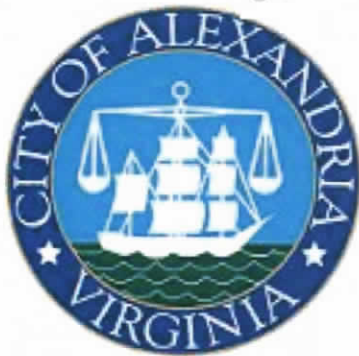


# Concerned Citizens' Commentary

## Proposed King Street Memory Care Facility



Saturday, February 21, 2015  
Alexandria City Council Meeting



# Martha Harris – Opening Comments

- **Balancing Interests**

- Importance in every decision you make
- Especially critical here due to intensity of debate
- Developer led commercial project versus impact on residential neighborhoods and values
- Need for a level playing field – Citizens' views should count
- Your votes will send a signal about fairness



# John Harley: Zoning Overview

- **Review of 1992 Master Plan and Zoning Ordinance**
  - Rezoning residential property has huge implications
  - Only two re-zonings from R-8 since 1992
  - Woodbine placed in R-8 zone and out of compliance but "grandfathered"
- **Land Use and Zoning**
  - By assignment of R-8 zone, Council anticipated future development might include houses, a church or a school, all permitted uses
  - Land sold to home developer in 2004, 2005 Council approved construction of three
  - Evidence Council never intended for 75,000 square foot building
- **Justification for rezoning**
  - Proximity to Woodbine, a non-complying use, not a reason to build new non-complying structure
  - Entire justification for rezoning based on need to build (a) a nursing home and (b) bigger building than allowed in R-8
  - Ends justify the means argument

# Dan Cotter: Goals of Master Plan

- *“To Preserve and enhance residential neighborhoods.” (p. 2)*
- *“To ensure that new development is compatible with adjacent or nearby residential neighborhoods” (p. 2)*
- *“Areas of the city currently zoned residential should remain zoned for residential use at no higher than their current density.” (p. 3)*
- **ZERO PERCENT GROWTH FOR INSTITUTIONAL USE:** *“Private institutional uses in residential areas such as places of religion and schools should be preserved or **if no longer viable, should revert to residential uses compatible for development.**” (pp. 14,15)*
- *“Major development is to be directed away from existing low scaled residential areas and encouraged on areas designated for development.” (p. 15)*



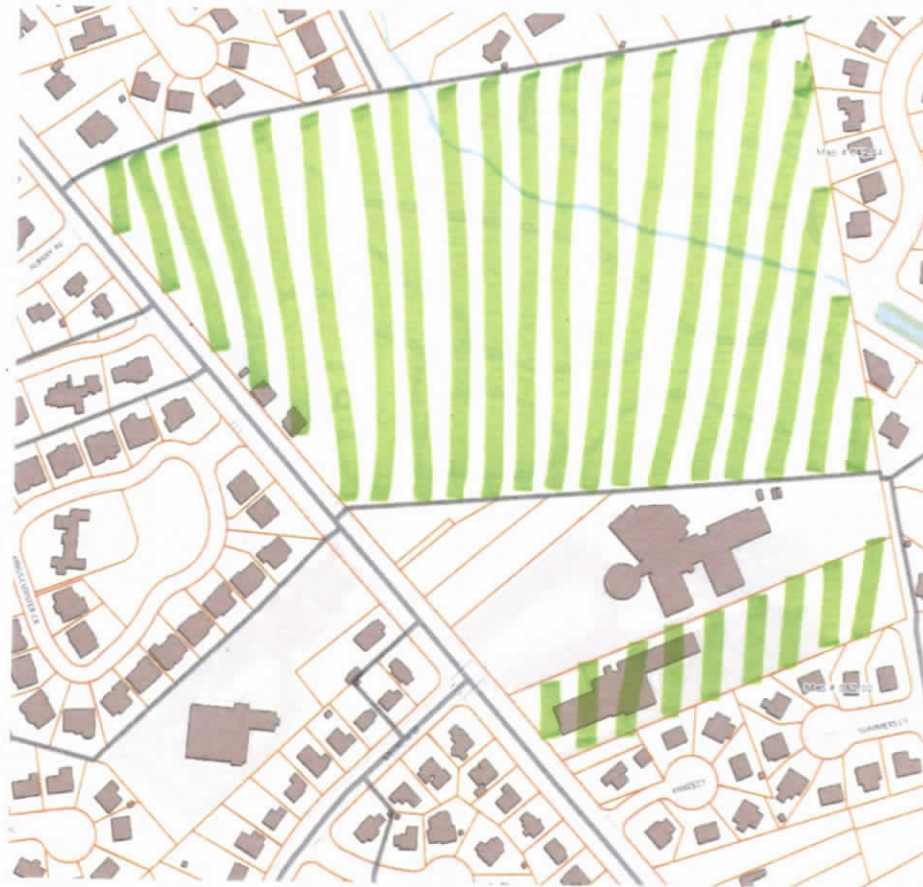


# Leon Turkevich: There Has Never Been any “Institutional Use” at Woodbine

- 1992 Master Plan and Northridge Rosemont SAP Limited “Inst. Use” to “schools, cemeteries, hospitals, churches and government uses,” and Excluded Nursing Homes.
  - Circle Terrace Hosp. Closed, **Extension Granted** so Inst. Use **allowed to remain** – a nursing home **may be** permissible on the Inst. land in this special case. Woodbine cited as an example nursing home, not as an example of an Inst. Use.
  - Woodbine never received the **Extension Granted** to Circle Terr. Hosp. in 1992: any supposed claim to “Inst. Use” was **terminated** when the land was partitioned and sold in 2003 for **residential use**. “Private institutional uses in residential ... **if no longer viable, should revert to residential uses compatible for development.**” (pp. 14,15), i.e., it **did not convey**.  
**Woodbine has NO VALID ARGUMENT FOR REZONING!**

