

Additional Materials

DSUP2013-0001

Gateway @ King & Beauregard



**FAIRLINGTON CITIZENS ASSOCIATION  
P. O. BOX 6182  
ARLINGTON, VIRGINIA 22206**

October 21, 2015

Members of the City Council  
City of Alexandria  
301 King Street, Room 2100  
Alexandria, VA 22314

Dear Members of the City Council:

The Executive Board of the Fairlington Citizens Association (FCA) supports the application for a Development Special Use Permit for 4600 King Street – Gateway at King and Beauregard. FCA represents the residents of North and South Fairlington, including the portion of Fairlington along S. Columbus Street that lies within the City of Alexandria. Fairlington sits diagonally across from the site of the proposed development. Although we have some concerns about the potential impact of traffic in the area, we believe that the proposed development will provide an overall benefit to the community.

Over the past couple of years representatives of Abramson Properties have conducted three briefings for residents of Fairlington on the plans for the Gateway development. They have responded to all of our requests for information. At a briefing on the proposed project for our residents in September, an informal survey of residents attending the meeting suggested widespread support for the broad outlines of the development. Benefits include the elimination of the somewhat run-down shopping strip at the intersection of King and Beauregard, access to a large grocery store and other quality retail stores, and improvement of the vacant site of the old Jefferson Hospital.

Of course, we are concerned about the increased traffic that will result from the new development. We particularly urge the City and Abramson Properties to pursue a timetable for development that will appropriately line the Gateway schedule up with the City's plans for the widening of King Street and the improvement of the King and Beauregard intersection. We also encourage Abramson and the City to aggressively promote public transit to Gateway residents. Fairlington residents have also expressed a desire to see additional green space within the development.

We believe that the general plans for the Gateway development will provide an improvement over the existing use of the property without significantly adversely affecting Fairlington.

Sincerely,

A handwritten signature in black ink, appearing to read "Guy Land".

Guy Land  
President

October 30, 2015

Chairwoman Lyman and Members of City Planning Commission  
City of Alexandria  
301 King Street  
Alexandria, VA 22314

Re: The Gateway at King and Beauregard

Chairwoman Lyman and Members of City Planning Commission,

I am writing to you as a member of a coalition of housing advocates, nonprofit housing providers and human service organizations who provide shelter, housing and support services to low-income residents in the City of Alexandria. We would like to take this opportunity to offer our support for The Gateway at King and Beauregard project (The Gateway) that you will hear at your November 5, 2015 meeting. This project creates 74 new units of housing affordable to low and moderate income families.

The 74 units will serve a range of incomes, with half of the units targeting households at or below 50 percent of area median income. Given the significant loss of market rate housing over the past 15 years, and the demand for affordable units that was identified during the Beauregard small area planning process, this project will provide much needed housing for the City of Alexandria within a new vibrant community.

The project meets many of the objectives identified in the City's Housing Master Plan. Specifically, the project is a partnership between a for-profit and nonprofit developer (Principle 3); it creates a new mixed income/mixed use community in the City (Principle 5); and with the planned West End Transitway, it provides location-efficient affordable housing (Principle 4).

This development has been endorsed by the City's Housing Affordability Advisory Committee (AHAAC), as well as the civic associations surrounding the site. I believe this project advances the City's goal identified in the Housing Master Plan of creating or preserving 2,000 new units of affordable housing before 2025. This proposal utilizes the City's zoning authority along with the financial tools at its disposal to create a new mixed use community that provides a diversity of housing opportunities. I urge you to support the staff recommendation and approve this project at your November 5, 2015 meeting.

Sincerely,

Michelle Krockner

691 W. Glebe Road  
Alexandria, VA 22305

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**From:** Maya Contreras  
**Sent:** Friday, October 30, 2015 12:25 PM  
**To:** Kendra Jacobs; Kristen Walentisch  
**Cc:** Ryan Price  
**Subject:** FW: DSUP 2013-001 The Gateway at King & Beauregard – 4600 King Street

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

FYI

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**From:** Salena Zellers [[mailto:salena\\_zellers@yahoo.com](mailto:salena_zellers@yahoo.com)]  
**Sent:** Friday, October 30, 2015 12:23 PM  
**To:** PlanComm; Karl Moritz; Robert Kerns; Maya Contreras; Ryan Price  
**Subject:** DSUP 2013-001 The Gateway at King & Beauregard – 4600 King Street

DOCKET ITEM #10  
Master Plan Amendment #2015-0001  
Rezoning #2015-0001 Development  
Special Use Permit #2013-0001 TMP  
Special Use Permit #2015-00002

Chairwoman Lyman and Members of City Planning Commission,

My name is Salena Zellers. I am an ARHA Board Commissioner and have been very involved in the planning for low income and affordable housing in my neighborhood, Braddock East. I am not writing on behalf of ARHA, I am writing as a citizen who is concerned about the need affordable housing in Alexandria.

