

Gloria Sitton

From: m r <mwrs2010@gmail.com>
Sent: Tuesday, February 09, 2021 1:29 PM
To: Gloria Sitton
Subject: [EXTERNAL]The Heritage Project for the City Council Meeting 2/20/21

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

Many in the community are not against affordable housing. The fact that by adding 55 EXTRA affordable units above the present 140, allowing the project to get a waiver for the height and density is the issue. These 3 buildings are too large for the neighborhood and will have a tremendous impact on surrounding homeowner's view/sunlight, and the community's traffic, and parking. Why can't the project be scaled down to replace just the present 140 affordable units? There would be more total market rate units than now but it would eliminate the need/desire for waivers? I assume it is only because the developer wants to make a bigger profit, at the community's expense. Furthermore, what is the purpose of also having a designated Old Town Historic District with rules that also seem to not matter to this project?

I read the traffic report and it just seems to defy logic that 750 units, (used to be 240) will have a minimal impact of just a few SECONDS on traffic. I read a TMP plan would be put in place however, I admit, I do not understand how that works to deter people from driving and being part of the already congested traffic. Just because public transportation is available does not mean people will use it or can use it all the time. I know the traffic report said that the locations surveyed, except for 2, had an acceptable LOS of D or better, but I can assure you, those of us that are in the rush hour traffic do not, by any means, consider it acceptable to often sit through several cycles of a light before we move. Covid will end and we will feel the impact of the large projects being built now on the north end of town and the waterfront before this is even added to the town.

I read the parking study and maybe those 2 days it was done with the traffic study were off days because I would say the neighbors would not agree that parking will be fine or is even fine presently. With the garage parking being paid parking spots I would guess some of the affordable units with a car will think their \$50/month charge could be better spent on something else and the same for the cost to the other units resulting in more people looking for street parking.

I understand the goal of the city council is to increase affordable housing although, it seems they are willing to do that at all cost to the present community. The SPSHAS has 6 other blocks included for development in that same area. The impact of The Heritage as proposed will be severe enough I can't imagine how it will be when the other blocks are developed. If The Heritage Project is allowed to waive the present restrictions then that will set a precedent for other projects.

What consideration has been given to try to make the present housing in the community more affordable instead of building denser and denser projects? Of course many people want to live in Old Town (regardless of where they work) it is a beautiful city with a lot to offer but at some point we have to say the city is full enough. We are already the densest populated city in Va according to [USA.com](https://www.usa.com/).

I was told no one on the planning committee or the city council lives in the SWQ, muchless across the street from the present Heritage. If you are honest with yourself, would you approve this if you did live there?

Heritage meetings I attended- 2 BAR, 1 community by Cathy Puskar, 1 CASWQ with Mayor Wilson and the Planning and Zoning meeting on February 2 (yes I stayed up until the end at 1am). I have read the 141 page staff report. I have lived in this community for 23 years.

Thank you,

Mimi Foley

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February 12, 2021

To: Mayor Justin Wilson and Members of the City Council,
(Sent to Clerk of the Council)
Please acknowledge this email.

If you have not been asked to review the 750-unit, 7-story apartment blocks of the Heritage redevelopment project in Alexandria's Southwest Quadrant you should know that the project will eliminate the existing Emergency Vehicle easements on their sites. (See attachment 1)

The 244 existing units consist of 3-story apartments along South Patrick Street between Wolfe and Gibbon Streets, and a 6-story mid-rise apartment on the block bounded by South Columbus and South Alfred Streets, and the Veterans Memorial Walkway (Wilkes Street extended) and Wolfe Street. The Emergency Vehicle easements provide immediate access to police officers, emergency medical personnel and firefighters responding to emergencies in these apartments.

Additionally, the proposed type of construction may increase neighborhood safety risk. The floor, ceiling and roof structures of the new apartment blocks will be softwood lumber, or "stick" construction nailed together in frames like those in suburban tract houses over a ground-floor concrete "podium". Fire can spread quickly through the concealed spaces in the floors and attic spaces of this type of construction, particularly if the sprinkler system does not cover those areas. Our recent experience with the fire that destroyed this kind of construction on Richmond Highway, is not unique. (See Attachment 2) "Of the 13 U.S. blazes that resulted in damages of \$20 million or more in 2017, according to the National Fire Protection Association, six were at wood-frame apartment buildings under construction." (From an article by Justin Fox in the Bloomberg Business Week on February 13, 2019, attachment 3)

Eliminating the emergency vehicle easements denies clear, protected access to the apartment blocks, for police, fire and emergency medical responders. In an emergency, responders may have to leave their vehicles in the street or a dead-end access road. The fire characteristics of the proposed construction appear to increase the risk to residents and neighboring homes because the fire can spread quickly through the floor and attic spaces and engulf the structures. Finally, the increase in the population will increase the number of emergencies proportionally. For these reasons, the proposed development appears to increase the risk to the development's residents and their neighbors.

Please consider these safety issues as you review and make decisions on the proposed Heritage project for our city.

Respectfully submitted,

Chris Morell
421 South Columbus Street
Alexandria 22314
703-350-1571

Attachments: (1) List and Map of Site Easements

(2) <https://companycommander.com/2020/02/10/catastrophic-fires-in-mid-rise-multifamily-dwellings-under-construction-5-considerations/>

(3) Justin Fox article in the Bloomberg Business Week 2/13/2019

Why America's New Apartment Buildings All Look the Same

Cheap stick framing has led to a proliferation of blocky, forgettable mid-rises—and more than a few construction fires. These buildings are in almost every U.S. city. They range from three to seven stories tall and can stretch for blocks. They're usually full of rental apartments, but they can also house college dorms, condominiums, hotels, or assisted-living facilities. Close to city centers, they tend toward a blocky, often colorful modernism; out in the suburbs, their architecture is more likely to feature peaked roofs and historical motifs. Their outer walls are covered with fiber cement, metal, stucco, or bricks.

They really are everywhere, I discovered on a cross-country drive last fall, and they're going up fast. In 2017, 187,000 new housing units were completed in buildings of 50 units or more in the U.S., the most since the Census Bureau started keeping track in 1972. By my informal massaging of the data, well over half of those were in blocky mid-rises.

These structures' proliferation is one of the most dramatic changes to the country's built environment in decades. Yet when I started asking around about them, they didn't seem to have a name. I encountered someone calling them "stumpies" in a website comment, but that sadly hasn't caught on. It was only after a developer described the style to me as five-over-one—five stories of apartments over a ground-floor "podium" of parking and/or retail—that I was able to find some online discussion of the phenomenon.

The number of floors and the presence of a podium varies; the key unifying element, it turns out, is under the skin. They're almost always made of softwood two-by-fours, or "stick," in construction parlance, that have been nailed together in frames like those in suburban tract houses.

The method traces to 1830s Chicago, a boomtown with vast forests nearby. Nailing together thin, precut wooden boards into a "balloon frame" allowed for the rapid construction of "a simple cage which the builder can surface within and without with any desired material," the architect Walker Field wrote in 1943. "It exemplifies those twin conditions that underlie all that is American in our building arts: the chronic shortage of skilled labor, and the almost universal use of wood." The balloon frame and its variants still dominate single-family homebuilding in the U.S. and Canada. It's also standard in Australia and New Zealand, and pretty big in Japan, but not in the rest of the world.

In the U.S., stick framing appears to have become the default construction method for apartment complexes as well. The big reason is that it costs much less—I heard estimates from 20 percent to 40 percent less—than building with concrete, steel, or masonry. Those industries have sponsored several studies disputing the gap, but most builders clearly think it exists.

They're also comfortable with wood. "You can make mistakes and you can cut another piece," says Michael Feigin, chief construction officer at AvalonBay Communities Inc., the country's fourth-biggest apartment owner. "With concrete and steel, it's just a lot more work to fix problems." If supplies run out, adds Kenneth Bland, a vice president at the trade group American Wood Council, builders "know they can run to the nearest big box and get what they need."

They can also run to the nearest big-box store to find workers. Stick construction allows builders to use cheaper casual labor rather than often-unionized skilled tradespeople. And it makes life easier for electricians, plumbers, and the like because it leaves open spaces through which wires, pipes, and ducts can run. Still, there's a reason why stick wasn't the default for big apartment buildings until recently, and why these buildings are limited in height: Sticks burn.

It was the Great Chicago Fire of 1871, which destroyed thousands of balloon-frame buildings, that brought this lesson home. Before long, the city instituted a ban on wood construction that's still partly in place today. New York City had declared its downtown off-limits to wood construction in the early 1800s, eventually extending the proscription to all of Manhattan, plus the Bronx, Brooklyn, and parts of Queens and Staten Island. By 1930, a list of fire-resistance best practices compiled by the U.S. Department of Commerce was recommending stick-frame bans in dense urban neighborhoods and a two-story limit for everywhere else. Stick construction had effectively been banished to the suburbs.

By the second half of the 20th century, the suburbs were where America was moving, and as they evolved from bedroom communities into a new kind of city, the stick building evolved with them—into forms such as the "dingbats" of Los Angeles (one or two stories atop a carport) and the parking-rich garden-apartment complexes outside Atlanta, Dallas, and other metropolises. Building codes evolved, too, as insurers and fire-safety-equipment manufacturers pushed for scientific, "performance-based" codes that emphasized lab-determined fire-resistance ratings over specific materials and incorporated new technologies such as the automated fire sprinkler.

This gospel spread fitfully in a country where codes were a municipal affair, but it did spread, abetted by three regional organizations that produced model codes for cities to adopt or adapt to their own purposes. The most successful body was the aspirationally named International Conference of Building Officials, based in Southern California, whose Uniform Building Code was by 1970 at least partly followed by 9 in 10 Western

cities. The UBC, updated triennially, ushered in the age of the mid-rise wood-frame apartment building.

Some of the details are lost in the mists of time, or at least in dusty archives, but the tale seems to have gone like this: The first UBC, issued in 1927, allowed for wood-frame apartment buildings three stories high. The risk of earthquakes inclined officials to be tolerant of such frames, which handle shaking better than brick walls do; the presence of a large timber industry in the Northwest was also a factor. In the 1950s the story limit increased to four if an automatic sprinkler system was installed. Square-footage restrictions were eased if building segments were separated by firewalls—initially masonry, then simpler-to-install gypsum board. By the 1970s it was possible to build four wood-framed stories atop a concrete podium. Then, in the early 1990s, came a breakthrough.

Los Angeles architect Tim Smith was sitting on a Hawaiian beach, reading through the latest building code, as one does, when he noticed that it classified wood treated with fire retardant as noncombustible. That made wood eligible, he realized, for a building category—originally known as “ordinary masonry construction” but long since amended to require only that outer walls be made entirely of noncombustible material—that allowed for five stories with sprinklers.

His company, Togawa Smith Martin Inc., was working at the time with the City of Los Angeles on a 100-unit affordable-housing high-rise in Little Tokyo that they “could never get to pencil out.” By putting five wood stories over a one-story concrete podium and covering more of the one-acre lot than a high-rise could fill, Smith figured out how to get the 100 apartments at 60 percent to 70 percent of the cost. The building, Casa Heiwa, opened its doors in 1996, and the five-over-one had been invented. (“Let’s put it this way,” Smith says. “No one has challenged me to say that they did it first.”) The public didn’t take note, but West Coast architects and developers did. They could now get near-high-rise densities at a wood-frame price. Soon, the rest of America could, too.

Despite the regional groups’ efforts, many architects, developers, economists, and federal housing officials still found local codes parochial and backward-looking, charging that they thwarted innovation and inflated costs. One response came from legislatures, which began increasing state authority over codes. Another came from the regional groups, which in 1994 started work on a single national code. Faced with a major challenge resolving differences over building heights and areas, the responsible committee settled on a somewhat radical precept: If a building could be built under any of the three old codes, it could be built under the new one. Under the 2000 International Building Code (IBC), the stick-built mid-rise podium apartment building was free to migrate eastward.

These buildings wouldn't be going up if no one wanted to move in, of course. Growing demand, brought on by demographic shifts, job-growth patterns, and a renewed taste among affluent Americans for city (or citylike) living, has shaped the mid-rise boom. So have the whims of capital. Most multifamily developers build to sell—to a real estate investment trust, an insurance company, a pension fund, or some other institutional investor. These owners aren't interested in small projects, and their bottom-line focus determines not only materials but also appearance and layout.

The need for scale dictates hulking “superblocks,” and the desire to break up these blocks a little explains the colorful panels and other exterior choices. Efficiency dictates the buildings be wide enough for “double-loaded” corridors, with apartments on both sides, but not so wide that the apartments are narrow and dark. This in turn favors a structure shaped like a right-angled U, C, E, or S. Two- or three-bedroom apartments work best at the corners, so one-bedrooms and studios predominate.

The boom has also been shaped by zoning that sometimes leaves downtowns and suburban commercial districts as the only practical spots for new housing. Ordinances requiring a minimum number of parking spaces per apartment unit factor in, too: Where minimums are relatively high, as in Texas, the best solution can be wrapping the building around a parking deck, a style known as the Texas doughnut. Where they're lower, the ground-floor podium will do. City planners also often require developers to devote street-front podium space to shops and restaurants.

Yes, the result can be a little repetitive, but repetition has been characteristic of every big new urban or suburban housing trend in the U.S. over the past century or two. There's lots to like about stumpy buildings that provide new housing in places where it's sorely needed and enliven neighborhoods in the process. A four-story Texas doughnut can get 50 or 60 apartments onto an acre of land, while the most aggressively engineered West Coast stick-and-concrete hybrid (two-story podiums are allowed now, along with other variations) can get almost 200. That's not far from the range that the renowned urbanist Jane Jacobs deemed optimal for vital street life.

There's also lots to like about building with wood, which, as long as the trees are replanted and allowed to grow to maturity, is now generally accounted to be a net consumer of carbon dioxide. Wood's green credentials have helped spur a recent worldwide push for more construction with “mass timber”—softwood lumber glued together and compressed into thick beams, columns, and panels. The tallest such structure completed so far is an 18-story dormitory at the University of British Columbia, in Vancouver. Oregon has already changed its code to allow mass timber buildings of that scale, and the 2021 IBC is set to do the same.

The advance of the mid-rise stick building has come with less fanfare, and left local officials and even some in the building industry surprised and unsettled. “It's a plague, and it happened when no one was watching,” says Steven Zirinsky, building code committee co-chairman for the New York City chapter of the American Institute of

Architects. What caught his attention was a blaze that broke out in January 2015 at the Avalon apartments in Edgewater, N.J., across the Hudson River from his home. "When I could read a book in my apartment by the flame of that fire," he says, "I knew there was a problem." Ignited by a maintenance worker's torch, the fire spread through concealed spaces in the floors and attic of the four-story complex, abetted by a partial sprinkler system that didn't cover those areas. No one died, but the building was destroyed.

There haven't been many such fires in completed stick mid-rises, but the buildings have proved highly flammable before the sprinklers and walls go in. Dozens of major fires have broken out at mid-rise construction sites over the past five years. Of the 13 U.S. blazes that resulted in damages of \$20 million or more in 2017, according to the National Fire Protection Association, six were at wood-frame apartment buildings under construction.

These fires often bring a local outcry to restrict stick apartments. The Atlanta suburbs of Sandy Springs and Dunwoody enacted bans on wood-frame buildings above three stories, but they were later overturned by the Georgia legislature. There's also talk of new regulations in Los Angeles, Philadelphia, Massachusetts, and Maryland. But the place where legislative action seems most likely is New Jersey.

Building permits have been issued for 105,000 new apartments in the state since 2012, and it sure looks like most are in wood-frame mid-rises. Glenn Corbett, a former firefighter who teaches fire science at John Jay College of Criminal Justice in New York, took me on a tour of some of New Jersey's "toothpick towers," as he calls them, pointing out places that fire engines can't reach and things that could go wrong as the buildings age. "You're reintroducing these conflagration hazards to urban environments," he says. "We're intentionally putting problems in every community in the country, problems that generations of firefighters that haven't even been born yet are going to have to deal with."

The toughest of the bills before New Jersey's legislature would restrict urban stick buildings to three stories and 7,000 square feet per floor. Proposals with a better chance of passing call for, among other things, masonry firewalls between building segments and full sprinkler systems for apartment buildings three stories and higher. The Avalon at Edgewater has been rebuilt with these measures; Feigin, construction chief for AvalonBay, the building's owner, says they're now standard for all the company's new mid-rise developments. The 2018 IBC adds provisions aimed at stopping fires from spreading through apartment-building attics, and a proposal approved late last year, over the objections of builders and apartment owners, will change the 2021 code to effectively require full sprinkler systems for all four-over-one podium buildings.

Can we rely on developers' economic interests and the model-code process to work things out? Alexi Assmus, who's been active in the New Jersey debates and the IBC

process, is dubious. A businesswoman and civic activist who got involved when AvalonBay built a wood-framed complex in her hometown of Princeton, she tried to introduce changes to the national model code and didn't get far. In theory, anyone can participate on the International Code Council committees that submit recommendations to the government officials who vote on the IBC, but in practice it's mostly trade group representatives who do. "The special interests all have the money to go there and stay at the hotels," Assmus says. "Don't think that this third-party ICC is going to give us codes that are in the public interest, necessarily."

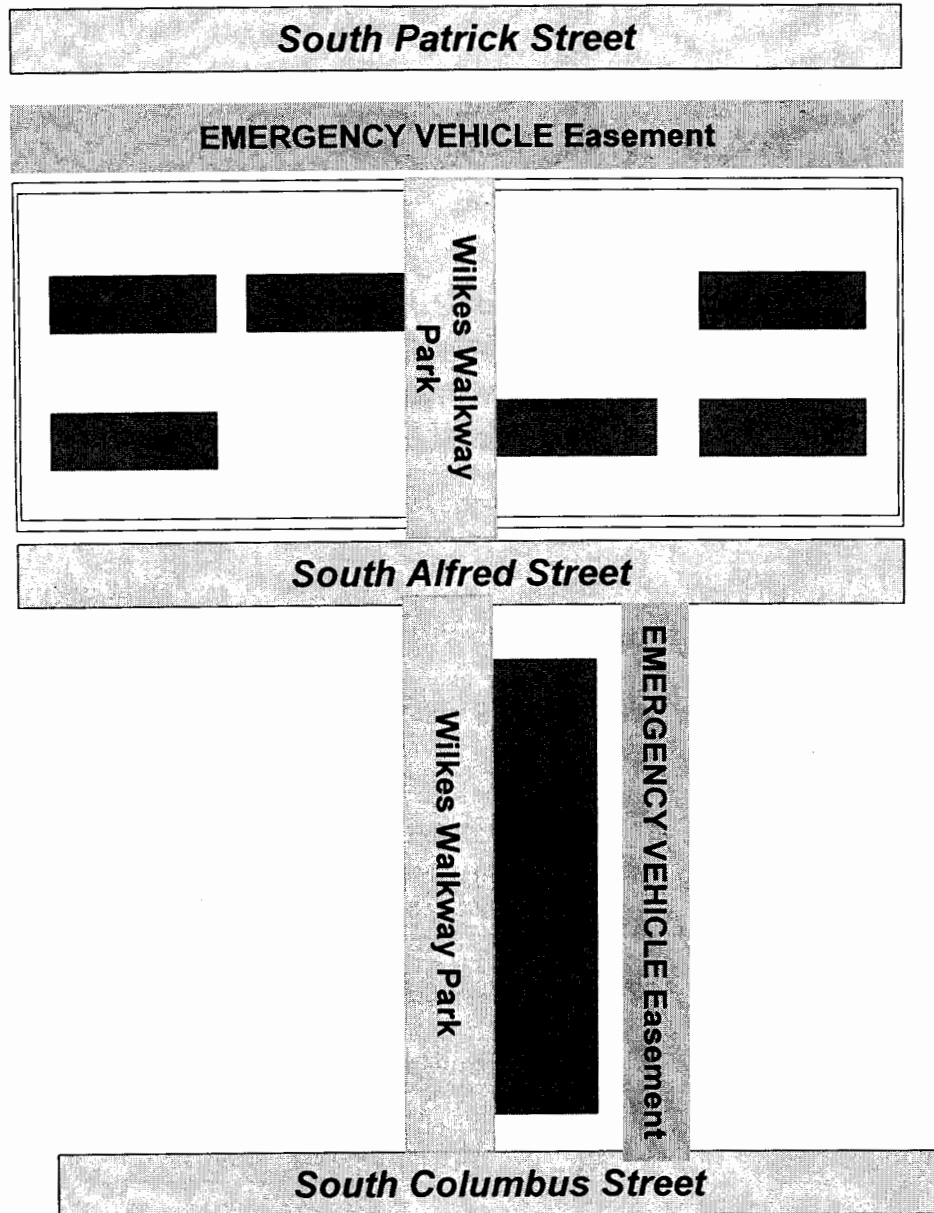
Then again, the reason the ICC exists is because setting building codes locally came to be seen as not really in the public interest, either. Deaths in residential fires in the U.S. are down by almost half since the 1980s, so something appears to be working. And there are echoes in at least some of the agitation of standard-variety Nimbyism. Some parts of the country need lots of new housing, and builders of bulky mid-rise wood-frame apartment buildings have found an economic formula that provides it. Whether it's the right formula for American cities is something we'll have to wait to find out. —Fox is a business columnist for Bloomberg Opinion.

HERITAGE EASEMENTS

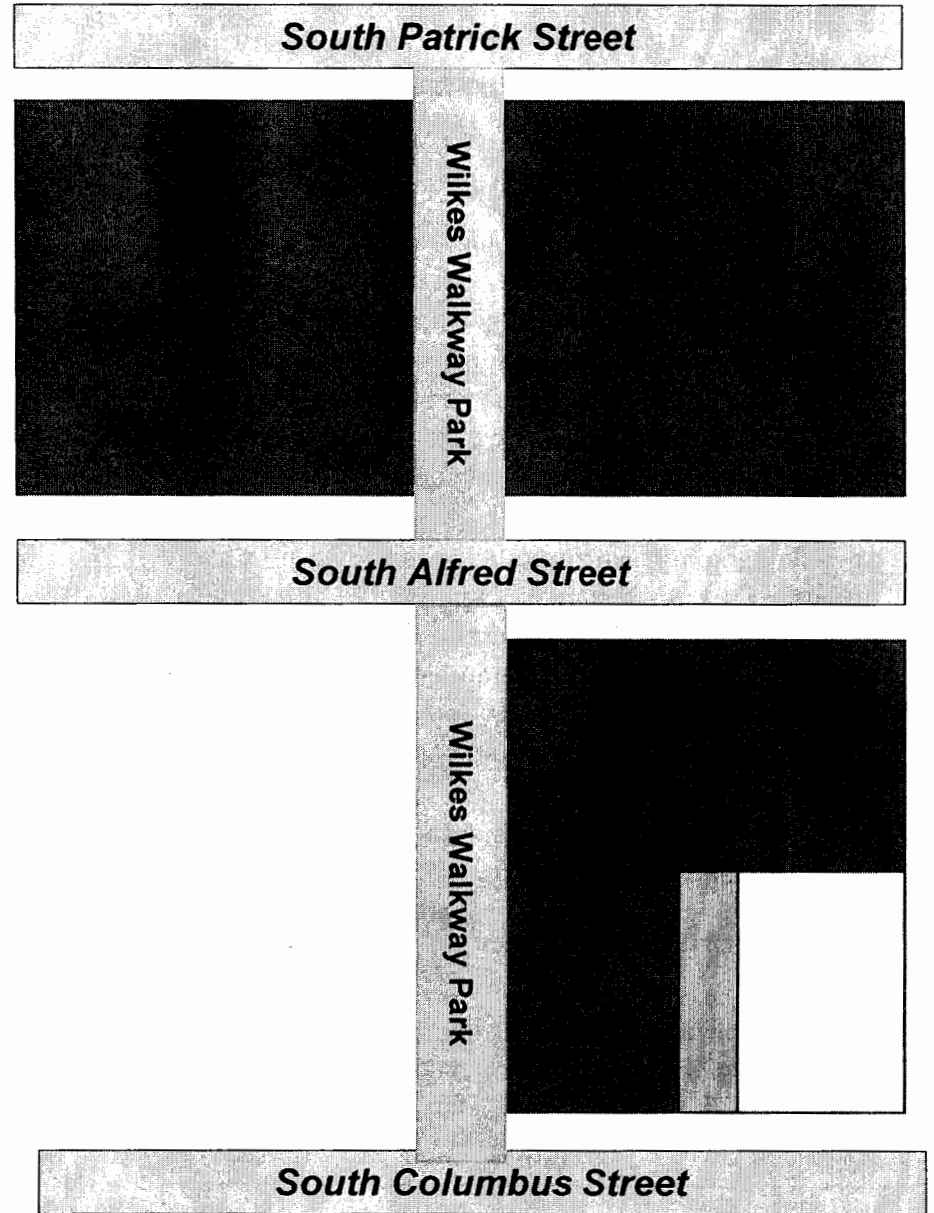
Document Title	Document Date Book Page	Action
Special Warranty Deed (Conveyance) Grantor – AP HERITAGE LLC Grantee – HERITAGE AT OLD TOWN PROPCO LLC	November 15, 2019 000214-000217 Book 789, Pages 308-311	Convey property subject to easements, covenants, conditions and restrictions affecting the property
Special Warranty Deed (Conveyance) Grantor – DIP LIMITED PARTNERSHIP Grantee – OTW LIMITED PARTNERSHIP I, LP	September 23, 2009 000279-000283	List of Exceptions (Deeds of Easements) Convey property subject to easements, covenants, conditions and restrictions affecting the property
Deed of Easement "Owner" (Grantor) – ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY "Company" (Grantee) – VIRGINIA-AMERICAN WATER COMPANY	July 28, 1975 Book 803 Pages 535-540	Establishes a 22' wide Emergency Vehicle Right of Way, incorporating a 10' wide Waterline easement within its boundaries, from Columbus Street to So. Alfred Street across Block 2. It also creates a 35.5' Sanitary Sewer Easement and a 22' wide Emergency Vehicle Easement along S Alfred Street north of the existing building 431 S Columbus
Deed of Easement "Party of 1 st Part" (Grantor) – ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY "Party of 2 nd Part" (Grantee) – CITY OF ALEXANDRIA	July 28, 1975 Book 803, Pages 541-545	Establishes a 22' wide Emergency Vehicle Right of Way from Columbus Street to So. Alfred Street across Block 2 and a 35.5' Sanitary Sewer Easement along S Alfred Street north of the existing building 431 S Columbus
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Easement to the City of Alexandria "Party of 1 st Part" (Grantor) – DIP LIMITED PARTNERSHIP "Party of 2 nd Part" (Grantee) – CITY OF ALEXANDRIA	Book 881, Page 170	Establishes a 22' wide Emergency Vehicle Right of Way in Block 1 parallel to So. Patrick Street to the west of the apartment buildings
Deed of Easement to Olde Towne West Associates recorded in Deed Book 1135 at Pages 464-468	September 6, 1984 Book 1135 Pages 464-468	Establishes a 22' wide Right of Way in Block 2 from Columbus Street to the Homeowners Association Parking Lot

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Existing Condition



Proposed Condition



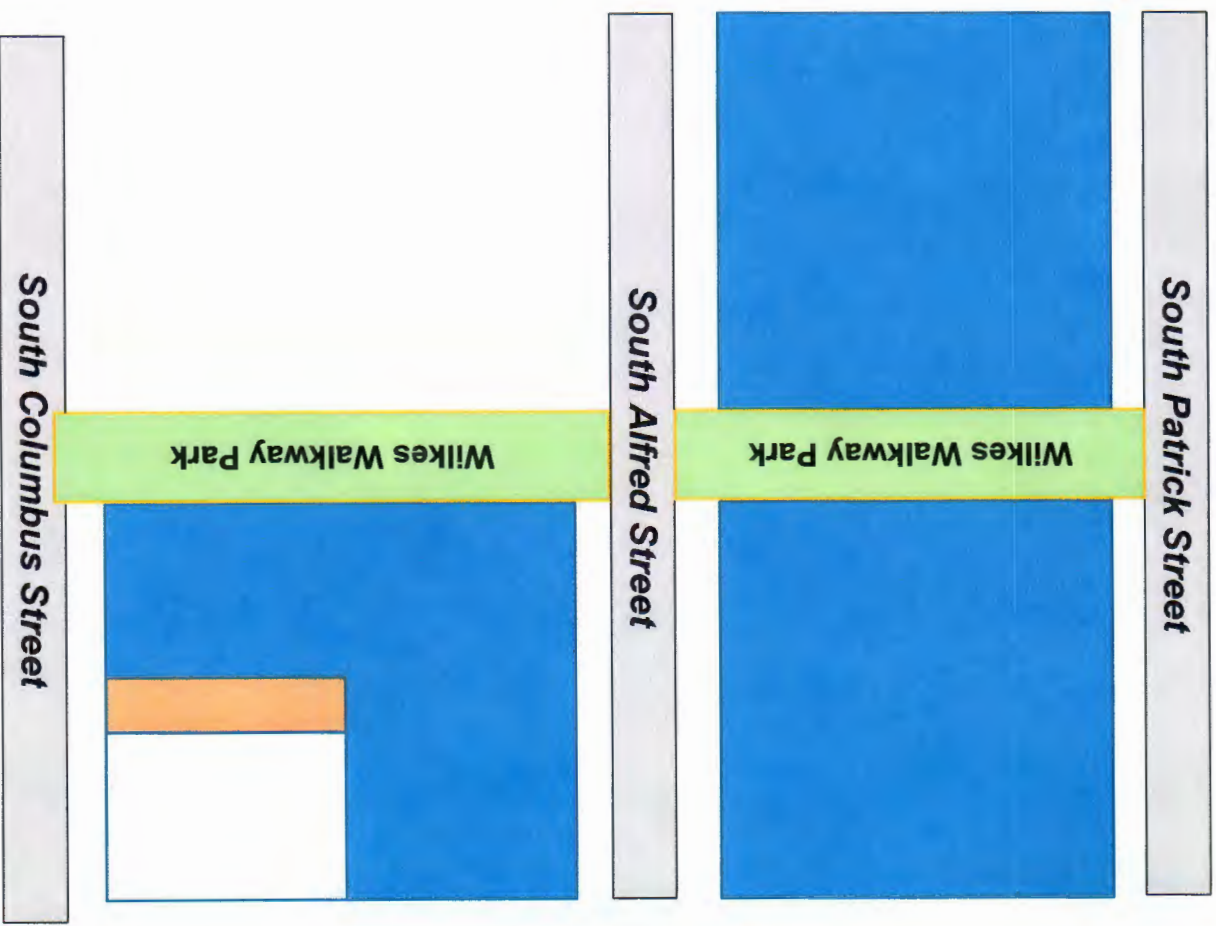
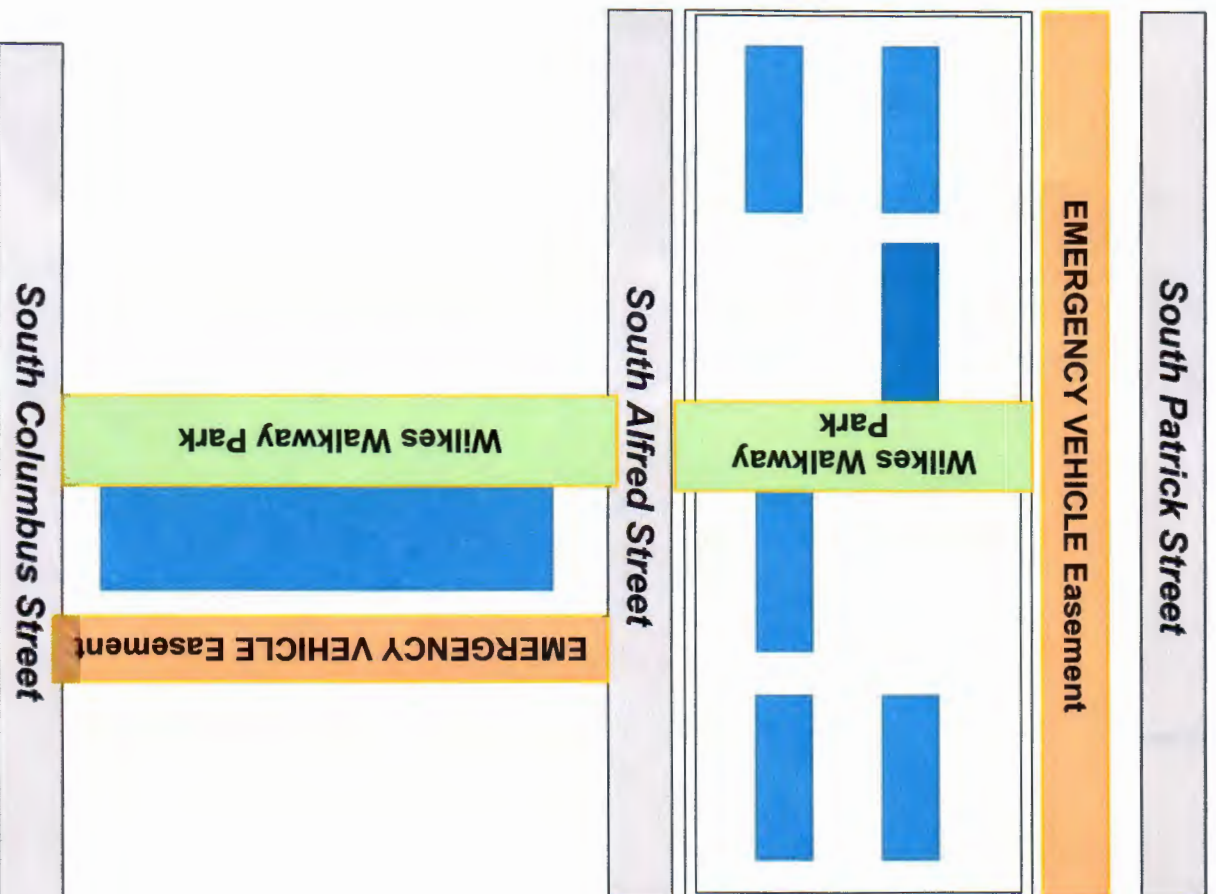
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Existing Condition

Proposed Condition



JEANNE M. HAUCH, ESQ.
219 South Alfred Street
Alexandria, VA 22314
jeannehauch@gmail.com

February 13, 2021

To: The City Council of Alexandria
Re: Heritage Redevelopment Plan

I live and vote in Old Town Alexandria. My home is within two blocks of the proposed development. I have lived here for almost 30 years. I am writing to you to express my disappointment with the Planning Commission's approval of and the City's continuing plans to develop **three, 80-foot buildings** in the Old and Historic Alexandria District in Alexandria, Virginia. I am appalled by the City's plans to allow its chosen commercial developer, Asland Capital Partners, and their legal representative, Walsh, Colucci, Lubeley & Walsh, to construct these highly dense and massive buildings which will undoubtedly contribute to the degradation in the quality of life for residents in the City of Alexandria's Southwest Quadrant.

I support the continued preservation and the protection of affordable housing, and for the families who live in affordable housing. However, I oppose the footprint of the City constructing three, 80-foot buildings that directly contradicts the City's 2018 Master Plan amendment which maximizes building heights at 55-feet.

Similar to other areas of our great city, I believe the City Council has **failed** to actively listen to the voices of its tax paying residents who have very strong concerns with commercial real estate investors over-developing our historic city. I'm also concerned with the City's failure to address flooding, traffic, and school overcapacity which are all issues that would be exacerbated by the Heritage redevelopment plan. In addition, the Heritage plan identifies only three of nine sites that the City identified in its South Patrick Street Housing Affordability Strategy. In sum, the City has not provided their definitive vision for how the **remaining six development sites will be developed.**

I strongly urge the City Council to deny Asland Capital Partners' request for a bonus density of 25-feet, and to concretely address the traffic, potential flooding, and school capacity concerns that this development will bring into my community.

Thank you for your consideration,

Jeanne Hauch

Jeanne Hauch

Gloria Sitton

From: Jack Lichtenstein <jdlichtenstein@gmail.com>
Sent: Saturday, February 13, 2021 3:58 PM
To: Justin Wilson; Elizabeth Bennett-Parker; Canek Aguirre; Amy Jackson; Del Pepper; mo.seifeldein@alexandria.gov; John Chapman; Mark McHugh; Cassidy Ketchem; Regina Benavides; Brittany Williams; Tracy Thompson; Jalelah Ahmed; LaShawn Timmons; Gloria Sitton
Cc: citizensassociationswq@outlook.com; mmbfrd@gmail.com
Subject: [EXTERNAL]The Heritage

Honorable City Councilors and Staff:

By now, you likely have heard from a number of taxpayers in the Southwest Quadrant of Old Town regarding the proposed Heritage housing development. I'm not sure any of you live in Old Town...we could use some representation...but you certainly know it well. It's an area that you probably value for its history, ambience, tourist appeal and tax base. In fact, it's the area that most non-Alexandrians think of when they think of Alexandria.

Like other residents, I object to the mammoth scale of this development and its total unsuitability to the site. But there are two issues I wish to raise in particular.

The first is parking and traffic. According to the US Department of Transportation, there is an average of 1.88 automobiles per household in the US. That includes households of all sizes and among all demographics. If two adults live in a household, each of them likely has one car. With a planned 750-unit housing development, one can reasonably expect 1,200 to 1,400 vehicles. The plans for The Heritage include parking for only about half that number.

Even on a best-case basis--if the actual number of cars owned by those households should fall far below the national average--there likely will be

over 1,000 vehicles owned between 750 units. One-third to one-half of those (300-500 cars) will rely on street parking. And that does not account for visitors and guests. Where are all these cars supposed to park?

You may not be aware that people who work on King Street--including many low-income workers who serve you in restaurants and stores--often park on the streets that run north and south of King Street. If they drive (and many do), they have no alternative but to park on the street. My wife and I personally know several who park their cars six or seven blocks from King Street. That's the reason why parking is at a premium on South Columbus Street (and North Columbus Street and every other street that crosses King Street) at all hours of the day and night.

