



Park & Recreation Commission

Department of Recreation, Parks & Cultural
Activities 1108 Jefferson Street
Alexandria, Virginia 22314

February 18, 2021

Honorable Mayor and members of City Council

Re: This letter summarizes the Park and Recreation Commission's support for the redesign of Wilkes Street Park.

On February 18, 2021, the Park and Recreation Commission unanimously endorsed the redesign of Wilkes Street Park. The Commission found that the Wilkes Street Park redesign will be a community asset, a place where people can gather, relax, and play. Further, the park encourages meaningful opportunities for recreation and access to open space within the City of Alexandria.

In its current state, Wilkes Street Park is a dated park, with no amenities. The park has been redesigned to transform the space and features a large multi-use path that meanders from east to west throughout the site. The pathway leads users through several park amenities such as a playspace, a nature interpretive area, a small plaza, a memorial garden, and a grassy field. The park also maintains many of the existing mature, hardwood trees. Each of these elements selected purposefully and intended to meet the needs of the surrounding community regardless of age or ability. The redesign provides the community multiple opportunities for connecting with nature, play, exploration, and rest, while also continuing to serve as an important multiuse path in the southwest quadrant of Old Town.

Sincerely,

A handwritten signature in black ink, appearing to read "Gina Baum", is written over a horizontal line.

Gina Baum, Chair
Alexandria Park & Recreation Commission

cc: Alexandria Park & Recreation Commission
Mark Jinks, City Manager
Debra Collins, Deputy City Manager
James Spengler, Director, Recreation, Parks & Cultural Activities
Jack Browand, Acting Deputy Director, Park Planning
Judy Lo, Acting Principle Planner, Park Planning Ana Vicinanza, Urban Planner II

Gloria Sitton

From: Mark McHugh
Sent: Friday, February 19, 2021 12:49 PM
To: City Council
Subject: Fwd: [EXTERNAL]Heritage Redevelopment Plan

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Honorable members of council:

Please see the attached email

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: Kimberlee Eveland <keveland@evelandpartners.com>
Sent: Friday, February 19, 2021 11:30
To: Mark McHugh
Subject: [EXTERNAL]Heritage Redevelopment Plan

Dear Council Member:

I am writing to express my strong position as **against** the Heritage Redevelopment Plan for Docket #10 (DSUP #2020-10032). I feel that the numerous and genuine concerns with the project that have been expressed on multiple occasions 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:

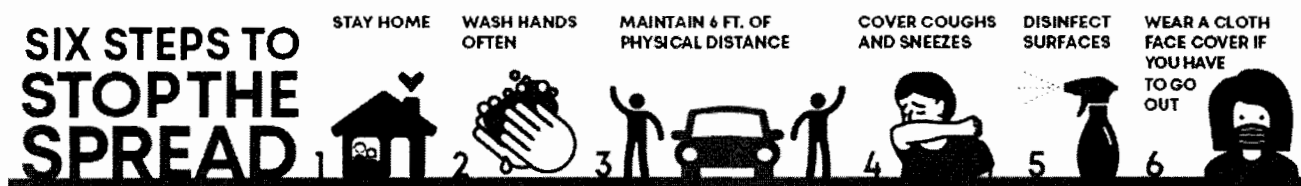
- It is completely **disregarding specific guidelines** for the Historic District
- The developer's proposed buildings are **too tall and too dense**.
- The developer's proposed buildings are **not in keeping with the aesthetics** the Historic District.
- We want to see **ALL** of the current Heritage 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. Especially in light of the recently proposed steep increase in real estate taxes! Please do the right thing by listening to your 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.

Kind regards,
Kimberlee Eveland

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Gloria Sitton

From: Stephen Milone <milonesteve@gmail.com>
Sent: Saturday, February 20, 2021 6:17 PM
To: Justin Wilson; Elizabeth Bennett-Parker; Del Pepper; John Chapman; Amy Jackson; Canek Aguirre; Mo Seifeldin
Cc: Gloria Sitton
Subject: [EXTERNAL]Written comments in relation to the Heritage redevelopment proposal
Attachments: OTCA Letter to CC 20 February 2021 re Heritage redevelopment.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor Wilson and Members of Council, City Clerk,

Please find attached written comments related to the Heritage redevelopment proposal.

FYI, in the 3 minutes of testimony allowed, I was able to speak to about 60 percent of the letter to the point where I suggest these units remain affordable in perpetuity rather than expire in 40 years. Additional comments that I did not have speak to include comments regarding history of the property, and traffic, vehicular access, and parking.

