

City of Alexandria, Virginia

MEMORANDUM

DATE: JANUARY 3, 2018

TO: CHAIRWOMAN LYMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: KARL MORITZ, DIRECTOR, PLANNING & ZONING

SUBJECT: SITE PLAN ACCESS REVISIONS FOR DSUP#2016-0044 CHURCH OF THE RESURRECTION

Issue:

The submitted site plan for the Church of the Resurrection, DSP #2016-0044, provides site access to the multi-family building and church building through the construction of a new private drive aisle along the southern border of the parcel. This drive aisle, as proposed, would run parallel to an existing private drive aisle located on Goodwin House property.

Staff would like to encourage the applicant to continue discussions with Goodwin House to explore the possibility of a shared drive aisle that could provide access for the multi-family building, the church, and Goodwin House. A single road would increase open space, provide an improved approach for all properties, and potentially provide additional parking. Staff would also encourage the applicant to explore additional underground parking to be associated with the church building as part of the single-roadway discussion. Given the deadlines associated with the tax credits for the multi-family building due in March, a resolution on the roadway and costing for alternative designs must be completed by mid-February.

Staff recommends the addition of the following Condition, to be added to CDD #23 Conditions, to allow the applicant team additional time to discuss roadway options. Should a shared roadway/parking be deemed infeasible, the applicant team shall proceed on February 16, 2018, with the submitted parallel roadway design.

19. **CONDITION ADDED BY STAFF:** The Church of the Resurrection and AHC Inc., and their representatives shall continue to hold discussions with Goodwin House and their representatives to identify a possible shared roadway arrangement which could provide site access to all parties in the discussion and additional parking for the church use. A resolution on the site design shall be reached by February 16, 2018 and a signed agreement defining responsibilities and costs provided to staff. If unresolved, the site

design seen on the preliminary plan received on October 23, 2017, and as amended on November 10, 2017 per DSP #2016-00044 shall proceed.

Roadway Options:

Staff has developed several illustrative sketches to demonstrate the possible alignment and dimensions of a shared roadway concept which could be used as a starting point for additional discussion and study by the applicant team and Goodwin House. As reference, staff has included the sketches in this memorandum including images of the current roadway alignment with two parallel roads, a sketch of a public road with on-street parking, a private road without on-street parking, a private road without on-street parking and an expanded underground parking garage.

Initial discussions with Goodwin House have indicated a preference for a private drive aisle without on-street parking and an expanded underground parking garage. A recent letter provided by AHC, Inc. has not indicated their preference for a roadway alignment, but stated their concern with additional costs for the design process.

Staff:

Karl Moritz, Director, Planning & Zoning

Robert Kerns, AICP, Development Division Chief, Planning & Zoning

Maya Contreras, Principal Planner, Planning & Zoning

Sara Brandt-Vorel, Urban Planner, Planning & Zoning

DSUP#2016-0044 Church of the Resurrection
 1/3/2018

Image 1: Existing site plan with two parallel roads.

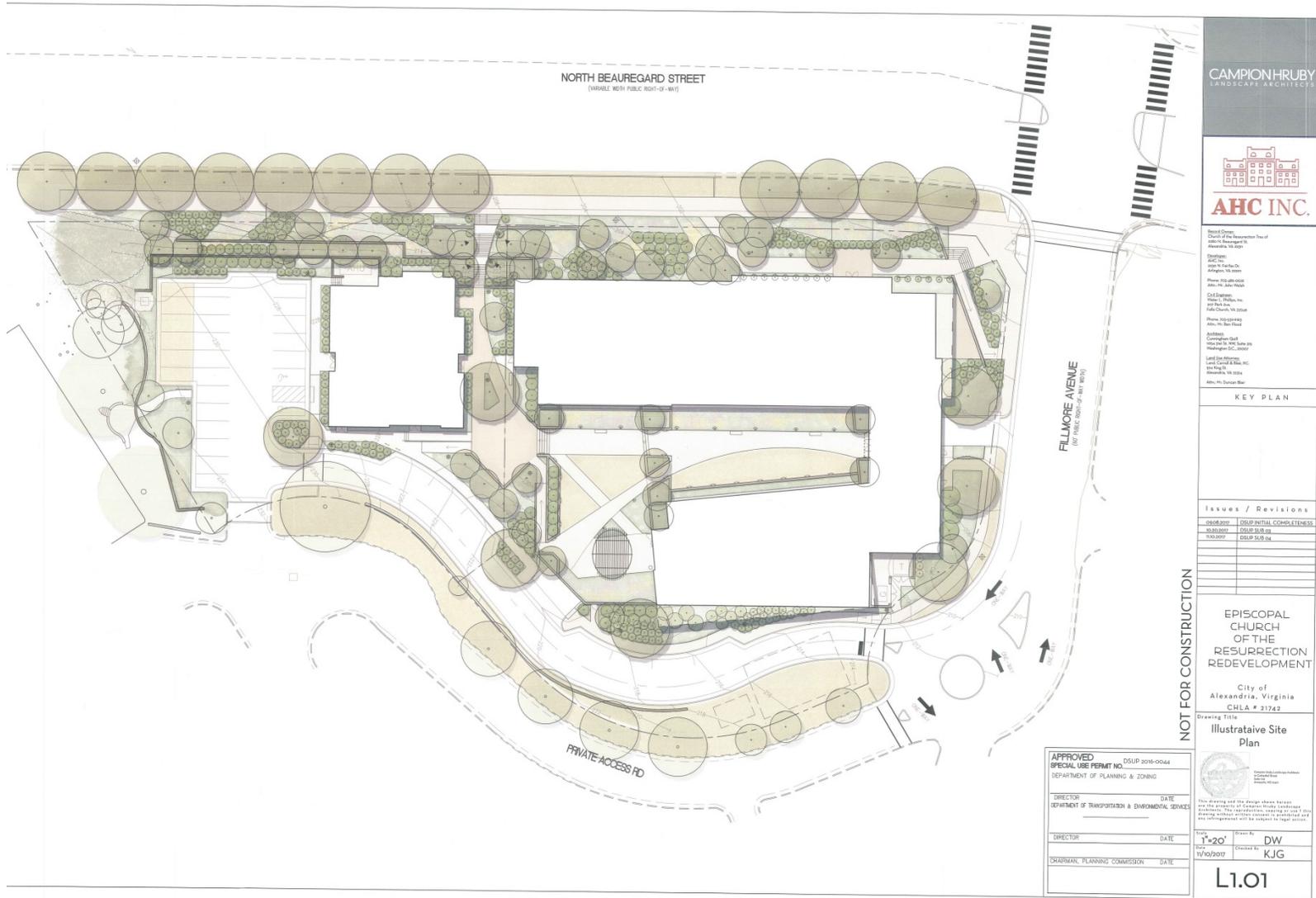


Image 2: Public road with on-street parking.