And when COVID finally ends, and business picks up, life will get better but parking will get worse. And when the Alfred Street Baptist Church goes back to a full slate of programs and services, you can add another few hundreds of cars to the mix in this area on certain days and times on which Church activities exceed their own parking capacity. Frankly, the Alfred Street Baptist Church, which has been here since 1818, ought to be given preferred treatment. Its parishioners, who come from all over the DC Metro area, ought to not have to park a half-mile from church (my view).

So that's the parking problem. It's real. It's bad. And it's only going to get worse.

The traffic problem is something again. Every day from about 7:00 to 9:00 A.M. and from 4:00 to 7:00 P.M., it seems half the population of the Washington Metropolitan area is channeled through a 4X4-block area bordered by Duke, South Henry, South Washington and Franklin Streets

in Old Town. These drivers are in a hurry to get to work or to get home. The streets are not highways. They are city streets, most with one lane of moving traffic in each direction and pedestrians and scooters and bikes crossing them. The Heritage project as conceived means more cars, more people, slower movement, more road rage, more accidents. This is not the Eisenhower Avenue corridor, with the highway and exits close by and streets that permit easy movement and have few pedestrians. I'd be interested in what your traffic experts think, assuming they have been consulted.

The second issue I want to raise--after parking and traffic--is the issue of process. I think you owe the people affected by this development a full and transparent explanation of not just the issues cited above but of how the process was conducted and why decisions were made.

Why was Asland Capital, a New York firm, selected as developer? I'm sure Asland will use local labor at the trades level, or at least I hope they will. But what benefits will flow to the taxpayers of Alexandria or Northern Virginia from using Asland? Are there no suitable or capable contractors in our area? In addition, I think we also need to know more about how the relationship between the City of Alexandria and Asland Capital developed. Who in the City Government has advised them and worked closely with them? Likewise, who has advised and worked closely with their local law firm. That firm's representative has falsely claimed that all neighbors were notified of the plans early on and seems annoyed that citizens should even question them.

How did the developer and their legal representatives get the impression that they could push such an inappropriate project through the City Government? Why were the residents in the blocks surrounding this proposed project not brought into the process, or at least informed,

much sooner? Most important, what does all this say about the City's relationship with its citizens?

I appreciate your serious attention to these issues. I hasten to add that this is not a reaction to subsidized housing. Subsidized housing is sorely needed, especially in this high-cost area. I am speaking for myself, of course, but I believe all of us in opposition to this project would prefer a higher proportion of subsidized units in exchange for a considerably lower number of overall units. The project would not be as profitable for the developer, and I suspect that is a major factor.

Thank you and best wishes.

Jack Lichtenstein
314 South Columbus Street
Alexandria, VA 22314-3604
703-623-2269
jdlichtenstein@gmail.com

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Gloria Sitton

From: Mark McHugh
Sent: Sunday, February 14, 2021 5:34 PM
To: City Council
Subject: FW: [EXTERNAL]Fwd: Heritage Redevelopment

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Honorable Members of Council:

Please see this email below, as addressed to all-Council.

Thanks,

Mark

Mark McHugh
Aide to Mayor Justin M. Wilson
o: 703-746-4500
fax: 703-838-6433
www.alexandriava.gov

From: leafdds@aol.com <leafdds@aol.com>
Sent: Sunday, February 14, 2021 2:55 PM
To: Mark McHugh <mark.mchugh@alexandriava.gov>
Cc: Regina Benavides <regina.benavides@alexandriava.gov>
Subject: [EXTERNAL]Fwd: Heritage Redevelopment

Dear City Council Members,

How close do you live to three 80" tall buildings that according to the Board of Architectural Review are not in keeping with the Old Town Community?

Well, I have lived in the neighborhood since 2007 and can not believe a project of this scope could be given your blessing.

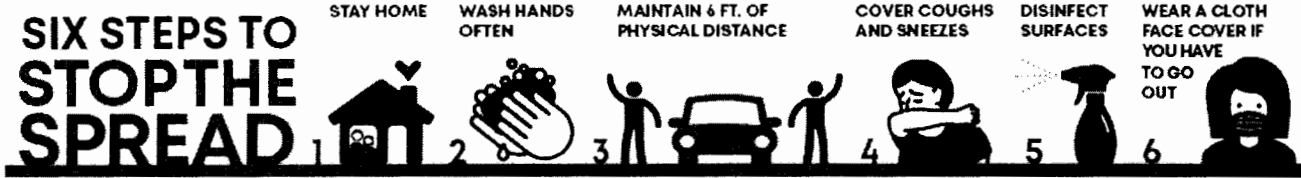
As an outstanding citizen, community member and tax payer, I feel betrayed by the City Council for even considering the developers bonus request.

Please do the right thing and deny Asland Capital Partners request.

Sincerely,

Dr. Scott Leaf

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Gloria Sitton

From: Justin Wilson
Sent: Monday, February 15, 2021 3:02 PM
To: Gloria Sitton
Subject: Fw: [EXTERNAL]The Twenty Five Year Rule

For the docket on this item:

Justin M. Wilson, Mayor
Alexandria City Council
Office: 703.746.4500
Home: 703.299.1576
justin.wilson@alexandriava.gov

From: Yvonne Callahan <yvonneweightcallahan@gmail.com>
Sent: Sunday, February 14, 2021 6:00 PM
To: Justin Wilson <justin.wilson@alexandriava.gov>; Elizabeth Bennett-Parker <elizabeth.bennettparker@alexandriava.gov>; Del Pepper <Del.Pepper@alexandriava.gov>; Amy Jackson <Amy.Jackson@alexandriava.gov>; John Chapman <john.taylor.chapman@alexandriava.gov>; Canek Aguirre <Canek.Aguirre@alexandriava.gov>; Mo Seifeldein <Mo.Seifeldein@alexandriava.gov>
Subject: [EXTERNAL]The Twenty Five Year Rule

David Speck has been known to cite the 25 year rule when pondering on what developments would withstand the test of time. If you weren't certain the architecture and the development would continue to be an asset to the city in 25 years, it was a mistake to approve it.

Exhibit #1 has been the urban renewal around City Hall.

You don't even have to wait 25 years to name #2. It is the Heritage proposal.

It always has been, and still remains, too large, too dense, too massive, and way, way too ugly. It is an insult to our city, and a kick in the face to anyone who will have to live within its shadow or even drive by it. "What were they thinking of?"

It doesn't have to be this way.

Residents and concerned citizens have repeatedly, universally, spoken in favor of supporting the affordable housing units now on the site. It has indeed been ironic that the developer is the one who--without evidence--asserts that the residents of the area are opposed to affordable housing. They are not. Just listen to the hearing before the Planning Commission. Who suggested this? Only the developer.

What the residents are opposed to is the construction of more affordable housing than what is there now. Thus the present plan places more housing there than is there now, at the price of adding unacceptable levels of market rate units, in order to--so we are told-- let the developer make a larger profit. Could we just start with replacing what affordable housing is there, and see where we got from that point?

If the affordable housing now on the site is rebuilt there, and if the market rate units sought by the developer were only calculated to offset the costs of the affordable housing now on the project, I am certain that a development could be built which would be acceptable in terms of height and density. (The cookie cutter, harshly out of place design is a different matter.)

What is standing in the way of a smaller, less dense, and more acceptable project?

THE CITY ITSELF.

If you were to determine that the additional 50 units proposed to be put there can go elsewhere in the city the size of the project is thus smaller, less dense, and far more acceptable.

In addition, please note that this proposed development is larger, denser, and higher than it needs to be because the city is not putting one dime into the project. Is that fair to the neighborhood and the residents there?

You are in essence refusing to put any city funds into this project, which means you are insisting that the adjacent neighbors and residents of the SW Quadrant bear the entire burden of the project. You are telling them that while this project is vital to the health, welfare, and safety of the city at large, only one neighborhood and all its residents will be expected to carry this additional burden.

This project is partly within, and without, the boundary of the Old & Historic District. The fact that even a part of it is to be built within the O& HD boundaries is also an insult to all Alexandrians who have fought for over 75 to preserve, and expand those boundaries in order to preserve and maintain the first and foremost significant aspect of the City of Alexandria; namely, it's historic character and architecture.

If you look at the time line of this project, you will quickly note that most, if not all, of the meetings related to this project have occurred under the handicap of COVID. That has in fact created an atmosphere in which citizens have been severely hampered in making their arguments and presenting their point of view in a logical and coherent manner. Exhibit A is the treatment the citizens received before the Planning Commission when they were prohibited from presenting their own screen slides. I provided the details of how the citizens were treated before the Planning Commission in an earlier email to you.

The developer has made no effort to engage with the citizens and residents of the neighborhood. The city has barely done any outreach either, which is shameful given the complexity of this project.

It doesn't have to be this way. There is still time for to hit the Pause button, to explore, as a community, what can be done to make this project better, in a manner that provides for the continuation of the present level of affordable housing, provides for a more reasonable height and density, and provides for better and architecturally appropriate dwellings.

Thus we are at a standstill. A development which provides no recognition of our historic past should not be constructed. We can do better when the city does not ignore the citizens and residents, but works with them. There's still time.

Thank you.

Yvonne

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Statement regard to Docket #10 for February 20 City Council Public Hearing

To Members of the City of Alexandria City Council,

There are four issues I want to enter into the City Council record regarding DSUP #2020-10032:

1. **Tenants at The Heritage** – the families that live in The Heritage at Old Town are our friends, co-workers, school classmates, and neighbors. We want to see that they are properly taken care of during this proposed redevelopment, and that their right to housing is afforded to them as specified in the Virginia Housing Development Authority. In addition, we are in the midst of City-wide Declaration of Emergency due to COVID-19 which expires on March 31, 2021. I have not seen any evidence that the City's Department of Health has provided the necessary health clearances for The Heritage tenants to relocate when new strains of the coronavirus are spreading. **This redevelopment calls into question the human element which appears to be missing in this conversation.**
2. **Bonus Height and Density Program** –The *Bonus Height and Density Program*, highlighted on page 10 of the October 2018 *South Patrick Street Housing Affordability Strategy*, allows the City to grant DSUP applicants up to 30% in bonus density, or up to 25 feet in bonus height, through Section 7-700 of the City's Zoning Ordinance. The applicant's submission of their concept reviews to the Board of Architectural Review (BAR) never provided a building design of 55 feet or less per the *Strategy*. From the beginning, the applicant illustrated nearly 80 feet in bonus height for all of their building design proposals. At the time the *Strategy* was adopted, the community initially was not able to envision how this *Program* would be invoked by potential applicants until this DSUP applicant's building concept designs were submitted to the BAR in July 2020. **I view this as a transparency and communications failure on the part of the City of Alexandria to appropriately inform its taxpaying residents on how future DSUP applicants would use this Program to create, in this instance, three, seven-story buildings which are not in keeping with the character of the Old and Historic Alexandria District. In other words, this was a "bait and switch" tactic leveraged by the City on its constituents.**
3. **Fully Supportive of Affordable Housing** – Both the City Council and the applicant have couched this development in terms of opposition to The Heritage Redevelopment Plan as equivalent to being in opposition to affordable housing writ-large. That is absolutely not true, and is, at most, an unfair equivocal argument. The Southwest Quadrant community **fully supports** the protection and preservation of affordable housing. However, we **oppose the egregious overdevelopment** the DSUP applicant, Asland Capital Partners, is proposing to the City. In addition, the applicant is proposing only 55 additional affordable housing units through "By-Right RMF" that is included in the 0.75 FAR's "bonus density" as stated in the PDSUP site plan. The total number of units currently at The Heritage is 244. However, this proposal calls for 750 units which is a **207% increase! If the developer were restricted to the 55-foot restriction, the applicant would still earn more in revenue greater than the revenue the developer**

currently earns for buildings which are 40-50 feet in height.

4. **Building Designs** – The concept review proposals submitted by the applicant to the BAR are not compatible with buildings designs referenced in the 1993 Old and Historic Alexandria District (OHAD) Design Guidelines. In the BAR’s minutes from its September 2, 2020 meeting, BAR Chairwoman Christine Roberts stated that:

“...she believes that the applicant needs to consider hiring a new architect. She believes that the revisions that have been made to the design have only served to add to the perceived height and mass of the building. The proposed design does not reference buildings within the historic district. She was concerned that the permeability mentioned in the small area plan is not being implemented in the proposed design. She mentioned that these blocks will become the precedent for the development that occurs outside the district and therefore the Board has an important role in setting the expectations for the other designs as well as these buildings.”

I believe the applicant can model The Heritage redevelopment plan based on The Clayborne, or Sunrise of Old Town which are consistent with the character of OHAD.

Conclusion

There is a better way for the City of Alexandria to preserve and protect affordable housing; ensure that the developer earns significant revenue from the redevelopment; save the City’s fiscal resources on rehabilitating The Heritage if that is an option neither the City nor the developer prefers; and provide building designs that are compatible with the Old and Historic Alexandria District.

I submit to the City Council the following four recommendations:

1. The redevelopment should clarify the qualifications of the “right to return” for current Heritage occupants while maintaining their safety during the COVID-19 pandemic.
2. The redevelopment should maintain building heights of no more than 55 feet (which would have greater number of market rate units than currently exists for the applicant).
3. According to the applicant’s current site plan, the redevelopment will increase the number of affordable housing units from the current number at 144 to 195 units (an increase of 55 units) that contributes towards the City’s December 2013 Housing Master Plan goals of achieving 2,000 affordable units by FY25.
4. The redevelopment should propose building designs consistent with OHAD, or based on the designs found at The Clayborne or Sunrise of Old Town.

Stafford A. Ward
600 Block of South Columbus St.

Statement in Support of Heritage (Docket item #10 on 2/20/21)

I am expressing **strong support** for the proposed Heritage project which will provide nearly 200 affordable housing units for our city. I will be speaking on Feb. 20th on behalf of Grassroots Alexandria and myself as a homeowner in the city.

We continue to face an affordable housing crisis in Alexandria, and though 195 units isn't a be-all-end-all solution, they'll provide hundreds of residents a lower-cost option to live and work here. What's more, as the city's presentation detailed, the developer will be revitalizing a large public park space, providing a key value-add that goes beyond just housing units.

There will likely be NIMBY-related opposition to this project, but there have already been months of community engagement meetings and back-and-forths to allay concerns. If we are to make progress with housing options for lower-income folks, **then we need to build units**. It's that simple. We have some higher income homeowners in the city who claim to be progressive, but when it comes time to walk the talk, they find some reason to avoid making life a little bit easier for the poor. The Heritage proposal is a way for the city to build lower-cost apartments and also provide larger benefits for the city as a whole.

Thank you for your time.

Kevin Brady

10 East Bellefonte Ave

Alexandria, VA 22301

Speaking for Grassroots Alexandria, and as a homeowner in the city.

Gloria Sitton

From: nancyk764@verizon.net
Sent: Tuesday, February 16, 2021 10:58 AM
To: Justin Wilson; Elizabeth Bennett-Parker; Canek Aguirre; Amy Jackson; Del Pepper; mo.selfeldein@alexandriava.gov; John Chapman; Gloria Sitton
Cc: info@caswq.org
Subject: [EXTERNAL]Please STOP the current The Heritage Development Plan project...

It does not fit into the City of Alexandria, and will impact NEGATIVELY ON THE ENTIRE CITY.

The buildings are too tall, too dense, too ugly and are not compatible with any other buildings in the City of Alexandria,

The cost to the city and current residents is ENORMOUS:

- more than a thousand additional residents requiring services from the City,
- traffic
- not addressing our problem of low-cost housing, but adding to the deficiency that exists

Please, please, please take the needs of the entire City when voting and VOTE NO.

Yes, perhaps this area should be re-developed, but not with this proposed monstrosity.

nancy kincaid
resident of Alexandria House, and resident of Alexandria for 29 years

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Gloria Sitton

From: mpolkfried@aol.com
Sent: Tuesday, February 16, 2021 12:37 PM
To: Gloria Sitton; Justin Wilson; Mark McHugh; Elizabeth Bennett-Parker; cassidy.ketchen@alexandriava.gov; Canek Aguirre; Regina Benavides; Amy Jackson; Brittany Williams; Del Pepper; Tracy Thompson; mo.seifeidein@alexandriava.gov; Jalelah Ahmed; John Chapman; LaShawn Timmons
Cc: info@caswq.org
Subject: [EXTERNAL]Heritage Redevelopment, Docket #10, DSUP #2020-10032

Dear Members of the City Council,

I am writing to express my position **against** the Heritage Redevelopment Plan for Docket #10 (DSUP #2020-10032). Despite multiple contacts from the CASWQ, concerns regarding this project appear to have been **completely ignored**. To clarify (if that is still necessary): We **fully support preserving affordable housing** and sensible neighborhood updates, but we **oppose The Heritage Redevelopment Plan** as it currently stands, because:

- The developer's proposed buildings are **too tall, too dense, and incompatible with existing sight lines**.
- The developer's proposed buildings are unattractive and not in harmony with the many architecturally significant dwellings of the immediate neighborhood and the entire Historic District.
- We want to see ALL of the current Heritage residents' "right to return" qualifications entered into the public record.
- An increase in affordable housing should not be a **green light** for developers to **overdevelop** this community. I fear the proposed Crystal City- and Potomac Yard-style structures will be just the first of who knows how many mid-sized (and potentially larger) structures into this tourist-friendly District that provides substantial income to the city coffers.
- I do not believe the existing infrastructure can effectively support this large development.

To quote from the Alexandria Historic District home page: "Encompassing all of the city's **Old Town** and some adjacent areas, this area contains one of the nation's best-preserved assemblages of the late-18th and early-19th century urban architecture. The

district was declared a National Historic Landmark in 1966." Any efforts that encroach into this "National Landmark" should not be taken lightly.

My trust in the City Council is eroding. Please do the right thing by listening to your tax-paying City of Alexandria residents, and **vote to defer** Docket #10. There is a better way to preserve affordable housing while maintaining a comfortable quality of life for all Southwest Quadrant residents.

Best wishes. Be safe.

Marilea Polk Fried
906 Prince Street

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Gloria Sitton

From: Mark McHugh
Sent: Tuesday, February 16, 2021 11:44 AM
To: leafdds@aol.com; City Council
Cc: info@caswg.org
Subject: RE: [EXTERNAL]Fwd: AGAINST The Heritage Redevelopment Plan

Dear Dr. Leaf:

I am including all-Council in this email, to ensure that they receive it.

Thank you,

Mark McHugh

Mark McHugh
Aide to Mayor Justin M. Wilson
o: 703-746-4500
fax: 703-838-6433
www.alexandriava.gov

From: leafdds@aol.com <leafdds@aol.com>
Sent: Tuesday, February 16, 2021 11:42 AM
To: Mark McHugh <mark.mchugh@alexandriava.gov>
Cc: info@caswg.org
Subject: [EXTERNAL]Fwd: AGAINST The Heritage Redevelopment Plan

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

From: leafdds@aol.com
To: elizabeth.bennetparker@alexandriava.gov <elizabeth.bennetparker@alexandriava.gov>
Cc: info@caswg.org <info@caswg.org>; canek.aquirre@alexandriava.gov <canek.aquirre@alexandriava.gov>
Sent: Tue, Feb 16, 2021 11:34 am
Subject: AGAINST The Heritage Redevelopment Plan

Dear Members of the City Council,

I am writing to express my position as **against** the Heritage Redevelopment Plan for Docket #10 (DSUP #2020-10032). I feel that my multiple letters to the City addressing my concerns with this project have been **completely ignored**. We **fully support preserving affordable housing** and modernizing our neighborhood, but we are **opposed to The Heritage Redevelopment Plan** as it stands now for the following reasons:

- The developer's proposed buildings are **too tall and too dense**.
- The developer's proposed buildings are **too ugly**, and do not look like the other buildings in the Historic District. They look more like Potomac Yards and Crystal City.
- We want to see ALL of the current Heritage residents' qualifications on their "right to return" entered into the public record.
- An increase in affordable housing should not be a **green light** for developers to **overdevelop** my community.

My trust in the City Council is eroding. Please do the right thing by listening to your tax paying City of Alexandria residents, and **vote to defer** Docket #10. There is a better way to both preserve affordable housing, and maintain a comfortable quality of life for Southwest Quadrant residents.

Dr. Scott Leaf

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Gloria Sitton

From: Justin Wilson
Sent: Tuesday, February 16, 2021 2:35 PM
To: Gloria Sitton
Subject: Fw: [EXTERNAL]Heritage Redevelopment Plan

FYI

Justin M. Wilson, Mayor
Alexandria City Council
Office: 703.746.4500
Home: 703.299.1576
justin.wilson@alexandriava.gov

From: b keane <beverlykeane@hotmail.com>
Sent: Tuesday, February 16, 2021 2:32 PM
To: Justin Wilson <justin.wilson@alexandriava.gov>
Subject: [EXTERNAL]Heritage Redevelopment Plan

Dear Members of the City Council,

I am writing to express my position as **against** the Heritage Redevelopment Plan for Docket #10 (DSUP #2020-10032). I feel that my multiple letters to the City addressing my concerns with this project have been **completely ignored**. We **fully support preserving affordable housing** and modernizing our neighborhood, but we are **opposed to The Heritage Redevelopment Plan** as it stands now for the following reasons:

- The developer's proposed buildings are **too tall and too dense**.
- The developer's proposed buildings are **too ugly**, and do not look like the other buildings in the Historic District. They look more like Potomac Yards and Crystal City.
- We want to see ALL of the current Heritage residents' qualifications on their "right to return" entered into the public record.
- An increase in affordable housing should not be a **green light** for developers to **overdevelop** my community.

My trust in the City Council is eroding. Please do the right thing by listening to your tax paying City of Alexandria residents, and **vote to defer** Docket #10. There is a better way to both preserve affordable housing, and maintain a comfortable quality of life for Southwest Quadrant residents.

Beverly Keane
800 S. Saint Asaph Street
Alexandria VA 22314

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Gloria Sitton

From: Justin Wilson
Sent: Tuesday, February 16, 2021 2:36 PM
To: Gloria Sitton
Subject: Fw: [EXTERNAL]No to the Heritage Redevelopment

FYI

Justin M. Wilson, Mayor
Alexandria City Council
Office: 703.746.4500
Home: 703.299.1576
justin.wilson@alexandriava.gov

From: Susan Davis <susandavis121@me.com>
Sent: Tuesday, February 16, 2021 2:31 PM
To: Justin Wilson <justin.wilson@alexandriava.gov>
Cc: Elizabeth Bennett-Parker <elizabeth.bennettparker@alexandriava.gov>; info@caswq.org <info@caswq.org>
Subject: [EXTERNAL]No to the Heritage Redevelopment

Dear Members of the City Council,

I am writing to express my position as **against** the Heritage Redevelopment Plan for Docket #10 (DSUP #2020-10032). I feel that my multiple letters to the City addressing my concerns with this project have been **completely ignored**. We **fully support preserving affordable housing** and modernizing our neighborhood, but we are **opposed to The Heritage Redevelopment Plan** as it stands now for the following reasons:

- The developer's proposed buildings are **too tall and too dense**.
- The developer's proposed buildings are **too ugly**, and do not look like the other buildings in the Historic District. They look more like Potomac Yards and Crystal City.
- We want to see ALL of the current Heritage residents' qualifications on their "right to return" entered into the public record.
- An increase in affordable housing should not be a **green light** for developers to **overdevelop** my community.

Please do the right thing by listening to your tax paying City of Alexandria residents, and **vote to defer** Docket #10. There is a better way to both preserve affordable housing, and maintain a comfortable quality of life for Southwest Quadrant residents.

Susan Davis

Sent from my iPad

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Gloria Sitton

From: Justin Wilson
Sent: Tuesday, February 16, 2021 2:36 PM
To: Gloria Sitton
Subject: Fw: [EXTERNAL]Heritage Redevelopment

Follow Up Flag: Follow up
Flag Status: Flagged

FYI

Justin M. Wilson, Mayor
Alexandria City Council
Office: 703.746.4500
Home: 703.299.1576
justin.wilson@alexandriava.gov

From: Christine <murrayhill5@aol.com>
Sent: Tuesday, February 16, 2021 1:53 PM
To: Justin Wilson <justin.wilson@alexandriava.gov>; Elizabeth Bennett-Parker <elizabeth.bennettparker@alexandriava.gov>; Amy Jackson <Amy.Jackson@alexandriava.gov>; Canek Aguirre <Canek.Aguirre@alexandriava.gov>; Del Pepper <Del.Pepper@alexandriava.gov>; Mo Seifeldein <Mo.Seifeldein@alexandriava.gov>; John Chapman <john.taylor.chapman@alexandriava.gov>
Subject: [EXTERNAL]Heritage Redevelopment

Dear Members of the City Council,

I am writing to express my position as **against** the Heritage Redevelopment Plan for Docket #10 (DSUP #2020-10032). I feel that my multiple letters to the City addressing my concerns with this project have been **completely ignored**. We **fully support preserving affordable housing** and modernizing our neighborhood, but we are **opposed to The Heritage Redevelopment Plan** as it stands now for the following reasons:

- The developer's proposed buildings are **too tall and too dense**.
- The developer's proposed buildings are **too ugly**, and do not look like the other buildings in the Historic District. They look more like Potomac Yards and Crystal City.
- We want to see ALL of the current Heritage residents' qualifications on their "right to return" entered into the public record.
- An increase in affordable housing should not be a green light for developers to **overdevelop** my community.

My trust in the City Council is eroding. Please do the right thing by listening to your tax paying City of Alexandria residents, and **vote to defer** Docket #10. There is a better way to both preserve affordable housing, and maintain a comfortable quality of life for Southwest Quadrant residents.

Thank for reconsidering.

Christine and Charlie Murray
321 Duke St.
Alexandria, VA 22314

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Megan and Michael McConnell
432 South Columbus Street
Alexandria, VA 22314

February 16, 2021

Alexandria Mayor and City Council
301 King St.
Alexandria, VA 22314

Dear Mayor Wilson and the City Council,

We are writing to follow up on the Planning Commission hearing on February 2, 2021 regarding the DSUP and rezoning for the Heritage Redevelopment. We apologize in advance for the length of this letter but believe these points need to be raised before the City Council's final vote on the Asland Heritage Project.

While the outcome of the Planning Commission meeting was not what we had hoped, what is most disappointing is that we, and many of the residents of the Southwest Quadrant, feel intentionally misled by City Hall with regard to the South Patrick Street Affordable Housing Strategy (SPSAHS, adopted by City Ordinance 5165). The City was not forthcoming with its intention to make extensive use of Section 7-700; even worse, it had its citizens agree to zoning changes to allow for use of Section 7-700 where it was previously not applicable by preying on a laymen's understanding of City ordinances and land use.

To the average resident in the Southwest Quadrant, the SPSAHS outlined a compromise to retain affordable housing by increasing density and erecting buildings with height and scale limits consistent with the neighborhood. To the average resident, Asland's proposal of building three 80 foot tall buildings does not comport with the SPSAHS. The Commissioners' comments in the February 2nd hearing, however, made it clear that the Asland project **does** reflect how the Planning Commission intended to redevelop our neighborhood through "creative use" of zoning ordinances and City laws. This "creative use" was applauded by the Planning Commission at the February 2nd meeting. Southwest Quadrant residents, on the other hand, see it as circumventing the zoning ordinances and laws ordinary, tax-paying residents must adhere to on their properties and which protect the unique character of the Historic District of Old Town. This "creative use" also circumvents the scale and density commitments the City purported to have made to residents with the SPSAHS to "balance the need for redevelopment with responsible design and height recommendations to ensure future redevelopment is not only compatible with the existing neighborhood, but also enhances it" (page 1 of the SPSAHS). *Please note: we have paraphrased statements from the February 2, 2021 Planning Commission meeting throughout this document. The meeting was recorded and we would encourage the Council to review it independently on these points.*

There are several supporting factors to bring to your attention.

1. The SPSAHS explicitly *states and illustrates* height limits of 45-55 feet to keep scale in line with the existing neighborhood (see Table 1, page 31). Indeed, there are many beautiful, detailed renderings of these 4-5 story buildings throughout the Strategy document. This leaves the reader with the impression that this was the vision intended for redevelopment of the Heritage, Old Towne West, and the other

four commercial sites. This would not appear to be a mistake or an accident. Rather, the City chose to present height limits this way and lull the community into a false sense of shared vision for 4-5 story buildings. The Commissioners at the February 2nd meeting, however, made it clear in their comments that the City did not intend to build to the size and scale presented in the Strategy. The numbers and visual presentations were a facade.

2. It has become clear that extensive use of Section 7-700 was the central mechanism the City sought to use to supersede all other constraints (including the zoning parameters outlined in the SPSAHS plan itself). Section 7-700 is only mentioned peripherally, however, in the 81 page SPSAHS and it is never identified as a primary tool. In total, the term "Section 7-700" is included just 5 times over 81 pages and never with regard to its being used as a tool to reach height allowances of 80 feet. Specifically: it appears twice as an explanation of why current zoning was insufficient to preserve existing affordable housing even with Section 7-700 (page 10), once in reference to requiring a 40-year commitment from the developer (page 13), and twice in a table footnote (page 31) explaining that use of Section 7-700 must be approved by City Council. As a way of justifying the relative lack of focus on Section 7-700 in the SPSAHS, the Planning Commission stated at the February 2nd meeting that small area plans in general do not show 7-700 exceptions for affordable housing. But, given that the small area plan was developed *specifically to address affordable housing* (hence its title, the "South Patrick Street Affordable Housing Strategy"), this is a technicality at best. It was highly disingenuous and arguably in bad faith to put forth height limits and renderings that the City knew they would grant significant exceptions to and which would result in heights 45-75% greater than the new height limits being presented to the community. As two Commissioners themselves pointed out, the public could not comment on what was being obfuscated by the City during the review process for City ordinance 5165 (see point 3 below).

3. During SPSAHS development, residents were misled about the full ramifications of the proposed 5 foot height limit increases from 50 to 55 feet on the majority of sites. Pushing the height limit above its previous 50 foot limit qualified the zone for bonus density using Section 7-700. Section 7-700 was not applicable prior to the SPSAHS because of the existing 50 foot height limit (see Section 7-703B, *Limits on increases which may be allowed*). This specific fact was left out of the explanation in the SPSAHS as to why current zoning was insufficient; "the bonus density allowed through Section 7-700 under existing zoning is not sufficient to accommodate the density needed to retain the existing affordable housing units" (page 10). Therefore, what appeared to be a 10% increase in height on paper to a reasonable citizen was actually a hidden 60% height limit increase (from 50 feet to 80 feet!). From the residents' perspective, the City took advantage of the public's lack of zoning and land use expertise. A reasonable Citizen reading the SPSAHS would not be left with the impression that it intended for one of the tallest buildings in all of Old Town to be erected in the Historic District.

This is not just our personal opinion. At least two Planning Commissioners expressed the same view at the February 2nd Planning Commission meeting. Mr. Brown and Mr. Koenig both said that they understood why the average reasonable citizen would find Asland's proposal out of synch with the SPSAHS. Further, Mr. Koenig stated that he wished the robust debate on February 2nd (which took the meeting to 1am) had occurred instead when the SPSAHS was initially developed. But, he realized it had not occurred precisely because it was not clear the SPSAHS would allow for buildings up to 80 feet tall.

4. The Strategy promises that use of 7-700 "will be in compliance with the Strategy's affordable housing, planning and land use recommendations and ensuring that the *building scale is compatible with the neighborhood and intent of the strategy*" (emphasis added). While the Planning Commission feels that this is compatible with the neighborhood, we would urge the Council to hear from the Board

of Architectural Review which is entrusted with protecting Old Town's historic character. At all of its public hearings to date, the majority of the BAR has broadly agreed with the Southwest Quadrant residents' view that the Heritage project's proposed height and scale are in fact not compatible with the neighborhood.

5. While the average citizen did not understand the SPSAHS, every Commissioner stated that when they saw Asland's proposal, it was very much what they had in mind when the SPSAHS was developed. This gigantic gap in understanding and expectations shows *at the very least* that the City did a poor job building Community understanding.

As a result, there are two parallel plans: the one being shown to the public and the one discussed between the City and Asland. Instead of being up front with all the stakeholders, the City allowed the miscommunication to result in friction and mismatched expectations. Residents felt they had to slow the process down because they did not understand how the proposal was so wildly out of synch with what they had been led to expect. Asland then accused its neighbors of using obstructive tactics and made broad, insidious, and unfounded accusations about their motives. This has become an ugly public spat because the City did not have the wisdom or the courage to be forthright with its residents.

Citizens and taxpayers deserve better from their city officials and offices.

Given the lack of transparency to date by the Planning Commission, we would specifically ask that, at a minimum, the City Council reexamine the February 2, 2021 approval of the DSUPs for Site 2 (431 South Columbus Street), independent of the entire proposal. First, Site 2 is entirely within the Old Town Historic District which has the most restrictive zoning and land use rules in the city and is under BAR purview. Second, Site 2 is not on South Patrick or Washington, major multilane through-ways, which the SPSAHS specifically states is where the upper end of its height recommendations should be located (see page 4). Rather, it sits between two residential streets, Alfred and Columbus. Third, unlike any other building that even approaches this type of scale in Old Town, Site 2 is not an entire city block, but rather is adjacent to 25-35 foot townhomes. Fourth, Heritage DSUPs will set a precedent for Old Towne West III, which shares the same characteristics. The end result could be two 80-foot buildings on residential streets, book ended by 25-35 foot townhomes, and all within the Historic District.

Finally, while the current project may go forward and other Southwest Quadrant sites may follow its precedent, we think in the long run that this could be a Pyrrhic victory for Affordable Housing efforts in Alexandria—which we genuinely believe are much needed in the City. Other communities will be skeptical, and rightly so, in updating or creating new small area plans. We personally will never take a City Hall initiative at face value again and that honestly saddens us. We moved to Alexandria for the community and the active civic engagement that you do not see in most other NOVA locales. This experience, though, will likely result in more citizens feeling they need to entrench in the status quo for fear of losing their voice regarding what happens to their homes and communities.

We believe that the City of Alexandria should hold itself to a higher standard. Alexandria's citizens deserve more transparency and forthrightness to support true democratic debate than has been provided in the process so far. We would urge you to take a hard look at the Planning Commission's tactics and approvals so as not to set a disturbing precedent.

Sincerely,
Megan and Michael McConnell

Gloria Sitton

From: Brian S <brianmscholl@gmail.com>
Sent: Wednesday, February 17, 2021 12:58 AM
To: Gloria Sitton
Cc: info@caswq.org
Subject: [EXTERNAL]Heritage Redevelopment Plan

Dear Members of the City Council,

I am writing to express my position as **against** the Heritage Redevelopment Plan for Docket #10 (DSUP #2020-10032). I feel that my multiple letters to the City addressing my concerns with this project have been **completely ignored**. We **fully support preserving affordable housing** and modernizing our neighborhood, but we are **opposed to The Heritage Redevelopment Plan** as it stands now for the following reasons:

- The developer's proposed buildings are **too tall and too dense**.
- The developer's proposed buildings are **too ugly**, and do not look like the other buildings in the Historic District. They look more like Potomac Yards and Crystal City.
- We want to see ALL of the current Heritage residents' qualifications on their "right to return" entered into the public record.
- An increase in affordable housing should not be a **green light** for developers to **overdevelop** my community.

My trust in the City Council is eroding. Please do the right thing by listening to your tax paying City of Alexandria residents, and **vote to defer** Docket #10. There is a better way to both preserve affordable housing, and maintain a comfortable quality of life for Southwest Quadrant residents.

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Gloria Sitton

From: Justin Wilson
Sent: Wednesday, February 17, 2021 9:12 AM
To: Gloria Sitton
Subject: Fw: Letter re: Heritage Project

FYI

Justin M. Wilson, Mayor
Alexandria City Council
Office: 703.746.4500
Home: 703.299.1576
justin.wilson@alexandriava.gov

From: Stephen Hayes <stevhayesemail@gmail.com>
Sent: Wednesday, February 17, 2021 9:09 AM
To: Justin Wilson <justin.wilson@alexandriava.gov>
Subject: Letter re: Heritage Project

February 16, 2021

Dear Mayor Wilson,

I am a resident of Old Town and am supportive of increased affordable housing in Alexandria. However, I am strongly opposed to the new Heritage housing being proposed for the southwest quadrant of Old Town. That plan, which envisions multiple large six and seven story buildings, is wildly out of scale and character for historic Old Town.

More important, the project would pack an additional 500 housing units and hundreds of additional cars into a compact part of Alexandria which is already the most densely populated urban area in Virginia. Residents of the immediate neighborhood, AND future occupants of the proposed affordable housing units, would have to fight greatly increased congestion and traffic delays to get to work, to drive their children to school and day care.

The good news is that the development project can be significantly scaled down while retaining the developer's originally planned number of affordable housing units.

I strongly urge you and the Alexandria City Council to deny any request for a zoning variance and only approve a significantly scaled down plan for Heritage.

Sincerely,

Stephen Hayes
800 Block of Duke Street

Gloria Sitton

From: Justin Wilson
Sent: Wednesday, February 17, 2021 9:13 AM
To: Gloria Sitton
Subject: Fw: [EXTERNAL]The Heritage Redevelopment Plan

FYI

Justin M. Wilson, Mayor
Alexandria City Council
Office: 703.746.4500
Home: 703.299.1576
justin.wilson@alexandriava.gov

From: Brian S <brianmscholl@gmail.com>
Sent: Wednesday, February 17, 2021 1:01 AM
To: Justin Wilson <justin.wilson@alexandriava.gov>
Cc: info@caswq.org <info@caswq.org>; Mark McHugh <mark.mchugh@alexandriava.gov>
Subject: [EXTERNAL]The Heritage Redevelopment Plan

Dear Members of the City Council,

I am writing to express my position as **against** the Heritage Redevelopment Plan for Docket #10 (DSUP #2020-10032). I feel that my multiple letters to the City addressing my concerns with this project have been **completely ignored**. We **fully support preserving affordable housing** and modernizing our neighborhood, but we are **opposed to The Heritage Redevelopment Plan** as it stands now for the following reasons:

- The developer's proposed buildings are **too tall and too dense**.
- The developer's proposed buildings are **too ugly**, and do not look like the other buildings in the Historic District. They look more like Potomac Yards and Crystal City.
- We want to see ALL of the current Heritage residents' qualifications on their "right to return" entered into the public record.
- An increase in affordable housing should not be a **green light** for developers to **overdevelop** my community.

