

I urge you not to accept the staff recommendation to approve the "Memory Care Center" rezoning for the lot on King Street next to Woodbine. I am extremely disappointed in the staff report, which purports to be objective, but only expresses pro-development points of view and dismisses the legitimate objections from virtually every local resident. Here are a few of the problems:

1. We purchased our homes under the assumption that the City would not allow adjacent residential lots to be turned into commercial properties. We trusted the City not to do this and now we are faced with lower property values in order to help this developer cash in.
2. The developer has branded this as a "Memory Care Center" instead of an assisted living residence and the staff has bought into this hook line and sinker. The further labeling this development as an "Institution" such as a Church or School is absurd.
3. The traffic concerns are dismissed since the senior citizens don't drive much --- but what about the constant stream of visitors, medical workers, and staff?
4. The benefit alleged from providing "affordable senior housing" is a joke. What guarantees that the developer is going to charge affordable rent for these senior living spaces? Since this is a prime residential lot I am sure that the rents will be high. The promise to build a couple of affordable living spaces if they reach 95% occupancy is also highly doubtful.
5. These lots would already have single family residences built on property if the City had allowed the previous owner to build four houses. The City claimed the lot was too small for four houses so only three were approved. Now all of a sudden the property is suitable for a 66 unit apartment building? What happened to the density standards?

Please send this back to the staff for more work. This is clearly case of an out of town developer cashing in at the expense of the residents and taxpayers. Nobody wants this project.

Dan Cotter
620 Kings Cloister Circle

From: JohnMaril@aol.com
Sent: Sunday, January 25, 2015 4:05 PM
To: PlanComm
Subject: Woodbine's Proposed Memory Care Facility

Please distribute to all members of the Planning Commission. Thank you.

RE: Rezoning #2014-0009
Development Special Use Permit #2012-0015

January 25, 2015

Dear Mr. Chairman and Members of the Planning Commission:

This letter is in reference to the re-zoning and special use permit request for the proposed Alexandria Memory Care project. The project proponent, Woodbine Rehabilitation and Healthcare Center (hereafter Woodbine) is requesting that the affected property be rezoned from R-8 to RB with proffers. The purpose of this letter is to advise you of our opposition to this request and summarize our reasons for that opposition.

As members of the Planning Commission, no one in Alexandria is more aware of both the importance of sound municipal land use planning and the consequent need to maintain and protect the integrity of that process. Your approval of the Woodbine request would clearly undermine the integrity of the City's land use planning process and encourage other developers to pursue similar end runs on zoning restrictions in other residential areas. Approval of Woodbine's request would be a classic example of spot zoning.

As you know, the affected property came under the Planning Commission's review in 2005 when a development site plan for three single family homes was approved and later extended for 18 months in June 2008. In approving the development site plan, the property owner's request to build several single family homes was downsized to three homes on the basis of the adverse site and off-site impacts that more than three homes would cause. Ignoring the previous three-home limitation and determining that this exact same property now qualifies for townhouse development is irrational. Certainly imbedded in the planning staff's recommendation is the concept that the land use and neighborhood impacts of a memory care facility are equivalent to those of a townhouse development. This proposed townhouse rezoning simply does not square with the valid reasons for the previous three-home limit.

Once rezoned to RB, the planning staff then recommends that an exemption be created for a memory care facility in this residential zone on the basis of the new facility possibly being classified as an "institutional" use. However, Woodbine's memory care building would house a for-profit service provider. The fact that the for-profit service provided is health care has nothing to do with the intended use of the word institution within a zoning context. If it did,

would a doctors' clinic be an institutional use in a residential zone, a private 24-hour emergency care facility, etc.?

More importantly, any debate over the term institutional use is not relevant to your decision because the property is not eligible for a special use permit. A prerequisite for applying for that permit is that the property qualify for RB zoning; and it does not. This essential pre-qualification is totally ignored in the staff's report.

The proposed project site is for all practicable purposes a large, single family lot of less than 1.3 acres in size. As other City residents have pointed out, none of the site and off-site concerns that led to the three-home restriction on the property in 2005 have since been ameliorated, but rather clearly have worsened. If the proposal were actually for a townhouse development, we expect that it would be quickly denied. Yet a proposed for-profit service with similar site and off site impacts has not been.

For example, traffic congestion and safety on King Street continue to deteriorate. Woodbine already has insufficient on-site parking for its current operations; a negative factor ignored in the staff report's conclusion that parking for the new use is sufficient. A cumulative impact analysis of Woodbine's current and proposed operations is lacking and is the only true measure of identifying the degree of future impacts.

A similarly ignored adverse site condition is that the water table on the site continues to rise and frequently surfaces in storm events due to increased runoff from upstream property developments. Yet at no point in the staff's report is this water table problem addressed or how it might either affect the feasibility of a large underground parking garage or channel rising storm water flows onto other properties and their basements.

In closing, please be aware that the extensive citizen opposition to the Woodbine proposal is not a preservation of open space controversy. The property owner knew the history of the residential zoning restrictions when it purchased the property and can achieve a return on its investment by pursuing, without neighborhood opposition, the sale or development of the property for a three-home development.

We request your thorough and careful review of Woodbine's spot zoning proposal as well as the planning staff's inadequate analysis of the adverse site and off-site impacts of a memory care facility. We ask that you deny Woodbine's proposal.

Thank you for your time and consideration.

John Hansel

Marilyn Hansel

I strongly recommend that you study the letter by John Harley, one of my neighbors, about the problems associated with the Woodbine expansion project (Alexandria Memory Care). As I have mentioned, neighbors stand ready to answer questions and speak to you.

Respectfully submitted,

Martha Harris

From: James Plunkett <jamesjplunkett@gmail.com>
Sent: Friday, January 23, 2015 3:40 PM
To: PlanComm
Cc: Sarah Pray
Subject: Planned Woodbine Expansion

Dear Members of the Planning Commission,

We are writing to you in regards to the proposed rezoning of the 2500 block of King Street for a new Woodbine development. We live on Melrose Street, directly opposite the property in question and we are extremely concerned about the prospect of rezoning. We would encourage you to support the idea of the Woodbine project but to vote against the proposed rezoning for several reasons:

- 1. The proposed structure is completely out of character with the neighborhood and would detrimentally impact the quality of our tight-knit community
- 2. Woodbine's plan has failed to adequately address a number of serious concerns, most significantly among them, noise and traffic, parking and sewer capacity

We would invite you to come take a walk down our street. After doing so, it will become clear that such a building simply does not fit the character of our neighborhood. We have single family houses, churches, and of course the current Woodbine building, which is set far back from King. The influx of cars, more traffic, more sewage, more sirens, not to mention the large imposing building itself, would completely change the current neighborhood. In keeping with the current zoning requirements, that property should have houses on it, not a commercial building. It's part of the master plan of the city for a reason. We also are concerned that should this project be approved, it will lead to other exceptions and rezoning that will further devalue our community.

We appreciate the need for housing for the elderly, especially those will memory care facilities, and would encourage such a project in a more appropriate location, one zoned appropriately for commercial buildings. Ours is a special community, one worth protecting, and we hope you will listen to the many concerned neighbors who are voicing their objections to this project. We would welcome the chance to come speak with you privately about this in more detail. Thank you for your consideration.

Best,

Sarah and Jim Plunkett

sarah.pray@gmail.com

From: Elizabeth Schilling <egschilling@gmail.com>
Sent: Monday, January 26, 2015 12:29 PM
To: PlanComm
Subject: Support for the Alexandria Memory Care Center

Dear Members of the Planning Commission

A truly livable city is one that accommodates people in all stages of their life, from birth through productive adulthood and on to a comfortable, safe and healthy maturity. We have made so much progress on accommodating and serving younger Alexandrians, but there remains a significant need for senior housing solutions in Alexandria, particularly for memory and dementia-care patients. 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.

The Memory Care Center would be a valuable addition to our community, one that will improve the quality of life for patients - whose families do not have to struggle with the decision to isolate their loved ones in a distant facility - and for those families who want to provide safe, enriching care and be able to stay close enough to visit regularly.

I urge you to approve this project.

~Elizabeth Schilling
9 W Windsor Ave
Alexandria, VA 22301

January 25, 2015

Dear Members of the Planning Commission,

As residents of the city of Alexandria for nearly 19 years, my husband and I would formally like to express our strong opposition to the proposed Woodbine expansion. As you are aware, this proposed expansion will entail constructing a 75,000 sq. ft. Memory Care facility on a small 1.3 acre parcel of land on the 2800 block of King St. This proposal would cause irreparable harm to the precious character of our neighborhood and the property value of our home.

When we purchased our home, we bought with the understanding that our neighborhood and the surrounding area was zoned residential. We made this important economic investment in our home with the knowledge that residential R-8 zoning would protect our quiet neighborhood from the type of commercial, for-profit institutional development now being proposed.

In order to proceed, the developer, Cambridge Healthcare, has requested rezoning from residential to high density RB zoning, as well as several SUP's. In July, 2014, Planning and Zoning staff specifically pointed out that this proposal was consistent with neither the Small Area Plan nor the character of the neighborhood. Additionally 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 their decision and has determined it is totally compatible with the neighborhood, requiring only a zoning map amendment. How can this possibly be, when only a few years ago no more than three houses could be built on this very same 1.3 acres? Additionally, the developer is touting this facility as "affordable housing" when, in fact, this property will generate annual revenues in the millions for the owner. In what is viewed as a "major concession" the applicant has pledged to give a 40% discount on two beds once the facility is at 95% occupancy - hardly affordable housing.

Those in support of this project rely on the misguided idea that it is presently necessary to "travel a great distance" for memory care facilities when, in fact, there are 17 assisted living facilities that are memory care or have memory care units close to the city of Alexandria (not including Woodbine which also has memory care beds.) When has it become necessary to have all services within our city limits? I feel confident in saying that the majority of us DO venture outside the city limits for needed medical care as well as other service needs. No one would choose a facility for a loved one based solely on proximity.

In conclusion, not only is this proposal about a commercial building, it is not in any way related to or supportive of our residential neighborhood. It is very clear that the language of the city's zoning code and Small Area Plan were enacted to ensure any new development would be in keeping with the scale and residential nature of the surrounding area.

We ask that you carefully consider this vote, as a change of this nature would be setting a very slippery precedent for our city and cause irreparable damage to the character of our quiet neighborhood.

Sincerely,

Jan and Leon Turkevich
501 Ivy Circle
Alexandria, VA 22302

City of Alexandria, Virginia

MEMORANDUM

DATE: JANUARY 26th, 2015

TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: KARL MORITZ, ACTING DIRECTOR, PLANNING AND ZONING

SUBJECT: ALEXANDRIA MEMORY CARE FACILITY: SEMINARY HILL
ASSOCIATION COMMUNITY COMMENTS

Staff reports for development projects attempt to summarize the views of the community that have been expressed regarding the proposal.

Please see below for more information on the discussion, views and position from the Seminary Hill Association meeting regarding the proposal for the Alexandria Memory Care case which is due to be heard at Planning Commission and City Council in February 2015.

On January 8th, 2015 the Seminary Hill Association discussed the proposal for the memory care facility. The group also discussed a resolution to oppose the project based on the rezoning of the property to allow a memory care facility, not based on the need or any site related issues. The primary concerns of the group were as follows:

- that the proposed use, specifically ‘nursing home’ should not be permitted in an area designated for institutional use, but which is currently zoned for single-family residences; and,
- that Seminary Hill includes a large percentage of land designated as institutional, and that the case may provide precedence that similar uses may be requested or approved on institutionally-designated land, and that land designated as such would be subject to rezoning applications which are detrimental to the established residential character of the area.

A full copy of the resolution which was discussed, together with an explanation of the background for the resolution, is attached for reference.

The Seminary Hill Association voted to oppose the proposal.

A RESOLUTION ON WOODBINE EXPANSION FOR THE SHA BOARD

Whereas, the Seminary Hill Association, Inc., has 349.5 acres of land within its boundaries that are designated in the Master Plan as an "institutional use", 30.3% of the total so designated land in Alexandria and all of it with underlying zoning for single family housing; and

And whereas, in order to make the Woodbine commercial "Alexandria Memory Care Facility" possible on a single family zoned parcel within an institutional use designated area, the City Planning Staff has determined that the parcel can be re-zoned to RB/Townhouse, a zone that allows nursing homes with a special use permit (SUP);

And whereas, the staff decision appears to be "arbitrary and capricious" and not supported by language in the Municipal Zoning Code or the Master Plan, neither of which contain a provision defining "institutional use" to include nursing homes;

And whereas, if this staff decision is allowed to stand, a precedent will be set that would allow institutional use parcels within Seminary Hill in the future to be down-zoned to RB/Townhouse and by SUP to any such uses as are permitted within that zone, not just nursing homes but potentially to include rooming houses, appliance repair and other commercial enterprises;

And whereas, Seminary Hill is a community of single family homes, any such change would be detrimental to the quality of life of our residents that we were elected to the Association Board to preserve and protect;

Now, therefore, the Board of the Seminary Hill Association formally expresses its opposition to the proposal to rezone the subject parcel from R-8 to RB as an example of "spot zoning" that would create a precedent threatening the future rezoning of institutional use parcels within our boundaries, and we respectfully request the Planning Commission and City Council to reject the staff determination allowing such rezoning and to disapprove the Woodbine application.

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On Rezoning for Woodbine's "Memory Care Center"

By Jack Sullivan

1 January 2015

The Background

More than a year ago Atty. Cathy Puskar on behalf of the Woodbine facility and its owner H.E. Adelman, filed a concept plan to construct a facility called the "Alexandria Memory Care Center" on an empty lot that Woodbine owns at 2805 King Street. The initial concept plan was rejected by the City Planning staff as was a second concept plan. The third time was a charm and the staff now is prepared to endorse the development of the lot which lies between the Ivy Hill Cemetery and the current Woodbine facility.

The parcel is in an area designated by the Master Plan for "institutional use" and has an R-8 residential zoning. To allow the construction of this commercial building will require a zoning change. The applicant earlier was asking for rezoning to a commercial designation but, on advice of staff, have scaled back its plans and currently has requested that the R-8/single family zone be rezoned to a RB/townhouse zone. This zone would allow the density needed. Moreover, while a nursing home is NOT permitted in an R-8 zone, it would be a permitted use with a special use permit (SUP) in an RB zone.

Thus two separate actions would have to be taken by the Planning Commission and City Council to approve the proposal. First, the parcel would have to be rezoned, as requested. Subsequently a SUP approval would be required allow the nursing home use. The staff report will be issued in late January and the Planning Commission is expected to take it up at their meeting on February 3. (Note: In 2007 or so, the Planning Commission rejected an early attempt to develop the site more densely and decreed that three homes were appropriate, nothing more. But that was a different time and a somewhat different Commission.)

Reaction of Neighbors

From the outset the neighbors of this proposed commercial development have been adamantly opposed to the project. They are against any rezoning as "spot zoning" arguing an adverse impact on their neighborhood is almost entirely residential, with churches and the cemetery. They have put forward a number of arguments against the project, including no real indication of need for such a facility at that location. They also can point to strong language in the 1992 Master Plan. The plan says in its initial chapter on land use that its objective is "to insure that new development is compatible with adjacent or nearby residential neighborhoods." A major assert in the controlling small area plan is: "The need to preserve existing neighborhoods in the North Ridge/Rosemont area." The neighbors are being supported by the Taylor Run Civic Association and are seeking the support of other Alexandria civic associations, including Seminary Hill Assn. Inc. The Alexandria Commission on Aging, as might be expected, has endorsed the project.

The Institutional Use Designation

A key issue here is the interpretation given by the staff to the "Institutional Use" designation. The applicant asserts that "the proposed land use is consistent with this designation." The staff is almost certainly going to make the same assertion because if they had decided otherwise, the project — according to their own admission to me — probably could not be given the "green light."

Some history needs be explained here. In 1992 when the Master Plan was devised by a citizen group on which Seminary Hill was represented, the then Planning Director took note of the considerable amount of land in Alexandria, some 867.8 acres amounting to 10.3% of the total, that held such institutions as schools, churches, hospitals, cemeteries, etc., (not parks) as contrasted with residences and commercial properties. That Planning Director also wanted to create an "institutional zone" to correlate with the use designation. Seminary Hill has 349.5 acres of land that in the Master Plan are designated as in "institutional use." That is 30.3% of institutional land in the city. Such a zone was seen as highly problematic for our neighborhood since it might more be easily rezoned. With Dick Hobson taking the lead, Seminary Hill told the Planning Director that if he proceeded, our Association would oppose the entire plan. The zoning idea was dropped. All the institutional land in Seminary Hill subsequently was zoned residential, including Inova Hospital, the Seminary and the three Episcopal schools.

As a result the municipal codes contain an "institutional use" but no institutional zone. Moreover, there is not a single provision in either the 1992 Master Plan document or in the Alexandria Municipal Zoning Code that exactly defines what kind of use meets that designation. Scattered through the plan are indications that it was to encompass schools, hospitals, churches, and some governmental uses. Nursing homes are NOWHERE mentioned as an appropriate use, although on the North Ridge/Rosemont use map, Woodbine was included with Ivy Hill, the parcel in question, and a church. Woodbine is the ONLY nursing home shown as an institutional use on the planning map. A check of the Goodwin House, Washington House, and the Hermitage (then Methodist Home) use and zoning indicates they were strictly considered as "residential" in character, although all three, unlike Woodbine, are not-for-profit. The for-profit Sunrise on Duke Street stands on commercial ground. (By the way, the planning staff says that Virginia law prevents them from making any distinction between "for-profit" and "not-for-profit" entities in these determinations.)