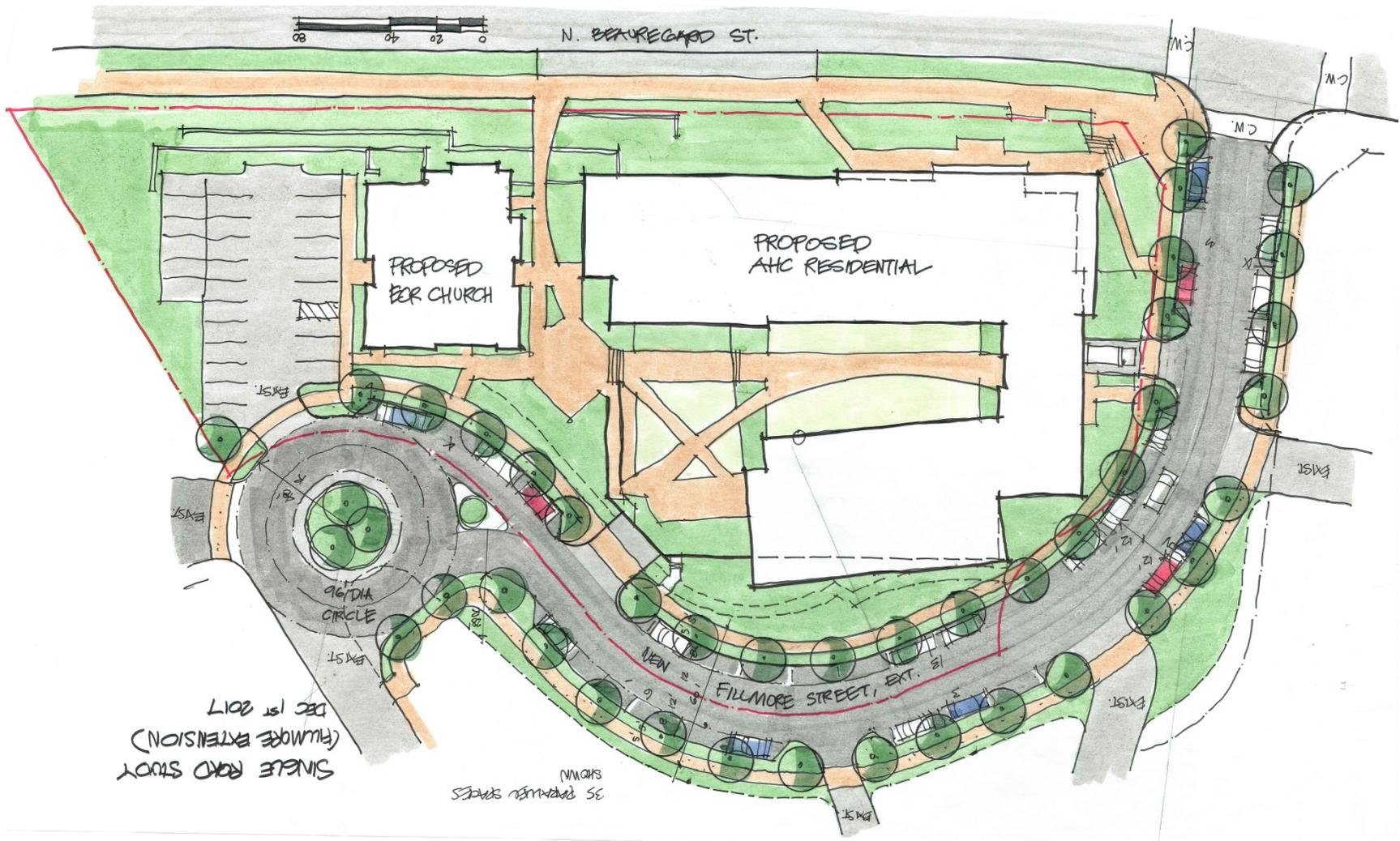
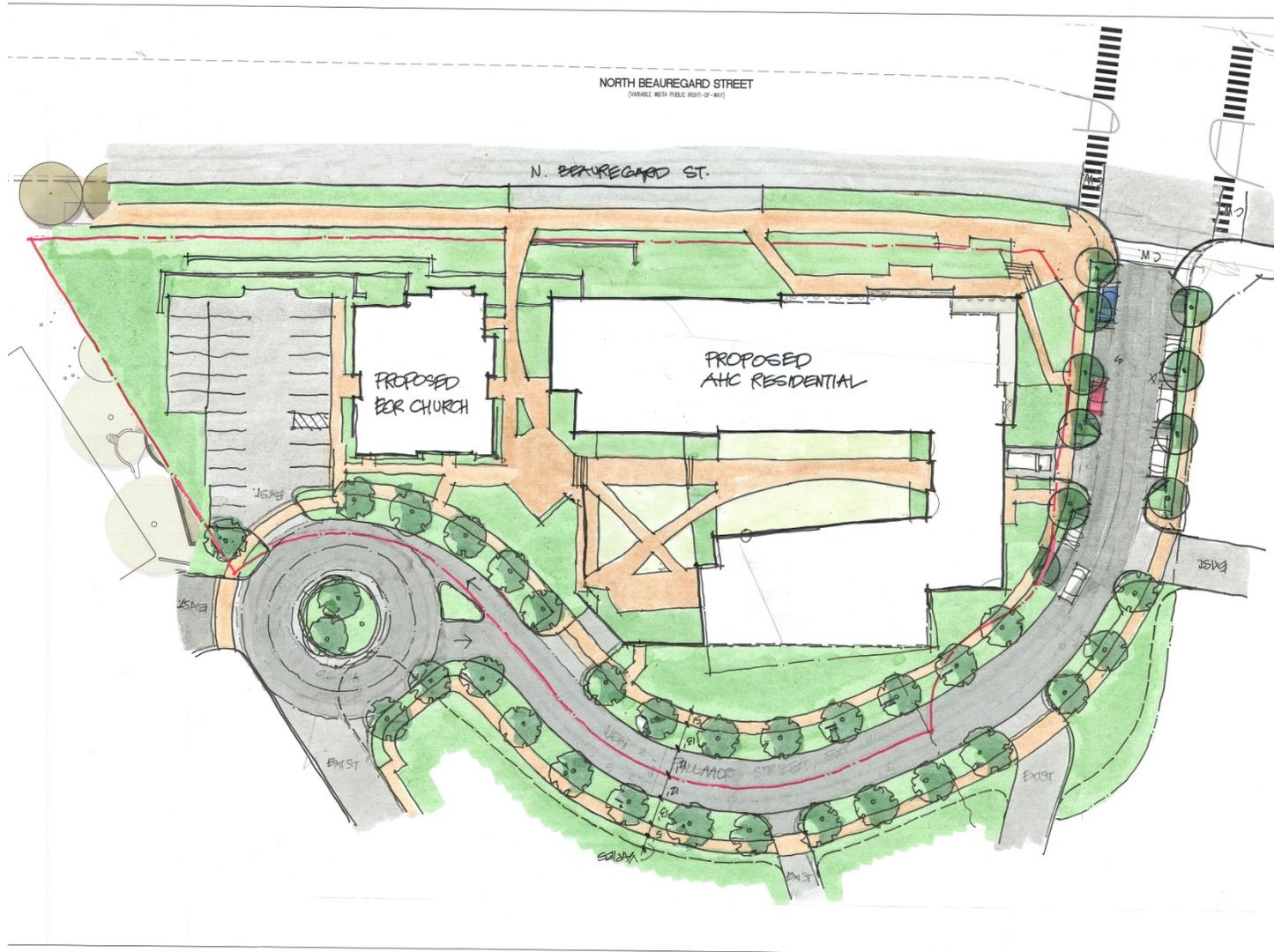


Image 3: Private road without on-street parking.



SOME THOUGHTS AND COMMENTS

FROM

CARLYLE CONWELL ("CONNIE") RING

(GH resident since 2016; resident of Alexandria since 1956)



**Re: Docket item #7, Case #2016-0044, Resurrection
Church/Affordable Housing**

before the

Alexandria Planning Commission on January 4, 2018



ORIGINALLY PRESENTED

BEFORE BEAUREGARD URBAN DESIGN

ADVISORY BOARD

OCTOBER 23, 2017, revised OCTOBER 27, 2017 and December 22, 2017

TABLE OF CONTENTS

A bit of History

Process and Requirements for CDD Zoning

Considerations to take into account:

- **Critical need for Affordable Housing in Alexandria**
- **Funding by Tax Credits Grants**

Can the project proceed without the grant?

- **Sustainability as affordable housing**
What assurances and commitments does the City have that the project will remain affordable, even if the developer has financial or bankruptcy proceedings?
- **Costs to City**
What subsidies and/or aid from the City is contemplated?
- **SUP terms and conditions assuring project is built and managed as represented**
- **Viability of the Church**

A BIT OF HISTORY

In the 1950's Alexandria annexed the west end into the City (largely west from Quaker Lane to the present city limits) from Fairfax and Arlington Counties. During the terms of Mayor Bendheim, the City Council developed a master plan for the annexed property, rezoning it to high density and high rise condo and apartment buildings that far exceeded infrastructure, facilities and traffic. More recently City Council has engaged in developing small area studies to bring more harmonious uses by encouraging more coordination between owners and developers to bring more desirable urban designs that bring more pleasing and less dysfunctional/piecemeal uses. One tool by the Council was CDD - a planning device I recall was authored by Wiley Mitchell and Mayor Chuck Beatley. Recently the Beauregard Study included CDD -23 for Goodwin House and the Church of the Resurrection, to which only these two properties applies.

PROCESS AND ZONING FOR CDD - 23

Selective Sections of the Alexandria Zoning Code Coordinated Development Districts (CDD) are set forth below that apply to the affordable housing that is being proposed:

"5-601...A site zoned CDD is intended for a mixture of uses to include office, residential, retail, hotel and other uses with appropriate open space and recreational amenities to serve the project users and residents of the city. A CDD zone is intended to encourage ...cooperation and joint planning where there are multiple owners in the CDD zoned area. A review process is established to ensure...a proper integration of uses, the higher equality of urban and architectural design and harmony with the surrounding areas of the city.

"5-603 - Approval process generally...

(A) All proposed developments shall require review and approval in the following manner:

- (1) A conceptual design plan...
- (2) A preliminary development plan...
- (3) A final development plan...

"5-604 - Conceptual design plan approval

(D) Upon determination by the director that the applications in complete...

(E) The Planning Commission shall promptly consider the application...and hold a public hearing hereon...

(G) The city Council shall consider the application...and hold a public hearing

(H) No application shall be approved unless the proposed development satisfies the following standards:

(1) The proposed development shall substantially conform to the city's master plan...

(2) The proposed development shall preserve and protect...all scenic assets and natural features of the land

(3) The proposed development shall be designed to mitigate substantial adverse impact to the use and value of surrounding lands.

(4) The proposed development shall be designed in accordance with public facilities, services, transportation systems and utilities which are adequate for the development proposed, and which are available, or reasonably probable of achievement, prior to use and occupancy of the development.

(5) The proposed development shall be designed to provide adequate recreational amenities and, if appropriate to the site, a comprehensive system of pedestrian, bicycle or other recreational paths

which shall be carefully coordinated with the provision of open spaces, public facilities, vehicular access routes and mass transportation facilities.

(6) The proposed development shall provide a substantial amount of residential units, including an affordable housing component.

CONSIDERATIONS TO TAKE INTO ACCOUNT

Alexandria has always had a difficult time in finding and keeping affordable housing. The increased density of population and the traffic congestion has accelerated the demand for inside the beltway housing to avoid long and exhausting commutes. In the most recent years the availability of housing for police, firemen, teachers and other essential personnel in Alexandria has been disappearing. The City has recruited and trained, at substantial cost, policemen who can only afford housing outside the metro area and then, when trained, take jobs near their homes to avoid the commutes.

However, not every project is the right one to undertake. Any project should be evaluated on its merits. The right projects need to be encouraged, but with terms and conditions that are good and useful.

Some of my thoughts and comments on the Church of Resurrection project are below.

Critical need for affordable housing

I believe that Alexandria needs to encourage more availability and sustainability of affordable housing. In my service on the Alexandria School Board (1969-78), City Council (1979-1988), and Alexandria Redevelopment & Housing Authority (ARHA -1999-2011), I have become aware of these needs.

Funding with tax credit grants

Grants for tax credits are a vital component for Virginia pools for projects in public housing as well as for affordable housing. The pools are always very competitive, critical for the financing of new projects. I do not know what projects statewide may be available to the affordable projects in 2018, but I assume there are many and the pools available may be quite competitive. I

suspect that receiving a grant will be essential to the Church project. The scoring will benefit for a quality project with united community support.