Sincerely,
Steve Milone

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February 20, 2021

Subject: OTCA Comments in opposition to Docket Item #10, REZ#2020-0006, DSUP#2020-10032, TMP#2020-00084 for Heritage apartments demolition and Concept Plan proposal

Dear Mayor Wilson and Members of the City Council:

My name is Steve Milone, I am the President of the Old Town Civic Association, and resident for over 20 years at 907 Prince Street, two blocks north of the Heritage apartments.

The issue of affordable housing being retained or expanded at the Heritage site is not a yes or no question. We all want affordable housing. We neighbors strongly favor the retention of affordable housing on the Heritage blocks, and elsewhere in our neighborhood, where we have a large number of affordable rentals located already throughout the southwest quadrant Old Town.

The proposed Heritage development fails to meet basic provisions of Zoning; Special Use Permit review criteria for use of bonus density and height; the Old and Historic District Design Guidelines; and notably the heights listed in the South Patrick Street Housing Affordability Strategy update to the Master Plan that the Council approved in 2018.

The current Heritage redevelopment proposal to construct large, seven story apartment buildings that nearly cover all three of these blocks, is drastically out of scale with the surrounding Old Town neighborhood that on all surrounding streets, including along South Patrick Street, consist entirely of 2 story and 3 story residential townhouses, and fails to be compatible with the height, mass, scale and character of the neighborhood and the Old and Historic Alexandria District.

The building heights listed in the approved South Patrick Street Housing Affordability Strategy (SPSHAS), that was updated through a detailed six month planning process and charrette, clearly and explicitly calls for heights of 45 feet in the historic district, with transitions to 35 feet along the north side of Block 2 to transition to the 25 foot tall townhouses on the 800 block of Wolfe Street and the 400 block of S. Columbus Street. Page 27 of the Strategy adds - "This Strategy recommends an increase to 55 feet on a limited number of blocks primarily along South Patrick Street," not to 80 feet heights proposed by the applicant.

One exception noted in the Strategy to the 45 and 55 foot building heights in the approved plan is for the existing 62 foot mid-rise building on the south side of Block 2 that is a noncomplying structure because it exceeds the height limit of 50 feet for the Old and Historic District in which it is located. According to Zoning Ordinance Section 12-102(B) –“If a noncomplying structure is...demolished...” as proposed by the applicant “...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.” The Bonus height that the application depicts on Block 2 is not allowed per Zoning Ordinance Section 12-102(B) that prohibits an increase in height of the noncomplying midrise, and also prohibited by Zoning Ordinance Section 7-700 that states in Section 7-703(B) “...no building located in any ...height district

where the maximum allowable height is 50 feet or less” as is the case here in the Old and Historic District Height District “may be allowed to exceed such height limits.”

The height proposed here is the same as the height of the King Street Metrorail Station Height Zone even though this site is more than a mile walk from the Metro Station. It is also the same height as the development approved in January 2021 for 727 N. West Street which is located immediately adjacent to the Braddock Metro Station, but is much larger at about four times the footprint on each of the blocks.

The 555 market rate units being proposed here form 75 percent of the development, in addition to the 25 percent or 195 affordable housing units. We do not oppose the entire development being affordable housing, but the development needs to be reduced in height to meet all of the Zoning Ordinance requirements including the heights in the South Patrick Street Housing Affordability Strategy, and to be compatible with the Old and Historic District Guidelines. Staff has boasted that this development provides 195 affordable housing units without a cent of public dollars that would normally require millions of City dollars for such affordable housing. However, we would suggest that perhaps this is a site where some City dollars could be contributed to increase the number of affordable units while constructing a development at reduced height and scale that are compatible with the neighboring properties, the Old and Historic District Guidelines and to create the South Patrick Street gateway to the City and the Historic District that is so beneficial to the City.

Why is the City requiring only a 40 year commitment on the affordable units? Such a limit is what brought us to this day following expiration of the Dip Urban Renewal project affordability requirement. I suggest the Council eliminate the 40 year limit to the affordability of the units.

SPSHAS states “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.”

The proposed three block Heritage redevelopment is not compatible with the existing development and does not enhance it as required by the SPSHAS, but DOMINATES the neighborhood in violation of the criteria for SUP approval to employ the Bonus height provisions of the Section 7-700.

We love our neighbors at the Heritage who we do worry will be negatively affected by the proposed redevelopment, their relocation, and diminishment of their quality of life as they lose approximately an acre of high quality private ground level open spaces spread across the three blocks including large landscaped areas with mature trees for passive recreation, a fenced dog exercise area, and a children’s play area in the interior of Block 1 with climbing equipment and pathways that are full every day with children biking and running in the protective privacy and easy view of their parents from their existing homes.

Historic maps of these blocks show the Village AME Church, and historic black owned townhouses located on parts of block 4, as well as the now presumably buried Tanyard ditch

(stream) and buildings that supported the railroad that had existed on Blocks 1 and 2. These historic structures and the historic development of the site seem not to have been considered at all in crafting the proposed development.