Conclusion:

A review of the 1992 Master Plan indicates that there was no clear intent to include "nursing homes" as a class within the "institutional use" designation. Given the lack of a definition in the Alexandria codes, any decision by staff might be challenged as "arbitrary and capricious." Nor can I find any precedent where a parcel designated "institutional" with underlying single family zoning has been rezoned to an RB or other higher density zone.

Given a sizable amount of land that is in institutional use in Seminary Hill, if the staff decision stands, the decision would swing open a wide door to allow rezoning in our neighborhood. The precedent created would encourage such rezoning on institutional parcels and through SUPs not only uses such as nursing homes but, under the code, could include rooming houses, day care centers and home occupations that are defined

as including:

1. Repair services for such items as musical instruments, watches, clocks, small household appliances, toys or models, and similar devices.
2. Office of a salesman, sales representative or manufacturer's representative, consultant.
3. Office of an accountant, architect, bookkeeper, clerical service, computer programmer, dentist, arts and crafts instructor, lawyer, land surveyor, landscape architect, musician, physician, engineer, realtor, insurance agent or broker.

None of those uses are allowed today in Seminary Hill. They would be made possible in the future through the process of rezoning the planning staff appears to be endorsing.

Be sure, that once this wall is breached, there will be considerable interest on the part of developers and developer attorneys to seek out opportunities for increasing zoning densities on the 349.5 acres of institutional land in Seminary Hill. Over time the character of Seminary Hill as a neighborhood of single family homes would be opened to being severely compromised. For example, the Inova Hospital, in return for the 50 year scenic easement around the campus obtained by the neighbors, several years ago was allowed the density to build its most recent additions by rezoning its underlying residential zone from R-12 to R-8. That change gave the hospital more FAR to expand. That additional FAR now is virtually used up. If allowed to go from R-8 to RB Inova could gain more density to build, for example, an adjacent nursing home or even return to the idea of a "Doctor's Village." A clear precedent would be set if the Woodbine project is approved.

Action Steps:

I proposed that the Board of the Seminary Hill Association pass a resolution that opposes any rezoning to the King Street parcel on the grounds that:

1. Such action is without precedent in the zoning history of Alexandria since the adoption of the 1992 Master Plan.
2. It is an egregious example of "spot zoning" since the surrounding neighborhood is overwhelming residential.
3. No zoning code definition exists of what is appropriate as an institutional use. The Master Plan mentions explicitly only the four uses noted above. The staff cannot arbitrarily decide that a nursing home fits the institutional use without any documentation and without some provision in the zoning code or Master Plan making that use explicit. To do otherwise is "arbitrary and capricious."
4. The Planning Commission in recent years has reaffirmed the status of the land as suitable for three homes and nothing has intruded to invalidate that decision.
5. The precedent set if this proposed rezoning is approved would have potentially harmful effects throughout the entire city and particularly in Seminary Hill.

There may be other procedural arguments raised against the rezoning. My suggestion is that we stay away from arguments based on whether or not there is a "need" for the

facility since that involves topics in which Seminary Hill has limited expertise. But we can weigh in on the zoning interpretations by staff. The neighbors are considering challenging the staff decision and throwing the issues to the Board of Zoning Appeals. It would halt the process, at least temporarily. If the BZA fails to agree, it can be taken to the Circuit Court and, if required, to the Supreme Court of Virginia.

I will present a resolution based on the material above at our SHA meeting on January 8 and hope for approval from the Seminary Hill Executive Board.

From: John Buscher <jbuscher@gmail.com>
Sent: Monday, January 26, 2015 10:34 PM
To: PlanComm
Subject: Alexandria Memory Care Center

Dear members of the Planning Commission:

My name is John Buscher and I, along with my wife Anna Bowman, have been residents of Alexandria for 15 years. It has come to our attention that there is some debate surrounding the construction of the Alexandria Memory Care Center.

We want to take this moment to weigh-in strongly in FAVOR of building this center. Nearly all of us have experienced the slow and painful drift of a loved one who suffers from Alzheimer's or dementia. I think it is incumbent upon the community in which we live to provide appropriate care for such persons.

There is definitely a need for senior housing solutions in Alexandria, particularly for these types of patients. Despite the increased aging population, there have been no new assisted living facilities constructed in Alexandria the past 15 years. We cannot allow this scarcity of clean, compassionate, helpful living facilities continue. The Alexandria Memory Care Center proposes to address this need by providing care to 66 seniors with Alzheimer's or other dementia-related conditions.

We urge you to approve this project.

Thank you.

John Buscher and Anna Bowman
1100 Russell Road
Alexandria, Virginia 22301

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 family and I have personally been touched by the devastating disease of early onset Alzheimers/Frontal Lobe Dementia. My father died nearly one year ago at the age of 70 after six years of deterioration. I was raised here in Alexandria, went to our schools, had my first child here and two more, bought our home and chose to open a business within the city. The last forty years I have spent contributing to the community that raised me. I would like to believe that this community in which I have paid taxes, made a family, created a business, became a neighbor and made friends could also take care of me in the very real possibility that I also am plagued by dementia, as so many of our aging friends and family will be given the recent data.

A community is richest when it is able to serve all of its residents, from birth to our final moments. A community must offer a hospital, good schools, people that share civic responsibility and a sense that every moment of ones life can be spent within it. No one should have to transition out of their community as their needs change. The benefit to Alexandrians as a whole is the continual tax revenue and retention of our residents who then have a vested interest to invest within their own homes and neighborhoods. Dementia is a health crisis that has exploded and the numbers of those suffering with it will continue to rise as time passes. The need is real. Within our community we cannot meet the demands without a dedicated center for dementia care. In my experience, the facilities are nice places - well maintained, quiet, pretty residential buildings. It is the safest place for a person suffering from memory impairment. In addition, I cannot imagine how it would bring down property values in any way, especially of a neighborhood that borders a cemetery.

The effect of having a family member suffer from the memory loss, speech loss, confusion, and eventual total loss of themselves is a heartbreak that cannot be explained until one has watched it happen to someone close. A community that provides options to their citizens to relieve the family of the stressors of caring for a person who suffers from dementia day to day is a blessing. The greatest stress is on the caregiver, usually a spouse (although I have several clients in Alexandria who are currently caring for their parents). This stress has been put at the top of the list as one of the most stressful life events one can endure. At first, in-home help is best, as it keeps the dementia patient at home and life as close to normal as possible. Soon after that, the next option is an adult day care that allows the spouse or family member to have a few hours of relief when they can attend to other daily needs such as grocery shopping or doctor's appointments. Those are sanity saving hours.

There is always the day that you know will come, when it is no longer safe to care for your loved one at home any longer. The importance of having a facility purposed for dementia care close by for visits, and convenient so normal life can continue as much as possible, cannot be stressed enough. The last thing a family needs in that situation is a commute, or to have to relocate.

As a City of Alexandria resident, I urge you to approve this project.

Sincerely,

Name: _Krista Depeyrot_____

Address: _20 West Walnut Street _____

 _Alexandria, Va 22301_____

From: Nancy Drane <nancydrane@aol.com>
Sent: Tuesday, January 27, 2015 8:24 AM
To: PlanComm; Jackie Henderson
Subject: Fwd: you can just send this nice letter to city council

Dear Members of the City Council and City Planning Commission:

A truly livable city is one that accommodates people in all stages of their life, from birth through productive adulthood and on to a comfortable, safe and healthy maturity. We have made so much progress on accommodating and serving younger Alexandrians, but there remains a significant need for senior housing solutions in Alexandria, particularly for memory and dementia-care patients. 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.

The Memory Care Center would be a valuable addition to our community, one that will improve the quality of life for patients - whose families do not have to struggle with the decision to isolate their loved ones in a distant facility - and for those families who want to provide safe, enriching care and be able to stay close enough to visit regularly.

I urge you to approve this project.

Nancy Drane

25 Forrest Street

Michael Porterfield
16 W. Bellefonte Avenue
Alexandria, VA 22301
(703) 299-9257

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

Re: Proposed Alexandria Memory Care Center-King Street

Dear Sir or Madam:

I am writing to express my enthusiastic support of the proposed Alexandria Memory Care Center project proposed for King Street. I feel very strongly about this project for two reasons. First, there is a huge and growing need for senior housing in Alexandria and this facility will specifically focus on and even further underserved population, those with Alzheimer's and dementia. Our citizens should not have to leave the city as they age and their needs change unless they chose to. This will allow more options for our aging population and the baby boomer wave that is coming.

Secondly, I endorse this use because it will add to our commercial tax base. It won't require new schools or infrastructure burden on the city. This is a smart use of this property that will not cause any appreciable increase in traffic in any such way because of the small size of the facility. The neighborhood impact will be very minimal. Consideration to the two residential homes across the street has been given, including reducing the width of the building along King Street, reducing the height of the building and increasing the setback along King Street. The project is compatible with its surroundings and less impactful than the two churches in the block and Woodbine Nursing Home

I grew up directly behind this property and the Woodbine Nursing Home. I remember when there was little abandoned house on the property that was donated to the city fire department so that they could set in fire for practice. It seems like a great use for the site, a great amenity to the city and a great opportunity to add to our commercial tax base.

I strongly urge you to approve this project to benefit ALL of Alexandria. Thank you for your thoughtful consideration.

Sincerely yours,


Michael B. Porterfield

From: Jack Taylor <JTaylor@alexandriatoyota.com>
Sent: Tuesday, January 27, 2015 12:00 PM
To: PlanComm; Jackie Henderson
Subject: Alexandria Memory Care Center

Dear Planning Commissioners and City Council Members

I am writing to express my support for the proposed Alexandria Memory Care Center project. Many people who have lived in Alexandria all their lives are finding that there is no place for them to go when the time comes for additional healthcare. This is particularly true with people who have Alzheimers, a devastating disease that destroys your memory.

As hard as it is for the people that have this disease, I think it is just as hard for their friends and family. It is horrible when the person that you love the most does not know who you are.

I am hopeful that our city leaders recognize that there is a shortage of these facilities in Alexandria and the demand will only continue to go up, exceeding the supply. I would hate to think that people who lived in Alexandria all their lives would have to go to Fairfax or beyond because there's no facility to care for them in Alexandria. How would you like to visit your love ones in Fairfax or farther out during rush-hour?

Land is scarce and expensive in Alexandria. We need to take advantage of opportunities like this to provide these necessary services. Everybody needs institutional facilities like fire stations, schools, and hospitals, but no one wants them near them. This memory care facility has been designed to fit in-between Woodbine and the cemetery and will not negatively impact the neighborhood.

I sincerely hope that you will support this application. Alexandria needs to support its own!

Sincerely,
Jack Taylor

From: Jennifer Walker <jen@jenwalker.com>
Sent: Monday, January 26, 2015 7:03 PM
To: PlanComm
Subject: Alexandria Care Center

Dear Members of the Planning Commission

A truly livable city is one that accommodates people in all stages of their life, from birth through productive adulthood and on to a comfortable, safe and healthy maturity. We have made so much progress on accommodating and serving younger Alexandrians, but there remains a significant need for senior housing solutions in Alexandria, particularly for memory and dementia-care patients. 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.

The Memory Care Center would be a valuable addition to our community, one that will improve the quality of life for patients - whose families do not have to struggle with the decision to isolate their loved ones in a distant facility - and for those families who want to provide safe, enriching care and be able to stay close enough to visit regularly.

I urge you to approve this project.



Jennifer Walker, Realtor

Licensed in VA & DC

McEneaney Associates, Inc. REALTORS

109 S. Pitt St. Alexandria, VA 22314

Cell [703-675-1566](tel:703-675-1566) | Dir [703-286-1206](tel:703-286-1206) | Fax [703-717-5891](tel:703-717-5891) | [Over \\$70 Million Sold in 2014](http://www.jenwalker.com) | www.jenwalker.com

Washington Business Journal Best Place to Work 2013

Equal Housing Opportunity

28 January 2015

From: Pete Benavage
To: The Honorable Mayor and City Council of Alexandria, Virginia
Via: City of Alexandria Planning Commission
Subj: The Alexandria Memory Care Center Project

Mr. Mayor and Distinguished Members of the City Council:

I write in support of the expansion of the Woodbine campus to include building of the subject memory care center. In my considered opinion, Alexandria should not miss an opportunity to enhance the vital care such a center would provide to our citizens; care which will become more urgently needed by the citizenry with each passing year.

Statistics presented in an internet article by Dr. Lorne Label on the **Disabled World** website (www.disabled-world.com) in late 2009, demonstrate that the fastest growing segment of the populace is that over age 85. Advances in medicine and diet have made this possible by increasing the average life expectancy nearly thirty (30) years over the past century. Yet increased longevity poses a challenge as well: *the older the person, the greater the chances of significant memory impairment*. Indeed, the same article estimates that 13% of those over 65 years of age will suffer memory loss, while nearly 50% of those over age 85 will be so afflicted.

Applying these statistics to the data provided on the City's official website (City of Alexandria 2013 American Community Survey -- Annual Data, Estimates for the City of Alexandria, Data Tables, page 6), we can assume that 9.5% of our residents are 65+ years of age, and that 13% are likely to suffer from significant memory impairment. That means that **1,839** of our fellow citizens are at risk, and likely in need of memory care services, and this number will only increase as more "baby-boomers" reach advanced age. Woodbine's campus expansion would certainly help in providing such vital services for those in need.

The alternative to granting permission for this expansion would be to preserve the current R-8 zoning for the parcels in question. Such preservation would permit the building "by right" of up to several homes, or *potentially* a school or a church. Use of the parcels for detached homes would not appreciably help the City's tax base or significantly affect the housing inventory, while the latter two land uses (assuming that constructing school were even practical on the site), would produce *far more* traffic than the proposed campus expansion (especially since memory care patients rarely drive).

As the existing triangular site is bounded by the current Woodbine campus, Ivy Hill Cemetery, and King Street, it strains credulity to think that the new expansion would adversely impact the environment visually. Indeed, the increased setbacks and the scaled back facility that the applicant proposes, after multiple meetings with the community and City Staff, help preserve a harmonious setting. Considering that the land use on the *other* side of King Street from the

subject site is used predominantly for religious purposes, it is difficult to see how this proposed expansion could be incompatible with the neighborhood.

The City of Alexandria needs more housing, to be sure, but *not necessarily* of the single family detached variety, and *not necessarily* in this *particular* location. But most certainly Alexandria *does* and *will continue to urgently need* facilities – private and public, profit and non-profit – for the dignified care of our seniors, and especially for those afflicted with maladies affecting memory. Loss of one’s memories is tantamount to the loss of one’s family, friends, pets, and ultimately, one’s sense of self. The City must not turn its back on those to whom we owe so much. The City must encourage endeavors such as the building of this memory care center, where appropriate and proper. This project and location are *both* appropriate and proper.

I most strongly urge approval of the project before you.

Most respectfully yours,

Peter Benavage
5066 Fairbanks Avenue
Alexandria, Virginia 22311

(703) 820-9312

January 27, 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,

When my wife and I moved into Old Town thirty years ago we were in our thirties and were focused primarily on the great lifestyle and our concerns were schools and parks. Now that I am in my sixties I notice not just my aging but the increasing attraction of Alexandria for empty nesters. Our population, more than America, is graying. Along with that comes increasing demand for housing for our aging neighbors and increasingly that needs to be for those who need assistance. It is rather amazing to me that no new Assisted Living has built in a city of over 150,000 residents since the Sunrise on Duke Street opened in the '90s. There is a particular unmet need for Memory Care facilities.

The revised design of the Alexandria Memory Care Center is attractive, unobtrusive and will generate minimal traffic. It is a far better use of this institutionally planned site between the nursing facility and the cemetery than a cluster of McMansions. It is in light of the obvious unmet need and well planned design that I heartily support the rezoning application of the proposed Alexandria Memory Care Center.

Sincerely,

A handwritten signature in black ink, appearing to read "Jim Kornick", with a large, stylized initial "J" and "K".

Jim Kornick

930 S Fairfax St

Alexandria, Va 22315

301-529-1283

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

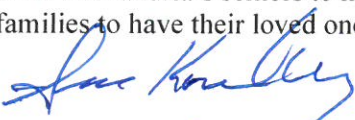
Dear Sir or Madam:

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:


SUE KOVALSKY

Address:

403 E. Custis Ave.
Alexandria, VA 22301

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 |
|-----------------|----------------------------|----------------|---------|
| Viola Bostick | 3232 S. 28th St. 404 | Viola Bostick | 1-14-15 |
| Kenneth Carter | 7971 Richmond Hwy #22 | Kenneth Carter | 1-17-15 |
| LISA Blasdel | 4066 Tarpon Ln, Woodbridge | Lisa Blasdel | 1-17-15 |
| GERALD WYKX | 5340 Holmes Run | Gerald K. Wykx | 1-17-15 |
| Kent Davis | 5340 Holmes Run Parkway | Kent Davis | 1/17/15 |
| Patricia Morris | 5340 Holmes Pkwy, LI. | | |
| Nancy Alicea | 3401 Sterling Ave 22304 | Nancy Alicea | 1-21-15 |
| Dolores Martin | 3345 Carver Ct. | Dolores Martin | 1-26-15 |
| Alan Dugow | 601 Little St. 22301 | Alan Dugow | 1/28/15 |

Alexandria Memory Care Petition of Support

PC Docket Item #7

Alexandria Memory Care

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, the current site design meets the parking, front setback, open space, and height requirements of the existing single family residential zone and will produce minimal traffic.

