 shall be consistent with the elevations dated 11/20/2014 and the following conditions.
15. Provide detailed drawings (enlarged plan, section and elevation studies) in color to evaluate the building base, entrance canopy, stoops, window and material details including the final detailing, finish and color of these elements during the final site plan review. Separate design drawings shall be submitted for each building typology at a scale of 1/4" = 1'. (P&Z)
16. Building materials, finishes, and relationships shall be subject to review and approval by the Department of Planning and Zoning to the satisfaction of the Director. The following submissions shall be provided to review the materials, finishes and architectural details, prior to selection of final building materials:
 - a. Provide a materials board that includes all proposed materials and finishes at first final site plan. *
 - b. The materials board shall remain with the Department of Planning and Zoning until the final certificate of occupancy, upon which all samples shall be returned to the applicant.***
 - c. Provide drawings of a mock-up panel that depict all proposed materials, finishes, and relationships as part of the first final site plan. *
 - d. Construct an on-site, mock-up panel of proposed materials, finishes, and relationships for review and approval prior to final selection of building materials. The mock-up panel shall be constructed and approved prior to vertical (above-grade) construction and prior to ordering final building materials. **
 - e. The mock-up panel shall be located such that it shall remain on-site in the same location through the duration of construction until the first certificate of occupancy. *** (P&Z)

17. Per the City's Green Building Policy adopted April 18, 2009, achieve a green building certification level of LEED Certified / Equivalent to the satisfaction of the Directors of P&Z, and/or RP&CA and T&ES. Diligent pursuance and achievement of this certification shall be monitored through the following:
 - a. Provide evidence of the project's registration with LEED (or equivalent) with the submission of the first final site plan and provide a draft checklist showing how the project plans to achieve the certification.*
 - b. Provide evidence of submission of materials for Design Phase credits to the U.S. Green Building Council (USGBC) (or equivalent) prior to issuance of a certificate of occupancy. ***
 - c. Provide evidence of submission of materials for Construction Phase credits to USGBC (or equivalent) within six months of obtaining a final certificate of occupancy.
 - d. Provide documentation of LEED Certification from USGBC (or equivalent) within two years of obtaining a final certificate of occupancy.
 - e. Failure to achieve LEED Certification (or equivalent) for the residential project will be evaluated by City staff, and if staff determines that a good faith, reasonable, and documented effort was not made to achieve these certification levels, then any City-wide Green Building policies existing at the time of staffs' release of Final Site Plan will apply. (P&Z)(RP&CA)(T&ES)
18. The applicant shall work with the City for recycling and/or reuse of the existing building materials as part of the demolition process, including leftover, unused, and/or discarded building materials. (T&ES)(P&Z)
19. The applicant shall use EPA-labeled WaterSense or equivalent low flow fixtures where appropriate. A list of applicable mechanisms can be found at [Http://www.epa.gov/WaterSense/pp/index.htm](http://www.epa.gov/WaterSense/pp/index.htm). (T&ES)
20. The stairwells within structured parking garages shall be visible, as permitted by the Building Code without solid walls. The balusters shall be open to allow for a clear line of vision. Provide guards that are 42" in height along open sides of the stairways and landings which are located 30" above the floor or grade below. The width between the balusters shall be no wider than 4" and the handrails are to be a minimum of 34" and a maximum of 38". (Police)
21. Elevator lobbies and vestibules shall be visible from the parking garage. The design of the elevator lobbies and vestibules in the parking garage shall be as open as code permits. (Police)
22. Amend the chimneys to be a brick finish. (P&Z)
23. Make the door on the south elevation a more prominent feature through design and materiality to add some sense of a front presence to this façade. This may be achieved through architectural enhancements such as a canopy and lighting. (P&Z)

F. NURSING HOME USE:

24. The Special Use Permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z)
25. The maximum number of residents shall be limited to 66. (P&Z)
26. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (P&Z) (T&ES)
27. The operator shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation process, to discuss all SUP provisions and requirements affecting employees and to communicate, at a minimum, (a) the unique aspects of operating the facility within a residential neighborhood and (b) the operator's related expectations of the employees. Among issues to be addressed in employee sessions shall be limitations on employee noise (i.e., during shift changes and other outdoor activities in which noise may carry beyond the facility site); that employees and visitors should park on-site rather than on surrounding streets. (P&Z)

G. SIGNAGE:

28. Design and develop a coordinated sign plan, which includes a color palette, for all proposed signage, including, but not limited to site-related signs, way-finding graphics, business signs, and interpretive signage that highlights the history and archaeology of the site. The plan shall be included as part of the Final Site Plan and shall coordinate the location, scale, massing and character of all proposed signage to the satisfaction of the Directors of Archaeology, P&Z, and/or RP&CA, and T&ES.* (P&Z) (T&ES)
29. Internally illuminated box signs are prohibited. Explore the use of exterior illumination. (P&Z)
30. One free-standing entrance sign with a maximum size and location commensurate with that indicated on the Preliminary Plan shall be permitted (P&Z)
31. Install a temporary informational sign on the site prior to the approval of the final site plan for the project. The sign shall be displayed until construction is complete or replaced with a contractor or real estate sign incorporating the required information; the sign shall notify the public of the nature of the upcoming project and shall provide a phone number for public questions regarding the project.* (P&Z)(T&ES)

H. HOUSING:

32. The applicant will provide two memory care beds and assistive services at a rate that is 40% below the amount charged for cost of comparable market beds and services in the facility for a period of 20 years. (Housing)

33. The applicant will admit persons to these beds whenever the project has maintained 95% occupancy (62-beds) for a period of 30 consecutive days. (Housing)
34. The persons in these beds will not be discharged as long as the applicant is able to adequately care for them even if the facility's occupancy subsequently falls below 95%. (Housing)
35. The applicant shall develop a Memorandum of Understanding with the City of Alexandria to be approved prior to the release of the Final Site Plan which outlines the following: The criteria used to qualify such individuals, the means of marketing the program to reach individuals with limited financial resources who will benefit from the discounted rate, and a contingency plan if the project never reaches 95% occupancy. (Housing)
36. Upon reasonable advance notice, the applicant shall provide the City with access to the necessary records and information to enable annual monitoring of compliance with the above conditions. (Housing)

I. PARKING:

37. Employees shall park at off-street locations. (P&Z)(T&ES)
38. Locate a minimum of 33 parking spaces on site. (P&Z)(T&ES)
39. Provide 10 bicycle parking space(s) on-site. Bicycle parking standards, acceptable rack types for short- and long-term parking and details for allowable locations are available at: www.alexandriava.gov/bicycleparking. (T&ES)

J. BUS STOPS AND BUS SHELTERS:

40. Show all existing and proposed bus stops with associated features, to include shelters, canopies, and benches in the vicinity of the site on the final site plan. (T&ES)

K. SITE PLAN:

41. Per Section 11-418 of the Zoning Ordinance, the development special use permit shall expire and become null and void, unless substantial construction of the project is commenced within 36 months after initial approval and such construction is thereafter pursued with due diligence. The applicant shall provide a written status report to staff 18 months after initial approval if construction has not commenced to update the City Council on the project status. (P&Z)
42. Submit the plat of consolidation and all applicable easements prior to the final submission of the final site plan submission. The plat(s) shall be approved prior to the release of the final site plan.* (P&Z)(T&ES)

43. The plat shall be recorded and a copy of the recorded plat shall be submitted with the first request for a building permit.** (P&Z)
44. Coordinate location of site utilities with other site conditions to the satisfaction of the Directors of P&Z and T&ES. These items include:
- a. Location of site utilities including above grade service openings and required clearances for items such as transformers, telephone, HVAC units and cable boxes.
 - b. Minimize conflicts with plantings, pedestrian areas and major view sheds.
 - c. Do not locate above grade utilities in dedicated open space areas and tree wells.
 - d. If applicable, all utilities shall be screened from the public ROW to the satisfaction of the Director of P&Z. (P&Z)(T&ES)
45. Provide a lighting plan with the final site plan to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of T&ES & P&Z in consultation with the Chief of Police and shall include the following:
- a. Clearly show location of all existing and proposed street lights and site lights, shading back less relevant information.
 - b. Determine if existing lighting meets minimum standards within the City right-of-way adjacent to the site. If lighting does not meet minimum standards, additional lighting shall be provided to achieve City standards or to the satisfaction of the Director of T&ES.
 - c. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.
 - d. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s) and security lighting.
 - e. A photometric plan with lighting calculations that include all existing and proposed light fixtures, including any existing street lights located on the opposite side(s) of all adjacent streets. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties and rights-of-way. Show existing and proposed street lights and site lights.
 - f. Photometric site lighting plan shall be coordinated with architectural/building mounted lights, site lighting, street trees and street lights to minimize light spill into adjacent residential areas.
 - g. Provide location of conduit routing between site lighting fixtures so as to avoid conflicts with street trees.
 - h. Detail information indicating proposed light pole and footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view.
 - i. The lighting for the areas not covered by the City of Alexandria' standards shall be designed to the satisfaction of Directors of T&ES and P&Z.
 - j. Provide numeric summary for various areas (i.e., roadway, walkway/ sidewalk, alley, and parking lot, etc.) in the proposed development.

- k. The walls and ceilings in the garage must be painted white or dyed concrete (white) to increase reflectivity and improve lighting levels at night.
- l. The lighting for the underground/ parking garage shall be a minimum of 5.0 foot candle maintained, when occupied. When unoccupied the lighting levels will be reduced to no less than 1.5 foot candles.
- m. Light fixtures for the underground parking garage shall be recessed into the ceiling for any areas that can be seen from the public ROW.
- n. Light fixtures for open canopies shall be recessed into the ceiling for any areas that can be seen from the public ROW.
- o. Upon installation of all exterior light fixtures for the site/building, the applicant shall provide photographs of the site demonstrating compliance with this condition.
- p. Full cut-off lighting shall be used at the development site to prevent light spill onto adjacent properties. (P&Z)(T&ES)(Police)

46. The Emergency Vehicle Easement (EVE) shall not be painted. When an EVE is shared with a pedestrian walkway or consists of grasscrete or a similar surface treatment, the EVE shall be defined in a manner that is compatible with the surrounding ground plane. (P&Z)

L. CONSTRUCTION MANAGEMENT:

47. Submit a construction phasing plan to the satisfaction of the Director of T&ES, for review, approval and partial release of Erosion and Sediment Control for the final site plan.* (T&ES)

48. Submit a construction management plan to the Directors of P&Z, T&ES and Code Administration prior to final site plan release. The plan shall:

- a. Include an analysis as to whether temporary street or site lighting is needed for safety during the construction on the site and how it is to be installed.
- b. Include an overall proposed schedule for construction;
- c. Include a plan for temporary pedestrian circulation;
- d. Include a preliminary Maintenance of Traffic Plan (MOT) as part of the construction management plan for informational purposes only, to include proposed controls for traffic movement, lane closures, construction entrances and storage of materials.
- e. Copies of the plan shall be posted in the construction trailer and given to each subcontractor before they commence work. (P&Z)(T&ES)

49. Provide off-street parking for all construction workers without charge to the construction workers. Construction workers shall not be permitted to park on-street. For the construction workers who use Metro, DASH, or another form of mass transit to the site, the applicant shall subsidize a minimum of 50% of the fees for mass transit. Compliance with this condition shall be a component of the construction management plan, which

shall be submitted to the Department of P&Z and T&ES prior to final site plan release. This plan shall:

- a. Establish the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit.
- b. Provide for the location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes.
- c. If the off-street construction workers parking plan is found to be violated during the course of construction, a correction notice will be issued to the developer. If the violation is not corrected within five (5) days, a "stop work order" will be issued, with construction halted until the violation has been corrected. * (P&Z)(T&ES)

50. The sidewalks shall remain open during construction or pedestrian access shall be maintained to the satisfaction of the Director of T&ES throughout the construction of the project. (T&ES)

51. No major construction staging shall be allowed within the public right-of-way on King Street. The applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. ** (T&ES)

52. A "Certified Land Disturber" (CLD) shall be named in a letter to the Division Chief of Construction & Inspection prior to any land disturbing activities. If the CLD changes during the project, that change must be noted in a letter to the Division Chief. A note to this effect shall be placed on the Phase I Erosion and Sediment Control sheets on the site plan. (T&ES)

53. Prior to commencing clearing and grading of the site, the applicant shall hold a meeting with notice to all adjoining property owners and civic associations to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. The Departments of P&Z and T&ES shall be notified of the date of the meeting before the permit is issued. (P&Z)(T&ES)

54. Identify a person who will serve as a liaison to the community throughout the duration of construction. The name and telephone number, including an emergency contact number, of this individual shall be provided in writing to residents, property managers and business owners whose property abuts the site and shall be placed on the project sign, to the satisfaction of the Directors of P&Z, and/or and T&ES. (P&Z)(T&ES)

55. Implement a waste and refuse control program during the construction phase of this development. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and all sanitary waste at the construction site and prevent offsite migration that may cause adverse impacts to neighboring

properties or to the environment to the satisfaction of Directors of T&ES and Code Administration. All wastes shall be properly disposed offsite in accordance with all applicable federal, state and local laws. (T&ES)

56. Submit an as-built development site plan survey, pursuant to the requirements outlined in the initial as-built submission for occupancy portion of the as-built development site plan survey checklist to the Department of Transportation and Environmental Services Site Plan Coordinator prior to requesting a certificate of occupancy permit. The as-built development site plan survey shall be prepared and sealed by a registered architect, engineer, or surveyor. Include a note which states that the height was calculated based on all applicable provisions of the Zoning Ordinance. *** (P&Z) (T&ES)
57. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)
58. If there are outstanding performance, completion or other bonds for the benefit of the City in effect for the property at such time as it may be conveyed or sold to a party other than the applicant, a substitute bond must be provided by that party or, in the alternative, an assignment or other documentation from the bonding company indicating that the existing bond remains in effect despite the change in ownership may be provided. The bond(s) shall be maintained until such time that all requirements are met and the bond(s) released by the City. (T&ES)

M. WASTEWATER / SANITARY SEWERS:

59. The applicant shall submit a letter to the Director of Transportation & Environmental Services prior to release of the final site plan acknowledging that this property will participate, if the City adopts a plan prior to release of the building permit, to require equal and proportionate participation in an improvements plan to mitigate wet weather surcharging in the Holmes Run Trunk Sewer sanitary sewer shed. (T&ES)

N. SOLID WASTE:

60. Provide \$896 per receptacle to the Director of T&ES for purchase and installation of one (1) Victor Stanley Ironsites Series model SD-42 receptacle with Dome Lid. The receptacle shall be placed in the public right of way. Receptacle shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. Payment required prior to release of Final Site Plan.* (T&ES)
61. Provide \$996 per receptacle to the Director of T&ES for the purchase and installation of one (1) Victor Stanley Ironsites Series Model SD-42 blue receptacle with Dome Lid. The receptacle shall be placed in the public right of way. Receptacle shall be generally located along the property frontage and at strategic locations in the vicinity of the site as

approved by the Director of T&ES. Payment required prior to release of Final Site Plan.
(T&ES)

O. STREETS / TRAFFIC:

62. If the City's existing public infrastructure is damaged during construction, or patch work required for utility installation then the applicant shall be responsible for construction/ installation or repair of the same as per the City of Alexandria standards and specifications and to the satisfaction of Director, Transportation and Environmental Services. (T&ES)
63. A pre-construction walk/survey of the site shall occur with Transportation and Environmental Services Construction Management & Inspection staff to document existing conditions prior to any land disturbing activities. (T&ES)
64. Show turning movements of standard vehicles in the parking structure. Turning movements shall meet AASHTO vehicular guidelines and shall be to the satisfaction of the Director of T&ES. (T&ES)
65. The slope on parking ramp to garage entrance shall not exceed 12 percent. For slopes 10% and greater, provide trench drain connected to a storm sewer to eliminate or diminish the possibility of ice forming. (T&ES)
66. All 90 degree vehicle parking spaces adjacent to a sidewalk less than seven feet shall have wheel stops. (T&ES)

P. UTILITIES:

67. Locate all private utilities without a franchise agreement outside of the public right-of-way and public utility easements. (T&ES)

Q. STORMWATER:

68. The City of Alexandria's stormwater management regulations regarding water quality are two-fold: 1) state phosphorus removal requirement and 2) Alexandria Water Quality Volume Default. Compliance with the state phosphorus reduction requirement does not relieve the applicant from the Alexandria Water Quality Default requirement. The Alexandria Water Quality Volume Default, as determined by the site's post-development impervious area shall be treated in a Best Management Practice (BMP) facility. (T&ES)
69. Provide BMP narrative and complete pre and post development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMPs and a completed Virginia Runoff Reduction Method (VRMM) worksheet showing project compliance.

The project must use hydrologic soil group “D” in the spreadsheet unless a soils report from a soil scientist or geotechnical engineer delineates onsite soils otherwise. (T&ES)

70. The stormwater Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design professional or his designated representative. Prior to release of the performance bond, the design professional shall submit a written certification to the Director of T&ES that the BMPs are:
 - a. Constructed and installed as designed and in accordance with the approved Final Site Plan.
 - b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. **** (T&ES)
71. Surface-installed storm water Best Management Practice (BMP) measures, i.e. Bio-Retention Filters, Vegetated Swales, etc. that are employed for this site, require installation of descriptive signage to the satisfaction of the Director of T&ES. (T&ES)
72. Submit two originals of the stormwater quality BMP and Stormwater Detention Facilities Maintenance Agreement with the City to be reviewed as part of the Final #2 Plan. The agreement must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the final site plan.* (T&ES)
73. The Applicant/Owner shall be responsible for installing and maintaining stormwater Best Management Practices (BMPs). The Applicant/Owner shall execute a maintenance service contract with a qualified private contractor for a minimum of three years and develop an Owner’s Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to release of the performance bond, a copy of the maintenance contract shall be submitted to the City. ****(T&ES)
74. Submit a copy of the Operation and Maintenance Manual to the Office of Environmental Quality on digital media prior to release of the performance bond. ****(T&ES)
75. Prior to release of the performance bond, the Applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that any existing stormwater management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations. If maintenance of the facility or systems were required in order to make this certification, provide a description of the maintenance measures performed. ****(T&ES)

R. CONTAMINATED LAND:

76. Indicate whether or not there is any known soil and groundwater contamination present as required with all preliminary submissions. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site, the Applicant must immediately notify the City of Alexandria Department of Transportation and Environmental Services, Office of Environmental Quality. (T&ES)

S. NOISE:

77. All exterior building-mounted loudspeakers shall be prohibited and no amplified sound shall be audible at the property line. (T&ES)

T. AIR POLLUTION:

78. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into any street, alley, or storm sewer. (T&ES)
79. No material may be disposed of by venting into the atmosphere. (T&ES)
80. Control odors and any other air pollution sources resulting from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of Transportation and Environmental Services. (T&ES)

U. ARCHAEOLOGY:

81. Alexandria Archaeology concurs with the recommendations submitted by the applicant's archaeological consultant that an archaeological study is warranted for the 1.3 acre project area. If significant resources are discovered, the consultant shall complete a Resource Management Plan, as outlined in the City of Alexandria Archaeological Standards. Protection measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented.
82. The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheet piling and Shoring) so that on-site contractors are aware of the requirements:
- a. All required archaeological Protection measures shall be completed prior to ground-disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance) or a Resource Management Plan must be in place to recover significant resources in concert with construction activities. To confirm, call Alexandria Archaeology at (703) 746-4399.

- b. The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City Archaeologist comes to the site and records the finds.
- c. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

CITY DEPARTMENT CODE COMMENTS

Legend: C - Code Requirement R - Recommendation S - Suggestion F – Finding

Planning and Zoning

- C - 1 As-built documents for all landscape and irrigation installations are required to be submitted with the Site as-built and request for Performance Bond release. Refer to City of Alexandria Landscape Guidelines, Section III A & B. **** (P&Z) (T&ES)
- C - 2 The landscape elements of this development shall be subject to the Performance and Maintenance bonds, based on criteria established by the City and available through T&ES. Release of Performance and Maintenance Bonds are subject to inspections by City staff per City Code requirements. A final inspection for landscaping is also required three years after completion. **** (P&Z) (T&ES)

Transportation and Environmental Services

- F - 1. Clarify the internal ramp slope on the plan with the Final 1 submission. (T&ES-Transportation)
- F - 2. Since the record drawings, maps, and other documents of the City of Alexandria, State, and Federal agencies show the true north pointing upwards, therefore, the Site Plan shall show the true north arrow pointing upward as is customary; however, for the sake of putting the plan together and/or ease of understanding, the project north arrow pointing upward, preferably east, or west may be shown provided it is consistently shown in the same direction on all the sheets with no exception at all. The north arrow shall show the source of meridian. The project north arrow pointing downward will not be acceptable even if, it is shown consistently on all the sheets. (T&ES)
- F - 3. The Final Site Plan must be prepared per the requirements of Memorandum to Industry 02-09 dated December 3, 2009, Design Guidelines for Site Plan Preparation, which is available at the City's following web address:

<http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf>

- F - 4. The plan shall show sanitary and storm sewer, and water line in plan and profile in the first final submission and cross reference the sheets on which the plan and profile is shown, if plan and profile is not shown on the same sheet. Clearly label the sanitary and storm sewer, or water line plans and profiles. Provide existing and proposed grade elevations along with the rim and invert elevations of all the existing and proposed sanitary and storm sewer at manholes, and water line piping at gate wells on the respective profiles. Use distinctive stationing for various sanitary and storm sewers (if applicable or required by the plan), and water line in plan and use the corresponding stationing in respective profiles. (T&ES)
- F - 5. The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)
- F - 6. Include all symbols, abbreviations, and line types in the legend. (T&ES)
- F - 7. Asphalt patches larger than 20% of the total asphalt surface, measured along the length of the road adjacent to the property frontage and/or extending to the centerline of the street, will require full curb to curb restoration (T&ES)
- F - 8. All storm sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter for storm sewers shall be 18" in the public Right of Way (ROW) and the minimum size storm sewer catch basin lead is 15". The acceptable pipe materials will be Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. Alternatively, AWWA C-151 (ANSI A21.51) Class 52 may be used if approved by the Director of T&ES. For roof drainage system, Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26 and ASTM 1785-76 Schedule 40 pipes will be acceptable. The acceptable minimum and maximum velocities will be 2.0 fps and 15 fps, respectively. The storm sewers immediately upstream of the first manhole in the public Right of Way shall be owned and maintained privately (i.e., all storm drains not shown within an easement or in a public Right of Way shall be owned and maintained privately). (T&ES)
- F - 9. All sanitary sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter of sanitary sewers shall be 10" in the public Right of Way and sanitary lateral 6" for all commercial and institutional developments; however, a 4" sanitary lateral will be acceptable for single family residences. The acceptable pipe materials will be Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26, ASTM 1785-76 Schedule 40, Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52, or reinforced concrete pipe ASTM C-76 Class IV (For 12" or larger diameters); Class III may be acceptable on private properties. The acceptable minimum and maximum velocities will be 2.5 fps and 10 fps, respectively. Laterals shall be connected to the sanitary sewer through a manufactured "Y" or "T" or approved sewer saddle. Where the laterals are being connected to existing Terracotta pipes, replace the section of main and provide manufactured "Y" or "T", or else install a manhole. (T&ES)

- F - 10. Lateral Separation of Sewers and Water Mains: A horizontal separation of 10' (edge to edge) shall be provided between a storm or sanitary sewer and a water line; however, if this horizontal separation cannot be achieved then the sewer and water main shall be installed in separate trenches and the bottom of the water main shall be at least 18" above of the top of the sewer. If both the horizontal and vertical separations cannot be achieved then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 and pressure tested in place without leakage prior to installation.(T&ES)
- F - 11. Crossing Water Main Over and Under a Sanitary or Storm Sewer: When a water main over crosses or under crosses a sanitary / storm sewer then the vertical separation between the bottom of one (i.e., sanitary / storm sewer or water main) to the top of the other (water main or sanitary / storm sewer) shall be at least 18" for sanitary sewer and 12" for storm sewer; however, if this cannot be achieved then both the water main and the sanitary / storm sewer shall be constructed of Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 with joints that are equivalent to water main standards for a distance of 10 feet on each side of the point of crossing. A section of water main pipe shall be centered at the point of crossing and the pipes shall be pressure tested in place without leakage prior to installation. Sewers crossing over the water main shall have adequate structural support (concrete pier support and/or concrete encasement) to prevent damage to the water main. Sanitary sewers under creeks and storm sewer pipe crossings with less than 6" clearance shall be encased in concrete. (T&ES)
- F - 12. No water main pipe shall pass through or come in contact with any part of sanitary / storm sewer manhole. Manholes shall be placed at least 10 feet horizontally from the water main whenever possible. When local conditions prohibit this horizontal separation, the manhole shall be of watertight construction and tested in place. (T&ES)
- F - 13. Crossing Existing or Proposed Utilities: Underground telephone, cable T.V., gas, and electrical duct banks shall be crossed maintaining a minimum of 12" of separation or clearance with water main, sanitary, or storm sewers. If this separation cannot be achieved then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 for a distance of 10 feet on each side of the point of crossing and pressure tested in place without leakage prior to installation. Sanitary / storm sewers and water main crossing over the utilities shall have adequate structural support (pier support and/or concrete encasement) to prevent damage to the utilities. (T&ES)
- F - 14. Dimensions of parking spaces, aisle widths, etc. within the parking garage shall be provided on the plan. Note that dimensions shall not include column widths. (T&ES)
- F - 15. Show the drainage divide areas on the grading plan or on a sheet showing reasonable information on topography along with the structures where each sub-area drains. (T&ES)
- F - 16. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)

- F - 17. All the existing and proposed public and private utilities and easements shall be shown on the plan and a descriptive narration of various utilities shall be provided. (T&ES)
- F - 18. A Maintenance of Traffic Plan shall be provided within the Construction Management Plan and replicate the existing vehicular and pedestrian routes as nearly as practical and the pedestrian pathway shall not be severed or moved for non-construction activities such as parking for vehicles or the storage of materials or equipment. Proposed traffic control plans shall provide continual, safe and accessible pedestrian pathways for the duration of the project. These sheets are to be provided as "Information Only." (T&ES)
- F - 19. The following notes shall be included on all Maintenance of Traffic Plan Sheets:
- a. The prepared drawings shall include a statement "FOR INFORMATION ONLY" on all MOT Sheets.
 - b. Sidewalk closures will not be permitted for the duration of the project. Temporary sidewalk closures are subject to separate approval from Transportation and Environmental Services (T&ES) at the time of permit application.
 - c. Contractor shall apply for all necessary permits for uses of the City Right of Way and shall submit MOT Plans with the T&ES Application for final approval at that time. *
- F - 20. Add complete streets tabulation to the cover sheet with the Final 1 submission. (T&ES)
- F - 21. Provide an additional plan sheet in the final site plan set showing only the improvements on the existing Woodbine site for documentation within the original site plan file. Add a note to this additional sheet stating that the required stormwater treatment for proposed impervious area is being provided within the SWM facilities located on the adjacent property.
- C - 1 Per the requirements of the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site. If the existing storm system is determined to be inadequate then the applicant shall design and build on-site or off-site improvements to discharge to an adequate outfall; even if the post development stormwater flow from the site is reduced from the pre-development flow. The Plan shall demonstrate to the satisfaction of the Director of T&ES that a non-erosive stormwater outfall is present. (T&ES)
- C - 2 Per the requirements of the City of Alexandria Zoning Ordinance (AZO) Article XIII, the applicant shall comply with the peak flow requirements and prepare a Stormwater Management Plan so that from the site, the post-development peak runoff rate from a two-year storm and a ten-year storm, considered individually, shall not exceed their respective predevelopment rates. If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of the Zoning Ordinance shall be met. (T&ES)

- C - 3 Per the requirements of Article 13-113 (d) of the AZO, all stormwater designs that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and stormwater flow conveyance systems shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. The design of storm sewer shall include the adequate outfall, inlet, and hydraulic grade line (HGL) analyses that shall be completed to the satisfaction of the Director of T&ES. Provide appropriate reference and/or source used to complete these analyses. (T&ES)
- C - 4 Location of customer utility services and installation of transmission, distribution and main lines in the public rights of way by any public service company shall be governed by franchise agreement with the City in accordance with Title 5, Chapter 3, Section 5-3-2 and Section 5-3-3, respectively. The transformers, switch gears, and boxes shall be located outside of the public right of way. (T&ES)
- C - 5 (a) Per the requirements of Section 5-3-2, Article A, Chapter 3 of the City of Alexandria Code, all new customer utility services, extensions of existing customer utility services and existing overhead customer utility services supplied by any existing overhead facilities which are relocated underground shall, after October 15, 1971 be installed below the surface of the ground except otherwise exempted by the City Code and to the satisfaction of the Director, Department of Transportation and Environmental Services. (b) Per the requirements of Section 5-3-3, Article A, Chapter 3 of the City of Alexandria Code, all new installation or relocation of poles, towers, wires, lines, cables, conduits, pipes, mains, and appurtenances used or intended to be used to transmit or distribute any service such as electric current, telephone, telegraph, cable television, traffic control, fire alarm, police communication, gas, water, steam or petroleum, whether or not on the streets, alleys, or other public places of the City shall, after October 15, 1971, be installed below the surface of the ground or below the surface in the case of bridges and elevated highways except otherwise exempted by the City Code and to the satisfaction of Director, Department of Transportation and Environmental Services. (T&ES)
- C - 6 Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer per the requirements of Memorandum to Industry 05-14 that is available on the City of Alexandria's web site. The downspouts and sump pump discharges shall be piped to the storm sewer outfall, where applicable after treating for water quality as per the requirements of Article XIII of Alexandria Zoning Ordinance (AZO). (T&ES)
- C - 7 Per the requirements of Title 4, Chapter 2, Article B, Section 4-2-21, Appendix A, Section A 106(6), Figure A 106.1 Minimum Standards for Emergency Vehicle Access: provide a total turning radius of 25 feet to the satisfaction of Directors of T&ES and Office of Building and Fire Code Administration and show turning movements of standard vehicles in the parking lot as per the latest AASHTO vehicular guidelines. (T&ES)
- C - 8 The applicant shall provide required storage space for both trash and recycling materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space

Guidelines”, or to the satisfaction of the Director of Transportation & Environmental Services. The plan shall show the turning movements of the collection trucks and the trucks shall not back up to collect trash or recycling. The City's storage space guidelines are available online at: www.alexandriava.gov/solidwaste or by contacting the City's Solid Waste Division at 703-746-4410, or via email at commercialrecycling@alexandriava.gov. (T&ES)

- C - 9 The applicant shall be responsible to deliver all solid waste, as defined by the City Charter and Code of the City of Alexandria, to the Covanta Energy Waste Facility located at 5301 Eisenhower Avenue. A note to that effect shall be included on the plan. The developer further agrees to stipulate in any future lease or property sales agreement that all tenants and/or property owners shall also comply with this requirement. (T&ES)
- C - 10 The applicants shall submit a Recycling Implementation Plan (RIP) form to the Solid Waste Division, as outlined in Article H of Title 5 (Ordinance Number 4438), which requires all commercial properties to recycle. Instructions for how to obtain a RIP form can be found at: www.alexandriava.gov/solidwaste or by calling the Solid Waste Division at 703.746.4410 or by e-mailing CommercialRecycling@alexandriava.gov. (T&ES)
- C - 11 Bond for the public improvements must be posted prior to release of the site plan.* (T&ES)
- C - 12 The sewer tap fee must be paid prior to release of the site plan.* (T&ES)
- C - 13 All easements and/or dedications must be recorded prior to release of the site plan.* (T&ES)
- C - 14 Plans and profiles of utilities and roads in public easements and/or public Right of Way must be approved prior to release of the plan.* (T&ES)
- C - 15 Provide a phased erosion and sediment control plan consistent with grading and construction plan. (T&ES)
- C - 16 Per the Memorandum to Industry, dated July 20, 2005, the applicant is advised regarding a requirement that applicants provide as-built sewer data as part of the final as-built process. Upon consultation with engineering firms, it has been determined that initial site survey work and plans will need to be prepared using Virginia State Plane (North Zone) coordinates based on NAD 83 and NAVD 88. Control points/Benchmarks which were used to establish these coordinates should be referenced on the plans. To insure that this requirement is achieved, the applicant is requested to prepare plans in this format including initial site survey work if necessary. (T&ES)
- C - 17 The thickness of sub-base, base, and wearing course shall be designed using “California Method” as set forth on page 3-76 of the second edition of a book entitled, “Data Book

for Civil Engineers, Volume One, Design” written by Elwyn E. Seelye. Values of California Bearing Ratios used in the design shall be determined by field and/or laboratory tests. An alternate pavement section for Emergency Vehicle Easements (EVE) to support H-20 loading designed using California Bearing Ratio (CBR) determined through geotechnical investigation and using Virginia Department of Transportation (VDOT) method (Vaswani Method) and standard material specifications designed to the satisfaction of the Director of Transportation and Environmental Services (T&ES) will be acceptable. (T&ES)

- C - 18 All pedestrian, traffic, and way finding signage shall be provided in accordance with the Manual of Uniform Traffic Control Devices (MUTCD), latest edition to the satisfaction of the Director of T&ES. (T&ES)
- C - 19 All driveway entrances, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)
- C - 20 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- C - 21 The applicant shall comply with the City of Alexandria’s Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C - 22 The applicant shall comply with the Article XIII of the City of Alexandria Zoning Ordinance, which includes requirements for stormwater pollutant load reduction, treatment of the Alexandria Water Quality Volume Default and stormwater quantity management. (T&ES)
- C - 23 The applicant shall comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. (T&ES)
- C - 24 All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, and/or Virginia Marine Resources shall be in place for all project construction and mitigation work prior to release of the final site plan. This includes the state requirement for a state General VPDES Permit for Discharges of Stormwater from Construction Activities (general permit) and associated Stormwater Pollution Prevention Plan (SWPPP)_for land disturbing activities equal to or greater than one acre. See memo to industry 08-14 which can be found on-line here: <http://alexandriava.gov/tes/info/default.aspx?id=3522>. *(T&ES)
- C - 25 The applicant must provide a Stormwater Pollution Prevention Plan (SWPPP) plan sheet(s) with the Final 1 submission.

