

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

Jackie Henderson

From: Puskar, M. Catharine <cpuskar@thelandlawyers.com>
Sent: Monday, February 02, 2015 10:29 AM
To: PlanComm; Jackie Henderson
Subject: additional support petition signatures for Alexandria Memory Care Center
Attachments: Support Petition (A0647996).pdf



M. Catharine Puskar, Esquire

Walsh Colucci Lubeley & Walsh PC

2200 Clarendon Boulevard | Suite 1300 | Arlington, VA 22201

Phone: (703) 528-4700 | Ext. 5413 | Fax: (703) 525-3197

www.TheLandLawyers.com | cpuskar@thelandlawyers.com | [professional biography](#)

IRS CIRCULAR 230 DISCLOSURE: To ensure compliance with requirements imposed by the IRS, we inform you that any tax advice contained in this communication (including any attachments) was not intended or written to be used, and cannot be used, for the purpose of (i) avoiding penalties under the Internal Revenue Code or (ii) promoting, marketing or recommending to another party any transaction or matter addressed herein.

Attorney-Client Privileged Communication: The information in this email and attachments is attorney-client privileged and confidential information intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please delete it and immediately notify us by email or by phone. Thank you.

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
* Melisa Clendenen	3403 Lanham Mills Rd	Melisa Clendenen	1/15/15
* Benjamin Brown	332 S. Liberty St	Benjamin Brown	1/15/15
* Steven Penick	4241 DUKE ST	Steven Penick	1/15/15
* Connie Rogers	ALEX VA 22304 4311 Duke St	Connie Rogers	1-15-15
* Regina Sepulveda	ALEX. VA. 22312 5437 SUMMIT LANE	Regina Sepulveda	1-15-15
* Claire Kelly	1519 Oronoco St ALEX. VA 22314	Claire Kelly	1/15/15
* Jan Green	1116 N. Iverson St Apt 901 Alexandria VA 22304	Jan Green	1/15/15
* Jaina Wang	1600 Park Dr. Apt. 17F Alexandria VA 22305	Jaina Wang	1/15/15
* Sarah Lewis	2216 N. Washington St Apt 1301 ALEXANDRIA VA 22304	Sarah Lewis	1/15/15

12/7/14

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
Nellie Arnesen	22312 6021 Riddle Walk CITY ALEX VA	Nellie S. Arnesen	12/7/14
Vanessa Pendergrass	2500 North Van Dorn St 22312	Vanessa Pendergrass	12/7/14

City of Alex 12/2/14

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
* Carol Eison	19 W Linden St Alexandria 22301	Carol Eison	12/1/14
* Linda E. Deiter	200 N. PICKETT ST. #1505 ALEXANDRIA VA 22304	Linda E. Deiter	12-1-2014
Eyaluta Seifu	1315 Ambwood Rd ALEX VA 22304	Eyaluta Seifu	12-1-14
* Million Gorems	2500 North Van Dorn Alexandria 22302 #323	Million Gorems	12-2-14

City of Alex

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
* VIRGINIA JOHNSTONE	3145 MARTHA CUSTIS ALEX, VA 22302	V Johnstone	12/12/14
* August Rodriguez	1505 Emma St - Alex 22305	A Rodriguez	12/12/14
* Orbelina B. Santiago	3214 Burgandy Rd Alex VA 22305	B Santiago	12/13/14
* Marie Ortega	4729 Braddock Rd Alex VA 22311	M Ortega	12/14/14
* Carlos Martinez	4729 Braddock Rd Alex VA 22311	C Martinez	12/14/14

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
* Nellie Arnesen	22312 6021 Riddle Walk APT Alex VA	Nellie S. Arnesen	12/7/14
* Vanessa Penderyn	2500 North Van Dorn St 22312	Vanessa Penderyn	12/7/14

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
* Carol Eison	19 W Lincoln St Alexandria 22301	Carol Eison	12/1/14
* Linda E. Deiter	200 N. PICKETT ST #1503 ALEXANDRIA VA 22304	Linda E. Deiter	12-1-2014
Eyaluta Seifu	1111 Ambwood Rd ALEXANDRIA VA 22304	Eyaluta Seifu	12-1-14
* Million Gorems	2500 North View Park Alexandria 22302 #323	Million Gorems	12-2-14