[illegible]

Petition in Support of the Alexandria Memory Care Center

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| NAME | ADDRESS | SIGNATURE | DATE |
|--------------------|---|---------------|---------|
| * Melissa Claudio | 3403 Canem Mills Rd. | [Signature] | 1/10/15 |
| * Genobia Johnson | 832 S. Whiting St | [Signature] | 1/15/15 |
| * Shirley Pence | 4241 DUKE ST | [Signature] | 1/15/15 |
| * Connie Rogers | ALEX VA 22304 4311 Duke St. | Connie Rogers | 1-15-15 |
| * Regina Sepulveda | ALEX, VA. 22312 5437 SUMMER WEA LN. | [Signature] | 1-15-15 |
| * Claire Kelly | 1519 Oranoco St ALEX, VA 22314 | [Signature] | 1/15/15 |
| * Jaci Green | 916 N. Iverson St. Apt 401 Alexandria VA 22304 | [Signature] | 1/15/15 |
| * Jasha Gang | 100 Lura Park Dr. Apt. 17F Alexandria VA 22305 | Jasha Gang | 1/15/15 |
| * Sarah Lewis | 221A N Van Dorn St Apt 301 Alexandria VA 22304 | [Signature] | 1/15/15 |

30

12/7/14

Petition in Support of the Alexandria Memory Care Center

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| NAME | ADDRESS | SIGNATURE | DATE |
|---------------------|--|---------------------|---------|
| Nellie Arnesen | 22312 6021 Riddle Walk C/O Alex VA | Nellie S. Arnesen | 12/7/14 |
| Vanessa Pendergrass | 2500 North Van Dom St 22302 | Vanessa Pendergrass | 12/7/14 |
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Petition in Support of the Alexandria Memory Care Center

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| NAME | ADDRESS | SIGNATURE | DATE |
|-------------------|---|-----------------|-----------|
| * Carol Erion | 19 W Linden St Alexandria 22301 | Carol Erion | 12/1/14 |
| * Linda B. Deiter | 200 N. PICKETT ST. #1503 ALEXANDRIA VA 22304 | Linda B. Deiter | 12-1-2014 |
| Eyaluta Seifu | 4315 Amblerwood Rd ALEXANDRIA VA 22304 | Eyaluta Seifu | 12-1-14 |
| * Million Gorems | 2500 North Van Dorn Alexandria 22302 #323 | Million Gorems | 12-2-14 |
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| NAME | ADDRESS | SIGNATURE | DATE |
|----------------------|--------------------------------------|--------------|----------|
| * VIRGINIA JOHNSTONE | 3145 MARTHA CUSTIS ALEX, VA 22302 | V. Johnstone | 12/12/14 |
| Magnet Rodriguez | 1503 Emma St - Alex 22302 | M. Rodriguez | 12/12/14 |
| Orbelina B. Santiago | 3214 Burgandy Rd Alex VA 22303 | B. Santiago | 12/13/14 |
| * Marie Ortega | 4729 Braddock Rd Alex VA 22311 | MOR | 12/14/14 |
| * CARLOS MARTINEZ | 4729 BRADDOCK RD ALEX VA 22311 | C. Martinez | 12/14/14 |
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| NAME | ADDRESS | SIGNATURE | DATE |
|--------------------|--|------------------|----------|
| * James P. Gordon | 507 Fontaine St Alex, VA 22302 | James P. Gordon | 12.15.14 |
| * Franco | 4525 Franconia Rd Alex, VA 22304 | Franco | 12/15/14 |
| * Anna Arnold | 201 Satchell St Alexandria, VA 22304 | Anna Arnold | 12.15.14 |
| * Benita L. Steele | 8041 Manning St Alex VA 22305 | Benita L. Steele | 12.17.14 |
| * Julia Jelen | 3210 Landonville Rd Alex 22305 | Julia Jelen | 12/17/14 |
| * Leonard Bonille | | | |
| * Kathryn Hunter | 313 Seward St Alex 22314 | Kathryn Hunter | 12.18.14 |
| William Grayson | 6114 The Parkway, Alexandria VA, 22310 | William Grayson | 12.18.14 |
| Michele Grayson | 6114 The Parkway Alexandria VA 22310 | Michele Grayson | 12/18/14 |

Petition in Support of the Alexandria Memory Care Center

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| NAME | ADDRESS | SIGNATURE | DATE |
|--|--|--------------------------|---------|
| <i>John C. Utter III</i> <i>John C. Utter</i> | Alex 419 S. Washington 22314 | <i>John C. Utter</i> | 12/3/14 |
| <i>Ruth Erbe</i> | 8101 Carrleigh Parkway VA 22152 | <i>Ruth W. Erbe</i> | 12/3/14 |
| <i>Cay Marie Dinnant</i> | 1104 Gatewood Dr Alex, VA 22307 | <i>Cay Marie Dinnant</i> | 12/3/14 |
| <i>Donald R. Graham</i> | 74 Wash, MD 9016 Allenwood Rd 20744 | <i>Donald R. Graham</i> | 12/3/14 |
| <i>Donna Mallory</i> | 6226 Les Dorson Ln, Alex VA 22315 | <i>Donna Mallory</i> | 12/3/14 |
| <i>Pedro Martinez</i> | 4945 Carmelina Dr Alex, VA | <i>Pedro Martinez</i> | 12/3/14 |
| <i>Kogila Abiligo</i> | 418 Armistead Dr, Alex | <i>Kogila Abiligo</i> | 12/3/14 |
| <i>Patricia Steele</i> | Alex, VA 316 E. MTIDA AVE 22301 | <i>Patricia Steele</i> | |
| <i>Rahman Bangura</i> | 7422 Potomac Rd, Horton VA 22079 | <i>Rahman Bangura</i> | 12-4-14 |

39

From: Donald Simpson Jr. <DSimpson@simpsondev.com>
Sent: Thursday, January 29, 2015 9:54 AM
To: PlanComm
Subject: Alexandria Memory Care Facility

Dear Planning Commission Members,

Concerning the proposed new 66 bed Memory Care Facility to be constructed on King Street adjacent to Ivy Hill Cemetery, I had the opportunity to review the proposal and I feel this is an ideal location for this type of facility. The building design, including the building height, setback and underground parking will not have a negative impact on the adjacent properties and the use is totally consistent with the adjacent Church, Cemetery & Woodbine Nursing home facilities. Also this project is endorsed by the Commission on Aging and there is a great need in Alexandria for additional assisted living facilities to provide care for our seniors. Thank you for the opportunity to provide comments in support of this project, Sincerely,

Don Simpson, Jr.
President
Simpson Development Company, Inc.
2331 Mill Road
Suite 150
Alexandria, VA 22314
Office: 703-299-0029
Fax: 703-299-0020
Email: dsimpson@simpsondev.com

January 29, 2015

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

Dear Sir/Madam:

As a life-long resident of the City and Member of the Northridge Citizens Association, I am writing to express my support for the proposed Alexandria Memory Care Center project on the existing Woodbine Building property location.

There is a definite need for these facilities which will not impact the community.

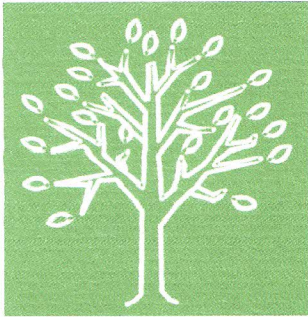
Alexandria seniors should not have to leave the City to receive Memory Care Services.

I respectfully request your support of this project.

Sincerely,

A handwritten signature in cursive script that reads "Donald F. Simpson, Sr.".

Donald F. Simpson, Sr.
619 Oakland Terrace
Alexandria, Virginia 22302



ALIVE!

Alexandrians Involved Ecumenically

2723 King Street, Alexandria, VA 22302
alivetoo@aol.com www.alive-inc.org

Phone: 703-837-9300
Fax: 703-837-9399

January 30, 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:

The Board of Directors of ALIVE! (Alexandrians Involved Ecumenically) would like to express support for the Alexandria Memory Care Center that is being proposed for the site next to Woodbine Nursing Facility on King Street. We understand that the proposal is to construct a facility that will provide 66 beds for dementia patients and, rather than paying into the City's Housing Trust Fund, the developer has agreed to provide a 40% discount, for 20 years, for two of the beds for those who otherwise would not be able to afford this level of care.

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, we support this proposal as a small step forward in providing assistance to seniors of modest means that need more than independent living apartments.

ALIVE!'s Board is aware that the developer had originally proposed a development containing 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.

We urge you to approve the Center as proposed which will provide some assistance to seniors who need this type of facility and cannot afford this level of care. We 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,

Diane Charles
Executive Director

Deborah Patterson
President

Selected by the
CATALOGUE FOR
PHILANTHROPY

Food
Furniture
Housewares
Last Saturday Food
ALIVE! House Shelter
Child Development Center
Family Emergency Program

Agudas Achim Congregation
Alexandria Church of the Nazarene
Alfred Street Baptist Church
Beth El Hebrew Congregation
Beverly Hills Community United Methodist Church
Blessed Sacrament Catholic Community
Christ Episcopal Church
Church of St. Clement
Church of the Resurrection
Commonwealth Baptist Church
Community Praise Center
Convergence: A Creative Community of Faith
Del Ray United Methodist Church
Downtown Baptist Church
Ebenezer Baptist Church
Emmanuel Episcopal Church
Fairlington Presbyterian Church
Fairlington United Methodist Church
First Agape Church
First Baptist Church of Alexandria
First Christian Church
Good Shepherd Lutheran Church
Grace Episcopal Church
Immanuel Church-on-the-Hill
Meade Memorial Episcopal Church
Old Presbyterian Meeting House
Roberts Memorial United Methodist Church
Spiritual Assembly of Baha'is
St. Andrews United Methodist Church
St. James United Methodist Church
St. Joseph's Catholic Church
St. Mary's Catholic Church
St. Paul's Episcopal Church
St. Rita's Catholic Church
Third Baptist Church
Trinity United Methodist Church
Unitarian Universalist Church of Arlington
Victory Temple
Washington Street United Methodist Church
Westminster Presbyterian Church
Zion Baptist Church

A United Way # 8352
CFC #44658
Agency

From: Diana Day <hillday@gmail.com>
Sent: Friday, January 30, 2015 4:04 PM
To: PlanComm
Subject: please approve the AMCC

Chairman Eric Wagner, and
Members of the Alexandria Planning Commission:

This is to express my support for the Alexandria Memory Care Center proposed for a location on King Street by the Woodbine nursing care facility.

Alexandria needs more housing for senior citizens, particularly for memory and dementia care patients. The number of Alexandrians over 60 years old has been increasing and is projected to double over the next 15 years. Nevertheless, no new assisted living facilities have been constructed in the City since the new millennium began 15 years ago. The Alexandria Memory Care Center proposes to address this need by providing care for 66 seniors with dementia. This includes two very important units offering a significant discount for low-income seniors.

In my view the proposed Memory Care Center is a much-needed way to provide care for older Alexandrians, while allowing them to remain near their families in the City. Please approve this project.

Sincerely,
Diana H. Day
508 Woodland Terrace
Alexandria VA 22302

Hello neighbors:

I heard (and saw in your newsletter) that there will be some discussion and a presentation tonight on the proposed Memory Care Center on King St. I live on West Walnut St. I consider this to be part of my neighborhood; as the crow flies only a few hundred yards from my current favorite neighborhood project- the much discussed Maury Schoolyard!

I have a School Board meeting tonight (its' budget season!) so I can't make the RCA meeting, but wanted to at least weigh in a little on this.

I have reviewed the proposals/plans for the Center. It seems like an excellent addition to the neighborhood. The additional capacity increases opportunities that local families might have to be able to have elderly relatives and friends living close by. Facilities like this should be as much a part of our community planning as new schools. (Don't get me started...)

I will also be happy to see it bring a few more middle wage jobs into the City.

I don't see any downsides here. Subject to possible conflicts with my School Board meetings, I'm happy to work with supporters more to bring the facility to the neighborhood.

Many thanks to all of you and the City staff for working diligently to help our community evolve with our needs.

Please let me know if you need anything else from me.

Thank you!

Justin P. Keating
10 West Walnut St
Alexandria VA 22301

Justin Keating
jkeating@beinsaxelrod.com

From: Jody Manor <jody@bittersweetcatering.com>
Sent: Saturday, January 31, 2015 11:35 AM
To: PlanComm
Subject: Woodbine Memory Unit expansion

Dear Commissioners:

Please support the expansion of Woodbine to include a larger Memory Unit. The needs of seniors need to be part of the caring community we have in Alexandria.

My understanding is the project has been considerably amended since first proposed and should pose no problem to the neighborhood.

I appreciate your support of this important step forward in caring for our community.

Thank you.

Jody Manor

From: MCook <MCook@lilesparker.com>
Sent: Monday, February 02, 2015 9:24 PM
To: PlanComm
Subject: Oppositio to Woodbine Memory Unit Project Tht Comes Before the Commission Tomorrow Evening
Attachments: Presentation for Planning Commission for Meeting on 2-3-15.docx

To the members of the Commission:

Please find attached a statement that is similar to one that I made last week before the Rosemont Civic Association opposing the Woodbine memory unit project. I intend to speak tomorrow evening, but given the truncated time of three minutes per presentation, would appreciate your reviewing this more comprehensive document before the meeting. It is of real concern to the more than 150 neighbors who have stated their opposition to the project.

Many thanks.

Michael

PLEASE NOTE THAT WE HAVE A NEW ADDRESS AS OF DECEMBER 7, 2014

Michael H. Cook
Partner and Co-chair, Health Care Group
Liles Parker PLLC
2121 Wisconsin Avenue, NW
Suite 200
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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**STATEMENT OF MICHAEL COOK FOR PLANNING COMMISSION MEETING ON
FEBRUARY 3, 2015**

GOOD EVENING. MY NAME IS MICHAEL COOK. I LIVE AT 2724 KING STREET RIGHT ACROSS FROM WOODBINE NURSING CENTER AND VERY CLOSE TO THE PROPOSED MEMORY CARE UNIT. BUT WHILE I AM A MEMBER OF THE EXECUTIVE COMMITTEE OF TRCA, I'M HERE TO PRESENT THE POINT OF VIEW OF MYSELF AND ABOUT 150 NEIGHBORS WHO HAVE SIGNED A PETITION TO OPPOSE THE PROJECT, AND THE NEIGHBORS WHO WOULD BE MOST DIRECTLY AFFECTED BY THIS PROJECT.

THERE ARE NO BAD GUYS HERE. NOT CATHY, GRAHAM ADELMAN, OR THE CITY, NOR US. WE DO NOT IN ANY MANNER OPPOSE SENIOR CARE OR THE CONSTRUCTION OF NEW FACILITIES IN GENERAL. MY NEIGHBORS ON MELROSE STREET ARE COMPRISED OF AMONG OTHERS, DOCTORS, NURSES, A PROFESSIONAL WORKING FOR A NONPROFIT THAT SERVES THE SENIORS POPULATION, A PHYSICIANS ASSITANT, A PHYSICAL THERAPIST, A FORMER ADVOCATE FOR THE DEVELPONENTALLY DISABLED, AND MANY OTHERS WHO CARE DEEPLY ABOUT THE CARE THAT OUR SENIORS RECEIVE. AND FOR MYSELF, I HAVE SPENT MY ENTIRE 40 PLUS YEAR PROFESSIONAL CAREER MOSTLY REPRESENTING, AND IN THE BEGINNING, REGULATING, THE HEALTH CARE INDUSTRY AS A LAWYER AND IN HEALTH CARE POLICY, WITH A VAST AMOUNT OF TIME REPRESENTING THE LONG TERM AND POST ACUTE CARE INDUSTRY. AND EVERY ONE OF US HAS HAD SOMEONE CLOSE TO THEM WHO MAY HAVE NEEDED OR WILL NEED SENIOR CARE.

THE FOLKS WHO WORK IN THIS INDUSTRY PERFORM A VALUABLE PUBLIC SERVICE, INCLUDING OUR NEIGHBORS AT WOODBINE, AND I CAN TELL YOU FROM PERSONAL EXPERIENCE THAT THEIR TASK IS NOT AN EASY ONE. SO TO US, THIS IS NOT AN ISSUE OF SENIOR CARE, BUT RATHER ONE OF ZONING. LET ME PUT THIS INTO PERSPECTIVE.