# Institutional Use vs. Woodbine (1992)

Woodbine is NOT Institutional Use it is “Surrounded”  
by “Institutional Use”





# Kyle Rogers: Zoning - Developer

- Developer purchased an R8 zoned 1.3 acre property knowing he paid “residential rates”
- By granting an upgrade to RB and approving a SUP he will immediately increases the lands value
- What is stopping him from:
  - Selling the property at RB rates at a large profit
  - Requesting that the original Woodbine facility also be zoned RB
  - Buying the adjacent Church and converting that to RB



# Mark McLeod: Zoning - Summary

- Approving this zoning change establishes a methodology to allow Woodbine to continually expand by buying adjacent R8 properties and converting them to RB/SUP
  - When does this commercial institution become too large for a residential neighborhood
- Approving spot zoning of R8 to RB with SUP will allow other commercial businesses to use the precedent to encroach on residential communities
  - A memory care facility is a noble endeavor but the end does not justify the means by subverting city zoning and Small Area Plan with this zoning change
- Changing zoning to allow the building a 74,640 SQFT on 1.3 AC is totally out of character with the intent of RB: medium density residential neighborhoods



# Sean Drumheller: Need for Memory Care

## Referencing “Strategic Plan on Aging, 2013-2017:

- By 2030, Alexandria 60+ population: 30,365
- 2009 median senior (2-person) household income: \$65,800 (far less than ~\$96,000/year costs for facility residents)
- Current senior independent living unit capacity:
  - 1024 available units = 568 low-income / 456 upper-income / 0 (zero) middle/moderate-income
- Current supportive care unit capacity – 908 total units, of which only 33 for low-income seniors
- Does occupancy contingency serve those in most need, or does this exacerbate the current inequities of care opportunities for seniors?



# Andy Krakowski: Need for Memory Care

- One thing we ALL agree on: we are very much in favor of having the proper nursing/memory care facilities to care for our Sr. citizens in need
- We just feel strongly that we need to approach this strategically:
  - What is the “real need” based on statistics, not on a perceived need?
  - What are the proper “beds” that will be needed in the next 3, 5, 10 years?
  - What is the ideal location to allow for “outdoor” activities and walks with loved ones
  - How do we ensure these facilities will care for all socio-economic levels within our community
- We are aware that our planners are discussing doing a “study” of the needs for Sr. long-term care to include the needs for affordable care



# Jan Turkevich: Deficiency in location

- One thing is not up for debate: This is a 1.3 Acre parcel of land that is triangular in shape
- While the building was “pushed back” on the current version, it had to be “angled” to fit on the lot
- None of our original concerns were addressed in this new version
- Current plan is going to the maximum FAR (.75) for an RB zone, however the ACTUAL gross square footage remains over 74,000 sq. ft.
- This will still be a massive structure when compared to other houses in the area



## Stan Gryskiewicz: Deficiency in location

- Question: Have independent studies been completed on the full impact of this structure upon the surrounding neighborhoods?
  - A traffic study: To-date, only the developer has offered one which assumes “few visitors” will come to this facility.
  - A water/sewer study: to understand the full impact of this large structure with underground parking on water runoff, and how will overload of the existing sewer pipes and infrastructure effect the surrounding community on all sides.
  - An emergency vehicle study: To understand the full impact of emergency vehicles’ access to the designed turnaround area.





# Jim Morrell: Deficiency in location

- **Parking**

- The existing Woodbine facility has already created a parking problem in the neighborhood.
- The developer is only allowing for 33 spaces to handle the 66 beds. This is the bare minimum required for this zone.
- This will further fill our neighborhood with cars, especially on Sundays and holidays.

- **Traffic**

- This section of King Street already heavily congested.
- City Council has already been working to improve safety and take cars off the road in this area.
- We're being asked to take developers word that this won't impact traffic or parking in the area.



# Matt Morris: Deficiency in location

- This building faces away from the existing Woodbine
- Required a 3<sup>rd</sup> driveway be added to the Woodbine complex
- It is a narrow driveway with a small turn around area
- Has the planning staff fully studied the impact of:
  - Truck access to include entry/exist requiring turn around areas at the back of the building
  - Fire truck access: Both coming and going – we don't believe this turn around will actually handle a 911 dispatch: both Fire truck and Ambulance
  - Safety of staff and visitors as they enter/leave the facility – solid fence will block views of the road when exiting

# Whitney Patton: Traffic

- Serving all life stages makes Alexandria attractive to current and prospective residents-***residential neighborhoods are a critical aspect***
- Developer's assumptions on traffic impact assumes no traffic issues today
- Cumulative effect of BRAC, Bike Lanes and inconsistent traffic calming make any additional traffic untenable.





# Shelby Olson: Deficiency in location

- Facility is inadequate for needs of Alzheimer's patients and families
- Triangular building shoved against parking lot, King Street and cemetery very limiting
  - Memory care patient are physically mobile—inside quarters are cramped
  - Leaves no open green space to “go for a walk” or peaceful family outdoor visits
  - Is very dangerous if patient gets out or “wanders”—busy street
  - Seems more like a “prison”—especially with developer assumption of few visitors
  - No surrounding amenities to visit on “good days” with families





## Michele Cook: Deficiency in location

- Experience in advocacy & caregiving for seniors.
- We support appropriate services meeting needs of seniors in best location.
- Industry support for project not specific to proposed development or location.
- Visits by families, friends of all ages lead to positive, normalizing experiences for all facility residents.
- No allowance for quiet outdoor space for visits by multi-generations in this location.
- Placing facility in such a location compromises quality of care.