Sustainability of maintenance and management

Over the years, Alexandria has had projects for affordable housing that have not survived. The DIP project was built to be affordable but now is luxury apartments and condos; Shirley Duke (that became Foxchase) no longer has an affordable housing component. The long term as well as the short term of quality construction is vital. Thus both the original construction as well as its upkeep is most important. The provisions of the SUP need to include strong and measurable assurances enforceable for the its building and operation of the project.

Costs to the City

The costs to the City should be considered against the benefits received. What are the subsidies? For what terms? Real Estate tax exemptions? Gross receipt taxes? Etc.

Survivability of the Church

Church memberships have been dropping. Small congregations in particular have been disappearing. Three of my former churches in New York and Massachusetts to which I have contributed are "hospice" churches. St. James is closed and a nearby church is welcoming its previous members.

The Church of the Resurrection, I understand, may have only about 40 pledging units. If and when the current building becomes demolished and no new facility has been built, where will the current members be meeting? Will they become involved and stay in their new church homes?

Considering a different option: Include the church land in the affordable housing project

The economics for the developer would be improved if the church land were included in the affordable housing project. The possibility of reducing density could accommodate substantial adverse impacts on Goodwin House with traffic, parking, double entry roads of four paved access roads, all of which

"adversely impact the use and value of Goodwin House," could be provided to the benefit of the affordable housing developer and provide less density, height, and open and child care spaces could better be achieved. The scoring of the tax credit grant would be enhanced.

This alternative could and should be evaluated.

CONNIE RING

TALKING POINTS FOR USE AT JANUARY 4, 2017 CITY PLANNING COMMISSION
HEARING

RE: FACILITIES FOR CHILDREN AT PLANNED

AFFORDABLE HOUSING PROJECT AT CHURCH OF THE RESURRECTION

--My name is Pierre Shostal and I am a resident of Goodwin House Alexandria. I strongly favor the concept of affordable housing because of its potential contribution to a socially and economically healthy community.

--Well executed, this project can have a positive influence on my community, Goodwin House Alexandria. The interaction between our senior residents with younger adults and their children living next door can enrich the lives of all these generations. In fact, I understand that there is a growing nationwide trend to co-locate retirement populations near facilities for children.

--Another potential benefit of the project could be the opportunity for members of the GHA staff to find affordable housing very close to their place of work.

--A critical element in creating this kind of healthy environment is having adequate and SAFE play and recreational areas for the children and teenagers living in the proposed building.

--We have been told by the developer that children would be expected to use the building's interior courtyard. Whether this space would be adequate in size and configuration, especially in warm weather, remains an open question and I would encourage the developer to examine additional options for play and recreational space.

--A related concern is the risk of children running out onto the road areas, for example in pursuit of a ball. As a grandparent, I am acutely aware of the dangers this could cause. We have been told that the courtyard play area would be closed and children would not be able to use its gates to run outside it. I would appreciate a clearer explanation of how this would work, especially for older children who might not want to be confined to the courtyard. It is also important

to have a clear understanding of how adults and children would use the entrance to access the courtyard/play area.

--Within the courtyard/play area, would there be separate sections for adults to use and children to play in? If not, having children and adults using the same space might also pose hazards. What kind of equipment would be available to children so that they would be attracted to the play area?

--I noted on the AHC website that the developer offers educational and social programs at some of its Arlington locations. Will these types of programs be available at the proposed project? I recall that at one of our public meetings a representative from AHC referred to a planned community room. What will it be used for and will young children's and teenagers' activities be part of its programs?

--Finally, we would appreciate a clearer explanation than has been offered about how school buses would operate in the roadways between the two communities. Would there be anyone to direct traffic during times of peak use?

--I believe we have an opportunity with this proposed building to improve the lives of residents in both communities. Ensuring safety and a healthy social environment for children and adults of all ages is a critical part of realizing the positive potential of this initiative.

--Thank you.



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

DSUP2016-0044
Additional Materials

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

BRENT J. SCHULTHEIS
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WWW.LANDCARROLL.COM

January 3, 2018

Mary S. Lyman, Chair
and Members of the Alexandria Planning Commission
City Hall
301 King Street
Alexandria, VA 22314

Delivered by Email PDF

Re: Alexandria Planning Commission Public Hearing, Thursday, January 4, 2017, Docket Item 7

Dear Chair Lyman and Members of the Commission:

I am writing on behalf of AHC Inc and the Episcopal Church of the Resurrection (the “**Church**”) regarding Docket Item 7 as it pertains to the redevelopment of the Church of the Resurrection property to request the amendments to the following conditions contained in the Staff Report.

1. DSUP Condition 17 on page 47. The Church is requesting “Flexibility” as defined in the City’s Voluntary Green Building Policy (the “Policy”) and agreeing to an alternative method of compliance with the policy. The Church requests flexibility from the requirement of being **certified** as LEED Silver.

The Church is working with the project’s architect and using best efforts to design the new church building to achieve LEED Silver standard. The flexibility from the project being sought is to be relieved from the costs of registering the project with the Green Building Council and going through the “certification” process. The estimated cost for the Church of registration and certification is approximately \$45,000 - \$65,000, which is a significant expense for a project the size of the new church building. The Church proposes that upon the completion of the project, a certified LEED AP will provide a completed LEED scorecard and verify that the church has achieved the points shown on the scorecard.

2. DSUP Condition 37 on page 50. AHC and the Church remain concerned about the safety of installing runnels in this location given the steepness of the hill. Because of staff concern with the potential for dangerous skateboarding at St. James Plaza, AHC had to modify the landscaped mews to deter this type of activity. AHC and the Church are of the opinion that the required runnels on the interior stairway creates a dangerous skateboarding or biking situation on this steep grade adjacent to a busy primary street, and request that the Planning deletes the condition that requires the construction of runnels.
3. DSUP Condition 96 on page 63 (CDD requirement number 16). As stated in AHC’s letter to staff dated December 13, 2017, Dominion will not underground the unique “reclosure”

equipment/poles on the southwestern corner of the property, but would simply move the equipment offsite into the public right-of-way. On page 20 the Staff Report contains language that indicates that given the unique circumstances that “Staff will continue to work closely with Dominion Energy Virginia to determine an efficient and cost-effective approach to bring the undergrounding into compliance with the City Code. Options may include the full undergrounding of all utilities or the partial undergrounding to exclude the reclosure poles, with the objective to minimize the presence of any or all overhead utilities.” As written Condition 96 does not provide this flexibility to continue to develop an undergrounding plan that does not have the extraordinary cost due to the presence of the reclosure equipment. AHC and the Church requests that the project’s obligations under Condition 96, exclude the obligation to underground or relocate the two reclosure poles and equipment and that it be left in place.

4. Condition 129 on page 69: A contribution in the amount of \$466,351 for a 100% affordable multifamily building and a church adds considerable unbudgeted cost to the project. Even if AHC receives additional funds for the multifamily building, adding this contribution to our project costs decreases the projects VHDA tax credit score and makes the project less competitive in VHDA scoring. If the City insists on this \$466,351 contribution, it will force AHC to carry in the multifamily building budget a total of nearly \$1.5 million in City mandate-related costs, which is substantially more than has been required at any other City of Alexandria affordable housing development AHC has built. AHC and the Church requests that this project be exempted from the contribution requirement so as not to risk the competitiveness of this important affordable housing project. Please see attached letter in regards to the impact of City mandate costs on this project’s competitiveness in the tax credit process.
5. CDD Condition 18 on page 39. As discussed at the IDR meeting with staff on December 14, our clients request that language be included in this condition that: (a) requires Goodwin House to simultaneously grant an access easement through its property that connects with the trail to Southern Towers it is required to maintain pursuant to CDD Concept Plan condition 12 to increase the porosity within CDD 23, and (b) recognizes that the granting of the easement will require the approval of the Diocese of Virginia.

Our clients are also aware of an alternate, single-road scheme, staff introduced on December 14, 2017. We cannot comment fully on this scheme, as we have not seen any condition from staff. Additionally, no funding source exists to pay for the hard costs, design, and engineering that would be required for a single-road proposal. In early 2017, ECR and AHC had to make the decision to proceed with the project by incorporating a second access road when the neighbor indicated it would rescind future access rights to the church parking lot.

If you have any questions or require any additional information, please do not hesitate to call.

Mary S. Lyman, Chair
January 3, 2018
Page 3

Very Truly yours,

A handwritten signature in black ink, appearing to read "Duncan W. Blair". The signature is stylized and cursive.

Duncan W. Blair, Esquire
LAND, CARROLL & BLAIR, P.C.

CC: David Brown
Stephen Koenig
Mindy Lyle
Nate Macek
Melissa McMahon
Maria Wasowski

Church of The Resurrection Project comments for the meeting set for January 4th 2018

DSUP2016-0044
Additional Materials

[dan botticello <danbotticello@comcast.net>](mailto:danbotticello@comcast.net)

Sat 12/30/2017 10:44 AM

To: PlanComm <PlanComm@alexandriava.gov>;

A project built upon ego's of The Bishop, Priest and the Alexandria City Council could be successful in the short term but most often fail in the long run.

That is the faith of this Project. Therefore you must vote to request a redesign of the project to meet the needs of the residents in more practical terms.

This project as designed now is much too large to fit the space in now has for both the church and the housing. While the current plans meet all city requirements it lacks the basic needs of normal living. Parking is limited, no space for children to play on grass instead of artificial turf, trees will be in pots not natural ground and emergency vehicles will have a hard time getting in and out. These restriction can be changed with a reduction in the size of the number of housing units.

This idea has been proposed to the developer. In response the developer said any reduction in the number of housing units "would not throw off enough money to build the church. ARE WE BUILDING AN AFFORDABLE HOUSING UNIT OR A CHURCH ?