WOODBINE IS ONE OF THE LARGEST, IF NOT THE LARGEST, PRIVATELY HELD NURSING HOMES IN VIRGINIA. IT HAS APPROXIMATELY 307 BEDS, WHILE THE AVERAGE SIZE OF A NURSING HOME IS, I BELIEVE, APPROXIMATELY 120 BEDS. WITH THAT COMES THE ATTENDANT STRAIN ON THE NEIGHBORHOOD OF TRAFFIC, EMERGENCY VEHICLES AT VARIOUS HOURS WITH SIRENS AND LIGHTS, SEWAGE ISSUES, AND TO SOME EXTENT PARKING. WHAT HELPS TREMENDOUSLY IS THAT WOODBINE IS ON A LARGE PROPERTY AND IS SET WELL BACK FROM KING STREET. AND FOR MANY OF US – EVEN THOSE OF US LIKE MY WIFE AND ME WHO HAVE LIVED IN OUR HOUSE SINCE 1985, WOODBINE LONG SINCE PREDATED US. AND WE SUPPORT IT AND MAKE ACCOMODATIONS FOR THESE FACTORS.

HOWEVER, THE PROPERTY ON WHICH THE NEW MEMORY CARE FACILITY WOULD BE LOCATED IS ZONED R-8, SINGLE FAMILY HOUSING, AND WHEN THE CITY PREVIOUSLY LOOKED AT A ZONING REQUEST FOR THIS LOT, IT CONCLUDED THAT THE PROPERTY WAS ONLY APPROPRIATE FOR 3, NOT EVEN 4, SINGLE FAMILY HOUSES. CAMBRIDGE HAS ATTEMPTED TO MAKE A NUMBER OF ACCOMODATIONS SINCE THE INITIAL PLAN, AND WE APPRECIATE THIS EFFORT. HOWEVER, WE ARE STILL FACING A PROJECT THAT WOULD PROVIDE US WITH 66

NEW RESIDENTS, WHEN IT IS ZONED FOR THREE FAMILIES; 46 ADDITIONAL STAFF; AND A BUILDING OF 74,000 SQUARE FEET THAT HAS WHAT THEY REFER TO FOR DENSITY PURPOSES AS AN FAR (FLOOR TO AREA RATIO), THAT IS MORE THAN DOUBLE WHAT IT IS CURRENTLY ZONED FOR.

TRAFFIC IN THE AREA IS ALREADY DANGEROUS WHEN TRYING TO EXIT MELROSE STREET FOR KING STREET, IN PART, BECAUSE WE ALSO FACE TWO ENTRANCES TO WOODBINE AND NEED TO NAVIGATE THE POTENTIAL OF CARS EXITING ALL THREE INGRESSES TO KING STREET AT THE SAME TIME, AND WE WOULD NOW ADD A FOURTH. AS AN EXAMPLE LAST WEEK, ONE OF MY NEIGHBORS WAITED FOR 5 MINUTES TO EGRESS MELROSE ONTO KING AT ABOUT 4 PM ON A WEEK DAY. EVEN WITH THE TRAFFIC STUDY THAT WOODBINE CONDUCTED, THEY WOULD ADD 181 ADDITIONAL TRIPS PER DAY, AND WE WOULD HAVE HOPED THAT THE CITY WOULD HAVE CONDUCTED ITS OWN TRAFFIC STUDY TO VALIDATE THOSE ESTIMATES.

AS I HAVE NOTED, SIMPLY BECAUSE OF THE TYPE OF INSTITUTION THAT IT IS, WOODBINE HAS A NUMBER OF EMERGENCY VEHICLES THAT ENTER THE FACILITY BOTH NIGHT AND DAY. THESE VEHICLES USE THEIR LIGHTS AND SIRENS DURING THIS PERIOD. WE FULLY UNDERSTAND THE NEED FOR THIS AND DO NOT IN ANY MANNER WISH TO JEOPARDIZE THE SAFETY AND WELL BEING OF THE RESIDENTS. BUT THE ADDITION OF A NEW 66 BED FACILITY IS ALMOST GUARANTEED TO INCREASE THESE ER VEHICLE TRIPS EXPONENTIALLY – AND UNLIKE WOODBINE, THIS BUILDING WOULD BE MUCH CLOSER TO KING STREET.

WE ARE CONCERNED THAT THE SEWAGE SYSTEM IN THE AREA IS NOT UP TO THE ADDITIONAL STRESS THAT A 66 BED FACILITY WOULD PLACE ON IT. WHILE CAMBRIDGE HAS CONDUCTED ITS OWN STUDY, AT LEAST ONE OF OUR NEIGHBORS EXPERIENCED A SEWAGE BACKUP SEVERAL YEARS BACK AGO AND WAS TOLD BY THE CITY WORKERS THAT THE SEWAGE SYSTEM WAS EXTREMELY STRESSED BY THE SHEER SIZE AND VOLUME OF A LARGE NUMBER OF RESIDENTS AND SERVICES FROM WOODBINE.

WE ARE CONCERNED ABOUT PARKING. CAMBRIDGE HAS CERTAINLY IMPROVED UPON THE INITIAL VERSIONS OF THE PLAN IN THIS REGARD, CREATING 33 NEW PARKING SPACES, 31 OF WHICH WILL BE UNDER GROUND. WHILE THIS APPARENTLY MEETS THE CITY STANDARDS, ONE WOULD ANTICIPATE THAT WITH 46 NEW STAFF AND VISITORS FOR THESE 66 NEW RESIDENTS, THIS WOULD AGAIN PLACE SIGNIFICANT STRESS ON PARKING FOR THE RESIDENTS OF MELROSE STREET WHO DO NOT HAVE GARAGES – AT LEAST ON WEEKENDS.

I ALSO WANTED TO ADDRESS THE AFFORDABLE HOUSING ISSUE. TWO UNITS WITH A 40% DISCOUNT AFTER VIRTUALLY ALL OTHERS ARE FILLED IS HARDLY THE NORMAL DEFINITION OF AFFORDABLE AND IS HIGHLY UNLIKELY TO BE USED IN THAT MANNER. AND LET ME EXPLAIN. EVEN AT THE ANTICIPATED RATE OF \$8,000 PER MONTH – AND WE DON'T KNOW WHETHER THAT IS FOR JUST ROOM AND BOARD WHICH WOULD UNDERSTATE EXPENSES, OR ALL CARE, THAT WOULD STILL REQUIRE SOMEONE OR THEIR FAMILY TO PAY APPROXIMATELY \$4800 PER MONTH OR ALMOST \$60,000 PER YEAR. THE

FOLKS WHO CAN AFFORD THOSE RATES, OR WHOSE FAMILY CAN AFFORD THOSE RATES, ARE NOT LIKELY TO BE MUCH DIFFERENT THAN THOSE WHO WILL PAY THE FULL PRICE. THAT BEING SAID, YOU CAN ANTICIPATE EVERY OTHER FAMILY THAT IS PAYING FULL RATES TO OBJECT AND SEEK THE SAME DISCOUNT. UNDER ANY CIRCUMSTANCES, WHILE IT MAY CHECK A BOX FOR THE CITY, I THINK EVEN THE REPRESENTATIVES OF THE CITY WILL TELL YOU IF THEY ARE BEING CANDID, THAT THIS HARDLY DOES MUCH TO ADDRESS THE VERY REAL NEED OF AFFORDABLE CARE. WHETHER OR NOT YOU SUPPORT THE PROJECT, THIS IS NOT A REASON THAT SHOULD ENTER INTO YOUR CALCULATIONS.

AND FINALLY, I WANT TO LEAVE YOU WITH ONE THOUGHT WHILE YOU ARE CONSIDERING OUR CONCERNS ABOUT THIS PROJECT. FOR THOSE OF YOU WHO LIVE IN A NEIGHBORHOOD OF SINGLE FAMILY HOUSES THAT MAY BE TWO STORIES LIKE OURS, PLEASE CLOSE YOUR EYES. THINK OF THE LOTS OF THE THREE HOUSES NEXT TO YOU OR DIRECTLY ACROSS THE STREET. NOW IMAGINE THAT A DEVELOPER BOUGHT THOSE LOTS, CONVINCED THE CITY TO REZONE THE PROPERTY FROM ITS PREVIOUSLY INTENDED USE, KNOCKED DOWN THE HOUSES AND REPLACED THEM WITH A 74,000 SQUARE FOOT BUILDING, THREE STORIES TALL, THAT WAS USED AS A NURSING HOME OR MEMORY CARE CENTER WITH ALL THE ATTENDANT STRESS ON TRAFFIC, PARKING, NOISE FROM EMERGENCY VEHICLES, AND SEWAGE. THINK OF HOW YOU WOULD FEEL WITH THE IMPACT ON YOUR MOST IMPORTANT INVESTMENT. HOPEFULLY, YOU WILL UNDERSTAND WHY WE ARE SO CONCERNED.

AGAIN, OUR OBJECTION IS NOT IN ANY MANNER TO MORE SENIOR HOUSING OR TO THE CONSTRUCTION OF A MEMORY CARE UNIT; IT IS TO LOCATING IT ON A LOT THAT IS ZONED FOR THREE SINGLE FAMILY HOUSES UNDER THE PRESENT CIRCUMSTANCES, RATHER THAN ON A LOT THAT IS APPROPRIATELY ZONED AND SIZED TO ACCOMMODATE THESE NEEDS.

Stanley Gryskiewicz, Ph.D.

Nur Gryskiewicz, Ph.D.

**626 King's Cloister Circle
Alexandria, VA 22302-4000**

January 23, 2015

Alexandria City Council
301 King St., Room 2300
Alexandria, VA 22314

Dear City Council Members:

We are writing to express our opposition to the proposed expansion of the Woodbine Rehabilitation and Healthcare Center on property adjacent to 2800 King Street. We are property owners living across the street in King's Cloister Circle. We moved from Alexandria West four years ago to escape rapid non-residential expansion. The activity level in Alexandria West had increased dramatically during the five years we lived there (2005-2010). While we made a decision to invest in Alexandria to establish a foothold in northern Virginia, we fell in love with the city of Alexandria and decided to find a residential neighborhood with the promise of peace and tranquility closer to Old Town.

Our decision to purchase in this neighborhood was influenced by the understanding that R8 residential/single family zoning would protect us from the commercial institutional development we experienced in Alexandria West. The rezoning being proposed across the street from King's Cloister implies that development plans in the city cannot be relied upon for residential and even investment decisions.

One related implication of particular concern to us with the proposed 66-bed residence and treatment center is the water runoff experienced by those properties southwest of the proposed structure. As with sewage, storm water egresses through our neighborhoods. The existing vacant lot for the proposed structure already has significant drainage problems. The proposal envisions covering more than half the lot with an impermeable surface. With sewage and storm water in mind, we are concerned for our health and our home.

This proposed rezoning action appears capricious, to the extent that valid objections in the planning staff study have not been addressed in the most recent reversal. These objections argue against approval of this project. Moving forward by over-ruling objections of the planning staff and the local residents most directly affected in order to place a commercial property into a residential neighborhood is not right for Alexandria and inconsistent with local planning guidelines.

We urge you to disapprove this proposal.



From: Christopher Campagna <chrcampagna@gmail.com>
Sent: Tuesday, February 03, 2015 6:45 AM
To: PlanComm
Subject: Alexandria Memory Care Center

Mr. Chairman and members of the Planning Commission:

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,

Christopher M. Campagna
33 East Linden Street
Alexandria, Virginia 22314

4800 Fillmore Avenue
Alexandria, VA 22311

Mayor William Eulle;
Members of the Alexandria City Council; and
Chairman and Members of the Alexandria Planning Commission

RE: Alexandria Memory Care Center

I am writing to ask you to support the Alexandria Memory Care Center. I have heard people who are against the project suggest that there has not been a demonstrated need presented. I hope to convince you that there is a need.

My name is Colleen Ryan Mallon, and I have worked in the senior living field in the City of Alexandria since 1991. I served on the Alexandria Commission on Aging from 1992 to 2001, and currently serve as the Vice President of Insight Memory Care Center, which is an adult day program specifically for individuals with Dementia and Alzheimer's related conditions located in Fairfax County.

I think it is important to point out that although some individuals with dementia or Alzheimer's disease can be served in assisted living and 24-hour nursing care, there is a large number of individuals who require a specialized program with staff specifically trained to handle the behaviors which can vary depending on the type of disease. In addition, secured buildings where individuals can freely wander is a very specialized need, and there are not many of these programs in the City of Alexandria at this time.

Some might say there are plenty of senior housing options in the city, but the majority of housing in Alexandria is either for independent living, or it is for 24-hour nursing care. Most of the senior housing options in the city have long waiting lists. There is not enough dementia-related care available in or close to the city. How do I know this? I have gotten the calls from people in Alexandria since 1991 who are searching for a place for their loved one. They don't want to leave the City, they want to remain in Alexandria. Frequently there is a spouse who wants to visit daily. Some drive, but some don't, or they don't like to drive in unfamiliar areas. I have found myself having to refer people to options in McLean, Annandale, and Fairfax, because there is not a good option in Alexandria.

It is a widely known fact that the senior population is growing, as is the number of individuals with Alzheimer's/Dementia related diseases. I hope that you will approve this project and serve a very important need.

Sincerely,



Colleen Ryan Mallon

PREPARED COMMENTS FOR 2/3/15 ALEXANDRIA PLANNING COMMISSION MEETING

Shelby Olson, 638 Kings Cloister Circle

My Name is Shelby Olson. My husband and I relocated to the DC area in early 2010 for our jobs. We spent 3 years renting in Vienna while we carefully explored DC and towns in the surrounding area for our permanent home. We ultimately fell in love with Alexandria for many reasons—its rich history, arts, charm and the diverse backgrounds of its residents. We could see ourselves spending our remaining working years in this town, and settling here longer term into retirement. We hoped to find ways to become involved in the community here and use our talents to give back in meaningful ways. We had moved many times over the last 28 years, so we were looking forward to the prospect of settling here.

Ultimately, we spent much of 2012 into 2013 searching for a house in a residential neighborhood. For those of you who have lived here a longer time, you may not realize the challenges today of buying a home in Alexandria—for us, at times it seemed impossible! Homes are much more expensive here than other areas in which we had lived, and each time we found a home we liked and were ready to make an offer, someone had beat us to it... It was a frustrating and long process to say the least.

When we eventually found our current home in Kings Cloister Circle, we took care to look at a number of factors before we made the decision to purchase it—most importantly among them, the zoning of the surrounding land property. This included the small 1.3 green parcel across the street and less than 200 feet from our property. We found that the 1.3 acre lot was zoned for residential—3 homes to be precise—so we felt comfortable making this major decision to purchase our single biggest asset and the place we would call our home. Never, in our wildest dreams, did we entertain that this tiny parcel would be considered for rezoning that would allow a 75, 000 sq ft structure to be built on it!

We feel as though we have been so blindsided! We were incredulous when we learned of the recent developments proposing a rezoning to accommodate this structure. We were dismayed by the most recent rendering of this large, ultra-modern structure that could be staring us and our neighbors in the face every day. Worse, along with this structure would come all of the other requisite problems—additional traffic, noise, water runoff and light pollution into our neighborhood to mention a few.

I care deeply about the care of the elderly in our community. I am still processing the death of my own mother from Alzheimer's last year. The best memories I conjure from the last year I spent time with my mother in her memory care facility were the quiet outdoor walks we took on the lovely grounds of her facility's campus. The Woodbine memory care facility will be so jammed into this tiny lot that its residents' families will not have that pleasure of a quiet afternoon sitting or walking outside on a lawn.

As a community, I would urge us to not rush this decision. We can do better by our taxpaying home owners, who will be so profoundly impacted by this large structure in our midst. And, we can certainly find a better, more thought out long-term solution for addressing memory care needs of our aged. I urge members of the Planning Commission and City Council to consider these points in your decisions.

Matt Morris: 3 minute speech

At: Planning Committee Meeting

Theme: Traffic and dispatch of Emergency Medical Services (EMS)

My name is Matt Morris and I currently own a home directly across from the 1.3 acre property that is being proposed for the Woodbine expansion. While I have many concerns with the facility being proposed, my #1 concern is with the added traffic and the safety issues this will cause for pedestrians, cars and the residents of this new facility.

I can tell you first hand that the traffic on King Street is very heavy both during the week and on weekends. There are already two driveways associated with the existing Woodbine and this plan calls for a 3rd driveway to be added that would exit on King adjacent to the cemetery. There is also a 6ft solid wood fence on the cemetery line blocking any view of oncoming traffic. This will pose a significant traffic issue for all those entering and leaving this new driveway. I am very concerned that we will have accidents and the potential for fatalities as many of the cars on King travel at a high rate of speed.

Also, as you know, when there is a 911 call, Alexandria always dispatches both a Fire truck and an Ambulance. You may have noticed from the rendering that there is a very small circle to allow for any vehicles to turn around in this narrow driveway entrance. I do not believe that two vehicles the size of a Fire truck and Ambulance, which combine for 75ft long, will fit nor allow them to turn around in such an area. This will leave at least one of the vehicles parked on King Street blocking traffic and, more importantly, unable to gain access to the person in distress.

While the developer states they have done a “traffic study” and it does not pose any added burden on the traffic on King Street, I question the validity of such a study done by the people who will profit from this being approved. To my knowledge, this has not been studied thoroughly by our town planners with a comprehensive look at the full impact of adding this facility.

I urge you to turn this current proposal down and engage the town planners in doing a proper study of all aspects, especially the traffic and emergency vehicle flow in and out of this facility.

Thank you.

