

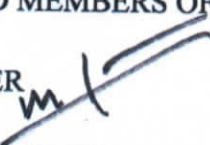
4
2-20-16

City of Alexandria, Virginia

MEMORANDUM

DATE: FEBRUARY 17, 2016

TO: THE HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

THROUGH: MARK B. JINKS, CITY MANAGER 

FROM: HELEN MCILVAINE, DIRECTOR, OFFICE OF HOUSING
KARL MORITZ, DIRECTOR, DEPARTMENT OF PLANNING AND ZONING

SUBJECT: RAMSEY REDEVELOPMENT – REVIEW OF OPTIONS

Summary

City staff's review, which is anticipated to be supported by a third-party consultant, indicates that the "Hybrid Option" for the Ramsey redevelopment cannot be ruled out by the information provided by Alexandria Redevelopment and Housing Authority (ARHA) staff over the past few weeks. City staff's limited review indicates that there are very reasonable adjustments to ARHA's cost and financing assumptions that could make the hybrid option more competitive for tax credits and financially feasible. Staff's conclusions come with the significant caveat that a more detailed analysis would be necessary to come to a firmer conclusion about the hybrid option's feasibility.

The "hybrid option" preserves one of the existing Ramsey buildings and constructs a single 49-unit building on the remainder of the property. The new structure would have a partial fourth floor. A sketch of the hybrid option is attached.

Background

In September, City Council requested a review of alternatives to the 53-unit proposal that is now docketed for the City Council's public hearing on February 23, 2016.

Through the balance of September and early October, City staff worked with ARHA to define the options and identify the resources needed to prepare the analysis requested by Council, including City funding of the additional work required from ARHA's architects and the cost of an independent third party expert. As everyone is now aware, that process stopped in October.

In January, ARHA staff agreed to share the analysis they had prepared evaluating the relative competitiveness of the options for Low Income Housing Tax Credits. Those figures were shared

with City staff on Thursday, January 28. Breakdown of the components underlying the cost estimates for each option were shared on February 2 and February 9. Also on February 9, City staff requested and ARHA staff agreed to have an independent third-party consultant review of the tax credit workbooks for ARHA's Ramsey proposal as well as the "hybrid option" (also referred to as "Option 6" which preserves one existing building and provides 49 units in a new structure on the balance of the Ramsey property. The consultant performed an initial analysis on Tuesday, February 16.

The balance of this memorandum summarizes City staff's conclusions regarding the financial feasibility and tax credit competitiveness of the ARHA proposal and the Hybrid Option and the conclusions of the independent third party consultant. The memo concludes with some notes on the ARHA Board's timeline memo.

City Staff Conclusions

While the timeframe for review was extremely limited, City staff was able to reach some conclusions:

- **Among the main questions is what actions would be needed for a hybrid option that preserves one of the Ramsey buildings and allows redevelopment of the remaining site for new affordable units.** This option did not initially test well (for tax credit competitiveness) when the preserved building was included as part of the tax credit project. However, at City staff's request, ARHA tested a scenario whereby the preserved building is acquired by some other entity (it also could be retained by ARHA) and would not be part of the project competing for tax credits. The remaining site would be redeveloped with a 49-unit building which would require a partial fourth floor. **ARHA's analysis of the competitiveness of the hybrid option is that it could be competitive, albeit with a score at the low end of the competitive range.**
- If the preserved building were acquired by another entity, it could be used for residential or non-residential purposes. ARHA has estimated the cost of renovating four buildings for residential purposes at \$2.4 million dollars (in hard costs). City staff's review of the cost breakdown shows about \$1 million of that cost is not required by the building code or regulatory agency, suggesting that **renovation of one preserved building could be accomplished for about \$360,000, plus soft costs and land acquisition costs (if the option involves acquisition by another entity), or about \$90,000 per unit, if it is retained as a four-unit residential structure.**
- If the preserved building is acquired by another entity (such as if it is used for purposes other than affordable housing, or if it is used for affordable housing but ARHA does not wish to own or operate it), ARHA would expect to be reimbursed for the value of the property. The only current estimate of the value of the Ramsey property is the current tax assessment of \$3,792,560. If the cost to acquire one building is equal to one-quarter of the total value, **the acquisition cost would be \$948,140.**
- City staff also notes that in testing the various options for tax credit competitiveness, ARHA assumed some significant costs would be constant for all options. However,

some options, particularly those that preserve buildings, would have lower costs in these categories. The effect of using the same cost estimates across all options is to make the alternatives to the 53-unit option appear less competitive. **More refined cost estimates for each option, and, therefore, better information about the competitiveness of each option, would have been possible if work on the options had not been suspended last fall.**

- While ARHA found the hybrid option to be in the competitive range for tax credits, they also estimated that the hybrid option would have a debt coverage ratio (DCR) of 1.1 to 1.16 and ARHA indicated that the DCR would have to be 1.2 at minimum to attract investors. **City staff's summary review suggests that there are reasonable adjustments to ARHA's assumptions which would improve the DCR for the hybrid option to 1.2 or higher.** Moreover, City staff note that 1.10-1.15 are standard Year 1 debt coverage ratios for stabilized affordable housing projects. In addition, the tax credit consultant has advised City staff that a DCR in excess of 1.25 would potentially reduce the amount of tax credits provided by VHDA since a debt coverage ratio of 1.25 or higher indicates that there is room for a project to take on additional debt.

Specifically, ARHA's anticipated project debt would be limited to ARHA's seller note (for the sale of the land), a City loan of up to \$1 million and a \$100,000 predevelopment loan to VHDA. All of these would typically be characterized as "soft pay" debt (versus "hard pay" debt), given the parties involved and their usual practices. In fact, City gap loans are almost always residual receipt "soft pay" loans — paid from cash flow, after the first trust mortgage and any deferred developer fee. But in the analysis of the Ramsey alternatives, ARHA has assumed "hard pay" debt and a higher than usual interest rate (3%) for its own loan and the City loan. City staff believes that reasonable adjustments to ARHA's planned debt structure assumptions would materially improve the debt coverage ratio.

Examples of "creative" structuring to make the project perform better include ARHA deferring some of its developer fee and establishing more favorable terms for repayment of the seller note held by ARHA (longer amortization or pay-back period and lower interest rate, etc.) or seeking better terms for the VHDA debt.

Other factors that negatively impact DCR are the high operating expense projections, especially given the property's real estate tax exempt status and the fact that the redevelopment will be new construction, with all major building components and systems under warranty for some period of time, lowering potential maintenance and repair costs. In addition, ARHA's stated requirement of having to aggregate all project soft costs incurred to date into successive options studied also drives total development cost to make the projects less competitive (in September City staff confirmed that this was not a VHDA/tax credit requirement).

- Whether or not both options meet a threshold of "financially feasibility," the project's cash flow is also an important element of the project to ARHA. ARHA's pro forma indicates that there is a stronger cash flow from their current proposal and shifting to the hybrid option would reduce that positive cash flow to ARHA over the long-term

by some unknown degree. Less positive cash flow to ARHA means less money available to support overall ARHA system-wide operating and capital costs.

Conclusions of Independent Third Party Review

The City contracted with Ryne Johnson of Astoria LLC to review ARHA's draft tax credit workbooks for the proposed 53-unit development and for the hybrid option, the 49-unit project. ARHA was able to provide Mr. Johnson with the workbook for the 53-unit option in time for him to review it Tuesday February 16 but was not able to provide the workbook for the hybrid option until Wednesday February 17. Mr. Johnson will not be able to complete his review of the second workbook until tomorrow, Thursday, February 18. As soon as he has completed his review, City staff will share that information with City Council.

Mr. Johnson's review of the 53-unit option did have an additional positive result in that he was able to provide ARHA with a number of suggestions for increasing the competitiveness of the 53-unit ARHA proposed project.

City Staff Notes on the ARHA Timeline Memorandum

In addition, on February 10, the ARHA Board of Directors provided the City Council with a memorandum entitled "Update on the Ramsey Homes Redevelopment Efforts" which includes a timeline of Ramsey-related actions from the ARHA Board's perspective.

City Staff Role

City staff's role following the September Council hearing was to try to assist ARHA in meeting their commitment to the City Council to study options. City staff's actions in this regard was to help clarify a set of options for study, identify a source of funds (other than ARHA funds) to complete the studies, and otherwise provide support for the analysis.

The timeline memorandum incorrectly suggests that the City staff had preconditions for the September 8 options that included not counting ARHA's land value, significantly reducing ARHA's developer fee, among others. The implication is that City staff was insisting that the options include elements that ARHA felt were obviously infeasible, and therefore a review of the options would be a waste of resources.

Instead, what City staff was working toward was an independent review of the options, including financial feasibility and tax credit competitiveness. So while staff indicated that elements such as the land value and developer fee should be considered, staff did not have an opinion about whether or not either element should or could be different from what ARHA was proposing.

Source of Funds for the Alternatives Analysis

The timeline memorandum indicates that ARHA was concerned about the source of funds the City was planning to use to pay for the alternatives study. A source of City funds for ARHA's consultant costs relative to the feasibility study to review options was not specifically identified.

However, the City and ARHA discussed the idea of using monies from ARHA's repayment of the Glebe Park loan (derived from proceeds of the James Bland project). Prior to suspending participation in the alternatives analysis, ARHA agreed in written and verbal communication that this would be an acceptable use of these funds. When ARHA notified the City in October that it was halting the study of the alternatives, the source of funding was not raised to City staff as the issue.

ARHA has submitted invoices to the City for work performed by its own consultants (civil engineer, construction manager at risk, architects) during the two week period last fall when ARHA was participating in the alternatives analysis. Payments totaling approximately \$15,000 have been processed.

Cost Estimates

Over the summer and into the fall, staff investigated ARHA staff assertions that a renovation of even one of the existing buildings was not feasible because the renovated building would need to be brought up to current building code standards and that the Department of Housing and Urban Development would require significant and expensive improvements to achieve full ADA accessibility. City staff determined that most of these expenditures are not required, reducing the renovation cost by 40 percent.

Attachment: Hybrid Option Rendering




4
2-20-16

City of Alexandria, Virginia

MEMORANDUM

DATE: FEBRUARY 18, 2016

TO: THE HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

THROUGH: MARK B. JINKS, CITY MANAGER 

FROM: HELEN MCILVAINE, DIRECTOR, OFFICE OF HOUSING
KARL MORITZ, DIRECTOR, DEPARTMENT OF PLANNING AND ZONING

SUBJECT: TAX CREDIT CONSULTANT FINDINGS: SUPPLEMENT TO 2/17 MEMO
ON RAMSEY REDEVELOPMENT – REVIEW OF OPTIONS

Today City staff received the findings of its tax credit consultant, Ryne Johnson of Astoria LLC, with regard to his review of draft tax credit applications provided by ARHA for its proposed 53-unit redevelopment of Ramsey Homes, as well as a 49-unit “hybrid option” (which accommodates preservation of one of the existing buildings). Those written findings were provided to ARHA today. A summary of the findings is outlined below:

49-Unit “Hybrid Option”

With regard to the hybrid option (a 49-unit building which results in the saving of one of the existing 4-unit Ramsey homes buildings if continued as a residential use for a total of 53 units), Mr. Johnson stated:

“I was also asked to review the 49-unit deal. The estimated score is the same in all areas except for the Efficient Use of Resources (EUR). This is because in the reduction in the numbers I was given, the reduction in units did not result in a reduction in costs. I believe that with the reduction in units we should have costs that are lower than the 53 unit building has.”

“However I believe that if the 49-unit building would be redesigned to be more efficient in its construction you would see a cost savings. With some of the points improvements [recommended for the 53-unit model] *I believe this scenario could be made competitive in a future credit cycle.*” (emphasis added)

Johnson also notes that the 2016 tax credit application generally calculates slightly higher scores for deals with more than 50 units. It should be noted that the 49-unit Hybrid Option could not be considered for a 2016 tax credit application as it has not been designed and detailed sufficiently

at this point in time, and could also not obtain the needed land use approvals in time for the March 4 VHDA tax credit application deadline. The 49-unit Hybrid Option would need to be a 2017 tax credit application.

ARHA's 53-Unit Proposal

After reviewing ARHA's draft tax credit application, a number of changes were recommended by Johnson to make ARHA's proposed program for the 53-unit development more competitive in comparison to projects likely to be submitted to VHDA in 2016 by other housing authorities. Given the strength of the competition, without those changes, Mr. Johnson questioned whether ARHA's current application would be competitive enough to be allocated tax credits by VHDA in 2016. The recommended changes Mr. Johnson has proposed relate to energy efficiency, marketing units to persons with intellectual and developmental disabilities, square footage calculations, operating costs, debt coverage ratios, credit pricing, and City loan amount. ARHA staff is reviewing these recommendations and has indicated that some recommendations were ones they planned to consider in the finalizing of their tax credit application. None of these recommendations would change the size, exterior design of the proposed 53-unit building, or the DSUP details or conditions now before Council.

In regard to the City loan amount, additional tax credit points to ARHA could be earned if the amount of the proposed City loan was increased from the \$1.0 million previously recommended level to up to as much as \$1.5 million. This increase could be funded from James Bland sale proceeds which is the same source funding the \$1.0 million proposed loan. If City Council approves the 53-unit DSUP, and if ARHA requests a loan increase, City staff would recommend that the proposed \$1.0 million loan be increased to up to as much as \$1.5 million. The same terms and conditions of loan repayment would apply.

Consultant Qualifications

Ryne Johnson is a principal of Astoria, a real estate development and financial consulting firm. His particular expertise is in the field of low income housing tax credits, including nine years at the Virginia Housing Development Authority (VHDA), with four as a senior allocation officer with its tax credit program. During Johnson's tenure in this role, he was instrumental in the design and implementation of VHDA's electronic tax credit application format. Johnson has been highly successful in helping nonprofit and private developers understand VHDA's criteria for winning tax credit allocations since 2012, with 41 out of 49 projects submitted being awarded tax credits.

Since the VHDA tax credit allocation process is highly competitive among non-profit housing providers and housing authorities statewide, application information is considered proprietary. Since Mr. Johnson's letter contains scoring information about specific applications, the letter contains proprietary information. As a result, his findings have been summarized in this memorandum.

Gloria Sitton

From: Bill Hendrickson via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Monday, February 15, 2016 4:44 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #89923: Mayor, Vice Mayor, City Council Dear Mayor Silberberg, Vice Mayor Wilson

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

A request was just created using **Call.Click.Connect.** The request ID is 89923.

Request Details:

- Name: Bill Hendrickson
- Approximate Address: No Address Specified
- Phone Number: 703-519-9410
- Email: whendrick@aol.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Dear Mayor Silberberg, Vice Mayor Wilson, and City Council members:

Your February 20 public hearing docket includes a proposal from the Alexandria Redevelopment and Housing Authority (ARHA) to build new mixed-income housing units on the site of the historic Ramsey Homes public housing complex, which ARHA plans to demolish.

I agree with the majority of the Planning Commission that this proposal is flawed, and urge you to defer action in order to consider alternatives that would preserve one or more of the Ramsey Homes while also meeting ARHA's needs.

Such an outcome clearly seems possible. At the Planning Commission hearing on this proposal, the planning director acknowledged that at least one alternative appears to be viable. Indeed, this proposal was discussed at the hearing. In addition, Commissioner Stephen Koenig of the Planning Commission, who is an architect, stated that, based on his examination of the property and the proposal, he could see the potential for a creative solution that would meet all or most of the needs of the stakeholders.

At the appeal of the Parker-Gray Board of Architecture Review's unanimous decision to oppose demolition of the Ramsey Homes, Council members asked that alternatives to the current ARHA proposal be examined.

This never happened, because it appears that ARHA has never been willing to seriously consider any alternative, including financing the rehabilitation of all 15 units with historic rehabilitation tax credits.

As the planning staff report pointed out, ARHA did not provide staff with sufficient information to examine alternatives.

My experience with the staff is that they have been very creative in working out solutions in situations like this one. But that didn't happen in this case, because they were instructed to support ARHA's plan, according to what I have been told.

It seems clear that from the outset, ARHA has been betting that because its proposal would provide affordable housing units and because affordable housing is such a high Council priority, Council would approve the project, despite considerable opposition.

ARHA has claimed that it must have approval for its project now because of a deadline for applying for affordable housing tax credits, but it has not provided evidence that a delay would truly harm its interests or its mission.

ARHA has also claimed that an alternative that would rehabilitate one or more of the Ramsey Homes buildings

would need to be paid for by the city or another entity, because ARHA could not afford to do so on its own. But ARHA has not provided evidence that this is true. This kind of detail has been worked out with private developers many times in the past, as you know and as ARHA's lawyer knows.

At the Planning Commission hearing, ARHA's Roy Priest also claimed that if the project is not approved, ARHA will need to relocate the current residents of the Ramsey Homes, because the housing is no longer in acceptable condition. If that is the case, why are people living there now? Please do not give in to scare tactics.

Alexandria has an enormous need for an affordable housing. If you approve this project, it will still have an enormous need.

But why give in now when it is clear that there is at least one alternative proposal that would add a considerable number of affordable units to this site while preserving at least one of the Ramsey Homes buildings?

Please remember that the Ramsey Homes were among the first public housing units to be provided to African Americans in Alexandria. The residents who lived there were proud of the fact that they were finally being giving the same sort of benefits white people had been getting from the government, even if that housing was in a segregated neighborhood.

But because of segregation, the area in Alexandria where the Ramsey Homes are located became an exceptionally important neighborhood for African Americans. In recognition of that, the Ramsey Homes were included as contributing structures to the Parker-Gray National Register Historic District.

ARHA is in the process of demolishing every single public housing unit in Alexandria, and in the process effectively obliterating a very important story in American history in Alexandria. The vast majority of those public housing units have no historic or architectural significance. But based on the substantial research done in this case, the Ramsey Homes are special and therefore deserving of preservation and rehabilitation for housing or some other use. You can tell the story of the Ramsey Homes through exhibits and other forms of interpretation, but you can never replace the vitality of an actual building or object. A building lost is never regained.

Sincerely,

Bill Hendrickson

P.S. The views in this letter are my own. As you know, I am chair of the Historic Alexandria Resources Commission (HARC). At its January 19 meeting, HARC voted to ask the Planning Commission to defer ARHA's application until options for preserving the Ramsey Homes are reviewed by an independent construction cost estimator and public housing consultant, and the federal Section 106 historical review process is complete. I supported this proposal. You should have a copy of the letter I sent to the Planning Commission.

- Expected Response Date: Monday, February 22

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.

Gloria Sitton

From: Jackie Henderson
Sent: Tuesday, February 16, 2016 10:28 AM
To: Gloria Sitton
Subject: FW: ramsey
Attachments: 14-4738_Ramsey Homes HOF Loan Application (1).pdf

For the record.

From: Karl Moritz
Sent: Tuesday, February 16, 2016 10:28 AM
To: Jackie Henderson
Subject: FW: ramsey

From: Salena Zellers [<mailto:salena@bioinjury.com>]
Sent: Monday, February 15, 2016 1:57 PM
To: Karl Moritz
Subject: ramsey

Karl – there were a couple of things in the PC Staff Report that I thought were not correct and was hoping you could look at before finalizing the CC Staff Report: the amount of the loan requested is \$1 million – not \$2 million (see loan application attached) and the Community meetings were many more than you have listed. So it should say that this list is not all inclusive. For example – I know there were several BMCC meetings and I attended at least one WOTCA meeting with Roy. Thanks for all the feedback.

S

Salena

Salena Zellers Schmidtke
Safety Research & Strategies, Inc
BioInjury, LLC
Direct Line 703-980-2047



ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

Roy O. Priest, Chief Executive Officer

February 2, 2016

Eric P. Keeler
Program Administrator
Division Chief
Office of Housing
421 King Street, Suite 200
Alexandria, VA 22314

RE: Housing Opportunities Loan (HOF) Application

Dear Mr. Keeler,

Ramsey Homes, located at 699 North Patrick Street, consisting of four buildings, comprised of four-two bedroom units in each building, is the subject of a rezoning application to rezone the subject property from RB (Townhouse Zone) to CRMU-M (Commercial Residential Mixed Use). The rezoning application and Development Special Use Permit proposes a 3-Story, 53 Unit Multi-family development with an underground garage suitable to park 29 spaces. The zoning entitlement process requires approvals from the Board of Architectural Review, the Planning Commission and City Council.

On November 25, 2015, the City of Alexandria Office of Planning and Zoning released its Verification of Completeness Letter for DSUP#2014-0035. ARHA's application will be heard by the Planning Commission on February 2, 2016.

As the City of Alexandria will require certain offsite improvements including, pedestrian crossings, pedestrian signalization, brick crosswalks, undergrounding of utilities, off-site parking for construction workers, and other improvements or exactions that are restricted from the use of tax credit equity, ARHA is requesting a loan from the HOF in the amount of \$1,000,000 to fund the requested improvements. Please find enclosed our submission package in accordance with the checklist of required documents.

Please let us know if you have questions as you review this request and the supporting materials. You may contact Project Manager, Leroy Battle at 703-549-7115 ext. 150 or Director of Development, Connie Staudinger at ext. 164.

Sincerely,

Roy Priest,
Executive Director and CEO

Ramsey Homes Redevelopment Project Narrative

The redevelopment of the Ramsey Homes site (the "Project") is consistent with the ARHA 2012-2022 Strategic Plan, the City's Housing Master Plan and the Braddock East Master Plan ("BEMP"). The Project involves the redevelopment of an underutilized and obsolete public housing site into a mixed-income, affordable, multi-family rental housing site.

The Project site is .71 acres, occupying one half of a city block, the east side of the 600 block of North Patrick Street between Pendleton and Wythe Street. The site is currently improved with (15) two-bedroom townhomes in four buildings. Three of the buildings are quadruplexes and one is a triplex. The existing structures were built in 1942. The buildings' floors, walls and roof were built of 1-1/2" precast concrete slabs. Numerous modifications have been made to the structures since the initial construction, diluting the architectural historic significance of the Project.

The density of this site is specifically identified in the BEMP at a maximum FAR of 2.0; this represents an increase in the current FAR, necessitated by the goal of integrating the existing 15 households throughout a larger community of families with higher incomes. ARHA is requesting a 2.0 FAR.

A mix of public housing and market-rate housing and, where possible an element of affordable and/or workforce housing is recommended in the Plan. This Project includes an approximate 30%/70% ratio of low-income households to households with incomes up to a workforce housing income. The unit mix is driven by market factors, land value, public policy and funding availability and terms. The BEMP recognizes that these and other variables will drive the viability of redevelopment projects, and ARHA's ability to meet the BEMP's objectives. Specifically, the BEMP notes:

The precise ratio for this mix should be determined through the development planning process, as it will be influenced by the funding available at that time.

It is fair to say that the market conditions in the Fall of 2008, when the BEMP was published and the economy fell into a deep recession, is far different than current conditions. It is exactly for these reasons that the BEMP deliberately avoids being prescriptive and allows for the flexibility necessary to meet the Plan's objectives, particularly with respect to the number and ratio of public housing units retained on the original site. The BEMP notes that "basing any recommendations regarding unit mix/unit retention on current (10/08) market conditions and current funding expectations would be unreliable."

The focus of the ARHA Strategic Plan is on preserving ARHA's present affordable housing stock until opportunities arise that will enable ARHA to substantially improve conditions while complying with Alexandria's ordinance mandating preservation or replacement of ARHA's affordable housing (Resolution 830). ARHA recognized that it is not enough to provide sustainable affordable housing; we must also ensure that the housing we provide meets qualitative standards that are acceptable to ARHA, our funding providers and to the greater Alexandria community. We are actively pursuing opportunities that improve housing quality and add to the number of affordable units whenever economically and financially appealing prospects occur. The overriding recent and present objective has been to pursue

these opportunities with caution in a manner consistent with ARHA's core mission and principles. A further objective has been to improve the quality of our existing affordable housing stock in a manner that it becomes indistinguishable from other housing prevalent in the surrounding neighborhoods.ⁱ We believe that the concept for this Project advances the ARHA Strategic Plan objectives. The Project, as it exists today, cannot be renovated to meet current codes. HUD requires that any renovation meet 504 Accessibility code and the Project, in its current configuration cannot be renovated to meet the code (see Rehabilitation versus Redevelopment below).