# John Salmon: In Summary

- Kings Cloister: The City Council
  - Set vision and controlled process
  - Protected neighborhoods
  - Maintained residential character of King Street
- Woodbine expansion: The developer
  - Determined need and location
  - Demanded rezoning of residential tract for commercial use
  - Funded key determinative studies
- City Council should:
  - Reassert control of Alexandria City planning
  - Respect the petition of the community and reject this proposal



# Alina Eldred: In Summary

- We ALL support taking care of our Alexandrians, especially our senior population in need
- Our City needs to consider ALL of the serious implications of the developer's proposal and undertake research and analysis, including:
  - A Master Plan study to fully define "institutional use"
  - A Traffic and pedestrian safety study
  - A Sewer/Water runoff study
  - A Safety study for emergency vehicle and car access
- Our City should determine the need for all forms of senior care, especially affordable care, and determine *appropriately zoned* potential locations that fully meet this need
- This is not the right location



# Alan Harwood: In Summary

- “Sound Urban Planning”
  - Protect neighborhoods
  - Guide growth to appropriate areas
  - Be proactive in considering land use issues
  - Avoid, minimize, and mitigate' adverse impacts
- Commissioner Dunn stated:

*“We would be much better off if we had a situation where the Planning Commission and the staff determine the optimal place for such a facility, rather than having the location be a developer-driven decision”*





4 SOUTH ELEVATION

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# Rendering with House



This is how it will look vs. standard house in the area

# Rendering Consistent with House



4 SOUTH ELEVATION  
1/8"=1'

This is how it would need to look to "fit" with the residential area



# Michael Cook: In Summary

- Neighborhood of professionals with experience and caring for the needs of seniors
- Zoning issue, essentially involving request for rezoning to shoe horn a 75,000 square foot peg into a round hole that P & Z has previously concluded was appropriate for only three single family houses
- Number of unanswered questions, faulty assumptions, and blind acceptance of the developer's assertions
- For reasons stated by all of the speakers, Council should reject the request for rezoning and disapprove the project today, but under any circumstances, it should demand and obtain independent and credible answers to the crucial and unanswered questions raised before approving the project.
- Appreciate your thoughtful consideration and independent review





# **JEANNE HARLEY: CLOSING COMMENTS**

## Jackie Henderson

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**From:** j2harley@comcast.net  
**Sent:** Sunday, February 22, 2015 1:11 PM  
**To:** City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton  
**Subject:** Call.Click.Connect. #66443: Mayor, Vice Mayor, City Council Dear Mayor, Vice Mayor and Members of Ci

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 66443.

### Request Details:

- Name: Jeanne Harley
- Approximate Address: No Address Specified
- Phone Number: (703)684-0974
- Email: [j2harley@comcast.net](mailto:j2harley@comcast.net)
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Dear Mayor, Vice Mayor and Members of City Council. I am attaching a letter concerning my disappointment with yesterday's Woodbine rezoning.
- Attachment: [February 22 Jeanne Letter to Council.docx](#)
- Expected Response Date: Monday, March 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](mailto: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.

February 22, 2015

Dear Mayor Euille, Vice Mayor Silberberg and Members of City Council:

Words cannot convey the disappointment I felt yesterday with your decision on the Woodbine issue. Each Council member except Vice Mayor Silberberg chose the politically expedient road and the made the wrong decision when you voted for rezoning. Zoning is a promise made by the city to its citizens. You let the emotionally driven arguments sway your vote. But by doing that you ignored all that was troubling with this project. So many questions were never fully resolved regarding the building of this very large, out of character facility on this particular piece of property. You favored a private developer over two Alexandria neighborhoods. Alexandrians will get so little in return, the developer so much. It is doubtful that anyone will move to Alexandria because of this memory care facility, however people will be fearful about buying a home in a community where residential property can be rezoned to favor a developer.

Yes, you met with us and heard our arguments and listened to our concerns but they mostly fell on deaf ears. You gave half hearted challenges to staffs' explanations.

The way this process worked has left me very frustrated. Something has to change.

Your truly,  
Jeanne Harley

*Van Fleet  
Public Discussion Period  
2-21-15*

For over a year, the Old Town community has been suggesting the use of barges on the Potomac River (rather than trucks on our historic streets) to haul out the debris and contaminated soil from each of the four projected development sites on the waterfront. Many months ago, prior to the issuance of any Development Special Use Permits (DSUPs), an alternative river haul route by barge was proposed by citizens. The City's initial response was that the barge alternative would indeed be discussed and considered before any concrete decisions regarding haul routes were made. However, this did not come to pass. It was not until the developer Carr held its citizen on-site briefing for its 120 room hotel, did we learn that Carr had not considered and would not consider the use of barges as a haul route. In effect, has the City once again misled its citizens, or shall we just chalk this up to another incompetent bureaucratic fiasco?

A few months ago, at the urging of the citizens, you Mr. Mayor appointed an Ad Hoc Waterfront Monitoring Group to provide a forum in which the citizens could register their complaints and concerns about the construction at all of the projected sites on the waterfront. From the beginning, I have stated in print and in person before the City Council that the Ad Hoc group should not just "monitor," but it should be a proactive body to provide the Council timely and important advice on all facets of construction on Old Town's waterfront. That's not the case. That suggestion was not accepted by you Mr. Mayor. Hence, what this has led to is that the Director of Transportation and Environmental Services (T&ES) is acting as a sole decision maker and the filter of information to the City Council. In fact, the Director of T&ES stated during the last meeting of this body that the citizen members of the Ad Hoc group are not appointed to advise the City Council, but only to relay information to the affected community.