By way of this email, I offer my support for The Gateway at King and Beauregard project that you will hear at your November 5, 2015 meeting. This project creates 74 new units of housing affordable to low and moderate income families, with half of the units targeting households at or below 50 percent of area median income.

Given the significant loss of market rate housing over the past 15 years, and the demand for affordable units that was identified during the Beauregard small area planning process, this project will provide much needed housing for the City of Alexandria within a new vibrant community.

The project meets many of the objectives identified in the City's Housing Master Plan. Specifically, the project is a partnership between a for-profit and nonprofit developer (Principle 3); it creates a new mixed income/mixed use community in the City (Principle 5); and with the planned West End Transitway, it provides location-efficient affordable housing (Principle 4).

This project advances the City's goal identified in the Housing Master Plan of creating or preserving 2,000 new units of affordable housing before 2025.

I sincerely urge you to support the staff recommendation and approve this project at your November 5, 2015 meeting.

Sincerely,

Salena Zellers



# Carpenter's Shelter

At the Hubert N. Hoffman, Jr. Center for Homeless Families

930 North Henry Street  
Alexandria, VA 22314  
(703) 548-7500  
(703) 548-3167 FAX  
[www.carpentersshelter.org](http://www.carpentersshelter.org)  
United Way #8228/ CFC #87293

## Board of Directors

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Tim O'Hara  
David Speck  
Neil Gillespie

Shannon Steene  
Executive Director

November 3, 2015

Chairwoman Lyman and Members of City Planning Commission  
City of Alexandria  
301 King Street  
Alexandria, VA 22314

Re: The Gateway at King and Beauregard

Chairwoman Lyman and Members of City Planning Commission,

I write to you on behalf of Carpenter's Shelter, which is active in a coalition of housing advocates, nonprofit housing providers and human service organizations who provide shelter, housing and support services to low-income residents in the City of Alexandria. We would like to take this opportunity to offer our support for The Gateway at King and Beauregard project (The Gateway) that you will hear at your November 5, 2015 meeting. This project creates 74 new units of housing affordable to low and moderate income families.

The 74 units will serve a range of incomes, with half of the units targeting households at or below 50 percent of area median income. Given the significant loss of market rate housing over the past 15 years, and the demand for affordable units identified during the Beauregard small area planning process, this project provides much needed housing for the City within a new vibrant community.

The project meets many of the objectives identified in the City's Housing Master Plan. Specifically, the project is a partnership between a for-profit and nonprofit developer (Principle 3); it creates a new mixed income/mixed use community in the City (Principle 5); and with the planned West End Transitway, it provides location-efficient affordable housing (Principle 4).

This development has been endorsed by the City's Housing Affordability Advisory Committee (AHAAC), as well as the civic associations surrounding the site. We believe this project advances the City's goal identified in the Housing Master Plan of creating or preserving 2,000 new units of affordable housing before 2025. This proposal utilizes the City's zoning authority along with the financial tools at its disposal to create a new mixed use community that provides a diversity of housing opportunities. We urge you to support the staff recommendation and approve this project at your November 5, 2015 meeting.

Sincerely,

Shannon Steene  
Executive Director

Thank you.