More than 40% (14,353 households) of the overall rental housing demand in the city consists of households with incomes at or below 60% AMI. For extremely low-income households within this group (those at or below 30% AMI), there are no committed permanent affordable units or market affordable units subsidized to be affordable to this income level outside of a limited number of project based Section 8 units, ARHA-owned public housing and some operated by city or nonprofit agencies for the benefit of special needs clients.ⁱⁱ This mixed-income Project would be available to the extremely low-income families that reside at the Project today, as well as to households at up to 60% of the AMI which is the city Workforce Housing limit for rental housing.

This concept redevelops the Ramsey Homes public housing site into vibrant and sustainable mixed-income housing which is consistent with the BEMP. The Project provides an appropriate level of residential density given that it is within a ½-mile radius from the Braddock Road metrorail station, thereby better utilizing transportation infrastructure and potentially decreasing negative impacts of car traffic. The BEMP encourages greater mobility, especially for those with limited access to automobilesⁱⁱⁱ. This Project achieves this.

The 15 public housing families that are being displaced will be given the option to move to another comparable public housing unit or, they can elect to accept a Tenant Protection Voucher ("TPV") that they can use to find housing available in the private sector where the landlord will accept a voucher. This relies on ARHA's ability to obtain the TPVs from HUD with the approval of a HUD Disposition Application that must be submitted for the site. ARHA will pay all costs of the move. The households displaced by the redevelopment of the Project will be given the first opportunity to return to the newly constructed Project.

Should the existing 15 households chose to return, they will be in community with an additional thirty eight (38) households with incomes up to 50% and 60% of the Area Median Income. This will provide for a mix of incomes to replace the exclusive public housing that exists on the site today, with the ultimate goal of providing improved residential and social conditions for the residents of the new Project, as well as the surrounding neighborhoods. ARHA has received a \$855,482 Replacement Housing Factor fund grant from HUD for its Glebe Park and James Bland efforts. These grant funds are only available for the redevelopment of new public housing units. In order to utilize these grant funds, ARHA must include four (4) PH unit rents in the redeveloped project. ARHA would also take the 50 points available in the Tax Credit Reservation Application for any development in which the greater of 5 units or 10% are assisted by federal project-based rent subsidies and will confirm to accessibility requirements of section 504 of the rehabilitation act. In this case then, ARHA would be building 6 units as PH; the remaining 9 Resolution 830 units would be rented to households at or below 30% of the Area Median Income. It is also intended that some households will continue to be subsidized through TPVs or the Housing Choice Voucher Program and yet others will pay rents set by the Low Income Housing Tax Credit (Tax Credit) funding for households at up to 50 – 60% of AMI.

Consistent with the BMNP and BEMP, this Project promotes a diversity of housing types at differing levels of affordability to accommodate households with a broad range of income levels within the community. Also consistent with the Plan, affordability is being maximized by this location-efficient Project.

The Project includes the removal of all existing improvements and the construction of a total of fifty-three (53) rental units in two, 3-story buildings. The parking will be accommodated below grade in a structured parking facility. While the number of parking spaces provided will not meet the BEMP suggested .75 spaces per unit, under the recently adopted parking standards, the 29 spaces being provided will exceed the required number of spaces and a parking reduction SUP will not be required.

The development team has worked closely with city staff to develop the Project size, massing, height and architectural character so as to achieve compatibility with the historic Parker-Gray District and to have a competitive tax credit application. The multi-family buildings have been skillfully designed in the Contemporary Classical vernacular of architecture; 3 stories high. The proposed Project complies with the fundamental intent and height envisioned by the Braddock East Master Plan.

The 3-story configuration and the relationship of height and width being proposed reflects the prevailing pattern along the blockface. The development proposal is for structures that are not higher than 39 feet. The 3 – story height is also consistent with the BEMP in that it recognizes the suggestion that new buildings should be generally no more than one-story higher than adjacent buildings.

The design includes pedestrian-friendly details in order to address the alleyway to the east and to give deference to the Watson Reading Room, and the Black History Museum which share the block and have entrances/exits that view some part of the rear of the buildings.

Wythe Street is noted in the Braddock Metro Neighborhood Plan as a “walking” street (between West and Washington), and is therefore being treated as such by providing an 18 foot street level setback from the curb to the face of the building.

The design team made decisions regarding the heights based on information included in the Zoning Ordinance, the Board of Architectural Review Work Sessions, the applicable Small Area Plans and ultimately, discussions with City staff. As a result, the proposed is considerate of all recommendations and balances the needs for open space, parking, a viable Project and setbacks. A green edge has been provided along all street edges. North Patrick Street sets back 14 to 15 feet and Pendleton Street sets back by 14 feet.

This creates a court for recreation and play and softens the edge on Patrick. The South Building fronts the sidewalk. Both buildings have entry doors to the ground floor units which help bring a human and pedestrian scale to the building. There is an approximately 40’ wide landscaped courtyard between the two buildings that provides a safe area for children and families to gather and play. The vocabulary is urban and transitional in style, with clean lines and simple geometry; there is 59% brick cover. There are indentations that become natural transition points for material breaks.

There is 16% open space at ground level which will be programmed to be meaningful with climbing walls, vertical gardens, tot lot, seat walls and lush landscaping. The balance of the required 40% open space will be made up with 2 rooftop terraces, one on each building. The rooftop terraces will have both active and passive spaces for gatherings and game playing.

The interior of the buildings will function as multifamily rental units. Six of the units will be constructed as Accessible (as defined in the code) for individuals with special needs, meaning that all required accessibility features are present at first occupancy. The remaining units on the first floor will be designed to meet Type B units, consistent with the design and construction requirements of the American National Standards Institute (ANSI) and federal Fair Housing Act. A Type B unit is constructed to a convertible level of accessibility than an Accessible unit, geared more toward persons with lesser mobility impairments. In order to accommodate the Accessible units, there are accessible parking spaces in the parking garage and one elevator, per building, on the garage level with stops on each of the three floors and the rooftop so that the amenities for the accessible units are identical to the other units.

ⁱ ARHA 2012 – 2022 Strategic Plan

ⁱⁱ City Housing Master Plan (December 14, 2013)

ⁱⁱⁱ Braddock East Master Plan (October, 2008)

USES

Contractor Costs	
Unit Structures (New)	5,760,157
Structured Parking Garage	1,658,695
Land Development	1,138,058
Off-Site Improvements	850,000
Subtotal	9,406,910
General Requirements	676,019
Contractor Overhead	558,518
Contractor Profit	
Performance Bond	
Hard Cost Contingency	
Subtotal	\$10,641,447

Financing Costs

Construction Loan Origination Fee	103,528
Construction Period Interest	96,000
Capitalized Soft Debt Interest	
Permanent Loan Fees	
Closing Costs- Construction	
Closing Costs- Permanent	
Other Financing Costs	
Sub-Total	\$199,528

Soft Costs

Architecture	535,590
Site Engineering Survey	155,450
Structural Mechanical Study	1,500
EarthCraft/Leeds	18,000
Environmental Study	9,290
Traffic Engineer	2,800
Land Use Attorney	122,410
Building Permit	50,935
Appraisal	3,500
Market Study	3,500
Legal (Tax and Real Estate)	150,000
Title and Recording	26,000
Insurance during construction	19,225
Organization Costs	10,953
Accounting	28,000
Cost Certification	30,000
Tax Credit Fees	84,333
Relocation Assistance	45,000
Fixtures, Furnishing & Equipment	260,000
History Consultant	139,600
History Mitigation	50,000
HUD Disposition Fee	4,680
Soft Cost Contingency	25,000
Subtotal	\$1,775,766

Reserves

Operating	126,313
Replacement	15,900
Subtotal	\$142,213

Developer Fees Overhead \$1,720,000

Acquisition Costs

Land	3,527,878
Building	264,682
Subtotal	\$3,792,560

TOTAL USES \$18,129,301

SOURCES

HUD Replacement Housing Funds	855,428
9% LIHTC	12,522,983
ARHA Loan A	3,792,560
City Loan Up to \$1M)	858,330
VRDA REACH Loan	100,000
TOTAL SOURCES	\$18,129,301

Cash Flow (First Year)

1. Annual EGI Low-Income Units		\$722,588
2. Annual EGI Market Units	+	\$0
3. Total Effective Gross Income	=	\$722,588
4. Total Expenses		\$399,218
5. Net Operating Income	=	\$323,370
6. Total Annual Debt Service	-	\$240,089
7. Cash Flow Available for Distribution	=	\$83,281

Projections for Financial Feasibility - 40 Year Projections of Cash Flow

Estimated Annual Percentage Increase in Revenue	2.00% (Must be \leq 2%)
Estimated Annual Percentage Increase in Expenses	3.00% (Must be \geq 3%)

	Stabilized				
	Year 1	Year 2	Year 3	Year 4	Year 5
Eff. Gross Income	722,588	737,039	751,780	766,816	782,152
Less Oper. Expenses	399,218	411,195	423,530	436,236	449,323
Net Income	323,370	325,845	328,250	330,580	332,829
Less Debt Service	240,089	240,089	240,089	240,089	240,089
Cash Flow	83,281	85,756	88,161	90,490	92,740
Debt Coverage Ratio	1.35	1.36	1.37	1.38	1.39

	Year 6	Year 7	Year 8	Year 9	Year 10
Eff. Gross Income	797,795	813,751	830,026	846,627	863,559
Less Oper. Expenses	462,803	476,687	490,988	505,717	520,889
Net Income	334,992	337,064	339,038	340,909	342,670
Less Debt Service	240,089	240,089	240,089	240,089	240,089
Cash Flow	94,903	96,975	98,949	100,820	102,581
Debt Coverage Ratio	1.40	1.40	1.41	1.42	1.43

	Year 11	Year 12	Year 13	Year 14	Year 15
Eff. Gross Income	880,830	898,447	916,416	934,744	953,439
Less Oper. Expenses	536,516	552,611	569,189	586,265	603,853
Net Income	344,315	345,836	347,226	348,479	349,586
Less Debt Service	240,089	240,089	240,089	240,089	240,089
ARRIA Loan Paydown	104,226	105,747	107,137	108,390	109,497
Debt Coverage Ratio	1.43	1.44	1.45	1.45	1.46

	Year 16	Year 17	Year 18	Year 19	Year 20
Eff. Gross Income	972,508	991,958	1,011,797	1,032,033	1,052,674
Less Oper. Expenses	621,969	640,628	659,847	679,642	700,031
Net Income	350,539	351,330	351,951	352,391	352,643
Less Debt Service	240,089	240,089	240,089	240,089	240,089
Cash Flow	110,450	111,241	111,862	112,302	112,554
Debt Coverage Ratio	1.46	1.46	1.47	1.47	1.47

	Year 21	Year 22	Year 23	Year 24	Year 25
Eff. Gross Income	1,073,727	1,095,202	1,117,106	1,139,448	1,162,237
Less Oper. Expenses	721,032	742,663	764,943	787,891	811,528
Net Income	352,695	352,539	352,163	351,557	350,709
Less Debt Service	240,089	240,089	240,089	240,089	240,089
Cash Flow	112,606	112,450	112,074	111,468	110,620
Debt Coverage Ratio	1.47	1.47	1.47	1.46	1.46

	Year 26	Year 27	Year 28	Year 29	Year 30
Eff. Gross Income	1,185,482	1,209,191	1,233,375	1,258,043	1,283,203
Less Oper. Expenses	835,874	860,950	886,779	913,382	940,783
Net Income	349,608	348,241	346,597	344,661	342,420
Less Debt Service	240,089	240,089	240,089	240,089	240,089
Cash Flow	109,519	108,152	106,508	104,572	102,331
Debt Coverage Ratio	1.46	1.45	1.44	1.44	1.43

	Year 31	Year 32	Year 33	Year 34	Year 35
Eff. Gross Income	1,308,868	1,335,045	1,361,746	1,388,981	1,416,760
Less Oper. Expenses	969,007	998,077	1,028,019	1,058,860	1,090,626

Net Income	339,861	336,968	333,726	330,121	326,135
Less Debt Service					
Cash Flow	339,861	336,968	333,726	330,121	326,135

No Debt after Yr 30

Debt Coverage Ratio

	Year 36	Year 37	Year 38	Year 39	Year 40
Eff. Gross Income	1,445,096	1,473,997	1,503,477	1,533,547	1,564,218
Less Oper. Expenses	1,123,345	1,157,045	1,191,756	1,227,509	1,264,334
Net Income	321,751	316,953	311,721	306,038	299,884
Less Debt Service					
Cash Flow	321,751	316,953	311,721	306,038	299,884

Debt Coverage Ratio

February 12, 2016

Dear Mayor and City Council members,

The Alexandria Housing Affordability Advisory Committee (AHAAC) wishes to express its support of the Ramsey Homes' affordable housing plan that will guide the redevelopment of this property into a mixed income community. AHAAC has followed this planning initiative closely, thanks to regular presentations from ARHA and housing staff.

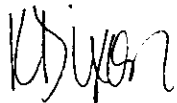
On February 4, the Committee voted to approve the affordable housing plan and a permanent loan to ARHA of up to \$1,000,000 for redevelopment. We note and applaud the Ramsey Homes' affordable housing plan (as part of the DSUP) with the policies and goals of the Housing Master Plan: with AHAAC's ongoing efforts to increase the number of affordable housing units in Alexandria. This redevelopment will not only house the 15 tenants currently there, but it will add 38 new units affordable to households at 50% and 60% AMI.

We ask City Council to approve the Ramsey Homes SUP redevelopment plan.

Please contact me if you have any questions about AHAAC's action regarding the Ramsey Homes affordable housing plan.

Sincerely,

Sincerely,

A handwritten signature in black ink, appearing to read 'K. Dixon', with a stylized flourish at the end.

Katharine Dixon
Chair, Alexandria Housing Affordability Advisory Committee

Gloria Sitton

From: Gregory Cord via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Tuesday, February 16, 2016 6:57 PM
To: Jackie Henderson; Gloria Sitton
Subject: Call.Click.Connect. #89995: City Clerk and Clerk of Council I would like to submit my disapproval of

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

A request was just created using **Call.Click.Connect.** The request ID is 89995.

Request Details:

- Name: Gregory Cord
 - Approximate Address: No Address Specified
 - Phone Number: 703-838-8060
 - Email: gcord-mys@att.net
 - Service Type: City Clerk and Clerk of Council
 - Request Description: I would like to submit my disapproval of the proposed Ramsey re-development to the City Council. I hope this is the right venue. I live on Pendleton Street, adjacent to the Ramsey development. I am opposed to replacing the low density housing with high density (16 units replaced by 54). If the units have to be modernized or replaced I would like to see something much less than 54 units, maybe half of that. Thank you for your consideration.
- Regards
Greg Cord
- Expected Response Date: Tuesday, February 23

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.

RAMSEY UNDERGROUND GARAGE

design violations

Calculating the Turning Radius of the Vehicle

- There are two ways to calculate turning radius of a vehicle:
- Curb-to-curb - indicates that a street would have to be this wide before a car can make a U-turn and not hit a street curb with a wheel
- Wall-to-wall - denotes how far apart the two walls would have to be to allow a U-turn without scraping the walls
- Because the Ramsey garage entrance is on the alley and “walled in” by surrounding houses, the wall-to-wall radius should be used for all Ramsey garage calculations.

Level of Service for Vehicular Circulation

Table I

<u>Level of Service (LOS)</u>	<u>Traffic Flow Description</u>	<u>Parking Condition Description</u>
A	Free Flow	Drivers can enter stall with Virtually no hesitation or delay
B	Stable Flow	Drivers have above average Freedom in entering the stall
C	Stable Flow	Drivers feel somewhat Restricted but not objectionably so
D	Approaching Instability	Drivers have little freedom to Maneuver
E	Unstable Flow	Substantial restriction and delay
F	Forced Flow	Most drivers have difficulty ; Some choose to park elsewhere Rather than attempt to park in this location

- Landscape Architectural Graphic Standards ISBN 978-0-470-06797-0

Design Parameters in numbers

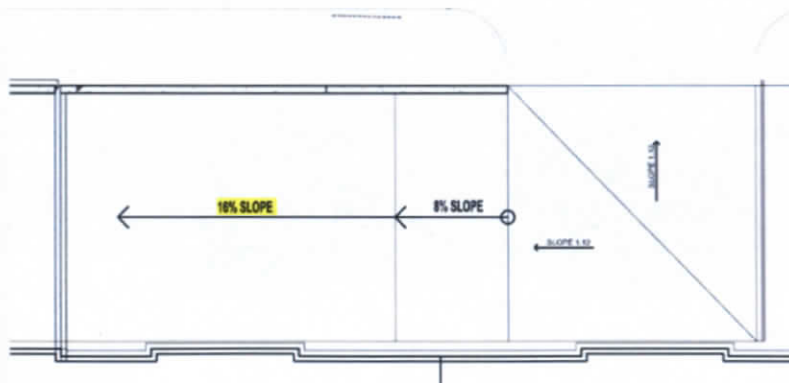
RECOMMENDED DESIGN PARAMETERS FOR VEHICULAR CIRCULATION					
Design Standard For:		LOS D	LOS C	LOS B	LOS A
Non-Parking Roadways and Express Ramps					
Clearance to obstructions	2	0'6"	1'0"	1'6"	2'0"
Radius, turning (outside front wheel)	3,4	24'0"	30'0"	36'0"	42'0"
Express ramp slope (more than 6 ft rise)		14%	12%	10%	8%

2. From edge of lane to wall, column, parked vehicle or other obstruction, per AASHTO 1990 Figure III-25
3. LOS D per AASHTO 1990 Figure II-1
4. Left turns @ radius are LOS (+); right turns are LOS (-)

Garage slope I

Proposed 16% grade

Fails to satisfy LOS D of 14%



RECOMMENDED DESIGN PARAMETERS FOR VEHICULAR CIRCULATION

Design Standard For:
Non-Parking Roadways
and Express Ramps

LOS D LOS C LOS B LOS A

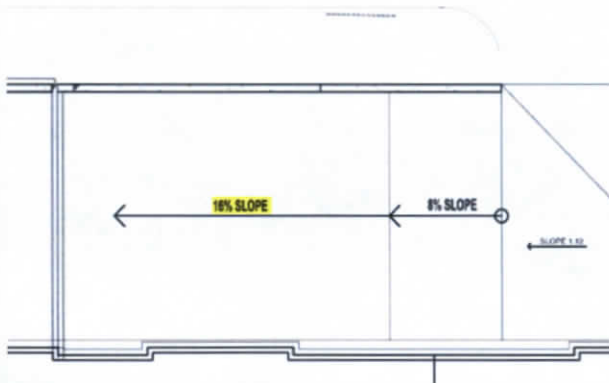
Clearance to obstructions	2	0'6"	1'0"	1'6"	2'0"
Radius, turning (outside front wheel)	3,4	24'0"	30'0"	36'0"	42'0"
Express ramp slope (more than 6 ft rise)		14%	12%	10%	8%

Garage slope II

Proposed 16% grade

Evanston, IL allows 12% max

Additional Design Guidelines for Parking Lots and Garages City of Evanston



These guidelines supplement the requirements found in the Evanston Zoning Code and must be followed unless exceptions are approved by the Directors of Public Works and Community Development. These do not apply to single family houses.

Ramp Slopes

If there are adjacent parking stalls the slope will be 6% maximum

If there are no adjacent parking stalls:

The slope will be 6% maximum if the ramp has no snow melting

The slope will be 12% maximum if it has snow melting

The slope will be 15% maximum if it is inside a building

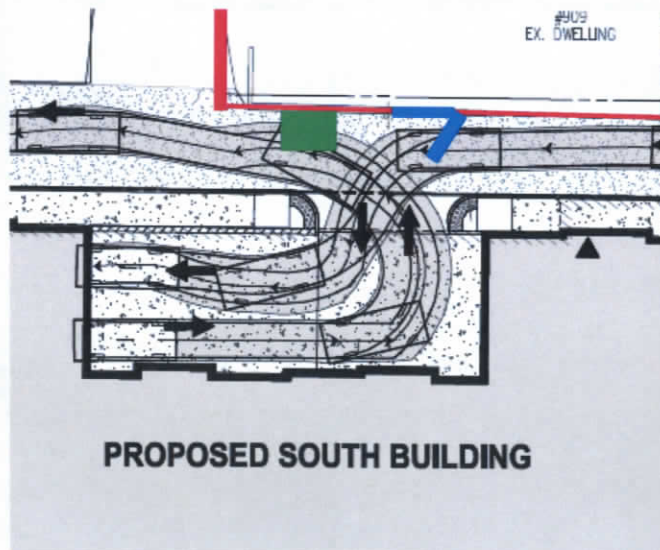
Proposed garage entrance site



Garage entrance obstacles I

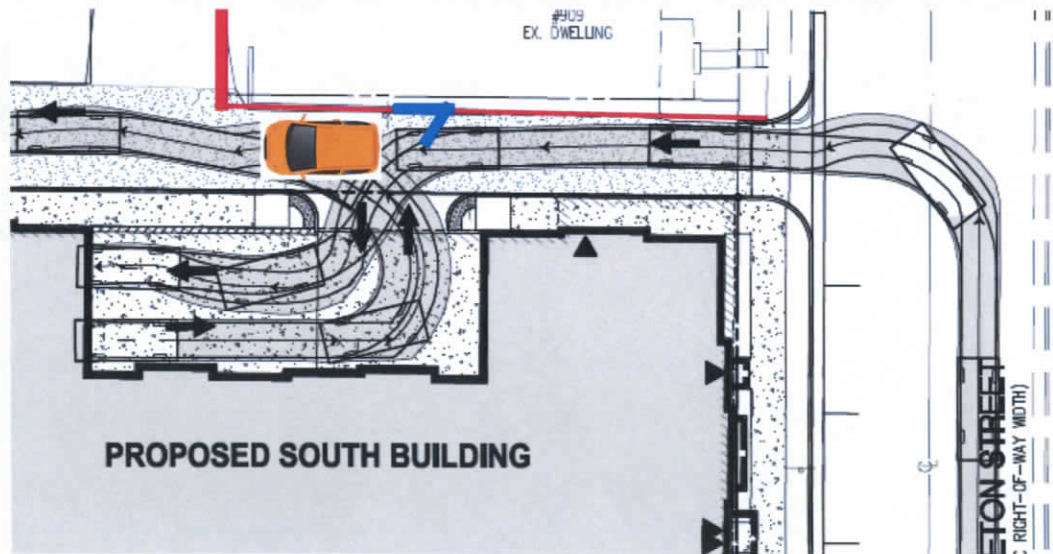
Trash bin for garbage pickup placed in the alley (deduct 3 ft. from effective alley width)

Side door to the backyard opens into the alley (deduct 3 ft. from effective alley width)