Fire Department

- F-1 The following comments are for preliminary review only. Additional comments may be forthcoming once the applicant provides supplemental information for review. Please direct any questions to Maurice Jones at 703-746-4256 or maurice.jones@alexandriava.gov.
- F-2 Plans should show location of all existing and proposed fire hydrants in and around site and existing and proposed fire department connections so that a determination can be made regarding the impact of construction and the ability of the fire department to provide a water supply.
- F-3 All new fire hydrants on private property shall be City owned and maintained with the appropriate easements granted to the City for access, inspection, testing, maintenance, and service.
- C-1 The applicant shall provide a separate Fire Service Plan which illustrates **where applicable**: a) emergency ingress/egress routes to the site; b) location of fire department connection (FDC) on building; c) all existing and proposed fire hydrants where fire hydrants are located between forty (40) and one hundred (100) feet of each FDC; d) on site fire hydrants spaced with a maximum distance of three hundred (300) feet between hydrants and the most remote point of vehicular access on site; e) emergency vehicle easements (EVE) around the building with a width twenty-two (22) feet f) the location and size of the separate fire line for the building fire service connection and fire hydrants
- e) Applicant has provided the required EVE but EVE signs / locations are not shown on plans. Canopy / overhang is shown at a minimum 15 feet above grade in circle.**
- f) Applicant has shown fire service and hydrant lines. Fire service line size not provided but will be determined once fire sprinkler system demand is calculated.**
- C-2 The applicant shall provide three wet stamped copies of the fire flow analysis performed by a certified licensed fire protection engineer to assure adequate water supply for the structure being considered. The three copies shall be submitted to Alexandria Fire Department, Fire Prevention, C/O A. Maurice Jones, Jr. 900 Second Street, Alexandria, Va. 22314, not to the Site Plan Coordinator of Code Administration.
- C-4 A fire prevention code permit **may be** required for the proposed use and occupancy conditions.
- C-5 A Knox Box building key access system shall be installed to facilitate building entry by fire department personnel during an emergency. Number and location shall be determined by Fire Prevention and Life Safety Unit member.

- C-6 The applicant of any building or structure constructed in excess of 10,000 square feet; any building or structure which constructs an addition in excess of 10,000 square feet; or any building where there is a level below grade shall contact the City of Alexandria Radio Communications Manager in the Department of Emergency Communications prior to submission of a final site plan. The proposed project shall be reviewed for compliance with the radio requirements of the City of Alexandria to the satisfaction of the City of Alexandria Radio Communications Manager prior to site plan approval. Such buildings and structures shall meet the following conditions:
- a) The building or structure shall be designed to support a frequency range between 806 to 824 MHz and 850 to 869 MHz.
 - b) The building or structure design shall support a minimal signal transmission strength of -95 dBm within 90 percent of each floor area.
 - c) The building or structure design shall support a minimal signal reception strength of -95 dBm received from the radio system when transmitted from within 90 percent of each floor area.
 - d) Areas deemed critical by the City of Alexandria, such as fire control rooms, exit stairways, and exit passageways shall provide 99 percent coverage exceeding -95 dbm when transmitting or receiving.
 - e) The building or structure shall be tested annually for compliance with City radio communication requirements to the satisfaction of the Radio Communications Manager. A report shall be filed annually with the Radio Communications Manager which reports the test findings.

If the building or structure fails to meet the above criteria, the applicant shall install to the satisfaction of the Radio Communications Manager such acceptable amplification systems incorporated into the building design which can aid in meeting the above requirements. Examples of such equipment are either a radiating cable system or an FCC approved type bi-directional amplifier. A bi-directional amplifier or other powered equipment must consist of two power sources:

- a) Primary Source: Dedicated branch circuit.
- b) Secondary Source: Battery backup capable of powering the system for 12 hours at 100 percent capacity.

Final testing and acceptance of amplification systems shall be reviewed and approved by the Radio Communications Manager.

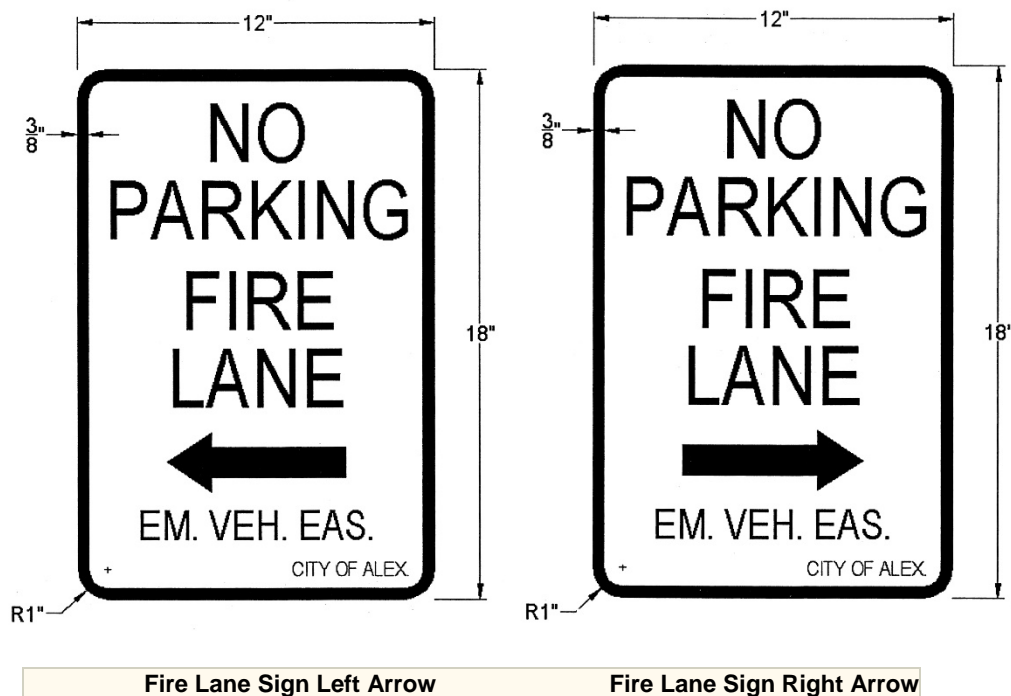
- C-7 The final site plans shall show placement of emergency vehicle easement signs. See sign detail and placement requirements below.

Emergency Vehicle Easements

Emergency Vehicle Easements. Emergency vehicle easements shall be a minimum of 22 feet across the travel lane. The emergency vehicle easement shall provide access to strategic areas of the building and fire protection systems. Curbing and street components shall conform to the standards established by Transportation and Environmental Services and this document for emergency vehicle easements.

Sign Specifications. Emergency vehicle easement signs shall be metal construction, 12-inches wide and 18 inches in height. Provide red letters on reflective white background with a $\frac{3}{8}$ -inch red trim strip around the entire outer edge of the sign. The lettering shall say "NO PARKING," "EMERGENCY VEHICLE EASEMENT," "EM. VEH. EAS.," and "City of Alex.," Lettering size shall be as follows: "NO PARKING" - 2 inches, "EMERGENCY VEHICLE EASEMENT" - 2½ inches. EM. VEH. EAS. - 1 inch, CITY OF ALEX. - ½ inch. Directional Arrows - 1 inch by 6 inches solid shaft with solid head - 1½ inches wide and 2 inches deep (For examples, see Figures D102.1, D102.2, and D102.3). Signs shall be mounted with the bottom of the sign 7 feet above the roadway, and shall be properly attached to a signpost or other approved structure such as designated by the fire official. Posts for signs, when required, shall be metal and securely mounted. Signs shall be parallel to the direction of vehicle travel and posted so the directional arrows clearly show the boundaries and limits of the Emergency Vehicle Easement. In areas where emergency vehicle easements involve two-way traffic, double mounted signs shall be provided. The maximum distance between signs shall be 100 feet. Other special signs or modifications to emergency vehicle easement signs shall be approved by the fire official.

Fire Dept. Access Lanes/Mountable Curbs. Where curbing is a component of the emergency vehicle easement, the curbing construction shall conform to weight and grade requirements for vehicular traffic. In no circumstances shall a raised curb be located in the path of travel in an emergency vehicle easement. Where a mountable curb is provided as part of an emergency vehicle easement, emergency vehicle easement signs shall be posted at the point nearest the edge of the emergency vehicle easement, but in no case within the clear width of the emergency vehicle easement.



C-8 Applicant shall provide fire apparatus vehicle turning radius based on the following specifications:

Tower 203 Turning Specifications

- Turning Radius – Wall to Wall = 54.98 feet + / – 2 feet

Curb to Curb = 51.33 feet + / - 2 feet

Inside turning radius = 37.73 feet + / - 2 feet

- Overall Length – 47' – 4 ½"
- Overall Width – 98"
- Wheel Bases from front axle to both rear axles – 240"
- Tandem axle spacing – 56" CL of axle to CL of axle
- Gross Weight – As built with no equipment or water gross weight = 66,000#
- Angle of Approach – 13 Degrees
- Angle of Departure – 11 degrees
- Ramp Break Over – Break over angle is 9°

In addition, applicant will conform with requirements as stated in Appendix D – Emergency Vehicle Access of the City of Alexandria Fire Prevention Code.

In lieu of meeting the turn-around requirement, one fire hydrant and FDC has been added near the end of the roadway.

- C-9 Provide Stairway Identification. A sign shall be provided at each floor landing in interior vertical exit enclosures connecting more than three stories designating the floor level, the terminus of the top and bottom of the stair enclosure and the identification of the stair. The signage shall also state the story of, and the direction to the exit discharge and the availability of roof access from the stairway for the fire Department, in accordance with USBC 1020.1.6.

Stairway identification signs. Stairway identification signs shall be provided at each landing in all interior exit stairways connecting more than three stories. Stairways shall be identified by letter designation starting next to the main entrance with "A" and continuing in a clockwise or left to right pattern using consecutive letters of the alphabet for each additional stairway. Two copies of the stairway signs shall be submitted to the fire official for approval within 30 days of completion of construction or receipt of notification.

Sign requirements. Stairway signs shall designate the stairway letter, state the floor level, the level of exit discharge, and if there is access or no access to the roof regardless if the access door or roof hatch locks. The bottom of the sign shall be located five (5) feet above the floor landing in a position that is readily visible when the stairwell door is opened or closed. The signs must have lettering that is a minimum of 2 inches but no greater than 4 inches in height. This information may be stenciled directly onto the wall but all lettering must be of a color contrasting with the background stairway wall color. (See Figure 1020.1.6.1)

Footprint requirements. In buildings greater than three stories where there is no graphic representation of the building footprint, a simplified building schematic must be display in the lobby. The simplified building footprint shall be an overhead view of the buildings exterior and the general layout of the lobby of the first floor. Stairways shall be denoted by letter as stated in section 1020.1.6. (See Figure 1020.1.6.2)

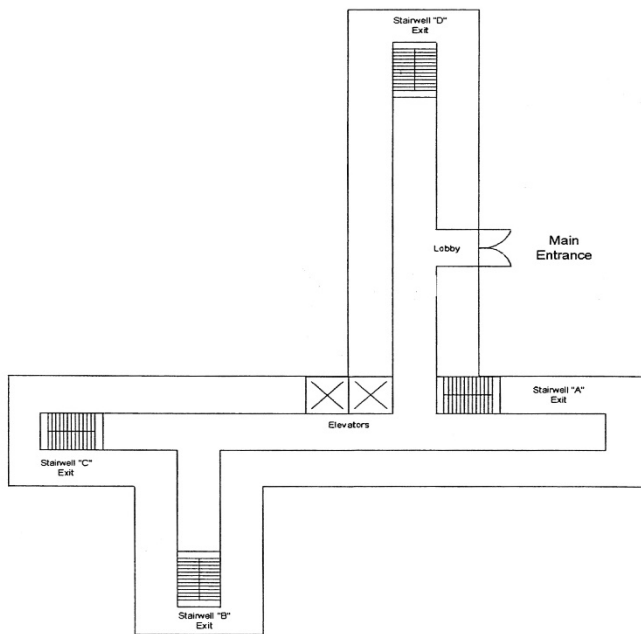
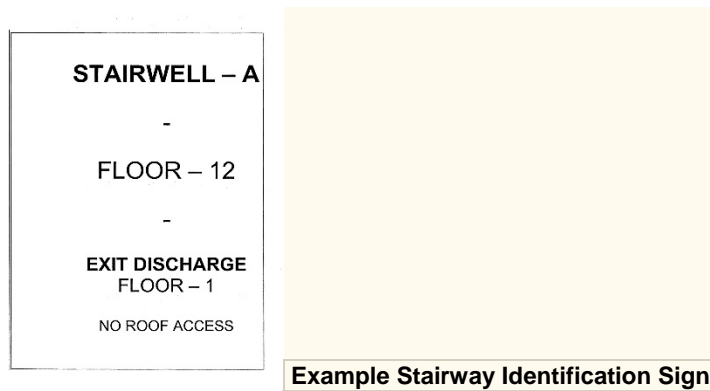


Figure 1020.1.6.2 Example Building Footprint Sign

Applicant acknowledges this requirement. Note: If graphic annunciator is installed, footprint sign will not be required.

Code Administration (Building Code):

- F - 1. The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact the Code Administration Office, Plan Review Supervisor at 703-746-4200.
- C - 1 New construction or alterations to existing structures must comply with the current edition of the Uniform Statewide Building Code (USBC).

- C - 2 The developer shall provide a building code analysis with the following building code data on the plan: a) use group; b) number of stories; c) type of construction; d) total floor area per floor; e) height of structure f) non-separated or separated mixed use g) fire protection system requirements.
- C - 3 A soils report must be submitted with the building permit application for all new and existing building structures.
- C - 4 The most restrictive type of construction shall apply to the structure for height and area limitations for non-separated uses.
- C - 5 Where required per the current edition Virginia Uniform Statewide Building Code exits, parking, and facilities shall be accessible for persons with disabilities.
- C - 6 All proposed buildings where an occupied floor exceeds 75 feet above the lowest level of fire department vehicle access shall meet the Virginia Uniform Statewide Building Code for HIGH-RISE buildings.
- C - 7 A wall location plat prepared by a land surveyor is required to be submitted to the Department of Code Administration prior to any building framing inspection.
- C - 8 Building and trades permits are required for this project. Six sets of construction documents sealed by a Registered Design Professional that fully detail the construction as well as layout and schematics of the mechanical, fire protection electrical, and plumbing systems shall accompany the permit application(s)
- C - 9 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof.
- C - 10 Required exits, parking, and accessibility within the building for persons with disabilities must comply with USBC Chapter 11. Handicapped accessible bathrooms shall also be provided.
- C - 11 An automatic sprinkler system shall be provided throughout building
- C - 12 During Construction site shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible for the street or road fronting the property.
- C - 13 Construction equipment and materials shall be stored and placed so as not to endanger the public, the workers or adjoining property for the duration of the construction project
- C - 14 The temporary use of streets or public property for the storage or handling of materials or of equipment required for construction or demolition, and the protection provided to

the public shall comply with provisions of the applicable governing authority and the building code.

Archaeology

- C - 1 All required archaeological Protection measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

Archaeology Findings

- F-1 Historical documents indicate that this portion of King Street was occupied in the later nineteenth century. There is oral history indicating that the area may have been used as a Civil War encampment by Union soldiers. Moreover, the adjacent Ivy Cemetery heightens the sensitivity for significant cultural resources on the subject properties. Therefore, these lots have the potential to contain archaeological materials which could provide insight into military activities during the war and domestic activities on the outskirts of town in the nineteenth and twentieth centuries.

Health Department

Food Facilities

- C - 1 An Alexandria Health Department Permit is required for all regulated facilities. A permit shall be obtained prior to operation, and is not transferable between one individual, corporation or location to another. Permit application and fee are required.
- C - 2 Construction plans shall be submitted to the Health Department located at 4480 King Street and through the Multi-Agency Permit Center. Plans shall be submitted and approved by the Health Department prior to construction. There is a \$200.00 plan review fee payable to the City of Alexandria.
- C - 3 Construction plans shall comply with Alexandria City Code, Title 11, Chapter 2, The Food Safety Code of the City of Alexandria. Plans shall include a menu of food items to be offered for service at the facility and specification sheets for all equipment used in the facility, including the hot water heater.
- C - 4 A Food Protection Manager shall be on-duty during all kitchen operating hours.
- C - 5 The facility shall comply with the Virginia Indoor Clean Air Act and the Code of Alexandria, Title 11, Chapter 10, Smoking Prohibitions.
- C - 6 In many cases, original wooden floors, ceilings and wall structures in historical structures may not be suitable for food service facilities. Wood materials shall be finished in a manner that is smooth, durable, easily-cleanable, and non-absorbent.

- C - 7 Facilities engaging in the following processes may be required to submit a HACCP plan and/or obtain a variance: Smoking as a form of food Protection; curing/drying food; using food additives to render food not potentially-hazardous; vacuum packaging, cook-chill, or sous-vide; operating a molluscan shellfish life-support system; sprouting seeds or beans; and fermenting foods.

Asterisks denote the following:

- * Condition must be fulfilled prior to release of the final site plan
 - ** Condition must be fulfilled prior to release of the building permit
 - *** Condition must be fulfilled prior to release of the certificate of occupancy
 - **** Condition must be fulfilled prior to release of the bond
-



APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSUP # _____ **Project Name:** Alexandria Memory Care

PROPERTY LOCATION: 2805, 2807, 2807A and 2809 King Street

TAX MAP REFERENCE: 052.02-06-53; -52; -51; -50

ZONE: Existing: R-8
Proposed: RB

APPLICANT:

Name: 2811 King Street LLC

Address: 12095 Gayton Road, Richmond, VA 23238

PROPERTY OWNER:

Name: Same

Address: _____

SUMMARY OF PROPOSAL Establishment of a memory care facility ("nursing home") for the care of up to 66 residents with neurocognitive conditions (dementia/Alzheimer's).

MODIFICATIONS REQUESTED Modification of side yard setbacks, modification for parking in a required yard, and modification to the existing tree preservation easement.

SUP's REQUESTED

☒ **THE UNDERSIGNED** hereby applies for Development Site Plan with Special Use Permit approval in accordance with the provisions of Section 11-400 of the Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED** also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his/her knowledge and belief.

M. Catharine Puskar, Esquire
Print Name of Applicant or Agent
Walsh, Colucci, Lubeley & Walsh, P.C.
2200 Clarendon Blvd, Suite 1300
Mailing/Street Address

Arlington, VA 22201
City and State Zip Code

McPuskar
Signature
(703) 528-4700 (703) 525-3197
Telephone # Fax #
cpuskar@thelandlawyers.com
Email address 9/12/2014
Revised 11/20/2014
Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____
Fee Paid and Date: _____

Received Plans for Completeness: _____
Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

Development SUP # _____

ALL APPLICANTS MUST COMPLETE THIS FORM.

Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is: (check one)

☒ the Owner ☐ Contract Purchaser ☐ Lessee or ☐ Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

H.E. Adelman Non-Exempt Marital Trust, H.E. Adelman, Sole Beneficiary - 100%
3000 Boonesville Road
Free Union, VA 22940

If property owner or applicant is being represented by an authorized agent, such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

N/A

- ☐ **Yes.** Provide proof of current City business license.
☐ **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. H.E. Adelman Non-Exempt Marital Trust; H.E. Adelman	3000 Boonesville Road Free Union, VA 22940	100%
2. Sole Beneficiary		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Same as Applicant		
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. N/A		
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

9/12/14
Date

M. Catharine Puskar, Esquire
Printed Name

M. Catharine Puskar
Signature

Development SUP # _____

- 2. Narrative description.** The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. If not appropriate to the request, delete pages 6-9. (Attach additional sheets if necessary.)

Please see attached narrative.

Development SUP # _____

3. How many patrons, clients, pupils and other such users do you expect?

Specify time period (i.e., day, hour, or shift).

66 residents; 24 hours per day, every day.

4. How many employees, staff and other personnel do you expect?

Specify time period (i.e., day, hour, or shift).

49 full-time employees on 3 weekday shifts; 40 full-time employees on 3 weekend shifts; maximum

36 full-time employees on-site at any one time (between 12 noon and 2 pm, Monday-Friday).

5. Describe the proposed hours and days of operation of the proposed use:

Day	Hours	Day	Hours
<u>Every day</u>	<u>24 hours</u>	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

6. Describe any potential noise emanating from the proposed use:

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

No discernible noise is anticipated to be generated by mechanical equipment or patrons.

B. How will the noise from patrons be controlled?

N/A

7. Describe any potential odors emanating from the proposed use and plans to control them:

There are no anticipated odors that will emanate from the nursing home.

Development SUP # _____

8. Provide information regarding trash and litter generated by the use:

- A. What type of trash and garbage will be generated by the use?
Normal refuse that would be expected from residential use; food scraps, paper, cardboard, plastic.
- B. How much trash and garbage will be generated by the use?
Approximately 2 yards of trash per week.
- C. How often will trash be collected?
One a week. Anticipated vendor is "Waste Management."
- D. How will you prevent littering on the property, streets and nearby properties?
All trash and garbage will be contained in enclosed receptacles. The property will be monitored, as necessary.

9. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☒ Yes. ☐ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

Medical waste products and incontinence waste products will be collected in 30 gallon disposal containers. These are stored internal to the facility. Anticipate collection of 1.5 containers, twice a week by a biohazard waste disposal company. Anticipated vendor is "Stericycle."

10. Will any organic compounds (for example: paint, ink, lacquer thinner, or cleaning or degreasing solvent) be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

Development SUP # _____

11. What methods are proposed to ensure the safety of residents, employees and patrons?

Care of residents will be in compliance with all local, state and federal regulations. Staff will be certified as required. Training regarding safety regulations will be provided/undertaken as required.

ALCOHOL SALES

12. Will the proposed use include the sale of beer, wine or mixed drinks?

☐ Yes. ☒ No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

PARKING AND ACCESS REQUIREMENTS

13. Provide information regarding the availability of off-street parking:

A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

33

B. How many parking spaces of each type are provided for the proposed use:

31

Standard spaces

Compact spaces

2

Handicapped accessible spaces

Other

Development SUP # _____

- C. Where is required parking located? (check one) ☒ **on-site** ☐ **off-site**

If the required parking will be located off-site, where will it be located?

N/A

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the **Parking Reduction Supplemental Application**.

14. Provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? 0

- B. How many loading spaces are available for the use? 1

- C. Where are off-street loading facilities located?
On the eastern side of the Property at the rear of the Memory Care Facility as shown on the Preliminary Site Plan.

- D. During what hours of the day do you expect loading/unloading operations to occur?
Normal business hours.

- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

Fresh bakery products - 5 days/week; Produce - 2 days/week

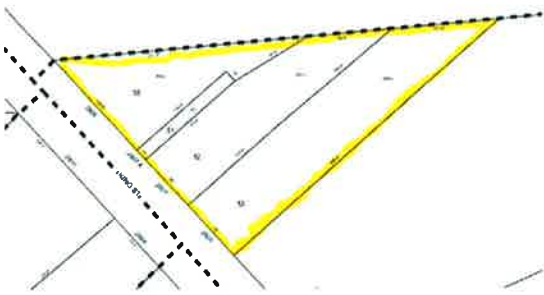
General food (US Food) - 1 per week; Medical supplies and cleaning supplies - 1 per week

15. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Street access to the Property is adequate for the anticipated volume.

3. Narrative Description

2811 King Street, LLC (the "Applicant") is seeking approval of a rezoning with proffers and a Development Special Use Permit ("DSUP") with a modification of side yard setbacks, a modification for parking within the required yard, and a modification to the existing tree preservation easement in order to establish the Alexandria Memory Care Center (the "Center") on a consolidation of 4 parcels of land located at 2805, 2807, 2807A, and 2809 King Street, which are identified as 052.02-06-53, 52, 51, and 50, respectively (the "Application Property").



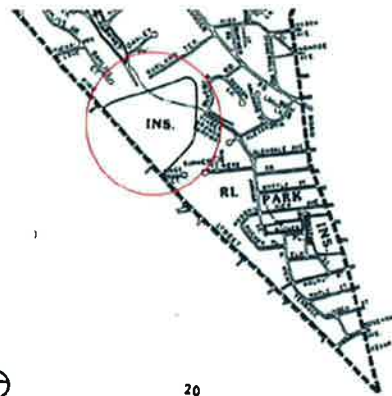
Property Description: The Application Property is located on the northeast side of King Street, northwest of Janney's Lane and Melrose Street and southeast of Kings Cloister Circle. It is immediately northwest of the existing Woodbine Rehabilitation & Healthcare Center ("Woodbine") and immediately southeast of the Ivy Hill Cemetery.

Master Plan Designation: The Application Property is located within the boundaries of the Northridge/Rosemont Small Area Plan (the "Plan"). The Land Use Recommendations are located on page 17 of the Plan and state "...The proposed land use concept is shown on Map 6 and the specific proposed land use is shown on Map 7. The land use reflects the existing primary residential character of the area. There are significant institutional land uses throughout the study area and several parks." Maps 6 and 7 designate Ivy Hill Cemetery, Woodbine, the First Christian Church, and the Application Property as "Institutional." The proposed use is consistent with this designation and, thus, compatible with the existing primary residential character of the area. The proposed building is also consistent with the 35' height limit in the area.

Map 7

Proposed Land Use

- RL - Residential Low
- RM - Residential Medium
- RH - Residential High
- CL - Commercial Low
- CG - Commercial General
- OCH - Office Commercial High
- U/T - Utility/Transportation
- DS - Institutional



North Ridge/Rosemont

20

Proposed Memory Care Center: The Alexandria Memory Care Center is a senior living facility specifically designed to provide for the care of persons with dementia, including Alzheimer's Disease and other lesser-known dementia conditions. The use, as defined in the Zoning Ordinance and classified by the City, is a "Nursing Home," regardless of whether the facility is licensed as such by the State. The facility has been thoughtfully designed in collaboration by RSG, PC and Perkins Eastman, two highly regarded architecture firms

specializing in healthcare and senior living facilities. Perkins Eastman has particular expertise in the design of memory care facilities, as reflected in its white paper co-authored with the Alzheimer's Foundation of America entitled "Excellence in Design: Optimal Living Space for People With Alzheimer's Disease and Related Dementias." The current proposal responds to citizen and staff input while implementing excellence in design through the household model that has evolved as a best practice in the senior living industry. In this instance, the 66 bed Center includes three levels with two "small houses" on each floor including 11 private rooms organized around a shared, resident-accessed kitchen, dining area, living room, spa, additional staff support areas, and storage spaces. In addition, there are two secure outdoor garden spaces at the ground level.

It is anticipated that 49 full-time employees will staff the Center on 3 weekday shifts and that 40 full-time employees will staff the Center on 3 weekend shifts, with a maximum of 36 employees between 12:00 p.m. (noon) and 2:00 p.m., Monday through Friday. The average number of anticipated employees on site during the evening shift on weekdays is 12 and 11 on weekends. The average number of anticipated employees on site during the night shift for every day of the week is 7.