My trust in the City Council is eroding. Please do the right thing by listening to your tax paying City of Alexandria residents, and **vote to defer** Docket #10. There is a better way to both preserve affordable housing, and maintain a comfortable quality of life for Southwest Quadrant residents.

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Gloria Sitton

From: Justin Wilson
Sent: Wednesday, February 17, 2021 9:13 AM
To: Gloria Sitton
Subject: Fw: [EXTERNAL]Heritage

FYI

Justin M. Wilson, Mayor
Alexandria City Council
Office: 703.746.4500
Home: 703.299.1576
justin.wilson@alexandriava.gov

From: Cynthia Spoehr <cwspoehr@gmail.com>
Sent: Tuesday, February 16, 2021 5:37 PM
To: Justin Wilson <justin.wilson@alexandriava.gov>
Subject: [EXTERNAL]Heritage

Dear Mayor Wilson,

I am writing to express my position as **against** the Heritage Redevelopment Plan for Docket #10 (DSUP #2020-10032). I feel that my multiple letters to the City addressing my concerns with this project have been **completely ignored**. We **fully support preserving affordable housing** and modernizing our neighborhood, but we are **opposed to The Heritage Redevelopment Plan** as it stands now for the following reasons:

- The developer's proposed buildings are **too tall and too dense**.
- The developer's proposed buildings are **too ugly**, and do not look like the other buildings in the Historic District. They look more like Potomac Yards and Crystal City.
- We want to see ALL of the current Heritage residents' qualifications on their "right to return" entered into the public record.
- An increase in affordable housing should not be a **green light** for developers to **overdevelop** my community.

My trust in the City Council is eroding. Please do the right thing by listening to your tax paying City of Alexandria residents, and **vote to defer** Docket #10. There is a better way to both preserve affordable housing, and maintain a comfortable quality of life for Southwest Quadrant residents.

Thank you,

Cynthia Spoehr

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Gloria Sitton

From: Justin Wilson
Sent: Wednesday, February 17, 2021 9:13 AM
To: Gloria Sitton
Subject: Fw: [EXTERNAL]Heritage

FYI

Justin M. Wilson, Mayor
Alexandria City Council
Office: 703.746.4500
Home: 703.299.1576
justin.wilson@alexandriava.gov

From: Chuck Weber <croweber@gmail.com>
Sent: Tuesday, February 16, 2021 4:27 PM
To: Justin Wilson <justin.wilson@alexandriava.gov>
Cc: Elizabeth Bennett-Parker <elizabeth.bennettparker@alexandriava.gov>; Canek Aguirre <Canek.Aguirre@alexandriava.gov>; Amy Jackson <Amy.Jackson@alexandriava.gov>; Del Pepper <Del.Pepper@alexandriava.gov>; Mo Seifeldein <Mo.Seifeldein@alexandriava.gov>; John Chapman <john.taylor.chapman@alexandriava.gov>
Subject: [EXTERNAL]Heritage

Mayor and members of City Council,

I am writing concerning your hearing on the Heritage Development scheduled for this Saturday, 2/20/21.

I have followed this project through its numerous reviews at the BAR and then the Planning Commission, and am very concerned about its potential negative impact on the City.

I concur with the BAR member comments at each of their reviews. This project as currently configured has no place in its proposed location. It is massive and would serve as a very poor introduction to our city to visitors from the south. It is not at all in agreement with the South Patrick Street Housing Affordability Study (SPSHAS) - especially with respect to its height, mass and scale, and definitely does NOT meet the stated goal of compatibility with the surrounding neighborhood.

Additionally, the SUP application requests significant non-compliance with the zoning code 11-503 and 11-504.

I urge you to deny this application. Surely a more reasonable design in terms of size can be provided by the developer. Please have them refer back to the SPSHAS for a more reasonable approach to this important site's redevelopment.

Thank you for your consideration

Charles Weber
407 S St Asaph Street
Alexandria

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Gloria Sitton

From: Justin Wilson
Sent: Wednesday, February 17, 2021 9:14 AM
To: Gloria Sitton
Subject: Fw: The Heritage Development Plan

FYI

Justin M. Wilson, Mayor
Alexandria City Council
Office: 703.746.4500
Home: 703.299.1576
justin.wilson@alexandriava.gov

From: Carol Kalinoski <kalinoski2003@yahoo.com>
Sent: Tuesday, February 16, 2021 3:29 PM
To: Justin Wilson <justin.wilson@alexandriava.gov>; Elizabeth Bennett-Parker <elizabeth.bennettparker@alexandriava.gov>; Canek Aguirre <Canek.Aguirre@alexandriava.gov>; Mo Seifeldein <Mo.Seifeldein@alexandriava.gov>; Amy Jackson <Amy.Jackson@alexandriava.gov>; John Chapman <john.taylor.chapman@alexandriava.gov>; Del Pepper <Del.Pepper@alexandriava.gov>
Cc: info@caswq.org <info@caswq.org>
Subject: Re: The Heritage Development Plan

Dear Members of the City Council,

I am writing to express my position as **against** the Heritage Redevelopment Plan for Docket #10 (DSUP #2020-10032). I feel that multiple letters to the City addressing concerns with this project have been **completely ignored**. I **fully support preserving affordable housing** and rationally modernizing our neighborhood, but am **opposed to The Heritage Redevelopment Plan** as it stands now for the following reasons:

- The developer's proposed buildings are **too tall and too dense**.
- The developer's proposed buildings are **too ugly**, and do not look like the other buildings in the Historic District. They look more like Potomac Yards, Ballston, and Crystal City.
- We want to see ALL of the current Heritage residents' qualifications on their "right to return" entered into the public record.
- An increase in affordable housing should not be a **green light** for developers to **overdevelop** my community nor to take away playground space at our public school sites that has also been explored as another "**affordable housing**" project by the City Council.

My trust in the City Council has been steadily eroding since this Council was seated, including, but not limited to, such decisions as the obnoxious Colvin Street commercial poultry slaughterhouse which had been deceptively promulgated by

the Council as a "retail store" or "butchershop" prior to their approval of the SUP.

Such chicanery and deception by the City Council must stop with their obligation under the City Charter for careful consideration and due diligence exercised to assure the residents of this City that our beautiful, historical City will continue into the future without increased density, increased traffic problems, environmentally damaging projects, and unsightly high-rise buildings.

Please do the right thing by listening to your tax paying City of Alexandria residents, and **vote to defer** Docket #10. There is a better way to both preserve affordable housing, and maintain a comfortable quality of life for Southwest Quadrant residents and for the City of Alexandria at large.

Sincerely,

Carol A. Kalinoski
2505 Hayes Street
Alexandria, VA 22302

Gloria Sitton

From: Ana Scholl <anadscholl@yahoo.com>
Sent: Wednesday, February 17, 2021 9:18 AM
To: Justin Wilson; Mark McHugh; Elizabeth Bennett-Parker; Cassidy Ketchem; Canek Aguirre; Regina Benavides; Amy Jackson; Brittany Williams; Del Pepper; Tracy Thompson; Mo Seifeldein; Jalelah Ahmed; John Chapman; LaShawn Timmons
Cc: info@caswq.org; Gloria Sitton
Subject: [EXTERNAL]Opposing the Heritage Redevelopment Plan for Docket #10 (DSUP # 2020-10032)

Dear Members of the City Council,

I am writing to express my position as **against** the Heritage Redevelopment Plan for Docket #10 (DSUP #2020-10032). I feel that multiple letters sent to the City addressing my concerns with this project have been **completely ignored**. We **fully support preserving affordable housing** and modernizing our neighborhood, but we are **opposed to The Heritage Redevelopment Plan** as it stands now for the following reasons:

- The developer's proposed buildings are **too tall and too dense**.
- The developer's proposed buildings are **ugly** and do not look like the other buildings in the Historic District. They look more like Potomac Yards and Crystal City.
- We want to see ALL of the current Heritage residents' qualifications on their "right to return" entered into the public record.
- An increase in affordable housing should not be a **green light** for developers to **overdevelop** my community.

I believe that the City Council members deeply care about Old Town Alexandria community and about preserving its uniqueness. Please do the right thing and **vote to defer** Docket #10. There is a better way to both preserve affordable housing, and maintain a comfortable quality of life for Southwest Quadrant residents.

Kind regards,
Ana Scholl

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Gloria Sitton

From: Justin Wilson
Sent: Wednesday, February 17, 2021 9:56 AM
To: Gloria Sitton
Subject: Fw: [EXTERNAL]Opposition to the Heritage Redevelopment Plan

FYI

Justin M. Wilson, Mayor
Alexandria City Council
Office: 703.746.4500
Home: 703.299.1576
justin.wilson@alexandriava.gov

From: Sherry Browne <sherry.h.browne@gmail.com>
Sent: Wednesday, February 17, 2021 9:48 AM
To: Justin Wilson <justin.wilson@alexandriava.gov>
Cc: info@caswq.org <info@caswq.org>
Subject: [EXTERNAL]Opposition to the Heritage Redevelopment Plan

Dear Mayor Wilson,

I wish to add my voice in solid opposition to the Heritage Redevelopment Plan on Docket #10 due to its size, scale, density, impact on parking and traffic and violation of the integrity of the historic district. There must be some other options for affordable housing that are not so extreme and inappropriate. I do not think this Plan is in the best interest of the city and of the historic district specifically that is our magnet for tourism.

With concern,
Sherry Hulfish Browne

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Gloria Sitton

From: Justin Wilson
Sent: Wednesday, February 17, 2021 9:57 AM
To: Gloria Sitton
Subject: Fw: [EXTERNAL]Heritage Redevelopment Project

FYI

Justin M. Wilson, Mayor
Alexandria City Council
Office: 703.746.4500
Home: 703.299.1576
justin.wilson@alexandriava.gov

From: Linnea Hamer <linneahamer@gmail.com>
Sent: Wednesday, February 17, 2021 9:48 AM
To: Justin Wilson <justin.wilson@alexandriava.gov>
Subject: [EXTERNAL]Heritage Redevelopment Project

Good Morning,

I live at 426 S Columbus Street, directly across from the current Heritage Apartments. Like many other concerned residents of this community, I have closely followed the Asland Capital Partners proposed "over" development of three, 80-foot buildings to replace the current structures. I know you have received numerous emails and calls enumerating valid concerns about this ill-considered project. I also understand how appealing the trade-off of affordable housing for increased density is to the City-- especially at a low cost to its current budget. However, I ask that the following points be considered: the City's Board of Architectural Review has reviewed and rejected the developer's plans on four occasions. While I understand that they act in an advisory capacity, I ask that you and your fellow council members pay more heed to their criticisms. Architecturally, the current plans replace generic buildings of the 1970s with what are the generic designs of this decade. If the size and scale of this proposal were reduced then more money could be allocated to the design of something more in character with Old Town, and serve as a standard going forward as other areas of the SW Quadrant are redeveloped. Of far greater concern is the lack of responsiveness on the part of the city and developer to concerns raised about the impact that more than triple the current number of inhabitants will incur on the community. The traffic study cited seems to be seriously flawed and issues related to the additional stress on the aging and vulnerable sewer systems of this community have likewise been dismissed. Has the Council truly considered the impact this development as currently proposed will have on the city's infrastructure with its consequent financial implications in the future?

I strongly urge the City Council to deny Asland Capital Partners' request for a bonus density of 25-feet, and to concretely address the traffic, potential flooding, and school capacity concerns that this development will bring into our community.

Thank you for your careful consideration,

Linnea Hamer

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Gloria Sitton

From: Justin Wilson
Sent: Wednesday, February 17, 2021 10:49 AM
To: Gloria Sitton
Subject: Fwd: [EXTERNAL]Heritage Redevelopment Plam

FYI

Justin M. Wilson, Mayor
Alexandria City Council
Office: [703.746.4500](tel:703.746.4500)
Home: [703.299.1576](tel:703.299.1576)
justin.wilson@alexandriava.gov

Begin forwarded message:

From: Diane de Guzman <deguzmand55@yahoo.com>
Date: February 17, 2021 at 10:46:38 AM EST
To: Justin Wilson <justin.wilson@alexandriava.gov>
Cc: Mark McHugh <mark.mchugh@alexandriava.gov>
Subject: [EXTERNAL]Heritage Redevelopment Plam

Dear Mayor Wilson:

I am writing to express my position AGAINST the Heritage Redevelopment Plan for Docket #10 (DSUP #2020-10032). I feel that letters to the City addressing concerns by citizens with this project have been largely ignored. We fully support preserving affordable housing and upgrading our neighborhood, but we are OPPOSED to the Heritage Redevelopment Plan as it stands now for the following reasons:

1. The developer's proposed structures are too tall and too dense;
2. The developer's proposed buildings do not complement the neighborhood and do not look at all like other buildings in the Historic District or surrounding neighborhoods (I reside on west side of S. Patrick St). This redevelopment plan looks like Crystal City or Potomac Yard, NOT beautiful Old Town Alexandria;
3. we want to see ALL of the current Heritage residents' qualifications on their 'right to return' entered into the public record; and,
4. An increase in affordable housing should not be a green light for developers to overdevelop my community.

My trust in the City Council is eroding. I moved here 2 years ago after living and working in East Africa for 30 years, attracted by the unique, historic character of Old Town Alexandria. Please listen to your tax paying City of Alexandria residents and vote to defer Docket #10. There is a better way to preserve and enhance affordable housing while maintaining quality of life in the Southwest Quadrant. The current redevelopment plan is not the way forward.

Sincerely,

Diane de Guzman
1304 Roundhouse Lane
#503
Alexandria, VA
571-733-1793

Sent from my iPad

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Gloria Sitton

From: Diane de Guzman <deguzmand55@yahoo.com>
Sent: Wednesday, February 17, 2021 11:14 AM
To: Gloria Sitton
Subject: [EXTERNAL]Heritage Redevelopment Plan

Dear Ms. Sitton:

I am writing to express my position as AGAINST the Heritage Redevelopment Plan for Docket #10 (DSUP #2020-100320. I feel that letters to the City addressing concerns by citizens with this project have been completely ignored. We fully support preserving affordable housing and upgrading our neighborhood, but we are OPPOSED to the Heritage Redevelop Plan as it stands now for the following reasons:

1. The developer's proposed structures are too tall and too dense;
2. The developer's proposed buildings do not complement the neighborhood and do not look like other buildings in the Historic District or surrounding neighborhoods. They look more like buildings in Potomac Yard or Crystal City;
3. We want to see ALL of the current Heritage residents' qualifications on their 'right of return' entered into the public record; and,
4. An increase in affordable housing should not be a green light for developers to overdevelop my community.

My trust in the City Council is eroding. I moved to Old Town Alexandria 2 years ago after living and working in East Africa for 30 years, attracted by the unique and historic qualities of this town. Please listen to you taxpaying City of Alexandria residents and vote to DEFER Docket #10. There is a better way to preserve and enhance affordable housing while maintaining quality of life in the Southwest Quadrant. The current redevelopment plan is not the way forward.

Sincerely,
Diane de Guzman
1304 Roundhouse Lane
#503
Alexandria, VA 22314
571-733-1793

Sent from my iPad

DISCLAIMER: This message was sent from outside the City of Alexandria email system.
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To: Members of City Council

From: Ellen Mosher

Date: 2/16/21

Re: 2/20/21 Hearing - DOCKET ITEM 10 - DSUP #2020-00196 Heritage at 450 South Patrick St, 900 Wolfe St & 431 South Columbus St.

Please do not approve the proposed project in its current form since it does not comply with city codes, ordinances and policies as stated in the South Patrick Street Housing Affordability Strategy Ordinance 5165. The proposed project has noncompliance issues related to the regulatory tools applied to the SUP requests for Section 7-700 Bonus Height and FAR of 3.03. These are described below.

Regulatory Tools to Retain Existing Affordable Housing with Bonus Density & Height

Ordinance 5165 The South Patrick Street Housing Affordability Strategy (Strategy) purpose and objective (Strategy pages 1 and 3) is to preserve the long-term affordability of committed affordable units of which 140 units are at The Heritage. **Page 10** states:

- prior regulatory tool Section 7-700 was “not sufficient to accommodate the density needed to retain the existing affordable housing units”, therefore
- “the only viable alternative is to grant the property owners additional density, through a recommended rezoning, paired with some added height to retain the committed affordable housing units”.

The only viable alternative resulted in the Strategy Recommendations and the Residential Multifamily (RMF) zone that includes:

- **Affordable Housing Recommendation 2.1:** Use additional density and height as a tool to incentivize the retention of all existing committed affordable units of which 140 units for the Heritage are applicable here.
- **Affordable Housing Recommendation 2.2:** Rezoned properties are also subject to all other recommendations of the Strategy.
- **Planning and Land Use Recommendation 3.34:** The additional FAR provided by the new zone is available to the affordable housing sites (1, 2 & 4) that provide the recommended committed affordable housing units.
- **Sec. 3-1401 Purpose:** to preserve long term affordability of housing.
- **Sec. 3-1406 (A)(B) FAR SUP Bonus Density:** FAR by Right .75 and FAR up to 3.0 where 1/3 of FAR are affordable units
- **Sec. 3-1407 Height:** maximum permitted height of buildings shall be the height as depicted in the governing small area plan.
- **Table 1:** Recommended FAR, Recommended Building Height Limits, and Notes 1-5
- **Table 1, Note 5:** Use of Section 7-700 will be subject to compliance with the Strategy’s affordable housing, planning, and land use recommendations and ensuring that the building scale is compatible with the neighborhood and intent of the Strategy. Use of Section 7-700 for bonus density and/or height requires a special use permit approval by City Council.

“Approximately three additional [market rate] units will be required to preserve each affordable unit [215 CAUs] in the South Patrick Street area” (Page 12). “The new zone will allow additional Floor Area Ratio (FAR) to incentivize retention of the existing 215 affordable units, in a manner consistent with the recommendations of this Strategy.” (Page 29)

Conclusion

There's a disconnect between the plain meaning of city codes, ordinances and policies, and the supersized plan with 750 units. Leeway can be given if it's a question of interpretation, however these codes, ordinances and policies are unambiguous and clearly state what needs to be done.

- **Ordinance 5165 Strategy Affordable Housing Recommendation 2.1 states** "use additional density and height as a tool to incentivize the retention of all existing committed affordable units of which 140 units for the Heritage are applicable here", not extra affordable units.
- **Ordinance 5165 Strategy Affordable Housing Recommendation 2.2 states** "rezoned properties are also subject to all other recommendations of the Strategy."
- **Ordinance 5165 Strategy Planning and Land Use Recommendation 3.34 states** "the additional FAR provided by the new zone (RMF zone Section 3-1406) is available to the affordable housing sites (1, 2 & 4) that provide the recommended committed affordable housing units (as stated in 2.1)."
- **RMF Zone Section 3-1401 Purpose states** "the RMF zone is established to provide land areas for multifamily residential development and to enhance or preserve long term affordability of housing."
- **RMF Zone Section 3-1406(B) SUP FAR bonus density use, per Ordinance 5165 Affordable Housing Recommendation 2.1 and Planning and Land Use Recommendation 3.34, states** "the floor area ratio may be increased to an amount not to exceed 3.0 if the applicant commits to providing committed affordable housing in the building or project which is the subject of the permit application in compliance with the following requirements: (1)The committed affordable housing shall be equivalent to at least one third of the increase in the floor area ratio above the maximum permitted." These units are for the retention/preservation of the 140 Heritage units. The bonus density tool is limited to those units, not other uses such as 55 or any number of additional units requested.
- **RMF Zone Section 3-1407 Height states** "The maximum permitted height of buildings shall be the height as depicted in the governing small area plan."
- **Table 1 Note 5 states Section 7-700 is** "subject to compliance with the Strategy's affordable housing, planning, and land use recommendations" but it is not in compliance with them as noted above.
- **Table 1, Note 5 states** "ensuring the building scale is compatible with the neighborhood and intent of the Strategy" but the building scale is not compatible nor with the intent of the Strategy.
- **Strategy page 12 states** "approximately three additional [market rate] units will be required to preserve each affordable unit [215 CAUs] in the South Patrick Street area." The number of Strategy CAU's has remained constant throughout the Ordinance 5165.
- **Strategy page 12 states** "the new zone will allow additional Floor Area Ratio (FAR) to incentivize retention of the existing 215 affordable units, in a manner consistent with the recommendations of this Strategy." Again, the Strategy's objective is preserving 215 affordable units of which 140 units for the Heritage are applicable here.

By applying city codes, ordinances and policies, the Strategy objective of preserving 140 HUD units could be achieved within the Ordinance 5165 height limits as illustrated in the below Solution chart. The applicant's floor plans illustrate that +/- 584 units exist within 3 to 5 story buildings at a +/- 2.37 FAR. This is the size the Strategy envisioned, illustrated in the strategy documents, supported by residents, approved by City Council October 13, 2018, and what residents expect now. Please deny this project request in its current form. Thank you.

Argument

Regulatory Tools From Page 10 of the Strategy

The City's primary tool to incentivize affordable housing through the development process is Section 7-700 of the Zoning Ordinance, commonly referred to as the Bonus Density and Height Program. This zoning tool incentivizes the provision of low- and moderate-income housing in exchange for "bonus" (up to 30%) density and/or height (up to 25 feet) in new development, wherein at least one-third of the bonus approved must be affordable. In the case of The Heritage at Old Town and Olde Towne West III, the bonus density allowed through Section 7-700 under existing zoning is not sufficient to accommodate the density needed to retain the existing affordable housing units.

As is illustrated in Scenario #3, the only viable alternative is to grant the property owners additional density through a recommended rezoning, paired with some added height, to retain the committed affordable units without sacrificing project returns or high-quality design and other community-serving amenities. This would also minimize the need for City funding for housing at these sites, allowing scarce public resources to be invested in services and infrastructure that serve the community, and in expanding housing affordability and diversity in other parts of the city.

C. paired with some added height

- **Affordable Housing Recommendation 2.1** Use additional density and height as a tool to incentivize the retention of all existing committed affordable units of which 140 units for the Heritage are applicable here. *This height is the recommended building height limit in Table 1.*
- **Sec. 3-1407** – Height maximum permitted height of buildings shall be the height as depicted in the governing small area plan.

EXPANDED FROM PARAGRAPHS

"... the bonus density allowed through Section 7-700 under existing zoning is not sufficient to accommodate the density needed to retain the existing affordable housing units."

"The only viable alternative is to (A) grant the property owners additional density (B) through a recommended rezoning (C) paired with some added height to retain the committed affordable housing units"

SOLUTION- (since Section 7-700 was not sufficient)

A. grant the property owners additional density

- **Sec 3-1406** – FAR up to 3.0 where 1/3 of FAR are affordable units
- **Affordable Housing Recommendation 2.1** Use additional density and height as a tool to incentivize the retention of all existing committed affordable units of which 140 Heritage units are applicable here.
- **Planning and Land Use Recommendation 3.34 and Table 1, note 3** defined bonus density up to 3.0 FAR is limited to 140 Heritage units.

B. through a recommended rezoning

- **Residential Multifamily (RMF) zone sec. 3-1400**
- **sec. 3-1401** purpose preserves long term affordable housing
- **Affordable Housing Recommendation 2.2** Rezoned properties are also subject to all other recommendations of the Strategy.

From Page 29 of the Strategy



ZONING

The existing zoning for the potential redevelopment sites within the core area range from C1- Commercial Core, C2- Commercial Service Core, and R2- Townhouse zone as shown in Table 1. The existing zoning is intended for auto-oriented uses on South Patrick Street and Boulevard on the remainder of the site.

To achieve the affordable housing objectives of the Strategy, a new zone is recommended for the affordable housing sites (sites 1, 2, 3, 4, and 5). Consistent with the objectives of the Housing Master Plan to expand options for affordable housing in the city, this new zone will become a new tool in the City's overall affordable housing program, in addition to the existing Bonus Density Program. The new zone will allow additional Floor Area Ratio (FAR) to incentivize retention of the existing 215 affordable units, in a manner consistent with the recommendations of the Strategy. In addition, a rezoning of the commercial sites (sites 6, 7, and 8) on South Patrick Street is recommended to reconfigure redevelopment strategies with the intent of the Strategy. Figure 1-11 identifies parcels recommended for a new zone or rezoning. As shown in Table 1, the Strategy recommends a FAR between 2.0 – 3.0 for these sites. Land use will be multi-family, townhouse, and neighborhood-serving ground floor commercial uses that are compatible with the adjacent residential uses.

The additional floor area provided by the new zone is available to the affordable housing sites (1, 2, 3, 4, and 5) that provide the recommended committed affordable housing units. The additional floor area provided by a rezoning is available to the commercial sites (6, 7, and 8) that meet the intent of the Strategy. Rezoned properties are not subject to other recommendations of the Strategy.

Further, the Strategy recommends that the Walker Street public open space be rezoned from R2 (Residential) to PDS (Public Open Space) to ensure long-term retention of this important public park.

EXPANDED FROM PARAGRAPH

To achieve the affordable housing objectives of the Strategy, a new zone is recommended for the affordable housing sites (sites 1, 2, 3, 4, and 5). Consistent with the objectives of the Housing Master Plan to expand options for affordable housing in the city, this new zone will become a new tool in the City's overall affordable housing program, in addition to the existing Bonus Density Program. The new zone will allow additional Floor Area Ratio (FAR) to incentivize retention of the existing 215 affordable units, in a manner consistent with the recommendations of this Strategy.

Regulatory Tools to Retain Existing Affordable Housing with Bonus Density & Height

RECOMMENDATIONS

FUTURE REDEVELOPMENT OF THE HERITAGE AT OLD TOWN AND OLDE TOWNE WEST III:

- 2.1 Use additional density and height as a tool to incentivize the retention of all existing 215 committed affordable units at The Heritage at Old Town and Olde Towne West III.
- 2.2 Consider rezoning(s) for the affordable housing sites that retain the recommended committed affordable housing units. Rezoned properties are also subject to all other recommendations of the Strategy.

EXPANDED FROM RECOMMENDATIONS

2.1 Use additional density and height as a tool to incentivize the retention of all existing committed affordable units of which 140 units for the Heritage are applicable here.

2.2 Rezoned properties are also subject to all other recommendations of the Strategy.

CONCLUSIONS:

- 2.1 defines the number of committed affordable units as 140 units at The Heritage to retain.
- 2.1 The tool of additional density and height applies to retaining 140 Heritage units.
- 2.1 The tool of additional density does not apply to any additional affordable units
- 2.1 Additional density use is defined in **Planning and Land Use Recommendation 3.34**.
- 2.1 Additional height is the recommended height limit for block sections from 45 ft. to 55 ft. in Table 1.

Regulatory Tools to Retain Existing Affordable Housing with Bonus Density & Height

Zoning

3.34 Create a new zone to implement the recommendations of the Strategy. The zone will be predominantly for residential uses; however, ground floor commercial uses supportive of the residential use, such as day care, as well as neighborhood-serving ground floor commercial and retail uses compatible with adjacent residential uses, will be encouraged. The additional floor area provided by the new zone is available to the affordable housing sites (1, 2, 3, 4, and 5) that provide the recommended committed affordable housing units. Additional floor area provided by a rezoning is available to the commercial sites (5, 6, 7, and 8) that meet the intent of the Strategy. Rezoned properties are also subject to all other recommendations of the Strategy.

EXPANDED FROM RECOMMENDATIONS

3.34 The additional FAR provided by the new zone is available to the affordable housing sites (1, 2 & 4) that provide **the recommended** committed affordable housing units.

CONCLUSIONS:

- Section 3-1400 Residential Multifamily (RMF) zone is the new zone.
- The recommended committed affordable units are defined as 140 existing units for The Heritage to retain in Affordable Housing Recommendation 2.1.
- FAR bonus density use is for retaining 140 Heritage units.
- The tool of additional density use applies to retaining 140 Heritage unit, per Affordable Housing Recommendation 2.1.
- The tool of additional density use does not apply to additional affordable units, per Affordable Housing Recommendation 2.1.

From Page 12 of the Strategy

EXPANDED FROM PARAGRAPH

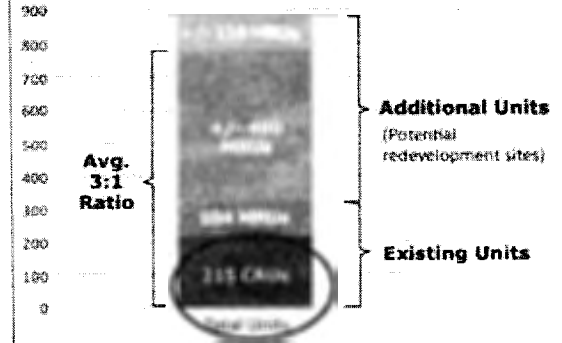
For planning purposes, based on previous projects as described, it is anticipated that, on average, approximately three additional units will be required to preserve each affordable unit in the South Patrick Street area, as illustrated below.

HOW MANY UNITS ARE NEEDED TO RETAIN AFFORDABILITY?

The total number of units in the potential redevelopment sites will not be known until the projects are proposed for development review. Unit count for a project can vary as it is affected by many factors, such as unit size and number of bedrooms for each unit, Low Income Housing Tax Credit requirements, or site constraints, to name a few. For planning purposes, based on previous projects as described, it is anticipated that, on average, approximately three additional units will be required to preserve each affordable unit in the South Patrick Street area, as illustrated below. The final number of units for each site could be higher or lower depending on project development factors and will be determined as part of the development review process subject to the constraints and requirements outlined above.

EXPANDED FROM NOTE

Note: Estimated number of new units based on average ratio of market rate to affordable units.



CAUs = Committed Affordable Units
MRUs = Market Rate Units

Note: Estimated number of new units is based on average ratio of market rate to affordable units. Final number of units will be determined as part of the development review process.

CONCLUSIONS: Total CAUs was fixed at 215, of which 140 units are for the Heritage to retain, and MRUs was the variable based on the "average ratio of market rate to affordable units"

Table 1: Development Summary Table

Regulatory Tools Applied to SUP Request For Section 7-700 Bonus Height

Block	Site ID	Address	Parcel Size (SQ)	Existing Conditions			RECOMMENDED DEVELOPMENT			Notes
				Existing Zoning	Existing Building Footprint (sqft)	Existing Lot Area (sqft)	RECOMMENDED FLOOR AREA RATIO (FAR)	RECOMMENDED BUILDING HEIGHT (ft)	RECOMMENDED LAND USE	
1	The Heritage at Old Town	500 W. 1st St.	54,347	NC	43'	Residential	3.0	45'-55'	Residential	
2	The Heritage at Old Town	411 S. Columbus	49,343	NC	43'	Residential	3.0	45'-55'	Residential	
3	Old Town West II	500 S. 1st St.	53,084	NC	43'	Residential	3.0	45'-55'	Residential	
4	The Heritage at Old Town	502 S. Patrick	76,546	NC	43'	Residential	3.0	45'-55'	Residential	
5	Old Town West II	501 S. 1st St.	40,347	NC	43'	Residential	3.0	45'-55'	Residential	
6	Old Town West II	405 S. Patrick	55,561	CSL	50'	Commercial	3.0	45'-55'	Commercial	
7	Old Town West and Old Town	611 S. Patrick	11,387	CSL	50'	Commercial	3.0	45'	Commercial	
8	Old Town West and Old Town	620 S. Patrick	12,467	CSL	45'	Commercial	3.0	45'	Commercial	
9	Old Town West and Old Town	700 S. Patrick	20,300	CSL	45'	Commercial	3.0	45'	Commercial	

1. Figure 3.2 depicts sites where potential redevelopment is projected to occur over the next 15 years. The strategy acknowledges that for various reasons some of these sites may not be redeveloped, however, it is important that they do. They are expected to comply with the existing design recommendations of the Strategy and applicable zoning requirements. Sites are located in the central area of the historic neighborhood and will be subject to the recommendations of the South Patrick Street Area Plan and applicable zoning and development requirements.

2. The development project for the Old Town West II and Old Town West III sites is subject to the recommendations of the Strategy and applicable zoning requirements. The development project for the Old Town West II and Old Town West III sites is subject to the recommendations of the Strategy and applicable zoning requirements.

3. The development project for the Old Town West II and Old Town West III sites is subject to the recommendations of the Strategy and applicable zoning requirements. The development project for the Old Town West II and Old Town West III sites is subject to the recommendations of the Strategy and applicable zoning requirements.

4. The development project for the Old Town West II and Old Town West III sites is subject to the recommendations of the Strategy and applicable zoning requirements. The development project for the Old Town West II and Old Town West III sites is subject to the recommendations of the Strategy and applicable zoning requirements.

5. The development project for the Old Town West II and Old Town West III sites is subject to the recommendations of the Strategy and applicable zoning requirements. The development project for the Old Town West II and Old Town West III sites is subject to the recommendations of the Strategy and applicable zoning requirements.

6. The development project for the Old Town West II and Old Town West III sites is subject to the recommendations of the Strategy and applicable zoning requirements. The development project for the Old Town West II and Old Town West III sites is subject to the recommendations of the Strategy and applicable zoning requirements.

7. The development project for the Old Town West II and Old Town West III sites is subject to the recommendations of the Strategy and applicable zoning requirements. The development project for the Old Town West II and Old Town West III sites is subject to the recommendations of the Strategy and applicable zoning requirements.

8. The development project for the Old Town West II and Old Town West III sites is subject to the recommendations of the Strategy and applicable zoning requirements. The development project for the Old Town West II and Old Town West III sites is subject to the recommendations of the Strategy and applicable zoning requirements.

9. The development project for the Old Town West II and Old Town West III sites is subject to the recommendations of the Strategy and applicable zoning requirements. The development project for the Old Town West II and Old Town West III sites is subject to the recommendations of the Strategy and applicable zoning requirements.

EXPANDED FROM TABLE

5. Use of Section 7-700 will be subject to compliance with the Strategy's affordable housing, planning, and land use recommendations and ensuring that the building scale is compatible with the neighborhood and intent of the Strategy. Use of Section 7-700 for bonus density and/or height requires a special use permit approval by City Council.

CONCLUSIONS: The SUP request for Section 7-700 bonus height should be denied for the following reasons:

- Affordable Housing Recommendation 2.1 defined committed affordable units as 140 for The Heritage to retain.
- Planning and Land Use Recommendation 3.34, and Table 1, note 3 defined bonus density up to 3.0 FAR is limited to 140 Heritage units to retain.
- Per note 5, request for Section 7-700 bonus height **does not comply** with 2.1 and 3.34. Section 3-1406(B) bonus density cannot be used with Section 7-700 bonus height for units in excess of 140 already retained.
- Per note 5, building scale **is not compatible** with neighborhood or the intent of the Strategy.

Regulatory Tools Applied to SUP Request For Section 7-700 Bonus Height

Applicant's Request From page 40 of the Staff Report:

"Generally, the RMF zone SUP facilitates one-for-one replacement of the 140 HUD-subsidized HAP units with the redevelopment, while the additional application of the Section 7-700 SUP allows for the applicant to provide 55 additional affordable units through the areas of bonus height."

Conclusion: SUP request for Section 7-700 bonus height should be denied. Applying Section 7-700 bonus height, for additional affordable units in excess of 140 Heritage units, to RMF zone bonus density is not in compliance with the RMF zone Sec. 3-1401, 3-1406(B), 3-1407 & Recommendations 2.1, 2.2, 3.1 & 3.34 limiting bonus density use to retaining 140 Heritage units.

Per the RMF Zone 3-1400:

3-1407 - Height. The maximum permitted height of buildings shall be the height as depicted in the governing small area plan.

3-1406 FAR SUP Bonus Density-- FAR up to 3.0 where 1/3 of FAR are affordable units

3-1401 - Purpose. The RMF zone is established to provide land areas for multifamily residential development and to enhance or preserve long term affordability of housing.

Per Ordinance 5165:

Recommendation 2.1 Use additional density and height as a tool to incentivize the retention of all existing 140 committed affordable units at The Heritage at Old Town.

Recommendation 2.2 Consider rezoning(s) for the affordable housing sites that retain the recommended committed affordable housing units. Rezoned properties are also subject to all other recommendations of the Strategy.

Recommendation 3.1 Potential redevelopment sites will be subject to all requirements and applicable provisions of the Development Summary Table (Table 1).

Recommendation 3.34 Create a new zone to implement the recommendations of the Strategy. The zone will be predominantly for residential uses; The additional floor area provided by the new zone is available to the affordable housing sites (1, 2, 3, 4, and 5) that provide the recommended committed affordable housing units.

Regulatory Tools Applied to SUP Request for FAR of 3.03

Per Applicant's Site Plans

FAR TABULATIONS

	FAR	DENSITY	UNITS
SUP RMF	3.00	621,474.00	744
BY RIGHT RMF	0.75	155,368.50	193
RMF BONUS (3.0 - 0.75)	2.25	466,105.50	551
AFFORDABLE 1/3 OF RMF BONUS	0.75	155,368.50	193
SEC 7-700 BONUS	0.03	5,260.00	6
AFFORDABLE 1/3 OF 7-700 BONUS	0.01	1,753.33	2
TOTAL PROPOSED	3.03	622,853.00	750
TOTAL AFFORDABLE BONUS	0.76	155,828.17	195
TOTAL MARKET	2.27	467,024.83	555

CONCLUSIONS: The SUP request for FAR of 3.03

should be denied since it is not in compliance with:

- Affordable Housing Recommendation 2.1 states the tool of additional density and height applies to retaining 140 Heritage units.
- Affordable Housing Recommendation 2.1 **does not state** additional density use for additional affordable units in excess of 140 Heritage units identified as those units to retain.
- Planning and Land Use Recommendation 3.34 states the additional FAR provided by Sec. 3-1406 (B) is available to the affordable housing sites (1, 2 & 4) that provide **the recommended** committed affordable housing units, and those units are the 140 Heritage units.
- SUP of FAR 3.03 includes noncomplying units per Recommendations 2.1 & 3.34 thus overstated.