Garage entrance obstacles II

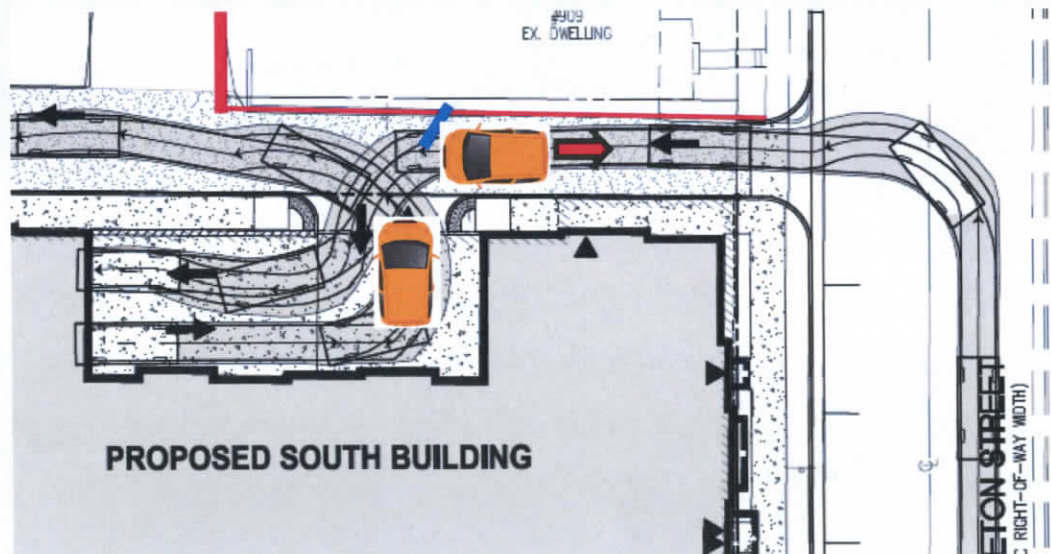
Owner of 909 Pendleton St loading/unloading belongings through side door and blocks ALL garage traffic



Garage entrance obstacles III

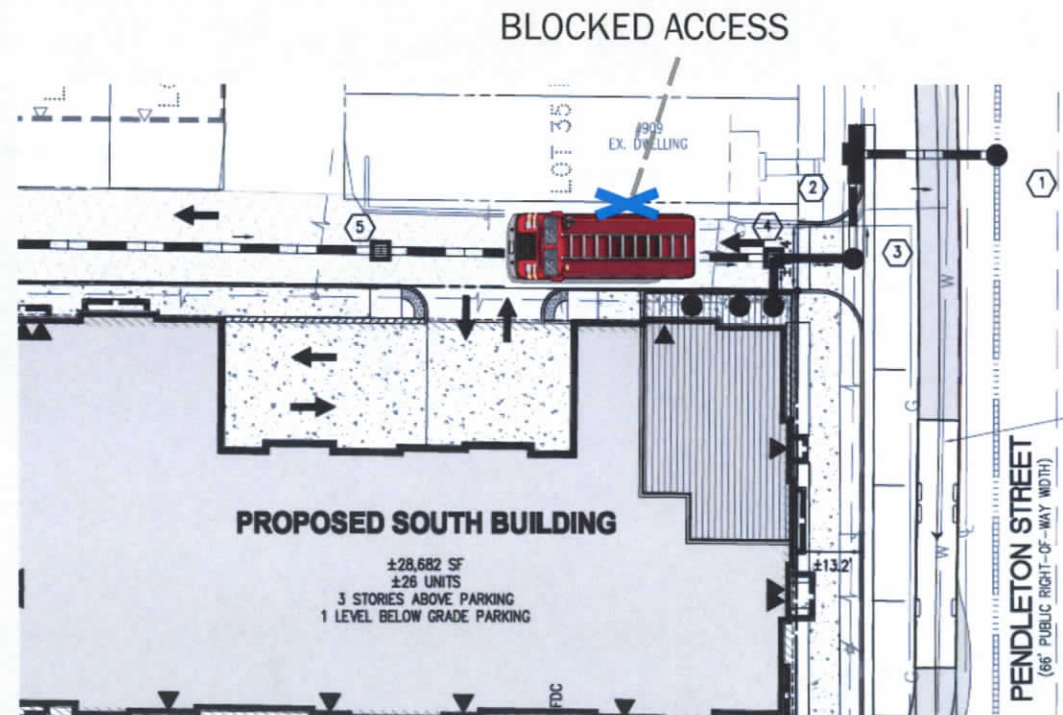
Someone has to back up in this situation.

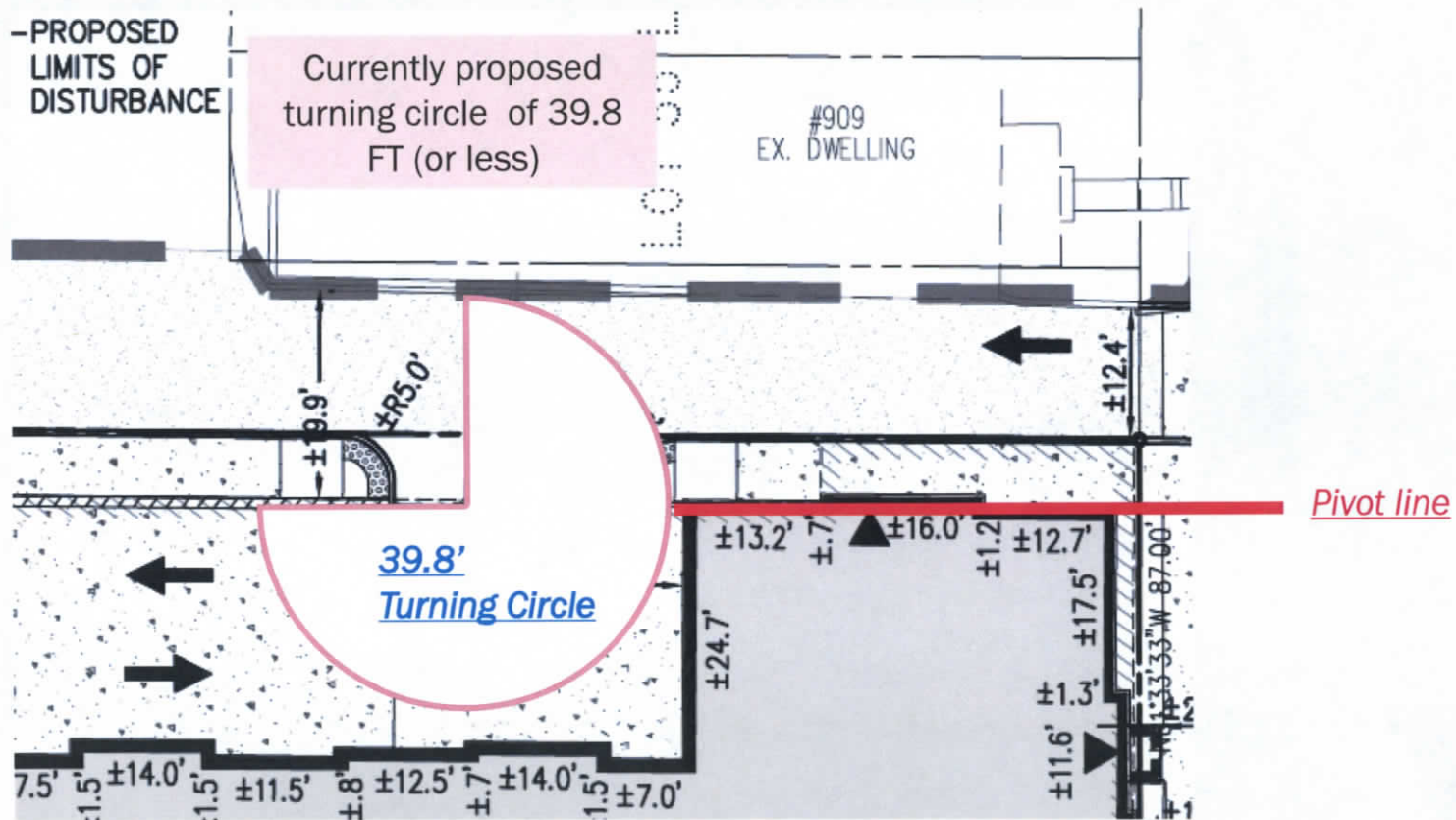
Car backing in the alley can crash in 909 Pendleton St dwelling during this maneuver



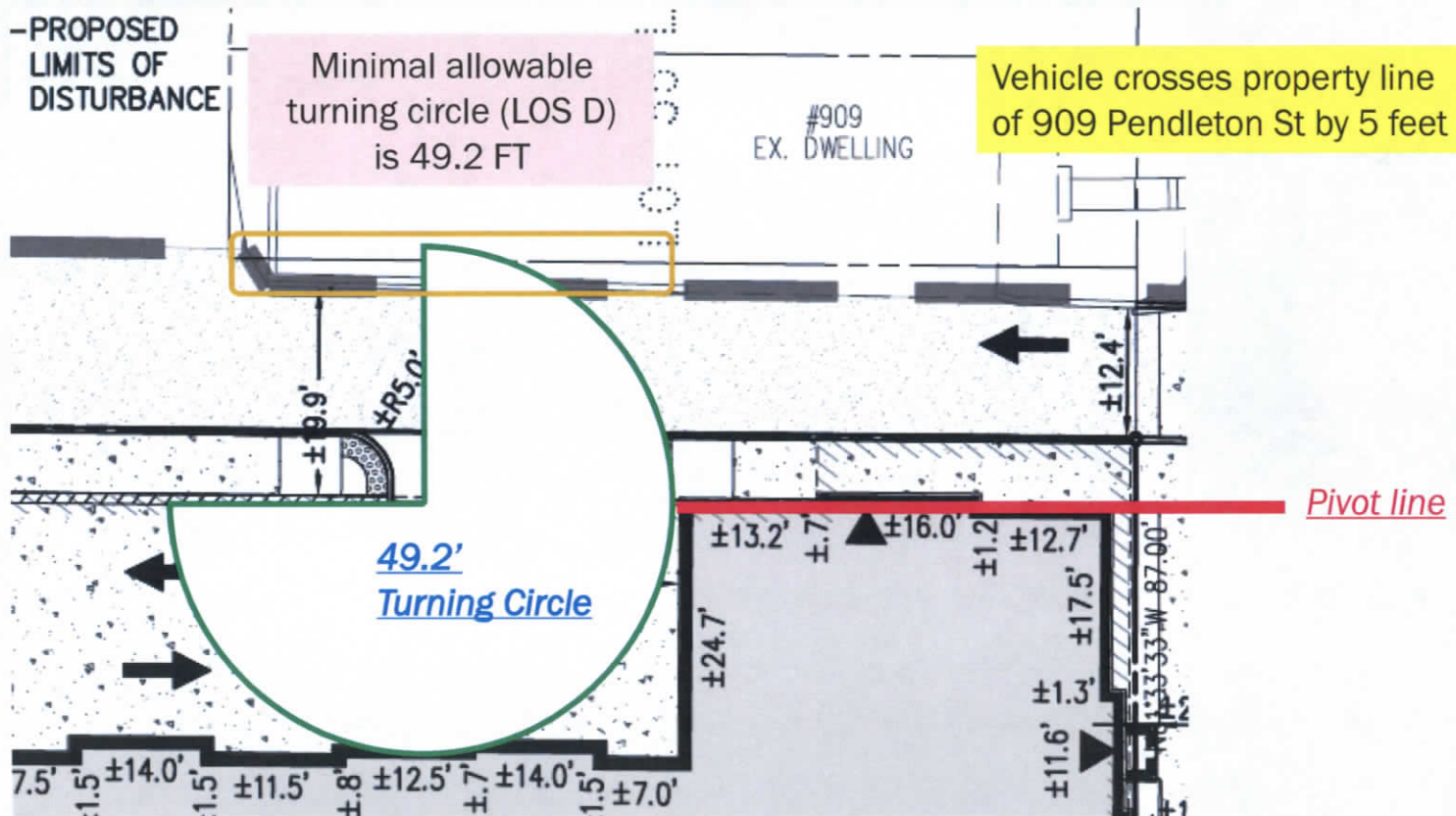
Firetruck limitations

- Alley width is 12 ft between the curb and house wall at 909 Pendleton St
- Firetruck width is 9 ft
- Firemen need 5 ft access on each side of fire apparatus and access to right side of firetruck is blocked by building at 909 Pendleton St

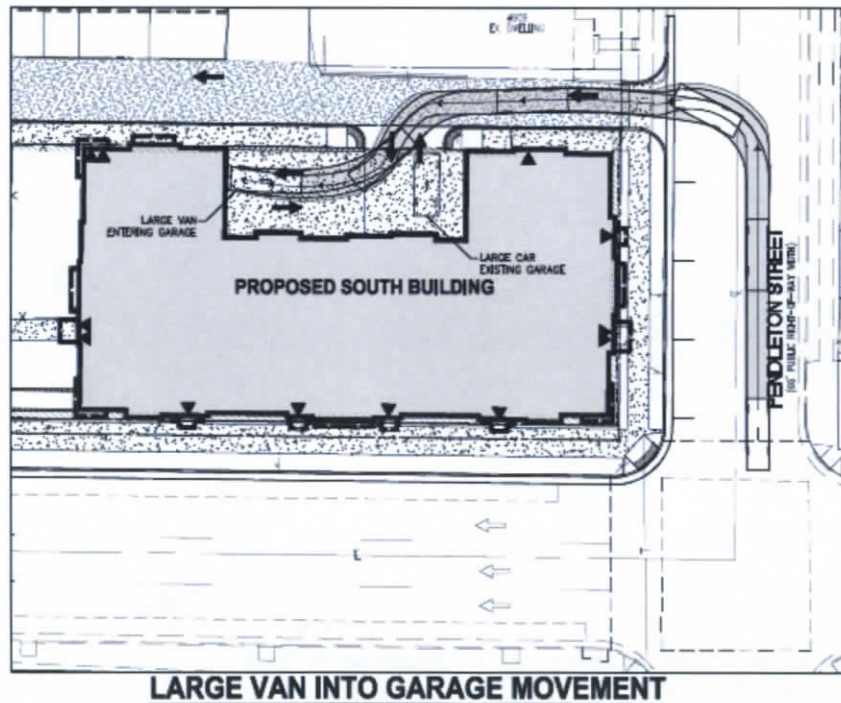




Entering and exiting garage



Entering and exiting garage



There is no diagram for vans or other large vehicles exiting garage in the ARHA application

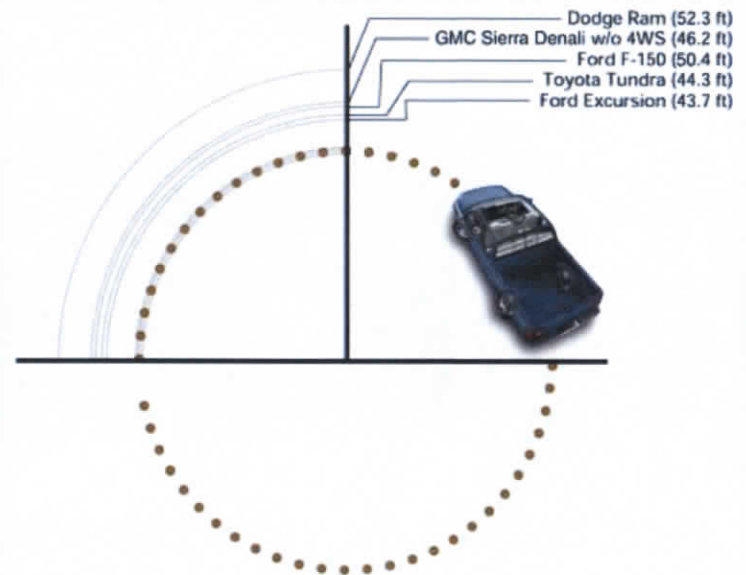
Why?

It is **NOT POSSIBLE** for large van or other vehicle to exit the garage towards Wythe St with 19.9ft turning radius (39.8 ft turning circle)

Entering and exiting garage

- NO CAR WITH TURNING CIRCLE (wall to wall) EXCEEDING **38 FT** IS CAPABLE OF EXITING GARAGE WITHOUT BACKING UP
- Lincoln town car – 42FT
- GMC Terrain – 42.6FT
- Toyota Camry – 38.7FT
- City of Piedmont, CA is using 45FT as a minimal clearance radius for a STANDARD car

<http://www.ci.piedmont.ca.us/publicworks/docs/planning/parking.pdf>

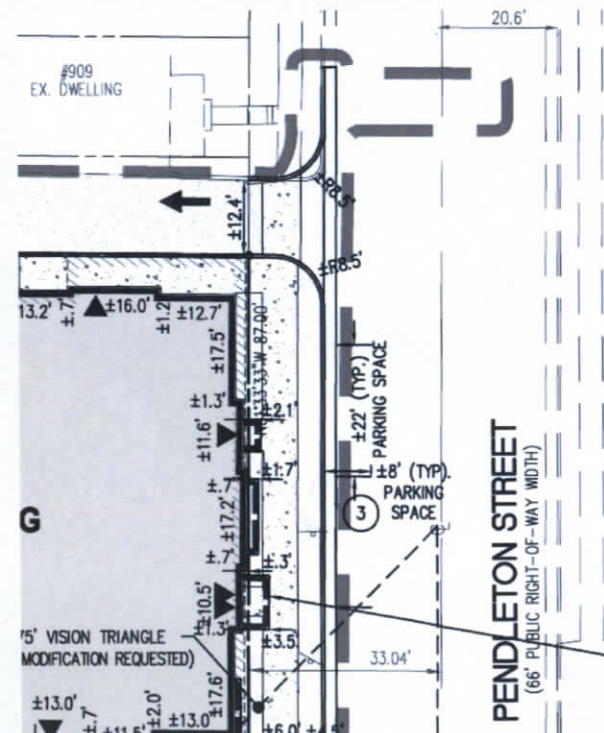


Concerns Presented to ARHA and the City of Alexandria:

- Can ARHA demonstrate that a VAN equipped for handicapped mobility can exit the garage in a single maneuver?
- What transportation level of service was used in the garage planning and design?
- Are there other successful examples- in Alexandria, Virginia, or nationwide- of similar garage projects that exit into a narrow public alley bounded by a private property wall? If so, what are the turning circle and alley width for similar projects?

Concerns Presented to ARHA and the City of Alexandria:

- What is the justification for removing parking space in front of 909 Pendleton St?



Gloria Sitton

From: Jackie Henderson
Sent: Monday, February 22, 2016 7:33 AM
To: Gloria Sitton
Subject: FW: Response to ARHA's Request for Deferral

From: Glen Roe [mailto:rglenroe@gmail.com]
Sent: Saturday, February 20, 2016 7:34 AM
To: Allison Silberberg; Justin Wilson; Paul Smedberg; Timothy Lovain; Del Pepper; John Chapman; Willie Bailey
Cc: Karl Moritz; Joanna Anderson; Jackie Henderson
Subject: Response to ARHA's Request for Deferral

Dear Mayor, Vice Mayor, City Council, Director Moritz, City Clerk Henderson, and City Attorney Anderson-

Below please find my updated position in response to ARHA's request to defer the DSUP. In this Email, I will outline: 1) my reaction to the proposal to defer, 2) my position that all three proposals (the Master Plan Amendment (hereafter "Amendment"), Rezoning, and DSUP) should be considered concurrently, 3) my thoughts on why ARHA has submitted this deferral, and 4) lastly a potential compromise.

Reaction

I am relieved that ARHA is willing to work further to explore hybrid options. However, I am extremely disappointed that ARHA has again put our community in this position, and as a collective whole, we are considering options quite literally at the eleventh hour. This process does a disservice to the City Council, City staff, ARHA, and, most importantly, the citizens of Alexandria. Thus far ARHA has proven themselves unable to deliver on promises given to Council, and have done little to suggest the situation will change in the moving forward.

Regardless, I believe ARHA's intentions are pure and motives valid. My support for affordable housing has actually increased throughout this process. It is also important to remember that the vast majority of the neighbors support affordable housing and increased density on the site. Progress has been made, but we still have a long way to go. ARHA's request to defer is a positive first step for the community, but it is just that - a first step. It is vital, as this process moves forward, that the rights and privileges afforded to citizens are not diluted and remain protected.

Concurrent Consideration

At the February 2nd meeting, Planning Commissioner Dunn abstained from the Amendment and Rezoning vote. I cannot speak for Comm. Dunn, but his statements indicated he did so because it is non-sensical to approve an Amendment and Rezoning without a specific DSUP accompanying the request. If the Amendment and Rezoning are approved, the DSUP is never resubmitted, and property is boarded up, any use allowed under Commercial Residential Mixed Use - Medium (CRMU-M) could occur on the property with HUD-approved disposition and Section 106 approval.

For example, ARHA has indicated that by missing the March 4th LIHTC deadline the property might never be redeveloped and would be boarded up. It is therefore entirely possible that the Ramsey Homes property could end up in the hands of a private developer. Pursuant to Section 5-202 of the Alexandria City Code ("Code"), a

developer could construct a parking lot, a convenience store within an office (or a rehabilitated Ramsey Home), or a personal service establishment, and the neighborhood would be unable to oppose any of these uses.

I urge you, under the strongest terms, to consider all three of these proposals concurrently. ARHA will argue that if the Amendment and Rezoning are denied they cannot be reconsidered for a full year. However, if the proposal is materially different, pursuant to Section 11-904 it can be considered within six months.

It is important to remember that we are only in this position as a result of decisions made and actions taken by ARHA. The neighboring property owners should not bear a burden because ARHA has had poor planning. The three requests were submitted to be reviewed at the same meeting (I am aware there would have always been three separate votes) and should be considered in tandem.

Reasons for ARHA Deferral

I was initially happy to hear that ARHA would be deferring the DSUP. However, Upon consideration and analysis, I believe that this request is deliberate and designed to maximize ARHA's leverage moving forward. Pursuant to Section 11-808 of the Code, the property owners' petition protest applies to zoning map amendments. A DSUP can be approved by City Council by a simple majority. By presenting this deferral as a compromise (one I believe disingenuous), Mr. Blair is in effect removing one of the most important means of protest available to citizens -- the required super majority vote.

The Code provides citizens the right to a super majority vote on a zoning map amendment when a petition is submitted. It would be extremely rare for a property-zoning amendment to be submitted without a corresponding DSUP. This process-norm is reinforced by the Code 11-808 when it specifically excludes large-scale map amendments, and city-owned property, from protest. Protest is not meant to allow citizens the opportunity to slow or obstruct the planning process for the greater good. Rather, it is intended to protect individual neighboring property owners in situations such as the one before us today.

Mr. Blair would not have asked for deferral on the DSUP if he had the votes to get the measures passed. He had until yesterday at noon, Code 11-904 (C), to withdraw the Amendment and Rezoning -- but he chose not to take that route. Here again, City Council is put in a difficult position largely due to actions taken by the applicant. Had all three issues been deferred or withdrawn for consideration at a later date the community would not be as concerned with this request for a deferral.

Opportunity for Compromise

Regardless of perceived motives by Mr. Blair, I can appreciate ARHA looking for a commitment to redevelop the property from City Council before moving forward. However, as I stated, I do not believe ARHA's desire for commitment is entirely forthcoming and find it to be disingenuous. Thankfully, there is an opportunity for compromise. City Council could **approve** the Master Plan Amendment **and defer, refer back to Planning, or deny the Rezoning** (or vice versa -- approve rezoning, defer Amendment). This scenario will demonstrate Council's dedication to redeveloping the property, which the vast majority of neighbors support, but still retains the rights of neighbors enshrined in the Code. The DSUP could be deferred until it is resubmitted by ARHA. At that time, the rezoning request could be considered again.

If ARHA is truly only looking for City Council to show intent and commitment to redeveloping the property, they should be happy with the approval of **either** the Amendment or Rezoning. If they argue for both, I believe it should be apparent that there are other motives, and their actions are designed to limit the ability of citizens to effectively protest.

Reiterating the Stance

Regardless of the opportunity for compromise, I again stress that we should not be in this position. I firmly believe that these three proposals should be considered concurrently and at the same meeting. It should not be incumbent upon citizens to react to a change in the proposal the night and morning before a meeting. It is not in the spirit of our citizen democracy nor does it do credit to local rule. These last minute actions are the very things that foster distrust in government. City Council should state its intent to redevelop the property but tell ARHA to go back to the drawing board, work with the City staff and community, and submit under next year's LIHTC deadline.