Anticipated Number of Employees	Day		Evening		Night	
	Max	Avg	Max	Avg	Max	Avg
Weekday	36	32	25	12	14	7
Weekend	27	24	16	11	14	7

Per the Zoning Ordinance 8-200(A)(6), nursing homes require one parking space for each two patient beds. As such, for 66 beds, 33 parking spaces are required. 33 parking spaces are provided for the Center, with 4 parking spaces located at the entrance to the building and 29 garage parking spaces below the main structure. The residents of the Center would not own cars or drive themselves. Therefore, parking would be used only by employees and visitors.

Based on a survey of the neighboring Woodbine facility employees, approximately 33% of employees use transit or rideshare to get to work Monday through Friday, and approximately 54% of employees use transit or rideshare on the weekend. Using this estimate, one-third of the employees at the Alexandria Memory Care Center would use transit or rideshare during the week and more than half would use transit or rideshare on the weekend.

Wells and Associates has determined that the proposed development is estimated to generate 11 new AM peak hour trips, 15 new PM peak hour trips, and 181 new average daily trips. The number of AM and PM peak hour trips that would be generated were estimated based on the Institute of Transportation

Engineers (ITE) *Trip Generation Manual*, 9th Edition trip rates and equations. The number of anticipated trips will have a negligible impact on traffic along King Street and surrounding roadways.

Affordable Housing

The established policy for voluntary affordable housing contributions envisions a developer contribution of \$1.85/gsf, excluding gfa attributable to parking. In this instance, applying a contribution consistent with the policy would equate to a onetime payment of \$117,504 for this facility. The Applicant would like to offset and supplement that contribution by providing a 40% subsidy for 2 memory care beds for a 20 year term at the Alexandria Memory Care Center once the project achieves, and as long as it maintains, a 94% stabilization rate (62-bed base occupancy).

Given the approximate rate of \$8,000 per bed per month for similar facilities in the area, the subsidy would equate to approximately \$3,200 per bed per month, for an annual subsidy of approximately \$76,800. Based on an average stay per resident of approximately 2 years, this subsidy would provide assistance to approximately 20 seniors over the 20 year term. The total community benefit would amount to approximately \$1.5 million of cumulative affordability subsidy for residents who need the care, but cannot afford the full cost of the Center.

Stormwater Management and Sanitary Sewer Outfall Analysis

The site is subject to the new, more stringent, stormwater regulations which came into effect on July 1, 2014 and the preliminary water quality computations were prepared based on this new ordinance.

The site is located in the Taylor Run Watershed and site runoff from the proposed improvements will follow existing drainage divides of the site. Runoff from the site and rooftop of the proposed building will be collected by a storm drainage system and directed to an underground stormwater management vault located at the northwestern corner of the property. The underground vault will be sized to detain the proposed site runoff for controlled release to bring the total post-development peak runoff from the entire site at or below the pre-development peak rate. The controlled release from the underground detention vault will outfall into the existing storm drainage system in the King Street right-of-way, which has adequate capacity to accept this additional outfall.

In accordance with Memorandum to Industry No. 06-14, an adequate sanitary sewer outfall analysis has been performed from the site to the nearest sanitary sewer transmission line. The analysis was performed for two scenarios, as the Taylor Run Sanitary Sewer Upgrade and Stream Restoration Project improvements are currently being constructed along the path of the development site's outfall. The computations show that without the completed improvements, the existing sanitary sewer system can adequately convey the increased sewage

from the development proposed with this application. When the improvements are completed, the sanitary sewer system will still adequately convey the increased sewage from the new development.

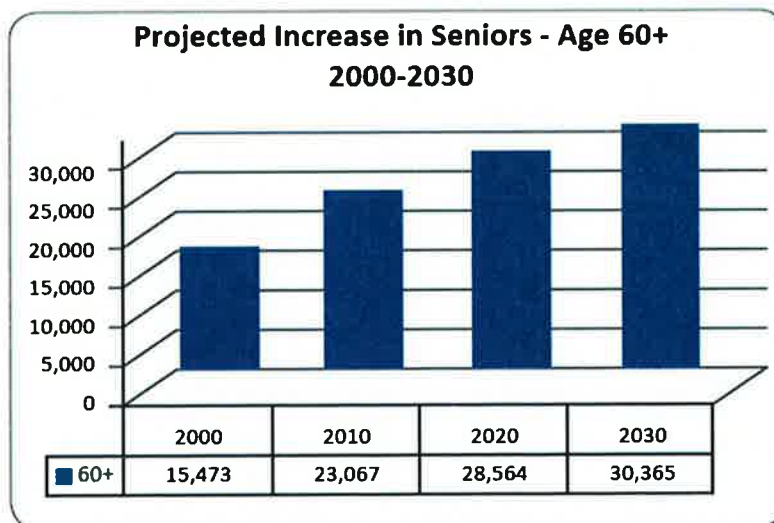
Need for the Center:

In 2010, Council agreed

“that the City could best address the needs and aspirations of its aging residents through a closer examination of the implications for Alexandria of their rapidly increasing numbers and the transformation occurring in the meaning of later life. As have other forward thinking communities, Alexandria’s leaders recognized that the numbers and accompanying expectations of its aging residents represent a new phenomenon in human history and authorized the development of a strategic plan on aging.”

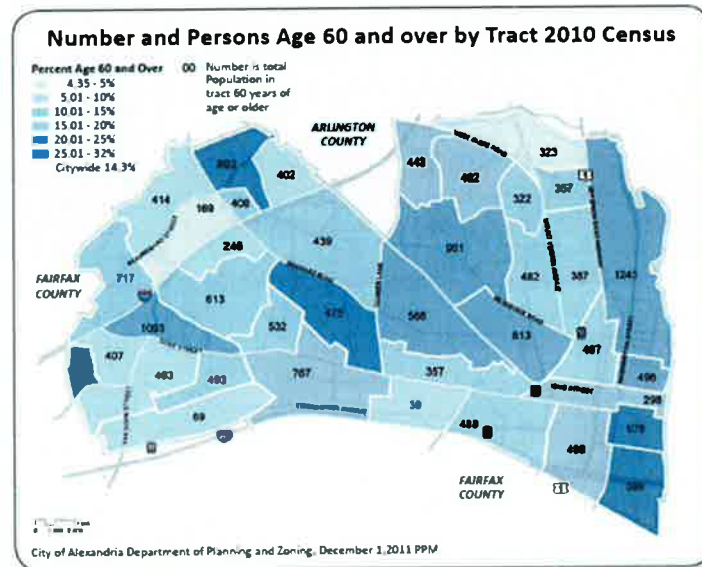
The Strategic Planning process was led by JustPartners, Inc. and the Division of Aging and Adult Services (DAAS) and included multiple steps “to ensure that local knowledge guided the Plan.” These steps included creation of a strategic plan advisory group, meetings with Aging Liaisons to the DAAS, meetings with City officials, extensive outreach to solicit community input, two town halls that attracted almost 400 participants, distribution and collection of input cards and online surveys, work sessions and public hearings. This local process was supplemented by additional research of local, state, and national data, trends, strategies and practices. Based on input from these efforts, the City developed a document entitled “The Alexandria of Our Future – A Livable Community for All Ages: Strategic Plan on Aging 2013-2017” (the “Strategic Plan”).

The Strategic Plan shows that between 2000 and 2020, the 60+ population in Alexandria will increase by 85% and will double by 3030.



Source: Virginia Employment Commission Population Projections

The Strategic Plan also shows the number and distribution of seniors 60 years and older living in the City, with a higher concentration living in the eastern half of the City, which is where the Application Property is located.



Source: 2010 U.S. Census

The second goal of the Strategic Plan is “Housing: A range of affordable, accessible, and supportive housing is available that meets the needs of older residents of the City to be able to age at home.” In that regard, the Strategic Plan sets out challenges to planning for aging in the City and states “the lack of sufficient senior independent and assisted living facilities impedes the ability to age in or near the City.” The Strategic Plan reflects the existence of 11 assisted living and nursing facilities, containing 263 units and 645 beds respectively, and concludes “that Alexandria needs to increase the availability of nursing home beds for the growing number of aging residents who are likely to need this level of care in later life.” In fact, the Strategic Plan continued,

“housing was the most critical issue of concern to town hall participants, with the largest number of people choosing this breakout group in each town hall meeting. Seniors expressed challenges to being able to age at home...and others talked about the lack of creative ideas for senior housing in the City.”

and

“Participants suggested that DAAS work with developers and planners to ensure (senior housing) rentals are built for seniors and persons with disabilities.”

The City's Strategic Plan on Aging reflects a demonstrated need in Alexandria for the Alexandria Center for Memory Care. However, to further substantiate the Plan's findings and the need, consider the following:

- Excluding nursing homes, the City has only one fee for services assisted living facility, built 17 years ago, and it can only accommodate 30 people requiring care for Alzheimer's or other forms of dementia
- Occupancy rates for those memory care beds is about 98%.
- The Alzheimer's Association reports that:
 - 1 in 9 people age 65 and older has Alzheimer's disease
 - Among people age 71 and older, 16% of women and 11% of men have moderate to severe dementia.
 - About 1/3rd of people age 85 and older have Alzheimer's disease
- There are about 16,000 residents of the City age 65 or older, 6,100 age 75 and older and 2,200 age 85 and older. *Source: The Nielsen Company*
- There are approximately 22,000 people living in Alexandria today who between 55 and 65. *Source: U.S. Census Bureau Data.*
- That is more than a 67% increase since 2000 in the segment of the population which is most likely to have parents who might need assisted living or memory care services. *Source: U.S. Census Bureau Data.*
- In the next 6 years the number of people with Alzheimer's in the U.S. will increase by 500,000 to 5,700,000. *Source: Alzheimer's Association, 2014 Alzheimer's Disease Facts and Figures.*
- From 2020 through 2025, that number will increase by another 1,000,000. *Source: Alzheimer's Association, 2014 Alzheimer's Disease Facts and Figures.*
- About 2/3rds will be women and 1/3rd men. *Source: Alzheimer's Association, 2014 Alzheimer's Disease Facts and Figures.*

The imbalance between the need for memory care services and the availability of such services in Alexandria means residents of Alexandria must look to other areas of Northern Virginia for those services, contrary to the goals of the Strategic Plan. Alexandria needs additional facilities to accommodate these seniors.

Synergy with Woodbine:

Locating the proposed Center adjacent to Woodbine will complement the existing function of Woodbine. In fact, the proposed Center will be owned and operated by an entity that has a relationship to the entity that owns Woodbine. Alexandrians with dementia can be accommodated in the secured 50 bed unit at Woodbine or in one of the 66 beds at the Center. However, those who choose Woodbine typically do so because they have one or more chronic physical conditions which require 24/7 nursing care or they qualify for Medicaid (Of Woodbine's 307 licensed beds, 279 are certified for Medicaid. Individuals only qualify for Medicaid if they are indigent.) There will also be a number of people who will go back and forth between the Center and Woodbine according to their immediate needs. For example:

- Residents of the Center may temporarily require Woodbine's rehab therapy and clinical services following a hospitalization before they can return to the Center;
- Residents of the Center may move to Woodbine if they develop other chronic medical issues requiring 24/7 medical services;
- Residents of the Center may deplete their financial resources and move to Woodbine with Medicaid benefits; or
- If either the Center or Woodbine's dementia unit is fully occupied, a person may want to be admitted to one until there is an opening at the other.

Rezoning and compatibility with the neighborhood:

The Applicant is requesting a rezoning from the R-8/single family zone to the RB/townhouse zone. This request is necessary to establish the use and provide a building of suitable size to accommodate an economically viable facility. Both section 3-301 in the R-8 zone and section 3-701 in the RB zone include in their stated purpose that "nonresidential uses of a noncommercial nature which are related to, supportive of and customarily found in a residential neighborhood are also permitted." Nonresidential uses of a noncommercial nature such as public schools, churches and child care or elder homes are permitted uses, and cemeteries, recreational facilities, community centers and private schools are special uses, in the R-8 and RB zones. A nursing home, while no longer permitted in the R-8 zone, is permitted with a special use permit in the RB zone.

The Applicant, while requesting a rezoning to RB, has continued to refine the site design to ensure compatibility with the nearby residential neighborhood. To that end, the building is limited in height to 35' consistent with the height permitted in the R-8 zone, provides a 55' front setback which nearly doubles the required 30' front setback in the R-8 zone and, although technically not required for this use, provides 40% open space which meets the residential open space requirement in

the R-8 zone. In addition, loading occurs at the back of the site, a screen wall shields the 4 parking spaces at the building entry from view of pedestrian and vehicular traffic on King Street and the remaining 29 spaces are located in a below-grade garage. Furthermore, the high quality architecture reflected in the elevations was carefully designed to be compatible with the neighborhood while meeting the programming needs for the Center.

It should also be noted that, on a portion of the Application Property, there is an existing tree protection easement that will need to be adjusted to permit construction of the Center. The trees located within the tree protection easement that need to be removed are all in poor and fair condition (as a point of clarification, the healthiest tree to be removed, identified as 118 on the tree survey, is NOT included in the tree protection easement and was already slated for removal in the prior residential development plan). In addition to the trees and additional landscaping being provided under the general site plan requirements, the Applicant proposes to retain three existing trees located along King Street (trees 106, 107 and 108) and to provide additional trees within the large median in the Woodbine parking lot and/or in the area as a trade-off for the trees lost and to provide a visual buffer along King Street.

The proposed institutional use is consistent with the use recommendation of the Small Area Plan, even though the zoning needs adjustment. The Center, on the northeast side of King Street, is located immediately south of the Ivy Hill Cemetery and immediately north of Woodbine and The First Christian Church in an area identified in the Northridge/Rosemont Small Area Plan for "institutional" uses and is immediately across King street from the Jesus Christ Church of the Latter Day Saints, which is identified for "institutional" use in the Taylor Run/Duke Street Small Area Plan.



There are single-family residential uses in the vicinity, but the existing institutional uses long predate the 1992 Small Area Plan and have not had any detrimental effect on the stability of the existing residential neighborhoods to the north, south, east or west. Likewise, the proposed 66 bed memory care facility, with only 11

peak hour trips and 15 pm peak hour trips, will not have any detrimental effect on the existing residential neighborhoods. It is true that the building will be larger (.75 FAR) than what would be permitted in the R-8 zone (.35 FAR), but the following factors all weigh in favor of permitting an adjustment in zoning to accommodate the Center:

1. The proposed use is consistent with the institutional use and height recommendations of the Small Area Plan.
2. The Center is properly located among institutional uses along King Street.
3. The site has been thoughtfully designed to mitigate any impact on the neighborhood.
4. The Center incorporates high quality architectural design and materials compatible with the neighborhood.
5. The Center complies with the height, front setback and residential open space requirements of the R-8 zone.
6. The Center is "a non-residential use of a noncommercial nature which is related to, supportive of, and customarily found in a residential neighborhood" consistent with the purpose statement set forth in both the R-8 and R-B zones.
7. The Center meets the parking requirement outlined in the Zoning Ordinance.
8. The Center will produce minimal peak hour trips.
9. The Center's functions are compatible with and complement Woodbine's functions.
10. The Center will provide 49 new jobs and will generate an estimated \$200,000 per year in additional tax revenue for the City.
11. The Center addresses the housing goal of the Strategic Plan on Aging by providing much needed supportive care for Alexandria's Seniors and their families within the City of Alexandria limits.
12. The Center will provide \$1.5 million in affordability subsidy over a 20 year term and will allow approximately 20 seniors to receive the care they need but may not otherwise be able to afford.



APPLICATION

☐ Master Plan Amendment MPA# _____
☒ Zoning Map Amendment REZ# _____

PROPERTY LOCATION: 2805, 2807, 2807A and 2809 King Street

APPLICANT

Name: 2811 King Street LLC
Address: 12095 Gayton Road, Richmond, VA 23238

PROPERTY OWNER:

Name: 2811 King Street LLC
Address: 12095 Gayton Road, Richmond, VA 23238

Interest in property:

☒ Owner ☐ Contract Purchaser
☐ Developer ☐ Lessee ☐ Other _____

If property owner or applicant is being represented by an authorized agent such as an attorney, a realtor, or other person for which there is some form of compensation, does this agent or the business in which they are employed have a business license to operate in Alexandria, VA: N/A

☐ yes: If yes, provide proof of current City business license.

☐ no: If no, said agent shall obtain a business license prior to filing application.

THE UNDERSIGNED certifies that the information supplied for this application is complete and accurate, and, pursuant to Section 11-301B of the Zoning Ordinance, hereby grants permission to the City of Alexandria, Virginia, to post placard notice on the property which is the subject of this application.

M. Catharine Puskar, Esquire
Print Name of Applicant or Agent
Walsh, Colucci, Lubeley & Walsh, P.C.
2200 King Street, Suite 1300
Mailing/Street Address
Arlington, VA 22201
City and State Zip Code

McBuskar
Signature
(703) 528-4700 (703) 525-3197
Telephone # Fax #
9/12/14
Revised 11/20/14
Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____ Fee Paid: \$ _____
Legal advertisement: _____
ACTION - PLANNING COMMISSION _____ ACTION - CITY COUNCIL: _____

MPA # _____

REZ # _____

SUBJECT PROPERTY

Provide the following information for each property for which an amendment is being requested. (Attach separate sheets if needed.)

Address Tax Map - Block - Lot	Land Use		Master Plan Designation		Zoning Designation		Frontage (ft.)
	Existing	Proposed	Existing	Proposed	Existing	Proposed	Land Area (acres)
1 2805 King Street 052.02-06-53	vacant	nursing home	Ins.	Ins.	R-8	RB	75 ft. 0.577 acre
2 2807 King Street 052.02-06-52	vacant	nursing home	Ins.	Ins.	R-8	RB	68 ft. 0.377 acre
3 2807A King Street 052.02-06-51	vacant	nursing home	Ins.	Ins.	R-8	RB	14 ft. 0.042 acre
4 2809 King Street 052.02-06-50	vacant	nursing home	Ins.	Ins.	R-8	RB	134.94 ft. 0.312 acre

291.94 ft. total frontage

1.308 acres

PROPERTY OWNERSHIP☐ Individual Owner☒ Corporation or Partnership Owner

Identify each person or individual with ownership interest. If corporation or partnership owner, identify each person with more than 10% interest in such corporation or partnership.

H.E. Adelman Non-Exempt Marital Trust;

1. Name: H.E. Adelman Sole Beneficiary Extent of Interest: 100%Address: 3000 Boonesville Road, Free Union, VA 22940

2. Name: _____ Extent of Interest: _____

Address: _____

3. Name: _____ Extent of Interest: _____

Address: _____

4. Name: _____ Extent of Interest: _____

Address: _____

MPA # _____
REZ # _____

JUSTIFICATION FOR AMENDMENT

(attach separate sheets if needed)

1. Explain how and why any proposed amendment(s) to the Master Plan are desirable, beneficial to surrounding properties, in character with the applicable Small Area Plan and consistent with City policies:

N/A

2. Explain how and why the proposed amendment to the Zoning Map(s) is consistent with the proposed amendment to the Master Plan, or, if no amendment to the Master Plan is being requested, how the proposed zoning map amendment is consistent with the existing Master Plan:

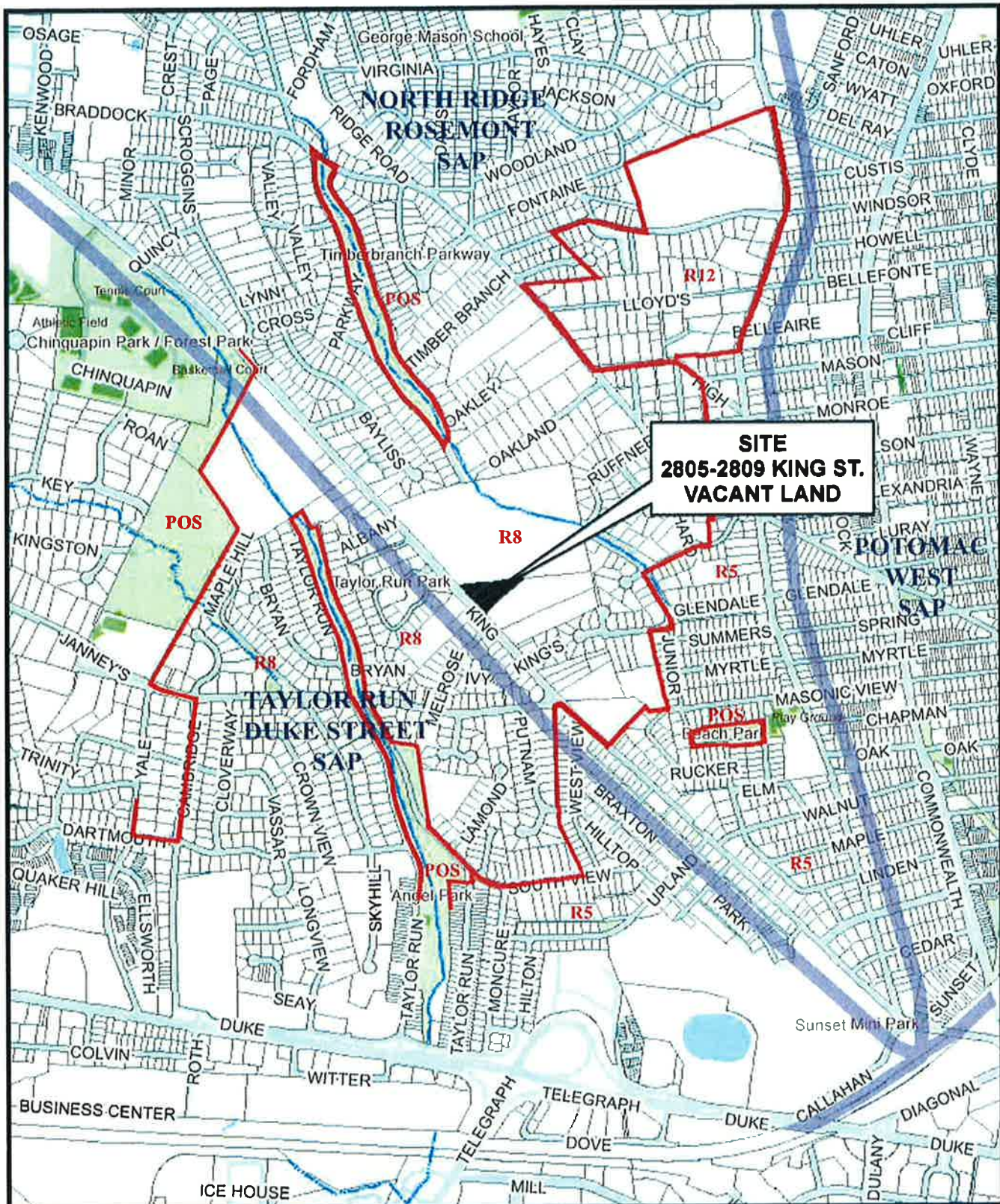
See attached narrative.

3. Explain how the property proposed for reclassification will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire, drainage structures, refuse disposal, water and sewers, and schools.

See attached narrative.

4. If this application is for conditional zoning approval pursuant to Section 11-804 of the Zoning Ordinance, identify all proffered conditions that are to be considered part of this application (see Zoning Ordinance Section 11-804 for restrictions on conditional zoning):

The Applicant proffers that 1) 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 2) the development of the Property shall occur in substantial conformance with the final approved development plan proposed as DSUP2012-0015.

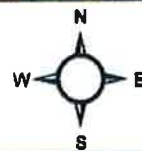


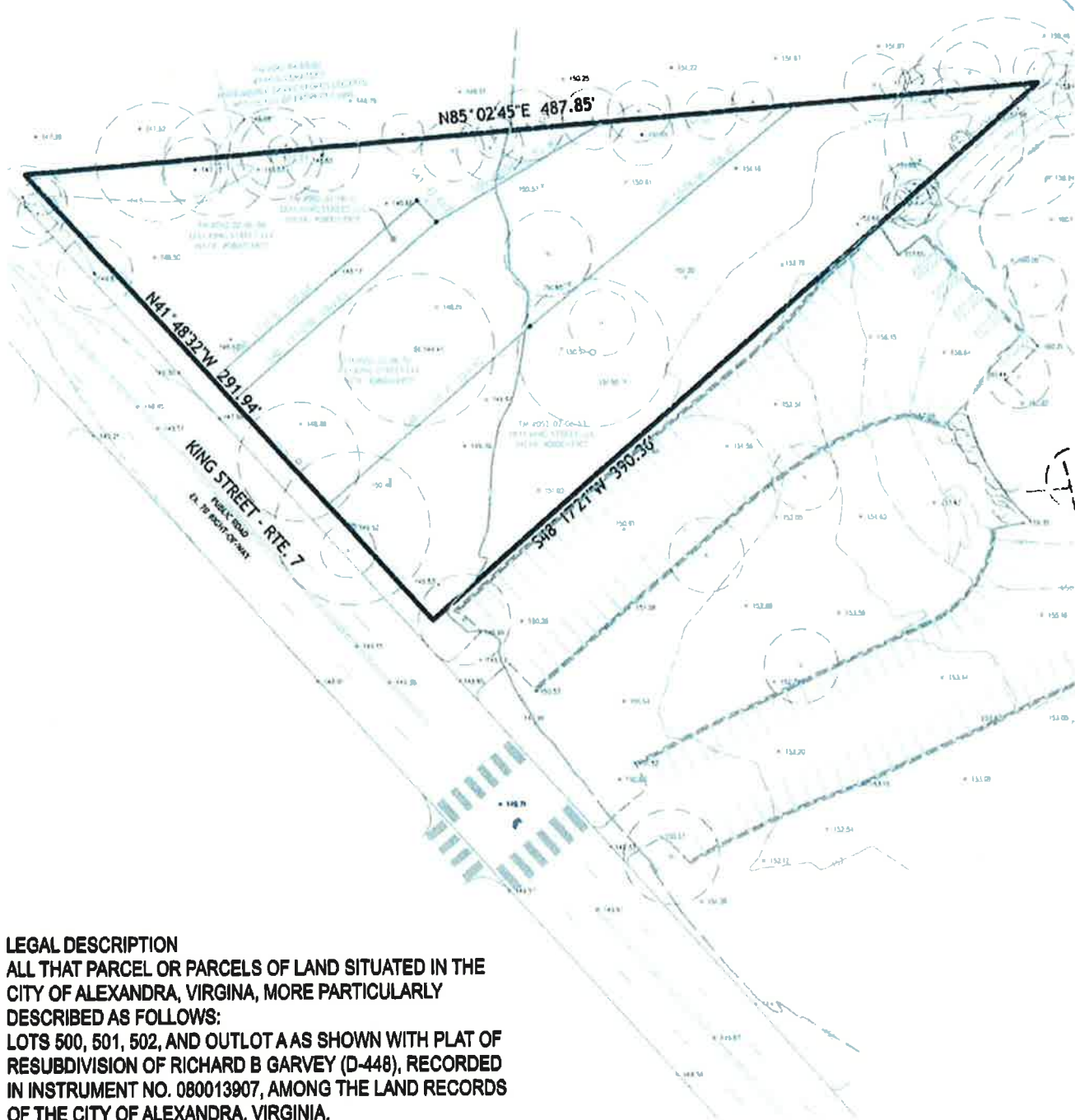
**SITE
2805-2809 KING ST.
VACANT LAND**



VICINITY MAP
ALEXANDRIA MEMORY CARE
DSUP 2012-0015

9/11/2014
1 inch = 1,000 feet



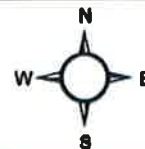


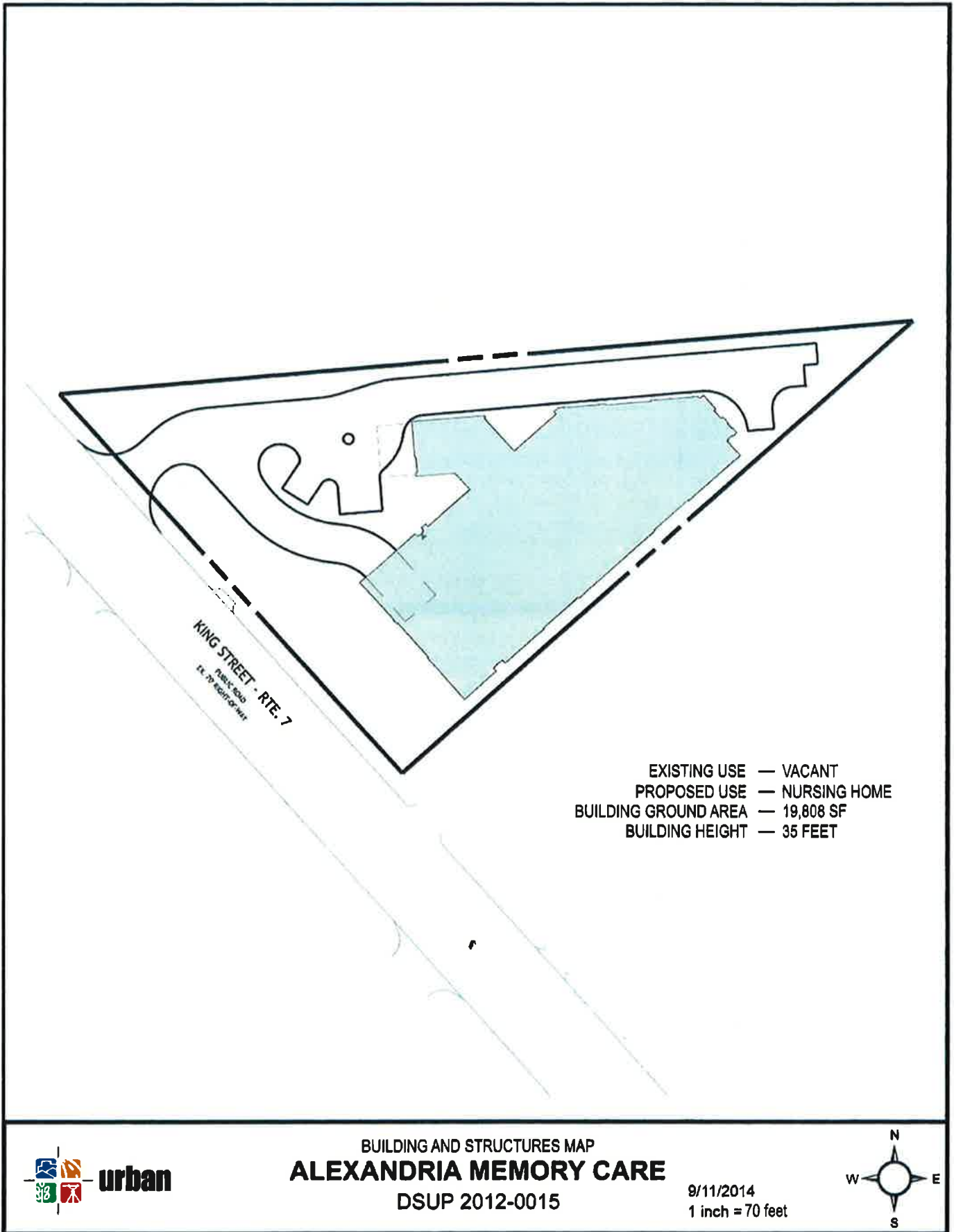
LEGAL DESCRIPTION
 ALL THAT PARCEL OR PARCELS OF LAND SITUATED IN THE
 CITY OF ALEXANDRIA, VIRGINIA, MORE PARTICULARLY
 DESCRIBED AS FOLLOWS:
 LOTS 500, 501, 502, AND OUTLOT A AS SHOWN WITH PLAT OF
 RESUBDIVISION OF RICHARD B GARVEY (D-448), RECORDED
 IN INSTRUMENT NO. 080013907, AMONG THE LAND RECORDS
 OF THE CITY OF ALEXANDRIA, VIRGINIA.