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
* James P. Gordon	507 Fontaine St Alex, VA 22302	[Signature]	12/15/14
* [Signature]	4203, [unclear] Dr. Alex VA 22304	[Signature]	2/15/15
* Anna Howell	201 S. [unclear] St. Alexandria, VA 22304	[Signature]	12/15/14
* Ben M. L. Stuck	3041 M. [unclear] St. Alex VA 22305	[Signature]	12/17/14
* Julia [unclear]	3210 [unclear] St. Alex 22303	[Signature]	12/17/14
* [Signature]	[unclear]	[Signature]	
* [Signature]	323 [unclear] St. Alex 22304	[Signature]	12/18/14
* William Grayson	301 [unclear] St. Alexandria VA 22304	[Signature]	12/18/14
* [Signature]	6114 [unclear] Parkway Alexandria VA 22304	[Signature]	12/18/14

12/6/14

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
* John C. Utter III	Alex 419 S Washington 22314	John C. Utter	12/3/14
Ruth Erbe	8101 Cornsleigh Parkway VA 22102	Ruth H. Erbe	12/3/14
Cyrene M. Hammad	1109 Gatewood Dr Hollywood, MD 20636	Cyrene M. Hammad	12/3/14
David R. Graham	9016 Allenwood Rd 22144	David R. Graham	12/3/14
Dean Mallock	6442 Lees Dorsan Ln, Alex VA 22315	Dean Mallock	12.3.14
John H. Hines	4815 S. Dumfries Ave, Alex, VA	John H. Hines	12/3/14
* Royce Alilico	418 Armstrong Dr, Alex	Royce Alilico	12/3/14
* Patricia Steele	316 EMT IDA Ave Alex, Va 22301	Patricia Steele	
Robert R. Bingham	7422 Potomac Rd, Lorton VA 22079	Robert R. Bingham	12-4-14

Jackie Henderson

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

Dear Mr. Mayor and Council members:

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

Jackie Henderson

From: Diana Day <hillday@gmail.com>
Sent: Friday, January 30, 2015 4:01 PM
To: Jackie Henderson
Subject: please approve the AMCC

Dear Mayor Euille and Members of the Alexandria City Council,

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

Jackie Henderson

From: Sue Kovalsky <sue@jenwalker.com>
Sent: Wednesday, January 28, 2015 2:45 PM
To: PlanComm; Jackie Henderson
Cc: cpuskar@thelandlawyers.com
Subject: Support for Alexandria Memory care Center
Attachments: SKM_454e15012814390.pdf

Jackie, can you please distribute to council?

Thank you, Sue Kovalsky



Sue Kovalsky *REALTOR®*
Sue is a agent with Jennifer Walker
McEneaney Associates, Inc. REALTORS
Team Jennifer Walker and Associates, Inc.
Tel: 571-237-2449 | Fax: 703-811-0207 | Cell: 703-286-1167
Website: jenwalker.com

Over \$70 Million sold in 2014

Washington Business Journal Best Places to Work 2014

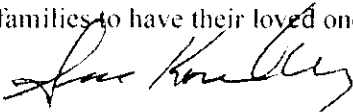
Mayor William Euille;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

Dear Sir or Madam:

I am writing to express my support 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

Jackie Henderson

From: Pete Benavage <raglan1854@verizon.net>
Sent: Wednesday, January 28, 2015 6:10 PM
To: Jackie Henderson
Subject: Woodbine Expansion -- Alexandria Memory Care Center
Attachments: 28 January 2015.docx

Jackie:

Attached is a letter from myself to the Mayor and City Council regarding the subject expansion. I'm not sure yet what docket item this will be, but if you could forward this to the Council, I would be ever so grateful!

Thanks,

Pete Benavage
(703) 820-9312

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

Jackie Henderson

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.

Jackie Henderson

From: Donald Simpson Jr. <DSimpson@simpsondev.com>
Sent: Thursday, January 29, 2015 10:00 AM
To: Jackie Henderson
Subject: FW: Alexandria Memory Care Facility

Dear Jackie, if you could please forward my comments to the Mayor & Council Members concerning the proposed new Memory Care Center project it would be greatly appreciated, thank you very much!