Thank you for taking the time to read this Email. I thoroughly appreciate your consideration and time. If you have any questions or concerns, I will have access to Email until 8:45 AM this morning. Regards-

Glen

Glen Roe
920 Pendleton
[917-597-7140](tel:917-597-7140)

Gloria Sitton

From: Mykhaylo Panarin via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Tuesday, February 16, 2016 11:28 AM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #89964: Mayor, Vice Mayor, City Council Madam Mayor:I would like to share my

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

A request was just created using **Call.Click.Connect.** The request ID is 89964.

Request Details:

- Name: Mykhaylo Panarin
- Approximate Address: No Address Specified
- Phone Number: 7034002211
- Email: webpanarin@hotmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Madam Mayor:

I would like to share my opinion on alarming development proposal of Ramsey homes in City of Alexandria.

ARHA's current plan to replace the existing Ramsey homes in the Parker-Gray neighborhood is disturbingly full of contradictions.

Firstly, parking solution ARHA has presented cannot possibly work. The entrance and exit for the underground garage ARHA wants to build would be located in a narrow residential alley, one which cannot accommodate the turning radius of a Toyota Camry, let alone larger vehicles. Does ARHA really expect every single driver who enters and exits the garage to back up and make multiple sharp and potentially dangerous turns every time they use the garage?

Another contradiction: The City Master Plan

(<https://www.alexandriava.gov/uploadedFiles/planning/info/BEPlanFinal.pdf>, p. 37) that the City has adopted for the redevelopment of this area stipulates that "Each residential block should have safe and convenient access to play spaces for young children." The same plan also states that the open space "...should be designed and located to allow effective supervision and surveillance from surrounding streets...". ARHA has instead suggested that the only play space for children in the development would be a built out space on the roofs of the proposed buildings. The very nature of this concept prevents "effective supervision and surveillance". Additionally, any sort of guard rail, wall, or fence that ARHA would have to install for playground's protection would not only be unsightly, but also make the proposed building taller than the City's own regulations permit.

These sort of questions make me wonder: does ARHA think that they can blatantly ignore residents' objections and City regulations alike? Do they expect us not to notice that what they have proposed violate the City's own rules, not to mention common sense? Can ARHA truly justify this out-of-control proposal to the residents of the Parker-Grey neighborhood?

Thank you,

Mykhaylo Panarin
Resident of Alexandria

909 Pendleton St,
Alexandria, VA 22314
(c) 703-400-2211

- Expected Response Date: Tuesday, February 23

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.



RAMSEY HOUSES

design violations

Rooftop playground incompliance with Braddock East Master Plan

OPEN SPACE

A variety of open spaces should be provided to meet the needs of the new residents of the proposed mixed-income communities. Public housing has a higher than average number of children per household. A range of open space is required to provide for the recreational needs of young children and teenagers. These areas should be designed and located to allow effective supervision and surveillance from surrounding streets, residential properties and/or community and retail facilities. Each residential block should have safe and convenient access to play spaces for young children.

Rooftop playground is the tallest point in the surrounding city blocks and does not allow ANY supervision and surveillance from

- i) Surrounding streets
- ii) Residential properties
- iii) Community facilities

Height violations



ELEVATION-COURTYARD NORTH BUILDING

Project did NOT include protective guardrails for rooftop playground

Actual building height with 6ft guardrails is at least 43ft and exceeds maximum allowed height of 40ft



ELEVATION-COURTYARD NORTH BUILDING

Design Parameters in numbers

RECOMMENDED DESIGN PARAMETERS FOR VEHICULAR CIRCULATION

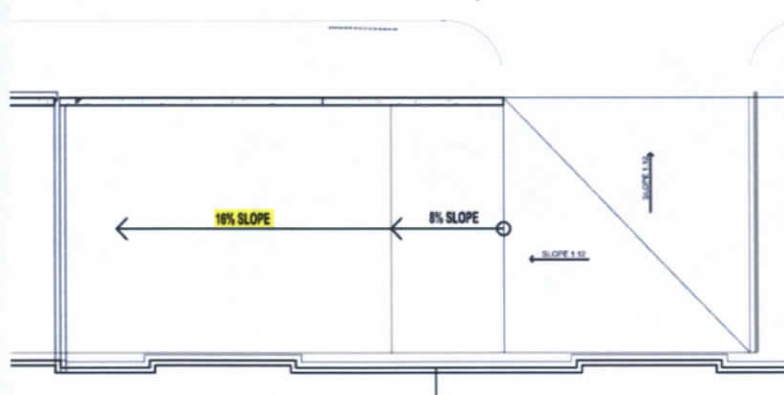
<u>Design Standard For:</u>		<u>LOS D</u>	<u>LOS C</u>	<u>LOS B</u>	<u>LOS A</u>
Non-Parking Roadways and Express Ramps					
Clearance to obstructions	2	0'6"	1'0"	1'6"	2'0"
Radius, turning (outside front wheel)	3,4	24'0"	30'0"	36'0"	42'0"
Express ramp slope (more than 6 ft rise)		14%	12%	10%	8%

2. From edge of lane to wall, column, parked vehicle or other obstruction, per AASHTO 1990 Figure III-25
3. LOS D per AASHTO 1990 Figure II-1
4. Left turns @ radius are LOS (+); right turns are LOS (-)

Garage slope I

Proposed **16%** grade

Fails to satisfy LOS D of 14%



RECOMMENDED DESIGN PARAMETERS FOR VEHICULAR CIRCULATION

Design Standard For:
Non-Parking Roadways
and Express Ramps

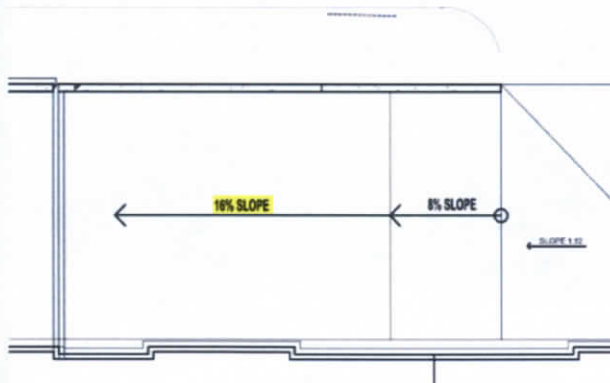
LOS D LOS C LOS B LOS A

Clearance to obstructions	2	0'6"	1'0"	1'6"	2'0"
Radius, turning (outside front wheel)	3,4	24'0"	30'0"	36'0"	42'0"
Express ramp slope (more than 6 ft rise)		14%	12%	10%	8%

Garage slope II

Proposed 16% grade

Evanston, IL allows 12% max



Additional Design Guidelines for Parking Lots and Garages City of Evanston

These guidelines supplement the requirements found in the Evanston Zoning Code and must be followed unless exceptions are approved by the Directors of Public Works and Community Development. These do not apply to single family houses.

Ramp Slopes

If there are adjacent parking stalls the slope will be 6% maximum

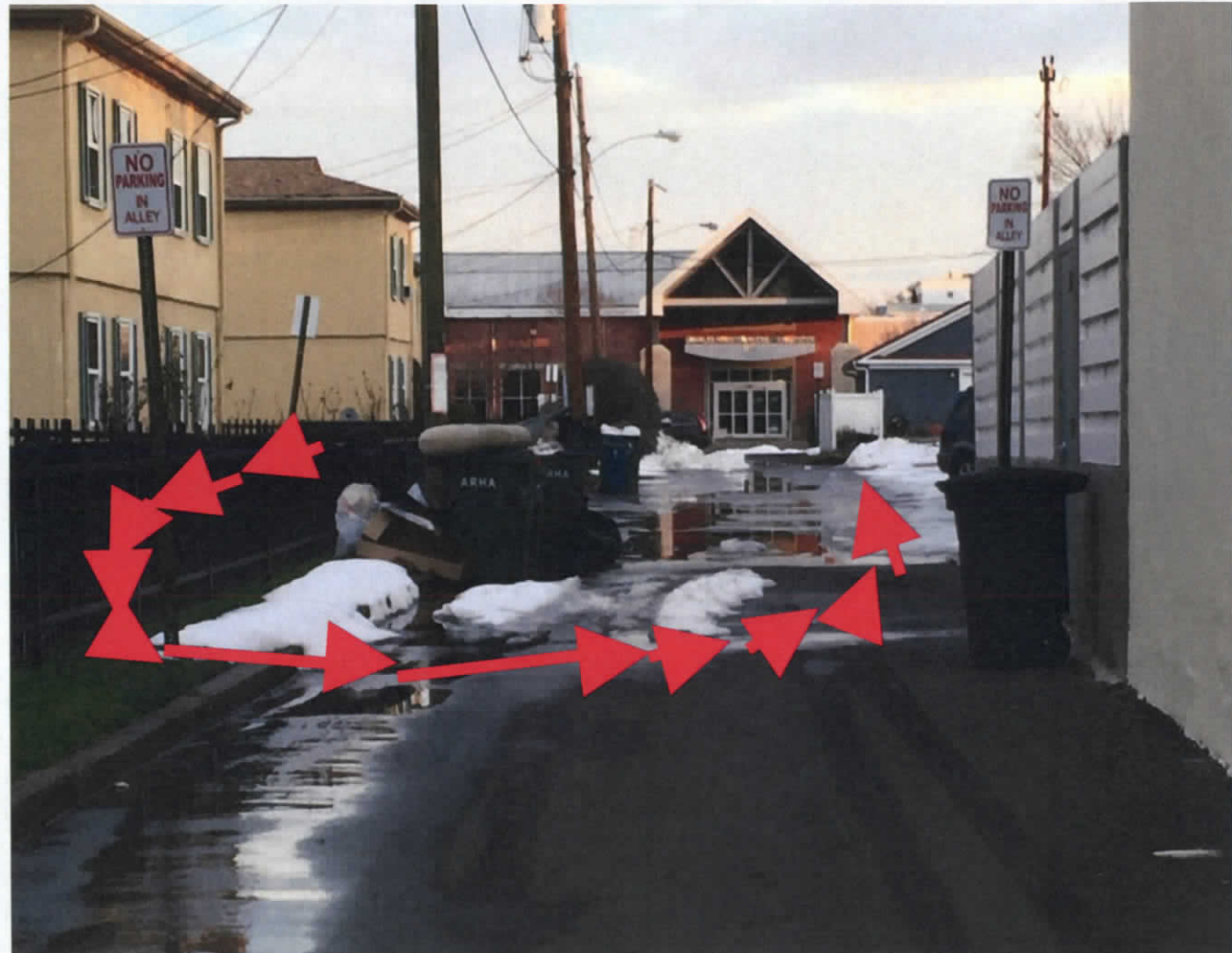
If there are no adjacent parking stalls:

The slope will be 6% maximum if the ramp has no snow melting

The slope will be 12% maximum if it has snow melting

The slope will be 15% maximum if it is inside a building

Proposed garage entrance site



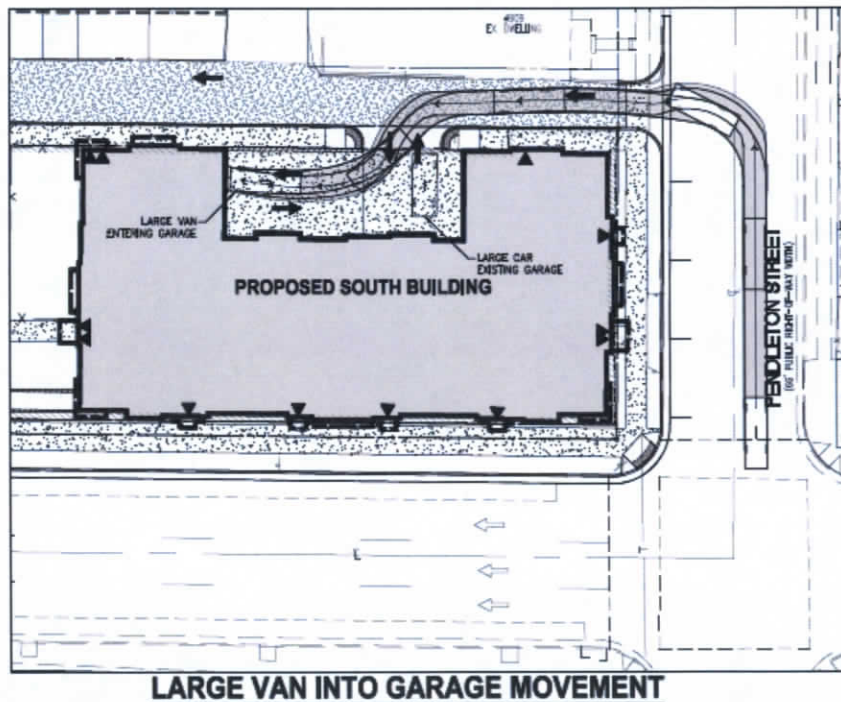
Site plan showing a proposed turning circle of 39.8 feet. The plan includes a pink callout box stating "Currently proposed turning circle of 39.8 FT (or less)". A red line is labeled "Pivot line". Dimensions for setbacks and building footprints are provided. A north arrow is present.

Pivot line

[illegible]

Vehicle crosses property line
of 909 Pendleton St by 5 feet

Entering and exiting garage



There is no diagram for vans or other large vehicles exiting garage in the ARHA application

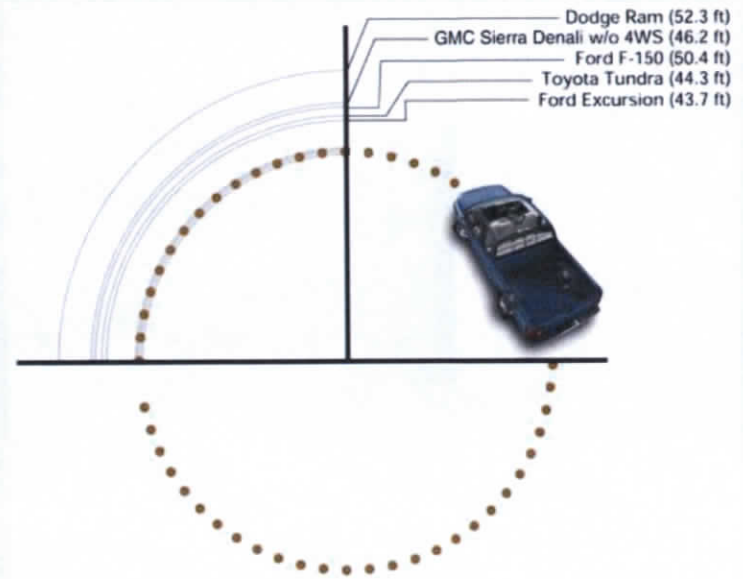
Why?


It is **NOT POSSIBLE** for large van or other vehicle to exit the garage towards Wythe St with 19.9ft turning radius (39.8 ft turning circle)

Entering and exiting garage

- NO CAR WITH TURNING CIRCLE (wall to wall) EXCEEDING **38 FT** IS CAPABLE OF EXITING GARAGE WITHOUT BACKING UP
- Lincoln town car – 42FT
- GMC Terrain – 42.6FT
- Toyota Camry – 38.7FT
- City of Piedmont, CA is using 45FT as a minimal clearance radius for a STANDARD car

<http://www.ci.piedmont.ca.us/publicworks/docs/planning/parking.pdf>





Concerns Presented to ARHA and the City of Alexandria:

- Can ARHA demonstrate that a VAN equipped for handicapped mobility can exit the garage in a single maneuver?
- What transportation level of service was used in the garage planning and design?
- Are there other successful examples- in Alexandria, Virginia, or nationwide- of similar garage projects that exit into a narrow public alley bounded by a private property wall? If so, what are the turning circle and alley width for similar projects?

Gloria Sitton

From: Glen Roe via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Thursday, February 18, 2016 9:09 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #90159: Mayor, Vice Mayor, City Council Dear Mayor, Vice-Mayor, and City Council

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

A request was just created using **Call.Click.Connect.** The request ID is 90159.

Request Details:

- Name: Glen Roe
- Approximate Address: No Address Specified
- Phone Number: 917-597-7140
- Email: rglenroe@gmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Dear Mayor, Vice-Mayor, and City Council:

A number of neighbors surrounding the Ramsey Homes have submitted a property owners' petition. I am writing this letter on their collective behalf and solely in regards to the petition. It is important to note that the signatories on this document do not, as a whole and in so far as this petition is concerned, present any protest related to historical preservation. A strikingly vast majority of the signators:

- 1) Support keeping the existing public housing stock.
- 2) Support increasing the affordable housing stock on the site to total numbers consistent with, or similar to, the Braddock East Master Plan guidelines of 15-30 units, a maximum Floor Area Ratio of 1.4, and a development size of 21,000 square feet. We also support complying with the ARHA 2012-2022 Strategic Plan, which calls for Ramsey to be redeveloped with 30 total units.
- 3) Support, if the project is approved, increased on-site, below-grade parking accommodations for the proposed new residents. This will reduce the street-parking burden that will be caused by the redevelopment in an already strained area.
- 4) Support providing existing Ramsey residents with living accommodations that are suitable, modern, healthy, and clean.
- 5) Do not advocate for market-rate housing on the site.
- 6) Do not, in any way, advocate keeping the Ramsey Homes in their current condition.

At least 75 properties in the area of Ramsey are represented on the petition, including both residential and commercial properties. Of the properties within 300 feet of Ramsey, we believe that we have easily passed the 20 percent required threshold to trigger a required super-majority vote.

In addition to the signatures submitted, a number of property owners who are out of town expressed a desire to sign but lacked the required technological access. We were further unable able to reach the owners of a number of tenant-occupied properties; we are confident the number of signators would have been much higher under different circumstances. Lastly, a number of those who signed took great pains to ensure their signatures were received; this is not an issue property owners are taking lightly.

This is not a debate about whether or not to redevelop the site, nor is it a debate about whether or not there should be affordable housing on the site. This is a debate about whether or not it is appropriate to rezone a property from residential to commercial residential, vastly exceed plan recommendations that were adopted as recently as two years before ARHA first submitted its proposal, more than triple density on the site, and dramatically decrease ground-level open space. We do not believe it is appropriate.

Under the strongest terms possible, we urge you to vote no on the proposed Master Plan Amendment (#2015-

0003) and rezoning request (#2015-0003). We also urge you to affirm the Planning Commission's recommendation to deny the Development Special Use Permit (#2014-0035). Thank you in advance for your time and consideration.

The following properties are represented on the petition:

501 Francis Court
512 North Alfred Street
514 North Alfred Street
516 North Alfred Street
522 North Alfred Street
525 North Alfred Street
600 North Alfred Street
604 North Alfred Street
606 North Alfred Street
610 North Alfred Street
624 North Alfred Street
628 North Alfred Street
634 North Alfred Street
636 North Alfred Street
606 North Columbus Street
607 North Columbus Street
612 North Columbus Street
614 North Columbus Street
617 North Columbus Street
619 North Columbus Street
622 North Columbus Street
624 North Columbus Street
626 North Columbus Street
632 North Columbus Street
634 North Columbus Street
515 North Henry Street
701 North Henry Street
419 North Patrick Street
423 North Patrick Street
433 North Patrick Street
511 North Patrick Street
514 North Patrick Street
517 North Patrick Street
518 North Patrick Street
522 North Patrick Street
527 North Patrick Street
618 North Patrick Street
620 North Patrick Street
622 North Patrick Street
624 North Patrick Street
626 North Patrick Street
700 North Patrick Street
702 North Patrick Street
706 North Patrick Street
708 North Patrick Street
710 North Patrick Street
712 North Patrick Street
718 North Patrick Street
401 Oronoco Street
928 Oronoco Street
1001 Oronoco Street
1016 1/2 Oronoco Street

1019 Oronoco Street
1022 Oronoco Street
900 Pendleton Street
902 Pendleton Street
907 Pendleton Street
909 Pendleton Street
910 Pendleton Street
918 Pendleton Street
918 1/2 Pendleton Street
920 Pendleton Street
922 Pendleton Street
1000 Pendleton Street
1002 Pendleton Street
1003 Pendleton Street
1004 Pendleton Street
1013 Pendleton Street
1015 Pendleton Street
911 A Pendleton Street
911 B Pendleton Street
911 C Pendleton Street
911 D Pendleton Street
1006 Wythe Street
1012 Wythe Street

- Expected Response Date: Thursday, February 25

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.

Gloria Sitton

From: Elsie Mosqueda via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Thursday, February 18, 2016 8:24 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #90157: 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 90157.

Request Details:

- Name: Elsie Mosqueda
- Approximate Address: No Address Specified
- Phone Number: 7035490190
- Email: Lseaside900@comcast.net
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Dear Mayor, Vice Mayor and Members of City Council

Docket # 4, 14-4979

I am writing in opposition to allowing ARHA to demolish the historic Ramsey Homes and build a complex that is too dense and not in keeping with the surrounding residences.

I will be out of town this weekend and will not be able to attend the Public Hearing. If I could change my plans, I would, but my family is getting together and these plans have been set for some time.

There are many reasons why I believe you should vote against 1) the amendment to the Master Plan, 2) rezoning of the property, as well as 3) denying the SUP, but I will focus on two important issues, realizing that my neighbors will acquaint you with myriad reasons to deny ARHA's request.

First, I recall that at the public hearing last fall, while the vote on record was to overturn the Parker Gray Board of Architectural Review decision to not allow ARHA to raze these historic homes to the ground, Mr. Blair and Mr. Priest assured Council that they would work on a hybrid plan. They did not do that.

Secondly, at the recent Planning Commission Public Hearing commissioners stated that if ARHA was just any developer appearing before them with the lack of preparation that ARHA was clearly demonstrating, that developer would have been told to go back to the drawing board. Does that sound like a level playing field to you? Well, it clearly isn't. Even with all the reservations that planning commissioners voiced, ARHA got its way. The revered Stewart Dunn called the action unsound, I call it unjust.

One last thing I would like to say is that in our zeal to increase the affordable housing units in our city, we have allowed those most in need in our community to live in homes that are not maintained, are substandard, and are unsafe. Neither you nor I would like to live in these conditions. Why should our neighbors have to. Before we allow ARHA to build more units, please make them demonstrate that they will maintain the upkeep of the homes that are currently their responsibility.
Don't allow quantity vs quality to cloud your judgment.

I am asking you to deny ARHA's requests and ask they go back to the drawing board and come back with a plan that is in keeping with our neighborhood, and adheres to the Plan that was developed to insure compatibility of new and modified buildings.

Sincerely yours,
Elsie Mosqueda

- Expected Response Date: Thursday, February 25

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.

Dear Mayor Silberberg and Councilmembers

I am writing asking that you vote in favor of the proposed plan submitted by ARHA to redevelop the Ramsey Homes site before you on Saturday, February 20th.

The proposal to replace the 15 public housing units now on site and add 38 workforce affordable rental units within in walking distance of the Braddock Road Metro station transportation and across from the Charles Houston Rec Center, fits within the goals and guiding principles of both the Transportation and Housing Master Plans:

- that Alexandria encourage transit-oriented, pedestrian friendly communities that maintain neighborhoods while promoting travel efficiency and quality of life,
- that Alexandria prioritize the distribution and preservation of affordable housing in transit-oriented areas, such as the Braddock Road Metro Station and along the Route 1 corridor.

ARHA has worked with City staff to create a design that meets City requirements for underground parking, open space, new infrastructure including storm sewers, and maintaining the current number of housing for very-low income residents.

The workforce housing will be available to those who earn 60% AMI or \$65,400 annually for a family of four. As is well known, Alexandria has hemorrhaged workforce housing on the open market in recent years, a situation shared by its sister jurisdictions in this desirable, but very expensive, Metropolitan area. Nationally, housing policies for decades have favored building for the more affluent meaning that municipalities such as Alexandria with its goals for vibrant, inclusive, diverse communities struggle now to maintain a broad range of housing needed for these types of communities.