The City Attorney has also jumped on this particular "band wagon," and has actually refused to allow his staff to discuss this matter in open meetings with the monitoring group. In a letter to me as president of Old Town Civic Association, he stated that he did not work for the citizens, but only for the Mayor and City Council for whom he must observe "attorney client



*EXCEPT*  
confidentially," which implies that the Ad Hoc group's interests are adversarial to the Mayor and City Council. Thus, this group is essentially a waste of time for both the Citizen Members and City Staff, since it is the job of the City Staff to keep the citizens informed, (or so I have been told). In this particular situation, "Ad Hoc" really means "Nihil Curantes," (Pay no Attention).

To date, only one of four commercial development sites that have been approved is the Carr hotel. No decision has been made by the Director of T&ES as to any haul routes for the hotel, or for any of the other three developments. Section 5-2-27 of the City Code states that the Director of T&ES is: "authorized to issue permits to haul such materials, supplies or equipment over the streets within the City, subject to such conditions and restrictions specifying the time and route for such hauling, and such addition conditions and restrictions, as the Director may deem appropriate to promote traffic safety and to minimize disruption to established residential, commercial, institutional and other areas in the City".

I spelled all this out to the T&ES Director at the last meeting. I also stated that he cannot continue to say that barges won't be considered, just because a DSUP has been issued on the Carr property. The fact is that no haul routes have been designated as of this date, therefore when that discussion does actually take place, barges need to be included as one of the alternative haul routes. Getting a Federal permit for barging is necessary, but not difficult. The Potomac River Boat Company sails on the river at very regular intervals and we just finished a two month operation dredging our shore using barges to haul away the debris. Anything short of considering every available option is a total miscarriage of justice, and once again, a shameful and telling indicator of no real representation of citizen's interests and concerns by any appointed or elected body.

Testimony before Alexandria City Council  
Memory Care Center  
February 20, 2015

Mayor Euille, Members of Council, good morning.

I live at 426 Timberbranch Parkway. I have been a voting resident of Alexandria for over 50 years.

The Memory Care Center that we are discussing this morning *is* in my backyard. I can see the rear of Woodbine Nursing Home from my kitchen window, and I can see the lot where the Memory Care Center will stand.

And I am here to support this effort. We must build this Center.

When I married and moved to Alexandria, I didn't much like the town, and I said quite clearly that I wouldn't want to raise my children here. In those days people here lived in little cliques and seemed to treasure their histories more than their futures.

But Alexandria has changed. It has become a city where most people care about each other more than they do about facades. It has become a city where people and their leaders are willing to engage in the tough issues and make hard decisions. It is the kind of city that should be welcoming the Memory Care Center, because our neighbors need help.

The location for this center (in my backyard) is a good one. King Street provides easy and ample access. The neighbors—Ivy Hill, Woodbine, the churches, and we few families—are a pretty quiet bunch. We won't disturb the Center residents, and—aside from the bulldozers and the jackhammers needed to get the building up—they won't disturb us.

I understand people's discomfort with change. I urge the City and the property owner to do whatever they can to assuage that discomfort. But Alexandria needs these beds to support our aging population. It is the right thing to do.

And, contrary to the fears that some have expressed, I believe that my property values are supported in part by the very fact that this town is a forward-looking, caring community. Please give the Center the go-ahead.

Kitty Porterfield  
426 Timberbranch Pky.  
Alexandria, VA 22302  
703.548.1450  
kbporterfield@comcast.net

## **Testimony of Jane King Regarding the Alexandria Memory Care Center, February 21, 2015**

My name is Jane King, and I'm a member of the Commission on Aging. As chair of the Commission during the development of the Strategic Plan on Aging, I want to emphasize its importance in the context of increasing the availability of state-of-the-art memory care in Alexandria.

The plan was approved by the City Council unanimously, and its vision states that "Residents choose to stay in Alexandria as they age because it is a livable community for all ages." In public forums with older Alexandrians, held to assess their needs prior to crafting the strategic plan, participants suggested that "the Department of Aging and Adult Services work with developers and planners to ensure that continuing care communities, assisted living and affordable rentals are built for seniors and persons with disabilities." This is the role in which the Commission ably serves. Because the Memory Care Center is an important implementation of the goals of the plan, the Commission on Aging, at its December 2014 meeting, voted unanimously (with two abstentions due to conflicts of interest) to support the development of the Alexandria Memory Care Center.

The statistics are telling. The American Community Survey of 2013 estimates that 1,714 Alexandria residents are 85 or over; 3,899 are 75 to 84; and 7,860 are 65 to 74. The Planning Department's analysis of the Survey also notes that there will be significant increases in these numbers in this decade and the next two.

The 2013 report by the Alzheimer's Association states that one in nine over 65 has the disease; one-third of those 85 and over are diagnosed with the disease. The report also states that Alzheimer's is underdiagnosed: the statistics understate the numbers. The dimension of this frightening disease for Alexandria is troubling, as numbers of residents could exceed 1,500—and that does not include those with other dementias.

It's important to note that the Memory Care Center will be state-of-the art for the care of those with Alzheimer's disease and other dementias. The design is by Perkins/Eastman, which has written, in collaboration with the Alzheimer's Association, the report, "Optimal Living Space for People with Alzheimer's Disease and Related Dementias."

The Perkins/Eastman design protects the dignity of residents and promotes their maximum possible independence. It will support creation of a homelike environment that maximizes the remaining strengths of residents with cognitive impairments. This approach will be supported by creating small group environments that encourage development of relationships--with residents, their families and caregivers--and with participation by all. The model is based on social care, rather than the more impersonal medical model, thus removing barriers to social engagement. Pods with 11 residents in each of six pods establish the sense of a household, with a living room, dining room and kitchen accessible to residents. The pods support quiet activities in smaller groups, which are less confusing to people with dementia. Residents will have access to safe outdoor space in two locations on the property, with one enclosed, secure garden at the front of the building and one toward the rear.