Take note of the fact that the construction of the church is not in the original plans but for some time in the future. That is a signal that the developer has doubt that there will ever be funds to build the church.

I ask you once again to consider asking for a reduction in housing units or at best require the developer to use the space now set aside for the church To provide more parking space and green spaces for play until such time the funds do become available to build the church.

Thank you for giving me the chance to express my feeling about this prject.

Burnham C. (Mike) McCaffree Jr.
4800 Fillmore Ave. Apt. 1551
Alexandria, VA 22311-5080
(703) 931-2223

Good evening. Thank you for the opportunity to express my comments this evening concerning the Church of the Resurrection/AHC affordable housing project (DSUP 2016-0044).

As you can tell from my address above, I'm a resident of Goodwin House Alexandria. However, my comments are mine alone and I am not a spokesman for our other residents.

Over the past several months there have been at least five public meetings concerning this project. In part because of the dialog exchanged during those meetings, the project has changed and matured in various ways – thanks to the willingness of the applicant to accommodate Goodwin House Alexandria residents' concerns and other views. These have included adding more brick to the facades that face Goodwin House, and I really appreciate those changes and other modifications to the design.

I know that the Planning Commission is sensitive to how well new construction blends in with its surroundings. During its November 9 meeting, the Commission lauded the thoughtful design of the Sunrise Senior Living development proposed to front on Washington Street. The Commission noted, *inter alia*:

- how well the proposed design relates to neighboring buildings;
- that it meets Washington Street standards;
- that it nicely spans the transition in zones between Washington Street, Columbus Street, and Princess Street;
- How effectively the design reduces massing to relate to the 18th century buildings.

Unfortunately, in my opinion the design for the Resurrection project does not really comply with comparable relevant design standards:

- The design does not fit with other residential and commercial buildings along Beauregard Street, which are fully bricked and most of which are of traditional design;
- It does not meet Beauregard Corridor Design standards that call for new buildings “to have facades complementary to the buildings they face across a street or open space.” The design of this building is not complementary either to *Goodwin House Alexandria* or *Newport Village* (see exhibits 1 and 2) which are its closest neighbors facing across an open space, or to *Heritage Hills* and *Southern Towers* that also are in close proximity.

I know that the Beauregard Design Advisory Committee reviewed and accepted the proposed design. However, I contend that the proposed architecture and external appearance of the Church of the Resurrection housing project (see exhibits 4 and 5) would be at significant variance with all neighboring buildings along the Beauregard Corridor and would represent a marked departure from the present style and construction of that area.

Therefore, I request that the Planning Commission not approve this housing project until the building is changed in external appearance and construction to bring it into compliance with the Beauregard Corridor Design standards.

Thank you for your consideration.

Mike McCaffree

Exhibits:

#1 – *Goodwin House Alexandria*

#2 – *Newport Village*

#3 – View of COR/AHC Project from N. Beauregard Street

#4 – View of COR/AHC Project from Fillmore Avenue

Exhibit #1 - Goodwin House Alexandria



Exhibit #2 – Newport Village



Exhibit #3 – View of COR/AHC Project from N. Beauregard Street

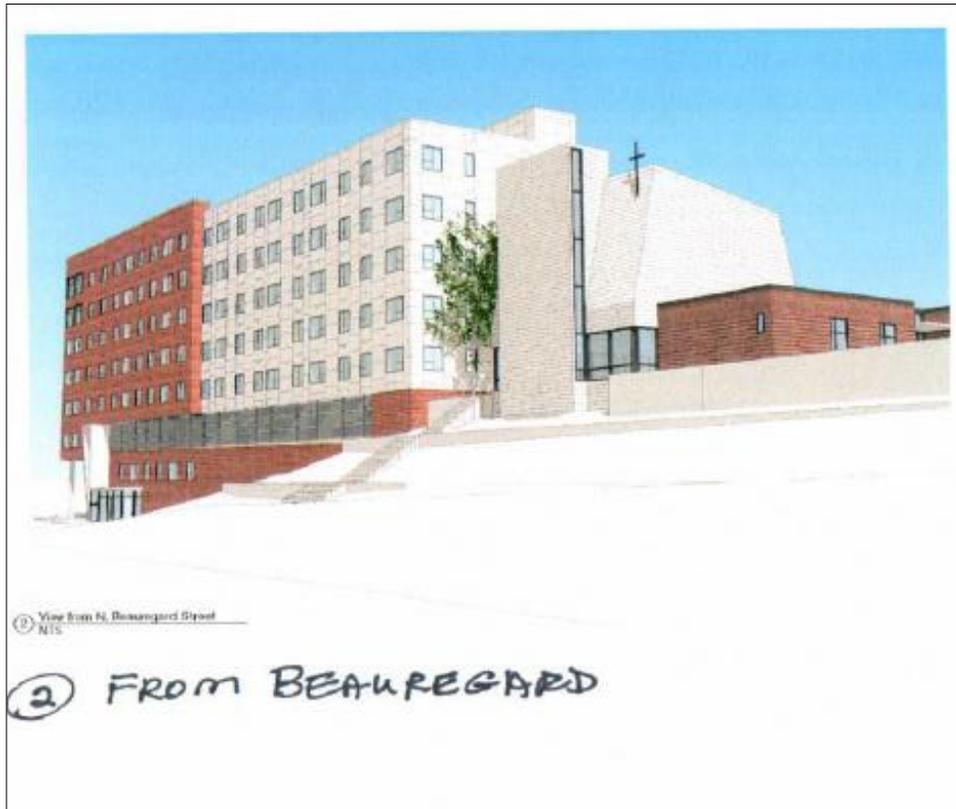


Exhibit #4 – View of COR/AHC Project from Fillmore Avenue



Good evening, I am Bill McCulla. I was Chief of the Construction and Inspection Division of T&ES for 20 years I was a resident of Dowden Terrace for 40 plus years and a resident of Goodwin House for six plus years. I am speaking for myself.

I am a member of the Beauregard Corridor Stakeholders Group, and have attended the Beauregard Small Area Plan Meetings since the inception, through the Beauregard Urban Design Advisory Commission meetings.

These two buildings, if built, will be the first development on Beauregard Street within the Beauregard Small Area Plan and will be setting the precedent for future development along the entire Beauregard corridor. As such there are several areas that do not follow the intention of the Design Guidelines.

1. Both buildings have received variations from the intent of the Design Guidelines and are not coordinated with the neighboring buildings.
2. I see that the Affordable Housing Building has made no provision to separate the recyclable material from the trash individuals deposit in the chute going to the loading dock. The proposed

trash pickup utilizes a rear loading truck of a larger size than portrayed on the plans. This is a violation of C-14 of the T&ES comments and the City storage space guidelines.

3. The new church building is not being required to provide underground parking as is required for new buildings in the Small Area Plan.
4. The loading dock is being permitted to be entered directly off a public street rather than off an alley or the private street.

In addition, there are several other problematic issues;

1. There is no off-street parking near the Affordable Housing Building for postman, FedEx, and other delivery and repairmen's trucks. Some of these vehicles will be parked in the travel lane of Fillmore Avenue while deliveries and work are being done, causing traffic to be backed up or to drive on the wrong side of the road.
2. Visitor parking for the Affordable Housing Building is not included in the 80 under building and 4 street spaces shown.
3. The Church is being allowed to double count 4 spaces on the access road that are part of the 84

spaces counted by the Affordable Housing Building.

4. Parking spaces in the Affordable Housing Building are to be allocated by management. How will they maintain the ratio of full size and compact vehicles? Will there be additional charges for a parking space?
5. Does the under-building parking structure require power venting? If so where will the discharge be located?
6. What security will be available both in the garage and at all the other entry doors?
7. Will the requirement to underground all utilities be enforced?
8. Is the Bus Rapid Transit sole use road expected to continue to Fillmore Avenue as shown in the Small Area plan? If so why is the required width for the future Beauregard Street not being acquired now?

[Willa Pickering <willapickering@gmail.com>](mailto:willapickering@gmail.com)

Mon 1/1/2018 9:06 AM

To: PlanComm <PlanComm@alexandriava.gov>;

I am a resident of Goodwin House and I may not be able to attend the Planning Commission meeting on January 4. I hope you will review my concerns.

I support Affordable Housing. However, the size of the planned facility at the Church of Resurrection is so large for the available land. More units are planned than at similar facilities (over 100 compared to 50 at other sites). This will cause parking problems (the current spaces on Fillmore Ave are always taken) and increased traffic on a street where ambulances are frequently driven.

Preferably, the facility would have more 2-3 bedrooms for families. However, the size of the facility does not allow spaces for toddlers' unstructured play (such as sand boxes) and there are no playgrounds close to the area. Will the city provide a play ground nearby?

Please give consideration to reducing the size of the facility to make it more compatible with the site.
Willa Pickering

Memo To: Alexandria Planning Commission
Re: New Business, Docket #7, January 4, 2018 Meeting, Case #2016-0044,
Resurrection Church/Affordable Housing
From: Rev Dr. Francis H Wade
4800 Fillmore Ave, Apt 1452, Alexandria VA 22311
phone: 703-671-3609, email: fhmjwade@gmail.com

I am a retired Episcopal priest and five year resident of Goodwin House. I am in favor of the idea to have affordable housing on the current Resurrection Episcopal Church property. I will be out of town and unable to speak at the meeting. Please accept these comments for your consideration of the proposed project.

Affordable housing is a well established need throughout our community. We at Goodwin House are among the many who rely on the support and services of people who must travel substantial distances in order to fulfill their obligations.

The volunteer, resident run Goodwin House Market Place could be a resource for furnishings and household items for those located so nearby. The increased business would support the Goodwin House Foundation in providing matching funds for resident gifts to community charities as well as financial support for indigent GHA residents.