Planning Commission Testimony 2-03-2015

I am John Harley and I am a 22 year resident of 2722 King Street. You may have heard it said that Woodbine and other such facilities are good neighbors. But I can tell you my experience-based opinion of that. They are good neighbors only if you have a high tolerance for a heavy load of traffic, overburdening of infrastructure, dangerous ingress and egress from neighboring driveways and streets, noise pollution at all hours of the day and night from emergency response vehicles and overflow parking on your neighborhood streets. But Woodbine predated most of us in the neighborhood and we have accommodated the inconveniences and safety issues, trusting that the single family zoning would prevent a worsening of the situation. Now, it appears, our trust may have been misplaced.

I have many more concerns than can be addressed here in three minutes, but here are three:

- Traffic- The stretch of King Street on which we live has a lot of traffic, some of it in a big hurry. Despite the applicant's assurances that the new building will have negligible impact on the situation, we know otherwise. We have asked the city staff to have a traffic survey conducted by an independent party, but they have refused, saying they are not required to do so. This is decidedly odd, since the city's own website states clearly that a Transportation Management Plan SUP must be submitted and approved for any building which contains 50,000 or more square feet of commercial space. This project will contain almost 75,000 square feet of what the staff has determined to be commercial/institutional space. Our position is that further consideration of this rezoning request should be held in abeyance pending a bona fide traffic survey and submission of a TMP consistent with requirements of Section 11-700 of the Zoning Ordinance.
- Master Plan Amendment- In July, 2014 the staff determined that a rezoning of this site from R8 to RB would require a Master Plan study and a Master Plan amendment. They determined that such a rezoning would not be consistent with the small area plan or 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 in the growth crescent where such development is encouraged. Nothing of substance has changed since July beyond the proposed building being pushed back by 35 feet on the lot and having grown by 3000 square feet. And yet, inexplicably, the staff is now fully supportive of the project and has opined that no Master Plan study or Amendment is necessary. When questioned regarding the rationale for this at a recent citizens' association meeting, a member of the staff informed that this project was "not big enough" for a Master Plan study or amendment. In its Report, the staff stated that no Master Plan Amendment is necessary because the requested zone is consistent with the SAP land use designation. And yet they also point out that the controlling regulatory document is not the SAP, but the official Zoning Map found in the Zoning Ordinance.

But nowhere in the Zoning Ordinance is a nursing home designated as an institutional use in a residential zone and nursing homes are explicitly not permitted in the existing R8 zone. Staff's position is that the rezoning to RB and approval of a SUP is therefore necessary for a nursing home to be built on this parcel. We citizens think the staff is engaging in circular reasoning on this issue in an attempt to force this proposal through without the required rigorous examination of a Master Plan study. We deserve some candid explanations concerning the staff's about face and why no study is being required. The Commission should take cognizance of the fact that since 1992 only two Map Amendments have been made concerning parcels zoned R8. Given the obvious past reluctance to rezone properties designated for single family dwellings as well as the specious analysis being presented we think any further consideration of this matter by the Commission should at the least be held in abeyance until a Master Plan study is conducted and an Amendment can be considered.

- Mature Tree Preservation Easement- Since 2005 the city has held a tree preservation easement on the rear half of the property. In order to build the proposed structure the trees in the easement will have to be destroyed. Applicant has proposed that the easement be modified to allow this destruction to take place in exchange for preserving two large trees (a pecan and a linden) bordering King Street. The staff believes this to be an equitable solution. I am glad these valuable trees will be saved. But I note the applicant is giving up nothing at all. I checked the property plat and the trees in question and found that the linden is well within two feet of the sidewalk and therefore mostly on city property or within an easement owned by the city and the pecan is partly on city property or within a city easement. So they could not be destroyed without city permission anyway. We think the city should retain its easement and preserve the King Street trees.

From: Bruce Miller <bmillierworks@gmail.com>
Sent: Tuesday, February 03, 2015 11:37 AM
To: PlanComm
Subject: Support for the Alzheimer's Care project

I am a Rosemont resident who has lived at 410 Hanson Lane, across Timberbranch creek from the proposed site, for nearly 30 years. I support the proposed project, and compliment the developers for working hard to satisfy Commission desires, and for their putting the small triangle of property to a good social purpose.

I listened to the objections of opponents:

I am seldom disturbed by sirens or blinking lights from the emergency vehicles (although I can hear the music from the annual Woodbine staff picnic).

The proposed facility has three times the setback of all the ugly residences in Potomac Yards!

The rezoning to institutional seems logical and fitting: a nearby property on Braddock Road that was zoned for three residences was scarfed up by someone who build a french provincial castle that is totally out of scale with the neighborhood.

I would rather have a socially useful institution than another McMansion!

Objections based on parking and traffic are minor self-serving attempts to preserve isolation: all of the streets (Albany, Kings Crossing, Hermitage, and Melrose, and Ivy Circle are clearly marked dead end cul de sacs! Traffic and parking problems exist everywhere in the city. And are certain to get worse.

I urge the Commission and the Council to approve this proposal.

Bruce Miller
410 Hanson Lane
Alexandria
703-548-6432

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:

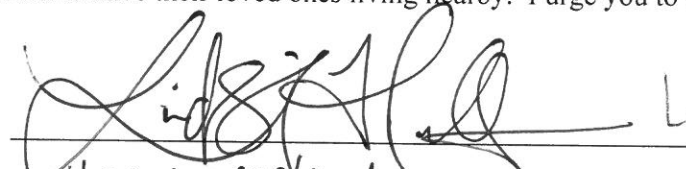
I am writing to express my support of the proposed Alexandria Memory Care Center project. There is a significant need for senior housing solutions in Alexandria, particularly for memory and dementia-care patients. There are approximately 30,000 seniors (aged 55+) living in Alexandria today and the number 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:

Address:

 LINDSAY NELSON
403 E. CUSTIS AVE.
ALEXANDRIA, VA 22301

From: janalfieri@comcast.net
Sent: Thursday, January 22, 2015 4:16 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #64950: Mayor, Vice Mayor, City Council I am a neighbor and I urge you to vote n

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 64950.

Request Details:

- Name: Jan Alfieri
- Approximate Address: No Address Specified
- Phone Number: 703-684-9070
- Email: janalfieri@comcast.net
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: I am a neighbor and I urge you to vote no on Woodbine rezoning.
- Expected Response Date: Thursday, January 29

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

If you need assistance with handling this request, please contact CallClickConnect@alexandriava.gov or call 703.746.HELP.

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

From: paullalfieri@comcazt.net
Sent: Thursday, January 22, 2015 11:21 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #64968: Mayor, Vice Mayor, City Council I am a neighbor on Melrose Street. Plea

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 64968.

Request Details:

- Name: Paul Alfieri
- Approximate Address: No Address Specified
- Phone Number: 703 684-9070
- Email: paullalfieri@comcazt.net
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: I am a neighbor on Melrose Street. Please vote no on Woodbine rezoning
- Expected Response Date: Thursday, January 29

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

If you need assistance with handling this request, please contact CallClickConnect@alexandriava.gov or call 703.746.HELP.

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From: paul.alfieri@dau.mil
Sent: Friday, January 23, 2015 10:17 AM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #64984: Mayor, Vice Mayor, City Council Hello: I am a neighbor, living on Melro

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 64984.

Request Details:

- Name: paul alfieri
- Approximate Address: No Address Specified
- Phone Number: 703-684-9070
- Email: paul.alfieri@dau.mil
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Hello: I am a neighbor, living on Melrose Street. Please vote NO on re-zoning Woodbine. This would have a devastating effect on our neighborhood. I am counting on you.

Thanks, Paul Alfieri

- Expected Response Date: Friday, January 30

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

If you need assistance with handling this request, please contact CallClickConnect@alexandriava.gov or call 703.746.HELP.

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

From: jgarends@spencerstuart.com
Sent: Thursday, January 22, 2015 3:03 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #64932: Mayor, Vice Mayor, City Council Dear Mr. Mayor and City Council Members

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 64932.

Request Details:

- Name: Jacqueline Arends
- Approximate Address: No Address Specified
- Phone Number: 7037171006
- Email: jgarends@spencerstuart.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Dear Mr. Mayor and City Council Members - I am the owner of the home located at 600 Kings Cloister Circle, and a 30 year resident of the City of Alexandria. My mother and sister also reside in Alexandria. I am writing to express my respectful, vigorous opposition to the proposed expansion of Woodbine Rehabilitation and Healthcare Center by development of a memory care facility on adjacent property in the vicinity of 2800 King Street. The path of the proposal for the Woodbine expansion that seems to be developing -- with two recommendations for disapproval from planning staff for well-considered reasons, followed by inexplicable reversal in November 2014 based on what seem to be cosmetic changes at best -- all of this seems to imply development plans in the city cannot be relied upon for residential investment decisions. The requested rezoning necessary for this project to proceed 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 recently 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. I could not disagree 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 be an "in your face" eyesore that will very likely have a sharply negative impact on residential property valuations. This will cause real damage to tax-paying, voting Alexandrians. This proposed rezoning action appears to be capricious, to the extent that valid objections raised by planning staff study have not fully been addressed in the most recent reversal. They are still valid objections and they still argue against approval of this project. Moving forward by over-ruling those objections of planning staff and the local residents most directly affected in order to place a commercial property into a residential neighborhood is not right for Alexandria, and I urge you to disapprove this proposal.

Sincerely, Jacqueline Arends

- Expected Response Date: Thursday, January 29

Please take the necessary actions in responding, handling and/or updating this request at the [Call.Click.Connect. staff interface](#).

If you need assistance with handling this request, please contact CallClickConnect@alexandriava.gov or call 703.746.HELP.

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

From: dcassil@aoc.gov
Sent: Friday, January 23, 2015 3:28 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #65017: Mayor, Vice Mayor, City Council I am writing to express my vigorous oppo

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 65017.

Request Details:

- Name: Dan Cassil
- Approximate Address: No Address Specified
- Phone Number: 703 836-5863
- Email: dcassil@aoc.gov
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: I am writing to express my vigorous opposition to the proposed expansion of Woodbine Rehabilitation and Healthcare Center by development of a memory care facility on adjacent property in the vicinity of 2800 King Street. As a fifteen-year resident and property holder in King Cloister Circle, I elected to move to Alexandria from Fairfax specifically to avoid the irresponsible development policies that have so congested that county. The current path of the proposal for the Woodbine expansion seems to be ignoring well-founded recommendations for disapproval from planning staff culminating in a recent inexplicable reversal on the issue in November 2014, based on what seem to be cosmetic changes. As a taxpaying resident of Alexandria City, this implies to me that the development and zoning plans of our city cannot be relied upon for residential investment decisions.

The requested rezoning necessary for this project to proceed is in direct conflict with the language and intent of the Small Area Plan, which has a stated goal of protecting the character, scale and density of existing residential communities. That Plan further points out that since 1974, re-zonings in Northridge/Rosemont from R8 to higher density categories have been very rare and only involved the construction of town house complexes on unattractive property in close proximity to existing apartment buildings. The Plan is explicit in saying "these re-zonings do not indicate a general policy towards higher density construction". However, I understand that city staff have recently indicated their views of the Master Plan and Small Area Plans as being nothing more than "guidance" to them in their analysis and deliberation role. I could not disagree more strongly. I and most of my neighbors made one of the most important economic decisions of our lives when we decided to purchase homes in this neighborhood with the express understanding that the R8 zoning would protect us from the type of commercial institutional development now being proposed in the Woodbine expansion. This proposed building will noticeably change the character of our neighborhood and almost certainly result in a negative impact on the property valuations for Kings Cloister Circle and the adjacent neighborhoods. It will cause real damage to tax-paying, voting Alexandrians.

This proposed rezoning action appears to disregard the valid objections raised by the planning staff study and the opinions of most of the property owners who will be directly impacted. Those objections and opinions are still valid and argue against approval of this project. Moving forward by over-ruling/ignoring the objections of planning staff and impacted local residents in order to place a commercial property into a residential neighborhood, is not right for Alexandria and goes against the policy and procedural protections we all felt were in place to protect us from such arbitrary decisions. I strongly urge you to disapprove this proposal.

Sincerely,

Dan R. Cassil
Kings Cloister Circle

- Expected Response Date: Friday, January 30

Please take the necessary actions in responding, handling and/or updating this request at [the Call.Click.Connect. staff interface.](#)

If you need assistance with handling this request, please contact CallClickConnect@alexandria.gov or call 703.746.HELP.

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

From: cindycassil@comcast.net
Sent: Friday, January 23, 2015 3:50 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #65018: Mayor, Vice Mayor, City Council No descriptive text provided

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 65018.

Request Details:

- Name: Cynthia Cassil
- Approximate Address: No Address Specified
- Phone Number: 703-303-2635
- Email: cindycassil@comcast.net
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: No description provided.
- Attachment: [Cindy Cassil-Objection to Woodbine.pdf](#)
- Expected Response Date: Friday, January 30

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

If you need assistance with handling this request, please contact CallClickConnect@alexandriava.gov or call 703.746.HELP.

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January 23, 2015

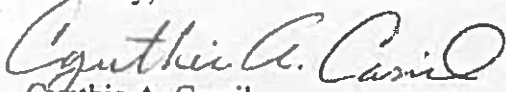
Alexandria City Mayor/City Council.

I am writing to express my absolute opposition to the proposed expansion of Woodbine Rehabilitation and Healthcare Center by development of a memory care facility on adjacent property in the vicinity of 2800 King Street. As a fifteen-year resident and property holder in King Cloister Circle, I elected to move to Alexandria specifically to avoid the irresponsible development policies that have so congested Fairfax County. The current direction of the city regarding the Woodbine expansion proposal seems to ignore valid recommendations for disapproval by planning staff culminating in a recent inexplicable reversal on the issue in November 2014, based on minor cosmetic changes. As a taxpaying resident of Alexandria City, this implies to me that the development and zoning plans of our city cannot be relied upon for residential investment decisions.

The requested rezoning action required for this project is in direct conflict with the language and intent of the Small Area Plan, which claims to protect the character, scale and density of existing residential communities. That Plan further points out that since 1974, re-zonings in Northridge/Rosemont from R8 to higher density categories have been very rare and only involved the construction of town house complexes on unattractive property in close proximity to existing apartment buildings. The Plan is explicit in saying "*these re-zonings do not indicate a general policy towards higher density construction*". However, it appears that that city staff have recently viewed the Master Plan and Small Area Plans as being mere "guidance" to them in their analysis and deliberation role, rather than clear and stated objectives and goals as we were led to believe. I totally disagree with their view in that regard. My neighbors and I made one of the most important economic decisions of our lives when we purchased our homes in Kings Cloister Circle with the express understanding that the existing R8 zoning would protect us from the type of commercial/institutional development now being proposed in the Woodbine expansion. Changing that on us now without appropriate regard for our opinion or the impact on us is unconscionable. This proposal will noticeably change the character of our neighborhood and very likely result in a negative impact on our property valuations in Kings Cloister Circle and the surrounding neighborhoods. It will result in damage to tax-paying and voting Alexandria City residents.

The proposed rezoning action and recent reversal disregards the valid objections raised by both the city planning staff study and most of the property owners who will be most impacted. Those objections remain valid and argue against approval of this project. Ignoring those objections in order to place a commercial property into a residentially-zoned neighborhood, goes against the city's stated plans and objectives and undermines the planning and procedural protections we all felt were in place to protect us from such arbitrary and damaging actions by the city. I urge you to disapprove this proposal.

Sincerely,



Cynthia A. Cassil
Kings Cloister Circle

From: William Euille
Sent: Friday, January 23, 2015 3:30 PM
To: dcassil@aoc.gov
Cc: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Re: Call.Click.Connect. #65017: Mayor, Vice Mayor, City Council I am writing to express my vigorous oppo

Thanks
Bill

Sent from my iPhone

On Jan 23, 2015, at 3:28 PM, "dcassil@aoc.gov" <dcassil@aoc.gov> wrote:

Dear Call.Click.Connect. User

A request was just created using Call.Click.Connect. The request ID is 65017.

Request Details:

- Name: Dan Cassil
- Approximate Address: No Address Specified
- Phone Number: 703 836-5863
- Email: dcassil@aoc.gov
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: I am writing to express my vigorous opposition to the proposed expansion of Woodbine Rehabilitation and Healthcare Center by development of a memory care facility on adjacent property in the vicinity of 2800 King Street. As a fifteen-year resident and property holder in King Cloister Circle, I elected to move to Alexandria from Fairfax specifically to avoid the irresponsible development policies that have so congested that county. The current path of the proposal for the Woodbine expansion seems to be ignoring well-founded recommendations for disapproval from planning staff culminating in a recent inexplicable reversal on the issue in November 2014, based on what seem to be cosmetic changes. As a taxpaying resident of Alexandria City, this implies to me that the development and zoning plans of our city cannot be relied upon for residential investment decisions.
The requested rezoning necessary for this project to proceed is in direct conflict with the language and intent of the Small Area Plan, which has a stated goal of protecting the character, scale and density of existing residential communities. That Plan further points out that since 1974, re-zonings in Northridge/Rosemont from R8 to higher density categories have been very rare and only involved the construction of town house complexes on unattractive property in close proximity to existing apartment buildings. The Plan is explicit in saying "these re-zonings do not indicate a general policy towards higher density construction". However, I understand that city staff have recently indicated their views of the Master Plan and Small Area Plans as being nothing more than "guidance" to them in their analysis and deliberation role. I could not disagree more strongly. I and most of my neighbors made one of the most important economic decisions

of our lives when we decided to purchase homes in this neighborhood with the express understanding that the R8 zoning would protect us from the type of commercial institutional development now being proposed in the Woodbine expansion. This proposed building will noticeably change the character of our neighborhood and almost certainly result in a negative impact on the property valuations for Kings Cloister Circle and the adjacent neighborhoods. It will cause real damage to tax-paying, voting Alexandrians. This proposed rezoning action appears to disregard the valid objections raised by the planning staff study and the opinions of most of the property owners who will be directly impacted. Those objections and opinions are still valid and argue against approval of this project. Moving forward by over-ruling/ignoring the objections of planning staff and impacted local residents in order to place a commercial property into a residential neighborhood, is not right for Alexandria and goes against the policy and procedural protections we all felt were in place to protect us from such arbitrary decisions. I strongly urge you to disapprove this proposal.