AARP Virginia also supports the development of the Memory Care Center. A letter to the mayor and City Council, signed by Bill Kallio, the state director, and Bob Blancato, the president of AARP Virginia, states that, "We believe that the Center is a much needed step toward providing opportunities for Alexandria's seniors to have essential care and housing within the City and for Alexandria's families to have their loved ones living nearby."

Thank you for your consideration of the views of the Commission on Aging and AARP.





January 7, 2015

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

Dear Sir or Madam:

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

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

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

Sincerely,

Bill Kallio  
State Director  
AARP Virginia

Bob Blancato  
State President  
AARP Virginia

## Jackie Henderson

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**From:** Dak Hardwick <dakhardwick@gmail.com>  
**Sent:** Saturday, February 21, 2015 6:27 AM  
**To:** William Euille; Allison Silberberg; Del Pepper; Timothy Lovain; Paul Smedberg; Justin Wilson; John Chapman  
**Cc:** Jackie Henderson  
**Subject:** Support for Alexandria Memory Care

Mayor Euille and Members of the Alexandria City Council -

I write to you this morning regarding docket item #9, the Alexandria Memory Care project. For the purposes of this email, I am writing to you in an individual capacity and not on behalf of any organization. The following represents my own view.

I understand you have heard from a variety of supporters and opponents about the project, with supporters highlighting the growth in the senior population (and the need to provide memory care facilities for our seniors) and opponents noting impacts to the surrounding neighborhood. While I greatly respect the views of the surrounding community, given the current institutional uses that already exist in the area, **I would strongly urge all of you to support Alexandria Memory Care.**

In addressing the site in specific, Alexandria Memory Care has worked over the past two years to mitigate a variety of concerns. It has reduced the size of the facility (and the number of available beds) and the building is oriented to maximize open space and preserve existing tree canopy as best as possible. Even though some existing trees will need to be removed, the provision of additional tree landscaping along King Street and on the existing Woodbine property are important additions. Moreover, the provision of a below grade garage is an important feature that reduces the impact on the property and maximizes open space. In all, the applicant has been engaged in good faith efforts to address concerns and done an admirable job.

Dementia and Alzheimer's Disease are modern day scourges. I have been witness to Alzheimer's up close and it is one of the most heartbreaking diseases you can ever imagine. We have reached an era with dementia and Alzheimer's where professional care is required to help patients and families cope with the impacts of the disease, but the lack of critical facilities to assist patients in a manner that provides them dignity is a tremendous challenge. Facilities like Alexandria Memory Care are needed to care for these patients - and we will never have enough.

Today, you have the opportunity to provide memory-challenged patients, who are some of the most vulnerable in our society, an opportunity to face their disease with dignity. You have the opportunity to give families hope that their loved ones will be cared for in a thoughtful, professional manner. You have the opportunity to provide beds for financially disadvantaged patients and families, who will need care regardless of their financial condition. You have the opportunity to have an important healthcare facility, one that will serve our entire community, be located in Alexandria. And finally, you have an opportunity to give a voice to patients that, frankly, may no longer be able to speak for themselves.

I ask you all to approve the Alexandria Memory Care facility today - for patients, families and the entire Alexandria community.

Thank you for your consideration.

Best regards,

Dak Hardwick  
5181 Brawner Place

**Dak Hardwick**  
Mobile: 571-215-3008  
[dakhardwick@gmail.com](mailto:dakhardwick@gmail.com)  
Twitter: @DakHardwick



## Jackie Henderson

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**From:** Puskar, M. Catharine <cpuskar@thelandlawyers.com>  
**Sent:** Friday, February 20, 2015 10:07 PM  
**To:** William Euille; Allison Silberberg; Justin Wilson; Paul Smedberg; delpepper@aol.com; Tim Lovain (tim@capitolstrategies.com); John Chapman  
**Cc:** Jackie Henderson  
**Subject:** FW: Memory Care Facility

All,

Please see below.

Cathy

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

**From:** Krista Depeyrot [<mailto:kdepeyrot@comcast.net>]  
**Sent:** Friday, February 20, 2015 9:57 PM  
**To:** Puskar, M. Catharine  
**Subject:** Memory Care Facility

Dear Cathy,

I am writing to you to let you know that I fully support the Memory Care facility that is proposed on King Street. I am discouraged by the fact that I will not be able to attend the meeting in support of the project on Saturday February 21st, as I will be working at my business in Del Ray. My husband is also unable to attend, as he is away dealing with his mother who is ill in France. Please speak on my behalf- in no way does our absence take away from our immense support of the project.

We truly believe that it is necessary to have the services available and accessible to our Alexandria community. I have heard it said by the group who is in opposition that they are in support of elder care. Unfortunately, that is short cited given that many who develop dementia are not elderly. This is a need that is real, sometimes affecting people as young as forties or fifties with early onset dementia. My own father showed signs in his late fifties, with no physical reasons whatsoever, such as diabetes. By the age of 70 he was dead. I

If we do not build a facility in Alexandria City, families are unable to bring a parent nearby to keep them close at hand without having to possibly uproot their own families in order to be near services that are currently offered in counties nearby. What kind of a city are we if we do not meet the needs of our own community? I was particularly saddened to hear one speaker at the last meeting state that she drives all over Northern Virginia for doctors appointments, why could those with family members suffering with dementia do the same? Clearly, this is not someone who has had the stress of dealing with a loved one who no longer remembers them, who needs to continue to work, and live their lives in addition to taking care of and ultimately find a safe environment for the dementia patient. Adding the stress of traveling adds to the enormity of the situation and is far too much to ask. This care center is important to have accessible to our vibrant community, just as having a hospital, libraries, preschools and senior centers serve the entire community at large. The center will be well placed near Woodbine, not far from the metro and other transportation services. In my experience, which sadly is firsthand, memory care facilities are attractive, quiet places. I have to say that in all of my visits over the last three years, I never heard a siren, or saw much activity outside of the home. It is my belief that our community will be well served to have the proposed facility come to fruition.