Life at Goodwin House is very pleasant partly because the residents have so much in common. We are all elderly and are almost entirely of the same race and income bracket. Our lives would be enriched by neighborhood diversity in all of these categories. I believe the life experiences of Goodwin House residents could possibly be a resource to our new neighbors as well.

The current plan, as I understand it, raises some concerns. My primary question has to do with extra space for children and teens. Gathering and play space seems woefully inadequate and an invitation to exploration and experimentation. The only alternatives to resources offered in the facility are a busy street or the tempting nooks and crannies of Goodwin House. The first constitutes a danger to the children and the second a danger to an amiable relationship between Goodwin House and its new neighbors.

I spent eleven years serving an Episcopal congregation in a low-income neighborhood. I know from experience that adult supervision is not a hallmark of low-income families. There are good reasons for this in that parents often work more than one job and their hours do not always conform to school schedules. There are also reasons that are less good. The result is that children are often left to their own devices in spite of after school programs.

A good idea, poorly executed soon becomes a bad idea. Affordable housing at Church of the Resurrection is currently a good idea. It can remain so if the developers adequately provide extra space for children and teens.

Jan. 1, 2018

Chairperson Mary Lyman and members of the Alexandria City Planning Commission

Subject: DSUP 2016-0044 - Resurrection Church/AHC Project to Develop Affordable Housing and a New Church

Comments by James Hoben and Sheila Hoben - Residents of Goodwin House Alexandria

We strongly support approval of the requested SUP by Resurrection Church and AHC (developers of affordable housing in Alexandria, Arlington and many other cities).

By way of introduction, I, James Hoben, served as an Alexandria Planning Commissioner from 1980 to 1990; hence, I'm familiar with your challenges to assure quality developments, including affordable housing in the City. Second, Nancy Carson of Christ Episcopal Church and I, then working for Westminster Presbyterian Church, created and co-chaired Alexandria Housing Action. Housing Action was an affordable housing advocacy group composed of representatives from the Chamber, businesses, interest groups such as nurses, teachers, police unions, many churches and many citizens. Working with the City, from approximately 2003 to 2010, the City created the Alexandria Housing Development Corporation, approved a major bond issuance that secured over 400 rental units as long-term affordable housing and adopted the City's Affordable Housing Plan with target goals.

Regarding the proposed project/SUP, the applicants have made many improvements to their original plans to assure a high-quality project that partially fulfills Alexandria's urgent needs for affordable housing.

The architectural and landscaping elements are greatly improved. Some minor improvements might emerge during the hearing. We are aware that items that add significant costs could under-mine Resurrection's and the City's affordable housing goals.

Our remaining concerns are as follows: (also we believe these may be voiced by other GHA residents).

1. Adequacy of parking for the project residents,
2. Possible traffic accidents and congestion at the intersection of Fillmore Ave. and Beauregard St., and,
3. Safe accommodation of the projected number of children to reside in the project.

1. The project proposal meets the City's parking requirements for affordable housing. We understand that the City cannot reject the proposal if the parking standards are met. However, it would be helpful to all those concerned for the applicants to share **actual data** from AHC's projects in Alexandria, Arlington or similar projects in other cities that show that the proposed on-site 85 spaces for residents will likely meet resident parking needs. If parking data from

existing, equivalent affordable housing projects suggest that there could be problems, a SUP condition might be added to require, one year after the project reaches full occupancy, that a parking impact report be completed by the City Department of Transportation and Environmental Services (T&ES) and the project developer with recommendations for parking improvements.

2. Regarding probable traffic accidents and congestion, it is important to carefully review the existing Department of TES assessment. If a concern remains about a pending increase in accidents and congestion, a second SUP provision could be added similar to that regarding parking adequacy. It might read that shortly after full occupancy, but not longer than one year thereafter, TES shall conduct a comparative evaluation of accidents before and after full occupancy and recommend to Council appropriate remedies.

3. Though it may not be a City review requirement, no data has been shared on the likely number of children that may live in the proposed project and whether and how child day-care and recreation areas might be provided. Of special concern are the provisions which would guarantee that children playing outside will be safe from near-by traffic. This issue is important to a well-run housing project and to a positive relationship with the neighboring Goodwin House Alexandria.

As a matter of record, we and many other GHA residents believe that some of our GHA and GHBC support staff might well qualify and wish to be considered as potential project tenants. We are aware that occupancy is open to all qualifying persons, but we are personally ready to assist qualified GHA staff with submitting applications. If staff, who today must travel long distances to work, could live closer to their work, there would be great benefits to all Alexandrians.

Alexandria's commitment to assisting with the funding for the proposed project and subsequent approval of the requested SUP is a positive step toward this City's commitment to providing desperately needed affordable housing for lower income working individuals and families who serve all of Alexandrians. We request your approval of the project.

Thank you,

James and Sheila Hoben
4800 Fillmore Ave., Apt. 1051
Alexandria, VA 22311
703 836-0949

TALKING POINTS FOR USE AT JANUARY 4, 2017 CITY PLANNING COMMISSION
HEARING

RE: TRAFFIC AND THE PLANNED

AFFORDABLE HOUSING PROJECT AT CHURCH OF THE RESURRECTION

My name is Stetson Tinkham and I am a resident of Goodwin House Alexandria. My address is 4800 Fillmore Ave., Apt. 402, Alexandria, VA 22311. My phone number is (703) 549-7369. In the attached statement, I am commenting on Case #2016-0044, Resurrection Church/Affordable Housing. This project is a commendable effort to alleviate the shortage of affordable housing in Alexandria and specifically in the West End. Speaking for myself, I support the project and wish to offer a few suggestions and comments.

First, the long-term plans for the West End Transitway stop near the Fillmore Avenue North Beauregard Street intersection are encouraging. Together with recent improvements at major nearby intersections, traffic in this part of Alexandria will flow more smoothly. Similarly, the proposal to add a “pad” for emergency vehicles to pull up along Beauregard Street, beside the AHC/COR site, is a creative solution for quick emergency access to a new building.

But I remain concerned about traffic flow and congestion at the project site, both during and after construction. Potential problems and recommended solutions follow:

Problem 1: Location of the apartment building loading dock may cause intermittent blockage of Fillmore Avenue by vehicles accessing the loading dock located as shown in **Exhibit 1**.

Solution(s):

- Revise the design of the building and relocate the loading dock,
- Relocate the loading dock elsewhere in the existing design
- Restrict truck access to the loading dock to times of low traffic density on Fillmore Avenue.

Problem 2: Emergency vehicle access to the Goodwin House complex.

For the 242-day period January through September 2017, the Alexandria Fire Department reports it received 230 EMS calls to Goodwin House. In addition, various private medical transport services were called. The GHA Clinic estimates that in 2016 there may have been as many as 400 calls, including both Alexandria FD and private ambulances. That level of emergency vehicle access must be maintained during construction and on an ongoing basis after the apartment building and church are occupied.

Solution:

Give priority to this concern in the development of traffic management plans related to this project during and after construction.

Problem 3: Traffic congestion and complex intersections will create difficult traffic flow. There are 7 entrances/roads within about 175 yards (less than 1/10 of a mile) of each other and these spaces will be used by a mix of elderly drivers and pedestrians, as well as by children, as well as by visitors, delivery vehicles, service vehicles and others not familiar with the roadways on the site. **(SEE EXHIBIT 2 for locations of these roads and entrances):**

- 1=Fillmore & Beauregard;
- 2=Loading dock:
- 3=Fillmore private road to Newport Village;
- 4=Church/apartment drive;
- 5=Goodwin House loading/trash;
- 6=Goodwin House drive;
- 7=Goodwin House ambulance entrance

Solution(s)

- Redesign the project to facilitate easy access to the project without adding to existing congestion.
- Improve the Fillmore-Beauregard intersection to avoid back-ups on Fillmore and to enhance traffic flow. Improvements should include adding left turn lanes on Fillmore and re-timing the Fillmore-Beauregard traffic lights

These intersections are not as quiet as they seem. There is continual traffic to and from Newport Village and Goodwin House. An accident on September 23 is a prime example of what can happen in such a tight space. **(SEE EXHIBIT 3.)**

Other Concerns

I note that there will be construction-related congestion. As planned, this will be a rather large project, taking place on a small site. Storage of construction materials and equipment, as well as movement of construction equipment to and from the site and on the site, will take place. I recommend that a means whereby the project managers and adjacent property owners (or their designees) can communicate regularly to resolve quickly issues that arise from construction related congestion.

Similarly, we will doubtless encounter post-construction traffic safety issues. Once the project is built, potential safety issues will remain. With parallel, but separate, adjacent private drives, with children at play, and with elderly drivers and pedestrians, coordination and cooperation will be necessary. Perhaps the Coordinated Development District (CDD) concept can be used to forge cooperative solutions to such issues as they arise.