Sincerely,

Dan R. Cassil
Kings Cloister Circle

- Expected Response Date: Friday, January 30

Please take the necessary actions in responding, handling and/or updating this request at [the Call.Click.Connect. staff interface](#).

If you need assistance with handling this request, please contact CallClickConnect@alexandriava.gov or call 703.746.HELP.

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From: larry.conley@dullesmetro.com
Sent: Thursday, January 22, 2015 4:02 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sittou
Subject: Call.Click.Connect. #64946: Mayor, Vice Mayor, City Council I am totally against the expansion of Wo

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 64946.

Request Details:

- Name: Lawrence Conley
- Approximate Address: No Address Specified
- Phone Number: 301-938-8372
- Email: larry.conley@dullesmetro.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: I am totally against the expansion of Woodbine! The entire neighborhood is united in opposition to the expansion of the facility. Please do not change the zoning!
- Expected Response Date: Thursday, January 29

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

If you need assistance with handling this request, please contact CallClickConnect@alexandriava.gov or call 703.746.HELP.

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

From: teresadonovancotter@gmail.com
Sent: Sunday, January 25, 2015 11:11 AM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #65082: Mayor, Vice Mayor, City Council Comments on Wodbine Development1. P

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 65082.

Request Details:

- Name: Teresa COTTER
- Approximate Address: No Address Specified
- Phone Number: 703-823-5038
- Email: teresadonovancotter@gmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Comments on Wodbine Development

1. Pro-Developer / Anti-Resident

I am very disappointed with the pro-developer and anti-resident sentiment shown by the Planning Staff in recommending approval of the Woodbine Expansion. Rather than being the result of any thoughtful urban planning strategy, this decision seems to be driven mostly by the quest for more property tax revenue. I urge you to vote against this unwise development. The expected tax revenue gains for the city are most likely greatly exaggerated by the proponents of this project. I am sure that their projections do not take into account the decline in property values from surrounding residences or the fact that this vacant lot would already have 3-4 tax paying residences built on the property is not for obstacles place in the way by the Planning Staff in prior years. In reality, proceeding with this development will only alienate more Alexandrian residents and tax payers while providing only a pittance in additional revenue for the City.

2. Rezoning Residential Property

Four years ago we bought our house in the Ivy Hill area that is across the street from the proposed Woodbine project. Now I am looking on with disbelief as the City Planning Staff is recommending turning a residential lot into a commercial property so an out of town developer can cash in on the assisted living market at the expense of long time city residents. The opposition from local residents is virtually unanimous because of the effect on traffic, density, parking, etc. --- in addition to the negative impact on surrounding property values. Please vote against this project and give the residents here a break. Developers in Alexandria have been getting their way on every project lately and its time that we start trying to preserve our residential areas.

3. Good For the Community?

I am one of the hundreds of residents of the Ivy Hill area that oppose the Woodbine expansion project. I am asking that you take a close look at the phony spin that developers are putting on this project. Instead of an Assisted Living Residence, the project is being marketed as a "Memory Care Center" that is desperately needed to provide long-term rehabilitation and health care to the aging City population. Without this important facility, the people of Alexandria would be faced with the cruel choice of driving to the Sunrise Residence on Duke Street, or God forbid, drive across HWY 395 to one of the many facilities on Beauregard Street. Also, this is not really a rezoning of residential property to commercial uses --- it only a change from residential to "institutional residential".

Boloney!! By achieving the rezoning need to build a high density institution in high end residential community, this developer knows they will make a killing and be able to charge top dollar for assisted living care. The only one who will pay the price for this is the local residents with the additional traffic, density, lower property values, etc. The Planning Staff don't live here and don't care. Please vote with the residents and help preserve what is currently a quite neighborhood.

- Expected Response Date: Monday, February 2

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

If you need assistance with handling this request, please contact CallClickConnect@alexandriava.gov or call 703.746.HELP.

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

From: sdrum@yahoo.com
Sent: Sunday, January 25, 2015 7:17 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #65101: Mayor, Vice Mayor, City Council at 2805 KING ST Ladies and Gentlemen, I won't take up mu

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 65101.

Request Details:

- Name: Sean Drumheller
- Approximate Address: 2805 KING ST (See [map below](#))
- Phone Number: 7035464199
- Email: sdrum@yahoo.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Ladies and Gentlemen, I won't take up much of your time because I'm privy to many of the notes you have already received from my neighbors who are also in opposition to the Woodbine expansion. Suffice it to say that my wife and I, who are recently moved into this neighborhood, are deeply troubled to learn of the jaded history of this project and sincerely hope that the attempts by the developer are in vain. We hold faith in our local government that you will do the right thing and deny the proposal as it is currently written because of what is best for our city and this neighborhood. Thank you very much.
- Expected Response Date: Monday, February 2



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

If you need assistance with handling this request, please contact CallClickConnect@alexandriava.gov or call 703.746.HELP.

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From: Eiffert, Bob <Robert.Eiffert@fairfaxcounty.gov>
Sent: Monday, December 22, 2014 4:10 PM
To: Jackie Henderson
Cc: 'Cathy Puskar (cpuskar@thelandlawyers.com)'
Subject: COA Support for Alexandria Memory Care
Attachments: Scan.pdf

Jackie – Please distribute the attached letter with attachment to the Mayor and Members of City Council. Thank you, and Happy Holidays!



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

The Honorable Mayor and Members of City Council
c/o City Clerk's office
301 King Street, Rm 2300
Alexandria, VA 22314

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

Dear Mayor Euille and Members of City Council:

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

From: sbfruchter@yahoo.com
Sent: Monday, January 26, 2015 4:06 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #65156: Mayor, Vice Mayor, City Council I am writing to voice my concern over th

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 65156.

Request Details:

- Name: Susan Fruchter
- Approximate Address: No Address Specified
- Phone Number: 7036830660
- Email: sbfruchter@yahoo.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: I am writing to voice my concern over the administrative process and the substantive recommendation from planning staff regarding the expansion of the Woodbine Rehabilitation and Healthcare Center in the vicinity of 2800 King Street. In reviewing the most recent release of staff recommendations on this project, I am struck by the seemingly cavalier manner in which significant objections raised by the community have been set aside. Thus,
 - sanitary sewer concerns are dismissed because the applicant did a survey and said everything would be fine;
 - storm water management will not be a problem because the applicant has promised to bring state of the art technology to bear;
 - traffic is not a concern, because King Street is an "arterial" and an additional 181 trips per day should not cause a problem (even our request for a traffic survey has been denied because staff claims one is not required);
 - the "in perpetuity" tree easement can be changed because the applicant has agreed to spare two trees at the front of the property;
 - the obvious potential for conflict in calling this a nursing home for re-zoning purposes at a time the state is reportedly not willing to grant a license for new nursing home capacity is not problematic because Alexandria is only concerned with its own administrative process;
 - setting of a precedent is not a problem, because this site is unique and future re-zoning requests will be judged on their own merits (and the role of the Master Plan and the Small Area Plan is not germane?); and,
 - finally, the institutional use issue is of no concern because even though Alexandria Code does not include nursing homes as an institutional use in a residential zone, Webster's Dictionary's definition of "institutional," in the opinion of the staff, seems to fit a nursing home – it could also include a penitentiary.The process seems to be designed to approve a foregone conclusion that for-profit, commercial use of the space was to be approved. The difficulty for the Council, in my view, is that this precedent makes moot the planning documents that Alexandrians (and future Alexandrians) use to make long-term investment and residence decisions in the community. This is not a good precedent for the community or for the long-term reputation of the City.

Susan B. Fruchter

- Expected Response Date: Monday, February 2

Please take the necessary actions in responding, handling and/or updating this request at [the Call.Click.Connect. staff interface.](#)

If you need assistance with handling this request, please contact CallClickConnect@alexandriava.gov or call 703.746.HELP.

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

From: krisgentile@yahoo.com
Sent: Tuesday, January 27, 2015 12:10 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #65226: Mayor, Vice Mayor, City Council Dear Members of the City Council: A

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 65226.

Request Details:

- Name: Kristen Gentile
- Approximate Address: No Address Specified
- Phone Number: 202-224-9867
- Email: krisgentile@yahoo.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Dear Members of the City Council:

A truly livable city is one that accommodates people in all stages of their life, from birth through productive adulthood and on to a comfortable, safe and healthy maturity. We have made so much progress on accommodating and serving younger Alexandrians, but there remains a significant need for senior housing solutions in Alexandria, particularly for memory and dementia-care patients. 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.

The Memory Care Center would be a valuable addition to our community, one that will improve the quality of life for patients - whose families do not have to struggle with the decision to isolate their loved ones in a distant facility - and for those families who want to provide safe, enriching care and be able to stay close enough to visit regularly.

I urge you to approve this extremely important project.

- Expected Response Date: Tuesday, February 3

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

If you need assistance with handling this request, please contact CallClickConnect@alexandriava.gov or call 703.746.HELP.

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From: ebrandi.hall@yahoo.com
Sent: Friday, January 23, 2015 9:27 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #65034: Mayor, Vice Mayor, City Council As residents of the Ivy Hill neighborhood

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 65034.

Request Details:

- Name: Elizabeth B. Hall
- Approximate Address: No Address Specified
- Phone Number: 336-404-0799
- Email: ebrandi.hall@yahoo.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: As residents of the Ivy Hill neighborhood surrounding King Street, my husband and I would like to express a strong concern for the proposed Woodbine multi-resident project. We live in one of the original built homes off of King Street across from the present Woodbine Rehabilitation Center and, thus, are very familiar with the busy goings on that the center already brings to our quaint family neighborhood.

My first concern regards the needed re-zoning of the property adjacent to the current Rehabilitation Center and the future impact of such re-zoning. By allowing a property the ability to build multi-residential units, you set the stage for future open property areas to follow suit with other such multi-residential buildings. Although good for the property owner and owner of the building it is a cancer for a neighborhood. The increase in traffic alone from the daily influx of employees to work, in addition to the residents, their families, and visitors would significantly increase the traffic on an already extremely busy main street. This would undeniably paralyze those who live here in regards to their comings and goings. It is a near daily battle for me in the morning (well before rush hour) to get out of my driveway as things are now. Also along with the proposal, a traffic light is being considered to go in at the entrance to the project. That alone would make leaving my house a near impossibility, likely queuing traffic to the light at Janney's Lane and blocking several driveways up and down this section of King Street.

In addition to the concerns surrounding the impact to traffic in the neighborhood, the value of our homes would be significantly impacted. Having lived in a single family home neighborhood prior to moving to Alexandria, I experienced first-hand how my former home's value was negatively impacted by the construction of an apartment building that was subsequently erected nearby. I do not want to bear witness to something like that again. Such high-density buildings would be a blight to our neighborhood, which stands as lovely introduction to the charm and quaintness of Old Town for visitors coming off of I-395.

We are also concerned about the additional noise this project would bring, speaking not just to the construction, but to the resultant increase in emergency calls that frequent our neighborhood en route to the Rehabilitation Center. It is not uncommon that there can be as many as three calls within an evening that bring about both ambulance and fire and rescue responders. Although Woodbine has allegedly asserted that fire and ambulances are called to Woodbine only 1-2 times per week, this is a serious understatement. This evening alone, ambulances have been called to Woodbine twice. Being a family neighborhood, such additional disruptions to our typically quiet community would not be welcomed, especially considering that a number of our neighbors have infants and school-aged children. Dramatically increasing the size of Woodbine will only increase these noise levels.

So it is for these reasons, and others, that my husband and I strongly oppose the approval of the rezoning and approval of the building of the Woodbine project in the Ivy Hill neighborhood.

- Expected Response Date: Friday, January 30

Please take the necessary actions in responding, handling and/or updating this request at the [Call.Click.Connect](#) staff interface.

If you need assistance with handling this request, please contact CallClickConnect@alexandriava.gov or call 703.746.HELP.

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

From: jaime_leigh@mac.com
Sent: Friday, January 23, 2015 11:09 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #65035: Mayor, Vice Mayor, City Council at 2805 KING ST To whom it may concern--My husband and I

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 65035.

Request Details:

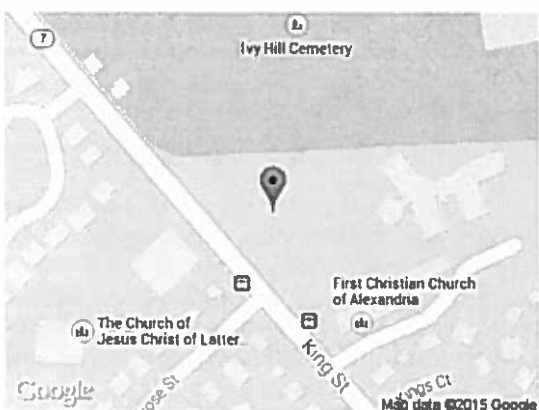
- Name: JAIME HARVEY
- Approximate Address: 2805 KING ST (See [map below](#))
- Phone Number: 8507971130
- Email: jaime_leigh@mac.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: To whom it may concern--My husband and I are new residents at 509 Janneys Lane and must say we love the City of Alexandria and this neighborhood! We are both active duty military and believe that we have found the closest thing to living "on base" with respect to our close nit neighbors and family-centric neighborhood here at "Ivy Hill." We purchased the property based on those merits along with the fact that our young children would be attending MacArthur Elementary in the coming years.

We were made aware of the the rezoning effort to allow Woodbine Rehabilitation Center to build a commercial building on the lot in the 2800 block of King St and are deeply concerned. Already EMS and Fire speed down Janneys' Lane almost daily to respond to Woodbine--Janney's Lane is a street with numerous young children, an elementary school and a speed limit of 25 MPH. We are also on the route of the AT2 and Mark Center Express DASH buses. All of this makes for an extremely busy and potentially unsafe street in what is zoned as a residential neighborhood. Adding a commercial property would make this situation worse especially at a chokepoint on King St where the property turns to solely residential.

As property owners, tax payers and a military family looking for their "forever home"--we sincerely ask that you deny the rezoning permit at 2800 King St.

Thank you,
Lt Col Craig and Major Jaime Harvey, USAF
...and Stella Quinn (4) and Jaxson Lange (2)

- Expected Response Date: Friday, January 30



Please take the necessary actions in responding, handling and/or updating this request at the [CallClickConnect staff interface](#).

If you need assistance with handling this request, please contact CallClickConnect@alexandriava.gov or call 703.746.HELP.

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From: hefferanm@gmail.com
Sent: Friday, January 23, 2015 8:31 AM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #64973: Mayor, Vice Mayor, City Council Dear Mayor and City Council,I write

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 64973.

Request Details:

- Name: Matt Hefferan
- Approximate Address: No Address Specified
- Phone Number: 703-548-1780
- Email: hefferanm@gmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Dear Mayor and City Council,

I write to you today as a concerned Alexandrian. I have lived in Alexandria for over a decade - first in North Old Town and now on Melrose Street. I write to encourage you to vote NO on the Woodbine rezoning request.

When I bought my home seven years ago, I never imagined that someone would try to ruin my neighborhood as proposed by Woodbine. I purchased my home with the understanding that it was in a real neighborhood. Kids. Families. Pets. Churches. And a Woodbine set fairly far back from King Street. In my wildest dreams, I never imagined that anyone would ever try to build a multi-story building on such a small piece of land (only big enough for 2 homes like mine) - and directly on King Street (not set back like the rest of Woodbine). It just is not that big of a parcel. Now, Woodbine wants to change the rules, take away my residential neighborhood, and expand its commercial enterprise. I'm strongly opposed because it is not residential and certainly not like the rest of the neighborhood. My point is that I never imagined this area becoming a commercial area when I purchased my home seven years ago. I certainly did not think any of my neighbors would build a multi-story building next to me.

Rezoning is a big deal, and I ask you to think about someone proposing to build something something similar next to your own home. The height and size of the proposed structure will literally cast a dark shadow over neighboring homes.

I am also very concerned for the safety of my young family. Woodbine is already a bad neighbor, including being a constant source of disturbances (mostly firetrucks and ambulances) at all times of the day and night. (I never open my windows because of the frequent noise from city firetrucks and ambulances.) Adding dozens of residents, stacked on top of each other, on this small parcel of land will only increase the problem. In addition, it will obviously come with more traffic and congestion. King Street is already badly congested, as I am sure you all know from driving in Alexandria.