Sincerely,



Krista Depeyrot

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.

## Jackie Henderson

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**From:** Stephanie Clayton <stephanieannclayton@gmail.com>  
**Sent:** Friday, February 20, 2015 8:49 PM  
**To:** Jackie.henderson@alexandriava.gov  
**Subject:** Fwd: Please approve the Alexandria Memory Care Center

Re-sending this email. This time with my signature at the bottom, for the record.

Sent from my iPhone

Begin forwarded message:

**From:** Stephanie Clayton <[stephanieannclayton@gmail.com](mailto:stephanieannclayton@gmail.com)>  
**Date:** February 20, 2015 at 5:20:34 PM EST  
**To:** [Jackie.henderson@alexandriava.gov](mailto:Jackie.henderson@alexandriava.gov)  
**Subject:** Please approve the Alexandria Memory Care Center

Dear Mayor Euille and Members of Council,

I am writing today in support of the proposed Alexandria Memory Care Center. In my opinion the proposed center offers a much needed service to our community -- a community whose need for senior living facilities will only increase significantly in the near future as baby boomers begin to require senior housing options. It is my belief that senior living communities are noticeably underrepresented in our city. Our city should be doing all we can to enable our senior residents, many of them lifelong Alexandrians, to remain close to home and loved ones as they age, and when the time comes that they need senior resident care.

I was born here, and I grew up in the Alexandria Public Schools. I own my home in Alexandria and have lived in this city for 39 of my 47 years. Most of my closest childhood friends are still living in Alexandria and are still my closest friends. So it is my hope to be able to eventually spend my "twilight years" in the city I love, close to the people I love, and where I have lived almost my entire life.

Over the past few months I have experienced first-hand, watching my beloved in-laws go through the transition of moving from independent retirement living into assisted living, and then into nursing care. My mother-in-law, who passed in December, suffered from Parkinson's disease for 18 years, and in her final year began to decline mentally as well as physically. She was very fortunate to be surrounded by 6 grown children and her husband of 60 years who were all on hand to help her, but she still required specialized care within a resident nursing care facility.

Watching her made me take a first sober look at my own future self. I hope to age gracefully and with good health, but like everyone, I will eventually need help, and it made me wonder what I will face when that time comes for me. I have no children of my own, my one sister lives out of town, and my spouse is considerably older than me. He could certainly out-live me of course! Who knows what the future will bring. But it's also quite likely that I will find myself solo and looking for a senior living community to help me when I need it. Since my "family" will be my community of life-long Alexandria friends, it only makes sense that I will want to be able to remain here in Alexandria.

My parents have also called Alexandria home since the 1960's, and they are just beginning to see their friends relocating to retirement communities. Many of their peers have spent years on waiting lists to be able to get into one of the very few retirement communities the city now has. I know they hope to be able to stay in Alexandria too.

I guess this email is my long and rambling way of saying that to me approving the development of the Alexandria Memory Care Center is a total no-brainer. Our community and can only benefit greatly from creating more living options for our seniors. Keeping our lifelong Alexandrians in Alexandria is a good thing, and the RIGHT THING to do.

Kindest regards,

Stephanie Clayton  
5333 Thayer Avenue  
Alexandria, VA 22304

## Jackie Henderson

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**From:** Puskar, M. Catharine <cpuskar@thelandlawyers.com>  
**Sent:** Friday, February 20, 2015 8:23 PM  
**To:** William Eulle; Allison Silberberg; Justin Wilson; Paul Smedberg; delpepper@aol.com; Tim Lovain (tim@capitolstrategies.com); John Chapman  
**Cc:** Jackie Henderson  
**Subject:** FW: Support signatures for Alexandria Memory Care Center  
**Attachments:** Scanned from a Xerox Multifunction Device.pdf; ATT00001.txt

Jackie has probably (hopefully!) gone home for the day, so I thought I would forward these additional signatures in support to you directly. Thanks.

Cathy

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

**From:** Donna Shaw [mailto:[dshaw@woodbinerehab.com](mailto:dshaw@woodbinerehab.com)]  
**Sent:** Friday, February 20, 2015 7:51 PM  
**To:** [Jackie.henderson@alexandriava.gov](mailto:Jackie.henderson@alexandriava.gov)  
**Cc:** Puskar, M. Catharine  
**Subject:** Support signatures for Alexandria Memory Care Center

Jackie,

If you could please pass these signatures along to the Mayor and City Council Members in advance of tomorrow's meeting.

Thank you and have a nice evening.

Donna Shaw  
Woodbine Administrator

**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.

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## 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 Planning Commission and City Council to approve this project. The Alexandria Commission on Aging, Affordable Housing Committee and City Planning & Zoning Staff have stated their support for the project. 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 Alexandria Memory Care Center will be located among other existing institutional uses along King Street, and between the existing Woodbine Rehabilitation & Healthcare Center and Ivy Hill Cemetery. The site has been thoughtfully designed to mitigate impacts on the adjacent neighborhood and the building will incorporate high quality architecture and materials. Although the Applicant is requesting a rezoning, the current site design meets the parking, front setback, open space, and height requirements of the existing single family residential zone and will produce minimal traffic.