Dear Mayor & City Council 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

Jackie Henderson

From: Donald Simpson Jr. <DSimpson@simpsondev.com>
Sent: Thursday, January 29, 2015 12:34 PM
To: Jackie Henderson
Subject: FW: Alexandria Memory Care project support
Attachments: doc20150129120207.pdf

Dear Jackie, good afternoon, if you could forward my letter of support to the Mayor and Council members I would greatly appreciate your assistance.

Thank you, Donald Simpson, Sr.

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

Jackie Henderson

From: Justin Keating <jkeating@beinsaxelrod.com>
Sent: Thursday, January 29, 2015 4:04 PM
To: Marguerite@turcopolier.com; Leary John; jol@thirdamendment.com
Cc: PlanComm; Jackie Henderson
Subject: Alexandria Memory Care Center

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

Jackie Henderson

From: Jim Kornick (Avison Young) <Jim.Kornick@avisonyoung.com>
Sent: Tuesday, January 27, 2015 6:32 PM
To: Jackie Henderson
Subject: Alexandria Memory Care Center
Attachments: Alex Memory Care letter 1 27 15.docx

Jim Kornick
Principal
jim.kornick@avisonyoung.com

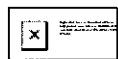
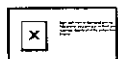
Avison Young
1999 K Street NW
Suite 650
Washington, DC 20006, USA

D 202.644.8681

T 202.644.8700

C 301.529.1283

avisonyoung.com



Avison Young – Washington DC LLC

Legal Disclaimer

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 stylized, cursive script.

Jim Kornick

930 S Fairfax St

Alexandria, Va 22315

301-529-1283

Jackie Henderson

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

Jackie Henderson

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.

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

Jackie Henderson

From: Michael Porterfield <mike@tartanproperties.com>
Sent: Tuesday, January 27, 2015 10:26 AM
To: PlanComm; Jackie Henderson
Subject: Citizen Letter for Distribution to City Council and Planning Commission
Attachments: Letter of Support_Memory Care Center_Porterfield.pdf

Thank you very much for sharing this letter with Council and Planning Commission members.

Warmest regards,

Mike

Michael B. Porterfield
Tartan Properties Commercial
1020 Wythe Street
Alexandria, VA 22314
(703) 836-6555 tel
www.tartanproperties.com



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:

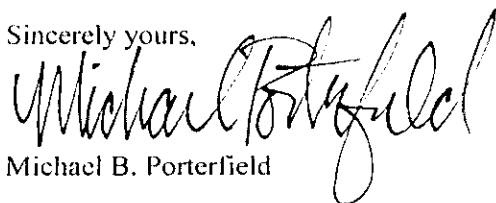
I am writing to express my enthusiastic support of the proposed Alexandria Memory Care Center project proposed for King Street. I feel very strongly about this project for two reasons. First, there is a huge and growing need for senior housing in Alexandria and this facility will specifically focus on 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

Jackie Henderson

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

Jackie Henderson

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.

Jackie Henderson

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.

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

Jackie Henderson

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

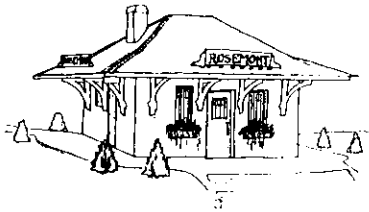
- Attachment: [RCAflyeJan'15pg1.pdf](#)
- Expected Response Date: Monday, February 2

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.

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

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@turcopolier.com

or call 703-888-2674

Jackie Henderson

From: stangryskiewicz@gmail.com
Sent: Monday, January 26, 2015 11:57 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #65169: 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 65169.

Request Details:

- Name: Stanley Gryskiewicz
- Approximate Address: No Address Specified
- Phone Number: No Phone
- Email: stangryskiewicz@gmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: No description provided.
- Attachment: [City Council Ltr.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.

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

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:

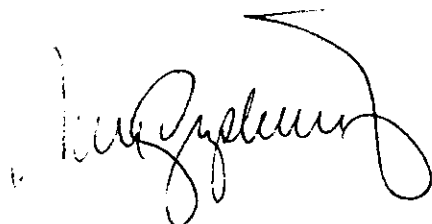
We are writing to express our opposition to the proposed expansion of the Woodbine Rehabilitation and Healthcare Center on property adjacent to 2800 King Street. We are property owners living across the street in King's Cloister Circle. We moved from Alexandria West four years ago to escape rapid non-residential 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.