I am strongly opposed to rezoning my neighborhood, and I encourage you to join me in opposition.

Sincerely,

Matt Hefferan

- Expected Response Date: Friday, January 30

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

From: rlkane@verizon.net
Sent: Sunday, December 07, 2014 10:23 PM
To: City Council; City Council Aides; Jackie Henderson; Community Relations; Gloria Sitton
Subject: Call.Click.Connect. #63001: Mayor, Vice Mayor, City Council I recently had a opportunity to review

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 63001.

Request Details:

- Name: Scott Humphrey
 - Approximate Address: No Address Specified
 - Phone Number: 703 549 2800
 - Email: rlkane@verizon.net
 - Service Type: Mayor, Vice Mayor, City Council
 - Request Description: I recently had a opportunity to review the proposed Memory Care Center information that would create a specialized care facility for Alexandria residents dealing with memory issues.
The planned facility seems to be a perfect land use consistent with the other institutional uses and it location between the Nursing home and the cemetery is ideal.
Such a use would not affect the residential quality of the neighborhood as is event by the lack impact of the churches and Nursing home already located along the corridor.
Certainly no problem for increased traffic since this residents would not be driving cars. Employee traffic would be minimal but never the less King St is US Route 7 where traffic would be expected.
I would encourage you to support this application with enthusiasm as it will meet an important need for our residents.
As usual, Thank you for all you do to improve the quality of our city.
- Scott Humphrey
- Expected Response Date: Monday, December 15

Please take the necessary actions in responding, handling and/or updating this request at the [Call.Click.Connect. staff interface](#).

If you need assistance with handling this request, please contact CommunityRelations@alexandriava.gov or call 703.746.HELP.

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From: marguerite@turcopolier.com
Sent: Monday, January 26, 2015 5:40 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #65160: Mayor, Vice Mayor, City Council Dear Mr. Mayor and Members of City Council

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 65160.

Request Details:

- Name: Marguerite Lang
- Approximate Address: No Address Specified
- Phone Number: 703-888-2674
- Email: marguerite@turcopolier.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Dear Mr. Mayor and Members of City Council,

The following is the agenda for RCA's general mtg. on Thursday, the 29th, at 7:30 pm at the Maury Cafeteria:
"Rezoning at Woodbine for Alex. Memory Care"

Agenda:

7:30 pm - 7:50 pm - Police Report

7:50 pm - 8:05 pm - Presentation by Marci Weis of a new (free) app called Mobile Pages

8:05 pm - 9:00 pm - A Panel Presentation on the Memory Care Center, by M. Cathy Puskar, attorney for the applicant, Mr. Michael Cook from Taylor Run Cit. Assoc., and Mr. James Roberts from the City's P & Z Dept. Followed by Q & A.

Sorry, that the previous files would not "open".

Yours truly,
Marguerite Lang

- Expected Response Date: Monday, February 2

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

If you need assistance with handling this request, please contact CallClickConnect@alexandriava.gov or call 703.746.HELP.

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From: marguerite@turcopolier.com
Sent: Monday, January 26, 2015 5:20 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #65159: Mayor, Vice Mayor, City Council Dear Mr. Mayor and Members of City Council

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 65159.

Request Details:

- Name: Marguerite Lang
- Approximate Address: No Address Specified
- Phone Number: 703-888-2674
- Email: marguerite@turcopolier.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Dear Mr. Mayor and Members of City Council,

I believe there was a problem with my last enclosure. I hope this one will "open".

Sorry,

Marguerite Lang

- Attachment: [RCAflyeJan'15pg1.pdf](#)
- Expected Response Date: Monday, February 2

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

If you need assistance with handling this request, please contact CallClickConnect@alexandriava.gov or call 703.746.HELP.

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ROSEMONT CITIZENS ASSOCIATION'S



ROSEMONT NOTICE

JANUARY, 2015

RCA GENERAL MEETING

WHEN: THURSDAY, JAN 29TH, AT 7:30 PM

WHERE: MAURY ELEMENTARY CAFETERIA



“ Rezoning at Woodbine For Alex. Memory Care”



Note: “Rezoning in residential neighborhoods is always of interest”

On February 3rd, Planning Commission will hear a request to rezone the Woodbine property in order to add a Memory Care Center. Please go to www.alexandriava.gov, then to the docket for Feb. 3 And see Rezoning #2014-0009. The attachments have the site plan and the City Staff's report..

Agenda:

7:30 pm - 7:50 pm

7:50 pm - 8:05 pm

8:05 pm -9:00 pm

Police Report

Presentation by Marci Weis of a new (free) app called Mobile Pages that she created to encourage local shopping. (see next page)

A Panel Presentation on the Memory Care Center by M. Cathy Puskar, attorney for the applicant, Mr. Michael Cook from the Taylor Run Association, and Mr. James Roberts from the City's Planning & Zoning Dept. Followed by Q & A

FYI

Intersection of Russell, King & Callahan — see (<http://alexandriava.gov/77933>). The City has received a grant to remedy this intersection focusing on safety for pedestrians and bicyclists. Hilary Poole is looking for comments on your experiences and suggestions for improvements. One of many suggestions at the meeting of the 15th was to make Sunset Drive a one-way. Send your comments to Hilary.Poole@alexandriava.gov

RCA's website: www.rosemontcitizensassoc.org

RCA 2015 membership application (see last page)

We still have DVD's of “ROSEMONT –An Historic Neighborhood in Alexandria, VA”

Cost- \$5.00 checks payable to Alexandria Library, memo line: Special Collection Dept.

Available at meeting or e-mail Marguerite Lang at marguerite@tucopolier.com

or call 703-888-2674

From: mfmcleod@earthlink.net
Sent: Tuesday, January 20, 2015 9:21 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #64820: Mayor, Vice Mayor, City Council This letter is to express my increasing

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 64820.

Request Details:

- Name: Terese McLeod
- Approximate Address: No Address Specified
- Phone Number: 703-684-0111
- Email: mfmcleod@earthlink.net
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: This letter is to express my increasing concern over the trend of actions from the Alexandria City Council and planning commission. I have watched over the past year with increasing dismay as I observe a pattern of decisions that are based on development and their personal vision for the city over the concerns of current residents and taxpayers.

The current alarm is over building a 75,000 sq. ft., multi-story memory care unit adjacent to Woodbine residential facility. My neighbors and concerned citizens have researched and written letters over the past few months. I cannot possibly improve on the January 19, 2015 letter to City Council from John Hartley that discussed many aspects of this issue with supporting rationale. But I can express observations about the actions of the governing bodies of this City that do not represent or hold themselves accountable to the residents, and the trend of breaking trusts and agreements with citizens to suit current desires.

This area of King Street is zoned residential. There is a Small Area Plan that the Planning Commission has decided to ignore in this case. Woodbine does not plan to increase the parking and minimizes the impact of increased emergency runs, traffic, and public transportation needs on this community. There is a plan for protection of trees that was enforceable when the plan was housing, yet it is not necessary now that the building will be bigger and commercial in nature.

Yes, Woodbine now owns the land and changes will occur as the owners develop it. But a presumption of changing the rules to suit their purposes, thereby changing the residential status is not cooperating with this neighborhood. Increasing the traffic flow on King Street and changing the visual impact with a tall building close to the street has no positive impact to our quality of life, safety, or property investment. The City and Planning Commission are representing their own interests over those of the taxpayers.

There is a pattern of changes to the neighborhood along King Street against current citizen's wishes – reversal of prior agreement to add the lights at the TC Williams Tennis Courts (not counting the sleight of hand on budgeting) and the elimination of parking to allow for the King Street bike lanes. The eminent domain saga with the Boat Club, Riverfront development, changes to Route 1 Potomac Yard corridor to add redundant and empty buses, even eviction of the car dealer on King Street to fit your current vision of chain stores in faux brick buildings, are part of this trend although with different protagonists and legal arguments. The common denominator is favoring the latest idea for development over the concerns of the affected citizens.

For the past several elections I have tried to identify and fix the problem with my voting choices, to no avail. It is frustrating and disheartening to see such a beautiful community putting economic development as their primary concern over preserving what is good about our neighborhoods and community. There was a time where people would prefer to stay in a neighborhood, even investing in expanding the home if necessary. But that was before city government put their desires ahead of documented agreements thereby changing the quality of our lives and investment in Alexandria. Now there is a tendency to bend the law to suit your means, and the newest idea wins. Back when my Kings Cloister neighborhood was built, there was an emphasis on adhering to code. Extra doors were required if the house was along King Street. Fence materials and height and FAR's were enforced. In hindsight there was not much benefit to any of it but rules were rules. Now, not so much.

Thank you for reading this letter.

Terese McLeod
640 Kings Cloister Circle

- Expected Response Date: Tuesday, January 27

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If you need assistance with handling this request, please contact CallClickConnect@alexandriava.gov or call 703.746.HELP.

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From: drnorton@msn.com
Sent: Tuesday, January 20, 2015 11:44 AM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #64770: Mayor, Vice Mayor, City Council I am writing to express my respectful, v

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 64770.

Request Details:

- Name: Douglas Norton
- Approximate Address: No Address Specified
- Phone Number: 7036830660
- Email: drnorton@msn.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: I am writing to express my respectful, vigorous opposition to the proposed expansion of Woodbine Rehabilitation and Healthcare Center by development of a memory care facility on adjacent property in the vicinity of 2800 King Street. As a fifteen-year resident and property holder in King Cloister Circle, I elected to move to Alexandria from Fairfax specifically to avoid the "development-first" approach that has so congested that county. The path of the proposal for the Woodbine expansion that seems to be developing -- with two recommendations for disapproval from planning staff for well-considered reasons, followed by inexplicable reversal in November 2014 based on what seem to be cosmetic changes at best -- all of this seems to imply development plans in the city cannot be relied upon for residential investment decisions. The requested rezoning necessary for this project to proceed 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 recently 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. I could not disagree 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 be an "in your face" eyesore that will very likely have a sharply negative impact on residential property valuations. This will cause real damage to tax-paying, voting Alexandrians. This proposed rezoning action appears to be capricious, to the extent that valid objections raised by planning staff study have not fully been addressed in the most recent reversal. They are still valid objections and they still argue against approval of this project. Moving forward by over-ruling those objections of planning staff and the local residents most directly affected in order to place a commercial property into a residential neighborhood is not right for Alexandria, and I urge you to disapprove this proposal.
Sincerely,
Douglas R. Norton
- Expected Response Date: Tuesday, January 27

Please take the necessary actions in responding, handling and/or updating this request at the [Call.Click.Connect. staff interface](#).

If you need assistance with handling this request, please contact CallClickConnect@alexandriava.gov or call 703.746.HELP.

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

From: osmanalexandria@comcast.net
Sent: Saturday, January 24, 2015 9:19 AM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #65043: Mayor, Vice Mayor, City Council You will soon have to make a decision re

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 65043.

Request Details:

- Name: Pete Osman
- Approximate Address: No Address Specified
- Phone Number: 703-655-1229
- Email: osmanalexandria@comcast.net
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: You will soon have to make a decision regarding the building of a 75,000 sq ft memory care facility in my neighborhood on King Street. I strongly oppose the construction of such a facility at that location. I know you are aware of all the arguments regarding zoning, the City's Master Plan, the Small Area Plan, traffic increase concerns, increased storm water runoff, sewage burdens, erosion concerns, previous broken promises, safety, etc. I am also sure you are aware of the recent strong stands that the Planning Commission has taken regarding the use of this of this land, and now their apparent willingness to twist the zoning laws to allow this project to go forward.

The bottom line is simple - should you allow this commercial venture to move forward, a great disservice will be done to the Alexandria Citizens who reside in this community. Don't let this happen; it's just plain wrong. Please, just do the right thing.

- Expected Response Date: Monday, February 2

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

If you need assistance with handling this request, please contact CallClickConnect@alexandriava.gov or call 703.746.HELP.

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

From: 102177.1033@compuserve.com
Sent: Thursday, January 22, 2015 12:20 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #64915: Mayor, Vice Mayor, City Council January 22, 2015
Subject: Objection to

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 64915.

Request Details:

- Name: Mr./Ms. Paris
- Approximate Address: No Address Specified
- Phone Number: 703-836-3604
- Email: 102177.1033@compuserve.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: January 22, 2015
Subject: Objection to Proposed Development at 2800 King Street
To: Mayor and City Council, City of Alexandria
From: King's Cloister Circle Homeowner's Association)

Dear Mayor Euille and Alexandria City Council Members,

As the President of the Board of the King's Cloister Circle Homeowners Association (KCC HOA), I write to convey the unanimous agreement of the members of our Board to oppose the Woodbine expansion. This reflects the objections and serious concerns expressed by most of our community, in which more than 90% of homeowners have signed letters to the city signaling their opposition to the development project. As you know, the proposed expansion entails developing some 57,000 sq ft of land between Ivy Hill Cemetery and Woodbine Rehabilitation and Healthcare Center into a 75,000 sq ft, 66-person memory care facility—rather than abiding by the City's own zoning and planning rules that limited development of that parcel to three homes, each of which should be on lots of at least 8,000 sq ft.

From the beginning of the development of homes in King's Cloister a little more than 15 years ago, the city of Alexandria went to great lengths to ensure that our development fit responsibly into the immediate and larger King Street community area. Our homes were planned and approved by the City with great sensitivity to the interests of the neighboring residential developments, Ivy Hill Cemetery, and nearby churches. The City required substantial investments of time and money by the builder both directly and through the Homeowners Association to fulfil stringent City dictates pursuant to responsible water runoff through the bio-retention areas and storm drains. Every home in the community was subject to architectural controls that required City approval. Even now, many exterior changes to the homes in our community require City review and approval.

Those who purchased homes in this community did so with an understanding and appreciation of the architectural rules put in place by the City to protect the overall environment of these residential neighborhoods. The HOA has been scrupulous in monitoring changes to ensure synchronicity with the City's original intents. The Kings Cloister homeowners also purchased here with full appreciation that our neighborhood—all zoned residential—shared quiet space with a nearby cemetery, two King Street churches, and even the grandfathered Woodbine property (a nursing home set back far from King Street).

We certainly did not purchase in King's Cloister with the expectation that the planning staff would launch off in a different direction, rezoning residential land across the street from our homes to allow for a massive for-profit, commercial enterprise, out of step in size and scope with the tone, rhythm, and streetscape appearance of the neighborhood(s) in which it is being proposed for insertion. The zoning edicts upon which many predicated their purchase decision gave confidence to prospective buyers that such a massive development as is now being recommended was simply not possible—because the city's own documents, by any interpretation, precluded such eyesores. Months of evaluation by the planning staff validated the original zoning decisions and the City's own Master and Small Area Plans in place to achieve the City's original intent to ensure consonance with those original plans by monitoring development in this area of the city.

Others have outlined the long list of objections to the planning staff's sudden change of heart, reversing years of precedent and evaluations that each time led to the proposal's rejection and altering the City's development intentions in important ways. A short list of the objections include:

- Zoning decisions of consequence and clarity waived without solid rationale;
- Incompatibilities with, if not outright violation of, the City's own original Master Plan and Small Area Plan;
- Traffic increases on the already overtaxed King Street corridor, affecting normal commuting and commerce, as well as emergency response;
- Flip-flop on the City staff's own assessment that the project constituted a commercial-use structure in a residential neighborhood;
- Special-case exemptions of the mature tree mandates and set-back restrictions the city usually enforces fiercely; and
- Increased storm water runoff, erosion, and sewage burdens of an outsized, 75,000 sq ft structure with 66 residents on a 57,000 sq ft (1.31 acre) property never intended nor zoned for such dense-pack development.

Indeed, in rejecting this commercial development proposal in the past, the planning staff cited the same good-faith documents upon which we in the neighborhood relied when deciding to live here and upon which the City relies to signal its intentions and to promote and preserve the character and essence of the immediate community as well as the larger neighborhood in which it is located.

For these reasons, the Board of the Kings Cloister Homeowners Association has voted to strongly oppose the proposed commercial project and the rezoning and exceptions required to allow it to happen. Fifteen years ago, Kings Cloister Circle was designed and built with a deep appreciation and sensitivity to the King Street residential community into which it was being added. Today, the character of this King Street residential community needs to be respected and preserved by honoring the implicit City-Citizen pact embodied in the zoning and planning documents upon which King's Cloister's residents predicated their decision to live here.

Sincerely,

H. Lindsey Parris
President, KCC HOA

- Attachment: [Woodbine - KCC HOA letter to Mayor%26Council.docx](#)
- Expected Response Date: Thursday, January 29

Please take the necessary actions in responding, handling and/or updating this request at the [Call.Click.Connect. staff interface](#).

If you need assistance with handling this request, please contact CallClickConnect@alexandriava.gov or call 703.746.HELP.

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

From: SRosebrock@yahoo.com
Sent: Friday, January 23, 2015 8:31 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #65032: Mayor, Vice Mayor, City Council at 2714 KING ST My wife and I are writing to express con

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 65032.