NAME	ADDRESS	SIGNATURE	DATE
Betty Wilkins	1100 Quaker Hill Dr	Betty Wilkins	2/20/15
Loyd H. Holder	110 E. Spring St.	Loyd H. Holder	2-20-15
Wendell W. Roberts	86 N. Gordon St.	Wendell W. Roberts	2/20/15
Gregory Easley	2821 PARKVIEW DR.	Gregory Easley	2/20/15
Melanie Baker	820 Madison St	Melanie Baker	2/20/15
Linda Bland	814 Madison St #101	Linda Bland	2/20/15
De'Andre Bland	814 Madison St #101	De'Andre Bland	2/20/15
Arthur Miller Jr.	101 South Hudson St.	Arthur Miller Jr.	2/20/15
John Brown	810 Madison St #2204	John Brown	2-20-15
MARY HOWELL	431-S-Columbus St ALEX VA	Mary Howell	2-20-15
JOHN SMITH	507 SOUTH COLUMBUS	John Smith	2/20/15
John Smith	631 E. 1/2 St.	John Smith	2/20/15
John Smith	655 Huntington Rd	John Smith	2-20-15
MATT BARR	1109 POWHATAN ST	Matt Barr	2/20/15
Brandi Vansickle	1400 S Joyce St Arlington	Brandi Vansickle	2/20/15
Monella Field	232 Westwood Dr Alex VA	Monella Field	2/20/15
Veronica Pace	3-13 GUNSON Rd	Veronica Pace	2/20/15
Darnell Williams	110 S Sentinel St	Darnell Williams	2/20/15

## Jackie Henderson

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**From:** Stephanie Clayton <stephanieannclayton@gmail.com>  
**Sent:** Friday, February 20, 2015 5:21 PM  
**To:** Jackie Henderson  
**Subject:** Please approve the Alexandria Memory Care Center

Dear Mayor Euille and Members of Council,

I am writing today in support of the proposed Alexandria Memory Care Center. In my opinion the proposed center offers a much needed service to our community -- a community whose need for senior living facilities will only increase significantly in the near future as baby boomers begin to require senior housing options. It is my belief that senior living communities are noticeably underrepresented in our city. Our city should be doing all we can to enable our senior residents, many of them lifelong Alexandrians, to remain close to home and loved ones as they age, and when the time comes that they need senior resident care.

I was born here, and I grew up in the Alexandria Public Schools. I own my home in Alexandria and have lived in this city for 39 of my 47 years. Most of my closest childhood friends are still living in Alexandria and are still my closest friends. So it is my hope to be able to eventually spend my "twilight years" in the city I love, close to the people I love, and where I have lived almost my entire life.

Over the past few months I have experienced first-hand, watching my beloved in-laws go through the transition of moving from independent retirement living into assisted living, and then into nursing care. My mother-in-law, who passed in December, suffered from Parkinson's disease for 18 years, and in her final year began to decline mentally as well as physically. She was very fortunate to be surrounded by 6 grown children and her husband of 60 years who were all on hand to help her, but she still required specialized care within a resident nursing care facility.

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I guess this email is my long and rambling way of saying that to me approving the development of the Alexandria Memory Care Center is a total no-brainer. Our community and can only benefit greatly from creating more living options for our seniors. Keeping our lifelong Alexandrians in Alexandria is a good thing, and the RIGHT THING to do.

## Jackie Henderson

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**From:** Donna Shaw <dshaw@woodbinerehab.com>  
**Sent:** Friday, February 20, 2015 4:58 PM  
**To:** Jackie Henderson  
**Cc:** Puskar, M. Catharine (cpuskar@thelandlawyers.com)  
**Subject:** Letters of support for the Alexandria Memory Care Center  
**Attachments:** Support of Alexandria Memory Care Center L.Prince 2.20.2015.pdf; J. Burgess Letter of Support 2.2015.pdf; Letter of Support for AMCC R. Oswald.pdf; Support Letter for A.M.C.C. V. Oswald.pdf

Jackie,

Good evening. Could you please forward these letters to the Mayor and the Council Members in advance of the council meeting tomorrow?

Thank you,

DONNA J. H. SHAW, ADMINISTRATOR  
WOODBINE REHAB AND HEALTHCARE  
DIRECT: 703.837.6501 | MAIN: 703.836.8838 | FAX: 703.535.7118 | [DSHAW@WOODBINEREHAB.COM](mailto:DSHAW@WOODBINEREHAB.COM)  
2729 KING STREET | ALEXANDRIA, VIRGINIA 22302 | [WWW.WOODBINEREHAB.COM](http://WWW.WOODBINEREHAB.COM)





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

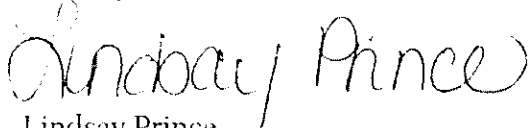
February 20, 2015

Dear Sir or Madam:

I am a resident of the City of Alexandria and the Rehab director at Woodbine Rehab. I see every day families that are struggling with family members suffering for Alzheimer's and Dementia. The growing population is proof that this facility is needed and the location proposed next to Woodbine is ideal for the City for accessibility to all Alexandrians both by walking and public transportation.

I support the proposed Alexandria Memory Care Center in the current location. I urge each of the city council and the Mayor to vote in favor of this proposal.

Thank you,

A handwritten signature in black ink that reads "Lindsay Prince". The signature is written in a cursive, flowing style.

Lindsay Prince  
4628 Knight Place  
Alexandria, VA  
22311

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

February 20, 2015

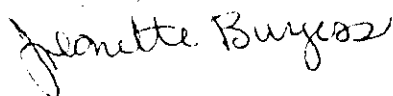
Dear Sir or Madam:

I have been a resident of the City of Alexandria for 56 years. I have been working as a Certified Nursing Assistant at Woodbine Rehab for 35 years. I have cared for and have witnessed many of my fellow Alexandrians come to Woodbine for care and go home. I have witnessed many of them needing to be cared for in a nursing facility and many who need Alzheimer's and Dementia Care.