METES AND BOUNDS MAP
ALEXANDRIA MEMORY CARE
 DSUP 2012-0015

9/11/2014
 1 inch = 70 feet







January 7, 2015

Mayor William Euille;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

Dear Sir or Madam:

On behalf of AARP members and their families, we are writing to express our support for the proposed Alexandria Memory Care Center project.

As you know, there is a significant need for senior housing solutions in Alexandria, particularly for memory and dementia care patients. There are approximately 33,000 seniors (aged 55+) living in Alexandria today and the number of people older than 60 will double by the year 2030. Despite the increase in aging population, there have been no new assisted living facilities constructed in the City of Alexandria in the past 17 years. The Alexandria Memory Care Center proposes to address this need by providing care in a state of the art setting for 66 seniors with Alzheimer's disease or other dementia-related conditions.

We believe that the Center is a much needed step toward providing opportunities for Alexandria's seniors to have essential care and housing within the City and for Alexandria families to have their loved ones living nearby. We urge you to approve this project.

Sincerely,

Bill Kallio
State Director
AARP Virginia

Bob Blancato
State President
AARP Virginia

AARP Virginia 707 East Main Street, Suite 910 Richmond VA 23219

January 20, 2015

Mayor William Euille;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

To Whom It May Concern:

I am writing to express my strong support for the proposed Alexandria Memory Care Center project. With aging parents of my own, I know there is a significant need for senior housing solutions in the City of Alexandria, particularly for memory and dementia-care patients. There are approximately 30,000 seniors (aged 55+) living in Alexandria today and the number of people older than 60 will double by the year 2030. Despite the increase in aging population, there have been no new assisted living facilities constructed in Alexandria in the past 15 years. The Alexandria Memory Care Center proposes to address this need by providing care for 66 seniors with Alzheimer's Disease or other dementia-related conditions.

As a City of Alexandria resident, I believe that the Center is a much needed step toward providing opportunities for Alexandria's seniors to have essential care and housing within the City and for Alexandria families to have their loved ones living nearby. I urge you to approve this project.

Sincerely,

Kerry Adams

509 North Quaker Lane
Alexandria, VA 22304

From: Dave P. Baker <dbaker@goodwinhouse.org>
Sent: Friday, January 16, 2015 9:34 AM
To: PlanComm
Subject: Letter of Support

The Honorable Chair and Members of the City of Alexandria Planning Commission:

As a member and current Chair of the Senior Services of Alexandria Board of Directors, and having worked in the senior living industry for more than five years, I am writing to express my support for the proposed Alexandria Memory Care Center project to be located between the Woodbine Rehabilitation and Healthcare Center and Ivy Hill Cemetery. There is a significant need for senior housing solutions in Alexandria, particularly for memory and dementia-care patients. There are approximately 30,000 seniors, aged 55 years and above, living in Alexandria today and the number of people older than 60 will double by the year 2030. Despite the increase in aging population, there have been no new assisted living facilities constructed in Alexandria in the past 15 years. The Alexandria Memory Care Center proposes to address this need by providing care for 66 seniors with Alzheimer's Disease or other dementia-related conditions.

As a resident of the City, I believe that the proposed Center is a much needed step toward providing opportunities for Alexandria's seniors to have essential care and housing within the City, and for Alexandria families to have their loved ones living nearby. I urge you to approve this project. Thank you for the opportunity to comment.

David P. Baker
Administrator of Operations
Goodwin House Alexandria
4800 Fillmore Avenue
Alexandria, Virginia 22311
Office: 703-824-1336
FAX: 703-824-1075
Mobile: 703-568-8485



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JANET BARNETT
1101 N. HOWARD STREET
ALEXANDRIA, VIRGINIA 22304

Januray 21, 2015

Dear Mr. Mayor and Member of City Council and Chairman Wagner and
Members of the Planning Commission:

According to information provided by the Alzheimer's Association (www.alz.org), more than 5 million Americans are living today with Alzheimer's disease, every 67 seconds another person in the U.S. develops the disease, and it ranks as the 6th leading cause of death in the U.S. Furthermore, a recent government study projects the number of U.S. citizens will almost triple by 2050. Finally, almost 2/3s of the victims are women. As a woman in her 60's, this disease is scary and I wonder what would happen to me and who would take care of me should I fall victim to this near epidemic disease.

I have spent most of my life living and working in Alexandria. I am proud of my city and how well it has transformed itself over the years to adjust to a growing population, taking care of its citizens with quality services, and serving as an example for other cities to follow. The growth and potential impact of Alzheimer's disease is alarming and certainly our city must prepare itself to meet the caregiver challenges I believe we will experience in the not too distant future.

I fully support this initiative to establish the Alexandria Memory Care Center which gives us the opportunity as a city to prepare for the inevitable future this disease will bring to some of our citizens. It will be a great comfort to me to know this center will be there to support my neighbors and potentially me.

I encourage you to expeditiously approve the proposed 66 bed Alzheimer's/dementia memory care facility on King Street.

Thank you,

Janet Barnett

Alexandria, VA 22304

Mayor William Euille;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

Dear Sir or Madam:

I am writing to express my support of the proposed Alexandria Memory Care Center project. There is a significant need for senior housing solutions in Alexandria, particularly for memory and dementia-care patients. There are approximately 30,000 seniors (aged 55+) living in Alexandria today and the number of people older than 60 will double by the year 2030. Despite the increase in aging population, there have been no new assisted living facilities constructed in Alexandria in the past 15 years. The Alexandria Memory Care Center proposes to address this need by providing care for 66 seniors with Alzheimer's Disease or other dementia-related conditions.

As a City of Alexandria resident, I believe that the Center is a much needed step toward providing opportunities for Alexandria's seniors to have essential care and housing within the City and for Alexandria families to have their loved ones living nearby. I urge you to approve this project.

Sincerely,

A handwritten signature in black ink, reading "Timothy D. Bloechl". The signature is fluid and cursive, with the first name "Timothy" and last name "Bloechl" clearly legible.

LTC Timothy D. Bloechl (U.S. Army, Retired)
100 Luna Park Dr. Apt 141
Alexandria, VA 22305

December 12, 2014

Mayor William Euille
Members of the Alexandria City Council
Chairman Eric Wagner
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

Dear Sir or Madam:

I am writing to express support for the Alexandria Memory Care Center that is being proposed for the site next to the Woodbine Nursing Facility on King Street. I understand that the owner of Woodbine has proposed to construct a facility that will provide 66 beds for dementia patients and has agreed to provide a 40% discount for low-income individuals in two of the beds.

The City's Strategic Plan on Aging and the Housing Master Plan both document the need for affordable housing options for seniors and mention assisted living as a particular need. While this development will specialize in individuals needing memory care, and the number of units set aside for low-income residents is minimal, I believe this is a good first step in providing assistance to low-income seniors who need more than independent living apartments.

Neighborhood opposition has caused the developer to redesign its original proposal to provide 92 assisted living units in this location, some of which would have been affordable to low-income seniors. Efforts to address neighborhood concerns have reduced the size of the project and the number of individuals who can be assisted, and also have resulted in changing the nature of the care that will be provided by moving to a dementia facility. It appears that these changes, while not optimal for the many low-income seniors needing assisted living in Alexandria, should satisfy the neighborhood's primary objections.

I urge you to approve the Center as proposed, which will provide some assistance to low-income seniors who need this type of facility and cannot afford this level of care. I believe the views of the neighborhood have been adequately addressed, and it is important to now consider the needs of the seniors in Alexandria.

Best regards,

Judith Ellen Brown
3200 Circle Hill Rd.
Alexandria, VA 22305

From: campbell-1@comcast.net [<mailto:campbell-1@comcast.net>]

Sent: Tuesday, January 20, 2015 6:11 PM

To: Jackie.henderson@alexandriava.gov

Cc: Puskar, M. Catharine; Bill Euille

Subject: Alexandria Memory Care Center

Dear Jackie,

I am 100% in favor of the much needed Alexandria Memory Care Center. Please share my comment with the council.

Lynnwood Campbell
521 South Henry Street
Alexandria, Va 22314

Sent from XFINITY Connect Mobile App

January 15, 2015

Mayor William Euille;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

Dear Sir or Madam:

I am writing to express my support of the proposed Alexandria Memory Care Center project. There is a significant need for senior housing solutions in Alexandria, particularly for memory and dementia-care patients. There are approximately 30,000 seniors (aged 55+) living in Alexandria today and the number of people older than 60 will double by the year 2030. Despite the increase in aging population, there have been no new assisted living facilities constructed in Alexandria in the past 15 years. The Alexandria Memory Care Center proposes to address this need by providing care for 66 seniors with Alzheimer's Disease or other dementia-related conditions.

As a City of Alexandria resident, I believe that the Center is a much needed step toward providing opportunities for Alexandria's seniors to have essential care and housing within the City and for Alexandria families to have their loved ones living nearby. I urge you to approve this project.

Sincerely,



Carlos Cecchi
726 South Lee Street
Alexandria, VA 22314

Mayor William Euille;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

Dear Sir or Madam:

I am writing to express my support of the proposed Alexandria Memory Care Center project. There is a significant need for senior housing solutions in Alexandria, particularly for memory and dementia care patients. There are approximately 33,000 seniors (aged 55+) living in Alexandria today and the number of people older than 60 will double by the year 2030. Despite the increase in aging population, there have been no new assisted living facilities constructed in the City of Alexandria in the past 17 years. The Alexandria Memory Care Center proposes to address this need by providing care in a state of the art setting for 66 seniors with Alzheimer's disease or other dementia-related conditions.

As a City of Alexandria resident, I believe that the Center is a much needed step toward providing opportunities for Alexandria's seniors to have essential care and housing within the City and for Alexandria families to have their loved ones living nearby. I urge you to approve this project.

Sincerely,

Name:

Andrea Chandler

Address:

1741 N. Cliff Street

Alexandria, VA 22301

Date:

11 / 11 / 14

From: Michael Cook [<mailto:h.michael.cook@gmail.com>]
Sent: Tuesday, September 30, 2014 11:06 AM
To: Robert Kerns; James Roberts; Gary Wagner
Cc: harris61325@comcast.net; Scott Harris; j2harley@comcast.net; Jan Turkevich; Brett Egusa; Hendrick Booz; Cele Garrett; Sarah Pray; jvsalmon@gmail.com; Jack Sullivan; mcook
Subject: Fwd: Supplement to Letter of September 24 -- Proposed Woodbine Expansion Project

Mr. Kerns:

Please find attached a letter that supplements our letter to you of September 24 and provides some information that I provided to Jim Roberts in a telephone call, and that he suggested I place in writing. While we do not believe that there is any justification for the proposed project on the Woodbine property under any circumstances, this information sets forth the finding by the health planning bodies that are charged by the Commonwealth to determine whether there is a need for additional nursing home beds in the planning districts across the Commonwealth, that there is no need for additional nursing home beds in the Planning District that encompasses Alexandria. It also provides information in writing that we presented to you verbally in our earlier in meeting in June of this year, regarding the number of assisted living facilities, including those that are memory care facilities, in the area.

We appreciate your review and consideration of this information as you examine the proposed project. Please feel free to contact me if you have any questions.

Michael

Michael H. Cook

(703) 548-2273 (h)

(202) 361-2508 (c)

Michael H. Cook
2724 King Street
Alexandria, VA 22302
(703) 548-2273 (h)
(202) 361-2508 (c)
h.michael.cook@gmail.com
mcook@lilesparker.com

September 30, 2014

VIA EMAIL Robert.kerns@alexandriava.gov

Robert M. Kerns
Division Chief/Development
City of Alexandria
301 King Street
Room 210
Alexandria, VA 22314

RE: Follow-up to My Conversation with James Roberts
DSUP 2012-0015, Alexandria Assisted Living,
September 14, Application

Dear Mr. Kerns:

Per my conversation with Jim Roberts of your office, this is to provide you with information that I presented to him regarding the issue of need for new nursing home beds in the Northern Virginia area. Additionally, I have provided information that we previously have provided to you verbally on the number of assisted living facilities, including those that have specific memory care units, in or near Alexandria. This is also to supplement a letter that the neighbors in the Woodbine area presented to you in our letter of September 24, 2014 on the issue of "need."

As our September 24 letter indicates, the projected construction of a large facility on the property contiguous to Woodbine should not be approved for a variety of reasons, including among other things, that it would be completely out of character for the neighborhood, violates the current zoning requirements, is far too dense, and creates noise, traffic, parking and sewage issues that far outweigh any alleged justification for the project. Our September 24 letter thoroughly addresses those issues.

However, while stating that this project would be for the construction of a memory care facility, the Woodbine expansion application characterizes the project as nursing home beds. The application also states that there is a need for additional nursing home beds in the area and cites a 2010 report that allegedly supports that statement. While we do not believe that this alleged deficiency would in any manner justify the project on the proposed property, as I

explained to Mr. Roberts, the Virginia Department of Health (“VDH”) and the Health Systems Agency of Northern Virginia (“HSANV”) – the bodies that have the responsibility for determining need for new nursing home beds in the area, have stated for years that there is no projected or actual need for new nursing home beds in the Northern Virginia area, and have refused to approve any new nursing home beds for that area.¹

Specifically, both the HSANV and VDH have concluded for a number of years that there is absolutely no need for any additional nursing home beds in Planning District 8, which encompasses among other areas, Alexandria. They have reached this conclusion because for a number of years, the average occupancy level in the Northern Virginia area does not justify new beds.² In fact, according to these official sources, the average occupancy level has been decreasing. Thus, as the attached material shows, the average occupancy levels from 2009 – 2012 have been 89.2%, 89.2%, 88.8%, and 87.8%, respectively.³ Since there are 4,478 nursing home beds in Planning District 8, this means that on any given day there are more than 450 available nursing home beds in the area.

Additionally, Woodbine, which at 307 licensed beds is one of the largest privately owned nursing homes in Virginia, has had an average daily occupancy level for each of these years under 90%. This means that, on average, Woodbine has had at least 30 vacant licensed beds during this period. To the extent that Woodbine can justify the need for additional memory care beds, it presumably could expand its current memory care unit without the need to construct the new memory care building.⁴

We are aware that Woodbine cites to a study from 2010 that states a projected need for nursing home beds in Alexandria as an ostensible justification. However, professionals who know the health planning domain and are entrusted with the responsibility of approving capital expenditures and new beds for health planning purposes have broken the state down into larger planning districts. They do so because looking at health care inventories on a micro district basis would result in even higher costs for a country that already ranks as having the most expensive health care system in the world with less than exemplary outcomes. It also would result in waste and over bedding that is considered improper by professional health planning bodies.

¹ We are aware that the applicant has stated that the memory care facility that it wishes to construct should be considered a nursing home for purposes of local law, while an assisted living facility for purposes of licensing laws. For reasons that we will address in the body of the letter, we consider this to be pure sophistry and a slight of hand; however, we would note that the applicant’s attorney, Ms. Puskart, has described it as an expansion of the Woodbine Nursing & Rehabilitation facility (“Woodbine”) and the construction of new nursing home beds to at least three Citizens Associations with absolutely no attempt to make this distinction, and no mention that the memory care unit would be licensed as an assisted living facility, and in fact, distinguishing the memory care facility from the earlier proposal for an assisted living facility.

² The attached sheets would appear to indicate that there was a forecasted need in 2006; however, as the emails explain, the occupancy levels demonstrate that the formula grossly overstated need, and is not used by either the HSANV or the Department of Health in determining need or for determining whether to allow new nursing home beds to be constructed under the Certificate of Need program.

³ 2012 is the latest year for which the HSA and Virginia Department of Health have calculated these levels.

⁴ We have requested the average daily occupancy level of Woodbine’s exiting memory care unit but have not been provided those figures to date.

We also recognize that Woodbine asserts that, although it wishes the memory care facility to be considered as a nursing home for the purposes of local law, it intends to license the unit as an assisted living facility, which is not subject to Certificate of Need review. As noted, above, in footnote 1, we consider this argument to be specious and nothing more than pure sophistry. Woodbine's counsel has specifically described the project as new nursing home beds, an extension of Woodbine, and has gone so far as to distinguish the project from that of an assisted living facility to at least three civic associations. We understand her need to make this distinction since your office has informed the applicant that the project cannot be approved in the latter category for zoning purposes. Unfortunately for Woodbine, the State health planning bodies would not allow it to be constructed if it were a nursing home. Hence, the need to call it different things for different purposes. As our September 24 letter demonstrates, the project would be inappropriate for that property under any rubric.

However, to dispel any question of its need on an inappropriate property, earlier this summer we reviewed the website for the principal trade association for the industry – the Assisted Living Federation of America ("ALFA"). As we noted in our meeting with you on June 29, the website showed 17 assisted living facilities that were memory care or had memory care units in or near area code 22302, and 32 such facilities or units within 20 miles. This does not include nursing homes, such as Woodbine, that also have memory care beds. Additionally, the ALFA website showed 15 assisted living facilities in or near Alexandria, 19 within 5 miles, 40 within 10 miles, and 120 within 20 miles. Any of these facilities can convert additional units to memory care should the need exist.⁵

Finally, as anyone who attended the ALFA Convention in Phoenix this past May can attest, after a period of dormancy as a result of the housing market crisis, there is again significant development in the industry.⁶ What this means is that if the market demonstrated a need for additional private high end assisted living facilities, including those that were dedicated to memory care, there almost certainly would be companies that would develop those facilities in areas that were appropriately zoned and sized for that construction.

As we have demonstrated in our letter of September 24 and in this letter, the proposed project is totally inappropriate for the property for which it is proposed, and the ostensible justification of "need" does not in any manner justify its construction on that property. Rather, the project is for the benefit of a commercial company at the expense of the surrounding

⁵ The ALFA website now only provides information in the in or near category and does not provide for checking for facilities within mileage ratios. However, I have been informed by ALFA that the source website still has these numbers.

⁶ 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 have reversed themselves, to the extent that an additional assisted living or a specialized memory care unit is needed in or near 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.

Letter to Robert N. Kerns
September 30, 2014

neighborhood and in contravention of the zoning that has been rationally planned and relied upon by those moving to the area.

Sincerely,



Michael H. Cook

MCook

From: HSANV_DM <hsanv@aol.com>
Sent: Monday, September 22, 2014 4:16 PM
To: MCook
Subject: Re: N H Needs_Capacity
Attachments: VA NH RFA Calcs SC 2014.xlsx

Mr. Cook,

Attached is the nursing home bed/need request for applications (RFA) calculation you requested. I have highlighted in yellow the row that applies to Northern Virginia (HPR2, PD8).

Though the need calculation/formula (which is static) shows a large need, the regional average occupancy is too low to permit the area to qualify for the RFA which would permit adding additional beds/capacity.

Let me know if you have questions.

Dean Montgomery
HSANV

-----Original Message-----

From: MCook <MCook@lilesparker.com>
To: hsanv <hsanv@aol.com>
Sent: Wed, Sep 10, 2014 11:58 am

Thanks for speaking with me. Per our discussion, could you please send me the information that we discussed on nursing home forecasting need for the Northern Virginia Planning District.

Michael H. Cook
Partner and Co-chair, Health Care Group
Liles Parker PLLC
2233 Wisconsin Avenue, NW
Suite 210
Washington, DC 20007
(202) 298-8750 (o)
(202) 361-2508 (c)
(202) 337-5804 (f)
mcook@lilesparker.com

www.lilesparker.com

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**SUMMARY OF NURSING HOME BED-NEED CALCULATIONS
IN SUPPORT OF A POTENTIAL REQUEST FOR APPLICATIONS ISSUED IN 2014
FOR THE 2017 PLANNING YEAR***

	Gross Need (*17) (fr. formula)	Current Inventory (at 01/07/14)	Approved Additions	Total Existing + Approved	Net Need *.* = excess	Avg. Occup. 2008	Avg. Occup. 2009	Avg. Occup. 2010	Avg. Occup. 2011	Avg. Occup. 2012	PD Compared to Net Need + Occu. Thresh. (*12)	Comment
HPR I:												
PD 6	1,898	1,516	none	1,516	382	92.4%	89.6%	90.4%	91.2%	90.5%	insuff. occu.	
PD 7	1,035	972	20	992	43	89.2%	89.6%	89.8%	89.4%	90.2%	insuff. occu.	TVOR appr. for 20 new beds, 10 may be after 2017
PD 9	871	758	48	806	65	93.7%	90.7%	88.3%	88.6%	90.2%	insuff. occu.	MFA-Fauq. appr. for 40 new beds; AC-Mad. 8 yet to devel.
PD 10	1,279	1,007	30	1,037	242	93.4%	92.4%	92.3%	92.0%	91.7%	insuff. occu.	MFA-Albe. appr. for 30 new beds; cert. for Village surrend.
PD 16	896	785	none	785	111	92.4%	89.5%	88.1%	81.5%	83.9%	insuff. occu.	
Total--HPR I	5,979	5,038	98	5,136	843	92.1%	90.3%	90.0%	88.9%	89.5%		
HPR II--PD 8	5,454	4,358	120	4,478	976	89.6%	89.2%	89.2%	88.8%	87.8%	insuff. occu.,	Ashby Ponds CCRC 60 beds u.d.; Pr. Will. 60 new beds u.d.
HPR III:												
PD 1	503	641	none	641	-138	88.4%	86.7%	84.6%	88.1%	87.0%	insuff. occu., no need	
PD 2	426	539	none	539	-113	76.7%	74.2%	74.6%	75.9%	77.6%	insuff. occu., no need	
PD 3	1,460	1,405	120	1,525	-65	93.1%	92.4%	84.3%	83.3%	83.0%	insuff. occu., no need	Wythe H&R appr. for 120 new beds fr. delic. Bristol NH
PD 4	898	788	none	788	110	85.7%	87.4%	88.4%	87.4%	87.3%	insuff. occu.	
PD 5 (ex. Vet. CC)	2,151	2,285	none	2,285	-134	91.0%	90.0%	90.3%	90.0%	89.7%	insuff. occu., no need	
PD 11	1,663	1,596	none	1,596	67	92.9%	91.5%	90.8%	90.1%	89.4%	insuff. occu.	
PD 12	2,218	1,929	none	1,929	289	91.8%	91.5%	89.0%	90.4%	90.3%	insuff. occu.	
Total--HPR III	9,319	9,183	120	9,303	16	90.2%	89.4%	87.6%	87.8%	87.5%		
HPR IV:												
PD 13	943	827	54	881	62	92.9%	92.6%	90.8%	88.6%	87.2%	insuff. occu.	MV Terrace appr. to add 18; The Woodview appr. to add 36
PD 14	628	670	none	670	-42	95.4%	94.1%	93.1%	90.9%	88.8%	insuff. occu., no need	
PD 15 (ex. Vet. CC)	4,421	4,059	none	4,059	362	93.0%	90.1%	91.6%	90.4%	91.3%	insuff. occu.	
PD 19	1,114	1,055	none	1,055	59	91.0%	90.0%	88.4%	87.4%	87.8%	insuff. occu.	
Total--HPR IV	7,106	6,611	54	6,665	441	92.9%	90.7%	91.0%	89.6%	89.8%		
HPR V:												
PD 17	339	308	none	308	31	79.2%	87.7%	91.3%	89.4%	91.3%	insuff. occu.	
PD 18	576	540	none	540	36	93.0%	89.4%	91.4%	92.4%	93.0%	qual. for RFA for 30	
PD 20	4,843	4,393	none	4,393	450	90.2%	89.4%	89.0%	87.9%	88.2%	insuff. occu.	
PD 21	2,270	1,741	126	1,867	403	92.5%	89.6%	89.2%	88.8%	89.7%	insuff. occu.	WnrsrM. may add 14; RCC-W u.d. but 3-yr. rule
PD 22	345	376	none	376	-31	89.8%	90.7%	92.1%	87.7%	84.5%	insuff. occu., no need	
Total--HPR V	8,373	7,358	126	7,484	889	90.2%	89.4%	89.5%	88.5%	88.8%		
Total Virginia	36,231	32,548	518	33,066	3,165	91.0%	89.8%	89.3%	88.6%	88.6%		
check ->	36,231	32,548	518	33,066	3,165							

*These projections of nursing home beds needed in 2017 are calculated by VDH/DCOPN based on population projections for 2020 from the University of Virginia Weldon Cooper Center for Public Service (November 2012 edition) and based on nursing home use rates calculated from the 2006 nursing home patient survey conducted for VDH by the Health Systems Agency of Northern Virginia.
Occupancy percentages are for Medicaid-certified nursing homes only. Nursing homes with no Medicaid-certified beds are not in the occupancy calculations.

MCook

From: Clement, Samuel (VDH) <Sam.Clement@vdh.virginia.gov>
Sent: Monday, September 22, 2014 9:17 PM
To: MCook
Cc: Boswell, Peter (VDH); SDClement@Earthlink.net
Subject: NH need and utilization in N. Va.
Attachments: Nhneedpr17ur06WCC12occu12.xlsx

Peter Boswell forwarded to me today a phone message from Michael Cook. Since the name was familiar, I thought I'd see if it would turn up in my e-mail address book, and lo and behold. So, I assume I'm making the right connection. If not, please let me know, of course.

You (or the caller) asked for information regarding nursing home utilization, occupancy, and need in northern Va., presumably Planning District 8.

In general, NH occupancy rates have been falling in PD 8 and in nearly every PD in Va. for a number of years. The attached small spreadsheet provides a succinct picture of the multi-year trend, and it may answer your questions, at least partially, if not entirely.

A few notes about the attached spreadsheet:

- It's formatted now for compact display and shows data only for the years 2008-2012, the last year for which we have NH occupancy data from Virginia Health Information. However, there are many hidden columns between columns F and R, which you can "unhide" and see data for years prior to 2008.
- Our NH bed-need formula is seriously out of date, because age-specific NH use rates haven't been calculated since 2006. We're preparing now to do a new NH patient-origin survey, from which new age-specific use rates can be calculated. Because the use rates we have now are seriously out of date, and because the overall use of nursing homes per 1000 elderly population has been declining for quite a few years, our present bed-need formula greatly overstates need. Therefore, many PDs show formula-projected need, even though they have high vacancy rates. PD 8 is a good example of this.
- Among Virginia's PDs, only PD 18 meets the SMFP conditions supporting issuance of a request for applications (RFA), and even that is questionable when the detailed occupancy data for the PD is examined.

If this message and attachment don't meet your interests adequately, please let me know. I'm a part-time worker and keep irregular office hours. If you'd like to discuss any of this or related data, please send an e-mail to my home (SDClement@Earthlink.net) or call me there (804 272-9039), and let's find a time to talk. Tomorrow (Tuesday) after 4:00 p.m. would be convenient for me.

Depending on what your specific questions are, there's a lot more material available, but let's see what you're looking for, if something further than this is needed.

Regards,

Sam Clement
VDH, Div. of COPN
804 272-9039 (H)
SDClement@Earthlink.net

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From: Michael Cook [<mailto:h.michael.cook@gmail.com>]

Sent: Wednesday, June 05, 2013 5:16 PM

To: James Roberts

Cc: Brett Egusa; John Chapman; Jesi Carlson; Cele Garrett; Lukawski-Larkin, Jennifer; Sandy Harwood; Rogers, Kyle; harris61325@comcast.net

Subject: Proposed Project to Construct an Assisted Living Facility on the Grounds of Woodbine Nursing and Rehabilitation Center

Jim:

Please find attached a letter that I prepared that further elaborates on why the proposed assisted living project on the grounds of Woodbine Nursing and Rehabilitation Center is inappropriate for the neighborhood, and unanimously opposed by the neighbors who will be most directly affected by the project.

I will be happy to discuss it further with your colleagues and you should you desire to do so.

Many thanks.

Michael

Michael H. Cook

[\(703\) 548-2273](tel:(703)548-2273) (h)

[\(202\) 361-2508](tel:(202)361-2508) (c)

[\(202\) 298-8750](tel:(202)298-8750) (o)

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

June 5, 2013

VIA EMAIL 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.¹

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.

¹ 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", is written over the printed name.

Michael H. Cook

From: susan_dawson@comcast.net
Sent: Sunday, December 14, 2014 5:19 PM
To: PlanComm
Cc: 'Bill'
Subject: Alexandria Memory Care Center Project

Chairman Eric Wagner; and Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

December 14, 2014

Dear Sir or Madam:

I am writing to express my support for the proposed Alexandria Memory Care Center project. There is a significant need for senior housing solutions in Alexandria, particularly for memory and dementia care patients.

There are approximately 33,000 seniors (aged 55+) living in Alexandria today and the number of people older than 60 will double by the year 2030. Despite the increase in aging population, there have been no new assisted living facilities constructed in the City of Alexandria in the past 17 years.

The Alexandria Memory Care Center proposes to address this need by providing care in a state of the art setting for 66 seniors with Alzheimer's disease or other dementia-related conditions.

I believe that the Center is a much needed step toward providing opportunities for Alexandria's seniors to have essential care and housing within the City and for Alexandria families to have their loved ones living nearby. I urge you to approve this project.