Density will increasingly be a fact of life challenging urban areas for decades to come. I believe the three-story structures envisioned in the plan fits within the neighborhood and would preserve its essential character. Across Wythe Street now the site faces the Charles Houston Recreation Center; along the alley the property abuts the Watson Reading Room and one pair of two-story duplexes. Along Pendleton Street, there two-story row houses across from the site, some of which now have dormers popping above their two stories. Along Route 1, there is a mix of building types: one church, some two-story row houses and some three-story row houses (above-ground garages with two stories above.)

In a perfect world, there would be a larger land area for the plan and more money available to preserve one of the current structures, but this is not the case. Density is needed to make the project succeed financially and no group, that I am aware of, has come forward with either money or a plan for the preservation of one of the buildings and ensure that the rest of the project can be built to be financially sustainable in the future.

The plan is consistent with the City's Braddock East Plan that envisions this type of development for ARHA properties within the plan parameters. Both City and ARHA staff have worked hard on this project to come up with a compromise that will work. Ramsey residents have waited a very long time for the opportunity to live in "decent, safe and

sanitary” housing. There are ways to preserve the history of the World War II workers for whom the current four buildings were constructed, such as has been done within the Charles Houston Recreation Center, and on sites throughout the City.

Thank you for your time and consideration.

Gloria Sitton

From: Bill Hendrickson via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Friday, February 19, 2016 10:50 AM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #90187: Mayor, Vice Mayor, City Council Dear Mayor Silberberg, Vice Mayor Wilson

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

A request was just created using **Call.Click.Connect.** The request ID is 90187.

Request Details:

- Name: Bill Hendrickson
- Approximate Address: No Address Specified
- Phone Number: 703-519-9410
- Email: whendrick@aol.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Dear Mayor Silberberg, Vice Mayor Wilson, and City Council members:

At its meeting on February 16, 2016, the Historic Alexandria Resources Commission (HARC) updated its position on the proposal by the Alexandria Redevelopment and Housing Authority (ARHA) to build mixed-income housing on the site of the Ramsey Homes, which ARHA plans to demolish. This proposal is on your February 20 meeting docket.

HARC unanimously approved a motion to ask for deferral of the current proposal to allow comprehensive consideration of alternatives that would rehabilitate one or more of the historic and architecturally significant Ramsey Homes while also providing a considerable number of affordable housing units on the site.

As this week's staff memo makes clear, ARHA has not acted in good faith during this process. For four months, it refused to cooperate with staff in analyzing alternatives to its current proposal. Why should ARHA now be rewarded with approval?

Also, ARHA has not provided evidence that a delay would irretrievably harm its interests or the cause of providing more affordable housing.

Sincerely,

Bill Hendrickson
Chair, HARC

- Expected Response Date: Friday, February 26

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.

Gloria Sitton

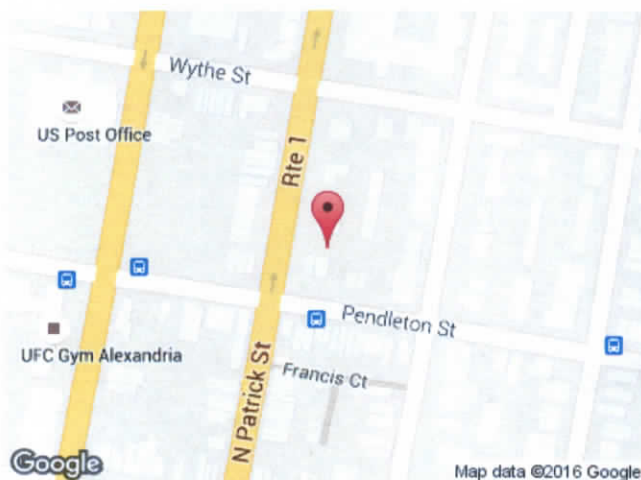
From: Cheryl Zadlo via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Friday, February 19, 2016 10:45 AM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #90186: Mayor, Vice Mayor, City Council at 607 N PATRICK ST Why should you listen to what we have to

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

A request was just created using **Call.Click.Connect.** The request ID is 90186.

Request Details:

- Name: Cheryl Zadlo
- Approximate Address: 607 N PATRICK ST (See [map below](#))
- Phone Number: 7036640091
- Email: clzadlo@yahoo.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Why should you listen to what we have to say?
This is where we live. This is our neighborhood. This decision has second and third order affects. Affordable housing in Alexandria is important! But the rezoning and increase in the density, size and mass of these buildings in addition to what you've already approved for development in this area will create gridlock. You've allowed enormous growth with inadequate parking – they pour hundreds of more cars daily into the neighborhood. The density is already untenable.
You also speak out of both sides of your mouth. I would not be allowed to demo my historic home so I could build a larger, more valuable building at a MUCH lower cost – and smaller greenspace. Government should be held to the same, if not higher, standards as citizens.
- Expected Response Date: Friday, February 26



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.

Gloria Sitton

From: Lila Lee via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Thursday, February 18, 2016 10:17 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #90163: Mayor, Vice Mayor, City Council February 17, 2016Dear Mayor Silberbe

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

A request was just created using **Call.Click.Connect.** The request ID is 90163.

Request Details:

- Name: Lila Lee
- Approximate Address: No Address Specified
- Phone Number: No Phone
- Email: lilameilee@gmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: February 17, 2016

Dear Mayor Silberberg, Vice Mayor Wilson, and honorable members of City Council,

I am writing in opposition to the Alexandria Redevelopment and Housing Authority's (ARHA) application for: 1) Master Plan Amendment #2015-0003; 2) Rezoning #2015-0003; and 3) Development Special Use Permit (DSUP) #2014-0035 and Transportation Management Plan SUP #2015-0081, due to ARHA's lack of compliance with the Braddock Metro and Braddock East Small Area Plans and inconsistent enforcement of the Plans.

ARHA will argue the Braddock Metro and Braddock East Small Area Plans are simply guiding principles, and Plan recommendations are subject to change based on prevailing market conditions at the time of redevelopment. However, to the contrary, City Council's treatment and enforcement of the Plans demonstrate the regulatory intent and purpose of the Plans. Specifically, the City Council passed:

1. Ordinance No. 3576 on June 13, 1992, which established the 1992 Master Plan of the City of Alexandria, Virginia as the Master Plan of the City of Alexandria, Virginia by adopting and incorporating the fourteen small area plans in their entirety, including the Braddock Road Metro Station Small Area Plan;
2. Ordinance 4524 on April 12, 2008, which incorporated the Braddock Metro Neighborhood Plan in its entirety as a Small Area Plan Chapter of the Master Plan; and
3. Ordinance 4574 on December 13, 2008, which amended the Braddock Metro Neighborhood Plan, included amendments for the Braddock East Master Plan, and were incorporated fully.

Section 3.14 of Alexandria's Code of Ordinances ("the Code") states that all codified ordinances are incorporated into the City Code, and Section 2.06 of the Code allows the City to impose penalties for violations of any ordinances. Similarly, ARHA's application for an amendment to the Braddock East Master Plan reaffirms the binding nature of the Plan's requirements.

Therefore, it is unclear why ARHA is only requesting a waiver or amendment to two parts of the Plan, rather than all elements for which its proposal is inconsistent. For example, ARHA's proposed development is composed of two buildings, one that is approximately 29,400 square feet and the other that is 28,400 square feet in size. In contrast, the Braddock East Master Plan states the maximum total development for Ramsey Homes is 21,000 square feet. It should be noted that ARHA's application specifically requests an amendment to the same section of the Braddock East Master Plan (as the maximum total development) to increase the maximum allowable housing units from 30 to 53 (see page 47).

I regretfully am unable to attend Saturday's City Council meeting due to an unavoidable family conflict. However, I urge you to deny ARHA's application for the Master Plan Amendment, Rezoning, DSUP, and Transportation Management Plan SUP because ARHA's plans directly contradict the provisions of the Braddock Metro and Braddock East Small Area Plans.

Sincerely,

Lila Mei Lee

- Expected Response Date: Thursday, February 25

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.

Gloria Sitton

From: Leslie Zupan via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Thursday, February 18, 2016 12:39 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #90114: Mayor, Vice Mayor, City Council Dear Mayor Silberberg and Members of Cou

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

A request was just created using **Call.Click.Connect.** The request ID is 90114.

Request Details:

- Name: Leslie Zupan
- Approximate Address: No Address Specified
- Phone Number: 7039802733
- Email: missz@aol.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Dear Mayor Silberberg and Members of Council:

The West Old Town Citizens Association has substantial concerns with the Alexandria Redevelopment Housing Authority's (ARHA) proposed redevelopment of Ramsey Homes at 699 North Patrick Street and urges you to uphold the Planning Commission's denial of the DSUP permit. This project will sit in the core of the Parker Gray Historic District and on a prime route tourists travel into Alexandria, making it imperative the time is taken to develop a project that complements this historic area and meets all the design requirements, including architectural design guidelines, specified in the Braddock plans. We also request that you deny the developer's requests to spot zone the property and for master plan amendments.

During the September City Council hearing on Ramsey Homes, Vice Mayor Silberberg and Council members Lovain, Pepper, and Smedberg all expressed support for pursuing a hybrid option for the property that would preserve at least one of the existing units, with Councilman Lovain going so far as to ask ARHA for its assurance that "ARHA is prepared to work closely to explore the hybrid options," to which ARHA's attorney replied, "yes." However, as the staff report makes clear, ARHA "directed its staff not to participate further in exploring and creating the various development options." In essence, ARHA has ignored Council guidance and refused further efforts at compromise. Why should such intransigence be rewarded with blanket approvals?

ARHA argues a fiscal imperative to redevelop the site exactly as it proposes, using the upcoming VHDA low-income tax credit application deadline to push City officials into making hasty decisions about this project. ARHA publicly distributed photos of Ramsey Homes interiors as "proof" of the poor condition of the units in an attempt to discredit the notion of rehabilitation. However, the staff report now debunks this notion and demonstrates that rehabilitation is definitely possible. ARHA's position is that maintenance and upgrading is too costly, with demolition and redevelopment the only option, declaring that compromise over its redevelopment proposal is fiscally impossible.

However, at almost the same moment ARHA was advocating the demolition of Ramsey Homes based on the project's maintenance problems, it purchased a new headquarters building for \$4.8 million in cash. This fact was apparently not known to Council until the land records of the sale were brought to its attention. We now learn from the staff report that ARHA will need to return to the City for as much as \$2 million in additional loans for the Ramsey Homes redevelopment. The sheer chutzpah of saying no to further compromise, limiting City staff's access to key information, and then confidently approaching taxpayers for a handout -- no questions asked -- should give any responsible policymaker reason to pause.

In light of the headquarters acquisition, questions have been raised about ARHA's finances and the need for a forensic audit raised. It is unthinkable that any responsible funding entity would hand over millions of dollars yet again without having a clear picture of the grantee's true financial situation.

Also troubling is the notion that affordable housing must be pitted against historic preservation. The staff report, as limited as it was due to ARHA's lack of cooperation, indicates that the homes were solidly-constructed and could be revamped to meet code and ADA requirements. Compromise would mean both historic preservation and the preservation of affordable housing are weighted equally, and achieved equally.

WOTCA also questions why this proposal is going forward while a lawsuit is pending in Alexandria Circuit Court over the denial of the BAR approval for demolition. A ruling on the BAR decision should be made before this project proceeds.

The project's proposed density -- 53 units -- far exceeds that permitted in the Braddock East Plan, which specifies 15-30 townhouse or townhouse-scale units for the site (p.47), and also is wholly inconsistent with the Braddock Metro Neighborhood Plan's specification that new buildings east of Route 1 will remain as walk-ups or townhouses with backyards (p. 5). In short both plans clearly envision that any redevelopment of the site would be at a much lower density than what ARHA proposes. It is worth recalling that ARHA's then-vice chairman Carlyle Ring testified in favor of the Braddock East Plan in 2008, raising no issues with regard to the Plan's height, density, open space, or other requirements. In fact, ARHA's own 2012-2022 Strategic Plan also proposes 15-30 units for a redeveloped Ramsey. Given these factors, and the relative currency of the Braddock East Plan, spot rezoning should be rejected.

It seems reasonable to assume that the overall number of units for the project could be reduced to a level more consistent with the Braddock East Plan by adjusting the AMI level for the various units; for example, raising the AMI for some units from 50% to 80% or even some market-rate units. The Braddock East Plan also includes a provision to fund off-siting of units if needed. Again, this option could potentially be used to reduce the project's density to a more appropriate level while also generating tax revenue from the market-rate units.

Other elements of the project are equally concerning. The idea of rooftop open space where teens and tweens can congregate unobserved is a recipe for disaster, particularly given the history of criminal and nuisance activity in proximity to ARHA projects in the neighborhood, including two recent homicides, and ARHA's poor management track record. The fact that the Braddock East Plan (p. 37) specifies open spaces should be designed to allow effective supervision and surveillance is not a coincidence, but rather reflects hard lessons learned over many years.

In summary, Council last year called for compromise, and compromise has been demonstrated to be possible. ARHA has offered nothing further—including not addressing even a single issue raised by neighborhood residents—and assumes that its stance will be rewarded with City approvals and yet another loan from Alexandria taxpayers. Until the authority's finances are thoroughly reviewed, its past and future maintenance practices and funding are investigated, and the project modified to better conform its surrounding context, it would be fiscally and ethically irresponsible to approve this project.

Sincerely,

WEST OLD TOWN CITIZENS ASSOCIATION EXECUTIVE BOARD

Leslie Zupan, President
Peter Prahar, Vice President
Keil Gentry, Vice President
Heidi Ford, Secretary
Donna Reuss, Treasurer

- Expected Response Date: Thursday, February 25

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.



ALIVE!

*A***lexandrians I***n***V***olved E***cumenically**

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

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

February 17, 2016

Mayor and City Council
City of Alexandria
301 King Street
Alexandria, VA 22314

Mayor Silberberg and Members of City Council,

ALIVE! (Alexandrians Involved Ecumenically) is writing in support of the request by ARHA for approval to redevelop Ramsey Homes. This includes the demolition of the current buildings and construction of new apartments for the current residents and additional working families in Alexandria. ALIVE! is a non-profit social services organization, representing more than 40 affiliated congregations of different faiths as well as members of the community at large.

ALIVE! is the largest private safety net for those in need in the City of Alexandria. We provided over \$300,000 in 2015 in emergency assistance for rent, utilities and medical needs; feed on average more than 2,000 individuals each month; offer quality early childhood education to children of working poor Alexandrians; deliver transitional housing and support services to mothers and their children to help them achieve self-sufficiency; and deliver furniture and house wares each week to support families in need.

At ALIVE!, we see families and individuals each day that need assistance, primarily because rent is taking a significant portion of the family's income. In our experience, there has not been a decrease in the need for housing assistance in Alexandria, even as the economy has improved. Rather, as Alexandria has become a more attractive area in which to live, rents have increased (affecting additional lower-income families) and new housing development has primarily been targeted to upper-income families and individuals.

ALIVE!'s decision to take a position in this debate is based primarily on our belief that development and retention of affordable housing should be a priority for the City. Additionally, we believe the redevelopment of Ramsey Homes provides an opportunity to both retain and expand this important resource in Alexandria.

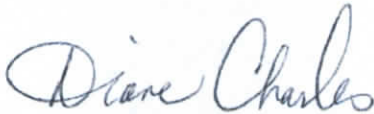
Diane L. Charles,
Executive Director
Food
Furniture
Housewares
Last Saturday Food
ALIVE! House Shelter
Child Development Center
Family Emergency Program
Agudas Achim Congregation
Alexandria Church of the Nazarene
Alfred Street Baptist Church
Beth El Hebrew Congregation
Beverly Hills Community United
Methodist Church
Blessed Sacrament Catholic Community
Christ Episcopal Church
Church of St. Clement
Church of the Resurrection
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
iGood Shepherd Lutheran Church
Grace Episcopal Church
Immanuel Church-on-the-Hill
Meade Memorial Episcopal Church
Old Presbyterian Meeting House
Roberts Memorial United Methodist Church
Spiritual Assembly of Baha'is
St. Andrews United Methodist Church
St. James United Methodist Church
St. Joseph's Catholic Church
St. Mary's Catholic Church
St. Paul's Episcopal Church
St. Rita's Catholic Church
Third Baptist Church
Trinity United Methodist Church
Unitarian Universalist Church of Arlington
Victory Temple
Washington Street United Methodist Church
Westminster Presbyterian Church
Zion Baptist Church
A United Way # 8352
CFC #44658



We believe ARHA has demonstrated its ability to design buildings that will fit into the neighborhood and satisfy concerns about increased density, parking, and open space. Another important factor for consideration is this property's location near a metro station and community amenities. The end result of the redevelopment would be better utilization of this property than its current provision of 15 very small apartments.

We are hopeful that the City Council will allow ARHA to redevelop the site to retain at least 15 units as affordable to extremely low income families plus add up to 38 units of workforce housing for families with annual incomes between approximately \$40,000 and \$65,000. Both the provision of mixed income housing and the addition of workforce housing are consistent with the Housing Master Plan and would help the City achieve its goals in these areas.

Best regards,



Diane Charles
Executive Director



Deborah Patterson
President

Gloria Sitton

From: Ninette Sadusky via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Wednesday, February 17, 2016 11:19 PM
To: Jackie Henderson; Gloria Sitton
Subject: Call.Click.Connect. #90063: City Clerk and Clerk of Council Pertaining to February 30, 2016City Co

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

A request was just created using **Call.Click.Connect.** The request ID is 90063.

Request Details:

- Name: Ninette Sadusky
- Approximate Address: No Address Specified
- Phone Number: No Phone
- Email: saduskyni@yahoo.com
- Service Type: City Clerk and Clerk of Council
- Request Description: Pertaining to February 30, 2016
City Council
Docket # 4, 14-4979

I encourage you to consider "alternative P" as in preservation.

Gut the interior of all 4 Ramsey homes. Sell one home (2units) at market rate to cover the rehabilitation of the homes to bring them up to code. This alternative complies with the zoning map, city regulations and the current plans. It supports both preservation and public housing.

As our elected officials, please uphold compliance with the zoning map and city regulations and vote "no" to the applicant's requests to do otherwise. This affords us residents the continued protections zoning and regulations were designed to provide.

I've noticed at City mtgs some use the words "defense" and "public" interchangeably. In deference to the defense workers and officers who were assign these quarters during Ww2, please refer to Ramsey Homes correctly as historic "defense" housing. This is consistent with the city's application for this historic district. Referring to them as historic "public" housing does neither.

Sincerely,
Ninette SADUSKY,
Alexandria va

- Expected Response Date: Wednesday, February 24

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.

Gloria Sitton

From: Glen Roe via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Friday, February 19, 2016 12:14 AM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #90165: Mayor, Vice Mayor, City Council Dear Mayor, Vice-Mayor, and City Council

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

A request was just created using **Call.Click.Connect.** The request ID is 90165.

Request Details:

- Name: Glen Roe
- Approximate Address: No Address Specified
- Phone Number: 917-597-7140
- Email: rglenroe@gmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Dear Mayor, Vice-Mayor, and City Council:

Unfortunately, my wife and I will be unable to attend the City Council meeting on Saturday, February 20th, due to an unexpected family circumstance. A number of others who have spoke at meetings in the past are also unable to attend this weekend's meeting. Please do not mistake our absence for a lack of passion or reduced level of concern. Of further note, this letter is my own personal perspective and not related to the property owner's petition.

I strongly urge you to affirm the Planning Commission's recommendation to deny the Development Special Use Permit (#2014-0035) and deny the Master Plan Amendment (#2015-0003) and Rezoning (#2015-0003).

I do not believe that this has to be a choice between affordable housing and historic preservation; they are not mutually exclusive. Members of City Council asked for, and received, ARHA's assurances that hybrid options would be considered. It is indisputable that these assurances were anything but, and that the hybrid options were barely considered.

It is insulting that ARHA's pro formas analyzing the hybrid options were not released until Mr. Priest's memo to Council on January 21 – more than three months after ARHA stopped considering hybrid options. Furthermore, there are number of errors, omissions, and gross inaccuracies in the pro formas.

At the Planning Commission, Mr. Priest indicated that ARHA would move residents out of Ramsey Homes whether or not the proposed development moved forward. Planning Commissioner Lyle wisely stated that an applicants schedule should not be used as a deciding factor when considering a request. Numerous members of City Council, the Planning Commission, and the Board of Architectural Review have expressed displeasure with the way that ARHA has handled this process. ARHA can apply for LIHTC next year. These are but a few of the myriad of reasons why this decision should not be hurried based on an arbitrary application deadline. These homes have stood for over 70 years, that history deserves deliberate consideration.

The glacial pace of government can be frustrating, but it is so deliberately and by design. This should be especially true when government agencies, historic structures, and publically held lands are under consideration. Governments move slowly to make sure we get it right. They move slowly in drafting Master Plans and zoning regulations because it is important to hear and consider concerns from all members of the community. The efforts that go into formulating plans, and their resulting conclusions, should not be ignored. Spot zoning is bad policy.

I appreciate the efforts that ARHA has made thus far, but to imply that tripling density is a compromise is disingenuous. To imply that complying with green space requirements, undergrounding utilities, and moving parking below grade are concessions is not acceptable. Those requirements are in the BEMP and required of all

landowners, public and private, when developing a property. ARHA's compliance is no more a concession than it is a concession to follow speed limits in all lanes of the interstate, not just the slow lanes.

I support public housing, and I support increased affordable housing on the Ramsey property. I support adhering to the number of units called for in the master plans and ARHA's strategic plan, and would even support marginally exceeding those guidelines. But there is nothing marginal about this proposal. It is out of character with the neighborhood and more than triple the current density.

Please, send ARHA back to the drawing board until they get it right and do their due diligence. Tell them to work with the City, revisit the just released memos, and fully explore all of the options that are on the table. There is too much at stake to not do our homework. There is too much at stake to not get this right.

Under the strongest terms, I urge you to deny the Master Plan Amendment and Rezoning, and affirm the denial of the DSUP. Thank you for your time and consideration.

- Expected Response Date: Friday, February 26

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.

To: Alexandria City Council

From: Townley McElhiney, Board Member, Historic Alexandria Foundation

Date: February 20, 2016

Re: Council Docket # 14-4979 [Ramsey Homes Redevelopment (Master Plan Amendment #2015-0003; Rezoning #2015-0003; DSUP #2014-0035)]

4
2-20-16

Good Morning, Mayor Silberberg and Council Members:

I'm Townley McElhiney, a board member of Historic Alexandria Foundation. Tonight I will focus on ARHA's **legal responsibility** to follow the National Historic Preservation Act's (NHPA's) Section 106 requirements.

First, I emphasize that the City of Alexandria's own Zoning Ordinance proclaims **Historic Preservation** as a core value, stating that one of its purposes is to "protect against destruction of, or encroachment upon, historic areas or archaeological sites." This is a direct quote from the NHPA, enacted by Congress in 1966, and both apply to the 699 N. Patrick St. parcel.

Second, the Ramsey Homes unquestionably qualify as **historic resources** under the 1966 Act because they are already listed in the **National Register of Historic Places TWICE!**

1) In the Parker-Gray Historic District listing, the Ramsey Homes are described as "contributing structures" along with the open-space plan, i.e., they are considered integral to the historic and architectural character of that district.

2) The 2004 National Park Service-authored "Public Housing in the U. S., 1933 – 1949" lists the Ramsey Homes and site as **individually eligible** for the National Register (p. 137); see also City staff's report regarding historic and architectural significance, pp. 5 & 6.