Applicant's Plan By Block By Floor

HERITAGE PROJECT - UNITS ALLOCATED USING APPLICANT'S FLOOR PLANS				
Units				
	Block 1	Block 2	Block 4	Total Units
FAR by Right - Units				
Floor 1	43	23	0	66
Floor 2	24	29	45	98
(Block 1, 2nd flr allocated .4527 SF)				(A) 164
Bonus FAR - Units				
Floor 2	29			29
Floor 3	58	31	54	143
Floor 4	55	31	57	143
Floor 5	27		57	84
Floor 6			21	21
(Block 1, 2nd flr allocated .5473 SF) (Block 4, 6th flr allocated .61765 SF)				(B) 420
Excess Units, Density & Height - Units				
Floor 5		14		14
Floor 6	27	14	13	54
Floor 7	23	10	34	67
Floor 8			31	31
(Block 4, 6th flr allocated .3824 SF)				(C) 166
Total	286	152	312	750

Regulatory Tools Applied for SUP Request For Section 7-700 Bonus Height and SUP Request for FAR of 3.03

CONCLUSIONS:

RMF zone Sec 3-1406 (A) & (B), & Ordinance 5165 Recommendations 2.1 & 3.34:

(A) FAR by Right: .75 FAR by Right units = 164 units

(B) Bonus Density: preserving 140 HUD unit + 280 bonus units = 420 units

(C) The SUP request for Section 7-700 bonus height should be denied and the SUP request for FAR of 3.03 should be denied. The applicant added 7-700 bonus height to RMF zone Sec. 3-1406(B) bonus density use for noncomplying units in excess of 140 HUD units already preserved = 166 units:

- Affordable Housing Recommendation 2.1 defined committed affordable units to retain as 140 for The Heritage.
- Planning and Land Use Recommendation 3.34, and Table 1, note 3 defined bonus density up to 3.0 FAR is limited to 140 Heritage units to retain.
- Per Table 1, note 5, request for Section 7-700 bonus height **does not comply** with 2.1 and 3.34. RMF zone 3-1406(B) bonus density cannot be used with Section 7-700 bonus height for units in excess of 140 Heritage units already retained.
- Per Table 1 note 5, building scale **is not compatible** with neighborhood or the intent of the Strategy.
- SUP of FAR 3.03 includes noncomplying units per Recommendation 2.1 & 3.34 thus currently overstated.

Square Feet				
	Block 1	Block 2	Block 4	Total SF
FAR by Right - SF				
Floor 1	43,768	25,498	-	69,266
Floor 2	18,863	25,489	41,747	86,099
(Block 1, 2nd flr allocated .4527 SF)				155,365

Why is the applicant's request for an addition of 55 units in noncompliance with 5165? This request does not comply with Ordinance 5165, Recommendations 2.1, 2.2, 3.1 and 3.34, Table 1, Table 1 notes 3 & 5, Sec 3-1401, Sec. 3-1406(B) and Sec. 3-1407 to name a few.

Applicant's Plan By Block By Floor

HERITAGE PROJECT - UNITS ALLOCATED USING APPLICANT'S FLOOR PLANS				
Units				
	Block 1	Block 2	Block 4	Total Units
FAR by Right - Units				
Floor 1	43	23	0	66
Floor 2	24	29	45	98
(Block 1, 2nd flr allocated .4527 SF)				164
Bonus FAR - Units				
Floor 2	29			29
Floor 3	58	31	54	143
Floor 4	55	31	57	143
Floor 5	27		57	84
Floor 6			21	21
(Block 1, 2nd flr allocated .5473 SF) (Block 4, 6th flr allocated .61765 SF)				420
Total	236	114	234	584

Square Feet				
	Block 1	Block 2	Block 4	Total SF
FAR by Right - SF				
Floor 1	43,768	25,498	-	69,266
Floor 2	18,863	25,489	41,747	86,099
(Block 1, 2nd flr allocated .4527 SF)				155,365

Unit Type Allocation Summary	
Total By Right Units	164
Bonus Density - HUD Units	140
Bonus Density - Market Rate Units	280
Total Bonus Density Units	420
Total Units	584

All data from applicants' site and floor plans

Regulatory Tools Applied to the Solution

Use the applicant's floor plans to allocate by block and by floor the FAR and Units. This illustrates, with existing height, the Strategy recommendations and objectives can be achieved within the RMF zone:

- preserving 140 affordable housing units (Recommendations 2.1 & 2.2, RMF Sec. 3-1401)
- adhering to building height maximums (Table 1, Table 1 note 3, Recommendations 2.1, 2.2, 3.1 and 3.34, RMF Sec. 3-1407)
- adhering to density use (Recommendations 2.1, 2.2, 3.1 & 3.34, Table 1 note 3, RMF Sec. 3-1406 (B))

My name is Shelley Murphy and I live at 613 E. Nelson Avenue, Alexandria 22301.

I strongly support the Heritage project. There are currently 244 units there, 140 deeply affordable, 104 market affordable. The people who live there are primarily people of color, many of whom are essential workers in our community.

This project essentially maintains the current levels of affordability, but the units are committed affordable for 40 years. It replaces the outdated, substandard housing that was built in the 70's with high quality housing with amenities in a community of opportunity in which all of the current residents have a first right to return. The community is going from essentially 100% affordable to a mixed income community with 26% affordability. All of this is achieved with no use of City funds, and the development will actually be a net contributor to the City's tax base and employment base, due to the increased value of the property.

In my role as CEO of Wesley Housing, we did a similar project on a smaller scale. We went from 50 units of obsolete market affordable housing units to 193 units of brand new fully amenitized housing, 78 of which are committed affordable. We went from 2 stories to 12 stories, a 2.5X density increase. The project was completed a few years ago and is now embraced by the community. A community of opportunity was created by the combination of affordable and market rate units in a "high end" neighborhood filled with \$2million townhomes.

Please don't waste this opportunity.

Sincerely,

Shelley Murphy



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February 18, 2021

The Hon. Justin M. Wilson
The Hon. Elizabeth B. Bennett-Parker
The Hon. Canek Aguirre
The Hon. John Taylor Chapman
The Hon. Amy B. Jackson
The Hon. Redella S. "Del" Pepper
The Hon. Mohamed E. "Mo" Seifeldein

Alexandria City Hall
301 King Street
Alexandria, Virginia 22314

By email

Planning & Zoning Staff, PlanComm@alexandriava.gov
City Clerk, Gloria.Sitton@alexandriava.gov

**Re: February 20, 2020 Hearing, DOCKET ITEM #10, File # 21-0731, Rezoning
#2020-00006, Development Special Use Permit #2020-10032, Special Use
Permit (TMP) #2020-00084, 450 S. Patrick Street, Heritage at Old Town.**

Dear Mr. Mayor and Members of the Council:

We are writing to you in opposition to the proposed rezoning, Development Special Use Permit and Special Use Permit listed as Item #10 on your agenda for February 20, 2021.

Historic Alexandria Foundation ("HAF") was formed in 1954 "to preserve, protect and restore structures and sites of historic or architectural interest in and associated with the City of Alexandria, Virginia, to preserve antiquities, and generally to foster and promote interest in Alexandria's historic heritage." In furtherance of this mission, we are vitally concerned with the proper administration of the Zoning Ordinance in the Old and Historic District, and the preservation of the historic fabric of our unique and historic City.

HISTORIC ALEXANDRIA FOUNDATION

Mayor and City Council
February 18, 2021
City of Alexandria
Page 2

HAF is both an owner of real estate in the Old & Historic District of Alexandria (410 South Washington Street), and the holder of preservation easements on numerous properties in close proximity to the development proposed by this application, including 711 Prince Street, 301 S. St. Asaph Street, 811 Prince Street, 601 Duke Street, and 1018-1020 Prince Street). Moreover, our membership includes property owners throughout the City of Alexandria including those in close proximity to the proposed project.

We at HAF find the proposal under review to be an alarming departure from the principles of limited building size and bulk that has successfully guided development in Alexandria since the creation of the first Historic District in Virginia in 1946. The fact that the applicant has been before the Board of Architectural Review ("BAR") and has been unable to secure the approval of its conceptual plans in four attempts is a clear indication of how inappropriate this massive new development at the entrance to the Old and Historic District would be. Similarly, the broad-based opposition of the property owners in the area is indicative of the harm the project will cause to the overall attraction of the Old & Historic District, which is a Landmark of statewide and national importance that is listed on both the Virginia Landmarks Register and the National Register of Historic Places. It is important that you give due consideration to the Landmark status of the District and the effect this project will have upon the District when evaluating the proposal. Va. Code § 10.1-2204(B); Alex. Zon. Ord. § 10-101(A).

We find ourselves in complete agreement with the well-considered comments submitted by Historic Alexandria Resources Commission (HARC), and others. Suffice it to say that the proposed structures and excessive density are completely at odds with the character of the Old and Historic District. The impacts on traffic, light pollution, and the overshadowing of the low-rise surrounding neighborhood will be destructive to property values, tourism, and the preservation of the unique historic setting of our City. As such it should not satisfy the requirements of Alex. Zon. Ord. §11-504(A)(2), (B)(1)-(3), (5), (7), (10)-(13). Nor should the property be rezoned to avoid the existing restrictions on the property that were intended to prevent the precise overbuilding being proposed by the applicant.

Thank you for your consideration of our statement.

Respectfully submitted,

Historic Alexandria Foundation

By: /s/ Morgan D. Delaney
President

HISTORIC ALEXANDRIA FOUNDATION

Mayor and City Council

February 18, 2021

City of Alexandria

Page 3

cc. Karl Moritz, Director, Planning & Zoning
karl.moritz@alexandriava.gov
Robert M. Kerns, AICP, Chief of Development
robert.kerns@alexandriava.gov
Catherine Miliaras, AICP, Principal Planner
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Michael Swidrak, AICP, Urban Planner
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M. Catharine Puskar
cpuskar@thelandlawyers.com

**Re: Heritage Development at Old Town
City Council Meeting
February 20, 2021**

Mayor Wilson and members of the City Council:

My name is Joe Johnson. I'm a 20+ year resident of Old Town. This is my first involvement with a development approval process. I have been impressed with the effort put forth by the City, Ashland Capital Partners and the community to work together to create a project that will benefit all stakeholders.

I would like to share several concerns about the Heritage at Old Town.

GARAGE ENTRANCES

The first thing I noticed is that garage entrances to all 3 buildings are on South Alfred Street. All vehicle traffic generated by this development will begin on South Alfred or, the case of Building 1, will cross South Alfred. The traffic on South Columbus, post- versus pre-development, will actually decrease slightly since the current vehicle exit from the existing property on to South Columbus will only serve commercial vehicles post development. (See slide below, Figure 1)

During the 12/8/20 community meeting I asked about this layout:

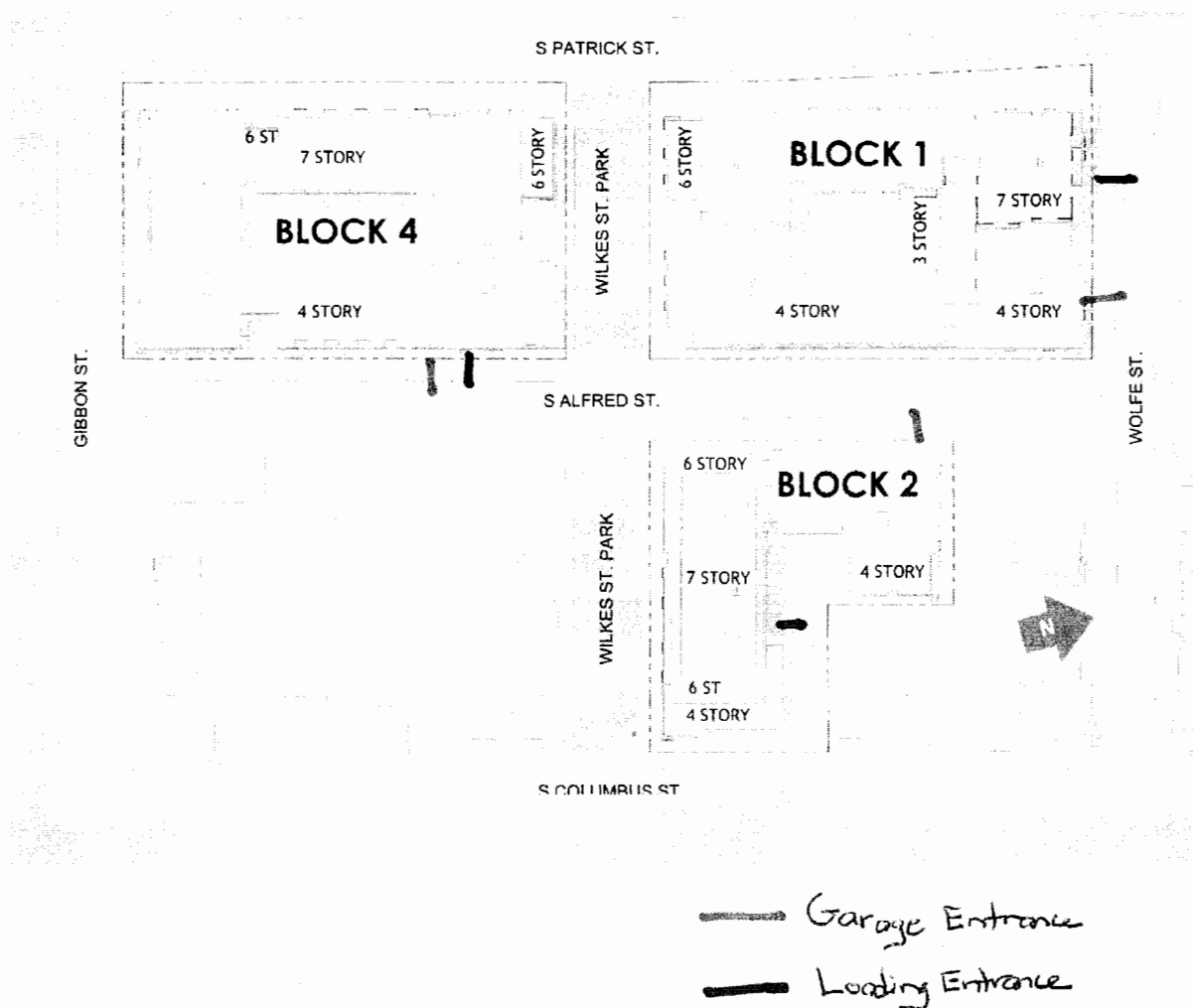
“The resident parking entrances are all along Alfred Street which will have a big impact on Alfred Street traffic flow. Could the Building 2 residential parking entrance be combined with the commercial garage entrance to spread the traffic?”

M. Catharine Puskar's (attorney for Heritage Development) response:

“We have looked at that a couple of times. We're trying to balance the interests of neighbors and we have some neighbors who would prefer that everything be on Alfred, as Mr. Johnson wrote, he prefers that everything be behind the building and so I think the best way that we determined to approach that was two split those two functions and leave the <garage> access on Alfred Street.”

I certainly appreciate the efforts made to accommodate resident concerns however, is this really the best solution for the City of Alexandria for the next 50 years? Is funneling all traffic in and out of this complex on to South Alfred really the best solution for our neighborhood and City?

Figure 1: Garage entrances

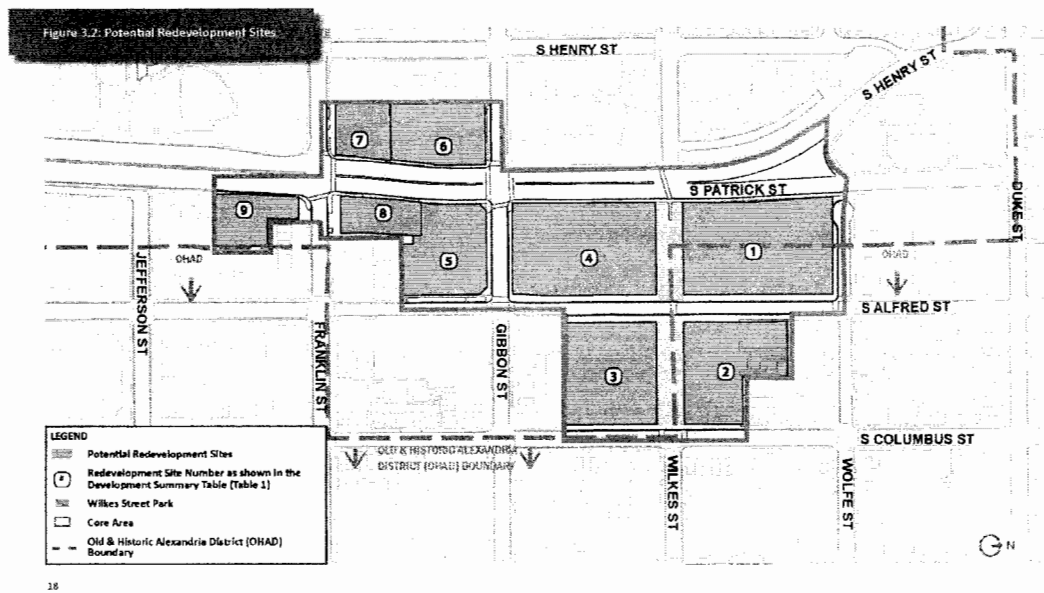


Today we are discussing the first three buildings to be redeveloped. Building 4, Old Town West III, will have its garage entrance on either South Alfred or South Columbus. Building 5, Old Town West III, will most likely have its garage entrance on South Alfred. (See the slide below from the 2020-12-8 Community Presentation) In other words, it is possible that the first 4, or, possibly 5, buildings will all have their garage entrances on South Alfred. Is this really the best solution for the City for the next 50 years?

I am new to the development process. Who represents the best interests of the City in these conversations? Is there a mechanism that allows the City to have its best interest represented, both now and in the long-term? It is fairly clear that the City, and its residents, will be much better off over the long-term by having the garage and commercial access to Building 2 enter and exit on to South Columbus, rather than adding all vehicle traffic to South Alfred.

Moving Building 2's vehicle access to South Columbus would also create 5 - 6 additional parking spaces on South Alfred from closing off the current planned residential garage entrance. These 5 or 6 additional spaces will become important when we discuss parking post development in a few moments.

Figure 2: Potential Redevelopment Sites



When a traffic impact study is mentioned or discussed, I imagine most eyes glaze over. Few City residents or leaders have experience analyzing a traffic study. The result is that the conclusions are accepted as presented without question from those who would be most impacted.

I have spent some time the past 2 weeks reading through the Traffic Impact Study trying to understand it's contents and thinking through if there are any questions that should be asked or information that should be shared with the community.

PARKING

I began examining parking by comparing the Traffic Impact Study to the Site Plan.

Traffic Impact Study:

<https://www.alexandriava.gov/uploadedFiles/planning/info/HeritageTrafficStudy1220.pdf>

Site Plan:

<http://alexandria.legistar.com/gateway.aspx?M=F&ID=30cd5342-7790-4206-84ae-23e03cbe70b6.pdf>

Mayor Wilson also facilitated a discussion between myself and the Transportation staff. We reviewed the following blocks in detail; at times down to the individual space:

Wolfe Street 900 Block North Side
 Wolfe Street 900 Block Cul-de-sac
 Wolfe Street 900 Block South Side
 Alfred Street 400 Block East Side
 Alfred Street 400 Block West Side
 Gibbon Street 900 Block North Side

Table 1 below summarizes the findings.

Once the development is complete, there will be a **net gain of 4 (four)** weekday street parking spaces on these blocks vs the current availability. There will be a **net loss of 35 (thirty-five)** Sunday street parking spaces on these blocks vs the current availability.

Table 1: Heritage at Old Town Parking Summary Weekdays & Sundays

	Weekday Pre-Develop ment**	Weekday Post-Develop ment	Sunday Pre-Develop ment	Sunday Post-Develop ment	Comments
Wolfe Street 900 Block North Side	6	4	6	4	
Wolfe Street 900 Block Culdesac	5	0	5	0	
Wolfe Street 900 Block South Side	7	2	7	2	
Alfred Street 400 Block East Side	34	26	34	26	
Alfred Street 400 Block West Side	0	24	39	24	Parking is currently restricted to Sundays only from 7:30 AM to 9:00 PM
Gibbon Street 900 Block North Side	8	8	8	8	
Totals	60	64	99	64	
Difference		4		-35	
Parking Spaces Occupied by Residents or Visitors		-20		-20	Assumption: 4% of the Residents and/or Visitors to the 506

(504 x .04)					additional units will park on the street at any given time during daylight and evening hours. No overnight parking.
Total Weekday & Sunday Parking Impact Post Development		-16		-55	

***Heritage at Old Town Traffic Impact Study, Page 72*

I asked the Transportation staff what formula or algorithm the city uses to project the number of street parking spaces the residents of and/or visitors to the additional 506 units will occupy throughout the week. Their response:

“There is not an industry standard for estimating on-street parking demand from residential developments. However, the City established the current parking requirements for multifamily buildings in 2016 through an in-depth community process and based on data collection of parking in Alexandria and peer jurisdictions. The Heritage Development meets these requirements. Staff believes that the off-street parking provided in the development will be adequate to meet resident and visitor parking demands and residents will not need to park on the street.”

Request: Please share the city’s requirement calculations used to reach this conclusion for the Heritage project.

The application of this policy may help explain why there are parking issues throughout Old Town. Assuming that residents and/or visitors of a new development will never park on the street is a completely false assumption, which is reinforced by actual evidence and behavior of existing multi-unit residences where residents and their visitors park on the street. It is especially nonsensical when the development will add 506 units to a two block area.

Note: For this project the City requires 3 bicycle parking spaces per 10 units plus 1 visitor space per 50 units for a total of 240 bicycle parking spaces. Source: 2020-12-8 Community Presentation.

Table 1 assumes that at any given time, 4% of the residents and visitors to the 506 additional units (1 space for every 25 units) will utilize street parking during the day and/or evening. This is a modest assumption. Overnight parking will not be permitted.

Including projected weekday and Sunday resident and/or visitor street parking from the 506 new units results in a **net loss of 16 (sixteen) weekday and 55 (fifty-five) Sunday parking spaces** versus current availability when the development is complete in 2025.

Note: The Site Plans does not include fire hydrant positioning for the development. Hydrant positioning could further reduce post-development South Alfred parking availability.

How to replace lost vehicle parking spaces?

Two sources state that the development will have more underground parking spaces than required by the city.

Page 65 of the Traffic Study dated 12/18/20 states:

“The City of Alexandria Code requires range of parking for residential uses based on the number of bedrooms, rate of affordability, transit availability, and walkability index. Based on the proposal, the site would require 696 parking spaces to serve the 750 proposed units.”

Slide 38 of the 2020-12-8 Community Presentation states that: “Total minimum required: 647 parking spaces.”

Regardless of which of these two figures is more accurate, it appears that the development will have excess parking spaces that could be devoted to/restricted to visitor and/or community parking. Sundays are of particular concern. Replacing more than the 55 (fifty-five) projected lost Sunday spaces would help ease the neighborhood’s Sunday parking crunch and would certainly be a welcome gesture by the developer to the community.

It would also improve the South Alfred parking availability if the 5 or 6 spaces mentioned while discussing the potential relocation of the Buildings 2 garage could be added to the mix by actually relocating this garage entrance to South Columbus.

Parking Availability During Construction

Table 2 recaps parking available during construction from 2021 - 2023, the first stage of the project. It assumes that the fencing will be placed up to, but not beyond the current curb. It further assumes that parking will not be permitted on the South Alfred 400 block west side and that some spaces will be lost to construction entrances (Assumes Wolfe 900 block south) as well as a new fire lane on Wolfe 900 block north side. With these assumptions, weekday parking will lose ~9 (nine) spaces. Sundays will lose ~48 (forty-eight) spaces during construction.

Not relevant to this specific discussion but another critical issue impacting the Old Town residents and visitors during construction: Where will construction workers park from 2021-2025? How will they get to and from the site? Will this overflow take limited parking spaces away from customers trying to support local businesses, further hurting businesses already struggling after the prolonged impacts of Covid?

Table 2: Heritage Parking Availability During Phase 1 Construction 2021 - 2023

	Weekday Pre-Devel opment**	Weekday During Constructio n 2021 - 2023++	Sunday Pre-Develo pment	Sunday During Constructi on 2021 - 2023	Comments
Wolfe Street 900 Block North Side	6	4	6	4	Traffic Study page 72 states that there are currently 8 spaces. In discussion with staff it was agreed that the correct number is 6. At some point during construction, at least 2 of these spaces will become unavailable due to a new fire lane.
Wolfe Street 900 Block Culdesac	5	5	5	5	
Wolfe Street 900 Block South Side	7	0	7	0	Construction vehicles will need to access the site. Assumes Wolfe 900 Block South Side will be a major entrance. There will likely be at least 1 additional entrance on Alfred 400 Block West Side which will not affect weekday parking counts.
Alfred Street 400 Block East Side	34	34	34	34	
Alfred Street 400 Block West Side	0	0	39	0	Assumes the City will not permit Sunday parking on the West Side of Alfred during Phase 1 because it will be too narrow after fencing is installed.
Gibbon Street 900 Block North Side	8	8	8	8	
Totals	60	51	99	51	

Difference		-9		-48	Net reduction in Weekday and Sunday parking spaces during Phase 1 construction 2021 - 2023.
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***Heritage at Old Town Traffic Impact Study, Page 72*

++ Assume NO weekday construction related vehicles park on these streets

TRAFFIC

As we learned from a review of the parking portion of the Traffic Impact Study, digging down to the granular level reveals important information not revealed in the study's conclusions, either by the developer or by city staff.

The amount of information provided in the traffic portion of the Traffic Impact Study is overwhelming. The entire study, including the appendix, is 650+ pages. For most residents, it is hard to figure out where to begin and to understand the ramifications on our daily lives. At this point, I have many questions. I have not had the time or bandwidth to pursue answers. It is quite possible that there are reasonable answers to my questions.

I began by examining a key study assumption and then examined the traffic flows for a couple of specific intersections.

From page 19 of the Study:

“Regional Growth. An increase in traffic associated with the regional growth from 2020 to 2023 and 2025 was estimated at .5 percent per year compounded annually for all roadways. This conservative growth rate was applied to all turning movements and accounts for increases in traffic resulting from potential development and influences outside of the immediate study area. Baseline values were grown for three (3), with the resultant growth in trips are shown on Figure 4.1 <Misabeled, should be Table 4-2>. Baseline Traffic Volumes were grown for five (5) years at .5 percent per year for 2025 total future condition and the resulting growth is shown on Figure 4-2 <Misabeled, should be Table 4.3>”

Why was a “conservative growth rate” of .5% percent per year compounded annual applied? What is the rationale for utilizing a conservative growth rate? Traffic in Old Town is a chronic issue. Could this conservative growth rate under estimate reality? What growth rate have other projects utilized in Old Town or elsewhere in Alexandria? These are just a few of the questions related to why a .5 percent annualized growth rate was utilized.

When Table 4.2 and Table 4.3 are examined street by street there are a number instances where the traffic counts decline or remain the same when comparing the existing conditions (2020) to 2023 and 2025 without development conditions. How is this result possible if a .5 growth rate compounded annually is applied each year from 2020 through 2025?

Examples from Table 4.3:

4. Duke/South Columbus - Signalized. NBLTR - AM Peak Hour 50th Percentile

Current Traffic Count: 249

2023 Traffic Count: 226

2025 Traffic Count: 230

11. Gibbon/Route 1 - Signalized. NBLT - AM Peak Hour 50th Percentile

Current Traffic Count: 964

2023 Traffic Count: 783

2025 Traffic Count: 807

Smaller decreases or no changes were noted at many other intersections. How is a decrease or no growth possible if a .5% compounded annual growth rate was utilized?

11. Gibbon/Route 1 - Signalized. NBLT

AM Peak Hour - 50% Percentile: 964

AM Peak Hour - 95% Percentile: 900

How can the traffic count be **MORE at 50% Percentile** than at 95% Percentile? That doesn't make sense.

Traffic Flows Through Specific Intersections

The Traffic Study states (page 29):

“At buildout, the proposed development is estimated to generate 74 additional AM peak hour OUT trips, 74 additional PM peak hour IN trips, and 1,655 additional weekly trips (OUT & IN) compared to the current vehicle traffic generated on Blocks 1, 2, and 4.”

This discussion quickly gets complicated so I will keep it as simple and brief as possible.

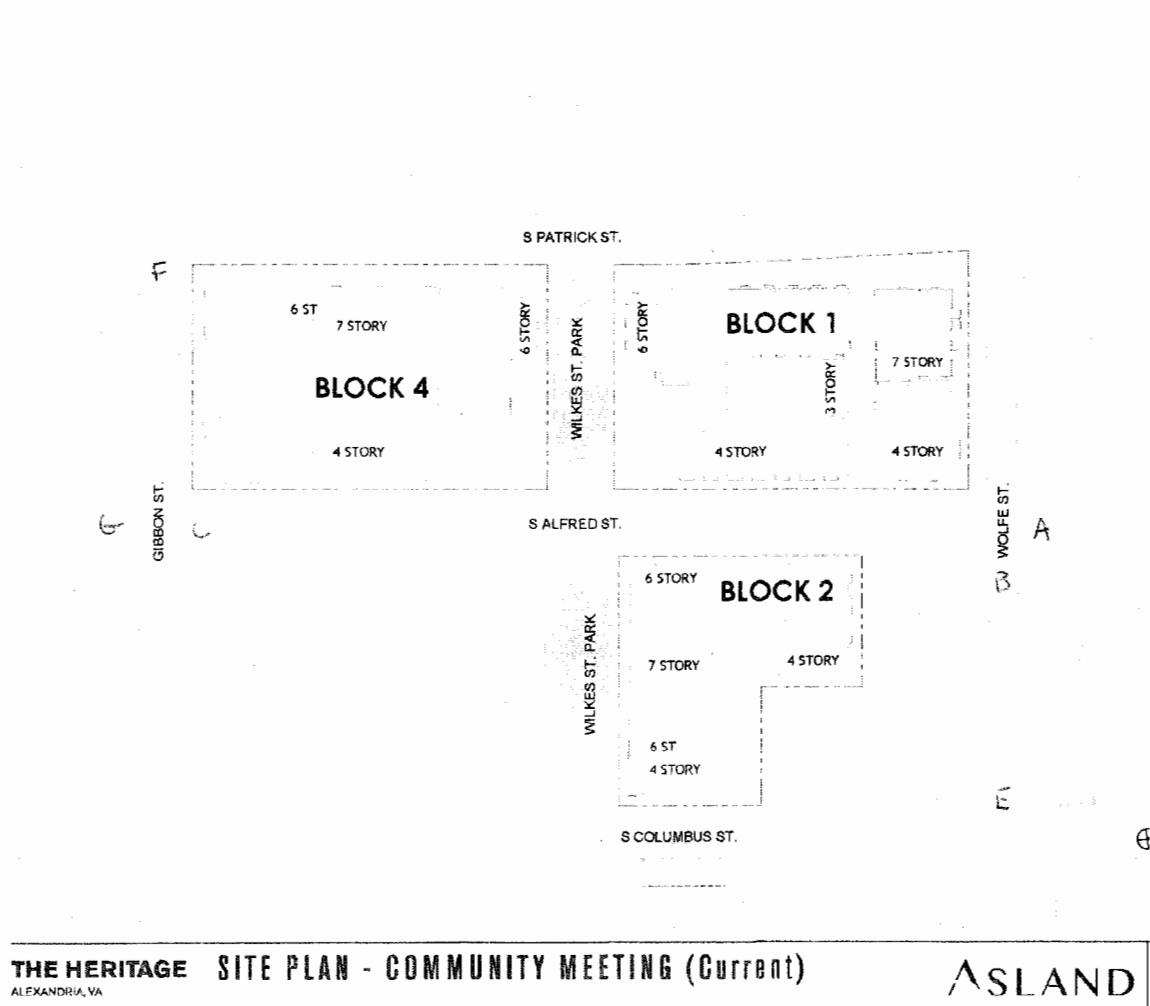
Let's focus on the 74 additional AM peak hour trips. From the parking garage discussion earlier we know that all 3 garage entrances will be on South Alfred or, in the case of Building 1, their garage traffic will cross South Alfred.

In the diagram below, all traffic exiting from the garages must pass through the intersections labeled A, B and C in the AM and PM. There are no other options. Utilizing Table 6-2, AM peak 95th percentile the traffic increase through these three points should be 74. Using pen and paper, it's difficult to compute the actual number in part, no doubt, to my inexperience.

Question: What is the increase in the actual car count through points A, B and C when comparing 2025 Future Conditions Non-Development vs 2025 Future Conditions with Development? From what I can figure out, the

increase is not 74. In other words the study might be underestimating the traffic flows through these intersections.

Figure 4



Next, does the traffic increase (car count) through point A carry through to point D, does the point B traffic increase carry through to point E and does point C traffic increase carry over to point F + G?

Example: At point A (Wolfe & South Alfred) 2025 95% percentile NBLTR is 80. The point D (South Alfred & Duke) 2025 95% percentile NBLTR is 448. How does the through traffic increase from 80 to 448 in one block when there are no other access points?

It is quite possible that I am incorrectly reading the data. Regardless, these are questions that need to be examined for the blocks immediately around the development.

Increase in Traffic Delay as a Result of Development

During the Planning Commission Meeting February 2, 2021, the increase in traffic delay is defined as: “Turn delay is the wait time that the vehicle spends at the intersection while it is standing in a queue of vehicles waiting to proceed through the intersection once the signal turns green.”

Per the “Traffic Study” screenshot below from the Planning Commission Meeting 2/2/2021, the largest average delay increase will occur at the intersection of South Alfred and Duke. It is projected that this intersection AM peak will experience a 14.3 second delay increase.

The projected 2025 Future Conditions with Development total delay at the intersection of South Alfred and Duke is 66.0 seconds. This is the 6th largest total delay in the entire study area exceeded only by:

250.9 Seconds: Franklin/South Alfred Unsignalized NBTR

84.2 Seconds: Gibbon/Route 1 Signalized WBL (Delay increase of 5.4 seconds as indicated in the table.)

78.3 Seconds: Gibbon/GW Memorial Parkway WBLTR

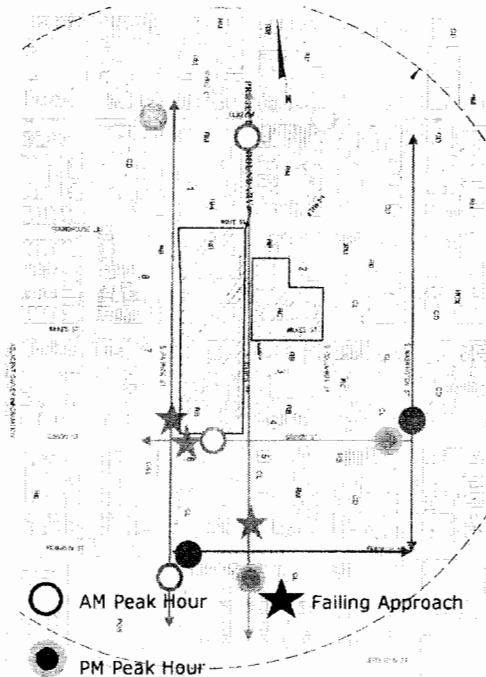
71.1 Seconds: Franklin/Route 1 EBTR

67.9 Seconds: Franklin/Route 1 EBL

A 14.3 second delay does not sound like much until we consider that the total delay is projected at 66.0 seconds.

Figure 5: Traffic Study

Traffic Study



Largest Average Delay Increase at An Intersection on the following approaches:

- S. Alfred Street
 - AM Peak Hour: 14.3 sec delay inc.
 - PM Peak Hour: 1.9 sec delay inc.
- S. Patrick Street/ Route 1
 - AM Peak Hour: 1.6 sec delay inc.
 - PM Peak Hour: <1 sec delay inc.
- S. Washington Street
 - AM Peak Hour: <1 sec delay inc.
 - PM Peak Hour: <1 sec delay inc.
- Duke Street
 - AM Peak Hour: 3.6 sec delay inc.
 - PM Peak Hour: <1 sec delay inc.
- Gibbon Street
 - AM Peak Hour: 5.4 sec delay inc.
 - PM Peak Hour: 1.5 sec delay inc.
- Franklin Street
 - AM Peak Hour: <1 sec delay inc.
 - PM Peak Hour: <1 sec delay inc.

How does this delay work in real time? The current South Alfred/Duke AM peak light timing is 27 seconds from green to yellow. A delay increase of 14.3 seconds will bring the total delay to 66.0 seconds. What happens after 10, 15 or 20 light cycles? Will traffic back up towards Wolfe and across Wolfe? Will it back up to or past the Building 2 garage entrance? A potential back up to or past the Building 2 garage entrance is another reason to move this entrance to South Columbus.

Question: Did the study take into account that our friends and neighbors at the Alfred Street Baptist Church have weekday events such as funerals or conferences that entail parking for at least part of rush hour on the West Side of the 300 Block of South Alfred? Today these events create a 2-way traffic bottleneck. How will the peak AM traffic delay at South Alfred/Duke be impacted by these church events?

These are just some of the questions raised by the traffic study. There are many other issues and conclusion that were not examined including, from page 30:

“Residents will be able to take advantage of the grid street system in the area in order to access the site from the north and south. Depending on the time of day, residents will need to take slightly different

routes to access parking due to the turning movement restrictions along South Washington Street and S Patrick Street.”

Specific examples would be helpful.

CONCLUSION

We have looked at the garage entrance location for each building, existing parking vs post development parking for specific streets, traffic assumptions and a small portion of the traffic data.

Locating all 3 garage entrances on or directly adjacent to South Alfred is not optimal or in the best interests of the City or its residents long-term. Relocating the Building 2 garage entrance to South Columbus would spread out the AM and PM traffic flows and, as a side benefit, create a few additional post-development parking spaces on South Alfred.

Comparing current parking availability on designated blocks to the post-development availability shows a net increase of 4 weekday spaces and a loss of 35 Sunday spaces. Factoring a modest amount of resident and/or visitor parking results in a loss of 16 weekday spaces and 55 Sunday spaces. At a minimum, the loss of Sunday spaces needs to be offset. If the projected Sunday street parking cannot be successfully addressed, perhaps the project is too big for the site.

The Traffic Study assumption of .5 percent per year compounded annually traffic volume growth for all roadways raises a host of questions. Traffic counts for specific intersections bring into question if this annual growth factor was consistently utilized. The traffic flow and increase in delay sections raise important issues that need to be carefully examined.