TRAFFIC COMMENTS

EXHIBIT 1

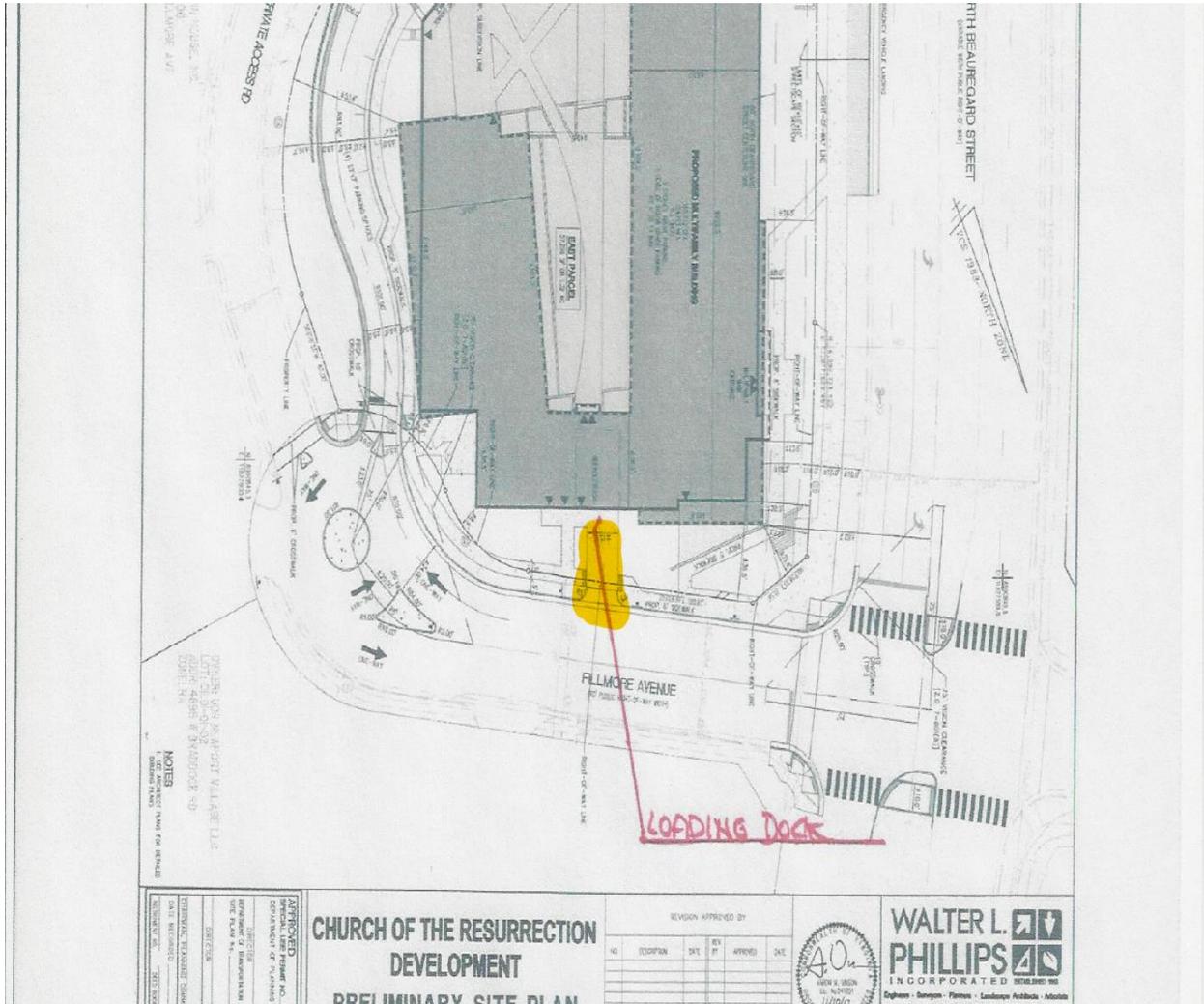


EXHIBIT 3



My name is Eva Molnar. I have been a resident of Goodwin House Alexandria since 2012. For five years, I resided in apartment 419, from which I downsized to apartment 404. My full contact information is 4800 Fillmore Ave., Apt. 419, Alexandria, VA 22311, 703-379-3707.

These comments are on the Resurrection Church/Affordable Housing development being discussed at the January 4 meeting of the Planning Commission, Docket Item #7, Case #2016-0044.

Part of the reason that I came to Goodwin House Alexandria is that I liked the view of Resurrection Church from apartment 419. During the past five years, I have listened to the various church groups that use the church. It was a lovely sound that usually came from their singing, except one group was using drums, to which I objected. And then they stopped. The singing stopped at 11:00 pm, and all the cars filed out without a sound from the parking lot. It was a nice experience.

I have greatly enjoyed hearing and seeing and meeting the children in the church's preschool. My own grandchildren often use the playground in the afternoons. This experience made me think that the proposed housing should have a preschool that would assist the children of the residents of the apartments, as well as the families in the neighborhood, which would help to integrate the new residents into the neighborhood. Furthermore, where I could see any issue or problem would be the teenagers, who, as far as I know in this area, have no place to hang out. These days—and I am referring to my experience of 40 years in Hollin Hills—the 7th and 8th graders are grown-up size. They were often cutting school on our property, and I certainly was against it. We never had any real problem with them, but their presence cutting through our property made me uncomfortable.

I would like to propose that in the new building there be a dedicated place that can be used for various get-togethers, mainly for adolescents to have meaningful activities, as well as for the residents to have social gatherings.

Statement Supporting Affordable Housing at Church of the Resurrection

DSUP2016-0044
Additional Materials

Anne Monahan <sojourneranne@hotmail.com>

Wed 1/3/2018 5:11 PM

To: PlanComm <PlanComm@alexandriava.gov>;

To: Chairperson Mary Lyman and members of the Alexandria City Planning Commission

Subject: **DSUP 2016-0044 Resurrection Church/AHC Project to Develop Affordable Housing and a New Church**

Comments by William J. Monahan and the Reverend Anne D. Monahan, Goodwin House residents.

We write to support the SUP requested by the Church of the Resurrection and AHC.

As residents of Alexandria for almost 42 years, we have delighted in the diversity of this community. It is dismaying to witness the loss of affordable housing in the past two decades which has pushed out the workforce which serves Alexandria and makes it run. Much of the strength of a community comes from a workforce which lives in it and is personally invested in its life. Sadly, many of those needing affordable housing (including nurses, librarians, teachers, EMTs, police, fire personnel, retail, municipal and clerical employees) must spend hours commuting from outlying areas because they cannot afford to live here.

One reason we moved to Goodwin House, which says it supports affordable housing, was we knew of Resurrection's plan to provide affordable housing. We looked forward to assisting the proposal and the prospect of continuing to live in a diverse community.

It has been gratifying to see how the church has responded generously to concerns of Goodwin House residents regarding architecture, landscaping, parking, traffic and the needs of children at the new building.

Architecture and landscaping: In response to resident concerns, the applicants have made very substantial changes to the building's exterior. The facade facing Goodwin House has much more brick incorporated and architectural elements of both the original Goodwin House building and the more recent tower have been incorporated into the proposed new structure, giving a pleasantly integrated look to the whole area. Landscaping plans promise a very attractive, usable and inviting space.

Parking: Parking for residents of the affordable housing and church complies with city regulations. AHC considers parking when leasing units. When allotted parking spaces for residents are full, only applicants without cars will be considered. Between DASH and Metro, six bus lines serve the site and many residents are expected to use convenient public transportation. Resurrection has developed a parking management plan that identifies additional parking resources and an agreement has been reached with NOVA Community College and Southern Towers also has indicated willingness to discuss parking. Since it is expected many residents will work varying shifts, it is very unlikely all garage parking slots will be occupied at any one time.

Traffic: Fears that traffic may increase on Fillmore Avenue and the road leading to Goodwin House do not take into account the three congregations, ALIVE food distribution clients and volunteers and the AA group which will no longer use Resurrection's facilities. A conservative estimate, including the 25-30 cars of Goodwin House staff and visitors, which have parked free of charge each day in the church's lots for many years, is a decrease of

several hundred vehicles a week. In addition, the church and all traffic going to and from it will be limited to the \$400,000 parallel access road which must be built since Goodwin House, after a half century of sharing the uphill drive, has refused to allow future access to the church on the drive. We expect experts at the city's traffic department to monitor and facilitate traffic flow on Fillmore and at the intersection of Fillmore and Beauregard, making necessary adjustments to traffic signals to insure smooth flow. We have never had more than two cars ahead of us on Fillmore Avenue at the traffic light. We trust the timing of the lights will be altered to ease the traffic and, from our experience, do not expect bottle necks or traffic jams.

Children: It is heart warming to see the concern of Goodwin House residents for children. The need for a playground can only be determined when apartments are leased and the numbers and ages of resident children are known. We also note few condominium and apartment buildings in the area have playgrounds and appear to do well without them. The building's courtyard has generous green space for play and is almost fully enclosed. Paths in and out are limited and lead to a sidewalk and not a street, Safety concerns are understandable but we believe the development provides a safe environment for children.

As for school bus stops, the Alexandria Public Schools system is very experienced in this area and assigns stops. Children all over the city safely wait at stops every school day.

We ask the commission to approve the SUP so that City Council may consider it later this month and the final steps of the process may advance to provide this desperately needed affordable housing may be made available.

Thank you.

Mr. William J. Monahan
The Rev. Anne D. Monahan
4800 Fillmore Ave. #405
Alexandria, Va. 22311
703-836-7051



An Affordable
Housing Corporation

January 3, 2018

Mr. & Mrs. James and Sheila Hoben
4800 Fillmore Ave.
Apt. 1051
Alexandria, VA 22311

Via Email

Re: DSUP 2016-0044 – Church of the Resurrection/AHC Redevelopment of the Church of the Resurrection

Dear Mr. and Mrs. Hoben:

We are writing in response to your letter to the City of Alexandria Planning Commission dated January 1, 2018, regarding the redevelopment of the Church of the Resurrection. First of all, we want to express our sincere appreciation of your support for this development, and look forward to providing this important affordable housing to our neighbors in Alexandria.

Please find below some responses and clarifications to the concerns raised in your letter:

1. Adequacy of parking for the project residents: The parking proposed at the affordable housing building not only meets City code parking requirements, but is also in alignment with the parking utilization ratios across AHC's portfolio. As of a May 2016 parking analysis, AHC's portfolio had a parking utilization ratio of .77. This portfolio ratio factors in properties which have significant market-rate occupancy. Although counterintuitive, many of the properties within our portfolio that have the greatest parking vacancy are not within walking distance of a metro station, such as the Berkeley on Glebe Road in Arlington and Harvey Hall on Columbia Pike, which have parking utilization ratios below .77.