Sincerely,

Susan L. Dawson, former Director of Senior Services of Alexandria and
45 year resident of Alexandria.
1214 Key Drive
Alexandria, Virginia 22302

From: Pam DeCandio <pdecand@hotmail.com>
Sent: Wednesday, January 21, 2015 5:56 PM
To: PlanComm
Subject: Alexandria Memory Care Center

Dear Sir or Madam,

I am writing in support of the proposed senior living facility to be located on King Street in Alexandria. There is a real need for families with loved ones suffering from Alzheimer's to find space within the City that provides the essential care required. There are approximately 30,000 seniors living in Alexandria (a club that I belong to) and that number is growing as we baby boomers age.

In the last 4 years I have had to place both my father and mother-in-law in Alzheimer and dementia facilities for their own safety. It was a terrifying time spent calling everyone I knew who might have a recommendation, dealing with waiting lists, uncertainty about how long it would take, and the eventual knowledge that they would not be close enough for our family to visit frequently. Often the disease sneaks up and it takes a serious incident to realize that staying home is no longer possible.

The Alexandria Memory Care Center's proposed facility on King Street will go a long way to addressing this need. The project has been receptive to community concerns and has made necessary changes to the scope of the project to fit in the neighborhood. Please consider the needs of our community when deciding on this very important project. There are not many sites that are as well suited to addressing this issue.

Sincerely,

Pam De Candio
110 West Nelson Avenue
703-966-2392

Mayor William Euille;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

Dear Sir or Madam:

I am writing to express my support of the proposed Alexandria Memory Care Center project. There is a significant need for senior housing solutions in Alexandria, particularly for memory and dementia care patients. There are approximately 33,000 seniors (aged 55+) living in Alexandria today and the number of people older than 60 will double by the year 2030. Despite the increase in aging population, there have been no new assisted living facilities constructed in the City of Alexandria in the past 17 years. The Alexandria Memory Care Center proposes to address this need by providing care in a state of the art setting for 66 seniors with Alzheimer's disease or other dementia-related conditions.

As a City of Alexandria resident, I believe that the Center is a much needed step toward providing opportunities for Alexandria's seniors to have essential care and housing within the City and for Alexandria families to have their loved ones living nearby. I urge you to approve this project.

Sincerely,

Name: Darlene Duffett

Address: 115 West Alexandria Ave
Alexandria, VA 22301

Date: 11/11/14



Mr. Gary Wagner
Principal Urban Planner
City of Alexandria
301 King Street, Room 2100
Alexandria, Virginia 22314

February 17, 2014

RE: DSUP 2012-0015
Alexandria Assisted Living
Concept #2 (revised)

Dear Mr. Wagner:

We are writing to reiterate and re-enforce Taylor Run Citizens' Association's ("TRCA") already-stated opposition to any rezoning of the parcels of land for DSUP 2012-0015. Accordingly, TRCA opposes the proposed construction of a large assisted living/nursing home facility on the tract of land adjacent to Woodbine Rehabilitation Center. Like the previous proposal, the most recent proposal set forth by 2811 King Street, LLC (on December 23, 2013) would require rezoning from the current single family R-8 classification to RCX (along with a host of other land use planning changes). Such a modification is strongly opposed by TRCA and the surrounding neighbors.

The proposed development would create a 77,000 square foot structure and cover 73% of the subject parcels under impervious surface. The structure would be massively out of scale with the surrounding community and would be contrary to the stated intention of the North Ridge Small Area Plan for development. In addition to the issues you raised in your January 24, 2014 letter of response, we have (among others) the following specific concerns with the revised proposal:

- First and foremost, the project would require the rezoning we adamantly oppose and, as stated above and in your staff's analysis, would result in the creation of a structure completely out of character with this neighborhood of single family dwellings.
- The land has significant drainage problems which already create significant flooding issues for the adjacent Ivy Hill Cemetery. To illustrate the severity of the problems, we

have attached photographs taken on February 8, 2014 five days after the last rainfall. As you can see, this is essentially a swamp. Covering most of the land with impervious surface will surely exacerbate the situation, even with the employment of expensive water management technology. Experience has shown that construction in this neighborhood, even on a far more modest scale, has groundwater implications for yards and basements.

- The proposal assumes that the City will abandon the mature tree preservation easement it holds for much of the land. The proposed construction will result in destruction of most of the mature trees, surely worsening the existing drainage problems and negatively affecting the aesthetics of the surrounding neighborhood. The ambiance of the historic Ivy Hill Cemetery would be degraded and the appearance of the King Street entrance to historic Old Town Alexandria compromised.
- The developer estimates that the proposed facility will generate at least 10,000 gallons of additional sewage per day. The plan is for this sewage to egress through an existing 10-inch sanitary sewer pipe through the heart of the Ivy Hill residential community. This pipe is already over-taxed and has required remedial attention in recent years.
- The proposal provides for 21 parking spaces, roughly half the number required by Planning and Zoning for other assisted living projects. The applicants themselves estimate that the proposed structure would require 72 parking spaces. We have been advised by First Christian Church that its parking lot is at capacity and the Church of Latter Day Saints is already unable to handle its own parking needs during hours of worship. Woodbine Rehabilitation Center is already at capacity and in fact, already leases spaces from First Christian Church for its overage. We fully expect that if this proposal is approved, surrounding neighborhood streets will be flooded with cars parked by staff and visitors to the facility creating the attendant safety and nuisance issues.
- The proposal estimates an additional 252 “trips per day” (vehicles) entering and leaving the facility. Even accepting this estimate as accurate, this increase of traffic volume will worsen the already heavy burden on this stretch of King Street and make it more dangerous to ingress and egress driveways, community streets and existing institutional properties.
- Emergency vehicle responses to the existing Woodbine Rehabilitation Center, directly adjacent to subject parcel, already create a 24/7 noise and safety issue for the surrounding neighborhood. The proposal would increase the assisted living/nursing home population by about 30%. We would expect emergency vehicle responses to increase accordingly with all the attendant problems. The Woodbine facility is already one of the largest in Virginia and the envisioned increase in density will create additional stress on emergency responders.

This project is of great concern and interest to families who decided to make their homes in the affected area of Alexandria based at least in part on representations made by the City in its

Small Area and Master Plans regarding development philosophy. As a result, we will continue to follow this matter very closely.

It is worth noting that to date, your staff has been most responsive and cordial and we look forward to working with them going forward. In that regard, we request that we receive timely notification when and if 2811 King Street, LLC or its attorneys submit additional proposals. We further request that should a follow-on official proposal be made, that you consider commissioning a line of sight study to put the impact of this project in perspective, particularly as it pertains to Ivy Hill Cemetery and the immediate neighbors.

Finally, we thank and commend you and your staff for an exceptionally professional and thorough analysis of this revised Concept Plan. The fact that you managed this complex undertaking in such a short period of time, particularly with the intervening holiday season, is a testament to the competence and dedication of the staff. Most importantly, it reinforces our confidence in the objectivity and seriousness that you as a team bring to this process.

Sincerely,

/s/ Jesi J. Carlson

Jesi J. Carlson

President

Taylor Run Citizens' Association

/s/ Brett Egusa

Brett Egusa

Vice President, Membership

Taylor Run Citizens' Association

Chair, Special Committee, Woodbine Expansion Project

Attachment(s)







From: Brett Egusa [<mailto:begusa@gmail.com>]

Sent: Monday, February 17, 2014 11:01 PM

To: Gary Wagner

Cc: James Roberts; Robert Kerns; Shanna Austin; Jesi Carlson; Martha Harris; Scott Harris; Michael Cook; Jan Turkevich; j2harley@comcast.net; jack.sullivan9@verizon.net; Lisa Beyer Scanlon; bethanne johnson; Jay Kennedy; Mercer Fannon; danconway123@yahoo.com; Thomas O'Shea; Dirk Geratz

Subject: TRCA Letter to City Staff in Opposition to DSUP 2012-0015 Alexandria Assisted Living, Concept #2 (revised)

Mr. Wagner

Please find enclosed a letter from TRCA in opposition to the above-referenced revision of 2811 KING STREET LLC.

If you have any questions regarding this, please let me know. Thanks

Brett Egusa
VP-Membership, TRCA

MARK S. FELDHEIM
Attorney at Law
1215 PRINCE STREET
ALEXANDRIA, VA 22314
(703) 739-9772
msfeldheim@comcast.net

January 13, 2015

The Honorable William D. Euille
Eric Wagner, Chairman Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

Re: February 3, 2015 Planning Commission Public Hearing
Rezoning #2014-0009; DSUP #2805,2807,2807 A, 2809
2809 King Street

Dear Sirs:

I have reviewed this item with interest and I am writing to urge your support for the Alexandria Memory Care Project. As proposed, the application is not inconsistent with the immediate current uses and most importantly, it fills a need within our community.

The need for this type of facility was recently recognized in the City's "Strategic Plan on Aging 2013-2017". As noted in this Plan, it is projected that our 60+ population will increase by 85% by the year 2020 and will double by 3030! Aside for the community need for such a facility, the location is also a benefit. Alexandria families can visit their friends and loved ones without having to travel to outlying locations. The proximity to Alexandria INOVA hospital and health facilities, as well as the adjacent Woodbine facility is also beneficial.

Finally, and on a personal note, nearly 17 years ago I had to look for a qualified memory care facility in the area for a family member. There were not a lot of options and the City's Senior Services office was ill-equipped to guide us. The good news is that things have changed and the City has recognized the need to address the implications of aging in Alexandria. It is time to take the next step; accordingly, I urge your support for this project.

Sincerely,

Mark S. Feldheim

Mayor William Euille;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

Dear Sir or Madam:

I am writing to express my support of the proposed Alexandria Memory Care Center. There is a significant need for senior housing solutions in Alexandria, particularly for those with Alzheimer's and other dementia-related conditions. There are approximately 30,000 seniors (aged 55+) living in Alexandria, and the number of people older than 60 will double by the year 2030. Despite the increase in the senior population, there have been no new assisted living facilities constructed in Alexandria in the past decade. The Alexandria Memory Care Center proposes to address this need by providing care for those with Alzheimer's Disease or other dementia-related conditions.

As a City of Alexandria resident, I believe that the Center is a much needed opportunity for Alexandria's seniors to have essential care and housing close to their families. I urge you to support the Center and ensure that Alexandria families have their loved ones living nearby.

Sincerely,

Name:

Caitlin O'Leary Gage

Address:

107 W. Nelson Ave
Alexandria, Va 22301

From: Lynn Hampton <lynn.hampton@yahoo.com>
Sent: Thursday, January 15, 2015 6:45 PM
To: PlanComm
Subject: Alexandria Memory Care Center

I am writing in support of the Alexandria Memory Care Center on King Street. I am a member of the Taylor Run Civic Association.

The memory care facility will allow Alexandria families a place for their loved ones who have a devastating memory loss disease. We are a caring community and this is one addition to services that we need and the need is supported by the Alexandria Strategic Plan on Aging. Now it is necessary to travel a great distance outside of the city to find another location for memory care patients. How cruel it is for those in opposition to force those Alexandria families who are already in pain not to have this option.

I do not understand the opposition to the facility. It makes no sense. From what I see and read, it appears they are using scare tactics: "Approving the Memory Care facility is a precedent and will result a high density commercial property next to your house". How absurd. The facility is located adjacent to Woodbine's property. It is on King Street. It is located between a Cemetery, Woodbine and a church. As far as I know Woodbine is the only long term rehabilitation and health care facility in Alexandria. We need this facility. So what is the rationale for the opposition? It is not representative of the Alexandria caring community.

Thank you for your consideration of my opinion on this very important issue to Alexandria families.

Lynn Hampton
215 Park Rd
Alexandria, VA 22301

January 19, 2015

Dear Mr. Chairman and Members of the Planning Commission:

I apologize for the length of this document, but the efforts of the owner of Woodbine Rehabilitation and Healthcare Center to obtain a rezoning to allow construction of a very large commercial institutional building in an area designated for residential development have been ongoing for two years. There is a lot of information to digest if you want to be fully informed before making a decision on the pending rezoning request.

Woodbine

Background: This issue involves a 1.31 acre plot of vacant land (subject property) in the 2800 block of King St. immediately adjacent to Woodbine Rehabilitation and Healthcare Center (Woodbine) on the south and Ivy Hill Cemetery on the north. This property was once a single lot occupied by a single family house. In 1950 the property was subdivided into four lots, but no development ever took place. In 1962 Valley Nursing Home received a Special Use Permit (SUP) to construct a nursing facility on the property immediately to the south of subject property (where Woodbine now sits). In 1979 Valley purchased subject property, but never developed it. In 2003 Valley sold the nursing home to Woodbine and in 2004 sold subject property to Edgemore Land, L.L.C, a developer. In 2005 the City authorized the construction of three high-end homes on the subject property. Even though there were four lots, only three homes were authorized because of the difficult geometry of the property (it is pie-shaped). The zoning was to remain at R-8 (single family residences on minimum 8,000 square foot lots), mature trees were to be preserved in a tree protection easement and various other provisions were planned to ensure the new development would be in scale and character with the neighboring community. Due to the economic down turn the development never took place, despite the fact two extensions were requested and granted. At some point, believed to be around the expiration of the second extension in October, 2009, the subject property was sold to Cambridge Healthcare, a Richmond-based firm, which had also earlier purchased Woodbine.

In December, 2012 Cambridge submitted a Concept Plan to the City proposing a rezoning of the property from R-8 to RCX and construction of a 90+ bed elder care facility on the subject property. The proposal provided for a structure 43% greater in height than allowed for in R-8 zoning, a much smaller setback from the street than is found in the surrounding community, and a size massively out of scale with the other structures in the neighborhood. The proposed number of beds represented a 30% increase over Woodbine's current capacity, noting that Woodbine is already one of the largest such facilities in Virginia. Most, if not all, of the approximately 20 mature trees (protected by the City tree protection easement) would be removed. No onsite parking was provided for.

In January 2013 the City Department of Planning and Zoning staff responded with a 15 page document furnishing their comments on the proposal. They pointed out that the desirability of providing affordable housing for aging citizens notwithstanding, the specifics of the proposal, particularly in this location, "offered a number of significant challenges". Since that time Cambridge has submitted numerous additional versions of their proposal, the latest, and perhaps final, being dated November 20, 2014, reducing the size and occupancy density for the proposed structure. They are now requesting a rezoning from R-8 to RB and construction of a 75,000 square foot "memory care" nursing home which will accommodate 66 residents. Even with the rezoning, several SUPs will be required, to include side setback modifications and the use of the property for construction of a nursing home. The City will also have to abandon or modify its tree protection easement.

A significant issue has arisen regarding the designation of the subject property as being suitable for "institutional use". When the current Small Area Plan for Northridge/Rosemont was drawn up and approved in 1992, Ivy Hill Cemetery, Valley Nursing Home (now Woodbine) and First Christian Church were in place. Nonetheless, the entire area was assigned the R-8 zone designation. The accompanying map, which has never (even 23 years in) been put online for scrutiny, contained an inscription reading "institutional" for the stretch of King Street from Ivy Hill Cemetery to First Christian, to include subject property, presumably indicating the 1992 land use as cemetery, nursing home and church. There appear to be legal issues regarding designation of a nursing home as institutional, since nowhere else in Alexandria is a nursing home designated as such and there is no reason to think a conscious exception was made for Woodbine alone.

The 1992 Small Area Plan repeatedly states its goal of protecting residential communities as well as rezoning where possible from higher density to lower residential density. In the Northridge area rezonings from R-8 to higher density zones such as RB have been very rare (two or three instances) and have only occurred on the fringes of the area where apartment dwellings have been nearby and/or there was an opportunity to improve unsightly properties.

Our understanding is that the Planning and Zoning staff will issue its report late January, 2015 and that the Planning and Commission will take the matter up at its February 3, 2015 meeting. The Staff has advised us that while they were originally inclined to recommend disapproval of the proposal, they are now supportive because they believe Cambridge has been responsive to their expressed concerns and they now judge the proposed construction to be compatible with the residential community in which it will sit.

Since June, 2013, neighbors in the Ivy Hill and King's Cloister communities, directly opposite the proposed development, have circulated a petition (garnering some 200 signatures), met numerous times with the Planning and Zoning staff to express our opposition and concerns and

have engaged other citizens' associations. We have met with representatives of Ivy Hill Cemetery and the First Christian Church. Many letters have been sent to the staff.

Despite staff's satisfaction with the proposal, **the neighbors continue to have the following concerns and objections concerning the project in its current iteration:**

- **Zoning:** The requested rezoning flies in the face of the language of the Small Area Plan which states throughout its goal of protecting the character, scale and density of existing residential communities. The Plan further points out that since 1974 rezonings in Northridge/Rosemont from R8 to higher density categories have been very rare and have involved the construction of town house complexes on unattractive property where apartment buildings already were nearby. The Plan is explicit in saying "these rezonings do not indicate a general policy towards higher density construction". Staff has represented their view of the Master Plan and Small Area Plans as being that these documents are nothing more than "guidance" to them in their analysis and deliberation role. We could not disagree with this viewpoint more strongly. Most of us made our most important economic investment in our decision to purchase homes in this neighborhood with the express understanding that R8 zoning would protect us from the type of commercial institutional development now being proposed. This proposed building will have a sharply negative impact on residential property valuations and would be an egregious case of spot zoning causing damage to tax-paying Alexandrians.
- **Master Plan Amendment:** In July, 2014 staff advised the developer that rezoning of this parcel from R8 to RB would require a Master Plan study and a Master Plan amendment because the proposal was not consistent with the City Council-adopted criteria for such rezonings. Specifically, it was pointed out that: the proposal was consistent with neither the Small Area Plan nor the character of the neighborhood; the building would be larger than found elsewhere in the neighborhood; the project was not near major transit or services; and the project was not within the growth crescent where development is encouraged. Now, inexplicably, the staff has reversed course and has determined that the project is totally compatible with the neighborhood, requiring only a zoning map amendment (even though the final proposal is 3,000 square feet larger than what was on the table in July; is still not consistent with the goals of the Small Area Plan or the character of the residential neighborhood; is still not near major transit or services; and is still, of course, not in the growth crescent where such development is encouraged.) We don't at all understand how in six month's time the staff could so radically pivot given that nothing of substance beyond an expanded front setback and increased building square footage has changed. **At the very least a Master Plan Amendment should be required before moving forward.**
- **Commercial Use:** In July, 2014 the staff ruled that the proposed project would amount to a new commercial institutional use in a zone that is primarily residential. We concur. This new structure will be a profit center. Applicant is relying on Section 3-701 of the RB

zoning code, saying that it allows for "nonresidential uses of a noncommercial (emphasis added) nature which are related to, supportive of and customarily found in a residential neighborhood." Not only is this proposal about a commercial building, but it is not in any practical way related to or supportive of our residential neighborhood. To the contrary. We don't understand how staff could have once again reversed itself and interpreted the very clear language of the City's zoning code in such a way as to make this commercial land use in a residential community appropriate. The existing Woodbine facility pre-existed the current Plan and certainly it was appropriate to "grandfather" it in the current Plan. But it would never be approved today in an R8 zone and it does not fit well in our residential neighborhood. But it at least has the attractive attribute of being set well back from the street (more than 200 feet), where it is not as obtrusive as will be the proposed structure.

- **Density:** This building will be of a much higher density than other buildings in the vicinity. Staff has pointed out that nursing home units are not counted towards permitted density. While we don't really understand the reasoning behind this, we offer that while this might make sense for a complex such as Goodwin House (to which staff continually draws a parallel), a community such as ours made up of mostly modest single family dwellings will have a very difficult time accommodating the real life (even if not counted) increase in neighborhood density represented by the proposed development.
- **Traffic:** The applicant has stated that any increase in traffic caused by the new building will be negligible. We strongly disagree with this assessment and have no idea on what it is based. For those of us who live in this neighborhood the volume of traffic and aggressive behavior of motorists on King Street are already matters of considerable concern. Egress and ingress of driveways, streets, churches, Woodbine and the cemetery is already a dangerous proposition. Applicant estimates an additional daily "trip generation" of 181 vehicles. Again, we have no idea what data support this estimate, but even if it is accurate, it is far from negligible and will worsen an already troubling situation. We have requested that the City conduct a study of traffic along King Street and Janney's Lane to determine the likely impact of this project, but have received no response.
- **Parking-** In its current proposal, applicant provides for 26 parking spaces in a subterranean garage and an additional seven spaces on the surface. While this may meet criteria provided by staff, we have a hard time believing that 33 spaces will be sufficient to accommodate all the visitors, employees, tradesmen and service personnel who will require parking at this facility. The parking at Woodbine is already taxed beyond its limit, to the point that spaces are leased at adjacent First Christian Church (which is itself now at maximum capacity). We are concerned that the predictable overflow from the proposed new building will end up using scant street parking space in our neighborhoods.
- **Emergency Response:** Woodbine is already one of the top two or three nursing homes in the Commonwealth by number of beds. Due to the nature of enterprises such as this,

there are frequent emergency responses by the Alexandria Fire Department 24/7. We have nothing but the highest regard for the men and women of the Department but the arrival and departure of life support units and fire engines (always both) with sirens blaring can at times be disruptive to peace and tranquility. Staff has blithely informed us that nursing home development is "quiet" development and anyway the Fire Department only responds to Woodbine "several times a week" and usually does not use sirens. Those of us who live in the nearby neighborhood know these representations to be nonsense. We are not complaining here about the noise and safety issues attendant to responses to Woodbine. We simply point out that a 20% increase in the number of nursing home patients will probably generate a 20% increase in the number of emergency responses to our neighborhood. We don't view that as a good thing. We have requested that the City conduct a study of traffic along King Street and Janney's Lane to determine the likely impact of this project on an already difficult traffic situation, but have received no response.

- **Sewage-** The sewage outfall from the current Woodbine and the proposed facility passes through our neighborhood. Already the sewage line must be "degreased" monthly because of the Woodbine discharge. We have been told by the applicant that a survey has been conducted and that it has been determined the existing infrastructure is adequate to handle the estimated 10,000 gallons of additional sewage that will be generated by the new building. We are skeptical and concerned. Neighbors would like to hear from the City staff responsible for sanitary sewer matters regarding their assessment.
- **Storm Water:** The existing vacant lot already has significant drainage problems that impact the adjacent burial ground at Ivy Hill Cemetery. The proposal envisions covering 62% of the lot with impervious surface. As with sewage, storm water egresses through our neighborhoods. We have been informed that an underground vault will impound excess runoff. We are skeptical and concerned. The applicant has assured that prior to any construction, documentation will be provided to show that downstream properties will not be adversely impacted. We have to date seen no such documentation.
- **Affordable Housing-** This would be commercial development that will predictably generate annual revenues in the millions for the owner. There is no intention for this to be "affordable housing". As evidence of this, applicant stated that when a resident's financial resources are depleted they can be moved to Woodbine with Medicaid benefits. So this project has nothing to do with the City's commitment to provide more affordable housing and should not be viewed in that light when making the rezoning decision. In what is apparently viewed as a major concession, applicant has pledged to give a 40% discount on two beds once the facility is at 95% occupancy. This hardly justifies considering this project affordable housing.
- **The Proffer-** Applicant has apparently offered a proffer with its most recent application (we have not seen it) specifying that it will only use this property for memory care nursing services and will not put it to any other uses once the rezoning is approved.

Applicant has stressed that this proffer is enforceable because it will be in perpetuity and "run with the land" in City records. To this we point to the existing Mature Tree Easement the City holds on this land. This easement is in perpetuity and "runs with the land". And yet, applicant claims the trees in question are in poor condition (after having previously been found to be in good condition) and the easement should be disregarded or modified. The staff apparently is in agreement. Why should we have any confidence whatsoever that this proffer will be honored in the future?

- **Need:** The applicant supports the request for a re-zoning and issuance of SUPs by saying that there is a need to increase the number of nursing home beds in Alexandria for the growing number of aging residents who are likely to need this level of care. This assessment is based on a 2012 Strategic Plan on Aging commissioned by City Council in 2010. The Plan forecasts a 32% increase of seniors 60 years old or greater in Alexandria by 2030 and extrapolates a similar growth in the need for nursing home capacity. It states there were, as of 2012, 645 nursing home beds in Alexandria. The Plan makes no mention of a specific need for memory care capacity and provides no information regarding occupancy rates or any need surveys conducted by the Commonwealth. And yet it is applicant's position that the Plan "reflects a demonstrated need in Alexandria for the Alexandria Center for Memory Care." Applicant further maintains that "the imbalance between memory care services and the availability of such services in Alexandria means residents of Alexandria must look to other areas of Northern Virginia for such services." Finally, applicant advises that there are only 30 memory care beds available within an 8 mile radius of Woodbine, but this calculation includes neither memory care beds found in nursing homes nor beds in nursing homes that can be converted to memory care use.

In order to be able to respond knowledgeably to applicant's assertions, we contacted the individual at the Virginia Department of Health who has responsibility for health planning for nursing homes. He advised that since at least 2008 nursing home occupancy rates throughout the Commonwealth, and specifically in Planning District 8 (PD8) (Alexandria, Arlington, Fairfax, Falls Church, Prince William and Loudon), have been in decline. The most recent data available shows the occupancy rate in PD8 to be 87.8% in 2012. As a result, the Department of Health is neither seeking nor approving applications for any new nursing home beds in PD8 because under their analysis there is no need.

Applicant laments that Alexandrians may have to look to other areas of Northern Virginia for memory care services. We note that in Virginia health planning need determinations are done by planning districts, not provincially by individual city or county. To do otherwise would be to encourage unnecessary redundancies making health care more ruinously expensive than it is currently. Most Alexandrians are not reluctant to journey to nearby jurisdictions where their doctors and specialists are frequently located.

Finally, we don't know what to make of the inventory of memory care beds excluding nursing homes. This even excludes the 50 memory care beds currently at Woodbine, not to mention those existing in nursing homes throughout PD8. The inventory is at best unhelpful in determining a need for additional beds. In our view the needs argument advanced by applicant is a self-serving attempt to justify the project and should be viewed with a jaundiced eye.

- **Precedent:** Rezoning such as requested here have been very rare and for good reason. Alexandrians have a pact with their government. The government, for its part, puts forth a development plan with input from the citizenry. The citizenry then has an expectation that they can proceed with investment and housing choices informed, at least in large part, by confidence that the way forward is predictable. We believe that approval of this rezoning would set an alarming and dangerous precedent for the entire City. While staff has assured that there should be no concern about precedent affecting future decision because each case is decided on its unique merits, we know that is not the way the real world works. Precedent is all-important. What is striking is that the applicant employs the "institutional use" designation to justify many special exceptions (and the rezoning itself), when there is no clarification of the term in the Alexandria Code and there are no maps easily accessible to residents showing the extent of property in the City so designated. What we do know is there is no such thing in Alexandria as an "institutional" zone. "Institutional" is a land use term. On the other hand, there are specific zone designations that are quite well defined. Subject property sits in the middle of an R8 zone and nursing homes are not an institutional use allowed in this zoning category. We find the fact that staff has decided to enthusiastically support the developer in this attempt at spot zoning over the interests of citizens in the nearby community to be inappropriate. The applicant has every right to make his case, but we find it troubling that the City staff has chosen to take a very public and supportive position prior to issuance of a final report.
- **Summary:** In summary, we are expressing our strong opposition to the proposed rezoning and proposed development on the application lot. The geometry of the lot itself is challenging for any development, not to mention construction of a 75,000 square foot commercial institutional building meant to accommodate 66 individuals plus staff and service elements. After analysis of many iterations of plans we have concluded that such a project cannot be undertaken without having a seriously negative impact on the neighboring residential community. The current proposal, as well as its predecessors, is not in consonance with the letter or spirit of the City Council-adopted SAP or the Master Plan. Given the dramatic changes the proposed development would entail to the vision of the SAP and to the residential neighborhood, **we believe a Master Plan study and a Master Plan Amendment should be required preconditions to any further consideration of applicant's requests.**

As Alexandria citizens we call upon the Planning Commission to act upon the wishes of the people who make this one of the great places to live and who actually make it run. Please see this proposal for what it is...a profit-driven attempt at unbridled development that risks the destruction of a vibrant neighborhood community and sets a dangerous precedent for other residential communities in the future.

We respectfully thank you for your consideration of our views and stand ready to talk with you if you think that would be useful. I can be reached at the telephone number and/or email address furnished in my electronic submission.

Sincerely,

John C. Harley, Jr.

From: j2harley@comcast.net [<mailto:j2harley@comcast.net>]

Sent: Wednesday, September 24, 2014 3:14 PM

To: Robert Kerns; Gary Wagner; James Roberts

Cc: MCook; Booz, Hendrick; Egusa, Brett; Turkevich, Jan; harris scott; Harris, Martha; Cele Garrett; Sarah Pray; John Salmon; Rogers, Kyle; Jack Sullivan

Subject: TRCA Neighborhood Response to DSUP 2012-0015 September 12. 2014 Application

Gentlemen:

Please find attached a September 24, 2014 letter prepared by neighbors living in the communities represented by the Taylor Run Citizens' Association. A hard copy of this letter with signatures follows. As the letter states, a delegation will be prepared to meet with you at your convenience. Martha Harris will be in contact in the near future to determine if you think such a meeting would be useful. Thank you for your efforts on behalf of the citizens of Alexandria.

John Harley

Mr. Robert M Kerns, AICP
Division Chief/Development
City of Alexandria
301 King Street, Room 2100
Alexandria, Virginia 22314

September 24, 2014

RE: DSUP 2012-0015
Alexandria Assisted Living
September 12, 2014 Application

Dear Mr. Kerns:

We thank you and James Roberts for keeping us advised of developments in this matter. As you were advised in a recent letter, following a review of the most recent proposal (the September 2014 Application) and receipt of a presentation by Ms. Catherine Puskar, the Taylor Run Citizens' Association Executive Committee voted to oppose the requested re-zoning and other actions. By letters dated February 17, 2014 and July 1, 2014 we set forth in detail our concerns regarding earlier concept plans. While the developer has made some modifications, notably parking and front setback, the great majority of our objections remain. Specific reasons for our opposition follow.