Returning to my main focus, Section 106 Review concerns Federal Agencies and their partners, in this case HUD and ARHA, which co-own the Ramsey Homes. **106 Review ensures** that when ARHA undertakes a project which adversely impacts historic properties, it is legally required to perform an assessment of its work in relation to affected National Register-listed or NR-eligible

properties, including those within sight of that property.

Importantly, as soon as the Section 106 procedure begins, **it mandates that ARHA fully consider historic preservation issues and the views of the PUBLIC in collaborative project planning**. **PUBLIC** collaboration means sitting down with those signed up to be a party to the 106 process, coming up with an acceptable design to all parties, which may include such concrete ideas as rehabilitation, interior modernization and/or infill design, as well as placement of the latter on the Ramsey Homes site, retaining its core National Register features.

To date, the Council's September demolition decision **did not follow** City procedure and an **appeal is pending in Circuit Court**. In a letter, the Federal Advisory Council on Historic Preservation (ACHP) warned the City and ARHA that the former decision and non-compliance of Section 106 re: **PUBLIC** inclusion could lead to an adverse finding by ACHP, which is a deciding party to the 106 process. Currently by putting the cart before the horse, ARHA is risking its HUD funding.

Not only has ARHA has not complied with critical Section 106 requirements, but they have rejected all **PUBLIC** input to date, so their design is NOT FINAL under U.S. law. Therefore, it is premature for ARHA to request a Master Plan Amendment, Rezoning or a Special Use Permit from the Planning Commission or a follow-up decision from City Council.

Since ARHA has put the "cart before the horse" several times and the Ramsey Homes site design is not legally final, we respectfully request the Council to deny all ARHA's applications before you today.

Thank you.

4
2-20-16
submitted by
Roy Priest

RAMSEY HOMES REDEVELOPMENT

CITY OF ALEXANDRIA CITY COUNCIL HEARING
FEBRUARY 20, 2016
DOCKET ITEM No. 4



Why are we here?



To improve the conditions of 15 low-income families, some who have lived in Ramsey Homes for their entire lives

ADVOCATING FOR OUR RESIDENTS



SOLUTIONS

Like the ARHA Strategic Plan, City plans endorse improving the *quality of life* for low-income residents of the City of Alexandria.



PROVISION OF AFFORDABLE HOUSING IS A COMMON THREAD BINDING CITY PLANS

- Alexandria City Council 2010 Strategic Plan
- ARHA 2012 – 2022 Strategic Plan
- City Housing Master Plan (HMP)
- Braddock Metro Neighborhood Plan (BMNP)
- Braddock East Master Plan (BEMP)
- Transportation Master Plan

The Planning Commission concluded [on February 4th] that the Master Plan Amendments and rezoning are consistent with the intent of the Braddock East Master Plan

City Staff Report, 8



RECOMMENDATIONS OF THE BEMP

- ✓ Diversity of the Population. A range of accessible active and passive open space that meets the needs of the community, especially young children, and complements the existing and proposed facilities in the neighborhood.
- ✓ Priority to residents wishing to remain in their community.
- ✓ Maintain a critical mass at each development to create a sense of community for public housing residents and ensure feasibility for efficient management and provision of supportive services.
- ✓ Ensure public housing units are integrated into the community.

RECOMMENDATIONS OF THE BEMP

- ✓ All sites should include a mix of public housing and...affordable and/or workforce housing where possible.
- ✓ The public housing units should be integrated throughout the new development, and not concentrated in any one location.
- ✓ All new development in the plan area will incorporate underground parking.
- ✓ Existing above-grade utilities should be incorporated below-grade with the redevelopment of each block.
- ✓ Occasional deep setbacks of buildings to create landscaped front courtyards, street corner plazas and similar open spaces



ALEXANDRIA HOUSING MASTER PLAN

PRINCIPLE #5: MIXED INCOME COMMUNITIES

Creating mixed-income communities can help break down barriers that develop with the polarization of any income or population group.

...a broad mix of affordable housing is a key element of a truly sustainable community.

Affordable housing not only benefits the direct occupants; it stimulates the community as a whole.

THE BEMP AND BMNP ALLOW FOR FLEXIBILITY & ANTICIPATE CHANGES

“The decision to redevelop these public housing sites is ultimately at ARHA’s discretion and is highly dependent on a range of factors, including what will be economically feasible at the time. The Braddock East Master Plan provides flexibility to enable ARHA to achieve its mission of providing quality housing to persons of low income in a manner that allows ARHA to capitalize on its major asset – its land, which is held in trust primarily for the benefit of its residents. ”

(BEMP, 10, 13)

WHY ARE WE HERE?

Why the request for ... ?	Rationale	Guiding City-approved Small Area Plans
<p>Master Plan Amendment</p> <p>Rezoning</p> <p>DSUP to increase FAR</p> <p>From 0.75 to 2.0</p>	<p>The BEMP allows, in fact, encourages, rezoning. We could not meet our program of a mixed-income, sustainable community within the current FAR of 0.75. We require a rezoning to CRMU-M in order to create a critical mass of units to sustain the 15 extremely low-income (30% AMI) units, protected under City Resolution 830</p>	<ul style="list-style-type: none"> • In TOD: “When the proper critical mass is achieved, public spaces will be activated, commercial establishments will have more walk-in customers and sidewalks will be safer within a “24/7” environment. (HMP, 171) • PRINCIPLE 5 OF THE BMNP: Promote mixed-income housing (BMNP, 124) • “It is specifically recommended that the ARHA-ownedRamsey Homes propert[y] be redeveloped at higher densities and with a mix of populations” (BMNP, 5) • “The goal is to create communities with a mix of income levels and that is large enough to sustain a critical mass of public housing residents” (BEMP 2, 3, 27, 30, 57)

Support from Alexandria City residents and advocates

Dear Mayor Silberberg and Councilmembers

I am writing asking that you vote in favor of the proposed plan submitted by ARHA to redevelop the Ramsey Homes site before you on Saturday, February 20th.

The proposal to replace the 15 public housing units now on site and add 38 workforce affordable rental units within in walking distance of the Braddock Road Metro station transportation and across from the Charles Houston Rec Center, fits within the goals and guiding principles of both the Transportation and Housing Master Plans:

- that Alexandria encourage transit-oriented, pedestrian friendly communities that maintain neighborhoods while promoting travel efficiency and quality of life,
- that Alexandria prioritize the distribution and preservation of affordable housing in transit-oriented areas, such as the Braddock Road Metro Station and along the Route 1 corridor.

DSUP TO INCREASE FAR FROM 0.75 TO 2.0

- The Planning Commission concluded the MPA and rezoning is consistent with the BEMP.
- The BEMP recommends and anticipates a greater density for the Ramsey Site, including recommending 'the appropriate new zone be determined as part of a future development proposal.'
- The requested FAR of 1.72 is not significantly different than the allowable 1.68 achieved under the current plan's FAR maximum and 20% affordable housing density bonus.

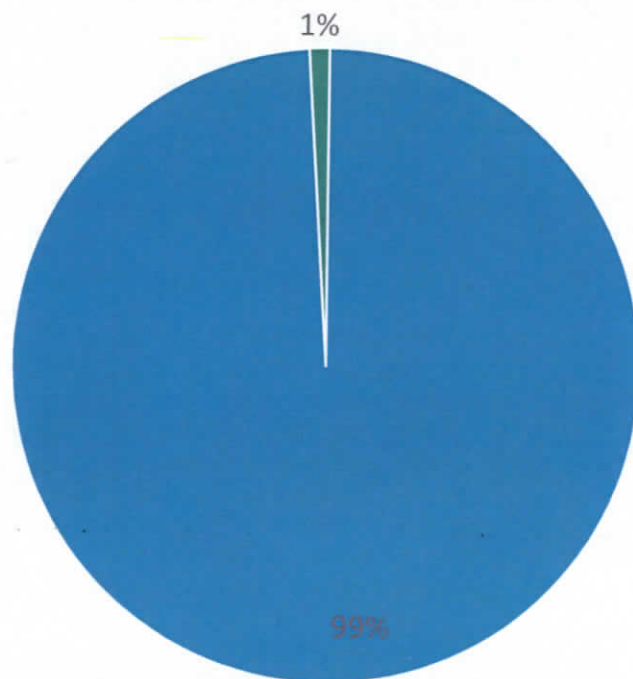
WHY ARE WE HERE?

12

Why the request for ... ?	Rationale	Guiding City-approved Small Area Plans
Master Plan Amendment Rezoning DSUP to increase FAR From 0.75 to 2.0	38 is the number of units determined necessary to sustain the 15 extremely low-income units currently on site that are protected under Resolution 830. This has been determined to be the most sustainable mix.	<ul style="list-style-type: none">• “There needs to be a sufficient amount of housing to retain a sense of community for everyone at every income level.” (BMNP, 4)• “To redevelop public housing sites without the opportunity for public housing residents to live in the new development would, in effect, punish them by displacing those who are poor and who represent some of the neighborhood’s longest-standing residents in order to make room for new affluent residents.” (BMNP, 58-59)• “It is not practical within this Plan to be prescriptive about the mix of housing within the new community” (BEMP, 7)• The precise ratio for this mix should be determined through the development planning process, as it will be influenced by the funding available at that time.” (BEMP, 5)

COMPARISON OF MARKET RATE TO AFFORDABLE UNITS IN THE BRADDOCK METRO NEIGHBORHOOD SINCE 2008 ADOPTION OF THE BEMP

13



■ Market Rate ■ Affordable

Market Rate/Luxury: 949
Affordable: 10



GUARANTEED AFFORDABILITY FOR 30 YEARS

40% of the demand for affordable housing in the City of Alexandria is at incomes of 60% or less of AMI, currently \$109,200

38 unit net gain at 60% or less of AMI

Guaranteed affordability for 30 years



BRINGING ECONOMIC SUSTAINABILITY TO THE CITY

LOCAL PREFERENCE

Site-based waiting list will give preference to income-qualifying municipal employees

*Affordable housing **attracts and retains new employers and a skilled workforce**...Local affordable housing allows municipal workers such as teachers, firemen, police officers and medical personnel to live closer to work.*

City of Alexandria Housing Master Plan, 76

Who Needs Housing That's Affordable?

16



Extremely Low-Income Seniors and People with Disabilities

CURRENTLY = 17,165 PEOPLE

People 65 years of age or older; People with physical, developmental, and mental disabilities who live on a fixed income such as Social Security

\$22,950 or less
per year

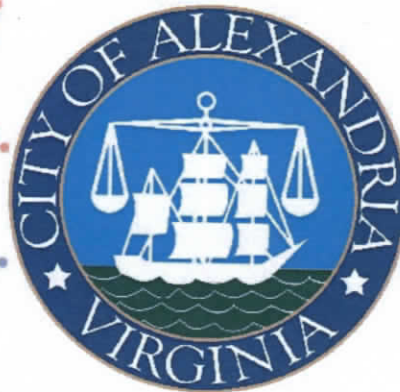


Low-Wage Workers

CURRENTLY = 84,355 PEOPLE

Childcare Providers, Nurses Aides, Bus Drivers, Salespeople, Cashiers, Cooks, Custodians, Visual/Performance Artists, Teachers' Aides

\$22,950-\$38,250
per year for an individual
30% - 50% Median Family Income



Low-Income Families

CURRENTLY = 67,150 HOUSEHOLDS

Librarians, Dental Assistants, Book Keepers, Social Workers, Elementary School Teachers, Electricians, Plumbers, Paralegals

\$54,600-\$68,000
per year for family of four
50%-80% Median Family Income



Middle-Income Families

CURRENTLY = 57,951 HOUSEHOLDS

Teachers, Public Safety Workers, Nurses, Database Administrators, Architects, Physical Therapists, Computer Programmers, Dental Hygienists

\$68,000-\$131,040
per year for family of four
80% - 120% Median Family Income

Concerns from Alexandria City residents and advocates

Concern regarding RAMSEY HOMES development:

- I do not approve of the plan to increase the affordable housing footprint from 15 to 53.
- I believe this increase will depreciate the value of single family homes in the area, increase loitering and impact the overall safety of the neighborhood.
- I believe a mixed use building with approximately 15 affordable housing units is a better solution and fit for the neighborhood.

BRINGING ECONOMIC SUSTAINABILITY TO THE CITY

*Well-designed and managed affordable housing has a neutral or positive – not negative – impact on surrounding property values, and **can result in increased tax revenues.***

City of Alexandria Housing Master Plan, 77





COMPROMISE WITH FISCAL REALISM IN MIND

- Original plans for 4-story buildings with surface parking
- Changed to 3-story with underground parking upon input from City Staff, BAR, and the community

Support from Alexandria City residents and advocates

Responsive, respectful, and knowledgeable professionals are leading this project for ARHA and Alexandria. In meeting after meeting, I continue to be impressed with the professionalism and poise of Roy Priest from ARHA and City of Alexandria planning staff. They are patiently and diligently moving forward this proposal that will add badly needed new affordable units to our neighborhood. They provide excellent explanations about their work: the historical resources review, and how this project is carefully designed to qualify for low income tax credits which help Alexandria create and maintain affordable housing. The design has also been modified numerous times in response to months of community input. In my observations of the process so far, I have confidence that the staff not only have Alexandria's best interests at heart, but that they are entirely qualified to advise and shape a successful outcome.

COMPROMISE WITH FISCAL REALISM IN MIND



- 64 units were economically ideal
- Reduced to 53 upon input from City Staff, BAR, and the community

Support from Alexandria City residents and advocates

The long-term sustainability of affordable housing requires fiscal realism, and this project proposal is realistic. It does not appear to be economically feasible to retain any of the existing structures for historic purposes. The current structures cannot be made accessible for residential use, there is no funding source to renovate or operate an existing structure as a museum as some have proposed, and retaining any of the existing structures reduces the number of new units that can be built on the site. It is important that when Alexandria plans for new affordable units, there is a responsible and realistic plan in place for both developing them and maintaining them over the long term. **The project team here is not only aware of this necessity, but it is a major principle of the design.**

COMMUNITY ENGAGEMENT

NUMEROUS GROUPS AND STAKEHOLDERS CONTACTED



AARP
 Alexandria Chambers of Commerce
 Alexandria Economic
 Alexandria Economic Development
 Alexandria Historical Society
 Alexandria Lighting & Supply Inc.
 Alexandria Resident Council
 Alexandria Society For the Preservation of Black Heritage
 Alfred St Baptist Church
 ALIVE
 Another Level Hair Studio & Barber Shop
 Aquilano Salon
 Archival Art Services
 Automotive Service Garage and Olde Towne Auto Body & Paint
 Bastille
 Bethlehem Baptist Church
 Blue and White Carry Out
 Braddock Implementation Advisory Group
 Braddock Lofts Homeowners Association
 Braddock Metro Citizens Coalition
 Braddock Place Condo Association
 Braddock Place Town Homes Association
 Braddock Station Civic Association
 Chairman
 Christ Church
 City Staff
 Cole Croft Owners Association
 Community Market
 DC Lawyers Committee
 DC Metro Church
 Dentistry
 Dominos



COMMUNITY ENGAGEMENT

NUMEROUS GROUPS AND STAKEHOLDERS CONTACTED



Down Town Baptist Church
European Auto Body Shop Allstar Enterprises, Inc.
Fiscal Policy Institute
Gallery Framing
Harvest Assembly Baptist Church
Historic Alexandria Resource Foundation
Juniper Salon
Ladrey Resident Council
Little Theater of Alexandria
Lost Dog Café
Madison Day School
Mason Social
Monarch Cleaners
Neighborhood Residents
Nicole's Flowers
Northern VA Affordable Housing Alliance
Old town Salon & Spa
Parker Gray Round Table
Patient Care
Planning and Zoning
Residents of Ramsey Homes
Rubini Jewelers
Salon 46
Shanghai Peking
Shiloh Baptist Church
St. Joseph's Catholic Church
Sugar Shack
Third Baptist Church
UFC Gym Alexandria
Voice Alexandria
West Old Town Citizens Association
Williams Electric co.



COMMUNITY ENGAGEMENT

NUMEROUS GROUPS AND STAKEHOLDERS CONTACTED



Support from Alexandria City residents and advocates

Many community members, boards and commissions are asking for affordable housing and supporting it at this location. At the recent community meeting on this project held at Charles Houston Recreation Center, existing residents of the current public housing units spoke up clearly and respectfully in favor of the redevelopment proposal, and to explain how important it is that all community members have dignity in their homes. Other neighbors explained how important it is that we encourage the development of housing that is affordable for teachers, firefighters, restaurant workers, and others who work in Alexandria and our neighborhood, but who cannot afford to live here now. At a joint meeting held last fall made up of Alexandria boards and commissions dealing with issues related to youth, families, the elderly and housing, the unanimous opinion of those bodies charged to directly advise Council on policy issues was that the single biggest issue facing the welfare of this City is affordable housing.

Development
7/15/15
SIGN IN SHEET

ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY
Meeting: ARHA 401 Wythe Street
Ramsey Homes Redevelopment Community Meeting
Date/Time: 7/15/15
SIGN IN SHEET

NAME
OBIN TRACEY
Die & Marion Mac
Jackson
Longfoss
Kool
Rhea

NAME
Andrea C Tracey
JOHAN LUSEAU
Nancy Carson
Ida Lee
Glen Rose
C Walker
Marry Leoni

WATERA, Resident ARHA 703-299-571-332-3
SIGN IN SHEET

NAME
Barnett
Thon
Cannon
Elder
Bobby
Jewel
Marta

NAME
Manno Heance
Salma Teller
Judy Nickitake
ANH TRAN
Minhret Haieseburie
Fernando TORREZ

401 Wythe Street
Ramsey Homes Redevelopment Community Meeting
Date/Time: 7/15/15
SIGN IN SHEET

NAME
Marilyn Ford
William BRADFIELD
David Sprenger
Eva Brakemey
John Higgins
Shanell Gayden

HOUSING AUTHORITY

ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY
Meeting: ARHA 401 Wythe Street
Ramsey Homes Redevelopment Community Meeting
Date/Time: 8/18/15
SIGN IN SHEET

NAME	ARE YOU REPRESENTING A GROUP?	PHONE NUMBER	EMAIL	WOULD YOU LIKE TO RECEIVE EM
Randy Stephen				
Rosa Souto				
Josephine Lewis				
Michael M. P...				
Denise Hensley				
Andra Saunders				
Allison S. Thibault				
M. Abtulye				
Flora Swartz				
Patricia				
BM				
ARHA				
NO				
202-716				

EMAIL
w/can yes
yes
no

THANK YOU

Salena Zellar
4
2-20-16

TO: THE HONORABLE MAYOR, VICE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: ARHA BOARD OF COMMISSIONERS

DATE: FEBRUARY 10, 2016

SUBJECT: UPDATE ON THE RAMSEY HOMES REDEVELOPMENT EFFORTS

We are pleased to present you with an update on the actions taken by ARHA, in conjunction with the City, as it relates to the evaluation of redevelopment options for Ramsey Homes. These actions were taken in response to the April 22nd BAR action to deny the Permit to Demolish as well as the September 12th City Council meeting regarding same, during which several council members requested that ARHA explore options that would not involve complete demolition; including preserving a building or buildings or a portion of a building and incorporating it into the design of the project.

We believe that complete clarity and transparency as it relates specifically to the request, as well as the actions subsequently taken as a result of the request, is critical in conveying the expectations and the actions resulting from both the April 22nd and September 12th meetings. In order to provide the desired clarity and transparency, provided below is a timeline of actions related to the Ramsey Homes redevelopment. Further, we have included some points of clarification as it relates to comments made at the Planning Commission meeting held last week.

ARHA Ramsey Preservation Analysis Timeline:

April 22, 2015

Parker Gray BAR denial of the Permit to Demolish the Ramsey Homes.

May 14 – August 12, 2015

At the City's request, ARHA agreed to delay consideration of the appeal of the BAR decision and with the understanding that the City would continue to work with ARHA on the staff-endorsed concept plan for the redevelopment of the property. In addition, ARHA would continue to obtain additional information to justify that the interest of the public are not detrimentally impacted by the demolition of the structures, but are in fact enhanced as a result of the construction of the new community.

ARHA staff, the design team and the Construction Manager at Risk (CMAR) began to study the potential to rehabilitate the existing 15 units of housing, in cooperation with city staff.

- 6/30/2015 - A tour of a vacant unit was conducted with city staff
- 8/12/2015 - The designers developed a scope of work for the rehabilitation and the cost estimates priced out by the CMAR were provided to city staff.

The exercise indicated that the cost to bring the units up to current codes and provide the amenities required by the tax credit funding and ARHA standards was not possible without significant modifications to the building envelope which would compromise the preservation efforts and, even with this, the units would still not be fully accessible. The hard cost for this option was \$2,432,310. The acquisition cost of \$3.8 million, soft cost in excess of \$1 million and reasonable developer fees and

the cost could be as much or more than \$8 million dollars. The analysis also demonstrated that there was no federal or state funding for the rehabilitation of the existing units primarily due to the inefficiencies short and long-term. The exception being the limited funds available from historic tax credits.

August 3, 2015

City Council/ARHA Redevelopment Working Group met to discuss the progress of the work related to the alternatives that would include some preservation of the existing properties.

August 21, 2015; ARHA Submits Completeness Review

ARHA submitted its revised 53 unit concept to Staff and received comments from Staff on June 25th. ARHA submitted its initial Completeness Review on July 17th, incorporated Staff's additional comments and then submitted a Final Completeness Review/Preliminary Review on 8/21/2015.

August 26, 2015

ARHA had a follow-up meeting with city staff to discuss additional alternatives for the site. At this meeting the City Planning staff provided sketches and development costs for a concept that would preserve the 2 end buildings and construct 22 new units of row-house infill. This model also did not prove to be competitive for tax credit funding or sustainable long term. In addition, the city development cost figures did not include land value and indicated a significant reduction of ARHA's developer fee.

September 4, 2015

A Memorandum was provided to City Council/ARHA Redevelopment Working Group regarding three options:

- A) 53-unit new construction;
- B) 22 to 24 new units constructed, two buildings preserved (total of 30 – 32 units); and
- C) 4 buildings preserved (total of 15 units).

September 8, 2015

City Council/ARHA Redevelopment Working Group met to discuss the results of the work related to the 3 options noted in the September 4th memo. The conclusion was that the City staff and ARHA had differing views regarding some costs, including how the costs could be financed, which impacted the perspectives regarding the feasibility/sustainability of some of the options, and that staff would continue to work on these cost issues.

The ARHA Board found the three options to be unacceptable because a critical mass of units are needed at up to 50% and 60% AMI, in order to support the 15 units of extremely low (30% AMI) households that are protected under Resolution 830. The options did not include ARHA's land value (\$3,792,560) and had significantly reduced developer fees. In addition, these options would require City funds to move forward, which according to City staff, would come from the Glebe Park/James Bland loan repayment proceeds.

September 12, 2015; City Council Hearing

While voting for approval of ARHA's appeal of the BAR's denial for demolition, members of Council requested that ARHA explore options that would be less than complete demolition; including preserving a building or buildings, or a portion of a building and incorporating that into the design of the project.

October 5, 2015; ARHA/City Charrette

ARHA staff, the Ramsey design team and the Construction Manager at Risk participated with City staff in a Charrette to review additional options for the site, including a new 46 unit, 4-story building and a 36 units, 3-story building. After this charrette, ARHA's design team returned to the drawing board and determine that the plan as conceived could result in 49 new units at 4-stories and 39 at 3-stories in height.

October 7, 2015; ARHA/City Charrette Follow-up Meeting

ARHA staff and designers met again with P&Z Staff to work on architecture for the options. Elevations were sketched by the City Architect for discussion at that meeting. It was determined that the elevations would be used on the 49/39 concept and modified for the 53-unit concept.

Along with the additional options, P&Z staff drafted an aggressive schedule for evaluation of the newest options, with the goal of being heard by the Planning Commission and/or City Council in time to meet the March tax credit application deadline. It was the ARHA Board's assessment that the schedule was optimistic at best, unrealistic at worst.