Until these issues are examined and addressed, the City should delay approving this project. Additionally, the Heritage at Old Town PropCo, LLC and the City Council should provide clearly articulated explanations to residents, businesses, churches and others in Old Town of how their daily lives and operations will be impacted during the 4-year construction period and after completion.

Gloria Sitton

From: stephanie.andrews01@yahoo.com
Sent: Thursday, February 18, 2021 12:47 PM
To: Gloria Sitton
Cc: info@caswq.org
Subject: [EXTERNAL]AGAINST Heritage Redevelopment Plan

Dear Ms. Sitton,

I am writing to express my position as **against** the Heritage Redevelopment Plan for Docket #10 (DSUP #2020-10032). I feel that my multiple letters to the City addressing my concerns with this project have been **completely ignored**. We **fully support preserving affordable housing** and modernizing our neighborhood, but we are **opposed to The Heritage Redevelopment Plan** as it stands now for the following reasons:

- The developer's proposed buildings are **too tall and too dense**.
- The developer's proposed buildings are **too ugly**, and do not look like the other buildings in the Historic District. They look more like Potomac Yards and Crystal City.
- We want to see ALL of the current Heritage residents' qualifications on their "right to return" entered into the public record.
- An increase in affordable housing should not be a **green light** for developers to **overdevelop** my community.

My trust in the City Council is eroding. Please do the right thing by listening to your tax paying City of Alexandria residents, and **vote to defer** Docket #10. There is a better way to both preserve affordable housing, and maintain a comfortable quality of life for Southwest Quadrant residents.

Regards,

Stephanie Andrews
411 S. Columbus St., #7
Alexandria, VA 22314

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Gloria Sitton

From: Edna Mancias <ecmancias@earthlink.net>
Sent: Wednesday, February 17, 2021 9:54 PM
To: John Chapman
Cc: LaShawn Timmons; Gloria Sitton
Subject: [EXTERNAL]Heritage Redevelopment Plan, Docket #10

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Council Member Chapman,

As a resident of Old Town, I am writing to express my position as **against** the Heritage Redevelopment Plan for Docket #10 (DSUP #2020-10032). I **fully support preserving affordable housing** and modernizing our neighborhood, but I am **opposed to The Heritage Redevelopment Plan** as it stands now for the following reasons:

- The developer's proposed buildings are **too tall and too dense**.
- The developer's proposed buildings are **unattractive**, and do not look like the other buildings in the Historic District. They look more like Potomac Yards and Crystal City.
- I want to see ALL of the current Heritage residents' qualifications on their "right to return" entered into the public record.
- An increase in affordable housing should not be a **green light** for developers to **overdevelop** our own Old Town community.

Please do the right thing by listening to your tax paying City of Alexandria residents, and **vote to defer** Docket #10. There is a better way to both preserve affordable housing and maintain a comfortable quality of life for Southwest Quadrant residents.

Thank you for your consideration of my message.

Edna Mancias

126 Quay St.

Alexandria, VA 22314

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Gloria Sitton

From: pierce824 <pierce824@comcast.net>
Sent: Wednesday, February 17, 2021 3:12 PM
To: Justin Wilson; Elizabeth Bennett-Parker; Canek Aguirre; Amy Jackson; Del Pepper; Mo Seifeldein; John Chapman
Cc: Mark McHugh; Cassidy Ketchem; Regina Benavides; johnbrittany.williams@alexandriava.gov; Tracy Thompson; jaleliah.ahmed@alexandriava.gov; LaShawn Timmons; Gloria Sitton; CASWQ Team; Al Pierce
Subject: [EXTERNAL]Letter regarding Heritage project

Dear Mayor and Council members,

We write to explain why, like all of our neighbors we have spoken to, we believe the proposed Heritage project will destroy the fundamental character of the South West quadrant.

One of the great features of Alexandria is the rich variety of its neighborhoods, each with its distinctive character. Think of Del Ray, Beverly Hills, Park Fairfax, or the Old and Historic District (which encompasses the South West quadrant). Walk or drive through them, and you know where you are. People choose to live in a particular neighborhood because they are attracted to its ambience.

When we moved to Alexandria in 1980, we chose Beverly Hills because we were drawn to a leafy, hilly neighborhood of detached single-family homes. We moved to South Alfred Street in 1986 because we wanted to live in a neighborhood of 2-3 story townhouses and garden apartments in an area of historic charm.

Three, massive 7-story buildings are grossly out of scale with our neighborhood, just as they would be in Del Ray, Beverly Hills, or Park Fairfax. We oppose their construction, just as the residents of those other neighborhoods would oppose a plan to build such monstrosities there.

Architecturally the proposed Heritage buildings violate the style of Old Town. They would fit in perfectly in Ballston or Clarendon, but not here. Like our neighbors, if we had wanted to live in an area that looks like Ballston or Clarendon, we would have moved there, as would residents of Del Ray, Beverly Hills, or Park Fairfax.

The developers and City staff frequently refer to this project as the "Gateway to Alexandria." Given what the proposed buildings look like, the signs should read "Welcome to Ballston-on-the-Potomac."

As the *Alexandria Times* has pointed out, City officials seem to be enamored with ever-increasing density in Alexandria. Our city is already the most densely populated city in Virginia --- 1.45 times as dense as Falls Church, 2.5 times as dense as Fairfax City, 2.8 times as dense as Richmond, and 3.7 times as dense as Norfolk. Where does it end?

A word on a red herring: No one we know who opposes the Heritage proposal does so because it includes affordable housing. We knew that when we moved here, and we like living in that kind of neighborhood. Indeed, our neighborhood is more diverse than many in Alexandria, and we're proud of that.

Alexandrians cherish our neighborhoods. The Planning Commission and Council are custodians of these diverse and distinctive neighborhoods. Recently the Planning Commission failed abysmally to "take care" of our neighborhood. Council can take due care by rejecting the Heritage proposal.

Alexandria seems to have become a developer-driven city. Whatever developers, usually out-of-town developers, want, they seem to get. It's government of the developers, by the developers, and for the developers!

By rejecting the Heritage proposal, Council can take a major and important step in making Alexandria a citizen-driven city once again. This would be an especially salutary step in an election year.

Respectfully.

Albert C. Pierce

Mary Ann Pierce

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Gloria Sitton

From: Shirlee Friedenberg <sfrieden2017@gmail.com>
Sent: Thursday, February 18, 2021 3:29 PM
To: Justin Wilson; elizabeth.bennetparker@alexandriava.gov; Canek Aguirre; Amy Jackson; Del Pepper; Mo Seifeldein; John Chapman
Cc: Mark McHugh; Gloria Sitton; Cassidy Ketchem; Regina Benavides; Brittany Williams; Tracy Thompson; LaShawn Timmons
Subject: [EXTERNAL]Oppose Heritage Over-Redevelopment Plan

Dear Mayor Wilson and Members of the City Council:

I would like to register my opposition to the Heritage Redevelopment Plan for Docket #10 (DSUP #2020-10032). Part of this site is in the Old and Historic District, while the remainder borders it, but this plan does not respect the historic ambiance of our neighborhood. I oppose the proposed rezoning and special use permit on these grounds:

- **The proposed development is several stories too tall, dwarfing its neighbors.**
- **The buildings' footprints are too large, requiring elimination of green space and mature trees.**
- **The unimaginative architecture is inappropriate for Old Town, and does not visually break up each building's mass effectively.**
- **An increase in affordable housing should not be a green light for developers to overdevelop our community.**

Please listen to your residents, and vote to defer Docket #10, to allow full consideration of this inappropriate, massive development. There are better ways to preserve and expand affordable housing. Thank you.

Sincerely,
Shirlee Friedenberg
1250 S. Washington Street

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Gloria Sitton

From: martha raymond <m.raymond2006@yahoo.com>
Sent: Thursday, February 18, 2021 11:40 AM
To: Justin Wilson; John Chapman; Mo Seifeldin; Del Pepper; Amy Jackson; Canek Aguirre; Elizabeth Bennett-Parker
Cc: Gloria Sitton
Subject: [EXTERNAL]Proposed Heritage Development Discussion, City Council Public Hearing, 2/20/2021
Attachments: Partial update sep 19 2020 U.S. Conflagrations in Large-Scale Wood Housing Structures.docx

Re: Proposed Heritage Development
City Council Public Hearing
Docket item #10
File # 21-0731

Hello. I am very concerned about the construction type of the Heritage development proposal — light wood-frame multi-story construction over a concrete base. There have been too many catastrophic fires in large buildings of this type, as documented below. A local example of such a fire — last year's Penn Daw fire south of Alexandria on Route 1 — not only destroyed the new construction but severely damaged many existing neighboring properties.

There is work being done to change building codes to make such buildings safer. I urge that you NOT approve such a project of this type before code safety improvements are in place. Please note the example of the City of Waltham, MA - their City Council voted unanimously to seek State legislation to change the building code after a massive fire of this type destroyed a 246-unit apartment complex being built in their community (John Laidler, The Boston Globe, 8/1/17).

In a related note, it is my opinion that the proposed new buildings in and adjacent to the Old and Historic Alexandria District are simply too large for this location. Their size is overwhelming in the existing neighborhood. It is interesting to note that the existing 1970's Heritage buildings were designed to be compatible with the neighborhood. I support the continued preservation of affordable housing. I urge the city to consider working to rehabilitate the existing masonry buildings and to pursue use of Affordable Housing Tax Credits for such a rehabilitation. This would be a decision befitting an Eco-City. It is time to stop tearing down affordable housing in Alexandria.

Please do NOT approve the Heritage development proposal until you can become fully aware of the fire concerns of light wood-frame multi-story construction, until you are familiar with the current work to improve the existing codes to make them safer and until such reforms are in place.

Please read:

1. The article linked below explains the hazards of light wood-frame multi-story construction based on numerous examples of catastrophic fires across the country. Many of these fires occur during construction before the sprinklers are operational however numerous fires have occurred in occupied buildings of this type as well. In the article, a former fire fighter who now teaches fire science states: "You're intentionally putting problems in every community in the country, problems that generations of firefighters that haven't even been born yet are going to have to deal with."

https://www.bloomberg.com/news/features/2019-02-13/why-america-s-new-apartment-buildings-all-look-the-same?utm_source=url_link

2. Please look at the Facebook page "Massive Fires Damage Lives" - it cites numerous examples of fires in this type of construction. In the "About" section, look for the "Citizen's Fire Safety Bill" - measures to make such buildings safer. I encourage you to request that City staff research reform efforts that are underway.

Here is an excerpt from the "Massive Fires Damage Lives" Facebook page "About" section: "We are working with national fire safety and code experts. We have done extensive research and attended public meetings, including numerous meetings of the the NJ Fire Safety Commission and its Code Council, as well as its Task Force on Lightweight Wood Construction set up to address this issue, the NJ Uniform Construction Code Board, and the International Code Council. We have met with the NJ Department of Community Affairs, as well as attended NJ legislative meetings discussing the issue, and have developed legislation with a NJ Senator. This citizens' fire safety bill: restricts the size of light-frame wood buildings (detached structures) to 7000 SF per floor and three stories/40ft height, with the requirement that there be open space between buildings, and requires notification to renters/owners of the fire safety limitations of light-frame wood construction. This citizens' bill is comprehensive, and includes many of the requirements in the four other bills that have been introduced in the NJ state legislature, as well as recommendations from municipalities and the Fire Commission on this issue, (eg, the limit of 3-stories, a 24-7 fire watch during construction, stories to be counted from grade, habitable space to be considered a story, and the prohibition of light frame construction in areas of population density greater than 5,000 persons per square mile, similar to code requirements in New York City)."

3. The following article by a local former fire fighter and fire science instructor describes the neighborhood damage from the Penn Daw fire, along with the extreme difficulties of fighting such a fire.

<https://companycommander.com/2020/02/10/catastrophic-fires-in-mid-rise-multifamily-dwellings-under-construction-5-considerations/>

Please take a look at these links to become familiar with this issue and the work being done to improve the existing building codes. Sadly, the codes on the books are not doing their job. A 2018 listing of fires in light wood-frame multi-story buildings across the country documents 17 catastrophic fires in occupied buildings and 51 in projects under construction (see attachment below); more have occurred since that time. Here is the list:

DISCLAIMER: This message was sent from outside the City of Alexandria email system.
DO NOT CLICK any links or download attachments unless the contents are from a trusted source.

Many thanks for your consideration. Please let me know if you have any questions.

Martha Raymond
Alexandria, VA
914/393-1387

U.S. Conflagrations in Large-Scale Wood Housing Structures, as of Sep 2018:

For conflagrations following this see *Massive Fires Damage Lives*, www.facebook.com/stop.massive.fires/. *Concerned citizens on Facebook as a community organization*. Contact: Alexi Assmus, PhD, assmus@post.harvard.edu, Princeton NJ 609-577-3824.

The causes of these massive fires are many, including welding, cooking, arson, propane heaters, malfunctioning HVAC, plumbing in combustible wood walls, electrical, and exhaust pipes.

Occupied structures

- 1. Washington, D.C. Sept 2018.** Senior housing built in 2017. 100-plus seniors lost their apartment homes in single fire. 162 units. Privately owned. Fire started in attic. No sprinklers in attic.
<http://wjla.com/news/local/fire-southeast-dc-apartment>
"More than 100 senior citizens were left searching for permanent homes after the fire, because the building was a total loss."
https://www.wusa9.com/article/news/local/dc/cause-of-fire-at-dc-senior-apartment-building-undetermined-after-months-long-investigation/65-557f5bb3-217d-4554-ba6a-a746593d8411?fbclid=IwAR2QZFjtXf5IIBOpZjtO_QUhvythggjN4C7teNFjHloEolPFOZjEvpaD9m0
(Official government investigative report in this article.)

From Arthur Capper Senior Public Housing website: "900 5th Street SE 20003. This new senior community in Capitol Hill was completed in 2007 and features 162 units with Capital skyline views. Arthur Capper Senior provides all the features and amenities that an independent senior will need with an emphasis on quick and easy public transportation, shopping, schools, and restaurants."
- 2. Willingboro, NJ. April 2018.** 50 people displaced in large South Jersey Apartment Fire, [nj.com](http://www.nj.com) April 24, 2018.
http://www.nj.com/burlington/index.ssf/2018/04/50_displaced_in_large_south_jersey_apartment_fire.html?ath=211c88ce5aa9039316670873944c9ff3#cmpid=nsltr_stryheadline
- 3. San Jose, April 2018.** 5-alarm blaze. 120 people displaced. San Jose Firefighters Rescue about 20 People from balconies in 5-alarm apartment blaze. The Mercury News, April 18, 2018.
<https://www.mercurynews.com/2018/04/17/san-jose-firefighters-battling-4-alarm-residential-blaze/> <http://sanfrancisco.cbslocal.com/2018/04/17/san-jose-apartment-fire-2079-mclaughlin-ave/>
- 4. Westchester, PA, November 2017.** Wood-framed nursing home. 4 seniors killed. More than two dozen injured. 133 residents and 20 staff members displaced. "Barclay Friends is a wood frame structure without a basement and is 'fully sprinklered,' according to Pennsylvania Department of Health building inspection reports. It has been cited for fire safety violations in the past, but they were quickly resolved." *Philadelphia Inquirer* November 17, 2017.
<http://www.philly.com/philly/news/breaking/fire-in-west-chester-assisted-living-facility-forces-evacuation-prompts-massive-response-20171116.html> No Indication of Foul Play in Barclay Fire, ATF Official says, *Daily News*, Nov 27, 2017. <http://www.dailylocal.com/20171127/no-indication-of-foul-play-in-barclay-fire-atf-official-says>



Westchester, Pennsylvania nursing home fire, November 2017

5. **Lakewood, New Jersey. September 2017.** 'Firefighters battled a large multi-alarm apartment fire in Lakewood, New Jersey, that has injured nine people, including eight first responders. The blaze was reported around 2:30 p.m. in a three story apartment building. ... a community for people over 55.' Crews battle large apartment fire in Lakewood New Jersey
<http://6abc.com/crews-battle-large-apartment-fire-in-lakewood-nj/2468732/http%3A%2F%2F6abc.com%2F2468732%2F>
6. **Charlotte, North Carolina, July 2017.** 130 people displaced. 7 people hospitalized. Residents jumped from windows. Community works to get results for 130 displaced by fire that was intentionally set, Fox46, July 18, 2017. <http://www.fox46charlotte.com/news/local-news/268363637-story>
7. **Chesapeake Virginia, July 2017.** Chesapeake Crossing Senior Community Apartments. 3 residents died. Sprinklers. Five structures. Fire spread to three of them. Senior living with both assisted and independent living. (Complex website: <http://www.liveatchesapeake.com/>) 3 people die when massive fire engulfs Chesapeake senior living complex. Virginia Pilot, July 15, 2017. https://pilotonline.com/news/local/people-die-when-massive-fire-engulfs-chesapeake-senior-living-complex/article_6e3a23f9-1463-58e4-8745-2810f1f6b6d7.html



Chesapeake, Virginia, July 2017

8. **Dallas, northeast suburb, Mar 2017.** 60 units destroyed. News reports state no sprinklers in structure. (Only fire on occupied list where structure did not have sprinklers.) 100 residents homeless. One resident died. Body found after north Dallas condo blaze identified as 87-year old missing woman, Dallas News, Mar 9 2017. <http://www.dallasnews.com/news/fire-1/2017/03/04/100-displaced-7-alarm-fire-rips-north-dallas-condos>



Dallas, March 2017

9. Atlanta, Dec 2016. "Over 40 people displaced after Buckhead apartment complex fire" kcbd, Dec 3, 2016. <http://www.kcbd.com/story/33859678/fire-burns-buckhead-apartment-complex>
10. **Carmel, NY Nov 2016.** 32 seniors displaced from homes. "It was early in the morning, and they were running out of their homes in their pajamas, so the immediate goal was to give them a hot meal and get them situated for the night," Adams said. "It was traumatic experience for everyone, but they're a really resilient group." Fire ravages N.Y. Senior Housing Complex, Builder, Nov 15, 2106. http://www.builderonline.com/newsletter/fire-ravages-carmel-senior-housing-complex_c
11. **Olathe, Kansas, Apr 2016.** 50 people displaced after Olathe apartment building fire Problem with 3rd-floor electrical panel blamed for igniting fire , KMBC News, Apr 25, 2016. <http://www.kmbc.com/article/50-people-displaced-after-olathe-apartment-building-fire/3693914>
12. **Evans, Georgia, 2015.** (Video.) Occupied. Marshall Square Retirement Resort, upscale. New. Occupied six months previously . One person died. 100 apartments and 48 garden units. Resident reported sprinklers did not come on. Columbia County Water Utility increased overall water production for day from 9 to 20 million gallons to fight the fire. . "There were definitely rigorous inspections when it was being built," [Columbia County Administrator Scott] Johnson said, adding that several items had to be changed during construction to meet the standard. "I can say unequivocally that the building was built to code because we would not have issued a certificate of occupancy if it were not built to code." Augusta Chronicle, June 2 2015 <http://m.chronicle.augusta.com/latest-news/2015-06-02/fire-destroys-marshall-square-retirement-community-evans#gsc.tab=0> ,Times Free Press, June 2, 2015, (WRDW, June 3, 2015). <https://www.timesfreepress.com/news/local/story/2015/jun/02/retirement-home-residents-flee-fire-walkers-and-wheelchairs/307493/>



Evans, Georgia, May 2015

13. Edgewater, NJ 2015 Occupied 240-unit wood building destroyed by fire, no humans killed, pets killed. 500 firefighters responded. 1000 people displaced. Schools closed for several days. Took firefighters over twelve hours to extinguish fire. Fireboats from Hudson river pumped water into building. Video shows fire spreading through roof. Video at 3 min 20 sec. CBS video.



Edgewater 2015 fire. 500 residents lost their homes, including 165 schoolchildren.

14. Dallas TX 2014 (abc video report) Occupied building. Smoke and fire seen first in 2nd and 3rd floors; 80 people displaced; 16 fire engines deployed due to fear fire would spread. Firefighter sustained minor injuries by falling debris. *"DFR reports 81 people have been displaced and as many as 42 apartments have been destroyed or are without essential services after the fire."* NBC report You tube video.
15. Omaha, Nebraska, 2014. Three fires in 15 months in occupied complex. Complex did not burn down. 480-units. 20 buildings. After third fire smoking was banned in complex.
16. Quincy MA 2011 Occupied 24-unit wood structure destroyed. Rapid fire spread throughout the trussed

attic space. Believed to be started by a charcoal grill on first floor patio.

17. Conshohocken, PA, 2008. Occupied 188 units in two wood buildings destroyed, as well as large part of neighboring complex under construction. Sparks from welding torch at adjacent construction site started fire. \$36.2M settlement. \$9M to renters; the rest to rebuild the complex.



Conshohocken, Pennsylvania, 2008

Structures under-construction or near-completion (with fire barriers)

1. **Somerville, NJ, Aug 2020.** "The first phase of the apartment community off James Street reportedly opened earlier this summer. According to the complex's website, the 1- and 2-bedroom rental units were currently available for preview." https://www.fox5ny.com/news/massive-fire-rips-through-unfinished-nj-apartment-complex?fbclid=IwAR0d62uLZ2t7N702eb9m-9VB00tM_Hk3jFnXKvt6Rz70H5v3JeCyDq4J3Eo
2. **St Paul, MN, Aug 2020.** Heat coming off the conflagration at the huge megablock wood condos under construction melted traffic lights and could be felt for miles. From article, "A \$69 million apartment and hotel under construction in downtown St. Paul went up in flames early Tuesday morning." <https://minnesota.cbslocal.com/2020/08/04/massive-fire-burning-in-downtown-st-paul/?fbclid=IwAR01B8sR7ooo2zdYg8p5x8UUEm57gqZBu5XW3KsUzTrZZPET2WQhetYAvJ8#.Xyme-O0v9fY.facebook>
3. **Everett, WA, July 2020.** – "A massive 4-alarm fire tore through a waterfront apartment complex under construction in Everett Thursday, creating a raging inferno that damaged two homes up a nearby hill and partially burning an ambulance and fire truck that had responded to the scene." https://komonews.com/news/local/massive-fire-at-apartment-complex-under-construction-in-everett?fbclid=IwAR0no0c_zWHa5XQjIMM4HZQ-Ho2XBIwYE-dl_0zZaUjxRcDR43Aue3x2eNs



4. **Reno, NV, July. 2020.** "The Reno Fire Department is investigating an early-morning fire on Veterans Parkway that destroyed two-thirds of a newly built apartment complex." <https://www.kolotv.com/2020/07/23/multiple-agencies-responding-to-structure-fire-near-geiger-grade/?fbclid=IwAR3utC9RslgB8bHn50ayQpsjWFpyDfdEErNNoR2TGHf0-wQvc1uesOmceXY>
5. **Minneapolis, June, 2020.** Large-scale wood multi-family under construction. "The fire also heavily damaged 7-Sigma, a high-tech manufacturing company that's occupied a low-rise industrial building across the street from the Midtown Corner site for more than 30 years." https://www.startribune.com/minneapolis-vandalism-targets-include-189-unit-affordable-housing-development/570836742/?fbclid=IwAR2FyQPePfbj02cyEoSg_pSh4CPGuO4D8cWU96xY0z7g_oydbCgXPn4Ur48
6. **Alexandria, Virginia, Feb 2020.** Construction conflagration in large-scale wood-frame housing. Video. "Smoke and flames visible for miles." <https://www.nbcwashington.com/news/local/massive-fire-destroys-apartments-under-construction-in-fairfax->

county/2213498/?fbclid=IwAR0COF9ZvXQbTkel0R2lGmSUHu_tVcBrFA_pDAeGhbAL5ZhsvCD8dJT4Cc4

7. **Savannah Georgia, Feb 2020.** Conflagration in large-scale wood housing under construction. https://www.ajc.com/news/breaking-firefighters-battling-massive-blaze-downtown-savannah/7BFdblr84kEy19K7olPxgl/?fbclid=IwAR1Lrlwkvo3MNLawuNqwFU-tcscjAdljGuV8KI8BalKAxwGiUk6Xe8Y_VY

8. **Rocky River, Ohio, Feb. 2020,** A massive fire near the border of Rocky River and Lakewood shut down traffic on I-90 ... The smoke from the fire could be seen across Lake Erie, from as far as Euclid, according to photos posted on Twitter. Meteorologists say you can see the smoke on weather radar. https://www.cleveland.com/crime/2020/02/massive-fire-in-rocky-river-shuts-down-traffic-on-hilliard-boulevard.html?fbclid=IwAR24BYEGK-wfHwN-PIEfV_Fr69eWLePuFUkezqu2ZQ-wmlQSv0AasnVwqEI

9. **Fairfax County, VA, Feb 2020.** In a press conference Sunday, Fairfax County Fire and Rescue Chief John Butler pointed out the dangers of wood-based construction projects. https://wjla.com/news/local/fairfax-county-fire-economic-safety-concerns?fbclid=IwAR0no0c_zWHa5XQjIMM4HZQ-Ho2XBIwYE-dl_0zZaUjxRcDR43Aue3x2eNs



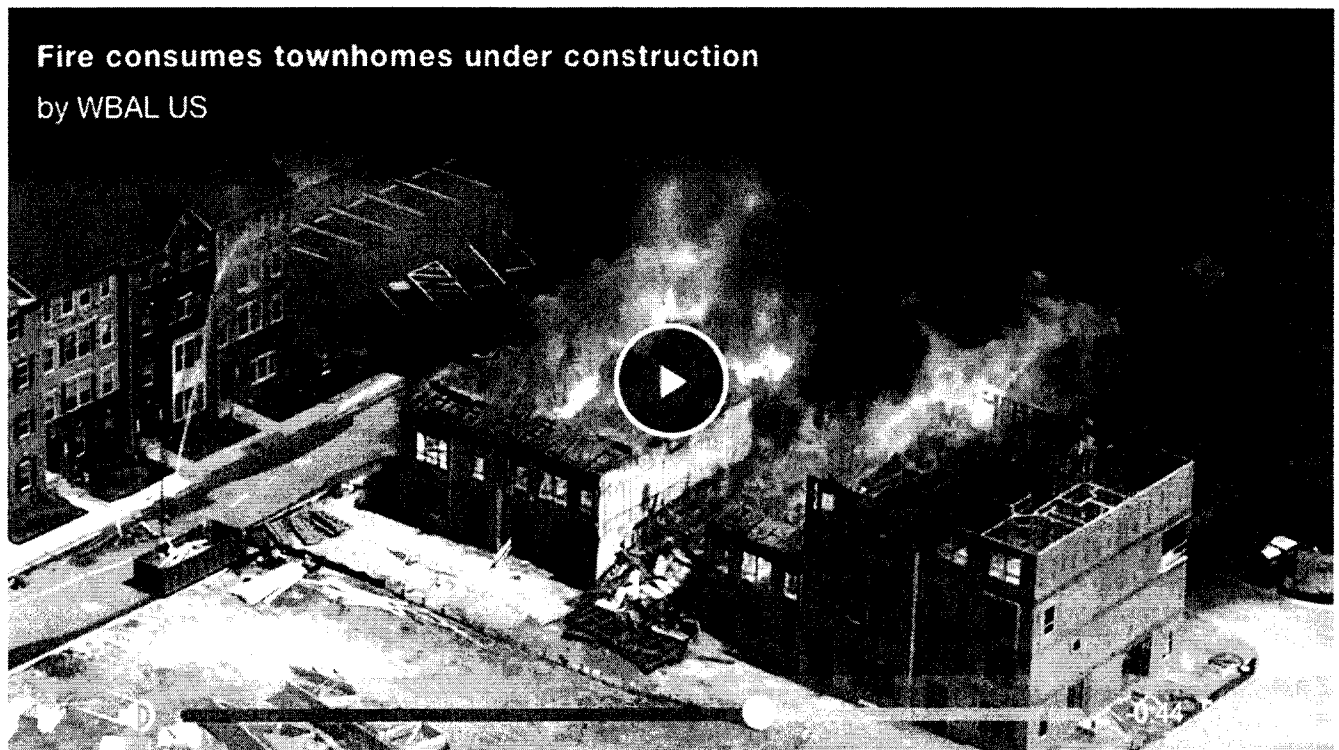
10. Jacksonville, FL, Jan 2020 Jacksonville, FL, Jan 2020. https://www.actionnewsjax.com/news/local/duval-county/investigation-into-massive-baymeadows-fire-underway/XOCXXB6LAVBEDLTL4I3Q4V3IQU/?fbclid=IwAR1kmXH_MI9pwlh3lwdADYhUPwbCp8bLRL9jrj5qlKZLdrVUD8d45c9fgI

11. **Bound Brook, NJ Jan 2020.** "The blaze, which spread to several other buildings, sowed panic in the downtown area and led transit officials to curtail train ... Doppler radars detected a shift in weather patterns as a result of the smoke. ..One building struck by the overnight fire was part of Meridia, a new luxury complex with residential units and retail space. The fire then spread to another residential complex under construction, as well as at least two houses and a store." https://www.nytimes.com/2020/01/13/nyregion/bound-brook-fire.html?smid=nytcore-ios-share&fbclid=IwAR0COF9ZvXQbTkel0R2lGmSUHu_tVcBrFA_pDAeGhbAL5ZhsvCD8dJT4Cc4

12. Oakland, CA, Oct 2018. 126-unit townhouse nearly-completed complex "gutted." Four of six structures destroyed. Conflagration spread to two nearby homes, one occupied and family evacuated, the other vacant. <https://www.mercurynews.com/2018/10/23/massive-fire-burning-at-west-oakland-apartment-complex/>

13. Prince Georges County, Maryland, May 2018

Under construction four-story condo building. 26 occupied homes adjacent were damaged by radiant heat and/or lost their utilities. From article, "The heat coming off these buildings was tremendous, and it was enough on the other side of the parking lot, on the other side of the street, townhomes that had the siding completely melted," Brady said. "I thought I heard a huge explosion, and I have the back door patio open. Then, I started smelling smoke, and I saw an extremely dark cloud come over when I knew something was wrong and all chaos broke out. I looked out front, I couldn't believe how quickly those homes have gone up," Will B. said. <http://www.wbalv.com/article/3-alarm-fire-rages-in-prince-georges-county-development/20124504>



Prince George's County, Maryland May 2018

14. Concord, California, April 2018. 250 nearby residents were evacuated for several days from their homes. 3-alarm construction fire caused \$55 million damages at a 3 acre site. 180-unit wood apartment complex that was 60% completed. Abc7 news, April 27, 2018.

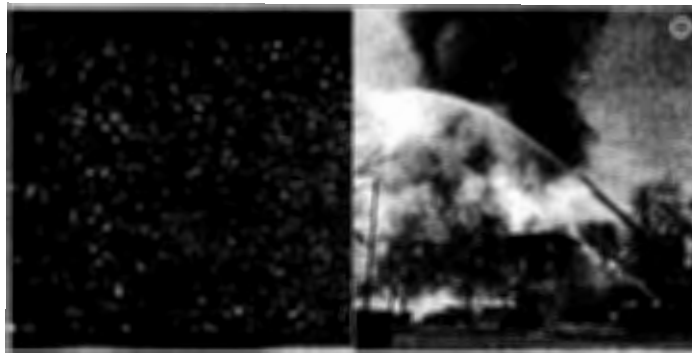
<http://abc7news.com/concord-residents-return-home-after-nearby-construction-fire-forced-evacuation/3400399/> CBS SF Bay Area, April 27, 2018.

<http://sanfrancisco.cbslocal.com/2018/04/27/evacuations-lifted-near-scene-of-concord-construction-fire/>

15. Manteca, CA, April 2018. Near Sacramento. Massive Fire Rips Through Apartment Complex Construction Site in Manteca. Sacramento, CBS Local, April 15, 2018.

<http://sacramento.cbslocal.com/2018/04/15/massive-fire-rips-through-apartment-complex-construction-site-in-manteca/>

16. **Denver, Colorado, March 2018.** Large-scale wood apartment construction fire. Two construction workers killed. 8 buildings nearby were damaged. 100 firefighters fought fire. In addition to the two deaths, “At least six other people were injured, among them a firefighter. One construction worker was listed in critical condition. The fire damaged 13 buildings and destroyed about 30 cars that were parked nearby.” **2 killed in Denver construction site fire identified**, *kktv*, March 14, 2018. <http://www.kktv.com/content/news/Construction-site-goes-up-in-flames-in-downtown-Denver-476153113.html> **Raging fire at Denver construction site melts nearby cars**, *cbs news*, March 17, 2018. <https://www.cbsnews.com/news/denver-fire-building-construction-site-firefighters-today-2018-03-07/> **Large Denver fire kills one person, leaves one missing and one person in critical condition.** *Denver Post*, March 7, 2018. <https://www.denverpost.com/2018/03/07/denver-north-capitol-hill-fire/>



 **NWS Boulder**
@NWSBoulder

Dual pol radar products showing ash and fire debris from the downtown Denver fire. Ash plume seen here on correlation coefficient moving slowly southeastward. (Photo credit

@Denver_Fire) #cowx

4:04 PM - Mar 7, 2018

25 24 people are talking about this

Denver construction fire, March 2018. 2 construction workers dead. 50 workers fled, some jumping out of second and third stories.

17. **Weymouth, Massachusetts (near Boston), Sep 2017.** 4-alarm fire in large-scale wood condo structure under construction. Commuter rail lines were closed. Weymouth condo building under construction is the latest to be hit by a blaze. *Boston Globe*, Sep 14, 2017. <https://www.bostonglobe.com/metro/2017/09/14/kingston-plymouth-commuter-rail-faces-delays-weymouth-firefighters-battle-four-alarm-blaze/EzvPwIkx8LAazphT1ggDNK/story.html>



Weymouth, Mass September 2017

18. **Waltham, Massachusetts** (near Boston), **July 2017**. 10-alarm fire. Structures under-construction and nearly complete. Two evacuation sites set up for elderly residents of housing complexes nearby who needed to get away from smoke, according to Red Cross. Senior residents nearby evacuated and two housing . "Ash and embers rained down on Pine street and nearby homes coating parked cars and porches ... and covered surrounding streets. " Water pressure a challenge in fighting fire. "At one point crews considered using water from the river." 1200 without electricity due to fire. Trains cancelled in Waltham. Major fire strikes buildings in downtown Waltham, Boston Globe, July 23, 2017. <http://www.bostonglobe.com/metro/2017/07/23/firefighters-battling-massive-blaze-waltham/JcWwm4UQWNRWiITcFb6hYP/story.html>



Waltham Mass fire, July 2017

19. Oakland, California, July 2017 (Bay Area). "The four-alarm blaze which started about 4:30 am, sent a tower of flames and smoke into the sky that could be seen for miles, according to local news reports ... During the firefight, scaffolding along the building and a large crane came perilously close to collapsing on firefighters and residents, White said. As the crane took on heat, fire officials said, it started spinning. "That was one of our major concerns in fighting this fire, Battalion Chief Zoraida Diaz said. Because the crane and heat from the fire posed a possible safety risk, authorities ordered evacuations for nearby homes and buildings fire officials said. At least 100 people were temporarily displaced. As firefighters tackled the flames, Diaz said, a portion of the building collapsed. The fire's heat was detected on a weather satellite from space, according to the the National Weather Service in San Francisco. The temperature of the fire reached nearly 900 degrees Kelvin, forecaster said. " Massive fire rips through 7-storey building under construction in Oakland., LA Times, July 7, 2017. <http://www.latimes.com/local/lanow/la-me-ln-oakland-building-fire-20170707-htmlstory.html>



Oakland, California, July 2017

20. **Dorchester, MA (near Boston), June 2017.** Tenants about to move in in a couple of weeks. Passive fire barriers in structure likely in place --- sprinklers not yet activated. Building did not burn to ground but water damage may make it total loss. WHDH reported that HVAC unit exploded on roof. Massive Fire Tears Through Building Under Construction in Dorchester, WCVB5 abc, <http://www.wcvb.com/article/building-under-construction-catches-fire-in-dorchester/10235397>



Dorchesster, Massachussets, June 2017

21. **Emeryville, Ca (Bay Area), May 2017.** "Massive blaze ignites early morning sky in Emeryville — flames could be seen 80 blocks away""Fire destroys apartment complex for second time in under a year." Massive blaze ignites early morning sky in Emeryville — flames could be seen 80 blocks away. Fire destroys complex for second time in under a year. East Bay Times, May, 13, 2017.