- Master Plan Amendment: In your July 15, 2014 letter to applicant you advised that the June 13, 2014 proposal for a re-zoning from R-8 to RB would require a Master Plan study and a Master Plan Amendment because the proposal was not consistent with elements of the City Council-adopted criteria for re-zonings without a Master Plan study. You pointed out that of particular concern were: the proposal was neither consistent with the Small Area Plan (SAP) nor the character of the neighborhood; the building would be significantly larger than found elsewhere in the neighborhood; the project was not near major transit or services; and the proposed project was not within the growth crescent where redevelopment is encouraged. Applicant has chosen to disregard this guidance and has instead requested a Zoning Map Amendment rather than a Master Plan Amendment. From our

perspective, your July 15, 2014 findings indicating a need for a Master Plan Amendment remain on point. The September 2014 Application compared to the previous concept proposal actually: increases the size of the proposed building by 1,759 square feet; increases the Floor Area Ratio (FAR) to a point well exceeding that allowed under R-8 or RB zoning; increases the amount of land to be placed under impervious surface by 14% (and therefore apparently has a larger footprint, although the developer has not responded to our requests for precise data on this); is still significantly out of step with the scale and character of the residential neighborhood; is still not near any major transit services; and while moved further back from King Street, now requires a modification of the north side setback requirement because the proposed building will crowd the Ivy Hill Cemetery line due to the geometry of the lot.

- Zoning: As with the June 13, 2014 concept plan, the September 2014 Application requests a change from R-8 low density single family zoning to RB townhouse zoning. The Northridge/Rosemont SAP, drawn up and adopted by the City Council in 1992, designated the entire area occupied by the application lot, Ivy Hill Cemetery, Woodbine and First Christian Church as being in the R-8 zone. Presumably this was done to ensure that in the event the institutional use of those properties, all of which had long been in place prior to 1992, ceased, the land would be re-purposed for residential use. As your staff pointed out to Ms. Puskar in a January 18, 2014 letter, the Northridge/Rosemont SAP states throughout its goal is to preserve existing residential communities from being re-zoned to commercial, institutional or higher densities. The SAP states that "any change in the existing R-8 zoning would have two purposes. First, to make it easier to improve existing property and second, to protect residential areas from redevelopment at excessive densities." The SAP also notes that since 1974 re-zonings in Northridge/Rosemont have been very rare and that in the few instances where re-zoning from R-8 to RB has occurred, it was for the purpose of constructing townhouse complexes in close proximity to densely developed areas. The SAP makes clear that "these re-zonings do not indicate a general policy towards higher density housing."

In her application narrative Ms. Puskar points out that land use maps in the SAP indicate the application property as well as the land occupied by

Ivy Hill Cemetery, Woodbine and First Christian Church as being suitable for institutional use. But there is no "institutional" zoning category and, as you pointed out to Ms. Puskar in your July 15, 2014 letter, institutional uses in the existing R-8 zone are limited to schools and churches and do not include nursing homes. You further expressed concern that the proposed project would amount to a new commercial (emphasis added) institutional use in a zone that is primarily residential. We concur that this would be essentially a commercial venture viewed by the applicant as a profit center. And yet, applicant is relying on Section 3-701 of the RB zoning code, saying that it allows for "nonresidential uses of a noncommercial (emphasis added) nature which are related to, supportive of and customarily found in a residential neighborhood." Clearly in its adoption of the SAP, the City Council recognized the practical need to "grandfather" existing facilities such as Woodbine, while ensuring future development would comply with the requirements of R-8 zoning. Contrary to Ms. Puskar's assertion, the proposed use of this property is not at all consistent with the "institutional" designation nor is it compatible with the residential character of the area.

- Density: All of the concerns expressed in our July 1, 2014 letter regarding density and the predictable deleterious effect on our community are incorporated by reference. Essentially, the SAP is a compact with Alexandrians in which they should be able to have confidence when making important life decisions such as choosing where to live. This proposal runs counter to nearly every goal of the SAP. It does not protect the density and scale of the existing neighborhood; it does not preserve existing open space (while the proposal says that 40% of the lot will be preserved as open space, 71% of the lot is to be covered with impervious surface); and it will significantly increase traffic in the neighborhood (visitors, employees, tradesmen, emergency response vehicles, etc.)

You pointed out in your July 15, 2014 letter to Ms. Puskar that the RB zone density requirements would not be applicable since nursing units do not count towards permitted density. We assume from your verbiage that you were referring to the number of living units allowed per acre. We would offer that while that might make sense for a complex such as Goodwin House, a community such as ours made up of modest single family

dwelling with limited infrastructure will have a very difficult time accommodating the real life (even if not counted) increase in neighborhood density represented by the proposed development.

- **FAR:** The FAR is used by the City as a tool to regulate neighborhood density. But it is also a widely accepted means of measuring a proposed building's size related to its environment and its visual and practical impact on the surrounding neighborhood. Under R-8 zoning the maximum FAR for a home is .35, meaning that the total square footage of the floor area of a home can be no more than 35% of the square footage of the lot on which it sits. Under RB zoning, the maximum FAR is .75, meaning that should the requested re-zoning be granted, the memory care center should have floor square footage no greater than 75% of the square footage of the application lot. The application states that the proposed structure will have a FAR of .75. To arrive at this figure the applicant has excluded more than 31,000 square feet from the floor area calculation to come up with a net floor square footage of 42,734 square feet and then used this number to compute FAR. But this is not correct procedure. According to the Department of Planning and Zoning, "floor area of a building is the sum of all gross (emphasis added) horizontal areas under a roof. FAR is the total aggregate floor area of a building divided by the area of the lot or tract of land on which it is located." Further research confirms that accepted practice is to use gross square footage in the computation of FAR. The proposed building would be a 73,911 square foot structure on a 56,979 square foot lot with a FAR of 1.30. This means that the FAR would be 271% greater than allowed under the current R-8 zoning and 73% greater than allowed under RB. We don't believe the FAR restrictions should be waived because of the nursing unit density exclusion, but even if that were to occur, these numbers represent how far removed this proposal is from the stated intentions of the SAP and the City's Master Plan. They also give an accurate measure of the potential impact on our community.
- **Traffic:** Ms. Puskar has stated that any increase in traffic caused by the proposed building will be negligible. We strongly disagree with this assessment and have no idea on what it is based. For those of us who live in this neighborhood the volume of traffic on King Street is already too heavy

for comfort. The application projects an increase of 181 additional vehicles entering or leaving the new facility daily. Again, we have no idea of where this estimate comes from and are skeptical of its accuracy. But even an increase of traffic on this scale would have negative effects on safety and quality of life for the surrounding community. Additionally, the issue of emergency vehicle response around the clock is a major concern. The figures show that the proposed facility would result in an increase in the number of beds over what is currently in Woodbine of more than 20%. We would anticipate roughly a 20% increase in emergency vehicle responses with the attendant increase in noise. We suggest that the City undertake a study of traffic in this area of King Street and not rely on applicant's blithe assurances.

- **Storm Water:** The previous proposal indicated that 63% of the application lot would be covered with impervious surface, leading the neighbors to wonder how all the increased storm water runoff will be accommodated. Despite assurances by the applicant that appropriate measures would be taken, those of us who live here know that the application lot already has drainage problems that significantly impact Ivy Hill Cemetery. The September 2014 Application calls for covering 71% of the lot with impervious surface, hardly an improvement.
- **Mature Trees:** While we have not had the benefit of seeing the report of the arborist hired by applicant to survey the trees on the lot, your July 15, 2014 letter to Ms. Puskar pointed out that several of the trees in the easement were listed at that time as being in "good" condition. In her most recent submission Ms. Puskar asserted that all of the trees in the easement requiring removal are in "fair" or "poor" condition. This raises the question of what happened to the trees that used to be (two months ago) in "good" condition. Additionally, the applicant is now not even asking the City to abandon the easement it holds, but to "adjust" it, presumably in such a fashion that they will be allowed to remove any trees in the way of the proposed development. This easement is an obligation in perpetuity that the owner agreed to when the lot was purchased. We believe that the City should keep the existing easement in place and provide neighbors with any comments or studies by the City's Arborist.

- **Project Nature:** As pointed out earlier, the proposed development would be commercial in nature. We estimate that it would generate annual revenues in the millions for the owner. As evidenced by Ms. Puskar's statement that once a resident's financial resources are depleted they can be moved to Woodbine with Medicaid benefits, there is no evident intention for this to be some form of "affordable housing". Nor would it be the sort of facility normally found in a residential community. We are convinced that allowance of the requested re-zoning and subsequent development would not only have a deleterious effect on our community, but would set a precedent encouraging similar commercial institutional land use in other residential areas of the City.
- **Need:** The applicant supports the request for a re-zoning and issuance of special use permits by saying that there is a need to increase the number of nursing home beds in Alexandria for the growing number of aging residents who are likely to need this level of care. This assessment is based on a 2012 Strategic Plan on Aging commissioned by City Council in 2010. The Plan forecasts a 32% increase of seniors 60 years old or greater in Alexandria by 2030 and extrapolates a similar growth in the need for nursing home capacity. It states there were, as of 2012, 645 nursing home beds in Alexandria. The Plan makes no mention of a specific need for memory care capacity and provides no information regarding occupancy rates or any need surveys conducted by the Commonwealth. And yet it is applicant's position that the Plan "reflects a demonstrated need in Alexandria for the Alexandria Center for Memory Care." Applicant further maintains that "the imbalance between memory care services and the availability of such services in Alexandria means residents of Alexandria must look to other areas of Northern Virginia for such services." Finally, Ms. Puskar advises that there are only 30 memory care beds available within an 8 mile radius of Woodbine, but that this calculation does not include beds found in nursing homes.

In order to be able to respond knowledgeably to applicant's assertions, we contacted the individual at the Virginia Department of Health who has responsibility for health planning for nursing homes. He advised that since at least 2008 nursing home occupancy rates throughout the Commonwealth, and specifically in Planning District 8 (PD8) (Alexandria, Arlington,

Fairfax, Falls Church, Prince William and Loudon), have been in decline. The most recent data available shows the occupancy rate in PD8 to be 87.8% in 2012. As a result, the Department of Health is neither seeking nor approving applications for any new nursing home beds in PD8 because under their analysis there is no need. By separate communication, Michael Cook will be sending you a more comprehensive exposition on this issue.

As to Ms. Puskar's lament that Alexandrians may have to look to other areas of Northern Virginia for memory care services, we note that in Virginia health planning need determinations are done by planning districts, not provincially by individual city or county. To do otherwise would be to encourage unnecessary redundancies making health care more ruinously expensive than it is currently.

Finally, we don't know what to make of Ms. Puskar's inventory of memory care beds excluding nursing homes. This even excludes the 50 memory care beds currently at Woodbine, not to mention those existing in nursing homes throughout PD8. The inventory is at best unhelpful in determining a need for additional beds.

In summary, we are expressing our strong opposition to the proposed rezoning and proposed development on the application lot. The geometry of the lot itself is challenging for any development, not to mention construction of a 74,000 square foot commercial institutional building meant to accommodate 66 individuals plus staff and service elements. After analysis of four iterations of plans we have concluded that such a project cannot be undertaken without having a seriously negative impact on the neighboring residential community. The current proposal, as well as its predecessors, is not in consonance with the letter or spirit of the City Council-adopted SAP or the Master Plan. Given the dramatic changes the proposed development would entail to the vision of the SAP and to the residential neighborhood, we believe a Master Plan study and a Master Plan Amendment should be required preconditions to any further consideration of applicant's requests. If there were a genuine need for such a facility, it could better be built in areas where it would be more in keeping with the surrounding environment, as were Sunrise, Goodwin House and numerous other projects.

As always, thank you for your time and thoughtful consideration of our views in this matter. We will be following developments closely and request that

we be timely notified of any future correspondence you have with applicant or his/her attorneys. We are ready to meet with you and your staff to discuss these issues if you would find it useful.

Sincerely,

TRCA Neighbors:

Hendrick Booz

Brett Egusa

Michael Cook

Scott Harris

Martha Harris

Cele Garrett

Jan Turkevich

John Harley

From: proudzayde@comcast.net
Sent: Friday, November 28, 2014 3:59 PM
To: Jackie Henderson; PlanComm
Cc: wpharris@comcast.net
Subject: Alexandria Memory Care Center Project

Sir/Madam:

I am a senior living in the City of Alexandria facing the reality of the aging process for both myself and my contemporaries. With this in mind, I am contacting you to express my support for the proposed Alexandria Memory Care Center project. Having personally witnessed the debilitating affects of dementia, including Alzheimer's Disease, I strongly urge you to favorably consider and approve the project.

WILLIAM P. HARRIS

1106 Tuckahoe Lane • Alexandria, VA 22303-3515

Phone: (703) 684-1106

Fax: (703) 684-6462

Email: wpharris@comcast.net

December 10, 2014

Chairman Eric Wagner, and
Members of the Planning Committee
301 King Street
Alexandria, VA 22314

Re: Support for proposed Alexandria Memory Care Center on King Sreet

Greetings:

I'm writing in support of the proposed Alexandria Memory Care Center project on King Street.

Memory care is *greatly* needed in Alexandria. There are only a few memory care beds at the Sunrise on Duke Street, and the few in Goodwin House are reserved for their own independent residents. Our population is aging, and dementia and Alzheimer's are increasing problems.

This project originally included a number of "affordable" beds in exchange for extra height and density. A vocal minority in the Taylor Run Citizens Association raised a fuss; the size was reduced and the "affordable" units lost. Even though their original objections have been met, the Taylor Run leadership, but not the vast majority of Taylor Run citizens, are still saying "not in my backyard." A leader of the opposition spoke at the last Commission on Aging Housing Committee meeting and admitted memory care is needed, but "not here." This opposition is a classic example of NIMBYism.

A former owner of the site tried to develop single family homes, but found no demand for houses between the cemetery and nursing home. There are very few undeveloped sites in our city; it would be a shame for this one not to be utilized for this great need.

I live just off King Street, a short distance from the proposed site. I canvassed my immediate neighbors for their support, and found most don't care one way or the other (unfortunately in my opinion), but not a single one opposed the project.

I, and my elderly Alexandrian friends, urge you to approve this project.

Cordially,

A handwritten signature in blue ink that reads "Bill Harris". The signature is written in a cursive, flowing style.

William P. Harris

From: Martha Harris [<mailto:harris61325@comcast.net>]
Sent: Tuesday, July 01, 2014 12:21 PM
To: James Roberts; Robert Kerns
Cc: 'Hendrick Booz'; 'MCook'; j2harley@comcast.net; harris.scott@comcast.net
Subject: Follow Up to the Meeting last week on Woodbine Expansion

Robert and James:

Thanks for the opportunity to speak to you last week. Knowing that you will be preparing comments on the latest concept plan soon, we attach here a letter with some thoughts, as well as a copy of the TRCA's earlier (February 2014) letter on the previous proposal.

We appreciate your consideration and thank you for your work on behalf of the city and its residents.

Martha

Mr. Robert M. Kerns, AICP
Division Chief/Development
City of Alexandria
301 King Street, Room 2100
Alexandria, Virginia 22314

July 31, 2014

RE: DSUP 2012-0015
Alexandria Assisted Living
June 13, 2014 Concept 2 Proposal

Dear Mr. Kerns:

We thank you and James Roberts for meeting on June 26, 2014 with a group of neighbors representing the Taylor Run Citizens' Association (TRCA) to discuss the June 13, 2014 Concept Proposal submitted by Ms. Catharine Puskar, attorney for 2811 King Street, LLC. At this meeting it was made clear that TRCA remains strongly opposed to the rezoning of the 1.3 acre lot located at 2811 King Street. It is currently zoned for residential development (R8) and the surrounding neighbors are unanimous in their belief that it should remain so.

On February 17, 2014 TRCA sent a letter to Mr. Gary Wagner, Alexandria's Principal Urban Planner, setting forth the concerns of our community about a December 23, 2013 Concept Proposal submitted by Ms. Puskar on behalf of 2811 King Street, LLC. We have attached a copy of that letter for your perusal since all of the same concerns remain regarding the most recent proposal. Specifically, we note the following:

- **Zoning:** The new proposal requests rezoning from R8 to RB rather than the previously requested RCX. This is of little consequence to the neighbors since RB zoning designation will still allow for the construction of a massively out of scale structure in a residential community made up mostly of modest two story brick colonials. The new plan reduces the gross square footage of the building from 77,000 to 72,152, representing only a 7% downsizing. And while we have been unable to date to obtain building footprint data, we note that the new plan calls for covering 63% of the subject property's land surface with impervious material as opposed to 73% in the previous submission. We have not received a response to our request for the footprint, but the new plan would appear no more than 10% smaller than designs previously proposed. The new plan calls for a building height of 35 feet, but we note that there will be a six foot high machinery concealment screen on top, making the actual height 41 feet. The homes in the surrounding community are 27 feet in height from grade to peak of the roof. And while the new plan calls for a 20 foot setback from the King Street sidewalk, there will be a 6 foot high masonry and iron wall set an estimated 6 feet from the sidewalk, visually moving the building forward. In summary, this will be a very large structure. Under the current R8 zoning, a maximum of three single family dwellings can be built on this lot. Even postulating that such homes might be about 6,000 square feet

each, the resultant aggregate square footage would be under 20,000 rather than exceeding 72,000 (or more than 54,000 if the underground garage is excluded from the calculation), as is being proposed. Finally, in this regard, we note that at more than 300 certified beds, the existing Woodbine Rehabilitation Center is one of the very largest nursing homes in the Commonwealth of Virginia.

- Density- In June 1992 the City Council published a new Small Area Plan for Northridge/Rosemont, in which the subject lot is situated. This plan, which is basically a promise to residents, set forth as its goals to "preserve existing residential neighborhoods and to protect these neighborhoods from non-local traffic." The objectives set forth to achieve the goals include: (a) protect the residential nature of communities by changing commercially zoned sites adjacent to residential areas to more appropriate zoning categories; (b) protect the density and scale of existing residential neighborhoods; and (c) ensure preservation of existing open space. This proposal runs counter to the goals and objectives of the City. It requests rezoning of a lot in a predominantly residential community from residential to a category which would allow construction of a commercial facility; it most certainly does not protect the residential nature of our community; it does not protect the density and scale of the surrounding community; it will bring in additional non-local traffic to an already congested area; and it will obliterate 60% of the existing open space, with a projected 90% of the entire lot being "disturbed." Documents such as Master Plans and Small Area Plans are adopted to provide vision for the future so that both city agencies and private citizens can make informed decisions (such as whether or not to spend hundreds of thousands of dollars to purchase a home). In our view approval of proposals such as that submitted by 2811 King Street, LLC would represent a breach of faith with the citizens of Alexandria, and, most egregiously, with residents of the surrounding neighborhood represented by TRCA.

We pointed out that RB zoning, should it be granted for this 1.3 acre lot, would allow for a maximum of 22 units per acre, or a total of 29 units. The proposal calls for 66 units. City staff told us that for nursing facility uses, the staff can interpret the requirements since the individual units are small. We don't understand this reasoning because to us increased density is more than an arithmetical computation. It represents increased traffic and congestion, safety issues, increased sewage outflow into an already burdened community infrastructure and increased emergency vehicle response to the site.

You expressed some surprise that there is community opposition to this project since it has been your experience elsewhere that this type of development is generally viewed benignly as "quiet development." This prompts us to query "quieter than what?" Certainly not quieter than three single family homes the lot is currently zoned to accommodate. As residents who currently live in close proximity to Woodbine, we can assure you that there is nothing quiet about it. Woodbine already creates

considerable noise with emergency vehicles coming and going throughout the day and night. We have nothing but the highest regard for the men and women of the Alexandria Fire Department who respond on medical emergency calls to Woodbine around the clock. We simply point out that there is nothing remotely quiet about such responses. The addition of 66 memory care patients surely will lead to a significant increase in emergency responses.

- Traffic: This is a heavily travelled section of King Street. Unfortunately, many drivers tend to speed and what with people trying to ingress and egress driveways, Melrose Street, King's Cloister Circle, Ivy Hill Cemetery, First Christian Church, Church of Latter Day Saints and Woodbine the situation can be quite dangerous. 2811 King Street, LLC estimates an additional 181 daily trips will be generated by the proposed facility. We learned from Ms. Puskar that this is a calculation simply taken from a chart. But even if it is accurate, it would markedly worsen an already bad traffic congestion situation. You mentioned a study of the traffic situation by city experts. We would appreciate a copy of the results and urge you to delay any green light to this project until the results are in hand
- Storm water- We noted that this lot already has significant drainage problems, heavily impacting the adjacent Ivy Hill Cemetery. We continue to be concerned about what will actually happen to storm water once more than 60% of the lot is covered with impervious surface. Can you ask the applicant at this stage to address the issue of the new storm water regulations and how they will be respected?
- Mature trees- While it has proven difficult to determine precisely which trees on the lot are covered by a mature tree preservation easement held by the City, it is clear from a review of the Concept Proposal that most trees will be sacrificed to the proposed construction. Ms. Puskar characterized the easement as more of an historical curiosity (although undeniably on the books) that pertained to an earlier attempt to build single family homes on the lot. We believe that the trees in question are valuable and that the City (and Woodbine) should maintain their longstanding commitment to the tree easement on the property. We would appreciate a copy of the arborist's assessment of the trees on the lot, as well as the previous assessment carried out at the time of the sale of property in 2008.
- Parking- It appears from the Concept Proposal that 33 parking spaces will be provided if the project goes forward. We admit that this would be an improvement over previous submissions, but note that memory care requires a high level of staffing and that this in itself will generate a significant parking need.
- Design, siting and architecture: The applicant characterizes the new proposal as an advance over previous proposals. However, the basic structure is a box situated very close to King Street, leaving a side wall running close along King Street and a private driveway immediately adjacent to the property line with the Ivy Hill Cemetery. We do not find this structure in any way in keeping with the neighborhood of single

family homes set back from the street. The current Woodbine facility sits well back from the street. We suggest that you request the applicant to provide more detailed drawings which show the driveway. We also ask that you require the applicant to provide a line of sight drawing from the entry to Ivy Hill Cemetery and another from the entry to Melrose Street. The drawings should show the planned fences and driveways, as well as the mechanical shielding on the roof.

- Project nature: The essential nature of the proposed project is commercial. It is not a community “home” for the elderly, but a high revenue commercial facility. The monthly fees from the 66 residents would bring in revenues well over \$5 million annually to the owner. We ask that you be mindful of the interests of the residents nearby and the larger community. Approving an RB zoning for a dedicated memory care facility would set a precedent opening the door for future owners to use the site for a variety of alternative commercial purposes. It would also send a green light throughout the community to pursue rezoning of this nature.
- Assisted living facilities versus memory care: The proposed facility would almost certainly be licensed as an assisted living facility (ALF). It would be, in effect a subset of ALFs and we don't understand how this would justify application of RB zoning in this case. No affordable housing is envisioned. We find it difficult to believe that there is a need that justifies this project in a residential community. We note that according to the Assisted Living Federation of America (ALFA) website, there are 33 memory care communities within 20 miles of the area. Additionally, there are 120 ALFs within 20 miles of the subject property and 40 within 10 miles. An ALF bed can be easily converted to memory care should a need arise. Additionally, the Nursing Home Compare website lists 90 nursing facilities within 20 miles of the property. Many nursing homes have memory care/Alzheimer's units. Indeed, we have been told that the current Woodbine has 50 memory care beds. Finally, unlike the period following 2008, there is now financing available and development occurring in the ALF area; if there is a demonstrated need, companies in the ALF business will develop new facilities in areas that are appropriate for these types of facilities. The only apparent "need" for this proposed facility at this location is the owner's need to maximize his return on investment at the expense of the surrounding community.

In summation, our position is that for all of the reasons advanced above the proposed construction is not suitable for the 2811 King Street lot. The problems that it will cause for the residents of the surrounding community are predictable. From our perspective this is not about the care and welfare of 66 memory care patients. It is about a Richmond-based corporation which owns 1.3 acres of land it wants to put to maximally profitable use. When Cambridge Healthcare (via King Street, LLC) purchased this property in 2008 they knew that it was zoned for residential development, that there was a mature tree preservation easement and that the surrounding area was overwhelmingly single family residential (R8). Now they wish to cash in on their investment and apparently believe that the

neighboring Alexandria residents and tax payers should have their community deleteriously affected by actions endorsed (they hope) by Alexandria City officials.

Again, thank you for your time. We will be following this matter closely and, as before, request that we be timely notified if additional proposals are submitted by 2811 King Street, LLC or its attorneys.

Sincerely,

Hendrick Booz

Michael Cook

John Harley

Martha Harris

Scott Harris

From: Bill <wpharris@comcast.net>
Sent: Tuesday, January 13, 2015 6:51 AM
To: PlanComm
Subject: Support for King Street Memory Care Center
Attachments: Scan of partition & letters Jan 2015.pdf

Chairperson and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

Re: Support for King Street Memory Care Center

Greetings:

In May I will have lived 30 years in the first house from the corner on Tuckahoe, just up King Street from the site of the proposed King Street Memory Care Center. Early in December I walked from door to door on King Street beginning at the cemetery, going west all the way to a little beyond Scroggins, all the houses on Tuckahoe Lane, and some on Bayliss Drive. I gave people flyers describing the proposed project, answered their questions, and asked for their support. Other than one house on the Taylor Run side of King Street where the man told me how terrible the project would be, not one single person opposed it. The older people were more supportive than the younger people, who had no opinion one way or the other. Fourteen people signed my petition and 40 people indicated they would write letters of support.

With this email I'm attaching copies of 10 letters in support and my petition with 14 signatures.

This is a much needed project and I respectfully urge your support.

Sincerely,

1106 Tuckahoe Lane
Alexandria, VA 22302
703-684-1106

Petition in Support of the Alexandria Memory Care Center

The undersigned (1) support the proposed rezoning and development application for the Alexandria Memory Care Center and (2) urge the City of Alexandria staff, Planning Commission and City Council to approve this project.

Residents of the Alexandria Memory Care Center will be individuals suffering from Alzheimer's disease, an illness which is now the third leading cause of death in the United States. By 2015, the number of people with Alzheimer's is projected to have increased 40% from 2000. In Virginia, between 2014 and 2025, a further 46% increase is expected.

The Alexandria Memory Care Center will be located among other existing institutional uses along King Street, and between the existing Woodbine Rehabilitation & Healthcare Center and Ivy Hill Cemetery. The site has been thoughtfully designed to mitigate impacts on the adjacent neighborhood and the building will incorporate high quality architecture and materials. Although the Applicant is requesting a rezoning to RB to accommodate the use, the current site design meets the parking, front setback, open space, and height requirements of the existing zone and will produce minimal traffic.

Alexandria's Strategic Plan on Aging, approved in 2012, projects that between the year 2000 and 2020, the population of Alexandrians over 60 years old will increase by 85%, and will double by the year 2030. The Plan emphasizes the need for additional senior housing options within the City of Alexandria. Approval of the Alexandria Memory Care Center will be a positive step towards addressing the needs of Alexandria's seniors and realizing the goals identified in the City's Strategic Plan on Aging.

NAME	ADDRESS	SIGNATURE	DATE
William P. Harris	1106 Tuckahoe Lane ^{Alexandria} 22302	William P. Harris	11/19/2014
Virginia B. Harris	1106 Tuckahoe Lane Alexandria VA 22302	Virginia B. Harris	11/19/2014
CATHERINE ROLLINS	1105 Tuckahoe Lane ALEXANDRIA, VA 22302	Catherine B. Rollins	11/19/2014
James Hendrichs	1103 Tuckahoe Lane Alexandria, VA 22302	J. B. Hendrichs	11/22/2014
Beth Hendrichs	1103 Tuckahoe Lane Alexandria, VA 22302	Beth Hendrichs	11/22/2014
Courtney Seward	1111 Bayless Dr. Alex VA 22302	Courtney Seward	11/22/14
Siu-May Gruber	3600 Washington Blvd #1111	Siu-May Gruber	11/22/14
Chas Gruber	3011 King St 22302	Chas Gruber	11/22/14
Nanetha Quant	3011 King St. Alex, VA 22302	Nanetha Quant	11/22/14
Rodney Morris	3014 King St Alex, VA 22302	Rodney Morris	11/22/14
Rami Zhe man	1104 Tuckahoe Lane ^{Alex, VA} 22302	Rami Zhe man	11/23/14

[illegible]

Mayor William Euille;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

Dear Sir or Madam:

I am writing to express my support for the proposed Alexandria Memory Care Center project. There is a significant need for senior housing solutions in Alexandria, particularly for memory and dementia care patients. There are approximately 33,000 seniors (aged 55+) living in Alexandria today and the number of people older than 60 will double by the year 2030. Despite the increase in aging population, there have been no new assisted living facilities constructed in the City of Alexandria in the past 17 years. The Alexandria Memory Care Center proposes to address this need by providing care in a state of the art setting for 66 seniors with Alzheimer's disease or other dementia-related conditions.

I believe that the Center is a much needed step toward providing opportunities for Alexandria's seniors to have essential care and housing within the City and for Alexandria families to have their loved ones living nearby. I urge you to approve this project.

Sincerely,

Charles Bailey

Name: CHARLES BAILEY
Address: 3307 COMMONWEALTH AVENUE
APT A, ALEXANDRIA, VA 22305
Date: 12/11/14

Mayor William Euille;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

Dear Sir or Madam:

I am writing to express my support for the proposed Alexandria Memory Care Center project. There is a significant need for senior housing solutions in Alexandria, particularly for memory and dementia care patients. There are approximately 33,000 seniors (aged 55+) living in Alexandria today and the number of people older than 60 will double by the year 2030. Despite the increase in aging population, there have been no new assisted living facilities constructed in the City of Alexandria in the past 17 years. The Alexandria Memory Care Center proposes to address this need by providing care in a state of the art setting for 66 seniors with Alzheimer's disease or other dementia-related conditions.

I believe that the Center is a much needed step toward providing opportunities for Alexandria's seniors to have essential care and housing within the City and for Alexandria families to have their loved ones living nearby. I urge you to approve this project.

Sincerely,



Name:

DAN KULUND

Address:

1294 Quaker Hill Drive

Alexandria, VA. 22314

Date:

DEC 11, 2014

Mayor William Euille;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

Dear Sir or Madam:

I am writing to express my support for the proposed Alexandria Memory Care Center project. There is a significant need for senior housing solutions in Alexandria, particularly for memory and dementia care patients. There are approximately 33,000 seniors (aged 55+) living in Alexandria today and the number of people older than 60 will double by the year 2030. Despite the increase in aging population, there have been no new assisted living facilities constructed in the City of Alexandria in the past 17 years. The Alexandria Memory Care Center proposes to address this need by providing care in a state of the art setting for 66 seniors with Alzheimer's disease or other dementia-related conditions.

I believe that the Center is a much needed step toward providing opportunities for Alexandria's seniors to have essential care and housing within the City and for Alexandria families to have their loved ones living nearby. I urge you to approve this project.