2. Possible traffic accidents and congestion at the intersection of Fillmore Ave. and Beauregard St: A traffic study was completed by Gorove Slade this summer. The study has been reviewed by City staff with no comments, and has been posted to the City's development website. The study shows that the grade/levels of surface for all intersections in the vicinity (including Beauregard and Fillmore) will be the same by 2021 whether the project is built or not. Below is a statement directly from the traffic study:

"The study results indicate that the additional trips generated by the new apartment building and church will have a negligible impact on the operations of the study intersections. The analysis results presented in the Future (2021) With Development

scenario are consistent with the results for the Future (2021) Without Development scenario, which shows conditions in 2021 without trips generated by this project.”

We are unable to speak to the notion of traffic accidents at the intersection.

3. Safe accommodation of the projected number of children to reside in the project:

Based on the demographics of similar projects in Alexandria and Arlington, AHC anticipates approximately 116 children under the age of 18 to live at the new multifamily building, with approximately 87 of these children under the age of 12.

In our design of the courtyard at this site, we have consulted with our experienced Resident Services staff, who facilitate after school activities at many of our communities. Our Resident Services staff considers the proposed courtyard a defined and safe play area with green space for children to enjoy. This layout is similar to other AHC properties in similar urban settings (e.g. Jordan and Shell) and Resident Services has observed children utilizing these courtyards after school before returning indoors for productive homework time. The dimensions of the courtyard offer a play area greater than the size of two tennis courts. Resident Services has no concerns about this space as a play area for children. Studies in the Journals of Environment and Behavior and Landscape and Urban Planning highlight the importance of unstructured green spaces to promote motor fitness and creative play. The proposed site design, specifically the contained courtyard, provides a safe place away from street traffic for children to explore and play while parents and caregivers supervise and build community.

Additionally, The Campagna Center will offer early child development programs at the St. James Plaza Apartments being completed this spring on Fillmore Avenue, which is less than a mile from this site. Families at the new multifamily building will have the opportunity to apply for their children to attend the Campagna Center.

We appreciate the City’s ongoing support for this critically-needed affordable housing project, and trust that this letter addresses the concerns identified in your letter to the Planning Commission.

Please do not hesitate to reach out to us with further questions.

Sincerely,



Haley Norris,
Development Manager

CC: Mary Lyman, via email
David Brown, via email
Stephen Koenig, via email
Mindy Lyle, via email
Nate Macek, via email
Melissa McMahon, via email
Maria Wasowski via email
Rev. Jo Belser, via email
Duncan Blair, via email
John Welsh, via email

JANUARY 4, 2017 CITY PLANNING COMMISSION HEARING

RE: DOCKET ITEM #7, DEVELOPMENT SPECIAL USE PERMIT #2016-0044

**PARKING AT PLANNED AFFORDABLE HOUSING PROJECT AT CHURCH OF THE
RESURRECTION**

**BY JACKIE PHILLIPS, GOODWIN HOUSE ALEXANDRIA, 4800 FILLMORE AVE., APT.
904, 703-379-6159, JACKIENPHILLIPS@GMAIL.COM**

EXHIBITS:

- 1. History of Church Parking, Sunday 10:00 Services (excluding any Goodwin House staff cars)**
- 2. Current Parking Available to the Church**
- 3. Proposed Church Parking**

My name is Jackie Phillips, and I am a resident of Goodwin House Alexandria. I represent only myself. Many of my fellow residents and I are very concerned about problems that might arise from this project regarding parking—both for the new church and for the residential building.

Church Parking

I applaud the church's parking plan for this congested area, including reaching out to the Hermitage and Northern Virginia Community College (NVCC). However, in the years between now and the new church's occupancy, conditions may change. It would be better if the church parking were truly sufficient for the needs of the congregation.

In Item 2 of its Supplement, the applicant has asked for a reduction in parking spaces for the church, stating that the 28 spaces provided exceed the actual weekday demand. However, this number apparently does not meet the Sunday use of space. On six succeeding Sundays beginning October 22, 2017, there were between 34 and 47 parking spaces in use by the church. It would appear that the number of cars during Sunday services regularly exceeds the spaces in the reduced proposal. [See Exhibit 1.]

Item 4 of the Supplement says that the number of available church parking spaces will not be reduced. I do not understand this statement. Currently church parking occurs in two lots, for a total of 81 spaces, 53 more than in the proposal. [See Exhibits 2 and 3.]

For church and residential parking, "dedicated" parking spaces appear to have been counted twice. The traffic analysis says that 84 spaces will be dedicated for residential use; the parking management plan says "the church has also secured use of four parking spaces on the private drive aisle associated with the multi-family building for use by church parishioners on Sunday mornings."

As for street parking, very limited space actually is available. On Fillmore Avenue east of Beauregard, are 12 spaces, fully used. This proposal reduces the number of spaces to 8. The spaces on Fillmore west of Beauregard, too, are already fully used for a distance of 4 blocks. This parking problem has existed for many years.

The new St. James development and expansion of NVCC will exacerbate it. All of the existing entrances and exits onto Fillmore are on private property. Of course, there is no parking on Beauregard. Which poses the question as to where any on-street parking within an acceptable distance can be found.

Apartment Parking

The parking spaces for the proposed building appear to meet Alexandria's requirements for affordable housing. However, my understanding is that these requirements anticipated available street parking. What street parking exists is almost always full.

With 113 units and an anticipated three hundred plus residents, are 80 garage spaces and 4 driveway spaces really likely to be sufficient for all residents and any guests? Additionally, it has been stated there will be at least 2.5 employees assigned to the building. Are their spaces part of the 84?

The developer has indicated that it manages parking after the available garage spaces are taken by limiting leasing opportunities to those who do not have a car. Can this in good faith be done? And what about residents who purchase cars after moving in?

I believe that the church and the developers have underestimated the amount of parking space needed. Therefore, I ask that the request for a parking reduction be denied and that parking status be reexamined, for the reasons that are discussed.

Exhibit 1 – History of Church Parking, Sunday 10:00 Services

NOTE: Car count does not include Goodwin House staff cars, which carry GHA decals.

Date	# cars upper lot	# cars in upper handicapped spaces (included in lot count)	# cars lower lot	# cars in lower handicapped spaces (included in lot count)	Total # cars in handicapped spaces (included in total count)	Total # cars	Notes
10/22/2017	14		22			36	
11/19/2017	16		31			47	Thanksgiving was on the 24th
11/26/2017	12	3	23	2	5	35	
12/3/2017	12	3	31	2	5	43	
12/10/2017	13	3	21	1	4	34	
12/17/2017	10	3	37	2	5	47	
12/24/2017	20	2	49	2	4	69	Christmas Eve
12/31/2017	12	3	23	1	4	35	

Comments before the Alexandria City Planning Commission January 4, 2018

Regarding:

New Business Docket Item #7
Master Plan Amendment #2017-0008
Rezoning #2017-0005
Text Amendment #2017-0009
Coordinated Development District Concept Plan Amendment
#2017-0005
Development Special Use Permit #2016-0044
Transportation management Plan Special Use Permit #2017-00116
Special Use Permit #2017-00118
2280 N. Beauregard Street – Church of the Resurrection

**Comments by: Laura Lawson, 4800 Fillmore Ave., Apt 951 (Goodwin House
Alexandria), 703-578-8292, soaks6@verizon.net**

I am Laura Lawson, a resident of Goodwin House Alexandria, 4800 Fillmore Avenue. I represent only myself.

To me, the question is not whether Alexandria needs affordable housing or even whether this location is a good one. The question is whether this specific plan should go forward. Under the right plan, I can envision how Goodwin House and apartment residents could create a mutually supportive community. For example:

1. Goodwin House residents would benefit from a younger, diverse population nearby, who could participate in joint events. And
2. Goodwin House residents could support apartment families by volunteering in after-school activities.

But we cannot build community if we are continuously at odds with each other, which will be the case given this proposal's adverse impact on Goodwin House.

Goodwin House has approximately 400 residents and 350 staff. The proposed project has 113 apartments, with projected occupancy of 330.

I see ongoing conflict over:

1. Too many buildings and people in a tight space.
2. Too complex a traffic pattern.
3. Too little parking.
4. No good recreation/play space.
5. A design incompatible with the neighborhood.

Written comments submitted by Conwell (Connie) Ring, a Goodwin House resident and former City Council member, cite Alexandria Zoning Code 5-604:

(3) The proposed development shall be designed to mitigate substantial adverse impact to the use and value of surrounding lands.

The church, Goodwin House, and affordable housing all are needed. But this proposal would have a "substantial adverse impact" on Goodwin House.

The adverse impact is NOT because of the church, and DEFINITELY NOT because this is affordable housing. It is because this plan squeezes too many missions into a small area, with inadequate parking and complex traffic flow. The consequences will lower the desirability of the location and reduce Goodwin House's ability to attract new residents—potentially endangering its long-term financial stability.

This plan has stringent cost restrictions, and one reason is the cost of building of a separate church.

Therefore, I ask the Planning Commission to endorse an earlier plan placing the church inside the apartment building, with considerably more underground parking. This would:

1. Enhance the church's calling by integrating it into the housing. And
2. Enable the developer to:
 - a. Reduce the number of units.
 - b. Provide more parking.
 - c. Improve traffic flow.
 - d. Redesign the building. And
 - e. Provide better recreation/play space.

Thank you for your attention and consideration.

From: Kendra Jacobs
Sent: Thursday, January 04, 2018 4:01 PM
To: Kristen Walentisch
Subject: Fw: Special Use Permit # 2017-0005

For tonight...

Kendra M Jacobs
Planning and Zoning
703-746-6925

From: Henry Lowenstern <hlowenstern@gmail.com>
Sent: Thursday, January 4, 2018 3:28 PM
To: Kendra Jacobs
Cc: Kathy Anderson; Barbara D'Agostino; Laura Lawson; lhutter@goodwinhouse.org; Pierre shostal
Subject: Special Use Permit # 2017-0005

Dear Ms Jacobs--

Please convey the following comment to the commission at this evening's meeting. It concerns the public housing application of the Church of Resurrection.