The City offered to use \$265,000 to complete the investigation of all of the options. ARHA staff was informed that the funds to be used for the additional study would be City General Obligation funds, to be repaid when the "ARHA earmarked" Glebe Park loan proceeds were received. The ARHA Board firmly believed that these options were not viable and that it would not be a sound use of the money from which not a single unit of affordable housing would result, and in addition, would take funds from future ARHA redevelopment efforts.

October 13, 2015

The ARHA Board met for the purpose of reviewing all of the analysis related to the multiple options (pre- and post-September 12) and determined that it was not in the best interest of the Authority to continue with the investigation of alternative options because they were not competitive, economically feasible and some were predicated on the forfeiture of ARHA's land value and earned developer fee. At this point, the ARHA Board made the decision to only move forward with the 53 unit plan with demolition of all of the original buildings which is competitive for the 9% tax credits and is economically feasible for the long term.

The Braddock East Master Plan, states that:

The decision to redevelop these public housing sites is ultimately at ARHA's discretion and is highly dependent upon what will be economically feasible at the time. The Braddock East Master Plan provides sufficient flexibility to enable ARHA to achieve its mission of providing quality

housing to persons of low income in a manner that allows ARHA to capitalize on its major asset – its land, which is held in trust primarily for the benefit of its residents.

The ARHA Board felt that, in making the decision it was making, it was being a good steward of the Authority's asset.

October 16, 2015

ARHA informed the City Manager of its October 13th decision.

November 25, 2015

The Department of Planning and Zoning issued the Verification of Completeness letter for the DSUP.

November 30, 2015

ARHA received the Verification of Completeness Letter and staff comments on November 30, 2015, three months after Preliminary submission, August 21, 2015. [Note: the Certification of Completeness was withheld due to the perception that alternatives for preservation were not explored. Ultimately, P&Z Staff determined that such exploration was not a completeness issue.]

January 21, 2016

The City requested a review of ARHA's analysis to verify ARHA's conclusions that renovation and preservation options were not viable. ARHA updated its analysis based on the 2016 tax credit rule changes and provided a detailed summary of its analysis to the Mayor and City Council, the Planning Commission and the ARHA Board of Commissioners on January 21st.

January 22, 2016

ARHA participated in a telephone conference with city staff to discuss ARHA's analysis as well as the assumptions and facts that were used in the analysis. City staff asked for additional clarifications of its assumptions.

January 26, 2016

ARHA provided the requested clarifying information to the Mayor and City Council, the Planning Commission and the ARHA Board of Commissioners.

February 2, 2016

P&Z Director Karl Moritz, Housing Director Helen McIlvaine, and additional P&Z Staff audited ARHA's work and concluded the meeting with an understanding of what ARHA had done to date. Director Moritz requested the analysis of an additional option, which was the 4-story, 49 unit new construction building. This Option assumed that the land and one building would be subdivided for rehabilitation through other means and therefore not included in this concept.

February 3, 2016

ARHA provided P&Z Director Moritz with the analysis for the new option, ARHA's Option 6. ARHA determined that this option was somewhat competitive for the 9% tax credits but the cash flow did not provide a debt coverage ratio high enough to be attractive to investors, a necessity for the tax credit option to work. In addition, ARHA does not believe the community would agree to a 4-story building on this site, which is why the current proposal has a 22% reduction in (net new) units from the initial design and a reduction from 4 to 3-stories.

February 4, 2016 Planning Commission Hearing

P&Z Director Moritz submitted his conclusions that ARHA's analysis did not rule out the option of preserving one building and building 49 new units in a 4-story building. He stated that the development of the new building would be "potentially competitive" for tax credits and would require identification of funds to acquire and renovate the preserved building. Housing Director McIlvaine indicated that there was some creative financing that would address the low debt coverage ratio. The ARHA Board has not reviewed this information.

Later, same day, the Planning Commission hearing resulted in approval of the Master Plan and map amendment indicating that the increased density was consistent with the zoning ordinance and appropriate. The Commission denied the DSUP indicating that the evaluation of the alternatives for preservation of one or more of the buildings was an issue for the Mayor and City Council to address.

Present Day

The ARHA Board believes that ARHA has provided the City with everything they asked for to review the potential for preservation of one or more of the existing buildings, including a financial audit of ARHA's calculations and confidential tax credit application.

The ARHA Board reviewed the analysis of all of the options presented by ARHA staff and the City staff and determined that none are financeable or economical feasible *and* sustainable, a requirement for the ARHA Board to approve any project moving forward.

ARHA's perspective is that Option 6, while moderately competitive for the 9% tax credits, has a low debt coverage ratio which will not be attractive to investors, a necessity in financing the project. In addition, preservation of the building requires identification of funds for acquisition (~ \$950k, i.e. 25% of the \$3.8 million land value), financing and soft costs, and renovation. Maintenance in the long term as well as rent subsidy if the units are kept as housing affordable to the extremely low income will also need to be identified. Finally, the BAR and neighborhood residents strongly opposed a 4-story building, resulting in ARHA reducing the total number of units proposed by 17% in order to reduce the height to a 3-story building.

Section 106 of the National Historic Preservation Act

There was a speaker at the Planning Commission meeting that questioned ARHA's ability to move forward with the City approvals and HUD's approval of a Disposition Plan for this project, before obtaining Section 106 of the National Historic Preservation Act approval. We reviewed the issue and verified our initial conclusion, that the decision regarding the City Council reversal of the BAR denial of

Fact Sheet: Divergence of Proposed Redevelopment From Braddock Metro Neighborhood Plan (BMNP) and the Braddock East Plan (BEMP) Requirements

Density:

Table 5: DEVELOPMENT FRAMEWORK

Site	Net Parcel Area		EXISTING PARCEL					PROPOSED DEVELOPMENT			
			Existing Development	Existing Housing Units	Current Allowable FAR	Current Allowable Height	Current Allowable Development	Max. Total Development	Approx. Range of Housing Units	Max. FAR	Max. Height
	sf	acres	sf			feet	sf	sf			feet
James Bland	370,000	8.49	200,000	194	0.75	45	277,500	647,500	400	1.75	50
Andrew Adkins	196,000	4.50 ⁽¹⁾	148,000	90	0.75	45	147,000	332,500	200-250	2.50	70 west of Payne St. 50 east of Payne St.
Samuel Madden	150,000	3.44	64,000	66	0.75	45	112,500	300,000	165-225	2.00	70
Ramsey Homes	31,000	0.71	14,000	15	0.75	45	23,250	21,000	15-30	1.40	45
TOTAL	747,000	17.14	426,000	365			560,250	1,301,000	780-905		

(1) Includes privately owned single family homes between Adkins and West Street

Taking into account the recommended height limitations, open space requirements and other design considerations, the resulting densities, expressed as a Floor Space Ratio (FAR), are up to 1.75 on James Bland, up to 2.5 on the Adkins site, up to 2.0 on the Madden site and **up to 1.5 on Ramsey.** **... These FARs are the maximum that is likely to be supportable on these sites.** (BEMP p. 47 - both chart and text)

The retention of existing public housing in the Braddock East area will be contingent upon:

- constraints on the overall density and height on each individual site;
- open space, parking and urban design requirements;
- the market conditions that prevail at the time of redevelopment;
- the public funding available at the time of redevelopment ; and the availability of secured sites elsewhere in the City to accommodate the replacement units. (BEMP p. 7)

This has been demonstrated by both the Chatham Square and James Bland redevelopments. Approximately one-third to one-half of the existing public housing units on these sites were/are to be relocated off-sited. **This is due to constraints on the development of these sites, such as the need for open space, the limitation on heights and the need for compatibility with adjacent neighborhoods, ... In summary, it is likely that the densities needed to replace all of the public housing on-site in Braddock East, while adding enough market rate units to make the development feasible, may not be viable.** Consequently, it will be necessary to replace some of the existing public housing units in Braddock East at other locations in the City. (BEMP p. 7)

Comment: The BEMP envisioned constraints on density, open space and design requirements being constraints on new developments, not the inverse. The BEMP includes a provision to fund off-siting of units should it be necessary to meet density and other plan requirements. For Ramsey Homes, the above chart shows 15—30 units as being the appropriate level of density. ARHA's 2012-2022 Strategic Plan also envisions 15-30 units in the redevelopment of this site.

Character Areas and Prescribed Character of New Development:

BMNP Character Areas: The urban fabric of the Braddock Metro neighborhood is far from homogeneous. Within the study area, **four distinct “character areas”** (diagram at right) mark shifts in visual character and tone. Along with the location of the walking streets, the **Plan’s recommendations for height and density reflect the existing scale and character of the four zones,..** (BMNP p. 88)

New buildings east of Route 1 **will remain as walk-ups or townhouses with backyards.** (BMNP p. 5)

Referring to Ramsey Homes: The quartet of two-story apartment buildings, built in 1942, could potentially be **replaced by mixed-income townhouses or live- work units.** (BMNP p. 56)

The James Bland, Ramsey and Samuel Madden public housing sites lie within the Parker-Gray Historic District. **Any redevelopment plan for these sites must pay special attention to building scale and cultural history** and will be reviewed by the Parker-Gray Board of Architectural Review. (BEMP p. 20)

This Plan recommends that **Ramsey Homes should either be rehabilitated** as part of the overall redevelopment program for the area, **with some potential for infill, or be redeveloped with townhomes or townhouse scale buildings that are consistent with the character and scale of adjacent residential** and are within the 30-40 feet height range. (BEMP p. 45)

Ramsey Homes: The character of development on this small site **will be determined** and be compatible with **the scale and height of the adjacent townhomes.**

Comment: Both Plans recommend townhouses or townhouse scale buildings for the site and requires that any development of the site is compatible with the adjacent houses. The BMNP goes further to require new buildings east of Route 1 being walk-ups or townhouses. The large apartment buildings the developer proposes do not meet these criteria. It is abundantly clear that both plans envisioned redevelopment at a much lower density than is now proposed.

Setbacks:

New development should create a compact “green edge” transition zone between residential buildings and the public sidewalk. **The build-to line for residential buildings shall be located 6 to 15 feet back from the sidewalk to provide space for individual unit yards, plantings, fences, stoops and similar elements creating a privacy buffer between public space and private dwelling interiors.** (BEMP p. 81)

Comment: The submitted site plan shows a set back of .1 ft on Patrick Street and .3 ft on Pendleton Street. This violates the above plan requirement for residential buildings to be located 6-15 feet behind the sidewalk. Of note, an earlier version of the project briefed to the Parker Gray BAR in

February 2015 featured "A green edge has been created along all street edges. North Patrick Street sets back 14 to 15 feet and Pendleton Street sets back by 16 feet." Thus, it is clearly possible to meet the 6-15 feet setback.

Open Space:

A variety of open spaces should be provided to meet the needs of the new residents of the proposed mixed-income communities. Public housing has a higher than average number of children per household. A range of open space is required to provide for the recreational needs of young children and teenagers. **These areas should be designed and located to allow effective supervision and surveillance from surrounding streets, residential properties and/or community and retail facilities.** Each residential block should have safe and convenient access to play spaces for young children. (BEMP p. 37)

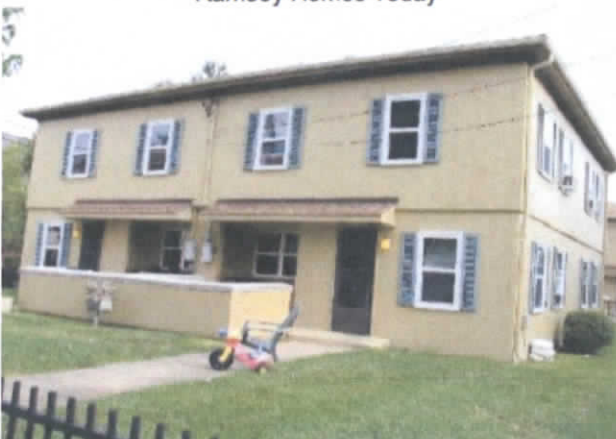
Comment: Nearly 25% of the open space requirement for the Ramsey Homes development is on the building rooftops. This contradicts the BEMP recommendation that open spaces be readily visible. The staff report cites this space will be open from 9:00 AM - 10:00 PM, but ARHA has provided no confirmations that the space will be supervised. Is it really a good idea to have a space where teens and tweens can congregate unsupervised and unobserved?

ARHA 2012-2022 Strategic Plan Goal 7.

Goal 7: Preserve 15 Units of Affordable Housing by Redesigning and Rebuilding Ramsey Homes by 2020

Ramsey Homes is a small development with 15 public housing units. Though the property has good operating indices, its design is out of character with the surrounding neighborhood. We will redesign and rebuild this property, replacing the original 15 public housing units with replacement housing whose design reflects the character of the neighborhood. This redevelopment effort will also serve as an example of innovative design and management and will provide another incentive for residents to achieve the next tier of self-sufficiency. Additionally, we will optimize density to facilitate the production of up to 15 additional market-rate and/or affordable housing units on the site. Approximately \$8,250,000 will be required over the next ten years to accomplish this. The primary sources of these funds will be Public Housing Replacement Housing Factor Fund, Capital Funds, and Equity including LIHTC.

Ramsey Homes Today



Ramsey Homes Possible Future



Gloria Sitton

4
2-20-16

From: Suzanne Shutty via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Friday, February 19, 2016 4:29 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #90220: Mayor, Vice Mayor, City Council Dear Mayor, Vice-Mayor, and City Council

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

A request was just created using **Call.Click.Connect.** The request ID is 90220.

Request Details:

- Name: Suzanne Shutty
- Approximate Address: No Address Specified
- Phone Number: 7034070289
- Email: sshutty@gmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Dear Mayor, Vice-Mayor, and City Council,

As a resident of the Parker-Gray district for over a decade, I wanted to voice my concerns regarding the Ramsey Homes development. I am unable to attend Saturday's meeting, as I have to work my second job. So yes, I fully support the need for affording housing in the city and I support redevelopment of this property – just not the rezoning and increased density of the proposed project.

ARHA wants to more than triple the density on the site to 53 units housing up to 230 residents. This level of density is inappropriate for this location. The Braddock East Plan clearly states that the specified FAR of 1.5 is the maximum that is likely to be supportable on the site.

The character of the proposed development (apartment buildings rather than town houses) along with the requested density (moving from a current .75 FAR to a 2.0 FAR and increasing from 15 units to 53 units) is out of character with my neighborhood zone.

My other concerns are parking and the loss of open space. Where are these residents going to park with only 29 underground spaces? We already are lacking sufficient parking on our 600 block of North Alfred Street. Currently the families in the Ramsey Homes utilize the outdoor green space, kids are playing, neighbors socializing, etc. An area atop the buildings is not the same as being able to run around and play as the children currently do.

As our elected officials, please vote against the rezoning on the basis that the multi-story apartments are not "beneficial to surrounding properties, in character with the applicable small area plan, and consistent with city policy."

Sincerely,

Suzanne Shutty
Parker-Gray Resident

- Expected Response Date: Friday, February 26

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.



Land, Carroll & Blair PC
ATTORNEYS AT LAW, EST. 1978

4
2-20-16

H. CARTER LAND, III
F. ANDREW CARROLL, III
RICHARD S. MENDELSON
DUNCAN WARDMAN BLAIR
MARTIN J.A. YEAGER (VA, DC, & MD)
BRENT J. SCHULTHEIS

524 KING STREET
ALEXANDRIA, VA 22314-3104
703-836-1000
FAX 703-549-3335
WWW.LANDCARROLL.COM

February 19, 2016

DELIVERY BY HAND & ELECTRONIC MAIL

Mayor Allison Silberberg &
Members of City Council
301 King Street, Room 2300
Alexandria, Virginia 22314

***Re: City Council Public Hearing, February 20, 2016,
ARHA – Ramsey Homes, Docket Item #4***

Dear Mayor Silberberg and Members of City Council:

I am writing on behalf of our client, the Alexandria Redevelopment and Housing Authority (ARHA), in connection with tomorrow's public hearing on ARHA's applications for a Master Plan Amendment, Rezoning, and Development Special Use Permit for the redevelopment of the Ramsey Homes property.

By way of this memo, we are proposing a solution that would provide additional time to evaluate alternative development schemes to insure a financially viable, first class project that is affordable for the citizens of Alexandria.

In particular, ARHA suggests the following:

1. That the Alexandria City Council follow the recommendations of the Planning Commission and approve the Master Plan Amendment and Rezoning applications;
2. Defer action or refer the Development Special Use Permit back to the Planning Commission to allow ARHA, the Community, and Planning Staff the time to explore other economically viable redevelopment schemes for the property.

LAND, CARROLL & BLAIR, P.C.

Mayor & Member of City Council

Re: ARHA Ramsey Homes

February 19, 2016

Page -2-

The redevelopment of the Ramsey Homes property is a complicated balance of many competing City interests. ARHA's goal is to insure, through this action, that its mission to provide safe and affordable housing for residents of the City of Alexandria is fulfilled, while ensuring that each new property contributes to the long term sustainability of the Authority under the certain future of decreasing HUD funding.

If you have any questions, please don't hesitate to call.

Very Truly Yours,



Duncan W. Blair, Esq.

LAND, CARROLL & BLAIR, P.C.

cc: Roy Priest
Connie Staudinger
Daniel Bauman
Mark Jinks

705 N. Alfred Street
ARHA Property

call before 1:30

after 1:30:

CITY CLERK-

PLEASE FIND ENCLOSED & CONTACT ME WITH

AND QUESTIONS.

Thank you-

Glen

GLEN ROE
917-597-7140
r.glenroe@gmail.com

Property Owners Petition

Received *gt Henderson*
FEB 18 2016 3:25 P.M.

Pursuant to Section 9.13 of the Charter of the City of Alexandria and Section 11-808 of the Zoning Ordinance of the City of Alexandria, the undersigned do hereby protest proposed Master Plan Amendment #2015-0003, Rezoning #2015-003, and Development Special Use Permit #2014-0035. The undersigned are owners of real property affected by the proposed amendment and proposed changes. Section 11-808 of the Zoning Ordinance states: "Effect of protest. If a protest to a proposed map amendment is filed, the city council may not approve the proposed amendment, except by an affirmative vote of three-fourths of its members."

Property Address

Property Owner Name(s) (Print & Sign)

Email

712 N PATRICK

DAISY GOODE by

Daisy Goode

718 N. PATRICK

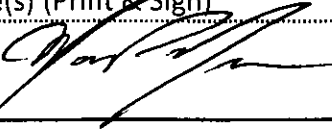
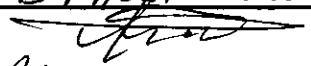

JARIEL RENDEL

JJR

Property Owners Petition

Pursuant to Section 9.13 of the Charter of the City of Alexandria and Section 11-808 of the Zoning Ordinance of the City of Alexandria, the undersigned do hereby protest proposed Master Plan Amendment #2015-0003, Rezoning #2015-003, and Development Special Use Permit #2014-0035. The undersigned are owners of real property affected by the proposed amendment and proposed changes. Section 11-808 of the Zoning Ordinance states:

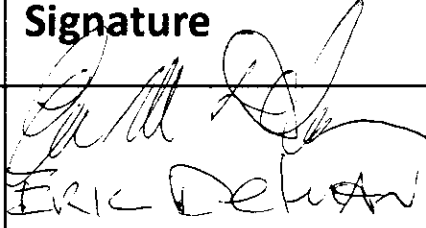
"Effect of protest. If a protest to a proposed map amendment is filed, the city council may not approve the proposed amendment, except by an affirmative vote of three-fourths of its members."

Property Address	Property Owner Name(s) (Print & Sign)	Email
708 N Patrick St	Mark Moses 	Markemoses@gmail.com
706 N. Patrick St	Ernest White Ernest White	
702 North Patrick	Alumina Negash 	
700 N. Patrick St. A	Alex SOPHIA NUTH 	
710 N. Patrick St.	Patricia Turner	

Landowners' Protest to Proposed Map Amendment (2015-0003) for Ramsey Homes Project

Pursuant to Section 9.13 of the Charter of the City of Alexandria and Section 11-808 of the Zoning Ordinance of the City of Alexandria, the undersigned do hereby protest proposed map amendment 2015-0003. The undersigned are owners of real property within 300 feet of the boundaries of the land affected by the proposed amendment and proposed changes. Section 11-808(D) of the Zoning Ordinance states:

"Effect of protest. If a protest to a proposed map amendment is filed, the city council may not approve the proposed amendment, except by an affirmative vote of three-fourths of its members."

Property Address	Owner (Name)	Signature	Map # (if known)
701 N. Henry Street	ALCO II Alexandria Landmark Suffolk	 ERIC DELEON	054.03

Drop OFF: 920 Pendleton St., Alexandria, VA 22314

Property Owners Petition

Pursuant to Section 9.13 of the Charter of the City of Alexandria and Section 11-808 of the Zoning Ordinance of the City of Alexandria, the undersigned do hereby protest proposed Master Plan Amendment #2015-0003, Rezoning #2015-003, and Development Special Use Permit #2014-0035. The undersigned are owners of real property affected by the proposed amendment and proposed changes. Section 11-808 of the Zoning Ordinance states:

"Effect of protest. If a protest to a proposed map amendment is filed, the city council may not approve the proposed amendment, except by an affirmative vote of three-fourths of its members."

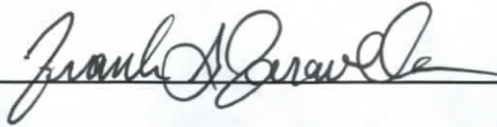
Property Address

Property Owner Name(s) (Print & Sign)

Email

501 FRANCIS CT, Alexandria VA 22314

FRANK A. TARAVELLA

 frank_taravella@yahoo.com

Property Owners Petition

Pursuant to Section 9.13 of the Charter of the City of Alexandria and Section 11-808 of the Zoning Ordinance of the City of Alexandria, the undersigned do hereby protest proposed Master Plan Amendment #2015-0003, Rezoning #2015-003, and Development Special Use Permit #2014-0035. The undersigned are owners of real property affected by the proposed amendment and proposed changes. Section 11-808 of the Zoning Ordinance states: "Effect of protest. If a protest to a proposed map amendment is filed, the city council may not approve the proposed amendment, except by an affirmative vote of three-fourths of its members."

Property Address

Property Owner Name(s) (Print & Sign)

Email

626 N. Columbus St.

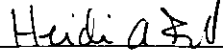
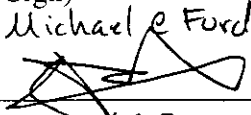
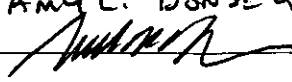
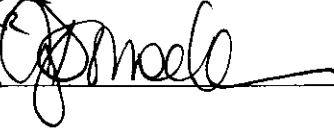
Deborah Burtner Deborah Burt

dlb99@yahoo.com

1001

Property Owners Petition

Pursuant to Section 9.13 of the Charter of the City of Alexandria and Section 11-808 of the Zoning Ordinance of the City of Alexandria, the undersigned do hereby protest proposed Master Plan Amendment #2015-0003, Rezoning #2015-003, and Development Special Use Permit #2014-0035. The undersigned are owners of real property affected by the proposed amendment and proposed changes. Section 11-808 of the Zoning Ordinance states: "Effect of protest. If a protest to a proposed map amendment is filed, the city council may not approve the proposed amendment, except by an affirmative vote of three-fourths of its members."