Sincerely,



Name:

Janet Macidull

Address:

501 Slaters Lane #411

Alexandria 22314

Date:

12/11/2014

Mayor William Euille;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

Dear Sir or Madam:

I am writing to express my support for the proposed Alexandria Memory Care Center project. There is a significant need for senior housing solutions in Alexandria, particularly for memory and dementia care patients. There are approximately 33,000 seniors (aged 55+) living in Alexandria today and the number of people older than 60 will double by the year 2030. Despite the increase in aging population, there have been no new assisted living facilities constructed in the City of Alexandria in the past 17 years. The Alexandria Memory Care Center proposes to address this need by providing care in a state of the art setting for 66 seniors with Alzheimer's disease or other dementia-related conditions.

I believe that the Center is a much needed step toward providing opportunities for Alexandria's seniors to have essential care and housing within the City and for Alexandria families to have their loved ones living nearby. I urge you to approve this project.

Sincerely,



Name:

Cedar Ivorin

Address:

415 E. Bellefonte Ave. #4301

22301

Date:

12/11/14

Mayor William Euille;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

Dear Sir or Madam:

I am writing to express my support for the proposed Alexandria Memory Care Center project. There is a significant need for senior housing solutions in Alexandria, particularly for memory and dementia care patients. There are approximately 33,000 seniors (aged 55+) living in Alexandria today and the number of people older than 60 will double by the year 2030. Despite the increase in aging population, there have been no new assisted living facilities constructed in the City of Alexandria in the past 17 years. The Alexandria Memory Care Center proposes to address this need by providing care in a state of the art setting for 66 seniors with Alzheimer's disease or other dementia-related conditions.

I believe that the Center is a much needed step toward providing opportunities for Alexandria's seniors to have essential care and housing within the City and for Alexandria families to have their loved ones living nearby. I urge you to approve this project.

Sincerely,

Name: Siu-May Gruber
Address: 301 King St.
Alexandria, VA 22302
Date: 11/22/14

Mayor William Euille;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

Dear Sir or Madam:

I am writing to express my support for the proposed Alexandria Memory Care Center project. There is a significant need for senior housing solutions in Alexandria, particularly for memory and dementia care patients. There are approximately 33,000 seniors (aged 55+) living in Alexandria today and the number of people older than 60 will double by the year 2030. Despite the increase in aging population, there have been no new assisted living facilities constructed in the City of Alexandria in the past 17 years. The Alexandria Memory Care Center proposes to address this need by providing care in a state of the art setting for 66 seniors with Alzheimer's disease or other dementia-related conditions.

I believe that the Center is a much needed step toward providing opportunities for Alexandria's seniors to have essential care and housing within the City and for Alexandria families to have their loved ones living nearby. I urge you to approve this project.

Sincerely,

Name: Rami Zhegan
Address: 1104 Tuckahoe Lane
Alexandria, VA 22302
Date: 11/23/14

Mayor William Euille;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

Dear Sir or Madam:

I am writing to express my support for the proposed Alexandria Memory Care Center project. There is a significant need for senior housing solutions in Alexandria, particularly for memory and dementia care patients. There are approximately 33,000 seniors (aged 55+) living in Alexandria today and the number of people older than 60 will double by the year 2030. Despite the increase in aging population, there have been no new assisted living facilities constructed in the City of Alexandria in the past 17 years. The Alexandria Memory Care Center proposes to address this need by providing care in a state of the art setting for 66 seniors with Alzheimer's disease or other dementia-related conditions.

I believe that the Center is a much needed step toward providing opportunities for Alexandria's seniors to have essential care and housing within the City and for Alexandria families to have their loved ones living nearby. I urge you to approve this project.

Sincerely,

Name: Dorinda B. Harris
Address: 1106 Tuckahoe Lane
Alexandria VA 22302
Date: 11/23/2014

Mayor William Euille;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

Dear Sir or Madam:

I am writing to express my support for the proposed Alexandria Memory Care Center project. There is a significant need for senior housing solutions in Alexandria, particularly for memory and dementia care patients. There are approximately 33,000 seniors (aged 55+) living in Alexandria today and the number of people older than 60 will double by the year 2030. Despite the increase in aging population, there have been no new assisted living facilities constructed in the City of Alexandria in the past 17 years. The Alexandria Memory Care Center proposes to address this need by providing care in a state of the art setting for 66 seniors with Alzheimer's disease or other dementia-related conditions.

I believe that the Center is a much needed step toward providing opportunities for Alexandria's seniors to have essential care and housing within the City and for Alexandria families to have their loved ones living nearby. I urge you to approve this project.

Sincerely,

Name: Catherine B. Rollins
Address: 1105 Tuckahoe Lane
Alexandria, Va 22302
Date: Nov. 19, 2014

Mayor William Euille;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

Dear Sir or Madam:

I am writing to express my support for the proposed Alexandria Memory Care Center project. There is a significant need for senior housing solutions in Alexandria, particularly for memory and dementia care patients. There are approximately 33,000 seniors (aged 55+) living in Alexandria today and the number of people older than 60 will double by the year 2030. Despite the increase in aging population, there have been no new assisted living facilities constructed in the City of Alexandria in the past 17 years. The Alexandria Memory Care Center proposes to address this need by providing care in a state of the art setting for 66 seniors with Alzheimer's disease or other dementia-related conditions.

I believe that the Center is a much needed step toward providing opportunities for Alexandria's seniors to have essential care and housing within the City and for Alexandria families to have their loved ones living nearby. I urge you to approve this project.

Sincerely,

Carol M. Downs

Name: Carol M. Downs
Address: 725 Timber Branch Drive
Alexandria, VA 22302
Date: 12-11-2014

Mayor William Euille;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

Dear Sir or Madam:

I am writing to express my support for the proposed Alexandria Memory Care Center project. There is a significant need for senior housing solutions in Alexandria, particularly for memory and dementia care patients. There are approximately 33,000 seniors (aged 55+) living in Alexandria today and the number of people older than 60 will double by the year 2030. Despite the increase in aging population, there have been no new assisted living facilities constructed in the City of Alexandria in the past 17 years. The Alexandria Memory Care Center proposes to address this need by providing care in a state of the art setting for 66 seniors with Alzheimer's disease or other dementia-related conditions.

I believe that the Center is a much needed step toward providing opportunities for Alexandria's seniors to have essential care and housing within the City and for Alexandria families to have their loved ones living nearby. I urge you to approve this project.

Sincerely,

Name: ⓧ Gerald L. Boyce
Address: 3027 King St.
Alex., VA 22302
Date: 11-22-14

From: Ann Marie Hay <annmariehay@gmail.com>
Sent: Friday, December 12, 2014 11:06 AM
To: PlanComm; Jackie Henderson
Cc: Harris, Bill
Subject: Support for Planned Memory Care Facility

Mayor William Euille; Members of the Alexandria City Council;

Chairman Eric Wagner; and Members of the Alexandria Planning Commission

301 King Street

Alexandria, VA 22314

Dear Sir or Madam:

I write in support for the proposed Memory Center to be located near the Woodbine Nursing Home on King Street. The need for this type of facility in Alexandria is apparent. The number of seniors (55+) in the City has grown by about 70% since 2000 and will continue to increase as the baby-boomer generation ages. Unfortunately, the number of those who have or who will develop Alzheimer's disease will increase as well. There has been no new assisted living facilities constructed in the City for nearly two decades while the numbers needing care are expected to double by 2050 according to a *HealthDay Reporter* in November 2014.

This proposed facility will help with a critical need for City residents and their family members who face this daunting challenge. It will be located near another nursing facility, taking advantage of resources. It is an intelligent use of the space as proposed and has been planned with providing high quality care for 66 seniors.

I urge you to support this project as one necessary to the well-being of Alexandrians who need this type of care and living situation. It will help families deal with the very serious problems of finding appropriate care for a loved one close to home. Thank you for considering this request.

Sincerely,

Ann Marie Hay

212 West Windsor Avenue

Alexandria VA 22301

703-548-8412

January 21, 2015

Mayor William Euille;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

Re: Alexandria Memory Care Center

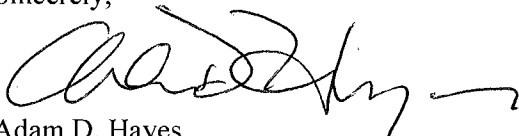
Dear Sir or Madam:

I am writing this letter to express my support of the proposed Alexandria Memory Care Center project. I have been a resident of Alexandria for 21 years. Grandparents on both sides of my family have struggled with and passed away from Alzheimer's disease. I have firsthand experienced the difficult choices and financial burden required when providing care and support for my aging Grandparents. As I raise my children here in Alexandria and plan for their future, I will be preparing for the care of my parents with the high likelihood of dealing with the Alzheimer's disease again.

I am aware there is a significant need for senior housing solutions in Alexandria, particularly for memory and dementia-care patients. I understand there are approximately 30,000 seniors (aged 55+) living in Alexandria today and the number of people older than 60 will double by the year 2030. Despite the increase in aging population, there have been no new assisted living facilities constructed in Alexandria in the past 15 years. The Alexandria Memory Care Center proposes to address this need by providing care for 66 seniors with Alzheimer's disease or other dementia-related conditions.

I believe that the Center is a much needed step toward providing opportunities for Alexandria's residents and families like mine to be close to their loved ones and stay within the Port City they have called home. I support this project for the reasons stated and I urge you to approve this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Adam D. Hayes', followed by a horizontal line.

Adam D. Hayes
813 Enderby Drive
Alexandria, VA 22302

From: jandbhendricks@aol.com
Sent: Monday, December 01, 2014 3:46 PM
To: Jackie Henderson; PlanComm
Cc: wpharris@comcast.net; jandbhendricks@aol.com
Subject: Alexandria Memory Care Center

*Mayor William Euille,
Members of the Alexandria City Council,
Chairman Eric Wagner, and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314*

I am writing to express my support for the proposed Alexandria Memory Care Center project on King Street. I believe the Center is greatly needed and I urge you to approve the project.

Sincerely,
James Hendricks
Tuckahoe Lane
Alexandria, VA 22302

Mayor William Euille;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

Dear Sir or Madam:

I am writing to express my support of the proposed Alexandria Memory Care Center project. There is a significant need for senior housing solutions in Alexandria, particularly for memory and dementia care patients. There are approximately 33,000 seniors (aged 55+) living in Alexandria today and the number of people older than 60 will double by the year 2030. Despite the increase in aging population, there have been no new assisted living facilities constructed in the City of Alexandria in the past 17 years. The Alexandria Memory Care Center proposes to address this need by providing care in a state of the art setting for 66 seniors with Alzheimer's disease or other dementia-related conditions.

As a City of Alexandria resident, I believe that the Center is a much needed step toward providing opportunities for Alexandria's seniors to have essential care and housing within the City and for Alexandria families to have their loved ones living nearby. I urge you to approve this project.

Sincerely,

Name:

Jane Hughes

Address:

217 East Oak Street

Alexandria, VA, 22301

Date:

11.11.14

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
2. Amoret Bell Brun
3. Camille Wells
4. Sept. P. L.
5. J. M.
6. Mieke Merrill
7. Sandra K. Van
8. Scott Garrett
9. Antonio De Saur
10. Mary Henely
11. Mary Plim
12. Connie & Bonavac
13. J. L.
14. B. A.
15. Jan Alfieri
16. Paul Alfieri
17. B. E. EGUSA
18. E. M. M. M.
19. M. J. H.
20. John E. H.

613 Melrose
607 Melrose St.

604 Melrose St.

604 Melrose St.

606 Melrose St.

606 Melrose St.

608 Melrose St.

610 Melrose St.

504 IVY CIRCLE

500 Ivy Circle

504 IVY CIRCLE

502 Ivy Circle

502 IVY Circle

500 IVY CIRCLE

614 Melrose St.

614 Melrose St.

612 Melrose St.

612 Melrose St.

620 Melrose St.

620 Melrose St.

~~28~~

21. Earl Harris
22. Jan Turkevich
23. Andrew N. Chukaski
24. W. M. M. M. M.
25. Keith Bell
26. Helene M. M. M.
27. Margaret M. M. M.
28. R. CRAIG HUSON
29. Charlie S. S.
30. J. J. J. J.
31. J. J. J. J.
32. J. J. J. J.
33. J. J. J. J.
34. Gerald W. W.
35. R. M. M. M.
36. Mayjane M. Adkins
37. J. J. J. J.
38. Whitney Patton

- 613 Melrose St
- 501 Ivy Circle
- 506 Ivy Circle
- 605 Melrose
- 513 Janney Lane
- 2706 King St.
- 406 Janney Lane
- 2602 KING ST
- (504)
517 Janney
- 515 Janney Ln.
- 515 Janney Lane
- 517 JANNEYS LN
- 517 JANNEYS LN
- 610 Melrose St.
- 400 Melrose St
- 600 Melrose
- 603 Janneys
- 603 JANNEYS LN

39. Robert H. Feden
40. Pam Moulder
41. Peter Boufford
42. Han Calamug
43. MARK MAZZANTI
44. Beth Mazzanti
45. Kelli Winegardner
46. Sarah Pray
47. James Plunkett
48. Mick Cook
49. Mark Munson
50. Jennifer Lukawski
51. ~~Ch~~ 21
52. Kimberly Krakowski
53. ~~James E. Corley, RD, Eng.~~
- 54.
- 55.
- 56.
- 57.

- 605 Janney's Ln. 22302
 696 Janney's Lane 22302
 696 Janney's Lane 22302.
 690 Janney's Lane 22302
 521 Janney Lane 22302
 521 Janney's Lane 22302
 503 Janney's Lane 22302

 615 Melrose St. 22302
 615 Melrose St. 22302

 2724 King Street 22302

 806 Albany Ave. 22302
 503 Ivy Circle 22302
 503 Ivy Cir 22302
 506 Ivy Circle 22302
 513 Janney's Lane. 22302

1. *John Rye* 2802 KING ST ALEX VA 22302
KROGERS@A6A.ORG
2. *John C. Suley Jr* 2722 King St. Alex, VA 22302
3. *Jeanne Harley* 2722 King St. Alex. VA 22302
4. *Lisa Arnold* 2718 KING ALEX 22302
5. *Robert C. Arnold* 2718 King St Alex VA 22302
6. *Jeanne Suley* 2708 King St. Alexandria, VA 22302
7. *Margaret S. Suley* 812 Albany Ave Alexandria VA 22302
8. *Jordan Mahut* 605 Melrose Street Alexandria VA 22302
9. *Perry Phylod* 640 Kings Cloister Cir VA 22302
10. *L. Suley* 638 King's Cloister Cir " "
11. *J. Rye* 637 King's Cloister Cir 22302
12. *Ann Gysberg* 626 Kings Cloister Cir. - 22302
13. *Pete Osman* 622 Kings Cloister Circle 22302
14. *Anne Altizer* 618 Kings Cloister Circle 22302
15. *Jeanne Parris* 616 Kings Cloister Circle 22302
16. *Hal Osman* 612 Kings Cloister Circle 22302
17. *Ch* 635 KINGS CLOISTER CIRCLE 22302
18. *Cynthia H. Cassel* 634 King Cloister Circle 22302
19. *Suzette Mats* 632 Kings Cloister Circle 22302
20. *Wm H. Carif* 634 KINGS CLOISTER CIR, 22302
21. *Charles P. Brinkman* 2905 King Street, 22302

20. ~~_____~~

705 Kings Ct., Alex. VA 22302

21. Ashley Hardin
~~_____~~ Authorized
 by DTH III

705 Kings Ct., Alex. VA 22302

22. ~~_____~~

2716 King Alex VA 22362

23. ~~Jami O'Grady~~

2716 King Alex VA 22302

24. Jami O

25.

26.

27.

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30.

31.

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33.

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35.

36.

37.

38.

1. Barbara Stiles
 2. ~~618~~ Len Turkevich
 3. Matt Hoffer
 4. Michael Reday Cook
 5. Brand A. Hall
 6. Sam P. Pruckner
 7. ~~W. H. H.~~
 8. Todd Clumess
 9. JEAN DEWAELE
 10. GENEVIEVE DEWAELE
 11. Judith M. Miller
 12. Anne Talley
 13. Aline S. Calkins
 14. R. L. Friedman
 15. J. M. H.
 16. J. M. H.
 17. J. M. H.
 18. MARK LAY MEXLEY
 19. Douglas Stiles
 20. P. H. Galt
- 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

From: Brett Egusa [<mailto:begusa@gmail.com>]

Sent: Wednesday, June 05, 2013 3:55 PM

To: James Roberts

Cc: Michael Cook; John Chapman; Jesi Carlson; Martha Harris; Cele & Scott Garrett; Lukawski-Larkin, Jennifer; Sandy Harwood; Kyle Rogers

Subject: Ivy Hill Neighborhood Opposition to Woodbine Proposed Expansion.

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

Mayor William Euille;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

Dear Mayor Euille, City Councilors, Chairman Wagner, and Planning Commissioners:

We are writing to express our support of the proposed Alexandria Memory Care Center project. There is a significant need for senior housing solutions in Alexandria, particularly for memory and dementia-care patients. There are approximately 30,000 seniors (aged 55+) living in Alexandria today, *including our 80 year old mother/mother-in-law*, and the number of people older than 60 will double by the year 2030. Despite the increase in aging population, there have been no new assisted living facilities constructed in Alexandria in the past 15 years.

We watched as a friend and neighbor suffered through the loss of her dad last year to early onset Alzheimer's Disease. The loss was compounded by the fact that he was in a facility in Maryland which made it difficult for her to visit him often. The Alexandria Memory Care Center proposes to address this local deficiency by providing care for 66 seniors with Alzheimer's Disease or other dementia-related conditions.

As City of Alexandria residents, we believe that the Center is a much needed step toward providing opportunities for Alexandria's seniors to have essential care and housing within the City and for Alexandria families to have their loved ones living nearby. We urge you to approve this project.

Sincerely,

Laurent and Margaret Ticer Janowsky
106 W. Braddock Road
Alexandria, VA 22301

From: Jean Kelleher
Sent: Tuesday, January 20, 2015 6:28 PM
To: Jackie Henderson; PlanComm
Subject: Alexandria Memory Care Center

Mayor William Euille;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

Dear Mayor Euille, Members of City Council and Members of the Planning Commission:

For a little while longer I am a resident of Taylor Run. I am moving to Old Town at the end of the month, but I have lived on Janneys Lane for more than 30 years. I have always been actively involved in the City and understand how it feels to be passionate about issues and development proposals. I have followed the proposal for the Alexandria Memory Care Center project and am writing to express my support. There is a significant need for senior housing solutions in Alexandria, particularly for those with Alzheimer's Disease or other dementia-related condition. There are, as you know, approximately 30,000 seniors (aged 55+) living in Alexandria today and I have joined that demographic, which is expected to double by the year 2030. Despite the increase in the aging population, there have been no new assisted living facilities constructed in Alexandria in the past 15 years. The Alexandria Memory Care Center will help address the need for specialized senior housing and care.

As much I as I hope to live out my days on a beach, I am realistic about the possibility that my kids might have to look for assisted living options for me one day! I believe that the Center is a much needed step toward providing opportunities for Alexandria's seniors to have essential care and housing within the City and for Alexandria families to have their loved ones living nearby. I urge you to approve this project. And then let's talk about building a beach!

Very truly yours,

Name: _____ Jean M. Kelleher _____

Address: _____ 951 Janneys Lane _____

_____ Alexandria, 22302 _____

February 23, 2013

Mr. Gary Wagner
Principal Urban Planner
City of Alexandria
301 King Street
Alexandria, VA 22314

Re: DSUP 2012-0015
Alexandria Assisted Living
Concept #2 Revised

Dear Mr. Wagner:

The below-signed residents of Kings Cloister Circle are writing to express our opposition to the required rezoning and other land use planning changes that would be necessary to construct the proposed assisted living-nursing home facility on the land between the current Woodbine facility and Ivy Hill Cemetery. The proposed 77,000 square foot building is inconsistent with the zoning and the residential character of the neighborhood and would create a number of serious issues that are not addressed in the proposal.

Traffic flow along our section of King Street is already very heavy and fast moving. Entry and exit to the current Woodbine facility already creates a dangerous situation that is compounded by the fact that entry to Melrose Street is directly across from the facility. The proposal project will add a large number of additional trips into the property each day, not including emergency vehicles. The emergency vehicle flow to and from the existing facility already presents a serious noise and safety issue for the community and will only be exacerbated by the proposed expansion.

As noted in your January 24, 2014 letter to the project proponents, as well as in the February 17, 2014 letter from the Taylor Run Citizen's Association, the project also raises major problems related to parking, drainage and water run-off, sewage, city-protected trees and open space.

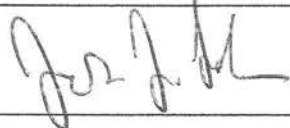
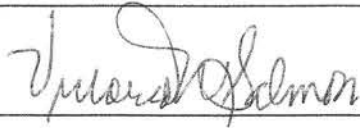

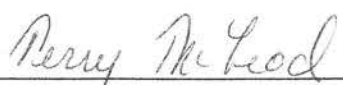
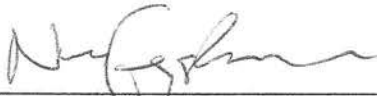
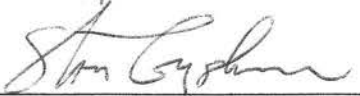
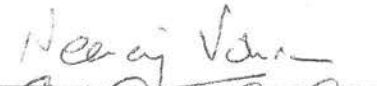
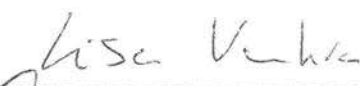
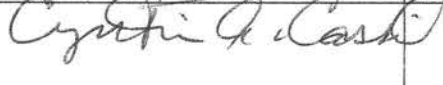
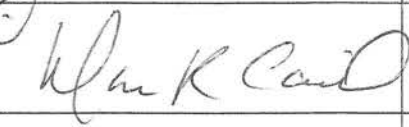
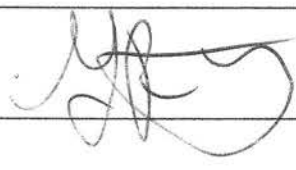
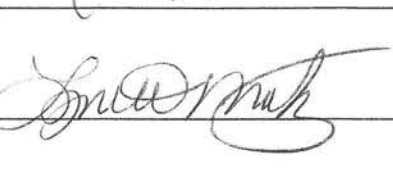
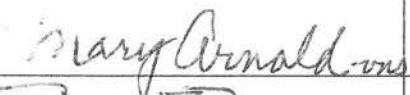



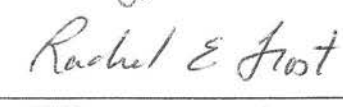


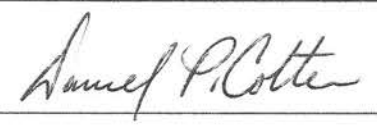
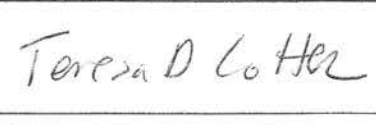
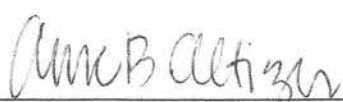
The neighborhood is made up of single family homes, some constructed more than 50 years ago, and new single family homes such as the 25 in our Kings Cloister Circle community. Woodbine is the only commercial property for one mile in either direction on King Street, adjacent to Ivy Hill Cemetery, a historic nonprofit community cemetery. The City of Alexandria experts have examined this issue in the past, and the current single family, residential zoning of the property remains the appropriate classification.

We appreciate the professional and detailed analysis of this proposal that has been prepared by the City staff. Your well developed and timely letter served not only to inform the developer of

serious impediments to this proposal, but also to educate those of us who are residents of the immediate community of the potential consequences of going forward with an ill-conceived rezoning and related waivers to sound planning policy.

We all strive to be good neighbors to Woodbine and appreciate its service to senior citizens, but we cannot support construction that would significantly degrade the quality of life in our residential community.

Sincerely,

Signature	Signature	Date	Kings Cloister Circle
		2/12/14	642 Salmon
		2/12/14	640 McLeod
		2/12/14	626 356 638 Gysman Morris/Olson
		2/17/2014	636 Vohra
		2/20/14	634 Cassil
		2/14/14	632 Matz
		2/13/14	628 Arnold
		2/22/14	638 Morris/Olson 626 Gryskiewicz
		2/20/14	624 Frost
		2/16/14	622 Osman
		2/15/14	620 Cotter
		2/14/14	618 Altizer

Signature	Signature	Date	House Number: Kings Cloister Circle
Howard L Parris	Jean D Parris	2-20-14	616 Parris
Edward H Smith	EQ Smith	2-17-14	614 Smith
Jucille DeJulius	Hall Arneson		612 Arneson/DeJulius
James J Miller	James J. Miller	2/15/14	610 Miller
Frank Lewis	Vin Butler Lewis	2/17/14	608 Lewis
W. Van Hoose		2/16/14	606 Van Hoose
CH Kostyal		2/17/14	604 Smith/Kostyal
Michelle Mangrum		2/19/14	602 Mangrum
Jaqueline Arends			600 Arends
Wynne Fruchter	Wynne Fruchter	2/14/14	619 Norton/Fruchter
	Chris Stansbury	2/16/14	635 Stansbury

From: John Leary <john@dominionstrategies.com>
Sent: Tuesday, January 20, 2015 6:18 PM
To: PlanComm
Subject: Alexandria Memory Care Center

I am writing to express my support of the proposed Alexandria Memory Care Center. I'm a sixth-generation Alexandrian who is active in our community. I currently serve on the Board of the Rosemont Citizens Association, the Board of Trustees of the Alexandria Scholarship Fund, and serve as an Assistant Scoutmaster of Boy Scout Troop 131. I have been active in many other community organizations, including, but not limited to, serving as President of the Maury Elementary PTA and serving as a member of the School Board Budget Advisory Committee.

I have worked professionally in the health care public policy arena since 2001. Addressing the needs of our aging population — particularly those citizens suffering from Alzheimer's and other dementia-related conditions — is critically important. The siting and development of this facility seems to me to be a logical step in the right direction.

Thanks for all your work on the Planning Commission and for helping to make Alexandria a better place to live, work, and raise a family. I urge you to approve the project.

Thanks,
John Leary

403 Russell Road
Alexandria, VA 22301

December 7, 2014

Mayor William Euille
Members of the Alexandria City Council
Chairman Eric Wagner
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

Dear Sir or Madam:

I am writing to express support for the Alexandria Memory Care Center that is being proposed for the site next to Woodbine Nursing Facility on King Street. I understand that the owner of Woodbine has proposed to construct a facility that will provide 66 beds for dementia patients and has agreed to provide a 40% discount for low-income individuals in two of the beds.

The City's Strategic Plan on Aging and the Housing Master Plan both document the need for affordable housing options for seniors, and specifically mention assisted living as a particular need. While this development will specialize in individuals needing memory care, I believe this is a good first step in providing assistance to low-income seniors that need more than independent living apartments.

I was supportive of the project that the developer had originally proposed, which would have contained 92 units of assisted living, a number of which would have been affordable to lower-income seniors. However, neighborhood opposition caused them to redesign the project, reducing the number of individuals that could be assisted and also moving to a dementia facility to address neighborhood concerns. It appears that these changes, while not optimal for the many low-income seniors needing assisted living in Alexandria, will accommodate virtually all of the neighborhood objections.

I urge you to approve the Center as proposed which will provide some assistance to low-income seniors who need this type of facility and cannot afford this level of care. I believe the views of the neighborhood have been adequately addressed, and it is important to now consider the needs of the seniors in Alexandria.

Best regards,

Cheryl Patton Malloy

516 Fontaine Street

Alexandria, VA 22302

From: Alice Manor <alice@bittersweetcatering.com>
Sent: Wednesday, January 21, 2015 6:28 PM
To: PlanComm
Subject: Alexandria Memory Care Center

Dear Planning Commissioners:

I am a long time viewer of your many and lengthy hearings - your hard work is much appreciated. I am writing today in support of the **Alexandria Memory Care Center** at Woodbine. As our City's population grows it's important to remember the needs of seniors. One thing I love about our City is its wonderfully diverse population. It's important for people to be able to remain living in the City and close to their families and friends as they age.

Thank you for your support of the expansion at Woodbine.

Alice Manor

Sent from my iPad

From: Mike McCaffree <mikemccaffree@gmail.com>
Sent: Tuesday, January 20, 2015 8:59 PM
To: PlanComm
Subject: Support of proposed Alexandria Memory Care Center

Chairman Eric Wagner; and

Members of the Alexandria Planning Commission

Dear Mr. Wagner:

I am writing to express my support of the proposed Alexandria Memory Care Center project. As a resident of Goodwin House Alexandria for the past 13 years and presently a member of the Board of the Senior Services of Alexandria, I have become acutely aware of the need for assisted living facilities for elder memory-impaired patients in Alexandria. Our City's own Strategic Plan on Aging acknowledges that lack of sufficient facilities to support a growing population of senior Alexandrians who are afflicted with forms of dementia is a real concern. Sadly, NO assisted living facilities to accommodate these residents have been built in Alexandria in the last 15 years.

The Alexandria Memory Care Center addresses this need by providing care for 66 seniors with Alzheimer's Disease or other dementia-related conditions. This Center is a much needed step in the right direction: to provide appropriate care for Alexandria's seniors who require it - in Alexandria. In short, Alexandria needs the proposed Alexandria Memory Care Center now.

I strongly urge you and the other members of the Planning Commission to approve this project.

Sincerely,

Burnham C. McCaffree Jr.

4800 Fillmore Ave., Apt. #1551

Alexandria, VA 22311-080

Name: _____

Address: _____

Mayor William Euille;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

Dear Sir or Madam:

I am writing to express my support for the proposed Alexandria Memory Care Center project. There is a significant need for senior housing solutions in Alexandria, particularly for memory and dementia care patients. There are approximately 33,000 seniors (aged 55+) living in Alexandria today and the number of people older than 60 will double by the year 2030. Despite the increase in aging population, there have been no new assisted living facilities constructed in the City of Alexandria in the past 17 years. The Alexandria Memory Care Center proposes to address this need by providing care in a state of the art setting for 66 seniors with Alzheimer's disease or other dementia-related conditions.

I believe that the Center is a much needed step toward providing opportunities for Alexandria's seniors to have essential care and housing within the City and for Alexandria families to have their loved ones living nearby. I urge you to approve this project.

Sincerely,




Name: Jeffrey J McQuilkin
Address: 1710 Oakcrest Dr
Alex VA 22302
Date: 10 January, 2015

Mayor William Euille;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

Dear Sir or Madam:

I am writing to express my support of the proposed Alexandria Memory Care Center project. There is a significant need for senior housing solutions in Alexandria, particularly for memory and dementia care patients. There are approximately 33,000 seniors (aged 55+) living in Alexandria today and the number of people older than 60 will double by the year 2030. Despite the increase in aging population, there have been no new assisted living facilities constructed in the City of Alexandria in the past 17 years. The Alexandria Memory Care Center proposes to address this need by providing care in a state of the art setting for 66 seniors with Alzheimer's disease or other dementia-related conditions.