Emeryville, California, May 2017

22. Yonkers, May 2017. Yonkers: Billowing smoke from conflagration of a large-scale highly combustible lightweight wood complex under construction makes it hard for neighborhood residents to breathe. From article, "Heavy, billowing smoke flooded the neighborhood and could be seen as far away as Manhattan's Upper West Side. "The smoke was really cloudy, really dark flames were shooting out, everyone was really frantic," witness Kenneth Gamble, Jr., who was working nearby, said. Witness Felix Rivera said it became hard to breathe." "We had to move out of there 'cause we were struggling and coughing. We had to move out of there for awhile," he said." Flames Rip through Building in Yonkers; Smoke Can Be Seen from Manhattan, <http://pix11.com/2017/05/18/video-shows-flames-engulf-building-in-yonkers/>

23. College Park, MD, April 2017. Student housing under construction. "The fire caused an estimated \$39 million in damage and was the largest suppression effort and the highest fire loss estimate in the history of the Prince George's County Fire Department, officials said." Wood Frame Construction Questioned In Wake Of Massive College Park Fire, CBS Baltimore, April 27, 2017. <http://baltimore.cbslocal.com/2017/04/27/college-park-fire-cause/#.WQaSPOp3bJc.facebook>

24. Overland Park, Kansas City, March 2017. Construction fire in a large-scale highly combustible lightweight wood luxury condo/apartment complex spread to occupied homes nearby. News reports state over twenty homes nearby were destroyed or damaged and embers spread the fire over one square mile. *Raw video of Overland Park fire.* <http://www.kansascity.com/news/local/article139701923.html> Massive fire in Overland Park Spreads Rapidly and Destroys Other Structures Fox4kc, March 20, 2017. <http://fox4kc.com/2017/03/20/massive-fire-in-overland-park-spreads-rapidly-to-homes-and-other-structures/> Fire Rips through Overland Park Apartment Complex, Damages 22 Homes, KMBC, Mar 21, 2017. <http://www.kmbc.com/article/fire-rips-through-overland-park-apartment-complex/9158681>



Kansas City, March 2017

25. Raleigh, North Carolina, downtown, March 2017. Ten nearby buildings damaged. Businesses forced out of offices. At least 50 units of housing made unlivable. People were asked to stay away from the downtown area for several days. Warnings about unhealthy air quality due to smoke for several days. Over a year later, people were still not back in their apartment homes --- fire spread from construction site to occupied buildings. <https://www.wral.com/one-year-later-recovery-from-downtown-raleigh-fire-remains-underway/17421627/> *Massive Fire Consumes Downtown Apartment Building*, News and Observer, Mar 16, 2017. <http://www.newsobserver.com/news/local/article139056083.html> Rayleigh Fire so Large Smoke Appeared on Doppler Radar, abc7, Mar 17, 2017. <http://abc7chicago.com/news/raleigh-fire-so-large-that-smoke-appeared-on-doppler-radar/1804830/> Massive Downtown Fire Damages 10 Raleigh Buildings, 5 Severely, CBS, Mar 16, 2017. <http://wncn.com/2017/03/16/huge-fire-spotted-in-downtown-raleigh/>



Raleigh, North Carolina, March 2017

26. **Maplewood NJ, Feb 2017.** 6-alarm fire in Maplewood New Jersey in under-const ruction lightweight wood luxury apartment complex. More than 100 units destroyed and others damaged. 120 fought the fire. The fire spread around the masonry firewall left standing on Sunday --- masonry walls were an upgrade to the required core board firewalls in this development, as well as commercial NFPA 13 sprinklers. These increased fire safety requirements were above and beyond current code. Code allows more than a 100 units of highly combustibile lightweight wood housing before firewalls are required for containment. **Latest AvalonBay fire raises questions, concerns** Bergen Record/northjersey.com, Feb 6 2016. <http://www.northjersey.com/story/news/local/2017/02/06/latest-avalonbay-fire-raises-questions-concerns/97564032/>



Maplewood, New Jersey, February 2017

27. Washington state, near Seattle, Jan 2017. Massive fire rips through apartment construction site in Washington State, video, WJLA, Washington D.C., Jan 26, 2017.

28. **Lynnwood, Washington Jan 2017.** Construction fire displaces 150 residents and makes 36 units of nearby housing unlivable. "An apartment complex adjacent to the unoccupied building suffered heat damage from the fire, and around 150 residents were evacuated. Officials said Thursday morning that all 36 units in the complex are presently unlivable due to heat and water damage. The fire was reported just before 9:30 p.m. At one point, the flames were so intense, fire crews evacuated apartment complex next door." 2 firefighter injured in 3-alarm Lynnwood fire, 150 people displaced. nbck5, Jan 26, 2017.

29. **Oakland, Oct 2016.** 5-alarm conflagration in a nearly completed apartment/condo structure in Oakland's pricey and rapidly developing Lake Merritt neighborhood causes evacuation of 100-200 neighbors. Two people displaced from adjacent occupied duplex. 40 units destroyed and fire seen for miles. Over 70 firefighters responded. Massive Fire Guts Housing Development in Oakland's Growing Lake Merritt District, LA Times, Oct 31, 2016. <http://www.latimes.com/local/lanow/la-me-ln-lake-merritt-oakland-fire-20161031-story.html>

30. **Denver, 2016.** Massive Denver Apartment Complex Fire Injures Four Firefighters, Firehouse, Sep 20, 2016. <http://www.firehouse.com/video/12259000/massive-denver-apartment-complex-fire-injures-four-firefighters>

31. **Phoenix, Aug 2016.** Hotels are being built of wood. Phoenix hotel evacuated as crews battle massive structure fire. Aug 2, 2016. <http://www.azfamily.com/story/32595884/phoenix-hotel-evacuated-as-crews-battle-massive-structure-fire#.V9chTwF9qAQ.facebook>



Phoenix, Arizona, August 2016

32. **Houston Texas, July 2016 .** 24 apartments destroyed. July 5, 2016. Massive Fire Rips through

Humble Apartments, July 5, 2016. Two dozen families lost their homes. <http://abc13.com/1414184/>

33. **Pittsburgh, July 2016.** 66 people displaced. 66 displaced after fire destroys entire building at Duquesne apartment, WPXI News, July 20, 2016. <http://www.wpxi.com/news/fire-at-duquesne-apartment-complex-destroys-entire-building/407303738>

34. **Emeryville, CA, July 2016.** Spread to neighboring occupied townhomes. Charred dozens of cars. Forced East Bay MUD (Municipal Utility District) to increase water pressure to fight fire 6-Alarm Fire Roars Through East Bay Construction Site. CBS news video. https://www.youtube.com/watch?v=jUwT1Q6K_OA&feature=share

35. **Arizona 2016,** Gilbert near Phoenix Arizona. 70 people evacuated. 2 firefighters and police injured. Seven out of eight large-scale lightweight wood multifamily structures were destroyed. Under construction. No work on site that day. Windows cracked, walls melted in neighboring occupied homes. Tires on cars melted. Roads closed. Neighboring houses were foamed --- embers from construction fire fell on them. Wind-driven fire. Phoenix National Weather Service reported that smoke plume was seen on radar. Cause sought in Arizona fire that injured two firefighters AP, April 24, 2016; Raw Video, air 15 of fire. Described as “apocalyptic” by nearby residents. ; **ATF, Gilbert Fire investigating cause, origin of massive 5-alarm fire, 12 News, April 25, 2016. Evacuations lifted after 5-alarm Gilbert fire, abc15 April 24, 2016.**

36. Baltimore April 2015 (CNN report). Under-construction senior center. Building was set on fire during riots.

37. Madison, WI 2014 (abc report). 105-unit under construction building.

38. Houston TX 2014 Under construction 396-unit luxury apartment building. *“A five-alarm, windswept fire that destroyed a \$50 million luxury apartment building under construction in Montrose on Tuesday may have been sparked by a welder, a fire department official said. ‘There was a report of a couple of guys working on the roof doing welding,’ said Houston Fire Department Deputy Chief Greg Lewis. ‘When our units arrived, there was a small fire and construction workers were attempting to put it out. There was sustained wind of 15 to 20 miles an hour, and it was a wind-driven fire. In the end, the 396-unit complex in the 2400 block of West Dallas, known as the Axis Apartments, was reduced to ashes mere months before it was to open to tenants in June.’”*

Video Black smoke seen miles away [Another video of construction worker trying to escape fire.](#)



Houston, Texas 2014

39. Los Angeles CA 2014 Under-construction seven-story 526-unit wood complex burns (1.3 million square feet). 250 firefighters respond. Fire closed two freeways. Video. *“The fire caused significant exposure to two adjacent buildings. A 16-story high-rise across the street, at 221 N. Figueroa St. had flames on three floors and sprinklers had been activated on six floors when firefighters arrived. Heat appeared to have cracked hundreds of the building’s windows, pictures showed.”* Individual charged with arson (Fire Engineering News, May 28, 2015) \$20-30 million of damage to construction site; \$50-60 million in damage to neighboring city-owned building.



Los Angeles, California, 2014

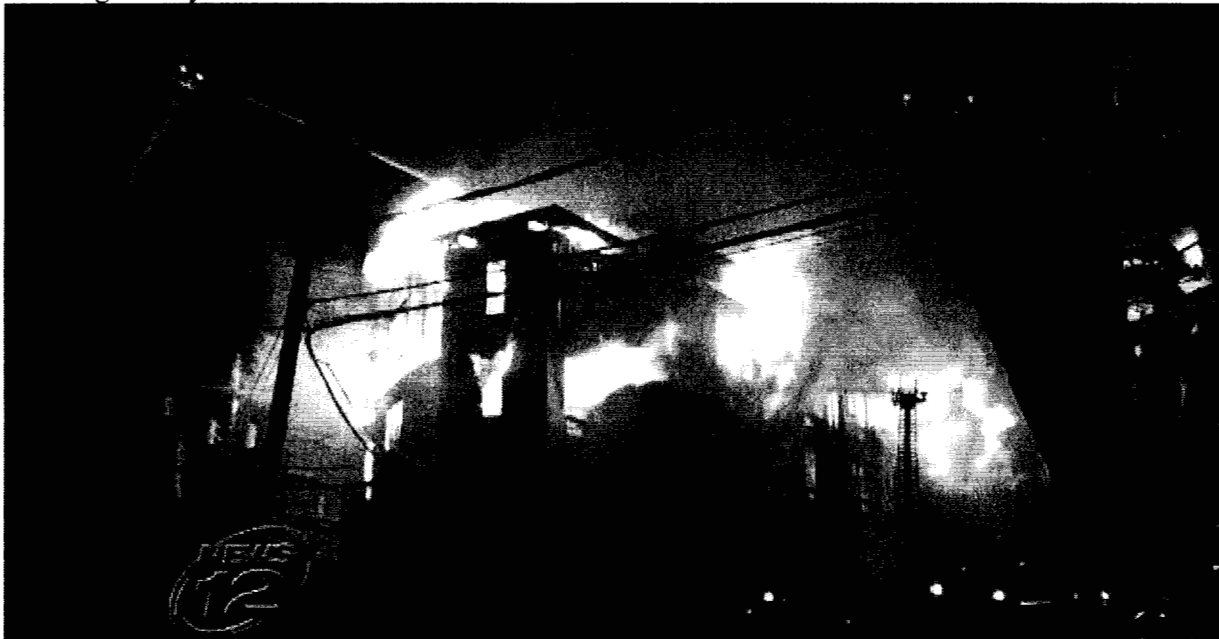
40. San Francisco, CA 2014 Under-construction 172-unit wood building. Fire started by welding on roof. Nearby buildings filled with smoke and damaged. Fire investigation cited no fire watch for “hot work” of welding and grinding. “Experts say it’s difficult for fire officials to inspect the majority of construction sites to ensure that those “hot work” rules are followed. In many cases, fire departments

rely on the private sector to ensure crews are abiding by the safety codes.” (KOED, June 16, 2014).



San Francisco, California, 2014

41. Cliffside NJ 2014 Under construction four-story wood building burns and ignites 3-story building nearby. Hundreds of residents evacuated.



Cliffside, New Jersey, 2014

42. Portland, OR 2014 5-alarm blaze in under-construction wood building. Car bodies nearby melted by the heat. “ ‘These building have no protections. It's just bare wood, and it's stacked up like kindling,’ said Doug Jones, Portland's assistant fire marshal. ‘Once they catch fire, he said, they burn too quickly to save.’ ... It took 135 firefighters and 1.5 million gallons of water to extinguish the fire, but not before it spread to a nearby house that was left uninhabitable. ... ‘You've got this giant stack of kiln-dried wood just waiting for a match,’ said Jeff Myhre, president of Myhre Group Architects, which has designed dozens similar wood-frame buildings in Portland.’ ”

43. Madison, WI 2014. “According to the city of Madison's website, homes across the street had melted siding and cracked windows due to the heat. Firefighters kept a steady stream of water on those homes to keep them cooled and prevent structural damage.”

44. Rockville, Maryland, 2014. Under-construction 150-unit building gutted. 200 firefighters responded.

45. Rockland Maryland 2013 Under-construction wood building the size of a city block burns. 3-alarm fire. 90% complete. 150 units. Total loss. Estimated \$15-20 million.



Rockland, Maryland 2013

46. Uniondale NY 2012 (video) Under construction. Truss construction fire spreads through roof.

47. Danvers, MA 2007 Four under-construction wood buildings with a total of 147 units burned. Four-alarm blaze. 8 communities sent firefighters. 20 residents evacuated from nearby apartments. "The fire engulfed entirely new construction ... The fire also destroyed four utility buildings ... Workers had yet to install sprinkler systems in the structure that burned. The fire 'basically went through like a lumberyard fire,' [Fire Chief] Tutko said."

48. Glendale, CO 2013 (near Denver) abc7 video and article Under construction block-sized wood building. As many as 100 neighbors evacuated. Individual video on YouTube with resident commentaries as they flee. Fire seen miles away. Neighboring apartments suffered exterior damage because of extreme heat. Cars damaged by radiant heat. 23 fire trucks responded. Another You Tube video (flames 150 ft).

49. Keanesburg, NJ 2010. Destroyed surrounding occupied home and made dozens homeless. Massive Fires Damage Lives reader comment: "Keanesburg fire 10-11-10 quite similar....we were displaced for 3 years...my heart goes out to all victims of fire and the bureaucratic BS that follows." Massive N.J. Fire Forces Residents From Their Homes, CBS, New York, Oct 11, 2010.
<http://newyork.cbslocal.com/2010/10/11/fire-guts-condo-complex-in-monmouth-county-monday/>

50. Renton, WA 2009 (near Seattle). Under construction fire-story wood building; fire spread to neighboring one-story business. 4-alarm fire; 100 fire fighters.

51. **Edgewater NJ 2000** Near-completion 200-plus unit wood building burned to the ground. 9

surrounding homes destroyed; others damaged. From the archives: Inferno in Edgewater destroys soon-to-open complex (2000)

http://www.nj.com/bergen/index.ssf/2015/01/from_the_archives_inferno_in_edgewater_destroys_so.html#incart_river



Edgewater, New Jersey, 2000

Gloria Sitton

From: Justin Wilson
Sent: Wednesday, February 17, 2021 5:49 PM
To: Gloria Sitton
Subject: Fwd: [EXTERNAL]Heritage Development, docket item 10

FYI

Justin M. Wilson, Mayor
Alexandria City Council
Office: [703.746.4500](tel:703.746.4500)
Home: [703.299.1576](tel:703.299.1576)
justin.wilson@alexandriava.gov

Begin forwarded message:

From: Richard Green <rileygreen1972@gmail.com>
Date: February 17, 2021 at 4:20:27 PM EST
To: Justin Wilson <justin.wilson@alexandriava.gov>, John Chapman <john.taylor.chapman@alexandriava.gov>, Mo Seifeldein <Mo.Seifeldein@alexandriava.gov>, Del Pepper <Del.Pepper@alexandriava.gov>, Amy Jackson <Amy.Jackson@alexandriava.gov>, Canek Aguirre <Canek.Aguirre@alexandriava.gov>, Elizabeth Bennett-Parker <elizabeth.bennettparker@alexandriava.gov>
Cc: Gloria Sitton <Gloria.Sitton@alexandriava.gov>
Subject: [EXTERNAL]Heritage Development, docket item 10

The Heritage Development
Docket Item 10
City Council Public Hearing, 2/20/21

I am very saddened that City Council is even considering this project in this location and has allowed it to progress this far. The effect of this design plan to this corner of Old Town would be devastating.

I recommend that you walk the current Heritage site. In a recent bike ride through the area, I encountered safe, well-designed and maintained homes, row houses, apartments, etc., mixed with attractively landscaped green space with mature trees, play areas, gardens, parking areas — places to walk and breathe. No wonder so many local residents are horrified at the proposed project.

There must be many more suitable locations in Alexandria for this type of massive, multi-story project. I suspect it is proposed to be located here because of the higher per square foot value of a new building in Old Town as compared to other parts of the City. Please respect the people who elected you and that you represent rather than outside interests. Hedge fund and Real Estate Investments Trusts are concerned with maximum return on their dollars invested.

Please also consider the safety issues in the use of extremely flammable soft pine wood and chipboard for this construction. This is less safe than previously required use of non-flammable materials for the building core.

I also hope you will take time to learn more about the catastrophic fire just down Route 1 in the Penn Daw Area last year — it was devastating to the neighboring community and occurred in the same wood-framing construction type as the proposed Heritage development. This type of construction is not allowed in New York City because of the density, so why would it be allowed in Alexandria where the Old Town neighborhood is also closely-built? Please do everything you can to ensure that our residents and buildings are safe. Thank you.

Richard Green
Alexandria, VA

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Gloria Sitton

From: Justin Wilson
Sent: Wednesday, February 17, 2021 7:56 PM
To: Gloria Sitton
Subject: Fwd: [EXTERNAL]Heritage Project

Follow Up Flag: Follow up
Flag Status: Flagged

FYI

Justin M. Wilson, Mayor
Alexandria City Council
Office: [703.746.4500](tel:703.746.4500)
Home: [703.299.1576](tel:703.299.1576)
justin.wilson@alexandriava.gov

Begin forwarded message:

From: Barbara Hayes <barbarahayes.hayes@gmail.com>
Date: February 17, 2021 at 7:50:33 PM EST
To: Justin Wilson <justin.wilson@alexandriava.gov>
Subject: [EXTERNAL]Heritage Project

Dear Mayor Wilson,

The Old Town we know and love needs YOUR help !

When we first moved to Old Town in the 1970s, our City Council encouraged support of the history, architectural significance , and financial benefits of restoring and maintaining this gem we have in historic Old Town . The Old and Historic Alexandria District(OHAD) had been established in late 1940s to preserve and protect this unique section of our city and state. While OHAD has been a standard for decades , the established guidelines for development within the OHAD have recently been ignored by our city's leadership which is now apparently poised to allow developers to increase the height of buildings to almost 80 feet from the long-established 45-55 foot height. The density

permitted for the historic district may also be significantly increased. To allow this height and density disaster in the SW Quadrant just plays into the hands of the developers and abrogates the Council's civic responsibility to preserve and protect the uniqueness of this historic area.

Asland is proposing to build 4 enormous 6 -7 story monoliths in the OHAD between Wolfe and Gibbon Streets (north-south) and South Columbus and Route1(east-west) to replace several blocks of charming, treed and open spaced garden apartments and the Heritage apartment . Some neighbors have characterized the proposed building designs as looking like "urban jails." Additionally, in this age of eco-friendly imperatives, we need to protect the tree canopy which currently is about 19% of the redevelopment area and will be diminished to almost nothing as these new sidewalk to sidewalk buildings are erected . These buildings will dwarf the surrounding neighborhood of mainly 2 -3 story buildings. The developers' proposal will provide approximately 750 units to replace the current 250 units. While the developers emphasize that the building variance they are requesting will provide for much more affordable housing, IN FACT their proposal will only add less than 50 more affordable units over the current amount while adding more than 500 market rate units from which they will greatly profit.

This will also result in a tremendous increase in traffic to an area already congested during rush hours as people try to enter or leave the Old Town area on Duke or Gibbon Streets to access the Beltway. Additionally, there is great concern about the resultant congestion making it almost impossible for fire trucks and other emergency vehicles to gain access easily to the area . There is also growing concern that, although the project proposal meets current fire codes, many communities across the country are taking a second look at the type of construction being proposed for this project because of its inherent potential flammability , as seen in the project down South Route 1 near Office Depot which went up in flames so quickly last summer.

Additionally, little attention has been paid to the resultant increase in school enrollment to Lyles Crouch ... a school which is already overcrowded.

The original 2018 Affordability Study stated on Page 1 that “ This Strategy balances the need for redevelopment with responsible design and height recommendations to ensure future development is not only compatible with the existing neighborhood but enhances it.” This surely is not what is being presented to the Council by Asland this Saturday. Despite numerous objections by the Board of Architectural Review which is charged with preserving our community’s charm and uniqueness, Asland remains determined to bring Crystal City-like high rises to our historic community.

THIS MUST NOT HAPPEN. Additional affordable housing and sufficient profit CAN exist side by side. As a Council member and elected guardian of our very special community , it is your responsibility to ensure that our community remains the vital, unique, and delightful spot where we love to live and work and where others love to visit.

I urge you not to grant any special zoning waivers and that you insist that the project be scaled down to appropriate density, height, and design specifications.

Sincerely,

Barbara H. Hayes

Southwest Quadrant Neighbor

Gloria Sitton

From: Justin Wilson
Sent: Wednesday, February 17, 2021 7:54 PM
To: Gloria Sitton
Subject: Fwd: [EXTERNAL]Opposition to Heritage Project

Follow Up Flag: Follow up
Flag Status: Flagged

FYI

Justin M. Wilson, Mayor
Alexandria City Council
Office: [703.746.4500](tel:703.746.4500)
Home: [703.299.1576](tel:703.299.1576)
justin.wilson@alexandriava.gov

Begin forwarded message:

From: Jeffery Rohlmann <rohlmann.j@gmail.com>
Date: February 17, 2021 at 6:38:15 PM EST
To: Justin Wilson <justin.wilson@alexandriava.gov>
Cc: citizensassociationswq@outlook.com
Subject: [EXTERNAL]Opposition to Heritage Project

I am writing to you to express my extreme displeasure to the City's plans to develop **three, 80-foot buildings** in the Old and Historic Alexandria District in Alexandria, Virginia. I am appalled by the City's plans to allow its chosen commercial developer, Asland Capital Partners, and their legal representative, Walsh, Colucci, Lubeley & Walsh, to construct these highly dense and massive buildings which will undoubtedly contribute to the degradation in the quality of life for residents in the City of Alexandria's Southwest Quadrant.

We support the continued preservation and the protection of affordable housing, and for the families who live in affordable housing. However, we oppose the footprint of the City constructing three, 80-foot buildings that directly contradicts the City's 2018 Master Plan amendment which maximizes building heights at 55-feet.

We have been **betrayed** by the City's October 2018 South Patrick Street Housing Affordability Strategy which allows developers to request up to 25-feet through the City's *Building Density and Height Program*. We could not have envisioned such an implementation of this program without first seeing

the proposed building designs **when we are still finding residents in the Southwest Quadrant who are unaware of this development**. Such an egregious request is entirely unnecessary in our community which will undoubtedly decrease the quality of life in our neighborhood. In addition, the design of the proposed buildings are not in keeping with the "Old Town charm" in the Old and Historic Alexandria District **as stated by the City's Board of Architectural Review**. I live in Old Town because I do not want to live in high-rises which would be perfectly acceptable in Crystal City or Potomac Yards!

We are a quadrant which includes a rich history of formerly enslaved African-Americans after the Civil War known as "The Dips" and "The Bottoms." The Southwest Quadrant includes historical homes built during the 19th century which would literally be overshadowed by the proposed buildings that are nearly **80-feet tall**. We are aware that the South Patrick Street Housing Affordability Strategy adopted by the City Council in October 2018 modified the Old and Historic Alexandria District's height limits from 50 to 55-feet. If the developer's rezoning request is approved by the City Council, their structures would be **nearly 80-feet in height!**

Similar to other areas of our great city, I believe the City Council has **failed** to actively listen to the voices of its tax paying residents who have very strong concerns with commercial real estate investors over-developing our historic city. I'm also concerned with the City's failure to address flooding, traffic, and school overcapacity which are all issues that would be exacerbated by the Heritage redevelopment plan. In addition, the Heritage plan identifies only three of nine sites that the City identified in its South Patrick Street Housing Affordability Strategy. In sum, the City has not provided their definitive vision for how the **remaining six development sites will be developed!**

I strongly urge the City Council to deny **Asland Capital Partners'** request for a bonus density of 25-feet, and to concretely address the traffic, potential flooding, and school capacity concerns that this development will bring into my community.

Thank you for your careful consideration,
Jeff Rohlmann

Sent from my iPhone

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Gloria Sitton

From: Mark McHugh
Sent: Wednesday, February 17, 2021 8:26 PM
To: City Council
Subject: Fwd: [EXTERNAL]Opposition to Heritage Project

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Honorable Members of Council:

Please see the email below, as was sent in today.

Thank you,

Mark

———
Mark McHugh
Aide to Mayor Justin Wilson
o: 703-746-4500
www.alexandriava.gov

Sent from my iPhone — please excuse any typos

From: Jeffery Rohlmann <rohlmann.j@gmail.com>
Sent: Wednesday, February 17, 2021 6:41:54 PM
To: Mark McHugh <mark.mchugh@alexandriava.gov>
Cc: citizensassociationSWQ@outlook.com <citizensassociationSWQ@outlook.com>
Subject: [EXTERNAL]Opposition to Heritage Project

I am writing to you to express my extreme displeasure to the City's plans to develop **three, 80-foot buildings** in the Old and Historic Alexandria District in Alexandria, Virginia. I am appalled by the City's plans to allow its chosen commercial developer, Asland Capital Partners, and their legal representative, Walsh, Colucci, Lubeley & Walsh, to construct these highly dense and massive buildings which will undoubtedly contribute to the degradation in the quality of life for residents in the City of Alexandria's Southwest Quadrant.

We support the continued preservation and the protection of affordable housing, and for the families who live in affordable housing. However, we oppose the footprint of the City constructing three, 80-foot buildings that directly contradicts the City's 2018 Master Plan amendment which maximizes building heights at 55-feet.

We have been **betrayed** by the City's October 2018 South Patrick Street

Housing Affordability Strategy which allows developers to request up to 25-feet through the City's *Building Density and Height Program*. We could not have envisioned such an implementation of this program without first seeing the proposed building designs **when we are still finding residents in the Southwest Quadrant who are unaware of this development**. Such an egregious request is entirely unnecessary in our community which will undoubtedly decrease the quality of life in our neighborhood. In addition, the design of the proposed buildings are not in keeping with the "Old Town charm" in the Old and Historic Alexandria District **as stated by the City's Board of Architectural Review**. I live in Old Town because I do not want to live in high-rises which would be perfectly acceptable in Crystal City or Potomac Yards!

We are a quadrant which includes a rich history of formerly enslaved African-Americans after the Civil War known as "The Dips" and "The Bottoms." The Southwest Quadrant includes historical homes built during the 19th century which would literally be overshadowed by the proposed buildings that are nearly **80-feet tall**. We are aware that the South Patrick Street Housing Affordability Strategy adopted by the City Council in October 2018 modified the Old and Historic Alexandria District's height limits from 50 to 55-feet. If the developer's rezoning request is approved by the City Council, their structures would be **nearly 80-feet in height!**

Similar to other areas of our great city, I believe the City Council has **failed** to actively listen to the voices of its tax paying residents who have very strong concerns with commercial real estate investors over-developing our historic city. I'm also concerned with the City's failure to address flooding, traffic, and school overcapacity which are all issues that would be exacerbated by the Heritage redevelopment plan. In addition, the Heritage plan identifies only three of nine sites that the City identified in its South Patrick Street Housing Affordability Strategy. In sum, the City has not provided their definitive vision for how the **remaining six development sites will be developed!**

I strongly urge the City Council to deny Asland Capital Partners' request for a bonus density of 25-feet, and to concretely address the traffic, potential flooding, and school capacity concerns that this development will bring into my community.

Thank you for your careful consideration,
Jeff Rohlmann

Sent from my iPhone

Gloria Sitton

From: Justin Wilson
Sent: Thursday, February 18, 2021 4:29 PM
To: Gloria Sitton
Subject: Fwd: [EXTERNAL]The Heritage

FYI

Justin M. Wilson, Mayor
Alexandria City Council
Office: 703.746.4500
Home: 703.299.1576
justin.wilson@alexandriava.gov

Begin forwarded message:

From: Yvonne Callahan <yvonneweightcallahan@gmail.com>
Date: February 18, 2021 at 4:28:46 PM EST
To: Justin Wilson <justin.wilson@alexandriava.gov>, Elizabeth Bennett-Parker <elizabeth.bennettparker@alexandriava.gov>, Del Pepper <Del.Pepper@alexandriava.gov>, John Chapman <john.taylor.chapman@alexandriava.gov>, Amy Jackson <amy.jackson@alexandriava.gov>, Canek Aguirre <canek.aguirre@alexandriava.gov>, Mo Seifeldein <Mo.Seifeldein@alexandriava.gov>
Subject: [EXTERNAL]The Heritage

Dear Mr. Mayor and members of Council,

A lot of the proverbial ink has been spent on the subject of Heritage. Yet, oddly enough, in retrospect, I remain stunned by the lack of depth of understanding of the project and its overall impact on the city as a whole.

Let me begin with the overall issue of making decisions in the time of Covid.

Looking at a timeline of this development proposal, all of the meetings about it have taken place in a virtual setting. What that has meant is (1) a complete inability for citizens and others to meet face to face, (2) the inability to see any renditions, charts, graphs, etc. except via a small computer screen. Concerned citizens have not had the opportunity to look at the larger depictions down at City Hall, and pose questions accordingly, and (3) to have even the slightest ability to ask follow up questions.

You get the picture, I hope. This is one of the largest developments in the City ever—certainly in terms of square footage and number of construction sites-- and less time has been spent on this than one run-of-the-mill construction might engender.

I would also like to say that I am personally getting very tired of the not so subtle playing of the race card in this matter. At the Planning Commission meeting on February 2, every speaker who spoke in opposition supported the proposal of replacing the affordable units now at the Heritage. Nevertheless,

the developer accused those who oppose it of being racist when the opponents really cared about mass, scale and appropriate design.)

I am also getting tired of the total lack of interest by the city (staff and Council alike) to work with the citizens and those who will bear the brunt of this large, dense, and truly ugly development. Over and over again, it has been noted that the increased density the developer seems to think is mandatory is due almost completely to the fact that the additional 50+ units to be placed here---over and above the units to be placed there from the Heritage as it now exists---require additional density to offset the affordable housing being built there.

All of you were invited to meet with concerned residents in this neighborhood. Only two of you were willing to meet. "We'll see what comes out of the Planning Commission", was the refrain of the others. Not until this week has anyone else from Council has reached out again to the residents. We fear that this is only to explain the decision to built the monster, not to reach for a compromise.

No real effort has been made to consider any number of options that can be done to lower the height and density of the project. Why does it have to be this way?

Why can't the city consider making a contribution to this project by way of subsidies? The City has done so for numerous affordable housing projects throughout the city--why does it refuse to do so here? The result is unavoidable---in this case, the city is shrugging its shoulders and telling the South West Quadrant "This is your problem. You have to bear the increased height and density whether it ruins your neighborhood or not."

Please ask the staff the following: What are the differences between this project and the goals set forth in the S. Patrick Street Affordability study, without the application of other zoning changes enacted for the developers' benefit, rather than the neighborhood.

I would also challenge each of you to take a careful look at what you really know about this project, and how much time you have spent carefully considering the impact of this project on the city in general and the SW Quadrant in particular. I don't think you could look any citizen in the eye and say "Yes, this will be better for you".

Someone needs to hit the pause button here. It need not be long--but it needs to happen. I believe some accommodation can yet be reached. Unfortunately, it has not happened yet.

Thank you.

Yvonne Weight Callahan

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Gloria Sitton

From: Marek Balszkiewicz <marekmb@verizon.net>
Sent: Thursday, February 18, 2021 10:52 PM
To: Justin Wilson; Elizabeth Bennett-Parker; Canek Aguirre; Amy Jackson; Del Pepper; Mo Seifeldein; John Chapman; Gloria Sitton
Subject: [EXTERNAL]Docket #10 (DSUP #2020-10032)

Re: Docket File #: 21-0731

Part: Special Use Permits to increase the floor area ratio to 3.0 in the RMF zone, the utilization of Section 7-700 for bonus density and height for the provision of affordable housing.

Dear Mr. Mayor and Members of the City Council:

I would like to ask you to review and revise the Planning Commission's approval of the Development Special Use Permit #2020-10032.

If the decision stands, it will neither fulfill the intent of the South Patrick Street Housing Affordability Strategy nor reflect the City's policy of inclusiveness and equity in promoting historical preservation and quality urban development.

It is my opinion that Applicant, Heritage at Old Town PropCo LLC failed to demonstrate the ability to meet the height bonus eligibility preconditions stipulated in the Strategy. Footnote 5 in the South Patrick Street Housing Affordability Strategy, mentioned by members of the Planning Commission as the governing approval of provisions of Section 7-700, clearly states that the building scale has to be compatible with the neighborhood. The architectural expression of the Heritage project as presented by the developer does not fulfill this requirement.

Although the measure of intangible scale is very subjective, I have come to this conclusion not only based on my own observations but also the voice of the Public and opinions of the members of City of Alexandria Board of Architectural Review.

I am especially concerned with Block 2 of the proposed Heritage Project. The explicit, written objective of the Strategy states that "taller building height" should be placed along South Patrick Street. Out of the nine blocks of the potential Redevelopment Sites only two, Blocks 2 and 3 are not directly connected to South Patrick Street. Furthermore Block 2 is the only block completely positioned within the Old & Historic Alexandria District (OHAD) Boundary and directly next to existing small residential houses, including "Odd Fellows Hall" which is listed in the National Registry of the Historic Places

STATEMENT OF SIGNIFICANCE from: National Register

"The Odd Fellows Hall is significant to African American history in Alexandria, Virginia because it is one of the only surviving structures from the period 1790 to 1953 associated with African American communal organizations.

With the very large footprint and height Block 2 will heavily tower over the neighborhood and instead of enhancing it, will completely overwhelm and overshadow all structures located in the close proximity and the whole city quarter.

The ambitious vision of the South Patrick Street Housing Affordability Strategy includes both preservation of affordable housing and preservation of neighborhood's character and historical significance; these goals cannot be achieved with the proposed development plan as currently submitted by Applicant. It is my belief that the proposed development would greatly diminish the historic character of the neighborhood, and that there are other means of achieving the desired outcome of preserving affordable housing while also preserving the character and history of the neighborhood. I ask that you take this into account while reconsidering approval of this project.

Respectfully yours,

Marek Blaszkiewicz
411 S Columbus Street, Apt# 5
Alexandria, VA 22314

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Gloria Sitton

From: D F <fattmad@hotmail.com>
Sent: Thursday, February 18, 2021 10:00 PM
To: John Chapman; LaShawn Timmons
Cc: Gloria Sitton; CASWQ Team
Subject: [EXTERNAL]AGAINST-Docket #10 (DSUP #2020-10032): Heritage Redevelopment Plan

Dear Members of the City Council,

I am writing to express my position as **against** the Heritage Redevelopment Plan for Docket #10 (DSUP #2020-10032). I feel that my multiple letters to the City addressing my concerns with this project have been **completely ignored**. We **fully support preserving affordable housing** and modernizing our neighborhood, but we are **opposed to The Heritage Redevelopment Plan** as it stands now for the following reasons:

- The developer's proposed buildings are **too tall and too dense**.
- The developer's proposed buildings are **too ugly**, and do not look like the other buildings in the Historic District. They look more like Potomac Yards and Crystal City.
- We want to see ALL of the current Heritage residents' qualifications on their "right to return" entered into the public record.
- An increase in affordable housing should not be a **green light** for developers to **overdevelop** my community.

My trust in the City Council is eroding. Please do the right thing by listening to your tax paying City of Alexandria residents, and **vote to defer** Docket #10. There is a better way to both preserve affordable housing, and maintain a comfortable quality of life for Southwest Quadrant residents.

Don
Resident of S.Patrick Street

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Gloria Sitton

From: Darryl Resio <dtresiomob@gmail.com>
Sent: Thursday, February 18, 2021 8:27 PM
To: Justin Wilson; Elizabeth Bennett-Parker; Canek Aguirre; Del Pepper; Mo Seifeldein; John Chapman; Mark McHugh; Cassidy Ketchem; Regina Benavides; Brittany Williams; Tracy Thompson; Jalelah Ahmed; LaShawn Timmons; Gloria Sitton
Subject: [EXTERNAL]Heritage Redevelopment Plan - Docket #10 (DSUP #2020-10032
Attachments: Proposed New Residential Affordability Zone Informational ...www.alexandriava.gov > uploadedFiles > planning > info.webloc

Dear Members of the City Council,

We are writing today to state that we are against the Heritage Redevelopment Plan, Docket #10 (DSUP #2020-10032). We are against this plan as it stands and think there should be some compromise of the size of this development to be suitable and fit into the existing surrounding neighborhood, just as the original South Patrick Street Housing Affordability Strategy calls for.

We spoke at the Planning Committee meeting a few weeks ago, along with many neighbors in this section of Old Town Alexandria, against the size of the planned buildings. Unfortunately, not a single member listened to the neighborhood. Instead they listened to those from outside this neighborhood that made the argument that we must have affordable housing. That is not in question though. Affordable housing is here already and needs to stay here. The housing provided needs to be demolished and rebuilt. The South Patrick Street Housing Affordability Strategy states at the beginning "This Strategy is about people—about the current and future residents of The Heritage at Old Town and Olde Towne West III, their neighbors, and the community they all call home." As a neighbor, this is our home and we feel we have been abandoned for big business.

The main reason we are against Heritage's plan for redevelopment is the scale of it. Specifically the height and number of units are not in accordance with the South Patrick Street Housing Affordability Strategy (SPSHAS) recommendations. Please take a look at the SPSHAS to refresh your memories of the recommendations, specifically table 3.12. Based on that lengthy effort to create the SPSHAS, the final recommendation states the height limit within Historic Old Town should be 45 feet and outside of Historic Old Town be limited to 55 feet. There is a note on that table that states 7-700 can be used for bonus density and/or height. The first part of that same note says "Use of Section 7-700 will be subject to compliance with the Strategy's affordable housing, planning, and land use recommendations and **ensuring that the building scale is compatible with the neighborhood** and intent of the Strategy." It doesn't take much effort to see that a 7 story building is not to scale with or compatible with the neighborhood. On page 12 of the SPSHAS it is noted that the maximum number of units across the Heritage and Olde Town West is 77-9885, with 215 being affordable housing. Heritage is proposing a higher number of units than the SPSHAS requires or even recommends. The higher number of proposed units is

driving the size of the buildings to be oversized for this area. Remember, only a portion of the affordable housing units are within the Heritage portion of the SPSHAS. We have seen recent remarks from people who voted to approve the SPSHAS in 2018 stating the intent was 4 and 5 story buildings not the huge 7 story buildings being proposed. The minutes from the Board of Architectural Review September 2, 2020 for BAR #2020-00196 state "The Board unanimously rejected the height, mass, scale, and architectural character of the proposed design." It is not just the residents who live nearby that see the inappropriateness of the buildings proposed by Heritage.