Like others who live nearby, I am concerned about the traffic and parking problems that will be created by this project.

I suggest the following: (1) that the project be reduced in half, to about 50 apartment units and (2) that the new church building be incorporated into the apartment building. These steps will alleviate the expected traffic and parking problems that are certain to develop from the existing proposal.

--Henry Lowenstern
4800 Fillmore Ave., Apt. 755
Alexandria, VA 22311
703-845-3664



M. Catharine Puskar
(703) 528-4700 Ext. 5413
cpuskar@thelandlawyers.com
Fax: (703) 525-3197

**WALSH COLUCCI
LUBELEY & WALSH PC**

January 4, 2018

DSUP2016-0044
Additional Materials

Via E-Mail

Chair Mary Lyman
Alexandria Planning Commissioners
City Hall
301 King Street
Alexandria, Virginia 22314
mslyman@verizon.net

**Re: Docket Item #7
2280 N. Beauregard Street - Church of the Resurrection**

Dear Chair Lyman and Members of the Planning Commission:

As a follow up to our prior conversations, on behalf of Goodwin House Incorporated (“GHI”), I request that the Planning Commission take the following actions:

CDD #23 Chart and Conditions:

- Revise CDD #23 Chart and CDD Condition 11b to add only the Affordable Multifamily Residential and Church uses to the existing permitted uses in CDD #23, as requested by the Applicant.

DSUP Conditions:

- Deny the request for a six space parking reduction for the church. Add a condition requiring the church to either add parking spaces and/or reduce the number of seats in the church, accordingly.
- Revise conditions #41 and #42 to require the following:
 - That the Applicant implement the parking management plans upon issuance of the Certificate of Occupancy for the life of the project.
 - That the Applicant, in consultation with staff, be required to amend the parking management plan(s) as necessary in the event that negative impacts on the adjacent property and/or public rights-of-way are identified.
- Delete condition #44
- Delete the last sentence of Condition #60 and replace with “Install two sided signage in the vicinity of the mountable curb to limit access to/from GH’s private drive to/from the Applicant’s internal road and surface parking lot to Emergency Vehicles only. To the extent that other vehicles utilize this connection, the Applicant will provide additional barriers, beyond the mountable curb and signage, in consultation with P&Z, T&ES and the Fire Department.

ATTORNEYS AT LAW

703 528 4700 ■ WWW.THELANDLAWYERS.COM
2200 CLARENDON BLVD. ■ SUITE 1300 ■ ARLINGTON, VA 22201-3359

LOUDOUN 703 737 3633 ■ WOODBRIDGE 703 680 4664

- Add a condition limiting the hours of loading/unloading to between 9 am – 5 pm.

Yesterday we received additional materials from both Staff and the Applicant requesting revisions and additions to the conditions in the Staff report. As to those materials, we submit the following:

Staff memo and exhibit regarding shared roadway:

- To date, and despite GHI's support of the Applicant's former April 2016 Concept Plan, the Applicant has been unwilling to work with GHI to revise its plans to address concerns that have been consistently expressed, both verbally and in writing, and in November, 2016 demanded an answer as to whether GHI would be willing to share its roadway for access to the upper lot. Based on the materials presented at that time, the Board of GHI determined that it was unable to grant access based on a number of factors, including, but not limited to, a fiduciary duty to protect the safety and well-being of its current and future residents and to protect the best interests of GHI now and into the future, uncertainty regarding the proposed use associated with the surface lot now and into the future, and concern regarding the adequacy of parking associated with the proposed use.
- GHI has remained an active participant throughout the 2+ year process for the Applicant's proposal and has been, and remains, willing to review and discuss any alternative proposal put forward by the Applicant that addresses its concerns. Having to date received no such proposal from the Applicant, the position of GHI with respect to access to its private road remains as previously articulated by its Board.

Applicant's letter submitted by Duncan Blair on January 3, 2018:

- To the extent that relief is afforded the Applicant for standard development requirements such as green building certification, undergrounding or developer contributions, GHI, the CDD conditions should reflect the fact that GHI will be afforded the same relief with the future phase of development on its property.
- GHI objects to any conditions being placed upon its property without its consent as it is not a party to the Applications and cannot be bound by conditions associated with another Applicant's development proposal.

Thank you for your thoughtful consideration of these matters.

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



M. Catharine Puskar

Cc: Karl Moritz
Robert Kerns
Maya Contreras
Sara Brandt-Vorel

TALKING POINTS FOR USE AT JANUARY 4, 2017 CITY PLANNING COMMISSION
HEARING

RE: FACILITIES FOR CHILDREN AT PLANNED

AFFORDABLE HOUSING PROJECT AT CHURCH OF THE RESURRECTION

--My name is Pierre Shostal and I am a resident of Goodwin House Alexandria. I strongly favor the concept of affordable housing because of its potential contribution to a socially and economically healthy community. I also know that many Goodwin House residents care deeply about this proposal, but the harsh weather and illness have diminished attendance by our elderly population this evening.

--Well executed, this project can have a positive influence on my senior community. The interaction between our residents with younger adults and their children living next door can enrich the lives of all these generations. In fact, I understand that there is a growing nationwide trend to co-locate retirement populations near facilities with children.

--Another potential benefit of the project could be the opportunity for members of the GHA staff to find affordable housing very close to their place of work.

--I am convinced that a critical element in creating this kind of healthy environment is having adequate and SAFE play and recreational areas for the children and teenagers living in the proposed building.

--We have been told by the developer that children would be expected to use the building's interior courtyard. I doubt that this space would be adequate in size and configuration, especially in warm weather, and I would encourage the developer to examine additional options for play and recreational space. The developer has stated that this space would be about the size of a tennis court. As a long-time tennis player, I believe this would not meet the recreational needs of the building's young population.

--A related concern is the risk of children running out onto the road areas, for example in pursuit of a ball. As a grandparent, I am acutely aware of the dangers

this could cause. We have been told that the courtyard play area would be closed and children would not be able to run outside it. I would appreciate a clearer explanation of how this would work, especially for older children who might not want to be confined to the courtyard.

--Within the courtyard/play area, would there be separate sections for adults to use and children to play in? If not, having children and adults using the same space might pose hazards. What kind of equipment would be available to children so that they would be attracted to the play area?

--I noted on the AHC website that the developer offers educational and social programs at some of its Arlington locations. Will these types of programs be available at the proposed project? I recall that at one of our public meetings a representative from AHC referred to a planned community room. What will it be used for and will young children's and teenagers' activities be part of its programs?

--Finally, we would appreciate a clearer explanation than has been offered about how school buses would operate in the roadways between the two communities. Would there be anyone to direct traffic during times of peak use?

--It is because of the many questions about adequate space that the current building plans pose that I support my friend Laura Lawson's proposal to consolidate the planned church and the apartment building in one structure. Doing this would resolve most of the questions I have raised as well as concerns that other Goodwin House residents have.

--In conclusion, I believe we have an opportunity with this proposed building to improve the lives of residents in both communities. Ensuring safety and a healthy social environment for children and adults of all ages is a critical part of realizing the positive potential of this initiative.

--Thank you.

Affordable Housing at Church of the Resurrection

DSUP2016-0044
Additional Materials

[Natalie Rooney <nbrooney@gmail.com>](mailto:nbrooney@gmail.com)

Thu 1/4/2018 5:43 PM

To: PlanComm <PlanComm@alexandriava.gov>;

Dear Members of the Planning Commission,

I am a resident at Goodwin House Alexandria, and in general I am very supportive of the plan to build Affordable Housing on the property occupied by the Church of the Resurrection.

However, I am very concerned about the safety concerns regarding traffic flow on Fillmore Ave. There will be vehicles coming to and from from the Goodwin House driveway, the Affordable Building/Church driveway and from the driveway to the apartments upon the hillside opposite the Church. In addition there will be two loading docks and an ambulance entrance, which is used on average once daily, occasional fire trucks, regular garbage collections and potential school bus stops.

At the present time approximately a dozen cars are parking on either side Fillmore Ave. just before the entrance/exit. As a first step in planning a more safe traffic plan it seems to me that no one should be allowed to park there.

It also seems to me that there needs to be a traffic plan in place before approval of this building project, for the safety of all those concerned. (Stop signs at each driveway and a small traffic circle seem worth considering.)

Thanks you for your consideration.

Sincerely,
Mrs. Natalie Rooney
4800 Fillmore Ave.
Apt. 443
Alexandria VA 22311

Testimony before the Planning Commission
In support of Item # 7
Master Plan Amendment #2017- 0008
2280 N. Beauregard Street - Church of the Resurrection

January 4, 2018

Madame Chairman and members of the Planning Commission, I am writing to urge your approval of the affordable housing development at Church of the Resurrection.

This development addresses a priority need in the City for housing that's affordable to low and moderate income families by creating 113 units of affordable housing near a major transit corridor. Since 2000, the City has lost over 18,000 units of older, affordable housing apartments and new development in that time has created less than 1,000 units.

Over the last two years the church and its nonprofit partner, AHC, have participated in extensive meetings with the community, in particular reaching out to its closest neighbor – the residents at Goodwin House. As a result of those meetings, the project undertook extensive modifications to address community concerns in addition to meeting the terms and conditions of development for the Beauregard small area plan.

In a city that is so constrained by land that is available for development, we should do all we can to support this unique partnership that combines a faith community's resources with an experienced, well-regarded developer of affordable housing. Together with a critical investment from the City, we will begin to chip away at the deficit of housing for hardworking households who work in the City, but cannot afford to live here.

Michelle Krockner
301 Clifford Avenue