# ALIVE!

*Alexandrians Involved Ecumenically*

**Diane L. Charles,  
Executive Director**

**Food**

**Furniture**

**Housewares**

**Last Saturday Food**

**ALIVE! House Shelter**

**Child Development Center**

**Family Emergency Program**

*Agudas Achaim Congregation*

*Alexandria Church of the Nazarene*

*Alfred Street Baptist Church*

*Beth El Hebrew Congregation*

*Beverly Hills Community United*

*Methodist Church*

*Blessed Sacrament Catholic Community*

*Christ Episcopal Church*

*Church of St. Clement*

*Church of the Resurrection*

*Church of God and Saints 16th Tabernacle*

*Commonwealth Baptist Church*

*Community Praise Center*

*Convergence: A Creative Community of*

*Faith*

*Del Ray United Methodist Church*

*Downtown Baptist Church*

*Ebenezer Baptist Church*

*Emmanuel Episcopal Church*

*Fairlington Presbyterian Church*

*Fairlington United Methodist Church*

*First Agape Church*

*First Baptist Church of Alexandria*

*First Christian Church*

*First Church of Christ, Scientist*

*Good Shepherd Lutheran Church*

*Grace Episcopal Church*

*Immanuel Church-on-the-Hill*

*Meade Memorial Episcopal Church*

*Old Presbyterian Meeting House*

*Roberts Memorial United Methodist Church*

*Spiritual Assembly of Bala'is*

*St. Andrew's United Methodist Church*

*St. James United Methodist Church*

*St. Joseph's Catholic Church*

*St. Mary's Catholic Church*

*St. Paul's Episcopal Church*

*St. Rita's Catholic Church*

*Third Baptist Church*

*Trinity United Methodist Church*

*Unitarian Universalist Church of Arlington*

*Victory Temple*

*Washington Street United Methodist Church*

*Westminster Presbyterian Church*

*Zion Baptist Church*

**A United Way # 8352**

**CFC #44658**

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

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

November 3, 2015

Chairwoman Lyman and Members of City Planning Commission  
City of Alexandria  
301 King Street  
Alexandria, VA 22314

Re: The Gateway at King and Beauregard

Chairwoman Lyman and Members of City Planning Commission:

ALIVE! would like to offer our support for The Gateway at King and Beauregard project (The Gateway) that you will hear at your November 5, 2015 meeting. This project creates 74 new units of housing affordable to low and moderate income families.

As you may know, ALIVE! is the largest private safety net for those in need in the City of Alexandria. At ALIVE!, we see families and individuals each day that need assistance, whether it is financial assistance to avoid homelessness, food to feed their families, a decent place to live, or affordable childcare, often because rent is taking a disproportionate portion of the family's income. Low-income families in Alexandria need the support of the City as well as the non-profit community and we encourage the Planning Commission to support this opportunity to provide housing to those in need.

The 74 units will serve a range of incomes, and we are especially pleased to see that 10% of the units will serve households at or below 40% of area median income. These are the families most in need and the most difficult to serve. We commend the Alexandria Housing Development Corporation and the City for working together to address this critical need.

This project advances the City's goal identified in the Housing Master Plan of creating or preserving 2,000 new units of affordable housing before 2025 and also meets the target in the strategic plan of the Partnership to Prevent and End Homelessness of securing 10% of the new rental units produced with the assistance of the City as affordable to households with incomes at or below 40% of area median income. This proposal utilizes the City's zoning and financial tools to create a new mixed use community that provides a diversity of housing opportunities. We urge you to support the staff recommendation and approve this project at your November meeting.

Sincerely,

Deborah Patterson  
President

Diane Charles  
Executive Director



# The Gateway Project

Hoben James <jameshoben29@gmail.com>

Tue 11/3/2015 9:18 AM

Inbox

To PlanComm <PlanComm@alexandriava.gov>;

Nov. 3, 2015

Dear Chair Mary Lyman and Commissioners:

Subject: The Gateway Project

I'm writing to request your approval of the Gateway Project proposed by the Alexandria Housing Development Corporation (AHDC). This would be an excellent advancement of the City's commitment to housing that is affordable to moderate and lower income persons/households that are vital to Alexandria.

As a matter of transparency, I was once in your seat as an Alexandria Planning Commissioner from 1980-1990. Later, I co-chaired with Nancy Carson, Alexandria's community housing coalition called Housing Action from 2002 to 2010. Housing Action played a large roll in Council's earmarking 1 % of the property tax for affordable housing and the creation of AHDC.

As you well know, the provision of housing that is affordable is a tough task that takes creative and generous efforts by a whole community. Thank you for your support.

Sincerely,

James Hoben  
3306 Circle Hill Rd.  
Alexandria, VA 22305



*Building Foundations... Building Families' Futures*

October 30, 2015

Chairwoman Lyman and Members of City Planning Commission  
City of Alexandria  
301 King Street  
Alexandria, VA 22314

Re: The Gateway at King and Beauregard

Chairwoman Lyman and Members of City Planning Commission,

We are writing to you as members of a coalition of housing advocates, nonprofit housing providers and human service organizations who provide shelter, housing and support services to low-income residents in the City of Alexandria. We would like to take this opportunity to offer our support for The Gateway at King and Beauregard project (The Gateway) that you will hear at your November 5, 2015 meeting. This project creates 74 new units of housing affordable to low and moderate income families.

The 74 units will serve a range of incomes, with half of the units targeting households at or below 50 percent of area median income. Given the significant loss of market rate housing over the past 15 years, and the demand for affordable units that was identified during the Beauregard small area planning process, this project will provide much needed housing for the City of Alexandria within a new vibrant community.