As a City of Alexandria resident, I believe that the Center is a much needed step toward providing opportunities for Alexandria's seniors to have essential care and housing within the City and for Alexandria families to have their loved ones living nearby. I urge you to approve this project.

Sincerely, 
Name: Elizabeth Chisman Moon
Address: 110 West Mason Ave
Alexandria, Va 22301
Date: 11-11-17

From: Murphy, Gregory L. <GLMurphy@vorys.com>
Sent: Thursday, January 15, 2015 10:57 AM
To: PlanComm
Subject: Woodbine Memory Care Facility

For reasons already persuasively articulated by Cathy Puskar and others, I offer my support for the approval of this additional facility at Woodbine. As a member and the Past Chair of Senior Services of Alexandria, and previously having served for nine years as a member of the parent board for the Inova Health System, a fifteen year member of Alexandria Hospital's Board of Trustees, including three years as its Chair, and now a 40 plus year resident of the City (1305 Dartmouth Rd., College Park), after having grown up in its medical community and been schooled here, I am acutely aware of our community's mental health and senior residency needs, including especially those for a memory care provider. I thus endorse Woodbine's application and trust that it will be given successful consideration.



Gregory L. Murphy, Esq
Partner

Vorys, Sater, Seymour and Pease LLP
1909 K Street NW | Suite 900 | Washington, DC 20006-1152

333 N. Fairfax St., Suite 302, Alexandria, VA 22314

Direct: 202.467.8869
Fax: 202.533.9055
Email: glmurphy@vorys.com
[Bio: G.L.Murphy](#)

From the law offices of Vorys, Sater, Seymour and Pease LLP.

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From: maryjane09082@verizon.net
Sent: Wednesday, November 26, 2014 4:48 PM
To: Jackie Henderson
Cc: PlanComm
Subject: Memory Care Center

Mayor William Euille, //
//Members of the Alexandria City Council, //
//Chairman Eric Wagner, and //
//Members of the Alexandria Planning Commission //
//301 King Street //
//Alexandria, VA 22314 //
//

//
//I am writing to express my support for the proposed Alexandria Memory Care Center project. I have just read a book, "Being Mortal" by Atul Gawande MD which discusses the need for this kind of housing and elder care. It is a growing need and I believe this project addresses that need in Alexandria.

//Sincerely, //
//
Mary Jane Nugent
607 W. Windsor Ave.
Alexandria, VA 22302

November 26, 2014

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From: Linda & Mike Oliver <lnmoliver@comcast.net>
Sent: Thursday, December 11, 2014 10:27 AM
To: Jackie Henderson; PlanComm
Subject: Memory Care Project

***Mayor William Euille,
Members of the Alexandria City Council,
Chairman Eric Wagner, and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314***

Greetings:

We are writing to express our support for the proposed Alexandria Memory Care Center project. We have attended two presentations on this project at the North Ridge Citizens Association this past fall and believe the Center is greatly needed. We urge you to approve the project.

Sincerely,

***Mike Oliver
Linda Oliver
3113 Circle Hill Road
Alexandria, Virginia 22305-1607
703-683-3547
lnmoliver@comcast.net***

Petition in Support of the Alexandria Memory Care Center

The undersigned (1) support the proposed rezoning and development application for the Alexandria Memory Care Center and (2) urge the City of Alexandria staff, Planning Commission and City Council to approve this project.

Residents of the Alexandria Memory Care Center will be individuals suffering from Alzheimer's disease, an illness which is now the third leading cause of death in the United States. By 2015, the number of people with Alzheimer's is projected to have increased 40% from 2000. In Virginia, between 2014 and 2025, a further 46% increase is expected.

The Alexandria Memory Care Center will be located among other existing institutional uses along King Street, and between the existing Woodbine Rehabilitation & Healthcare Center and Ivy Hill Cemetery. The site has been thoughtfully designed to mitigate impacts on the adjacent neighborhood and the building will incorporate high quality architecture and materials. Although the Applicant is requesting a rezoning to RB to accommodate the use, the current site design meets the parking, front setback, open space, and height requirements of the existing zone and will produce minimal traffic.

Alexandria's Strategic Plan on Aging, approved in 2012, projects that between the year 2000 and 2020, the population of Alexandrians over 60 years old will increase by 85%, and will double by the year 2030. The Plan emphasizes the need for additional senior housing options within the City of Alexandria. Approval of the Alexandria Memory Care Center will be a positive step towards addressing the needs of Alexandria's seniors and realizing the goals identified in the City's Strategic Plan on Aging.

NAME	ADDRESS	SIGNATURE	DATE
Sandra Moore	3716 Edison St. Alex Va 22305	Sandra Moore	1-15-15
Jeanette Burgess Jones	112 S Jenkins St Alex	Jeanette Burgess Jones	1-15-15
Ramatha Terawally	5402 Richerbacher Ave	RAMATHA TERAWALLY	1-15-15
R. Ninteman	3213 Juniper Lane.	R. Ninteman	1/15/15
Champane Lomax	5175 Columbus St	Champane Lomax	1/15/15
Cheryl Loney	504 Southfield St	Cheryl Loney	1-15-15
Roger Caballero	3915 Bruce St alexan dria	Roger Caballero	1/15/15
James Phillips	511 S Columbus St	James Phillips	1/15/15
Markale Manley	519 S Columbus	Markale Manley	1/15/15

NAME	ADDRESS	SIGNATURE	DATE
Russell Keaton	519 S Columbus ST	Russell Keaton	1/15/15
Nicholas Colbert	812 S. Alfred ST	N. Colbert	1/15/15
JUAN GREGORY	4612 Raleigh AVE	Juan Gregory	1/15/15
Denise Watkins	816 Wilkes St. Alex. Va.	Denise L.	1/16/15
EMERSON HAGG	508 S. ALFRED	[Signature]	1/16/15
MARY HALLUMS	600 South Henry ST	Mary Hallums	1/16/15
Majida Boudid	1400 Princess Street	[Signature]	1/17/15
Sharon Means	1402 Princess ST	Sharon Means	1/17/15
Gerardine Blackwell	1410 PRINCESS ST	Gerardine Blackwell	1/17/15
Daniel McIlwaine	431 Earl St	[Signature]	1/17/15
Nate Seales	1217 Queen St	[Signature]	1-17-15
Ruby Jackson	1215 Queen St	Ruby Jackson	1-17-15
James Jackson	1215 Queen St	James Jackson	1-17-15
Aaron W. Greene	399 Pendleton St	Aaron Greene	1-17-15
Brenda J. Ferguson	1207 Queen St	Brenda J. Ferguson	1-17-15
Louis Sapp	1212 Queen St.	Louis Sapp	1/17/15
Barbara Calloway	1214 Madison St	Barbara Calloway	1-17-15
Bruce L Copland	227 York PK	Copland	1-17-15
Keisha Sanders	506 N Fairfax St	Keisha Sanders	1-17-15
Sharon Sanders	1212 Queen St Alex VA	Sanders	1-17-15
KATIA MORRIS	342 S. Whiting St E-14	Katia Morris	1/17/15
BESSIE DANCY	2905 LA Grande Ave	Bessie Dancy	1-18-15
Mary LEWIS	913 Pendleton St	Mary Lewis	1/18/15
Sylvia Lloyd	915 Pendleton St	Sylvia Lloyd	1/18/15
Florida Ford	428 E. Bell St Ave #100	Florida Ford	1/18/15

426 Timberbranch Parkway
Alexandria, VA 22302
January 21, 2015

Mayor William Euille & Members of the Alexandria City Council
Chairman Eric Wagner & Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

Dear Sir or Madam:

As a longtime Alexandria voter and taxpayer and a backyard neighbor to the property in question, I am writing in support of the proposed Alexandria Memory Care Center project.

Over the years in Alexandria, we have prided ourselves on taking care of the citizens in our community who need help. We now have a growing need for senior housing, particularly for seniors who are memory and dementia-care patients. There have been no new assisted living facilities constructed in Alexandria in the past 15 years. The Alexandria Memory Care Center will address this need by providing care for 66 seniors with Alzheimer's disease or other dementia-related conditions.

In recent years, I have known several families who have had to move their elder member to supported living in other communities because there was no proper care in our city. This separation only adds additional stress both to the elder and the family already in crisis. The Memory Care Center is a much needed step toward providing essential care to more Alexandria seniors here at home.

I urge you to approve this project. It will enrich the quality of life for us all. I will follow your discussions with interest.

Sincerely yours,

A handwritten signature in black ink that reads "Kitty Porterfield". The signature is written in a cursive, flowing style. To the right of the signature, there is a small, faint, light gray watermark that appears to be the letters "WM".

Kitty Porterfield

From: kposey45@gmail.com [<mailto:kposey45@gmail.com>]

Sent: Thursday, October 23, 2014 12:11 PM

To: Jackie Henderson; Gloria Sitton

Subject: Call.Click.Connect. #60670: City Clerk and Clerk of Council at 2724 KING ST Mayor Euille & Members of Council,I ju

Dear **Call.Click.Connect.** User

A request was just created using **Call.Click.Connect.** The request ID is 60670.

Request Details:

- Name: Kevin Posey
- Approximate Address: 2724 KING ST (See [map below](#))
- Phone Number: 7035353367
- Email: kposey45@gmail.com
- Service Type: City Clerk and Clerk of Council
- Request Description: Mayor Euille & Members of Council,
I just received a newsletter from the Taylor Run Citizens Association Executive Board (TRCA) stating their opposition to the proposed expansion of Woodbine Nursing & Rehabilitation Center. This newsletter stated that TRCA Board had contacted you on the behalf of myself and other residents in the area.
I must strongly caution you not to allow this largely self-selected board to act as a proxy for the 1000+ residents living in the area claimed by TRCA. To my knowledge, TRCA's board has never held an election attended by more than 50 people (rarely more than 20, actually). As a regular voter in city elections, I would take deep offense if anyone suggested that TRCA spoke for anyone other than the tiny number involved in their operation. I know that others in the area share my views on TRCA's legitimacy, as well.
My primary concern, though, is the message any delay in approving Woodbine sends to the community at large. As someone who is dealing with an issue involving an aging parent with mobility issues, I am shocked that a so-called civic association would take a hostile stance towards improving our city's ability to care for the elderly. By justifying their opposition in terms of an alleged, and completely unsupportable, impact on property values, TRCA has put selfish financial interests ahead of caring for the vulnerable members of our community. If Council were to voice support for TRCA's stance in any way, it would undercut the progressive values all of you campaigned on.
I have no objection to working with Woodbine to mitigate impacts on traffic, sewage, and so forth. But TRCA has now demonstrated a lack of sincerity in negotiating with Woodbine, as well as a morally-objectionable basis for their obstructionism.
Sincerely,
Kevin H. Posey
- Expected Response Date: Thursday, October 30



January 6, 2015

Mayor William Euille
Eric Wagner, Chairman of the Planning Council
301 King Street
Alexandria, VA 22314

Re: Care Services for Persons with Dementia

Dear Gentlemen,

As you know there are over six million people living today with Alzheimer's disease or a related dementia. Two hundred thousand are under the age of 65. To care for these people there are more than 15 million family members engaged in this activity.

The National Capital Area Chapter of the Alzheimer's Association is located in Fairfax and covers Washington, DC, Northern Virginia and five counties in Maryland. Of course, Alexandria is one of the cities for which we provide services. In fact in November of 2014, we had a very well attended program for Caregivers at the Baptist Church in your city. In addition, we have two support groups in Alexandria and offer programs and services to residents on a continual basis.

Most recently, we have been meeting with corporations to discuss their employees that are or may be taking care of family members with dementia and have begun to offer services to them.

The growing demographic in Alexandria of the population over 65 has increased in your city. In fact, the Alexandria Strategic Plan on Aging recognizes this growth. The opportunity for creation of additional services delivered in the community rather than institutions is the location of choice for many caregivers.

We do not endorse particular care services and in fact use many of them for families caring for persons with the disease. Memory care is particularly important to plan for using different community alternatives such as assisted living, day care and home care to meet the growing needs of this population. As the process to approve new services can take considerable time it is important to consider what new services can be delivered in the city itself and to approve and implement them as soon as possible.

We recognize that Assisted Living Projects have been proposed to be built in Alexandria and we support this service as an option for stressful families needing support in their caregiving and provide a safe environment for their family member.

Thank you for your consideration of the foregoing. We are happy at the National Capital Area Chapter to support residents in your city with this challenging disease. If there is any more information that we can give to you, please feel free to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Joan Quinn".

Joan Quinn

Mayor William Euille;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

Dear Sir or Madam:

I am writing to express my support for the proposed Alexandria Memory Care Center project. There is a significant need for senior housing solutions in Alexandria, particularly for memory and dementia care patients. There are approximately 33,000 seniors (aged 55+) living in Alexandria today and the number of people older than 60 will double by the year 2030. Despite the increase in aging population, there have been no new assisted living facilities constructed in the City of Alexandria in the past 17 years. The Alexandria Memory Care Center proposes to address this need by providing care in a state of the art setting for 66 seniors with Alzheimer's disease or other dementia-related conditions.

I believe that the Center is a much needed step toward providing opportunities for Alexandria's seniors to have essential care and housing within the City and for Alexandria families to have their loved ones living nearby. I urge you to approve this project.

Sincerely,

Name: Courtney Reynolds
Address: 2604 Dewitt Ave
Alexandria, VA 22301
Date: 1/9/15


Mayor William Euille;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

Dear Sir or Madam:

I am writing to express my support for the proposed Alexandria Memory Care Center project. There is a significant need for senior housing solutions in Alexandria, particularly for memory and dementia care patients. There are approximately 33,000 seniors (aged 55+) living in Alexandria today and the number of people older than 60 will double by the year 2030. Despite the increase in aging population, there have been no new assisted living facilities constructed in the City of Alexandria in the past 17 years. The Alexandria Memory Care Center proposes to address this need by providing care in a state of the art setting for 66 seniors with Alzheimer's disease or other dementia-related conditions.

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Sincerely,

Name: John F. Reynolds 
Address: 2404 Dewitt Ave.
Alexandria VA 22301
Date: 1/9/15

From: joan@advancedcaremanagement.com
Sent: Tuesday, December 02, 2014 3:32 PM
To: PlanComm
Subject: Support of Memory Care Project

*Mayor William Euille,
Members of the Alexandria City Council,
Chairman Eric Wagner, and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314*

Greetings:

I am writing to express my support for the proposed Alexandria Memory Care Center project. I believe the Center is greatly needed, and I urge you to approve the project.

Sincerely,

Joan M. Richardson, APRN, CCM
Advanced Care Management, Inc. | President
O: 703.706.9595 | F: 703.706-9550
joan@advancedcaremanagement.com |
<http://www.advancedcaremanagement.com>



Expert Health Advocates. When You Need Us... We Are Here

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Mayor William Euille;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

Dear Sir or Madam:

I am writing to express my support of the proposed Alexandria Memory Care Center project. There is a significant need for senior housing solutions in Alexandria, particularly for memory and dementia care patients. There are approximately 33,000 seniors (aged 55+) living in Alexandria today and the number of people older than 60 will double by the year 2030. Despite the increase in aging population, there have been no new assisted living facilities constructed in the City of Alexandria in the past 17 years. The Alexandria Memory Care Center proposes to address this need by providing care in a state of the art setting for 66 seniors with Alzheimer's disease or other dementia-related conditions.

As a City of Alexandria resident, I believe that the Center is a much needed step toward providing opportunities for Alexandria's seniors to have essential care and housing within the City and for Alexandria families to have their loved ones living nearby. I urge you to approve this project.

Sincerely,

Name: Mimi Rolph
Address: 1500 Dogwood Drive
Alexandria, VA 22302
Date: Nov. 11, 2014

From: John Salmon [<mailto:jvsalmon@gmail.com>]

Sent: Sunday, February 23, 2014 10:38 AM

To: Gary Wagner

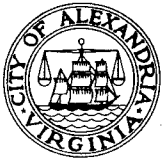
Cc: Robert Kerns; James Roberts; Shanna Austin; Brett Egusa; Martha Harris; j2harley@comcast.net; Jesi3@aol.com

Subject: Woodbine Expansion Project

Mr. Wagner:

Please find attached a letter from homeowners in the King's Cloister Circle community opposing the proposed Woodbine expansion project. We share the views expressed by others in the community regarding the project and oppose the rezoning and the various waivers requested.

John J. Salmon
642 Kings Cloister Circle
Alexandria, VA 22302-4000
703 461-7920
jvsalmon@gmail.com



City of Alexandria, Virginia Commission on Aging



Office: 703.746.5999

Department of Community and
Human Services
Division of Aging and Adult Services
4401 Ford Avenue, Suite 103
Alexandria, Virginia 22302

Fax: 703.746.5975

<http://alexandriava.gov/Aging>

December 22, 2014

Eric Wagner and Members of the Planning Commission
c/o Department of Planning and Zoning
301 King Street, Rm 2100
Alexandria, VA 22314

RE: Alexandria Memory Care Applications (RZ 2014-0009 and DSUP 2012-0015)

Dear Mr. Wagner and Members of the Planning Commission:

The Alexandria Commission on Aging voted December 11, 2014 to send this letter of support for the Alexandria Memory Care Center development proposal. The motion included the developer's offer to provide an affordable housing 40% fee buy-down for two units, available after occupancy achieves 94% (62 units), as detailed in attorney Catherine Puskar's letter to Office of Housing Deputy Director Helen McIlvaine dated November 13, 2014 (attached). This offer has significantly more value than the standard affordable housing contribution.

The Commission believes that there is a growing need for specialized dementia care in Alexandria, and this facility will help meet that need. We urge the Planning Commission and City Council to support the development of the facility.

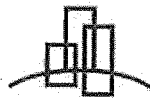
Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Robert C. Eiffert".

Robert C. Eiffert, Chair
Alexandria Commission on Aging

M. Catharine Puskar
(703) 528-4700 Ext. 5413
cpuskar@thelandlawyers.com



WALSH COLUCCI
LUBELEY & WALSH PC

November 13, 2014

Via Email Only

Helen McIlvaine, Deputy Director
City of Alexandria, Housing Office
421 King Street, Suite 200
Alexandria, VA 22314

Re: DSUP 2012-0015: The Alexandria Memory Care Center

Dear Ms. McIlvaine:

On behalf of my client, 2811 King Street, LLC, I am writing to provide information regarding an additional community benefit my client is willing to provide to address expressed desires for an affordability component in the Alexandria Memory Care Center. As you know, the Applicant's original proposal included bonus density for the provision of affordable housing. However, in response to community and staff comments regarding the scope and scale of that original proposal, the Applicant has significantly redesigned the building and program from a 1.4 FAR, 92-unit facility containing assisted living units and memory care beds to a .75 FAR, 66-bed memory care facility. As such, there is no longer a bonus density component to the project.

The established policy for voluntary affordable housing contributions envisions a developer contribution of \$1.85/gsf, excluding gfa attributable to parking. In this instance, applying a contribution consistent with the policy would equate to a onetime payment of \$117,504 for this facility. After further consideration of comments made by staff, the community and the Commission on Aging, we would like to offset and supplement that contribution by providing a 40% subsidy for 2 memory care beds at the Alexandria Memory Care Center once the project achieves, and as long as it maintains, a 95% stabilization rate (62-bed base occupancy). Such subsidy would be provided for a term of 20 years. Given the approximate rate of \$8,000 per month for similar facilities in the area, the subsidy would equate to approximately \$3,200 per bed per month, for an annual subsidy of approximately \$76,800. Based on an average stay at the facility of approximately 2 years per resident, this subsidy would provide assistance to approximately 20 seniors over the 20 year term. In addition, over the 20 year term, this community benefit would equate to approximately \$1.5 million of affordability subsidy for residents who need the care, but cannot afford the full cost of the Center. Thank you for your attention to this matter.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.

M. Catharine Puskar

cc: Mildrilyn Davis
Eric Keeler

Mary Ann Griffin
Debbie Ludington

Karl Moritz
Rob Kerns

Jim Roberts

ATTORNEYS AT LAW

703 528 4700 • WWW.THELANDLAWYERS.COM
2200 CLARENDON BLVD. • SUITE 1300 • ARLINGTON, VA 22201-3359

LOUDOUN 703 737 3633 • WOODBRIDGE 703 680 4664

Mayor William Euille;
Members of the Alexandria City Council; and
Chairman and Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

Dear Sir or Madam:

I am writing to express my support for the proposed Alexandria Memory Care Center project. There is a significant need for senior housing solutions in Alexandria, particularly for memory and dementia care patients. There are approximately 33,000 seniors (aged 55+) living in Alexandria today and the number of people older than 60 will double by the year 2030. Despite the increase in aging population, there have been no new assisted living facilities constructed in the City of Alexandria in the past 17 years. The Alexandria Memory Care Center proposes to address this need by providing care in a state of the art setting for 66 seniors with Alzheimer's disease or other dementia-related conditions.

I believe that the Center is a much needed step toward providing opportunities for Alexandria's seniors to have essential care and housing within the City and for Alexandria families to have their loved ones living nearby. I urge you to approve this project.

Sincerely,

Name: Bruce L. (STOKES)
Address: 215 East Oak Street
Alexandria VA 22304
Date: 1/14/15

Mayor William Euille;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

Dear Sir or Madam:

I am writing to express my support for the proposed Alexandria Memory Care Center project. There is a significant need for senior housing solutions in Alexandria, particularly for memory and dementia care patients. There are approximately 33,000 seniors (aged 55+) living in Alexandria today and the number of people older than 60 will double by the year 2030. Despite the increase in aging population, there have been no new assisted living facilities constructed in the City of Alexandria in the past 17 years. The Alexandria Memory Care Center proposes to address this need by providing care in a state of the art setting for 66 seniors with Alzheimer's disease or other dementia-related conditions.

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Sincerely,

CC Sweet

Name: Christina Sweet
Address: 717 N Overlook Dr
Alexandria, VA 22305
Date: 1/9/2015

Mayor William Euille;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

Dear Sir or Madam:

I am writing to express my support for the proposed Alexandria Memory Care Center project. There is a significant need for senior housing solutions in Alexandria, particularly for memory and dementia care patients. There are approximately 33,000 seniors (aged 55+) living in Alexandria today and the number of people older than 60 will double by the year 2030. Despite the increase in aging population, there have been no new assisted living facilities constructed in the City of Alexandria in the past 17 years. The Alexandria Memory Care Center proposes to address this need by providing care in a state of the art setting for 66 seniors with Alzheimer's disease or other dementia-related conditions.

I believe that the Center is a much needed step toward providing opportunities for Alexandria's seniors to have essential care and housing within the City and for Alexandria families to have their loved ones living nearby. I urge you to approve this project.

Sincerely,



Name: MARK D. SWEET

Address: 717 N. OVERLOOK DR

ALEX VA 22305

Date: 01/09/2015



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

From: Steve Weir <SWeir@hga.com>
Sent: Thursday, January 22, 2015 9:12 AM
To: PlanComm; Jackie Henderson
Subject: proposed Alexandria Memory Care Center

Mayor William Euille;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

Dear Sir or Madam:

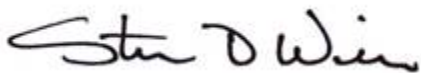
I am writing to express my support of the proposed Alexandria Memory Care Center project.

My wife and I have lived in Alexandria since 1966. Our residence for the last 20 years borders Ivy Hill Cemetery (430 Timber Branch Parkway). We can see the back elevation of Woodbine from our home. The rear elevation of the proposed AMCC will be visible from our home during the winter when the leaves are down.

I have practiced Architecture here in Alexandria for the past 39 years and fully support the Architectural design concept, the massing of the building and the landscape design of the proposed site. The proposed building presents a very small elevation on the King Street exposure. The proposed design of the three facades visible to King Street is very compatible in scale and texture to the adjacent residential neighborhood. The diversity of use it provides to the King Street Corridor is reassuring and complementary to the urban environment we have chosen to be a part of for the last 50 years.

As a **63 year old** City of Alexandria resident, I believe that the Center is a much needed step toward providing opportunities for Alexandria's seniors to have essential care and housing within the City and for Alexandria families to have their loved ones living nearby. I urge you to approve this project.

Sincerely,



Name: Steven T. Weir AIA
Address: 430 Timber Branch Parkway
Alexandria, Virginia 22302

Please consider the environment before printing this e-mail.

From: Terry Zerwick <terryzerwick@gmail.com>
Sent: Wednesday, December 24, 2014 9:01 AM
To: Jackie Henderson; PlanComm
Subject: Proposed Memory Care Unit adjacent to Woodbine

Dear Mayor Euille, Members of Council, Chairman Wagner and Members of the Alexandria Planning Commission,

My name is Terry Zerwick and I live with my wife Kay at 2909 King Street a few steps from the proposed site of a Memory Care Unit to be located between Woodbine Rehabilitation and Health Care and Ivy Hill Cemetery.

I favor the concept of a Memory Care Unit on the proposed site as long as there is adequate set back from King Street with appropriate height restrictions and underground parking. I urge the Planning Commission to work with the Architects to assure that the building is aesthetically pleasing with appropriate green space, trees and plantings between the building and King Street so that its presence is unobtrusive and congruous with the residential neighborhood in which it would be located. To make the point another way, I think I can speak for my neighbors when I say that what we don't want is an ugly behemoth that we will rue forever. Furthermore, we don't want another traffic light on King Street to control ingress and egress from the proposed facility.

The fact that the subject property is currently zoned residential is, to me, not an impediment at all. I believe that City planners can change zoning to fit the needs of the community as long as it is done with adequate care and foresight and in most instances with a public hearing.

I have visited the website of the Taylor Run Citizens' Association and reviewed in great detail all of the links provided concerning the proposed development including detailed architectural drawings, specifications and "drive-by" likenesses of the proposed structure. Although the Executive Committee of TRCA voted to oppose the proposed Memory Care Unit, I do not think that the members of the Association are monolithic in their opposition.

I have also spoken with a concerned neighbor and friend, William P. Harris, a retired ordained minister, who lives nearby on Tuckahoe Street. Bill is an astute person, who I greatly respect, with decades of service and involvement in our community. He made me aware of the great unmet need for memory care facilities in Alexandria.

Finally, may I add an anecdotal story. Some fourteen years ago my mother, age 91, fell and broke her hip which was surgically repaired. She stayed at Woodbine for rehabilitation which was a convenient walking distance from my home so I was able to visit her every day. She was placed in a semi-private room with an Alzheimer's patient because Woodbine's Alzheimer's unit was filled to overflowing. This was an unsatisfactory and unsafe situation and in a small way expresses the need for adequate memory care facilities in our community.

Thank you for considering my thoughts.

Sincerely,

Terry E. Zerwick CPA

From: sharwood@idsociety.org

Sent: Thursday, January 22, 2015 8:41 PM

To: [Kendra Jacobs](#), [Damaso Rodriguez](#), [Cicely Woodrow](#), [Kristen Walentisch](#)

Dear **Call.Click.Connect.** User

A request was just created using **Call.Click.Connect.** The request ID is 64964.

Request Details:

- Name: Sandra Vura
- Approximate Address: No Address Specified
- Phone Number: 7038360606
- Email: sharwood@idsociety.org
- Service Type: Planning Commission Inquiries, Dockets
- Request Description: Elderly care, located properly, is an important and valuable service; however Woodbine Nursing Home is a terrible neighbor. They continually wake us at all hours of the day and night because they don't have their own ambulance service and the Alexandria fire department has to send an ambulance and fire truck - this happens on a daily basis (not the 1-2 per week as Woodbine is claiming); check the logs! This is at tax payer expense. Additionally, there have been no studies on the additional 60k in sewage estimated the project will add. Multiple vehicle accidents including one with a fire truck racing to Woodbine have occurred at the entrance of Woodbine because the egress/ingress is ill-positioned and the nature of their business draws many first-time visitors who don't know where they are going or where to turn. Woodbine already disrupts a pinch point on King Street in this residential neighborhood that just added bike lanes.

Claims that the proposed assisted living facility Woodbine is proposing will provide affordable elderly housing is completely false. This is a for-profit proposal with only the promise of up to two discounted beds IF occupancy is up to maximum capacity - - which is absurd by any standard and hard to believe Woodbine representatives could make that claim with a straight face. This is a gross manipulation of facts to completely and significantly rezone a residential area to a high density, for-profit institution with significant height and setback variances required. Allowing this development to move forward would significantly and negatively alter the residential neighborhood making it a dense commercial thoroughfare. This parcel is zoned for only three houses. It is inconceivable that the city planning office would even entertain such a proposal for 66 beds and associated support space.

I urge all of you to oppose Woodbine's propose expansion project at the crossroad of King and Melrose Streets. If city officials do a study and determine that additional facilities as the one Woodbine is proposing is needed, we suggest locating on

commercial zoned parcel where access to medical care is within close proximity (e.g.: the top of Seminary & 395 where a Steak & Ale building sits or the commercial corridor on Eisenhower Avenue).

Lastly, comments from the city planning office and Woodbine representatives that there is no neighborhood opposition is a flat out lie. There is a petition with over 200 signatures opposing the project with only one neighbor abstaining from signing. Several neighborhood groups have met and funds have been collected to mount an aggressive legal action should this go further. Lastly, if there is any doubt about how the neighborhood feels about Woodbine and expansion plans, the answer is "not only no, but HELL NO!"

- Expected Response Date: Thursday, January 29

Mayor William Euille;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

Dear Sir or Madam:

I am writing to express my support of the proposed Alexandria Memory Care Center project. There is a significant need for senior housing solutions in Alexandria, particularly for memory and dementia-care patients. There are approximately 30,000 seniors (aged 55+) living in Alexandria today and the number of people older than 60 will double by the year 2030. Despite the increase in aging population, there have been no new assisted living facilities constructed in Alexandria in the past 15 years. The Alexandria Memory Care Center proposes to address this need by providing care for 66 seniors with Alzheimer's Disease or other dementia-related conditions.

As a City of Alexandria resident, I believe that the Center is a much needed step toward providing opportunities for Alexandria's seniors to have essential care and housing within the City and for Alexandria families to have their loved ones living nearby. I urge you to approve this project.

Sincerely,

Name:

Carolyn Griglione

Address:

1416 N. Ivanhoe St.
Alex. VA 22304
703-370-0653