Stanley Gryskiewicz, Ph.D.

Nur Gryskiewicz, Ph.D.

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

January 23, 2015

Mayor William D. Euille
301 King St., Room 2300
Alexandria, VA 22314

Dear Mayor Euille:

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.



Jackie Henderson

From: Jennifer Walker <jen@jenwalker.com>
Sent: Monday, January 26, 2015 7:01 PM
To: Jackie Henderson
Subject: Alexandria Memory Care Center

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 project.



Jennifer Walker, Realtor

licensed in VA & DC

McEneaney Associates, Inc. REALTORS

409 S. Pitt St. Alexandria, VA 22314

Cell 703-675-1566 | Dir 703-286-1206 | Fax 703-717-5891 Over \$70 Million Sold in 2014 | www.jenwalker.com

Washington Business Journal Best Place to Work 2013

Equal Housing Opportunity

Jackie Henderson

From: jbuscher@gmail.com
Sent: Monday, January 26, 2015 10:38 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #65167: Mayor, Vice Mayor, City Council Dear Mr. Mayor and members of the City C

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 65167.

Request Details:

- Name: John Buscher
- Approximate Address: No Address Specified
- Phone Number: 703-683-8656
- Email: jbuscher@gmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Dear Mr. Mayor and members of the City Council -

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

- 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.

Jackie Henderson

From: egschilling@gmail.com
Sent: Monday, January 26, 2015 12:26 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #65136: Mayor, Vice Mayor, City Council I am writing to express my support of th

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 65136.

Request Details:

- Name: Elizabeth Schilling
- Approximate Address: No Address Specified
- Phone Number: 7032946659
- Email: egschilling@gmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: I am writing to express my support of the proposed Alexandria Memory Care Center project.

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

- 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.

Jackie Henderson

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.

Jackie Henderson

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.

Jackie Henderson

From: jturkevich@gmail.com
Sent: Sunday, January 25, 2015 8:42 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #65102: Mayor, Vice Mayor, City Council Concerns over Woodbine Expansion

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 65102.

Request Details:

- Name: Jan and Leon Turkevich
- Approximate Address: No Address Specified
- Phone Number: 703-593-5824
- Email: jturkevich@gmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Concerns over Woodbine Expansion
- Attachment: [letter to Mayor and city council.docx](#)
- 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.

January 25, 2015

Dear Mayor, Vice Mayor and Members of the City Council,

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

Jackie Henderson

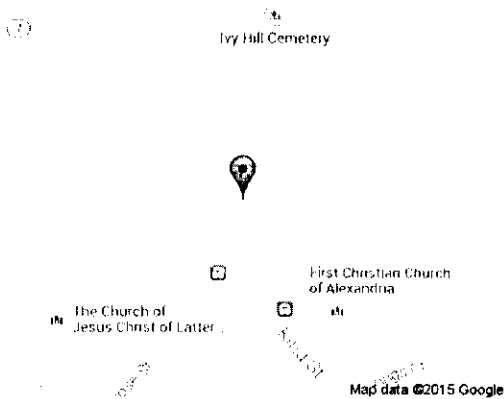
From: sdrum@yahoo.com
Sent: Sunday, January 25, 2015 7:17 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #65101: Mayor, Vice Mayor, City Council at 2805 KING ST Ladies and Gentlemen, I won't take up mu

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.

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

Jackie Henderson

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

Jackie Henderson

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:

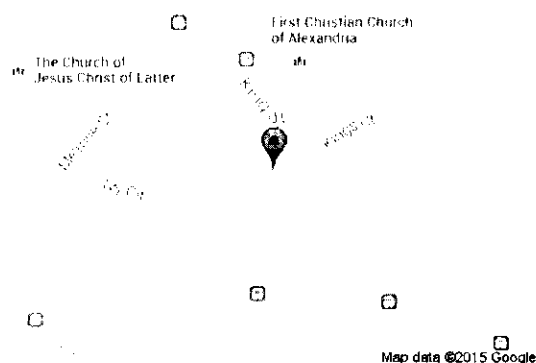
- Name: Seth Rosebrock
- Approximate Address: 2714 KING ST (See [map below](#))
- Phone Number: 202-550-9595
- Email: SRosebrock@yahoo.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: My wife and I are writing to express concern regarding the proposed Woodbine project and the 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.](#)