Request Details:

- Name: Seth Rosebrock
- Approximate Address: 2714 KING ST (See [map below](#))
- Phone Number: 202-550-9595
- Email: SRosebrock@yahoo.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: My wife and I are writing to express concern regarding the proposed Woodbine project and the high density rezoning that would be required to achieve this goal. We are concerned that the proposal will disrupt, devalue, and dramatically change the nature of our residential neighborhood.

Like so many of our neighbors, we live in a small home on King Street that was built in the '40s. Parking is limited, with space lacking to build garages. Most of us have a small parking pad with enough room for our own cars, but when we wish to have guests, these need to fight for limited space on Kings Ct., street parking being prohibited in front of our home. We are concerned that if the Woodbine expansion is approved, what limited street parking there is will be taken over by Woodbine staffers, leaving none for the residents.

Similarly, we are concerned about what the dramatic expansion of this facility will do to traffic and to noise levels. Although Woodbine has allegedly asserted that fire and ambulances are called to Woodbine only 1-2 times per week, this is a gross understatement. Just this evening, ambulances have been called to Woodbine twice. Dramatically increasing the size of Woodbine will only increase these noise levels.

For these reasons, and others, we oppose the propose expansion and rezoning efforts.

- Expected Response Date: Friday, January 30



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

If you need assistance with handling this request, please contact CallClickConnect@alexandria.gov or call 703.746.HELP.

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

From: peggy_seufert@msn.com
Sent: Wednesday, January 28, 2015 8:04 PM
To: Jackie Henderson; Gloria Sitton
Subject: Call.Click.Connect. #65285: City Clerk and Clerk of Council Good Day to City Council Members:REQ

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 65285.

Request Details:

- Name: Peggy Seufert
- Approximate Address: No Address Specified
- Phone Number: 703-567-4022
- Email: peggy_seufert@msn.com
- Service Type: City Clerk and Clerk of Council
- Request Description: Good Day to City Council Members:

REQUEST SUPPORT FOR ALEX MEMORY CARE CENTER

I was so happy when I moved to Alexandria in 2012! I felt so lucky to live in a small walkable city with easy access to public transportation, parks, theater, events, history! Oh, what a joy I thought it would be to prepare for retirement in this lovely city! We have everything one looks for in a city MINUS skyscrapers to block the views and blue sky. During my first year in Alexandria, I volunteered at Ten Thousand Villages and logged in many shifts (recognized for most in store and off site volunteer shifts!). Last year I got a part time teaching position with a local non-profit. Life has been good!

And, then I noted my memory beginning to slip. At first I was surprised because I had helped take care of my parents in North Carolina for four months in the fall of 2011 - they were in their 80s, but I was only turning 60. How could an active, part-time teacher with a healthy diet start to lose her memory at 60?? I have had lots of testing and scans, but there is no diagnosis other than mild-cognitive impairment. 2012 - 2013 plugging along, life is good here!

Fall of 2014 - still teaching but remembering the new adult students names is impossible (thank heaven for name tents!). I keep walking and eating well, and I am thankful that I live in a small city with nice neighbors and access to shops, events, services.

Holidays and New Year 2015 - Back in class M-F from 9:00 - 11:00 (M-W-F on Mount Vernon Avenue; Tues & Thurs on Wheeler Avenue). I feel honored to continue my career teaching ESL to adult immigrants living in this community. Fortunately, I own my home so I can work for a non-profit salary, and still make ends meet.

I WANT TO STAY IN ALEXANDRIA & TO BE AS ACTIVE AS POSSIBLE.

Before closing, I share that I moved 26 times in my life -- (father was federal employee), I served in the Peace Corps as a Volunteer and Staff member(13+ years in Paraguay, Poland, Romania, WDC, Thailand). In the US, I have worked for 27 years in Northern Virginia supporting immigrants and refugees. We specifically purchased our home in Alexandria to age in place... unfortunately the memory loss, while slow, will not stop. I have been paying forward into Long Term Care Insurance since 2009 so that I will be able to live a dignified life even as the short-term memory fades. When I sell my townhouse, I want to find a Community/Care Center here in Alexandria so that I do not have to uproot myself again at this most difficult time in my life.

I hope & pray we will have a Memory Care center here so I can age in place, have daily interaction with people, participate in activities, and still take advantage of Old Town sites at (occasional restaurant, shop, library visit, etc.

) THUS, my tax money remains in Alexandria. I keep my investments here; friendships and dignity will be maintained.

THANK YOU SUPPORTING THE ALEXANDRIA MEMORY CARE CENTER

Margaret R. Seufert (Peggy) // 1131 Quaker Hill Ct. // Alexandria, VA 22314 //703-567-4022

- Expected Response Date: Wednesday, February 4

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

If you need assistance with handling this request, please contact **CallClickConnect@alexandriava.gov** or call 703.746.HELP.

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

From: Kristi Wayne <kwayne01@comcast.net>
Sent: Wednesday, January 21, 2015 4:37 PM
To: Jackie Henderson; PlannComm@alexandriava.gov
Subject: Support Letter for Alexandria Memory Care Letter
Attachments: community support letter.docx

Attached please find our support Letter for the Alexandria Memory Care Letter. We fully support this proposed facility.

Thank you.

Kristi & Sean Wayne

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: Sean & Kristi Wayne_____

Address: 27 E. Oak St. _____

Alexandria, VA 22301 _____

From: adrienne.stone@gmail.com
Sent: Friday, January 23, 2015 11:04 AM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #64997: Mayor, Vice Mayor, City Council Dear Members of the City Council:We

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 64997.

Request Details:

- Name: Adrienne and Dave Wegner
- Approximate Address: No Address Specified
- Phone Number: 703-535-6960
- Email: adrienne.stone@gmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Dear Members of the City Council:

We are writing to request that you VOTE AGAINST the rezoning of Woodbine Rehabilitation Center's King property. We do not believe the expansion of the Woodbine Rehabilitation Center is in the best interest in our neighborhood or Alexandria. Elderly care, located properly, is an important and valuable service; however Woodbine Nursing Home is a terrible neighbor. Adding 60+ beds will cause numerous problems compromising the quality of life and safety of Alexandrians at tax payer expense. Our full letter is attached.

Thank you for your consideration.

Sincerely,
Adrienne and Dave Wegner

- Attachment: [VoteNoWoodbine 1.22.15.docx](#)
- Expected Response Date: Friday, January 30

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

If you need assistance with handling this request, please contact CallClickConnect@alexandriava.gov or call 703.746.HELP.

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

January 23, 2015

Dear Members of the City Council:

We are writing to request that you **VOTE AGAINST** the rezoning of Woodbine Rehabilitation Center's King property. We do not believe the expansion of the Woodbine Rehabilitation Center is in the best interest in our neighborhood or Alexandria. Elderly care, located properly, is an important and valuable service; however Woodbine Nursing Home is a terrible neighbor. Adding 60+ beds will cause numerous problems compromising the quality of life and safety of Alexandrians at tax payer expense.

While we are obviously against changing our residential community into a commercial district, we also have concerns about the increase in emergency response visits, pedestrian safety on Janneys Lane, traffic/traffic accidents on King Street and the burden on the sewer system.

Emergency Response: As parents of two young boys, we are acutely aware of how many times the fire trucks and ambulances pass our house on Janneys Lane...several times a day. Everything in our house stops, including naps, so that our two year old son can see both the fire truck and then the ambulance pass our home. We have been told by a fireman that 90% of their trips down Janneys Lane are the result of Woodbine. Check the logs! This is a tax payer expense. Does the fire department have the capacity to take an increase in visits to Woodbine if they expand their facility? Why doesn't Woodbine have their own ambulance service?

Pedestrian Safety/Janneys Lane: While the fire truck might be entertaining for a 2 year old, it causes a lot of traffic problems and safety concerns. Like us, may families walk their kids to MacArthur Elementary along Janneys Lane. When an emergency occurs at the start or end of the MacArthur school day, there is no place for cars to go on the street already congested with traffic, bike lanes, parked cars and in some areas a median. While the emergency response vehicles do an exemplary job navigating the street, the speeding cars do not want to slow down and place pedestrians, many of whom are children, at risk. We are concerned that the increase in emergency trips will put our children at risk walking to and from school.

Traffic on King Street: The volume of traffic is already high with aggressive drivers on King Street. Egress and ingress of driveways, streets, churches, Woodbine is already a dangerous proposition and has caused multiple vehicle accidents.

Sewage System: How is the city's sewage system able to handle the additional sewage that the project will add? 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 hope that you will make your decision based on the voice of residents of Alexandria who are truly invested in making this a great community, both now and in the future. We respectfully thank you for your consideration of our views.

Sincerely,

Adrianne and Dave Wegner
519 Janneys Lane

From: louisepwelch@aol.com
Sent: Monday, February 02, 2015 11:40 AM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #65464: Mayor, Vice Mayor, City Council I thank Council Members who attended the

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 65464.

Request Details:

- Name: Louise Welch
- Approximate Address: No Address Specified
- Phone Number: 703-683-5315
- Email: louisepwelch@aol.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: I thank Council Members who attended the Rosemont meeting last Thursday where residents shared concerns on the Woodbine expansion. Attached are mine.

Sincerely,
Louise Welch

- Attachment: [WoodbineExpansion.rtf](#)
- Expected Response Date: Monday, February 9

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

If you need assistance with handling this request, please contact CallClickConnect@alexandriava.gov or call 703.746.HELP.

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

January 31, 2015

Dear Mayor Euille and Members of City Council,

Thanks to City Council Members who attended the Rosemont Citizens Association Meeting January 29. During the panel discussion on the proposed Memory Care Center on King Street the lawyer representing the Center described revisions made to advance their case for rezoning. It's evident how insignificant their revisions are when you realize the latest setback adjustment still places the entire Memory Care Center building closer to King Street than the front entrance to the existing Woodbine complex.

Citizens opposing the Center have legitimate issues with putting a massive 75,000 square foot building (3 stories above ground) on a wedge of land now zoned for 3 homes. In 2005 the City turned down the zoning for 4 homes on this same site. You can understand how incredulous it seems to residents that the City could possibly justify such a major shift in density, especially when the City's own Small Area Plan is committed to protecting the character, scale, and density in residential communities.

Answers to other concerns raised at the meeting are also questionable. When the issue of increased noise from emergency vehicle sirens responding to calls from the Center was raised -- the answer? -- noise would not increase because "residents of this Center will be able-bodied ." Those residents no longer able-bodied (or who can no longer private pay \$100,000 per year) will be moved to Woodbine.

This Center introduces a whole range of problems for residents of the community -- increased traffic, parking needs, destruction of mature trees, drop in home values, etc. -- and the building process itself would create major disruption for the surrounding area. Construction would bring bulldozers excavating the below ground basement level, dump trucks moving dirt, daily construction noise, and both construction traffic and delivery of materials constantly moving on and off King Street -- an already busy street in a residential neighborhood.

It is difficult to understand how staff on the Planning and Zoning Commission can in good faith explain a possible reversal of their decision on the zoning for this 1.31 acre plot. Citizens want to trust that the City will adhere to policies and plans established to protect the character of their residential communities. I urge you to vote "no."

Sincerely,

Louise Welch, Alexandria Resident
Zoning Commission

cc: Planning and

From: Kellie Meehan <kelmeehan@aol.com>
Sent: Tuesday, February 03, 2015 2:58 PM
To: John Chapman; Paul Smedberg; Timothy Lovain; Allison Silberberg; Del Pepper; William Euille; Justin Wilson; PlanComm
Cc: Meehan Kellie
Subject: Proposed Woodbine Expansion

Dear Members of City Council and the Planning Commission,

I am writing to express my concern about and opposition to the proposed Woodbine Nursing Home expansion.

When we purchased our home in this neighborhood we were required to get permits to build an addition on the back of the existing house. We were required to have a specific set-back to be in line with the other homes in the neighborhood. We were told that the set back is important for the look and feel of the neighborhood and community. We didn't ask the city to change the limits or change the rules in any way. We built the addition within the limits set by the City.

This proposed building isn't in line with the homes in the neighborhood and is not in keeping with the look and feel of the neighborhood. And it certainly doesn't comply with the current zoning. The developer is asking for changes in city policy and zoning. That should not be allowed.

The traffic and parking issues have not been completely or adequately addressed, I question the following:

- Where will staff and visitors park? I ask because what is currently available certainly isn't adequate for the number of visitors and staff of Woodbine. The neighborhood streets and adjoining church parking lot are used every day NOT just for occasional, overflow or special event parking. Adding staff and beds that will be full will add to this issue.

- Despite bike lane implementation on King St. and the promise that this would decrease vehicular traffic to the area, it is actually worse, with more cars backed up at the intersection at King St. and Janney's Lane. Adding more workers, visitors and potentially more emergency vehicles to this area will only increase traffic.

- Will the city be expanding the bike lanes further on King St. between Janney's Lane and T.C. Williams, as stated in the Bicycle & Pedestrian Master Plan? What will this do to the traffic in the area? Potentially this will take away a lane for cars and buses. Will this make the area around this proposed development even more congested? I believe it will.

- What about adding pedestrian safety to the area? The current crosswalk isn't labeled well, and staff from Woodbine are constantly dodging cars to get across the street to and from the Dash and Metro bus stops.

I recommend that the City conduct a traffic, pedestrian and parking study of the entire area to fully understand the impact of this proposed development. This should be done prior to any approval of plans.

There also seems to be some sort of water and sewer issue along King Street. Over the last few months the street has been torn up several times for what appears to be water and/or sewer line repairs. Does this mean whatever pipes are there are failing, aged and in need of replacement, are they adequate for development of this size? The proposed development doesn't appear to address what impact new bathrooms, showers, and people would have on this aging infrastructure.

The Taylor Run Citizens Association and Seminary Hill Association have opposed this development, I oppose it, and I urge you to oppose it too.

Regards,

Kellie

Kellie Meehan



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

**WALSH COLUCCI
LUBELEY & WALSH PC**
February 3, 2015

Planning Commission
City of Alexandria
301 King Street, Room 2100
Alexandria, VA 22314

**Re: Docket Item #7 Alexandria Memory Care
Rezoning 2014-0009 and Development
Special Use Permit 2012-0015 (the "Applications")
2811 King Street LLC. (the "Applicant")**

Dear Members of the Planning Commission:

As you know, my client has offered to provide two beds in the proposed Alexandria Memory Care Center at a discount of 40% from market rate to individuals who might not otherwise be able to afford to take advantage of this facility. This discount, over the 20 year commitment represented in the conditions, represents a value far in excess of the standard one-time payment of \$117,504 that would be consistent with the City's voluntary affordable housing policy. The Applicant originally proposed to provide these units at 95% occupancy in order to allow sufficient time for the property to stabilize. However, it has been brought to my attention that some have interpreted that provision as either 1) an attempt to avoid ever providing the units in the belief that the Center will not achieve 95% occupancy or 2) evidence that there is not sufficient need for this facility given that the Applicant appears to be concerned about stabilization. In order to dispel both of these erroneous theories, I hereby submit the following revisions to the Housing conditions to provide the two beds 30 days after commencing operations without regard to occupancy rates:

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.
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~~ after commencing operations.
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% and their monthly fees are paid in accordance with the terms of their admission agreement.~~

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

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, and 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.~~
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.

Thank you for your thoughtful consideration of this matter.

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



M. Catharine Puskar

cc: Karl Moritz
Rob Kerns
Gary Wagner
Jim Roberts
Helen McIlvaine

From: Jennifer Sidley <jensidley@gmail.com>
Sent: Tuesday, February 03, 2015 4:23 PM
To: PlanComm
Subject: cpuskar@thelandlawyers.com

To whom it may concern

I am writing in support of the Alexandria Memory Care Project. It is very important to have a convenient and high quality residential location for Alexandria residents with Alzheimer's disease. I am a life long resident of Alexandria and unfortunately my father was afflicted by early onset Alzheimer's disease at 53 years of age. Our family cared for him in our home for the first 8 years, but ultimately his care became unmanageable and we moved him to excellent specialized Alzheimer's nursing home in Stafford Virginia. We were very happy with the care he received, but this facility was not very convenient for our family and for visiting. Having a high quality, affordable facility in Alexandria would have been a blessing at the time. The rates of Alzheimer's and dementia in the population is on the rise and having high quality and affordable options in Alexandria is very important. I hope that you support this facility.

Sincerely,

Jennifer Sidley, DVM, DACVIM

From: Jane Hughes <alexandriajane@gmail.com>
Sent: Tuesday, February 03, 2015 4:11 PM
To: PlanComm
Subject: Memory Care Project on King Street

Dear Members,

I fully support the Memory Care Project that is in the planning process for a King Street location. I attended the recent Rosemont Citizens Association Meeting and was disappointed that they chose not to vote on the project as I feel that there is a lot of support for it in our neighborhood.

I think that, as residents, we are fortunate that a developer would come along with a plan that serves to benefit all of the Alexandria community with much needed Alzheimer's and dementia care. The fact that it fits onto this odd lot is a bonus. Additionally, locating this facility next to an existing health care facility will hopefully ease transitions as patients require different steps in their care.

I also feel that this project will provide meaningful work for a number of Alexandria residents. The construction jobs during the building of the project as well as the fifty jobs that are a mix of professional and lesser skilled positions will be an opportunity for many.

Thank you for your time,

Jane Hughes

217 East Oak Street
Alexandria, VA 22301

--

Jane Hughes
703.599.3918