Apart from not fitting into the neighborhood, my other worry is that the City of Alexandria is setting a precedence that will affect Old Town Alexandria negatively in the future. This is third oldest historic district in the United States and one of the most beautiful small cities receiving many awards as such. Buildings like this plan do not belong in this historic district. Approving this plan will affect all future development and set a precedent that developers can come in and ignore the building requirements of the Historic Old Town Alexandria District. This is Old Town Alexandria, something that should be treasured and development in and adjacent to it should be very carefully considered for appropriateness. Do not throw the requirements of building in Old Town out the window. The lawyer for Heritage has stated that she can just skip the Board of Architectural Review if they do not approve the design. The larger a building is, the more the architectural details matter. The BAR must be able to guide the buildings that are within the Historic Old Town District. Other developers, like the Alfred Street Baptist Church, are watching to make their plans based on your decision here.

We live at 827 Wolfe Street, a home built in the 1860's and diagonal from the proposed block 1, and we look forward to new buildings in this neighborhood. The Heritage redevelopment is only the first step in enacting the SPSHAS. It is up to you to control the creation of this new neighborhood, one that is not over developed and fits with the surrounding homes that exist today. One that the tenants, neighbors, and you will be proud to see as the entrance to the Historic Old Town District for many decades. Use the guidance and recommendations of the the SPSHAS, **"Importantly, this Strategy balances the need for redevelopment with responsible design and height recommendations to ensure future redevelopment is not only compatible with the existing neighborhood, but also enhances it."**

This is a quaint neighborhood in Historic Old Town. Please take the SPSHAS and the surrounding neighbors views into account and require a compromise that 1) one reduces the total number of units and building height to something reasonable while maintaining the number affordable housing units and 2) states that the buildings on block 1 and 2 must have the Board of Architectural approval. There is a way to meet the affordable housing needs without negatively impacting the homes in the area.

Thank you for your time reading this and consideration of our thoughts and points of view,
Darryl and Jennifer Resio

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Gloria Sitton

From: Fran Vogel <fran.vogel@verizon.net>
Sent: Thursday, February 18, 2021 8:12 PM
To: Justin Wilson; Elizabeth Bennett-Parker; Amy Jackson; Mo Seifeldein; John Chapman; Canek Aguirre; Del Pepper
Cc: Gloria Sitton
Subject: [EXTERNAL]February 20, 2021 Council Meeting - Docket #10 (DSUP #2020-10032) The Heritage Redevelopment Plan - AGaINST

Dear Mayor Wilson, Vice Mayor Bennett-Parker and Councilmembers:

I am writing again, this time for the upcoming Council meeting this Saturday, February 20, 2021, to state that I am adamantly against the Heritage Redevelopment Plan for Docket #10 (DSUP #2020-10032). The proposed redevelopment is completely out of character for the neighborhood and that section of the City.

I feel that my previous letter to the City addressing my concerns with this project has been completely ignored. I fully support preserving affordable housing and modernizing our neighborhoods, but opposed to The Heritage Redevelopment Plan as it stands now for the following reasons:

- The developer's proposed buildings are too tall and too dense.
- The developer's proposed buildings are too ugly, and do not look like the other buildings in the Historic District. They look more like Potomac Yards and Crystal City.
- We want to see ALL of the current Heritage residents' qualifications on their "right to return" entered into the public record.
- An increase in affordable housing should not be a green light for developers to overdevelop my community.

My trust in the City Council is eroding. Please do the right thing by listening to your tax paying City of Alexandria residents, and vote to defer Docket #10. There is a better way to both preserve affordable housing, and maintain a comfortable quality of life for Southwest Quadrant residents.

Respectfully,

Fran Vogel

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Gloria Sitton

From: maryjo.roos@verizon.net
Sent: Thursday, February 18, 2021 6:08 PM
To: Justin Wilson; Elizabeth Bennett-Parker; canek.aquirre@alexandriava.gov; Amy Jackson; Del Pepper; Mo Seifeldin; John Chapman; Gloria Sitton; Mark McHugh; Cassidy Ketchem; Regina Benavides; Brittany Williams; Tracy Thompson; jaleah.ahmed@alexandriava.gov; LaShawn Timmons
Cc: info@caswq.org
Subject: Re: Vote Against the Heritage Development Plan

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

From: maryjo.roos@verizon.net <maryjo.roos@verizon.net>
To: justin.wilson@alexandriava.gov, elizabeth.bennettparker@alexandriava.gov, canek.aquirre@alexandriava.gov, amy.jackson@alexandriava.gov, mo.seifeldin@alexandriava.gov, john.chapman@alexandriava.gov, gloria.sitton@alexandriava.gov, mark.mchugh@alexandriava.gov, cassidy.ketchem@alexandriava.gov, regina.benavides@alexandriava.gov, brittany.williams@alexandriava.gov, tracy.thompson@alexandriava.gov, jaleah.ahmed@alexandriava.gov, lashawn.timmons@alexandriava.gov
Sent: Thu, Feb 18, 2021 5:45 pm
Subject: Vote Against the Heritage Development Plan

Dear Mr. Mayor and Members of the City Council,

I am writing to express my position as against the Heritage Redevelopment Plan for Docket #10 (DSUP #2020-10032). I feel that local complaints from the people most affected by this project have been completely ignored. I fully support preserving affordable housing and modernizing our neighborhood, but am opposed to The Heritage Redevelopment Plan as it stands now for the following reasons:

- The developer's proposed buildings are too tall and too dense. Such green space as we have will no longer exist.
- The developer's proposed buildings are too ugly, and do not look like the other buildings in the Historic District. They look more like Potomac Yards and Crystal City.
- We want to see ALL of the current Heritage residents' qualifications on their "right to return" entered into the public record.
- An increase in affordable housing should not be a green light for developers to overdevelop my community.

My trust in the City Council is eroding. Please do the right thing by listening to your tax paying City of Alexandria residents, and vote to defer Docket #10. There is a better way to both preserve affordable housing, and maintain a comfortable quality of life for Southwest Quadrant residents.

Mary Jo Roos
Treasurer of the Nine Homeowner's Association
539 S. Columbus St.
Alexandria, VA

NHA consists of 13 homes from 539 S. Columbus St around the corner to the 800 block of Gibbon Street and the first five homes on the right-hand side of South Alfred Street going north.

Gloria Sitton

From: Justin Wilson
Sent: Thursday, February 18, 2021 4:29 PM
To: Gloria Sitton
Subject: Fwd: [EXTERNAL]The Heritage

Follow Up Flag: Follow up
Flag Status: Flagged

FYI

Justin M. Wilson, Mayor
Alexandria City Council
Office: [703.746.4500](tel:703.746.4500)
Home: [703.299.1576](tel:703.299.1576)
justin.wilson@alexandriava.gov

Begin forwarded message:

From: Yvonne Callahan <yvonneweightcallahan@gmail.com>
Date: February 18, 2021 at 4:28:46 PM EST
To: Justin Wilson <justin.wilson@alexandriava.gov>, Elizabeth Bennett-Parker <elizabeth.bennettparker@alexandriava.gov>, Del Pepper <Del.Pepper@alexandriava.gov>, John Chapman <john.taylor.chapman@alexandriava.gov>, Amy Jackson <amy.jackson@alexandriava.gov>, Canek Aguirre <canek.aguirre@alexandriava.gov>, Mo Seifeldein <Mo.Seifeldein@alexandriava.gov>
Subject: [EXTERNAL]The Heritage

Dear Mr. Mayor and members of Council,

A lot of the proverbial ink has been spent on the subject of Heritage, Yet, oddly enough, in retrospect, I remain stunned by the lack of depth of understanding of the project and its overall impact on the city as a whole.

Let me begin with the overall issue of making decisions in the time of Covid.

Looking at a timeline of this development proposal, all of the meetings about it have taken place in a virtual setting. What that has meant is (1) a complete inability for citizens and others to meet face to face, (2) the inability to see any renditions, charts, graphs, etc. except via a small computer screen. Concerned citizens have not had the opportunity to look at the larger depictions down at City Hall, and pose questions accordingly, and (3) to have even the slightest ability to ask follow up questions.

You get the picture, I hope. This is one of the largest developments in the City ever—certainly in terms of square footage and number of construction sites-- and less time has been spent on this than one run-of-the-mill construction might engender.

I would also like to say that I am personally getting very tired of the not so subtle playing of the race card in this matter. At the Planning Commission meeting on February 2, every speaker who spoke in opposition supported the proposal of replacing the affordable units now at the Heritage. Nevertheless, the developer accused those who oppose it of being racist when the opponents really cared about mass, scale and appropriate design.)

I am also getting tired of the total lack of interest by the city (staff and Council alike) to work with the citizens and those who will bear the brunt of this large, dense, and truly ugly development. Over and over again, it has been noted that the increased density the developer seems to think is mandatory is due almost completely to the fact that the additional 50+ units to be placed here---over and above the units to be placed there from the Heritage as it now exists---require additional density to offset the affordable housing being built there.

All of you were invited to meet with concerned residents in this neighborhood. Only two of you were willing to meet. "We'll see what comes out of the Planning Commission", was the refrain of the others. Not until this week has anyone else from Council has reached out again to the residents. We fear that this is only to explain the decision to built the monster, not to reach for a compromise.

No real effort has been made to consider any number of options that can be done to lower the height and density of the project. Why does it have to be this way?

Why can't the city consider making a contribution to this project by way of subsidies? The City has done so for numerous affordable housing projects throughout the city--why does it refuse to do so here? The result is unavoidable---in this case, the city is shrugging its shoulders and telling the South West Quadrant "This is your problem. You have to bear the increased height and density whether it ruins your neighborhood or not."

Please ask the staff the following: What are the differences between this project and the goals set forth in the S. Patrick Street Affordability study, without the application of other zoning changes enacted for the developers' benefit, rather than the neighborhood.

I would also challenge each of you to take a careful look at what you really know about this project, and how much time you have spent carefully considering the impact of this project on the city in general and the SW Quadrant in particular. I don't think you could look any citizen in the eye and say "Yes, this will be better for you".

Someone needs to hit the pause button here. It need not be long--but it needs to happen. I believe some accommodation can yet be reached. Unfortunately, it has not happened yet.

Thank you.

Yvonne Weight Callahan

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Gloria Sitton

From: m r <mwrs2010@gmail.com>
Sent: Tuesday, February 09, 2021 1:29 PM
To: Gloria Sitton
Subject: [EXTERNAL]The Heritage Project for the City Council Meeting 2/20/21

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

Many in the community are not against affordable housing. The fact that by adding 55 EXTRA affordable units above the present 140, allowing the project to get a waiver for the height and density is the issue. These 3 buildings are too large for the neighborhood and will have a tremendous impact on surrounding homeowner's view/sunlight, and the community's traffic, and parking. Why can't the project be scaled down to replace just the present 140 affordable units? There would be more total market rate units than now but it would eliminate the need/desire for waivers? I assume it is only because the developer wants to make a bigger profit, at the community's expense. Furthermore, what is the purpose of also having a designated Old Town Historic District with rules that also seem to not matter to this project?

I read the traffic report and it just seems to defy logic that 750 units, (used to be 240) will have a minimal impact of just a few SECONDS on traffic. I read a TMP plan would be put in place however, I admit, I do not understand how that works to deter people from driving and being part of the already congested traffic. Just because public transportation is available does not mean people will use it or can use it all the time. I know the traffic report said that the locations surveyed, except for 2, had an acceptable LOS of D or better, but I can assure you, those of us that are in the rush hour traffic do not, by any means, consider it acceptable to often sit through several cycles of a light before we move. Covid will end and we will feel the impact of the large projects being built now on the north end of town and the waterfront before this is even added to the town.

I read the parking study and maybe those 2 days it was done with the traffic study were off days because I would say the neighbors would not agree that parking will be fine or is even fine presently. With the garage parking being paid parking spots I would guess some of the affordable units with a car will think their \$50/month charge could be better spent on something else and the same for the cost to the other units resulting in more people looking for street parking.

I understand the goal of the city council is to increase affordable housing although, it seems they are willing to do that at all cost to the present community. The SPSHAS has 6 other blocks included for development in that same area. The impact of The Heritage as proposed will be severe enough I can't imagine how it will be when the other blocks are developed. If The Heritage Project is allowed to waive the present restrictions then that will set a precedent for other projects.

What consideration has been given to try to make the present housing in the community more affordable instead of building denser and denser projects? Of course many people want to live in Old Town (regardless of where they work) it is a beautiful city with a lot to offer but at some point we have to say the city is full enough. We are already the densest populated city in Va according to [USA.com](https://www.usa.com/).

I was told no one on the planning committee or the city council lives in the SWQ, muchless across the street from the present Heritage. If you are honest with yourself, would you approve this if you did live there?

Heritage meetings I attended- 2 BAR, 1 community by Cathy Puskar, 1 CASWQ with Mayor Wilson and the Planning and Zoning meeting on February 2 (yes I stayed up until the end at 1am). I have read the 141 page staff report. I have lived in this community for 23 years.

Thank you,

Mimi Foley

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Gloria Sitton

From: stafford.ward@zoho.com on behalf of Stafford A. Ward <stafford.ward@zoho.com>
Sent: Friday, February 19, 2021 10:33 AM
To: Justin Wilson; Del Pepper; Amy Jackson; canek.aguirre@alexandriava.org; Elizabeth Bennett-Parker; John Chapman; Mo Seifeldein
Cc: Mark McHugh; Cassidy Ketchem; Regina Benavides; johnbrittany.williams@alexandriava.gov; Brittany Williams; Tracy Thompson; Jalelah Ahmed; LaShawn Timmons; Gloria Sitton; info@caswq.org
Subject: Fw: Defer Vote on Heritage Redevelopment Plan

To Members of the Alexandria City Council,

I am **against** to the Heritage Redevelopment Plan as it currently stands. However, I ask that the City Council consider **deferring their vote on the Plan by three months** until the City Council takes additional time to work with City staff to:

1. Adequately address the significant concerns from the community.
2. Enter the full qualifications on "right to return" for current Heritage Section 8 project voucher residents into the public record.
3. Consider a solution of scaling back the applicant's Heritage Redevelopment Plan's proposal to:
 - o Restrict the Plan's proposed building height limit to 55 feet per the October 2018 South Patrick Street Housing Affordability Strategy.
 - o Re-propose building designs consistent with OHAD (similar to the Clayborne or Sunrise of Old Town)
 - o Determine if the developer can retain the proposed 195 affordable housing units under 55-feet to maintain the City's December 2013 Housing Master Plan goal of increasing 2,000 affordable housing units by FY25.
4. Determine if the applicant can still be financially viable with market rate units less than 750 units under the 55 foot height restriction


I also want to enter into the record a email exchange between myself and the Office of Housing and the Department of Planning and Zoning (see below). Two issues are paramount in this exchange:

1. Why does the Office of Housing ask that I inquire with a private owner on their private decision to not support Scenarios 1 and 2 under the October 2018 South Patrick Street Housing Affordability Strategy?
2. Why hasn't the City publicly considered the Housing Trust Fund as a source of funding to subsidize 140 affordable housing units in either the FY21 or FY22 budgets as a response to the City's 88% loss of affordable housing units from 2000 - 2018?

Thank you for time in reading my note to find alternative solutions to this significant over development and affordable housing issue.

Regards,

Stafford Ward
600 Block of South Columbus St.

Stafford A. Ward - Chat @ Spike 

----- Forwarded Message -----

From: Tamara Jovovic <tamara.jovovic@alexandriava.gov>

Date: February 19, 2021 at 0:15 GMT

Subject: [EXTERNAL]Economics of Housing Affordability

To: Stafford A Ward <stafford.ward@zoho.com>

Cc: Catherine Miliaras <catherine.miliaras@alexandriava.gov>, Helen McIlvaine <helen.mcilvaine@alexandriava.gov>, Michael Swidrak <michael.swidrak@alexandriava.gov>, Karl Moritz <karl.moritz@alexandriava.gov>

Mr. Ward,

1. The City did not identify the HTF as a source of funding for subsidies related to this project in the FY21 or FY22 budget. The cost to provide subsidies is in excess of \$100 million over a period of 40 years. This level of investment is not financially sustainable and would impact all future affordable housing investment in the City for decades. The demand for new affordable housing is tremendous as documented by a range of sources. While I mentioned the City's loss of market affordable housing in a previous email, the American Community Survey estimates are also a helpful reference. The 2014-2018 5-Year Estimates indicate that approximately 11,000 renter households earning \$49,999 or below in the City were housing cost burdened (defined as spending 30% or more of gross income on housing); of these, 5,700 households earning \$34,999 or below were severely housing cost burdened (defined as spending 50% or more of their gross income on housing). The Strategy was developed to identify incentives (density) to encourage property owners to preserve existing housing through redevelopment using private resources instead of public investment.
2. Scenario 2 as presented in the Strategy assumed that a loss of units would likely occur through redevelopment under existing zoning or substantial renovation due to an increase in the size of the units (the existing units are considerably smaller than typical new construction units and the buildings are neither designed nor amenitized in a way for their non-HAP units to be able to compete with other market-rate counterparts, such as for example the Gables at Old Town or the Clayborne).

We encourage you to reach out to the applicant for further clarification regarding this scenario.

Regards,

Tamara

From: Stafford A. Ward <stafford.ward@zoho.com>

Sent: Tuesday, February 16, 2021 5:17 PM

To: Tamara Jovovic <tamara.jovovic@alexandriava.gov>

Cc: Catherine Miliaras <Catherine.Miliaras@alexandriava.gov>; Helen McIlvaine <Helen.McIlvaine@alexandriava.gov>; Michael Swidrak <Michael.Swidrak@alexandriava.gov>; Karl Moritz <Karl.Moritz@alexandriava.gov>

Subject: RE: [EXTERNAL]Economics of Housing Affordability

Hi Tamara,

Thanks again for your responses.

1. To circle back on the second part of your response to question #1, did the City not identify the Housing Trust Fund as a financial resource to cover the City's potential subsidy costs between \$2.5M and \$3.4M to preserve the 140 units under Scenario 2? [See page 13.30 in the FY21 budget - Livable, Green, and Prospering City Focus Area (alexandriava.gov)]

2. Lastly, in your response to question #4, you stated:

Renovation, at The Heritage, however, was assumed to require substantial changes to the design, layout, accessibility features, and/or amenities needed to modernize the buildings (e.g., the existing HAP units range in size from 507-519 to 657-669 square feet for a one- and two-bedroom, respectively); renovating to achieve these types of changes would likely result in unit loss

Would renovating to achieve the types of changes result in unit loss? Would the square footage of the units decrease from their current sizes for both one- and two-bedrooms?

Regards,

Stafford

On February 16, 2021 at 3:52:57 PM, Tamara Jovovic (tamara.jovovic@alexandriava.gov) wrote:

Good afternoon Mr. Ward,

I apologize for the delay in my response.

1. Scenario 1 involved the permanent displacement of the 215 households and loss of the HUD rental subsidy contracts. These outcomes were not consistent with the goals of the Strategy (nor with the goals of the Strategic Plan). The Strategy was specifically undertaken to preserve the existing deeply affordable resource, including the HAP contract, if possible, and avoid permanent displacement of residents.

Scenario #2 would have required City subsidies that are not financially sustainable. The annual cost to the City to subsidize 140 units following redevelopment is estimated in 2020 \$ to be between \$2.5 and \$3.4 million or in excess of \$100 million over 40 years. As a result, the Strategy proposed a zoning tool (density) to incentivize the preservation through redevelopment using private resources.

2. The City has been addressing its growing shortage of affordable housing (rental and homeownership) for decades. The 2013 Housing Master Plan documents housing demand in the early 2010s. Prior to that, a range of housing programs, services and initiatives have worked to address the loss of housing affordability and opportunity in the City.

Our [Housing Publications](#) page, including the Housing Affordability Quick Facts and Market Affordable Housing Update publications, may be a helpful resource. The 2021 Market Affordable report will be available in early Spring.

3. Yes, that is correct. The 215 units are included in our inventory of existing committed affordable rental units.
4. Scenario 1 did not assume the renovation of the properties, but rather the replacement of the units off site through new construction. The HAP contracts are tied to the property, and HUD has expressed support for the retention of the units in their existing neighborhood, a neighborhood of opportunity with access to jobs, amenities, and transportation options.

With respect to Scenario 2, redevelopment of the property under existing zoning does not generate the density needed to replace the existing HAP units and would likely result in the loss of the HAP contracts.

Renovation of HAP properties does not, in and of itself, violate HUD policies. Renovation, at The Heritage, however, was assumed to require substantial changes to the design, layout, accessibility features, and/or amenities needed to modernize the buildings (e.g., the existing HAP units range in size from 507-519 to 657-669 square feet for a one- and two-bedroom, respectively); renovating to achieve these types of changes would likely result in unit loss. Loss of units, in turn, would jeopardize the HAP contracts as well as the revenues generated by the market-rate units which help cross-subsidize the operation and maintenance of the HAP units. These factors, coupled with the high cost of renovation, show a renovation to neither be financially feasible nor sufficient to incentivize the developer to opt to preserve the units.

5. The property owners refer to the owners of The Heritage and Olde Towne West. Representatives from those properties actively participated in the planning process. While they are best positioned to respond to this question, during the charrette, representatives of both properties strongly indicated their desire to redevelop the properties.

Regards,

Tamara

From: Stafford A. Ward <stafford.ward@zoho.com>
Sent: Tuesday, February 16, 2021 8:04 AM
To: Tamara Jovovic <tamara.jovovic@alexandriava.gov>
Cc: Michael Swidrak <Michael.Swidrak@alexandriava.gov>; Catherine Miliaras <Catherine.Miliaras@alexandriava.gov>; Helen McIlvaine <Helen.McIlvaine@alexandriava.gov>; Karl Moritz <Karl.Moritz@alexandriava.gov>
Subject: Fwd: RE: [EXTERNAL]Economics of Housing Affordability

Good Morning Tamara,

I hope you enjoyed the long weekend.

I wanted to follow-up on my questions below that I sent on February 2 since I did not hear back from you.

Did you have any insights to each my questions below?

Regards,

Stafford

On February 2, 2021 at 7:48:35 AM, Stafford Ward (stafford.ward@zoho.com) wrote:

Tamara,

Thank you for your thoughtful responses.

However, as a follow-up, I'm still not understanding the fundamentals as to how Scenarios 1 and 2 were developed:

1. Is there a policy reason why the City of Alexandria's 2017-2022 Strategic Plan cannot capture the necessary investments required to implement either Scenarios 1 or 2 under the theme of "Distinctive and Vibrant Neighborhoods" for future fiscal year operational budgets?
2. Why has the City suddenly faced a critical shortage of affordable housing at the time the SPSHAS was initially proposed to the public in January 2018?
3. Are the 215 units cited in the SPSHAS captured in the "Office of Housing Key Indicator Dashboard?"
(<https://www.alexandriava.gov/performance/info/dashboard.aspx?id=119584>)
4. Under both scenarios, why would renovating the Heritage or OTWIII result in a loss of Federal rental subsidies? Would these scenarios violate HUD policies in their provision of project-based HUD vouchers?
5. To follow up on my earlier second question, at the 2:24 mark during the City Council hearing on September 15, 2018
(https://alexandria.granicus.com/MediaPlayer.php?view_id=57&clip_id=4095), you mentioned "that neither property owner expressed interest in [Scenario 2]." Which "property owners" did not express an interest in Scenario 2? Did the "property owners" express an interest in Scenario 3 in writing? If yes, why did they support Scenario 3?

Thank you for your time.

Regards,
Stafford Ward

Good afternoon Mr. Ward,

Thank you for your email. The South Patrick Street Housing Affordability Strategy (SPSHAS) has responses for most of your questions.

In Scenario 1, per the Strategy, "the multi-family properties redevelop under existing zoning. This redevelopment would likely be market-rate townhomes, capitalizing on strong market demand and high land values. The committed affordable units and the associated rental subsidy contracts that exist now would be permanently lost, resulting in the displacement of 215 households and the erosion of housing diversity and affordability in the Southwest Quadrant. The cost to the City to replace the committed affordable units offsite and maintain the deep level of affordability over 20 years is estimated at \$43-\$72 million. This level of investment would likely preclude all other City investment in affordable housing for the next 5-10 years. The success of this scenario also hinges on the availability of highly competitive tax-credit financing and scarce developable land in neighborhoods with comparable access to services, jobs, and transit."(SPSHAS, page 8)

In Scenario 2, "the multi-family properties are "repositioned" through redevelopment or renovation at existing levels of density, and the rental subsidy contracts are lost. Partial displacement of existing residents occurs due to the anticipated loss of family-sized units. The cost to the City to maintain affordability of the units onsite to allow current residents to remain (if the owners were willing to accept subsidies and forego higher returns) is estimated at \$72- \$98 million over 20 years. This level of investment is prohibitive and would likely stifle all other City investment in affordable housing for the next 10-15 years."

2. Scenario 1 involved the permanent displacement of the 215 households and loss of the HUD rental subsidy contracts. These outcomes were not consistent with the goals of the Strategy – this initiative was specifically undertaken to preserve the existing deeply affordable resource, including the HAP contract, if possible, and avoid permanent displacement of residents. At the time the SPSHAS was being drafted, The Heritage was owned by ARES Management, a real estate investment trust with a fiduciary responsibility to its investors. Subsequently, the property was marketed widely, but ultimately sold to James Simmons, a former ARES principal who participated in many of the stakeholder group meeting. While a representative of ARES is best suited to respond to your question regarding Scenario #2, during the planning process, staff noted that Scenario #2 would have required City subsidies that are not financially sustainable; it would have consumed all City resources for affordable housing for 10+ years. As a result, the Strategy proposed a zoning tool (density) to incent preservation through redevelopment using private resources.
3. The scenario methodology is summarized on page 9 of the SPSHAS. Cost estimates for the preservation and replacement of the 215 committed affordable units at The Heritage and OTW III were informed by the City's recent experience supporting nonprofit and privately-sponsored low-income housing tax credit (LIHTC) projects, as well as rent, income, and land value data and other market information available at the time the Strategy was being drafted. For example, staff were able to draw from partners' experiences procuring land for and constructing Jackson Crossing and St James Plaza, as well as from financial analyses and

models completed for The Nexus, The Bloom, The Spire, and The Waypoint, as well as several ARHA redevelopment projects transforming public housing into mixed-income development. Income and rent data are derived from HUD annual income limits, and published on the City's website (2020 example); this information was used to calculate the operating subsidies. Sources of funding for affordable housing projects, along with funder expectations and fluctuating construction (labor and material) costs, continue to evolve and influence the cost of preserving and creating new affordability.

Regards,

Tamara

From: Stafford Ward <stafford.ward@zoho.com>
Sent: Saturday, January 30, 2021 7:21 AM
To: Tamara Jovovic <tamara.jovovic@alexandriava.gov>
Subject: [EXTERNAL]Economics of Housing Affordability

Hi Tamara,

I'm a resident of the Southwest Quadrant in Old Town Alexandria, and I have a couple of questions regarding slide #7 in the attached Route 1 Housing Affordability Strategy presented before the City Council on September 15, 2018.

2. Why would there be permanent or partial displacement of the properties under Scenarios 1 and 2 respectively?
3. Why was the property owner, Heritage at Old Town PropCo LLC, not supportive of Scenarios 1 and 2?
4. What was your methodology to arrive at the all of the data figures under the three scenarios?

Thanks!

Regards,
Stafford Ward

DISCLAIMER: This message was sent from outside the City of Alexandria email system.

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Members of the City Council,

I speak today in my personal capacity in favor of this proposal. I am a homeowner, a landlord, a member of Liveable Alexandria, and active voter in the our city. In addition to my local interest, I hold a PhD in Economics from George Washington University, and my research focus is on housing costs and city / neighborhood characteristics.

In a time of economic distress that is particularly affecting lower-income workers and members of our community, increasing housing supply is a top priority. This proposal provides an additional 57 units of affordable housing while retaining the original 140 project based voucher units, an increase of 41%. The proposal also increases market rate housing in the area by approximately 400 units or 400%, respectively. Further, the proposal was the result of a lengthy community-engagement process that involved extensive outreach and communications to all in the South Patrick Street area.

Opponents of this proposal may focus on the amount of market rate housing added, claiming these additions would either not help, or worsen, the housing affordability issue for low to moderate income members of our community. That they target younger, not older tenants. This is, however, short sighted and incorrect:

- In a recent research presentation held by the Urban Institute, Freddie Mac, the W.E. Upjohn Institute for Employment Research, and First American Financial Corporation found that “[T]he big picture takeaways from the research considering the effects of filtering and rent control on the housing supply.” He concluded that “the best housing affordability policy is a ‘build more homes, any homes, at any level, policy.’¹”
- Freddie Mac found that “in addition to affordability challenges for individual households, the lack of [housing] supply slows economic growth because people cannot move to the places with the most productivity.¹”
- A recent National Multifamily Housing Council review of best practices to increase affordability to low and moderate income families was “that a continued stream of new construction, even if it enters in higher price brackets, is important to the success of filtering [a economic process of the housing market] in providing low-income shelter.”

In addition, recent academic research supports the very idea that while not a panacea, adding housing supply of any kind will increase housing affordability more broadly in the local area. Matt Yglesias summarizes recent papers finding the following²:

- Kate Pennington’s recent study of San Francisco is very precise: “I find that rents fall by 2% for parcels within 100m of new construction. Renters’ risk of being displaced to a lower-income neighborhood falls by 17%. Both effects decay ... to zero within 1.5km.”
- Xiaodi Li looked at New York: “For every 10% increase in the housing stock, rents decrease 1% and sales prices also decrease within 500 feet.”

1 <https://www.huduser.gov/PORTAL/pdredge/pdr-edge-featd-article-061520.html>

2 <https://www.slowboring.com/p/induced-demand>

- Brian Asquith, Evan Mast, and Davin Reed look specifically at new market-rate housing in low-income neighborhoods in eleven cities and find: “New buildings decrease nearby rents by 5 to 7 percent relative to locations slightly farther away or developed later, and they increase in-migration from low-income areas.”
- Zuk and Chapple find that “At the regional level, both market-rate and subsidized housing reduce displacement pressures, but subsidized housing has over double the impact of market-rate units.”

The Alexandria Times (AT) opposed this sensible proposal. However, this opposition appears to be based on myths, not facts. They allege that this project is part of “Alexandria’s policy vision [fixation] on approving high-rise residential projects intended for young adults” However, this ignores who is fundamentally driving greater demand for downtown urban living.

Research from the Urban Land Institute found that “the groups growing the fastest, people in their mid-20s and *empty nesters in their 50s*, are most likely to look for an alternative to low-density, single-family housing.”³ The Urban Land Institute also finds that “This will mean a huge flood of seniors looking for a variety of housing options, including active lifestyle living and even upscale urban apartments (especially as many boomers downsize). There are huge implications for housing, both in terms of renovations for those who want to age in place, and new options for seniors looking for a new post-retirement lifestyle.”⁴ Further, recent surveys reported by Streetsblog finds that “50% of US residents want to live where they can walk to shopping and restaurants. Only 12% of our housing is like that.” Sadly, the Alexandria Times is letting stereotypes dictate their opinions, rather than the current facts of who may indeed occupy these new units.

There is no magic bullet or one size fits all solution to the affordable housing challenge Alexandria City faces, or any other city. It is only through a combination of multiple avenues which address housing access, wage inequities, employment that can . That said, affordable housing advocates, urban planners, and economic research all agree that increasing housing supply is a crucial piece of this puzzle. I conclude that the proposed project might not achieve perfection along all fronts, and you may consider increasing the affordable housing allotment, but we should not let the perfect be the enemy of the good. Adopting this proposal is an important part of increasing housing affordability for all who live in our wonderful city.

3 <https://americas.uli.org/higher-density-development-myth-and-fact%E2%80%A8/>

4 <https://archive.curbed.com/2019/9/19/20873022/real-estate-trends-2020-housing-affordability-recession-investment>

Statement before the Alexandria City Council Regarding Proposed Development on the Site of the Heritage at Old Town Apartments, DSUP #2020-0032 and Rezoning # 2020-00006, February 2, 2021

Presented on behalf of the Historic Alexandria Resources Commission by

Co-Chair Dr. Danny Smith

Mayor Wilson and Members of the Council:

My name is Danny Smith. I am Co-Chair of the Historic Alexandria Resources Commission and speaking on behalf of the Commission.

Thank you for the opportunity to offer comments on the proposed development on the site of the Heritage at Old Town Apartments. HARC members have followed with great interest the actions related to that property and have undertaken months of research. HARC voted unanimously that I provide summary comments to you on this topic. A letter from HARC describing our concerns in more detail was submitted to you earlier this week.

HARC fully appreciates and strongly supports the need to maintain and increase affordable housing in Alexandria. The proposed preservation of the current affordable housing plus a smaller increase suggested in the proposed development is a step in the right direction. We also appreciate that our residents and economy derive benefits from our unique historical resources. Finally, we appreciate that the developer for this project stands to realize a significant return on his investment.

Under the current circumstances, it is important that the city redouble efforts to negotiate additional concessions by the developer including even further increasing the proposed affordable housing units and decreasing the neighborhood impacts including

variances from requirements designed to preserve the character of the Old and Historic Alexandria District and the issues described below.

+++++

Much of the site at issue is within the Old and Historic Alexandria District and we contend that the development concept offered exceeds the height, scale, and mass of buildings typical of the Historic District. Specifically, the proposal includes structures predominantly 6 or 7 stories in height at the maximum point in an area where existing buildings are typically 2 or 3 stories in height. Overall, the architecture is out of character with the area and little effort has been expended to design structures that would be harmonious with those surroundings.

+++++

Route 1 is an important gateway to the Old Town area, and forms one of the boundaries of the proposed development. Protection of such gateways into our historic areas is an explicit purpose articulated in the city's Historic District Ordinance. We are concerned that the proposal envisions the equivalent of a massive wall along Route 1 – a dramatic change from the current viewscape of mature trees and low-rise to mid-rise buildings that are appropriately scaled to their surroundings.

+++++

Many significant historic elements of Alexandria's African American history are in the immediate vicinity of or within the proposed development: Alfred Street Baptist Church, the home of Dr. Albert Johnson, and the Odd Fellows Hall to name a few. The proposed development site is part of the first African American neighborhood in Alexandria known as the Bottoms or the Dip. The proposed starkly different development would have an unnecessarily detrimental impact on the historic African American neighborhood in which it is located.

+++++

We are especially concerned that this project involves three of the nine blocks in the immediate neighborhood that have been identified as potential redevelopment sites. The Commission should consider the precedent-setting impact of this project for development of the other two thirds of the identified redevelopment sites.

+++++

Overall, we urge that the city drive a harder bargain with the developer to balance better the public and private benefits of this project. We need more affordable housing units and we are also quite concerned that inappropriate development within the Old and Historic Alexandria District and adjacent to it detracts from our historic architectural assets which are a major tourist attraction contributing significantly to city finances and to the wellbeing of our citizens.

Thank you for your attention and your diligent work to guide development of our city in a manner that promotes the future and vitality of our living, breathing city while maintaining our phenomenal history that has been earned with care and determination over nearly 3 centuries.

Thank you.

Dear Mayor, Vice Mayor, and City Council,

I am a member of Grassroots Alexandria, but I'm speaking for myself.

I am speaking in favor of the Heritage housing project. We all know that affordable housing is needed in Alexandria. Without it we will suffer an unhealthy loss of cultural and economic diversity.

Some say the Heritage will change the character of the neighborhood. However, the character of a neighborhood comes from people, not buildings. By preserving the affordable housing that was already on that site, and adding more, this development will help preserve the character of this neighborhood.

Some say there is something inherently wrong with dense housing. However, dense housing in walkable neighborhoods is an unmet demand in the USA (50% of Americans want to live in a walkable neighborhood but only 12% of our housing is like that). Because of this unmet demand, high-rise housing near Metro commands very high prices. Further, dense housing is good for the environment.

Some say that dense housing will cause too much traffic. But Alexandria is a city. Like other cities, we are already managing traffic demand by building transit. Even before the pandemic, less than 60% of Alexandrian commuters drove cars to work on most days. Fewer cars and more transit are safer and healthier for all concerned.

Mainly, this is about housing. Speaking personally, I feel like we in Alexandria are not doing enough to push back against economic and racial inequality. I feel like I, personally, am not doing enough to push back against economic and racial inequality. This project will be a step in the right direction.

Thank you.

Jonathan Krall
Alexandria, VA

My name is Shelley Murphy and I live at 613 E. Nelson Avenue, Alexandria 22301.

I strongly support the Heritage project. There are currently 244 units there, 140 deeply affordable, 104 market affordable. The people who live there are primarily people of color, many of whom are essential workers in our community.

This project essentially maintains the current levels of affordability, but the units are committed affordable for 40 years. It replaces the outdated, substandard housing that was built in the 70's with high quality housing with amenities in a community of opportunity in which all of the current residents have a first right to return. The community is going from essentially 100% affordable to a mixed income community with 26% affordability. All of this is achieved with no use of City funds, and the development will actually be a net contributor to the City's tax base and employment base, due to the increased value of the property.

In my role as CEO of Wesley Housing, we did a similar project on a smaller scale. We went from 50 units of obsolete market affordable housing units to 193 units of brand new fully amenitized housing, 78 of which are committed affordable. We went from 2 stories to 12 stories, a 2.5X density increase. The project was completed a few years ago and is now embraced by the community. A community of opportunity was created by the combination of affordable and market rate units in a "high end" neighborhood filled with \$2million townhomes.

Please don't waste this opportunity.

Sincerely,

Shelley Murphy

**Presentation
to City Council
February 20, 2021
Heritage Project**

Rezoning #2020-00006

Development Special Use
Permit #2020-10032

Transportation Management
Plan Special Use Permit
2020-00084



SUMMARY



- Does not comply with 11-503 (A) (6), 11-504 (A)(3), 11-504(B)(10), 11-504(B)(11) criteria for approval of Section 7-700 bonus height for affordable units in excess of 140 affordable units already preserved for the Heritage.

Page 3, 19-26

- Does not comply with 6-402, 6-403(A), 12-102 (B), 7-703, Sec. 8-200 (A) (2) (a) (ii)(i)(B) and (C), 3-1401, 3-1407 related to height, setbacks, parking reductions and bonus density use.

Page 4

- Heritage Development represents 85% of the total units planned in the 9 Block South Patrick Street Housing Affordability Strategy

Pages 6-12

- Does not comply with Zoning Ordinance NO. 5165: The Strategy Objective is to **preserve 140 affordable units.**

Page 8-9

- Does not comply with Zoning Ordinance 3-1400: Residential MultiFamily (RMF) Zone 3-1401. The RMF zone is established to provide land areas for multifamily residential development and to enhance or **preserve** longterm affordability of housing.