Jackie Henderson

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:

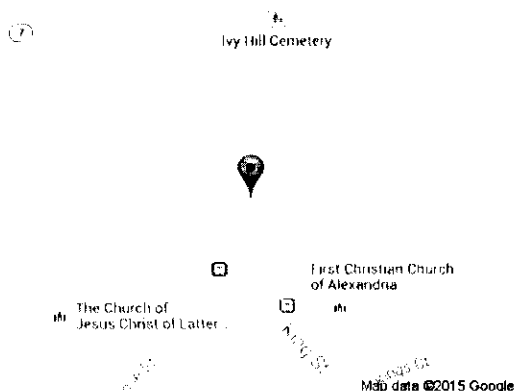
- Name: JAIME HARVEY
- Approximate Address: 2805 KING ST (See [map below](#))
- Phone Number: 8507971130
- Email: jaime_leigh@mac.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: To whom it may concern--My husband and I are new residents at 509 Janneys Lane and must say we love 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



Jackie Henderson

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.

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

January 23, 2015

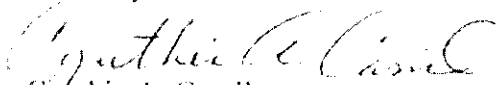
Alexandria City Mayor/City Council.

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

Jackie Henderson

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.](#)

Jackie Henderson

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.

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

Jackie Henderson

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

Jackie Henderson

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.

Jackie Henderson

From: sharwood@idsociety.org
Sent: Thursday, January 22, 2015 8:38 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #64960: Mayor, Vice Mayor, City Council Elderly care, located properly, is an im

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 64960.

Request Details:

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

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

I urge all of you to oppose Woodbine's propose expansion project at the crossroad of King and Melrose Streets. If city officials do a study and determine that additional facilities as the one Woodbine is proposing is needed, we suggest locating on commercial zoned parcel where access to medical care is within close proximity (e.g.: the top of Seminary & 395 where a Steak & Ale building sits or the commercial corridor on Eisenhower Avenue).

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

- Expected Response Date: Thursday, January 29

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.

Jackie Henderson

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.

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

Jackie Henderson

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](#).

Jackie Henderson

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.

Jackie Henderson

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 Sitton
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.

Jackie Henderson

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.

Jackie Henderson

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, 2015Subject: 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.

Jackie Henderson

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

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

Dear Sir or Madam:

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

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

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

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

Sincerely,



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

Please consider the environment before printing this e-mail.

Jackie Henderson

From: Alice Manor <alice@bittersweetcatering.com>
Sent: Wednesday, January 21, 2015 6:33 PM
To: Jackie Henderson
Subject: Alexandria Memory Care Center

Jackie - could you forward this on to members of Council Thank you.

Dear Mr. Mayor & Members of Council:

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

Thank you for your support of the expansion at Woodbine.

Alice Manor

Sent from my iPad
Sent from my iPad

Jackie Henderson

From: pdecand@hotmail.com
Sent: Wednesday, January 21, 2015 5:58 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #64893: Mayor, Vice Mayor, City Council Dear Sir or Madam, I am writing in

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 64893.

Request Details:

- Name: Pamela De Candio
- Approximate Address: No Address Specified
- Phone Number: 703-966-2392
- Email: pdecand@hotmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Dear Sir or Madam,

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

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

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

Sincerely,

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

- Expected Response Date: Wednesday, January 28

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.

Jackie Henderson

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

Jackie Henderson

From: jbarn54015@aol.com
Sent: Wednesday, January 21, 2015 3:34 PM
To: Jackie Henderson
Subject: Fwd:
Attachments: Janet_Letter_Draft_ALZ_Care_Facility.docx

Jackie: May I impose on you to get this letter to the Mayor and Members of Council and to Eric Wagner and Members of the Planning Commission?

Thank you, Jackie and Happy New Year.

Janet

JANET BARNETT
1101 N. HOWARD STREET
ALEXANDRIA, VIRGINIA 22304

Januray 21, 2015

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

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

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

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

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

Thank you,
Janet Barnett

Alexandria, VA 22304