Property Address	Property Owner Name(s) (Print & Sign)	Email
1022 Oronoco St, Alexandria VA 22314	Heidi A Ford, Michael E Ford  	forddefurt111@yahoo.com
1819 Oronoco St, ALEXANDRIA, VA 22314	DAVID M. DONSELAAR AMYL L. DONSELAAR  	donseelaar042@gmail.com

Property Owners Petition

Pursuant to Section 9.13 of the Charter of the City of Alexandria and Section 11-808 of the Zoning Ordinance of the City of Alexandria, the undersigned do hereby protest proposed Master Plan Amendment #2015-0003, Rezoning #2015-003, and Development Special Use Permit #2014-0035. The undersigned are owners of real property affected by the proposed amendment and proposed changes. Section 11-808 of the Zoning Ordinance states:

"Effect of protest. If a protest to a proposed map amendment is filed, the city council may not approve the proposed amendment, except by an affirmative vote of three-fourths of its members."

Property Address

Property Owner Name(s) (Print & Sign)

~~Email~~

910 Pendleton St. Ninette Sadusky Ninette Sadusky


Property Owners Petition

Pursuant to Section 9.13 of the Charter of the City of Alexandria and Section 11-808 of the Zoning Ordinance of the City of Alexandria, the undersigned do hereby protest proposed Master Plan Amendment #2015-0003, Rezoning #2015-003, and Development Special Use Permit #2014-0035. The undersigned are owners of real property affected by the proposed amendment and proposed changes. Section 11-808 of the Zoning Ordinance states: "Effect of protest. If a protest to a proposed map amendment is filed, the city council may not approve the proposed amendment, except by an affirmative vote of three-fourths of its members."

Property Address

Property Owner Name(s) (Print & Sign)

Email

1016 1/2 Oronoco St. Nancy Skline  Kline@yaho.com

Property Owners Petition

Pursuant to Section 9.13 of the Charter of the City of Alexandria and Section 11-808 of the Zoning Ordinance of the City of Alexandria, the undersigned do hereby protest proposed Master Plan Amendment #2015-0003, Rezoning #2015-003, and Development Special Use Permit #2014-0035. The undersigned are owners of real property affected by the proposed amendment and proposed changes. Section 11-808 of the Zoning Ordinance states: "Effect of protest. If a protest to a proposed map amendment is filed, the city council may not approve the proposed amendment, except by an affirmative vote of three-fourths of its members."

Property Address

Property Owner Name(s) (Print & Sign)

Email

909 Pendleton St
Alexandria, VA 22314

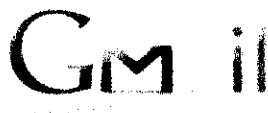
Mykhaylo PANARIN

webpanarin@hotmail.com

918 1/2 PENBLETON

MICHAEL ANNE CASEY

R. H. Roe (as proxy w/ permission, see attached E-mail)



Need Neighbors Help

michael casey [REDACTED]@hotmail.com>

Thu, Feb 18, 2016 at 6:44 AM

To: Glen Roe [REDACTED]@gmail.com>

That's excellent news!!! And yes, I am absolutely comfortable with you signing as proxy. Thank you so much for keeping us informed about the neighborhood!

Sent from my iPad

On Feb 17, 2016, at 07:55, Glen Roe [REDACTED]@gmail.com> wrote:

Hi Michael Anne-

Good news -- we are over the 20% threshold required by City Code. Essentially, I don't need to worry about your signature being contested as a proxy and risk the petition being thrown out. That said, having your property down on the petition will help send a stronger signal to City Council (every bit helps). Are you ok with me signing as a proxy?

Thanks (and thanks for putting up with the back and forth)-

Glen

On Mon, Feb 15, 2016 at 9:28 PM, Glen Roe [REDACTED]@gmail.com> wrote:

Hi Michael Anne-

Thanks for getting back to me. Unfortunately, I cannot act as a proxy. I could however sign it in your name and attach a picture of your signed petition - would that work? Essentially if you printed out the petition, took a picture on your phone, and sent it to me as a picture or text ([REDACTED]). I could then print that picture and attach it to the petition. I know it's kind of convoluted -- but it will really help us if we can get your support. Let me know what you think. Thanks-

Glen

On Mon, Feb 15, 2016 at 6:25 PM, michael casey [REDACTED]@hotmail.com> wrote:

Hi Glen,

Absolutely. Unfortunately we don't have a scanner. Is there a way for you to sign as proxy? Thank you so much for pushing this through!

Sent from my iPad

On Feb 15, 2016, at 08:10, Glen Roe [REDACTED]@gmail.com> wrote:

Good morning Michael Anne & Chris-

I hope this message finds you well. We are nearing the final stages of our fight

GA

Property Owners Petition

Pursuant to Section 9.13 of the Charter of the City of Alexandria and Section 11-808 of the Zoning Ordinance of the City of Alexandria, the undersigned do hereby protest proposed Master Plan Amendment #2015-0003, Rezoning #2015-003, and Development Special Use Permit #2014-0035. The undersigned are owners of real property affected by the proposed amendment and proposed changes. Section 11-808 of the Zoning Ordinance states:

"Effect of protest. If a protest to a proposed map amendment is filed, the city council may not approve the proposed amendment, except by an affirmative vote of three-fourths of its members."

Property Address

Property Owner Name(s) (Print & Sign)

Email

632 N. Columbus St.

Holly McCandless & Thong Kaa

hcmccand@bellsouth.net

Property Owners Petition

Pursuant to Section 9.13 of the Charter of the City of Alexandria and Section 11-808 of the Zoning Ordinance of the City of Alexandria, the undersigned do hereby protest proposed Master Plan Amendment #2015-0003, Rezoning #2015-003, and Development Special Use Permit #2014-0035. The undersigned are owners of real property affected by the proposed amendment and proposed changes. Section 11-808 of the Zoning Ordinance states:


"Effect of protest. If a protest to a proposed map amendment is filed, the city council may not approve the proposed amendment, except by an affirmative vote of three-fourths of its members."

Property Address


Property Owner Name(s) (Print & Sign)

Email

525 N. Alfred

Doug Wright 

907 Pendleton St.

David Lawrence 

DBL230@nyu.edu

907 Pendleton St.

DENISE SINGLEY 

Property Owners Petition

ursuant to Section 9.13 of the Charter of the City of Alexandria and Section 11-808 of the Zoning Ordinance
f the City of Alexandria, the undersigned do hereby protest proposed Master Plan Amendment #2015-0003,
ezoning #2015-003, and Development Special Use Permit #2014-0035. The undersigned are owners of real property
ffected by the proposed amendment and proposed changes. Section 11-808 of the Zoning Ordinance states:
Effect of protest. If a protest to a proposed map amendment is filed, the city council may
ot approve the proposed amendment, except by an affirmative vote of three-fourths of its members."

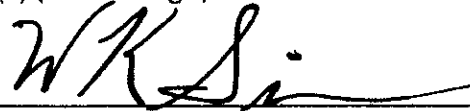
Property Address

Property Owner Name(s) (Print & Sign)

Email

911 Pendleton Unit B, C, D

William K Simon



pskeith@gmail.com

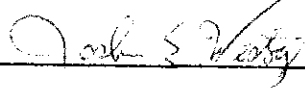
Property Owners Petition

ursuant to Section 9.13 of the Charter of the City of Alexandria and Section 11-808 of the Zoning Ordinance
f the City of Alexandria, the undersigned do hereby protest proposed Master Plan Amendment #2015-0003,
ezoning #2015-003, and Development Special Use Permit #2014-0035. The undersigned are owners of real property
fected by the proposed amendment and proposed changes. Section 11-808 of the Zoning Ordinance states:
Effect of protest. If a protest to a proposed map amendment is filed, the city council may
ot approve the proposed amendment, except by an affirmative vote of three-fourths of its members."

Property Address

Property Owner Name(s) (Print & Sign)

Email

514 N. Patrick St Alexandria VA 22314 Joshua E. Westog  jwestog@gmail.com

Property Owners Petition

Pursuant to Section 9.13 of the Charter of the City of Alexandria and Section 11-808 of the Zoning Ordinance of the City of Alexandria, the undersigned do hereby protest proposed Master Plan Amendment #2015-0003, Rezoning #2015-003, and Development Special Use Permit #2014-0035. The undersigned are owners of real property affected by the proposed amendment and proposed changes. Section 11-808 of the Zoning Ordinance states:

"Effect of protest. If a protest to a proposed map amendment is filed, the city council may not approve the proposed amendment, except by an affirmative vote of three-fourths of its members."

Property Address

Property Owner Name(s) (Print & Sign)

Email

620 N. Patrick St.	Jim Sisco	jasisco1@aol.com
614 N Columbus St	Colleen Cronin	cronincn7@gmail.com
619 N Columbus St	WALT MARLOWE CORINNE MARLOWE	corinnemarlowe@gmail.com
624 N. Columbus St	JOHN HAMMOND KERRY AUCAMP HAMMOND	Kerryaucamp@gmail.com
607 N. Columbus St.	Kelly Conner	Kbcon541@gmail.com
634 N. Columbus St	Shannon Mc Gahey	shannon.mcgahey@gmail.com
604 N. Alfred St	Suzanne Shuthy	Sshuthy@gmail.com
617 N. Columbus St	Katrina + Matthew Hickory	Katrinapardo@gmail.com
606 N Columbus St	Meredith Eisenhart	mreisenhart@gmail.com
612 N Columbus St	Lindsay Strup / Jeffrey Strup	Lindsay.strup@gmail.com

Property Owners Petition

Pursuant to Section 9.13 of the Charter of the City of Alexandria and Section 11-808 of the Zoning Ordinance of the City of Alexandria, the undersigned do hereby protest proposed Master Plan Amendment #2015-0003, Rezoning #2015-003, and Development Special Use Permit #2014-0035. The undersigned are owners of real property affected by the proposed amendment and proposed changes. Section 11-808 of the Zoning Ordinance states:

"Effect of protest. If a protest to a proposed map amendment is filed, the city council may not approve the proposed amendment, except by an affirmative vote of three-fourths of its members."

Property Address	Property Owner Name(s) (Print & Sign)	Email
624 N. Patrick Street	Justin Nelson Susan Laver Susan Laver	jnelson357@hotmail.com lavers3@yahoo.com
401 OROSCO ST	Robert Laver Carolyn Laver DAMIAN MYERS DAMIAN MYERS	lgolfer@gmail.com CAROLYNLAVIER@gmail.com DAMIANMYERS@TMAIL.COM
626 N. PATRICK ST.	MARY MYERS Mary Myers	MPATTERSON422@GMAIL.COM
1000 Pendleton St	David Tracy as President, Classic Cottages, LLC	dp@ccottages.com
522 N. Patrick St.	David Tracy as President, Classic Cottages, LLC	dp@ccottages.com
918 Pendleton St	William H. Bell William H. Bell	wbell456@comcast.net
618 N. Patrick ST	Michelle Van Court Michelle Van Court Edward Van Court Edward Van Court	edward.vancourt@gmail.com
1001 OROSCO ST	Bruce J. Loper Jeremy Portell Jessica Portell	LOPER@COMCAST.NET jeremyportell@hotmail.com
1002 PENDLETON ST	ANDREW MADAY ANDREW MADAY	ANDREW.MADAY@GMAIL.COM

Property Owners Petition

Pursuant to Section 9.13 of the Charter of the City of Alexandria and Section 11-808 of the Zoning Ordinance of the City of Alexandria, the undersigned do hereby protest proposed Master Plan Amendment #2015-0003, Rezoning #2015-003, and Development Special Use Permit #2014-0035. The undersigned are owners of real property affected by the proposed amendment and proposed changes. Section 11-808 of the Zoning Ordinance states:

"Effect of protest. If a protest to a proposed map amendment is filed, the city council may not approve the proposed amendment, except by an affirmative vote of three-fourths of its members."

Property Address

Property Owner Name(s) (Print & Sign)

Email

512 N Alfred St

Robert & Martine Irmer
[Signature]



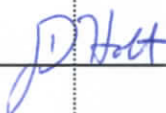
Robirmer@gmail.com

MARTINE@LNF.COM

Property Owners Petition

Pursuant to Section 9.13 of the Charter of the City of Alexandria and Section 11-808 of the Zoning Ordinance of the City of Alexandria, the undersigned do hereby protest proposed Master Plan Amendment #2015-0003, Rezoning #2015-003, and Development Special Use Permit #2014-0035. The undersigned are owners of real property affected by the proposed amendment and proposed changes. Section 11-808 of the Zoning Ordinance states:

"Effect of protest. If a protest to a proposed map amendment is filed, the city council may not approve the proposed amendment, except by an affirmative vote of three-fourths of its members."

Property Address	Property Owner Name(s) (Print & Sign)	Email
423 N. Patrick St	Jeffrey D. Holt 	jdkholt1971@gmail.com
423 N. Patrick St	Kaymarie Knapp 	Kaymarie.knapp@gmail.com
419 N. Patrick	Brooke Rinehart (Signing "FOR" with permission) 	rinehart-brooke@yahoo.com

Property Owners Petition

Pursuant to Section 9.13 of the Charter of the City of Alexandria and Section 11-808 of the Zoning Ordinance of the City of Alexandria, the undersigned do hereby protest proposed Master Plan Amendment #2015-0003, Rezoning #2015-003, and Development Special Use Permit #2014-0035. The undersigned are owners of real property affected by the proposed amendment and proposed changes. Section 11-808 of the Zoning Ordinance states:

"Effect of protest. If a protest to a proposed map amendment is filed, the city council may not approve the proposed amendment, except by an affirmative vote of three-fourths of its members."

Property Address

Property Owner Name(s) (Print & Sign)

Email

433 IV Patrick St.

CHARLOTTE LANDIS *Charlotte Landis*

landiscf@comcast.net

433 N. PATRICK ST.

ROBERT LANDIS *Robert Landis*

landisrc@comcast.net

** same property / owners as 928 Oronoco*

118

Property Owners Petition

Pursuant to Section 9.13 of the Charter of the City of Alexandria and Section 11-808 of the Zoning Ordinance of the City of Alexandria, the undersigned do hereby protest proposed Master Plan Amendment #2015-0003, Rezoning #2015-003, and Development Special Use Permit #2014-0035. The undersigned are owners of real property affected by the proposed amendment and proposed changes. Section 11-808 of the Zoning Ordinance states: "Effect of protest. If a protest to a proposed map amendment is filed, the city council may not approve the proposed amendment, except by an affirmative vote of three-fourths of its members."

Property Address

Property Owner Name(s) (Print & Sign)

Email

527 N. PATRICK ST.

TIFFANI FERRANTELLI

TIFFANI.FERRANTELLI@
GMAIL.COM

ALEXANDRIA, VA

Tiffani Ferrantelli




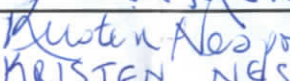
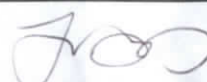
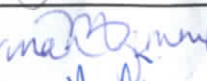
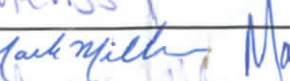

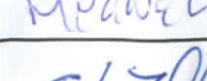
9 Feb. 2016

22314

Property Owners Petition

Pursuant to Section 9.13 of the Charter of the City of Alexandria and Section 11-808 of the Zoning Ordinance of the City of Alexandria, the undersigned do hereby protest proposed Master Plan Amendment #2015-0003, Rezoning #2015-003, and Development Special Use Permit #2014-0035. The undersigned are owners of real property affected by the proposed amendment and proposed changes. Section 11-808 of the Zoning Ordinance states:

"Effect of protest. If a protest to a proposed map amendment is filed, the city council may not approve the proposed amendment, except by an affirmative vote of three-fourths of its members."

Property Address	Property Owner Name(s) (Print & Sign)	Date	Email
600 N. Alfred St	David Sprager 	2/9/16	davidsprager@gmail.com
628 N Alfred St	Ryan Bell 	2/5/16	Aryanbell14@gmail.com
634 N. Alfred	Donna F. Fagan 	2/1/16	Don.F.Fagan@att.net
610 N. Alfred St	Kristen Nespoli 	2/9/16	nespoli1@hotmail.com
624 N Alfred St	Katie Jacobs 	2/17/16	katiekarenjacobs@gmail.com
622 N Columbus St	Melissa Zimmermann 	2/15/16	melissazimmermann@gmail.com
4636 N Alfred St.	Mark Miller & Marne Miller 	2/14/16	mmiller@mgc.com
606 W Alfred St	Michael J. Mcawey 	2/16/16	mjmcawey@att.net
1009 Pennington St	CL Zadlo 	2/17/16	clzadlo@yahoo.com

020

Property Owners Petition

Pursuant to Section 9.13 of the Charter of the City of Alexandria and Section 11-808 of the Zoning Ordinance of the City of Alexandria, the undersigned do hereby protest proposed Master Plan Amendment #2015-0003, Rezoning #2015-003, and Development Special Use Permit #2014-0035. The undersigned are owners of real property affected by the proposed amendment and proposed changes. Section 11-808 of the Zoning Ordinance states:

"Effect of protest. If a protest to a proposed map amendment is filed, the city council may not approve the proposed amendment, except by an affirmative vote of three-fourths of its members."

Property Address

Property Owner Name(s) (Print & Sign)

Email

1015 Pendleton St

Robert Novak + Janice Novak

rdnovak@earthlink.net

1003 Pendleton St

Marsha Perez

bella1va@hotmail.com

1006 Wythe St

BRIAN J. DEWITT

jenhoff@verizon.net

1012 Wythe St

Anita Sachariah + Arun Srinivasan

anita.sachariah@gmail.com

Lisa Apolis

Jeff Apolis

515 North Henry St

Lisa Apolis

Jeff Apolis

jeff@apolis.org

511 N Patrick St

Molly Conway + Ryan Conway

rconway14@gmail.com

511 N. Patrick St

Zbeyda Monaco + Jeff Campbell

twc5149@gmail.com

1013 Pendleton St

Corey Cord + Vivian Nana Cord

gcord-myspace.att.net

622 N Patrick

Tiffany Behr

kubehr@yahoo.com

622 N. Patrick St

GABRIEL BEHR

vubehr@yahoo.com

Property Owners Petition

Pursuant to Section 9.13 of the Charter of the City of Alexandria and Section 11-808 of the Zoning Ordinance of the City of Alexandria, the undersigned do hereby protest proposed Master Plan Amendment #2015-0003, Rezoning #2015-003, and Development Special Use Permit #2014-0035. The undersigned are owners of real property affected by the proposed amendment and proposed changes. Section 11-808 of the Zoning Ordinance states:

"Effect of protest. If a protest to a proposed map amendment is filed, the city council may not approve the proposed amendment, except by an affirmative vote of three-fourths of its members."

Property Address	Property Owner Name(s) (Print & Sign)	Email
900 Pendleton St, 22314	Elsie Marie Mosqueda Elsie Marie Mosqueda	Lseaside900@comcast.net
900 PENDLETON ST. 22314	JAMES DAVID WALSH, JR. James David Walsh, Jr.	jamesdw@comcast.net
902 PENDLETON ST 22314	Michelle Haynes MICHELLE HAYNES	haynesm44@yahoo.com
516 N. ALFRED ST. 22314	John Williams John WILLIAMS	John.Williams2@Juno.com
514 N. ALFRED ST 22314	John Williams John WILLIAMS	John.Williams2@Juno.com
920 PENDLETON ST.	Lila Mei Lee ROBERT GLEN ROE R. Glen Roe	
922 Pendleton St.	Tyler Addison Emily Wilson Emily Wilson	tyler
522 N. Alfred St. 22314	Barbara Levy Barbara Levy	Barbaralevy1@comcast.net

Property Owners Petition

Pursuant to Section 9.13 of the Charter of the City of Alexandria and Section 11-808 of the Zoning Ordinance of the City of Alexandria, the undersigned do hereby protest proposed Master Plan Amendment #2015-0003, Rezoning #2015-003, and Development Special Use Permit #2014-0035. The undersigned are owners of real property affected by the proposed amendment and proposed changes. Section 11-808 of the Zoning Ordinance states:

"Effect of protest. If a protest to a proposed map amendment is filed, the city council may not approve the proposed amendment, except by an affirmative vote of three-fourths of its members."

Property Address

Property Owner Name(s) (Print & Sign)

Email

911-A Pendleton

MARK A. MUELLER, JR

Mark A. Mueller Jr.

MARKIA MUELLER@HOTMAIL

03

Gloria Sitton

From: website <webmaster@alexandriava.gov>
Sent: Tuesday, February 16, 2016 4:41 PM
To: Jackie Henderson; Gloria Sitton
Subject: City Council speaker's form submission received

Meeting Date: 02/20/2016
Docket Item# 4

Speaker's Name: Duncan W. Blair
Phone #: 7038361000
Email: dblair@landcarroll.com
Address: 524 King Street

Representing self? No
If representing other: Alexandria Redevelopment and Housing Authority

Position on the item: For

Nature of interest: Attorney

Are you being compensated? Yes

SPEAKER'S FORM

DOCKET ITEM NO. 4

PLEASE COMPLETE THIS FORM AND GIVE IT TO THE CITY CLERK
BEFORE YOU SPEAK ON A DOCKET ITEM

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: ROY O. PRIEST
2. ADDRESS: 401 WYTHE ST.
- TELEPHONE NO. 703-549-7115 E-MAIL ADDRESS: rpriest@arha.us
3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? APPLICANT & ARI+ A
4. WHAT IS YOUR POSITION ON THE ITEM?
 FOR: X AGAINST: _____ OTHER: _____
5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST, CIVIC INTEREST, ETC.):
OWNER
6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL?
 YES _____ NO X

This form shall be kept as a part of the permanent record in those instances where financial interest or compensation is indicated by the speaker.

A maximum of three minutes will be allowed for your presentation, except that one officer or other designated member speaking on behalf of each *bona fide* neighborhood civic association or unit owners' association desiring to be heard on a docket item shall be allowed five minutes. In order to obtain five minutes, you must identify yourself as a designated speaker, and identify the neighborhood civic association or unit owners' association you represent, at the start of your presentation. If you have a prepared statement, please leave a copy with the Clerk.

Additional time not to exceed 15 minutes may be obtained with the consent of the majority of the council present; provided notice requesting additional time with reasons stated is filed with the City Clerk in writing before 5:00 p.m. of the day preceding the meeting.

The public normally may speak on docket items only at public hearing meetings, and not at regular legislative meetings. Public hearing meetings are usually held on the Saturday following the second Tuesday in each month; regular legislative meetings on the second and fourth Tuesdays in each month. The rule with respect to when a person may speak to a docket item at a legislative meeting can be waived by a majority vote of council members present but such a waiver is not normal practice. When a speaker is recognized, the rules of procedures for speakers at public hearing meetings shall apply. If an item is docketed *for public hearing* at a regular legislative meeting, the public may speak to that item, and the rules of procedures for speakers at public hearing meetings shall apply.

In addition, the public may speak on matters which are not on the docket during the Public Discussion Period at public hearing meetings. The mayor may grant permission to a person, who is unable to participate in public discussion at a public hearing meeting for medical, religious, family emergency or other similarly substantial reasons, to speak at a regular legislative meeting. When such permission is granted, the rules of procedures for public discussion at public hearing meetings shall apply.

Guidelines for the Public Discussion Period

- (a) All speaker request forms for the public discussion period must be submitted by the time the item is called by the city clerk.
- (b) No speaker will be allowed more than three minutes; except that one officer or other designated member speaking on behalf of each *bona fide* neighborhood civic association or unit owners' association desiring to be heard during the public discussion period shall be allowed five minutes. In order to obtain five minutes, you must identify yourself as a designated speaker, and identify the neighborhood civic association or unit owners' association you represent, at the start of your presentation.
- (c) If more speakers are signed up than would be allotted for in 30 minutes, the mayor will organize speaker requests by subject or position, and allocated appropriate times, trying to ensure that speakers on unrelated subjects will also be allowed to speak during the 30 minute public discussion period.
- (d) If speakers seeking to address council on the same subject cannot agree on a particular order or method that they would like the speakers to be called on, the speakers shall be called in the chronological order of their request forms' submission.
- (e) Any speakers not called during the public discussion period will have the option to speak at the conclusion of the meeting, after all docketed items have been heard.