Page 10

- Does not comply with 3-1407 Height. The maximum permitted of buildings shall be the height as depicted in the governing small area plan.

Page 10

- Does not comply with Sec. 8-200 (A) (2) (a) (ii)(i)(B) and (C), **Parking Reduction.** Walkability distance credits: The applicant shall provide a scaled area plan or map showing the location of the project site... qualifying uses are based on walking distance and not a radius. **The application does not qualify for parking reductions** provided a radius map with establishments outside the walkability zone.

Page 13

- Does not comply with 12-102 (B) Reconstruction. The Block 2 proposed new building must comply with the 50 FT Old Town Building Height Limit.

Page 15-16

- City Code Section 1-400 B-4 states: "In the case of a conflict among various zone requirements, such as density, lot size, height and floor area ratio, permitted development shall comply with the most restrictive of such requirements."

Page 17

SUP APPLICATION PROCEDURES



SUP Application Procedures for Section 7-700 Bonus Height and/or Density and Section 3-1406 FAR up to 3.03 Bonus Density

SUP requests for Section 7-700 bonus height and 3-1406(B) FAR up to 3.03 bonus density use should be DENIED. Applying Section 7-700 bonus height, for additional affordable units in excess of 140 Heritage units already retained, to RMF zone 3-1406(B) bonus density use is not in compliance with the RMF zone Sec. 3-1401, 3-1406(B), 3-1407 & Recommendations 2.1, 2.2, 3.1 & 3.34 limiting bonus density use to retaining 140 Heritage units, plus additional city codes and zoning ordinances.

- 11-503 (A)(6) Include: Plans and other documents exhibiting compliance with any other requirements contained in this ordinance for the special use proposed.
- **11-504 Considerations on review.**
- 11-504 (A) The city council may approve the application, **provided all regulations and provisions of law have been complied with**, if it finds that the use for which the permit is sought:
- 11-504 (A) (3) Will substantially conform to the master plan of the city.
- 11-504 (B) In reviewing the application, the city council may take into consideration the following factors where it determines that such factors are relevant and such consideration appropriate:
- 11-504 (B)(10) Whether the proposed use will have any substantial or undue adverse effect upon, or will lack amenity or **will be incompatible with**, the use or enjoyment of adjacent and surrounding property, **the character of the neighborhood, traffic conditions, parking**, utility facilities, and other matters affecting the public health, safety and general welfare.
- 11-504 (B) In reviewing the application, the city council may take into consideration the following factors where it determines that such factors are relevant and such consideration appropriate:
- 11-504 (B) (11) Whether the proposed use will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the development and use of neighboring property in accordance with the applicable zone regulations.
- **In determining whether the proposed use will so dominate the immediate neighborhood, consideration may be given to:**(a) **The location, nature, height, mass and scale of buildings, structures, walls, and fences on the site;** and(b) The nature and extent of landscaping and screening on the site.

RESPONSE:

- Zoning code 11-503(A)(6)—Plans and documents exhibit noncompliance with the requirements contained in this ordinance for the special use permit.
- Zoning code 11-504(A)—Plans for Block 2 exhibit noncompliance with height limit and relationship to height setback.
- Zoning code 11-504(A)(3)—Plans exhibit noncompliance with RMF zone purpose and height limit.
- Zoning Code 11-504 (B)(10)—Plans exhibit noncompliance of incompatibility with the character of the neighborhood
- Zoning Code 11-504 (B)(11)—Plans exhibit noncompliance by dominating the immediate neighborhood with building location, height, mass and scale.

SUP APPLICATION PROCEDURES



Summary of Noncompliance for Section 7-700 SUP and Section 3-1406 Requests, Continued

SUP requests for Section 7-700 bonus height and 3-1406(B) FAR up to 3.03 bonus density use should be DENIED. Applying Section 7-700 bonus height, for additional affordable units in excess of 140 Heritage units already retained, to RMF zone 3-1406(B) bonus density use is not in compliance with the RMF zone Sec. 3-1401, 3-1406(B), 3-1407 & Recommendations 2.1, 2.2, 3.1 & 3.34 limiting bonus density use to retaining 140 Heritage units, plus additional city codes and zoning ordinances.

- **Zoning code 6-402** Old Town Height limit of 50 feet on Block 2—plans exhibit noncompliance with the height limit.
- **Zoning code 6-403(A)** Relationship to height setback in Old Town Height limit map—plans exhibit noncompliance to these setbacks.
- **Zoning code 12-102 (B)**
Noncomplying structure expansions and reconstruction—plans exhibit noncompliance with these codes therefore building height cannot be prior building height before reconstruction.
- **Zoning code 7-703**—plans exhibit noncompliance with bonus height on building height 50 feet or less on Block 2.
- **Sec. 8-200 (A) (2) (a) (ii)(i)(B) and (C)** Plans exhibit noncompliance with required minimum garage parking space requirements. Walkability Index calculation therefore ineligible for 10% parking garage reductions requested.

- **Zoning Ordinance 3-1401 RMF zone**—this SUP requesting additional height results in adding affordable housing units to the RMF zone yet the zone is restricted to enhancing or preserving affordable units, not adding units.
- **Zoning Ordinance RMF Zone-3-1406(B)**
SUP FAR bonus density use, per Ordinance 5165 Recommendations 2.1 and 3.34, states “the floor area ratio may be increased to an amount not to exceed 3.0 if the applicant commits to providing committed affordable housing.” These units are defined as the retention/preservation of the 140 Heritage units and this bonus density use tool is limited to those units, not other uses such as 55 or any number of additional units in excess of the 140 units already retained.
- **Zoning Ordinance 3-1407 RMF zone**—this SUP requesting additional height in noncompliant with this ordinance where the height restriction for the zone is the maximum height permitted in the governing small area plan..
- **Strategy Ordinance 5165**—the objective of this ordinance is to preserve 140 HUD units, not adding them.
- **Ordinance 5165**—Plan exhibits noncompliance with recommendations 3.1, Table 1, Notes 4 & 5 regarding height and ensuring compatibility with the neighborhood.

- **Ordinance 5165 Affordable Housing Recommendation 2.1** states “use additional density and height as a tool to incentivize the retention of all existing committed affordable units of which 140 units for the Heritage are applicable here”, not affordable units in excess of the 140 already retained.
- **Ordinance 5165 Affordable Housing Recommendation 2.2** states “rezoned properties are also subject to all other recommendations of the Strategy.”
- **Ordinance 5165 Strategy Planning and Land Use Recommendation 3.34** states “the additional FAR provided by the new zone (RMF zone Section 3-1406) is available to the affordable housing sites (1, 2 & 4) that provide the recommended committed affordable housing units (as stated in 2.1).” Not affordable units in excess of the 140 already retained.
- **Table 1 Note 5** states Section 7-700 is “subject to compliance with the Strategy’s affordable housing, planning, and land use recommendations” but it is not in compliance with them as noted above.
- **Table 1, Note 5** states “ensuring the building scale is compatible with the neighborhood and intent of the Strategy” but the building scale is not compatible nor with the intent of the Strategy.

BUILDING UNITS



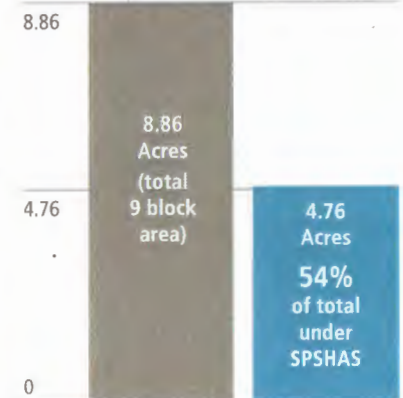
HERITAGE DEVELOPMENT AREA COVERS ONLY 3 BLOCKS WITHIN THE 9 BLOCK SOUTH PATRICK STREET HOUSING AFFORDABILITY STRATEGY



LEGEND

- South Patrick Street Housing Affordability: total 9 blocks
- Heritage Blocks 1, 2, 4

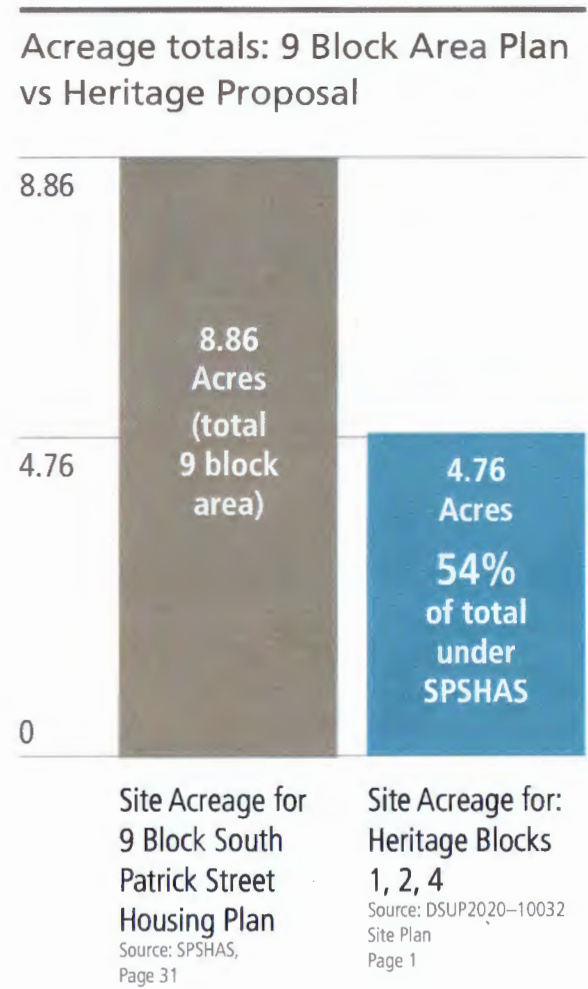
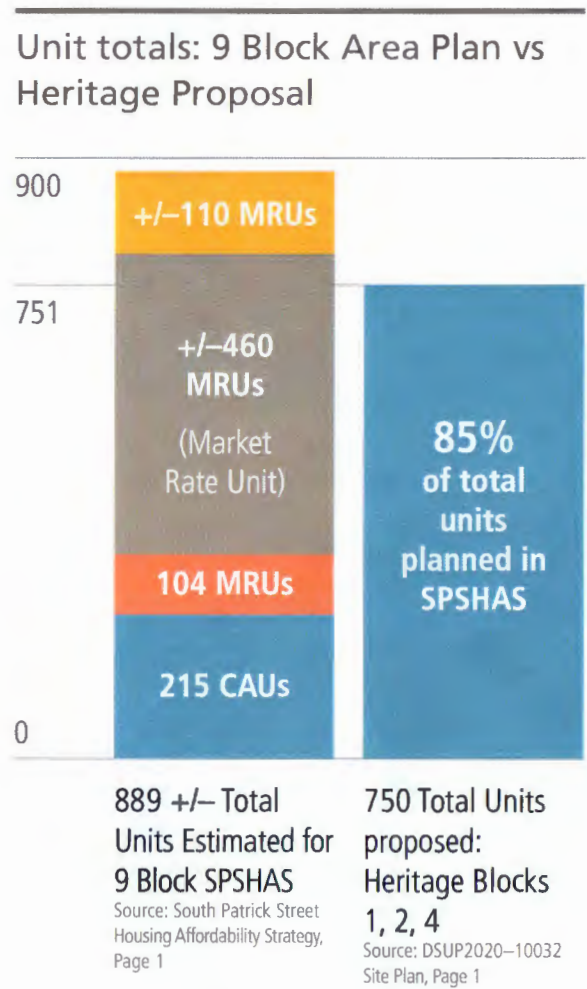
Acreage totals: 9 Block Area Plan vs Heritage Proposal



Site Acreage for
9 Block South
Patrick Street
Housing Plan
Source: SPSHAS,
Page 31

Site Acreage for:
Heritage Blocks
1, 2, 4
Source:
DSUP2020-10032
Site Plan
Page 1

HERITAGE DEVELOPMENT AREA COVERS ONLY 3 BLOCKS WITHIN THE 9 BLOCK SOUTH PATRICK STREET HOUSING AFFORDABILITY STRATEGY



HERITAGE DEVELOPMENT UNIT TYPES

FAR TABULATIONS

	FAR	DENSITY	UNITS
SUP RMF	3.00	621,474.00	744
BY RIGHT RMF	0.75	155,368.50	193
RMF BONUS (3.0 – 0.75)	2.25	466,105.50	551
AFFORDABLE 1/3 OF RMF BONUS	0.75	155,368.50	193
SEC 7-700 BONUS	0.03	5,260.00	6
AFFORDABLE 1/3 OF 7-700 BONUS	0.01	1,753.33	2
TOTAL PROPOSED	3.03	622,853.00	750
TOTAL AFFORDABLE BONUS	0.76	155,828.17	195
TOTAL MARKET	2.27	467,024.83	555

* MARKET AND AFFORDABLE UNIT COUNT
AND TYPE MAY CHANGE SUBJECT TO
HUD AND FAIR HOUSING
REQUIREMENTS.

Source: DSUP2020-10032 Site Plan, Page 1

Per ZONING ORDINANCE NO. 5165:

The Strategy Objective
is to **preserve** 140
affordable units.

UNIT TYPES

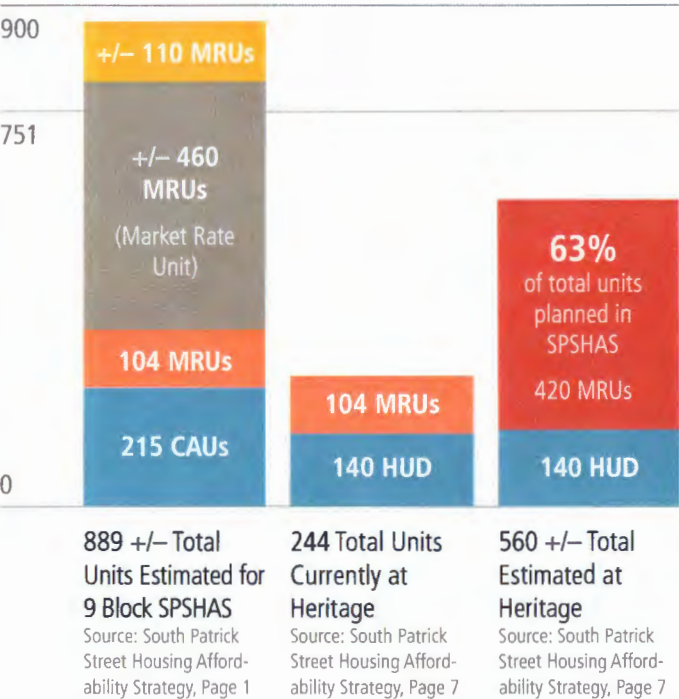
Total Units: 750

Affordable Units: 195

Market Rate Units: 555

HERITAGE DEVELOPMENT PER SOUTH PATRICK STREET HOUSING AFFORDABILITY STRATEGY

Units: Per Table 1:
Development Summary Table



Heritage Development

Per Ordinance 5165:
South Patrick Street Housing Affordability Strategy

OBJECTIVE: Preserve 140 HUD units and
comply with Strategy Recommendations

HERITAGE DEVELOPMENT PER SOUTH PATRICK STREET HOUSING AFFORDABILITY ZONING ORDINANCE



Lot SF x .75 =
Building Allowed
if Affordable
Housing Not Built

Source: Per RMF
zoning ordinance
3-1406(A)

Allowed if Afford-
able Housing Built
Applying Strategy to the
Heritage project.

584 Total Units
per SAP: Heritage
Blocks 1, 2, 4
Source: DSUP2020—
10032 Site Plan,
Pages 98, 100, 102

* 164 units equals 155,368 SF from site plans for 1st
Floors of Blocks 1, 2 & 4, and 2nd floors of Blocks 1
(half of floor), 2 & 4

Heritage Development

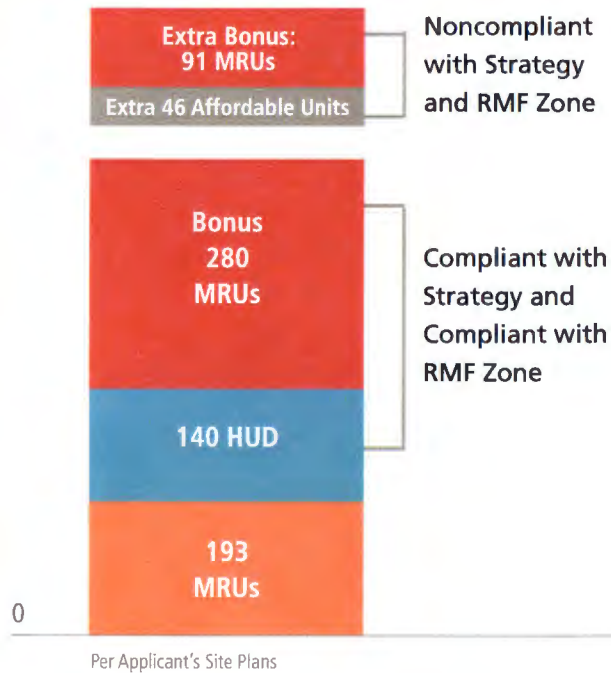
Per Zoning Ordinance 3-1400:
Residential MultiFamily (RMF) Zone

3-1401 Purpose: The RMF zone is established to provide
land areas for multifamily residential development and
to enhance or preserve longterm affordability of housing.

3-1407—Height. The maximum permitted of
buildings shall be the height as depicted in the
governing small area plan.

HERITAGE DEVELOPMENT PER APPLICANT

Height of +/- 80 ft does not comply with RMF Zone Limit or Strategy Limit



PER APPLICANT

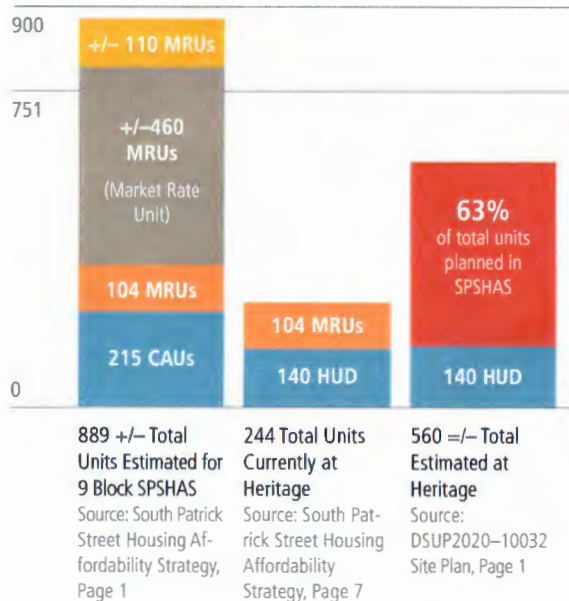
Increase of 46 affordable units with 91 extra bonus density units **does not** comply with RMF Zone. RMF Zone is to **preserve** affordable units.

HERITAGE DEVELOPMENT PER SOUTH PATRICK STREET HOUSING AFFORDABILITY SUMMARY

Per Zoning Ordinance 5165:
South Patrick Street Housing Affordability Strategy

OBJECTIVE: Preserve 140 HUD units and comply with Strategy Recommendations

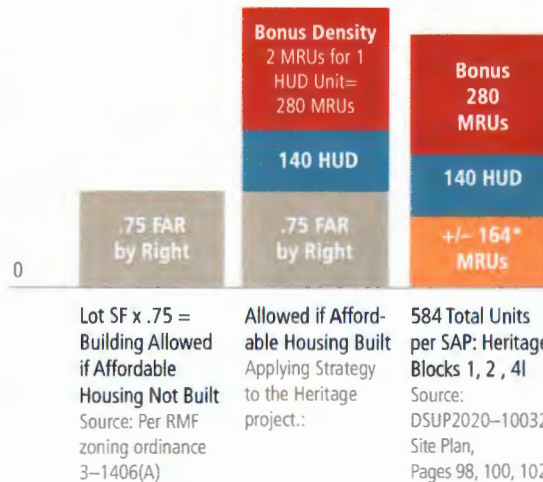
HEIGHT: Per Table 1:
Maximum height 45ft – 55ft



Per Zoning Ordinance 3-1400:
Residential MultiFamily (RMF) Zone

3-1401 PURPOSE: The RMF zone is established to provide land areas for multifamily residential development and to enhance or preserve longterm affordability of housing.

3-1407 – HEIGHT. The maximum permitted of buildings shall be the height as depicted in the governing small area plan.

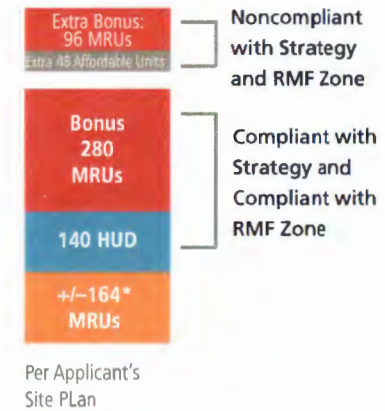


Per Applicant

Increase of 46 affordable units with 91 extra bonus density units does not comply with RMF Zone.

- RMF Zone is to preserve affordable units.
- Strategy objective is to preserve 140 HUD Units

HEIGHT of +/- 80 feet site plans exhibit noncompliance with RMF zone ordinance and Strategy ordinance.



HERITAGE WALKABILITY DISTANCE CREDITS



PARKING REQUIRED:	696 SPACES (MIN) 937 SPACES (MAX)	TOTAL FRONTAGE = 2.22
MARKET RATE:	BEDROOMS = 690 RATIO: $1.0 - (1.0 \times (0.10^* + 0.05^{**})) = 0.85$ PER BEDROOM SPACES = 587	
AFFORDABLE AT 40%:	UNITS = 193 RATIO: $0.65 - (0.65 \times (0.10^* + 0.05^{**})) = 0.5525$ PER UNIT SPACES = 107	
AFFORDABLE AT 60%:	UNITS = 2 RATIO: $0.75 - (0.75 \times (0.10^* + 0.05^{**})) = 0.6375$ PER UNIT SPACES = 2	
	*CREDIT FOR WALKSCORE OF 90-100 (10%)	
	**CREDIT FOR FOUR ACTIVE BUS ROUTES WITHIN 1/4 MILE (5%)	

TOTAL PARKING PROVIDED:	750 SPACES
BELOW GRADE PARKING ON BLOCK 1:	290 SPACES
STANDARD = 255 SPACES	
COMPACT = 27 SPACES	
HANDICAP = 8 SPACES	
BELOW GRADE PARKING ON BLOCK 2:	164 SPACES
STANDARD = 106 SPACES	
COMPACT = 50 SPACES	
HANDICAP = 8 SPACES	
BELOW GRADE PARKING ON BLOCK 4:	296 SPACES
STANDARD = 229 SPACES	
COMPACT = 58 SPACES	
HANDICAP = 9 SPACES	

Source: DSUP2020-10032 Site Plan, page 1

Walkability Index Use Types & Categories Chart					
Table 1: USE TYPES & CATEGORIES					
Category	Max Points	Use or Service Type	0.25 Miles or Less	0.25 - 0.5 Miles	Notes
Food Retail	15	Supermarket or grocery with produce section (min. 5,000 gross square footage)	15	5	Safeway and Safeway's within a 0.5 mile radius
		Convenience Store	7	3	Speedway and 7-11 within a 0.25 mile radius
		Farmers Market (min. 9 months per year)	5	-	Old Town Farmers Market within a 0.50 mile radius
		Hardware Store	5	-	Old Town Ace Hardware within a 0.50 mile radius
		Pharmacy	5	5	CVS Pharmacy within a 0.25 mile radius
Community-serving retail	20	Other Retail	3*	-	Microsoldering Phone Repair, Rosebud Jewelry, and Harambee Books and Artwork are within a 0.25 mile radius
		Bank (not ATM)	5	-	Capital One Bank located within a 0.25 mile radius
		Family entertainment venue (e.g. theater, sports)	5	-	Little Theatre of Alexandria located within a 0.25 mile radius
		Gym, health club, exercise studio	5	-	Barre3 located within a 0.25 mile radius
		Hair Care	3	-	Claude Marcel Salon located within a 0.25 mile radius
Services	20	Laundry, dry cleaner	5	-	Aurora Hills Alexandria, Suburban Drive-In Cleaners located within 0.25 mile radius
		Restaurant, café, diner (excluding those with only drive-thru service)	5	5	Michael's Little Italy, Firehook, District Taco within a 0.25 mile radius
		Adult or senior care (licensed)	3	-	
		Child Care (licensed)	3	-	Tinyville Academy (0.25), St. Mary's Daycare within 0.50 mile radius
		Cultural arts facility (museum, performing arts)	5	-	
Civic and community facilities	35	Education facility (e.g. K-12 school)	10	5	Lyle-Crouch Traditional Academy, Old Town Montessori School within a 0.25 mile radius
		Education facility (e.g. university, adult education center, vocational school, community college)	5	-	The Campagna Center within a 0.25 mile radius
		Government office that serves public on-site	3	-	Arlington County Public Info office
		Medical clinic or office that treats patients	3	-	Inova Primary Care within 0.25 mile radius
		Place of worship	5	-	Allred Street Baptist, Beulah Baptist, Mt. Vernon Four-square Churches within 0.25 mile radius
Community anchor uses	10	Police or fire station	3	-	Alexandria Fire Station 201 and 205 within 0.50 mile radius
		Post office	5	-	US Postal Service located within a 0.5 mile radius
		Public library	5	-	Kate Walter Barrett Branch Library within 0.50 mile radius
		Public park	10	5	Armory Tot Lot, African American Heritage Memorial Park located within a 0.50 mile radius
		Community recreation center	3	-	Nannie J Lee Memorial Rec Center located within a 0.25 mile radius
		Social services center	3	-	Catholic Charities located within 0.50 mile radius
		Business office (100 or more FTE)	10	5	Alexandria Gateway Building located within a 0.25 mile radius

*Pharmacies may be co-located with grocery stores
*Multiple retail uses may be counted if they are of a different type
*Only up to two restaurants may be counted

Source: Applicant's Support for Heritage Project Parking Reduction.

ANALYSIS OF WALKABILITY DISTANCE CREDITS

Required Documentation

The applicant shall provide a scaled area plan or map showing the location of the project site, applicable building entrance(s), each identified contributing use, and the walking routes as well as distance to each identified use. Per the Walking Distance definition, **qualifying uses are based on walking distance (i.e. walkshed) and not a radius.**

Source: Parking Standards for Multi-Family Residential Development Projects Guiding Document Page | 12 GUIDING DOCUMENT February 24, 2016

Please note:

- The required documentation wasn't provided.
- The applicant calculated radius distance not walking route distance.
- The highlighted items are not within 0.25 miles walking distance from the Block 2 building front door.

Non-compliant highlighted in table above:

- 2 Microsoldering Phone Repair, 916 Prince St #106 —not within .25 miles
- 3 Rosebud Jewelry—can't find it —not within .25 miles
- 3 Harambee Books and Artwork —1132 Prince Street—not within .25 miles
- 5 Campagna Center—adult education is held at Christ Church, 111 N. Washington St. —not within .25 miles
- 3 Nannie J Lee Memorial Rec Center, 1108 Jefferson St. —not within 25 miles
- 3 Arlington County Public Info Office —not within .25 miles
- 3 Catholic Charities 125 S. West St. —not within .25 miles

Total=68 pts (-22 pts)

HEIGHT

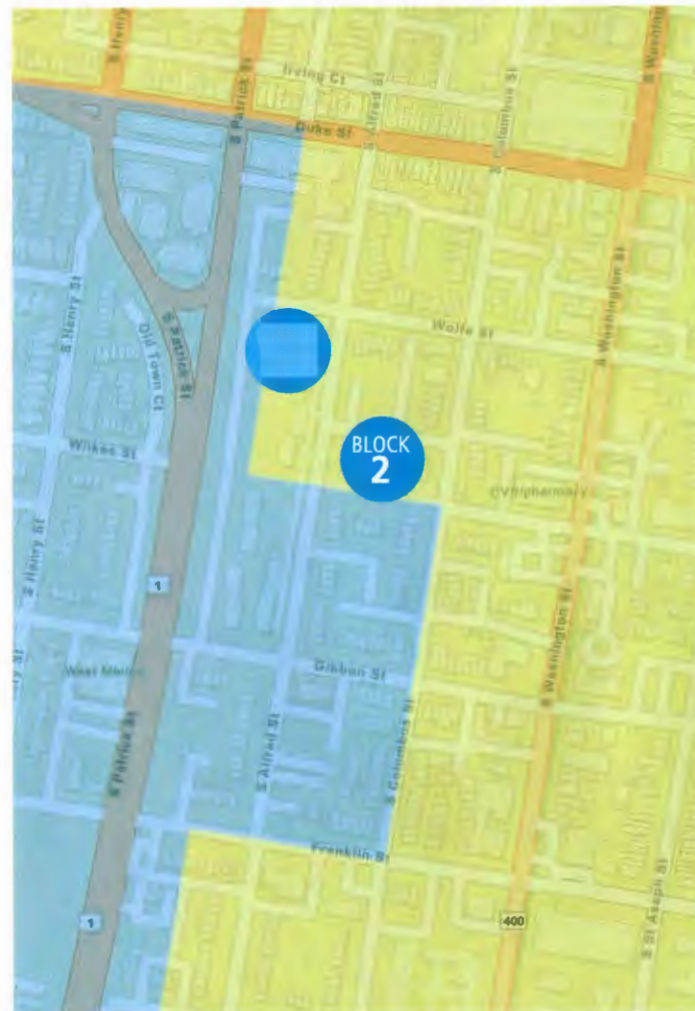


HERITAGE DEVELOPMENT: BLOCK 2 BUILDING HEIGHT

Alexandria Virginia City Height District Map No.1 Old and Historic Alexandria Height District



Source: City of Alexandria GIS Open Data Hub



Source: City of Alexandria GIS Open Data Hub

- HD1 = Old and Historic District
- HD1 Height Limit = 50 feet
- Block 2 is in HD1 Height District Map
- Block 2 Height per City Old Town Height Limit is 50 feet

- HD4
- HD6
- HD1 50 ft / OAHD
- HD2
- HD3
- HD5

THE BLOCK 2 PROPOSED BUILDING HEIGHT LIMIT

Table 1: Development Summary Table

SITE				EXISTING CONDITIONS			RECOMMENDED DEVELOPMENT		
BLOCK	SITE (1)	ADDRESS	PARCEL SIZE (2)	EXISTING ZONE	EXISTING BUILDING HEIGHT LIMIT	EXISTING LAND USE	RECOMMENDED FLOOR AREA RATIO (FAR) (3)(5)	RECOMMENDED BUILDING HEIGHT LIMIT (4)(5)	RECOMMENDED LAND USE
2	The Heritage at Old Town	431 S Columbus	SF 48,243	RC	FT 62'	Residential	3.0	FT 45'-55'	Predominantly Residential

Should be 45 feet per Strategy and 50 feet to comply with Height District Map



The Block 2 proposed building **DOES NOT** comply with 12-102 (B) Reconstruction. The new building must comply with the 50 FT Old Town Building Height Limit.

The Block 2 existing building height of 62 feet is noncomplying within the historic district 50 foot height limit.

This proposed increase to 77-78 feet from 62 feet non complying height violates Zoning Ordinance Section 12-102 (B). Per City Zoning Ordinance Section 12-102 (B) which states: "12-102 (B) Reconstruction. If a noncomplying structure is destroyed, demolished or otherwise removed, it may be reconstructed provided that there is no increase in the floor area ratio, density, height or degree of noncompliance which existed prior to such destruction."



Per the City Code Section 1-400 B-4 states:

“In the case of a conflict among various zone requirements, such as density, lot size, height and floor area ratio, permitted development shall comply with the most restrictive of such requirements.”

ARCHITECTURAL
CHARACTER



SCALE

SOUTH PATRICK STREET HOUSING AFFORDABILITY STRATEGY ARCHITECTURE CONCEPT vs PROPOSED HERITAGE DEVELOPMENT PLANS

Concepts Presented in the Adopted South Patrick Street Housing Affordability Strategy

BAR message on architectural style: "Singular buildings in the latest architectural vocabulary are generally discouraged. It is not the intention of the Board to dilute design creativity in residential buildings"

Source: BAR 2020-00196 (D) Staff Report, Page 24



Source: South Patrick Street Housing Affordability Strategy , page 16



Source: South Patrick Street Housing Affordability Strategy , page 24

Concepts Presented to Planning and Zoning by Asland Capital Partners LLC



HERITAGE DEVELOPMENT PLANS: BLOCK 1

OLD & HISTORIC DISTRICT BLOCK.

- Not compatible with existing neighborhood character.
- Building height, mass & scale is dominating the neighborhood of 2–3 story townhouses.



HERITAGE DEVELOPMENT PLANS: BLOCK 2

OLD & HISTORIC DISTRICT HEIGHT LIMIT IS 50 FEET NOT 80 FEET.

- Not compatible with existing neighborhood character.
- Building height, mass & scale is dominating the neighborhood of 2–3 story townhouses.

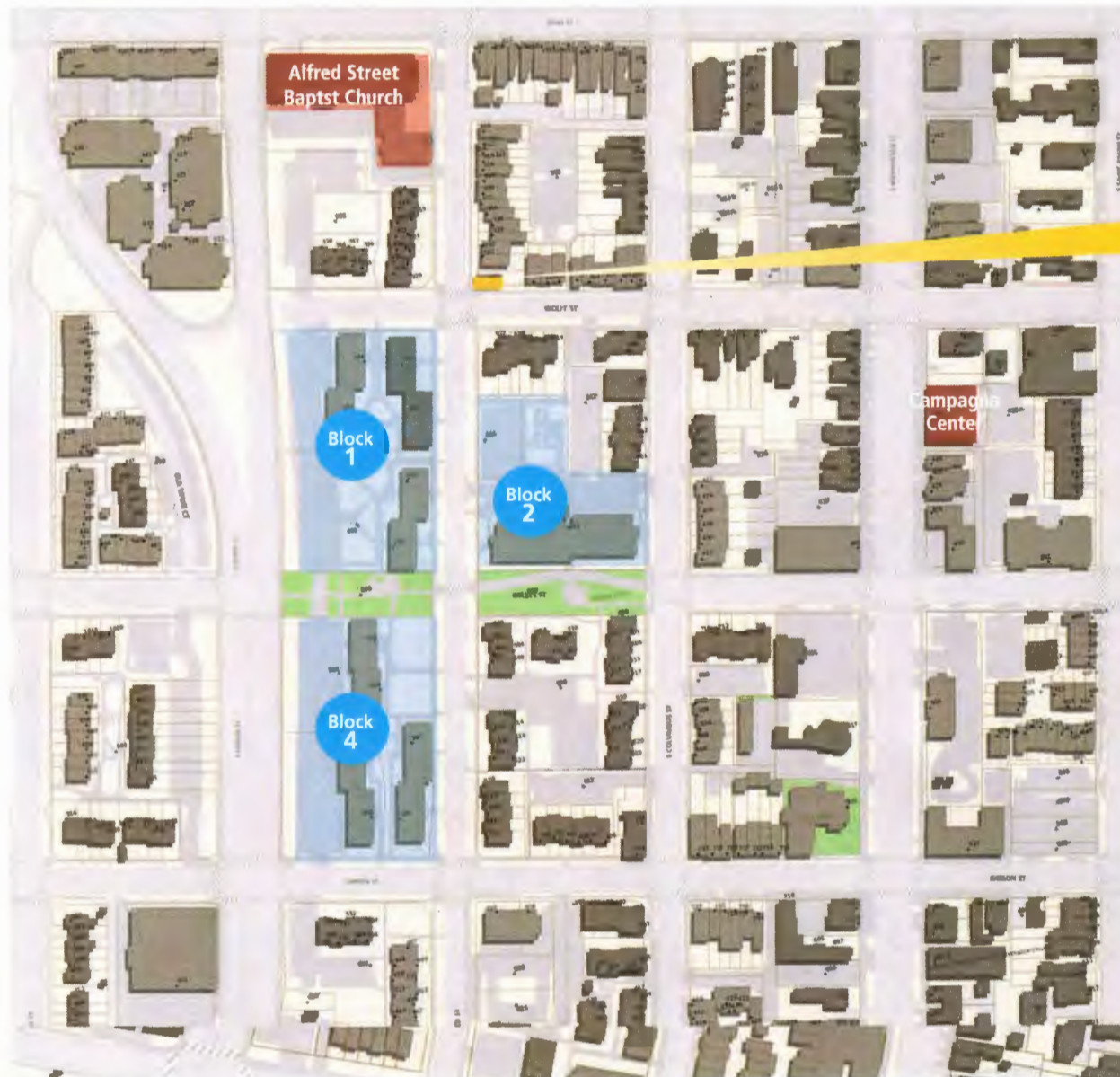


HERITAGE DEVELOPMENT PLANS: BLOCK 4

- Building height, mass & scale is dominating the neighborhood of 2–3 story townhouses.
- Not compatible with existing neighborhood character.



THE HERITAGE DOMINATES AND IS INCOMPATIBLE WITH NEIGHBORHOOD



- The Heritage Project building mass, scale and +/- 80 feet height dominates and is incompatible with the existing neighborhood.
- The Heritage Project combined site is larger than 3 football fields.
Total Lot: 207,158 SF
Football field: 57,600 SF
- Noncompliant with Ordinance 5165 recommendations 3.1, Table 1, Notes 4 & 5 regarding maximum height and ensuring that the building scale is compatible with the neighborhood.

OLD & HISTORIC DISTRICT TOWNHOUSES ON BLOCK 2
AND WITHIN ONE BLOCK OF THE HERITAGE PROJECT



EXAMPLE OF DEVELOPMENT COMPATIBLE WITH THE NEIGHBORHOOD

Sunrise Project
400 North Washington Street
Old Town—Northwest Quadrant



EXAMPLE OF DEVELOPMENT COMPATIBLE WITH THE NEIGHBORHOOD

Abingdon Row Project
1023 North Royal Street
Old Town—Northeast Quadrant