The project meets many of the objectives identified in the City's Housing Master Plan. Specifically, the project is a partnership between a for-profit and nonprofit developer (Principle 3); it creates a new mixed income/mixed use community in the City (Principle 5); and with the planned West End Transitway, it provides location-efficient affordable housing (Principle 4).

This development has been endorsed by the City's Housing Affordability Advisory Committee (AHAAC), as well as the civic associations surrounding the site. We believe this project advances the City's goal identified in the Housing Master Plan of creating or preserving 2,000 new units of affordable housing before 2025. This proposal utilizes the City's zoning authority along with the financial tools at its disposal to create a new mixed use community that provides a diversity of housing opportunities.

We urge you to support the staff recommendation and approve this project at your November 5, 2015 meeting.

Sincerely,

Rev. Jon Smoot  
Executive Director  
Habitat for Humanity of Northern Virginia

6295 Edsall Road, Suite 120 Alexandria VA 22312  
Phone: (703)521-9890 Fax: (703) 521-9893 [www.habitatnova.org](http://www.habitatnova.org)





It's time to rethink homelessness.

October 30, 2015

Chairwoman Lyman and Members of City Planning Commission  
City of Alexandria  
301 King Street  
Alexandria, VA 22314

Re: The Gateway at King and Beauregard

Dear Chairwoman Lyman and Members of City Planning Commission,

New Hope Housing would like to take this opportunity to offer our support for The Gateway at King and Beauregard project (The Gateway) that you will hear at your November 5, 2015 meeting. This project creates 74 new units of housing affordable to low and moderate income families.

The 74 units will serve a range of incomes, with half of the units targeting households at or below 50 percent of area median income. Given the significant loss of market rate housing over the past 15 years, and the demand for affordable units that was identified during the Beauregard small area planning process, this project will provide much needed housing for the City of Alexandria within a new vibrant community.

The project meets many of the objectives identified in the City's Housing Master Plan:

- It is a partnership between a for-profit and nonprofit developer (Principle 3);
- It creates a new mixed income/mixed use community in the City (Principle 5); and
- With the planned West End Transitway, it provides location-efficient affordable housing (Principle 4).

This development has been endorsed by the City's Housing Affordability Advisory Committee (AHAAC), as well as the civic associations surrounding the site. We believe this project advances the City's goal identified in the Housing Master Plan of creating or preserving 2,000 new units of affordable housing before 2025. This proposal utilizes the City's zoning authority along with the financial tools at its disposal to create a new mixed use community that provides a diversity of housing opportunities. We urge you to support the staff recommendation and approve this project at your November 5, 2015 meeting.

Sincerely,

Pamela L. Michell  
Executive Director

James Hurysz  
2863 South Abingdon Street  
Arlington VA 22206

Mary Hynes  
Chair,  
Arlington County Board  
2100 Clarendon Boulevard, Suite 300  
Arlington VA 22201

Emma Violand-Sanchez  
Chair,  
Arlington School Board  
1426 North Quincy Street  
Arlington VA 22201

Dear Mrs. Hynes and Ms. Violand-Sanchez:

As you are aware, I and my neighbors are concerned about future deterioration of quality of life in the neighborhoods around Abingdon School.

As you may also be aware, a site plan has been filed with the City of Alexandria for the redevelopment of a large parcel (Alexandria Gateway) at the intersection of King and Beauregard Streets. This will be a large mixed-use redevelopment - office, supermarket, commercial and residential. The site plans will be going to the Alexandria Planning Commission and Alexandria City Council for approval in November.

Please note the following data from the site plans:

Total Parking Required – 1190 Spaces  
Total Parking to be Provided – 808 Spaces  
Total Bicycle Parking – 232 Spaces  
Total Vehicle Trips Generated Per Day – 10,959

Total Residential Units – 352  
Total Retail and Grocery Area – 115,803 Sq Ft  
Total Office Area – 94,374 Sq Ft

The site plans submitted to the City of Alexandria include no active open space on-site. There is one small park (about 2/3 acre) located in the City of Alexandria close to the site.

The nearest active open space, active recreation space, sports facilities, trails, community centers, to the Alexandria Gateway site are located across King Street in Arlington County (e.g., Wakefield High School, Barcroft Sports Center, Water Reed Trail, Fairlington Villages, South Fairlington Community Center).

*It is one thing for the County Board and School Board to repurpose public infrastructure in Arlington for various purposes, like new schools. It's quite another for an adjacent jurisdiction to make Arlington a de facto public infrastructure provider.*

September 29, 2015