Many of my fellow Alexandrians that are family, neighbors and friends, have signed petitions in FULL SUPPORT of the Alexandria Memory Care center. My family, friends and neighbors do not want to leave the city if they need this type of care; they want to stay right here in our own city. Woodbine has been easily accessible to me and many others due to the location. Allowing the Alexandria Memory Care Center to be built next door to Woodbine could not be more ideal for all Alexandria residents.

Thank you in advance and urge each of you to vote for this proposed facility.

Thank you,

A handwritten signature in cursive script that reads "Jeannette Burgess".

Jeannette Burgess  
112 South Jenkins Street  
Alexandria, Virginia 22304

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

February 20, 2015

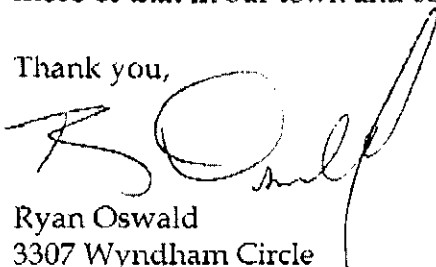
Dear Sir or Madam:

As a resident of the City of Alexandria, having a family of my own and parents that are aging, I fully understand the growing needs facing the families of Alexandria in regard for caring for members of our community that suffer with Alzheimer's and Dementia.

I fully support the proposed Alexandria Memory Care Center and the current location due to the accessibility to all residents of Alexandria both by public transport and the ability to walk from the surrounding neighborhoods to visit their loved one. I urge each and every member of the city council and the Mayor to vote in favor of this proposal. This is exactly what the City has proposed in the "Alexandria Aging Strategic Plan, The Alexandria of Our Future, A Livable Community for All Ages".

Woodbine has been a supporter of the Alexandria Little League and intergenerational activities with the young and aged in the community - what a great opportunity to see more of that in our town and continue what is already working.

Thank you,

A handwritten signature in black ink, appearing to read "Ryan Oswald", is written over the typed name and address.

Ryan Oswald  
3307 Wyndham Circle  
Unit 3157  
Alexandria, VA 22302

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

February 20, 2015

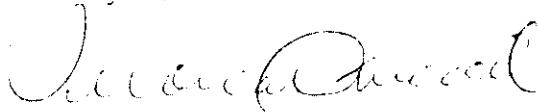
Dear Sir or Madam:

As a resident of the City of Alexandria and a nurse, I fully understand the growing needs facing the families of Alexandria in regard for caring for members of our family that suffer with Alzheimer's and Dementia.

I fully support the proposed Alexandria Memory Care Center and the current location due to the accessibility to all residents of Alexandria both by public transport and the ability to walk from the surrounding neighborhoods to visit their loved one. I urge each and every member of the city council and the Mayor to vote in favor of this proposal. This is exactly what the City has proposed in the "Alexandria Aging Strategic Plan, The Alexandria of Our Future, A Livable Community for All Ages".

Woodbine has been a supporter of the Alexandria Little League and intergenerational activities with the young and aged in the community - what a great opportunity to see more of that in our town and continue what is already working.

Thank you,

A handwritten signature in cursive script, appearing to read "Veronica Oswald".

Veronica Oswald  
3307 Wyndham Circle  
Unit 3157  
Alexandria VA 22302



## **Jackie Henderson**

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**From:** Anne Karoly <kam19340@gmail.com>  
**Sent:** Friday, February 20, 2015 3:22 PM  
**To:** Jackie Henderson; wpharris@comcast.net  
**Subject:** Proposed Memory Care Center - In Support

Hello:  
I'm writing in favor of the proposed Memory Care Center in Alexandria. My 85 year old mother (with dementia) lives with me. At this time, she attends the Alexandria Adult Day Care Center and is getting excellent care there. In the future if she needs more care it would be good to know that there is a place in our neighborhood for elderly such as my mother. From the perspective of a primary caregiver this is a win-win situation for the community.

Thank you for your consideration of this important needed for our community.

All the Best,  
Anne Karoly  
3534 Gunston Road  
Alexandria VA 22302

## Jackie Henderson

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**From:** Skip Maginniss <[smaginniss@mdnarch.com](mailto:smaginniss@mdnarch.com)>  
**Sent:** Friday, February 20, 2015 2:53 PM  
**To:** Jackie Henderson  
**Subject:** Docket item #9 case - Rez 2014-0009 and DSUP 2012-0015

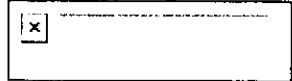
Members of Council,

I am writing to urge your unanimous support of the rezoning and DSUP application for the Woodbine Memory Care Facility. The reasons for approving this case are clearly articulated in the application. As a resident in nearby Rosement, and a design professional working in Alexandria, I believe the facility is a logical land-use choice for this site and improves the streetscape on this portion of King Street, while expanding the availability of much-needed facilities for the aging within the City.

Looking more broadly at the process this application has taken, I would also request that Council carefully reflect on the extraordinary effort required to move a project through the entitlement process. Is the the substantial time and resources - by the applicant and the City - commensurate with the amount of due-diligence and community input necessary to reasonably protect the interests of the City and its citizens? Are provisions such as the one that allows only 20% of the neighbors within 300 feet to require a supermajority of the Council tantamount to giving veto power to a minority of of the community?

Sincerely,

H. (Skip) Maginniss, AIA, LEED BD+C



209 Commerce Street  
Alexandria, VA 22314  
ph 703.548.0460 fax 703.549.3324  
[www.mdnarch.com](http://www.mdnarch.com) [Smaginniss@mdnarch.com](mailto:Smaginniss@mdnarch.com)

Want a signature like mine? [CLICK HERE](#).