The Urban Renewal projects of the mid-20th century, like 1960s and 70s DIP project in the Bottoms, that demolished the historic community that occupied these blocks was tragic. Is this project just a more modern version of the tragic urban renewal policies of the 20th century? I worry that this project will be another form of gentrification. The project will break up the community at the Heritage that has been in place since the 1970's and we can expect will bring mostly white, wealthy people to live in the market rate units, decreasing the diversity of the neighborhood, similar to changes that we have witnessed in the Parker-Gray district, where the Black population decreased from 90% in 1980 to 15% in recent figures, even lower if public housing population is excluded.

I ask that Council consider mandating the following traffic and parking improvements to the site plan:

- Eliminate the garage entrance on S. Alfred St to Block 2 which violates Zoning Ordinance Section 8-200 that states "Within the Old and Historic Alexandria District, access to all parking shall be provided from an alley or interior court."
- Close Wolf Street at S. Alfred St and re-open Wolfe Street to S. Patrick Street so that the traffic from the Block 1 comes and goes from S. Patrick Street

Taken together these changes to the proposed traffic flow from this development will be shared on all three surrounding north-south streets, S. Columbus, S. Alfred, and S. Patrick, rather than all traffic connecting to S. Alfred Street.

I also ask the Council to direct staff to take efforts in the final site plan development process to maximize on-street parking.

We ask that you deny the current proposal with direction to the developer to revise the project to meet the non-complying structure height limitation of Zoning Ordinance Section 12-102(B), and for the developer to work with the BAR and staff to bring the development into compatibility with the heights in the South Patrick Street Housing Affordability Strategy, with the Old and Historic District Guidelines, and to not dominate the adjacent and surrounding 2-3 story uses.

Sincerely,

Stephen Milone
President, Old Town Civic Association

Gloria Sitton

From: Shefali Mehta <shefali@open-rivers.com>
Sent: Saturday, February 20, 2021 3:18 PM
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; Gloria Sitton
Subject: [EXTERNAL]Follow up and questions from Heritage Development discussion, 2/20/2021

Dear Mayor Wilson, Vice Mayor Bennett-Parker and City Council Members,
Thank you for the chance to speak with you - it was my first City Council meeting and I was impressed by the thoroughness of the discussion throughout the meeting. I reside at 818 Duke and run my business from there.

I recognize that this is a challenging discussion that clearly encompasses more than simply the development at hand, and involves elements that many of us do not fully see. As mentioned on the call, I am delineating between what this development is and how the process is being undertaken, with my concerns centering heavily on the how.

I wanted to expand on the points from the meeting in the hope they can be addressed as part of the planning and implementation process moving forward:

- **Traffic study and impact** - the current study has several significant assumptions and uses rather conservative estimates for traffic patterns that do not align with the project growth in population density, which is outlined in Joe's memo that he emailed to you last week. Since decisions and conclusions are being made based on this study, erroneous models result in suboptimal decisions. For example, if 0.5% conservative growth rate is going to be used (e.g., Table 4.3), then it should be augmented by an average growth rate and a more robust number to provide a realistic range. Also, pressure test the outcomes to ensure they are realistic- several of the intersections show a decrease in traffic between 2020 - 2025 which does not match the growth of the city and surrounding areas. *Could we update this study with broader assumptions and ranges with feasible growth and conclusions?*

- **Small business impacts** - during construction, there will be a loss in parking spaces and access for those local businesses. It is unclear what provisions are being taken to ensure that the businesses are not further hampered as they try to recover from Covid. Churches will also be affected, as it is, Alfred St Baptist Church patrons park blocks away and that is but one of the many churches who will re-open their doors in the (near) future. *What is the plan to address lost parking and access during construction?*

- **Infrastructure capacity relative to extant and future needs** - there is a bigger question that I have had for the past 5 years, since purchasing my home. We cannot handle the current volumes - prior to Covid, both rush hours were a continuous litany of angry, honking drivers and gridlock. With all of the growth in and around Alexandria, and the goal to attract more people, how will this already taxed infrastructure meet such great demand? *Where can we find the plan to address existing traffic issues along Route 1 that cascade through our neighborhoods?*

- **Tension between architectural expectations of adjacent residents** - while these buildings sit outside the Old Town architectural zone, they are immediately adjacent. As a homeowner in Old Town, we spend A LOT of money, time and energy to rehabilitate and maintain our homes - It is the tacit agreement we made when we purchased these homes. However, it does not land well, that a developer does not have to meet these stringent regulations while, just a few blocks away, residents must undertake stringent, costly renovations, ensuring that every aspect aligns with Old Town regulations. I'm not sure how conscious this issue is for residents, but there is inequity in expectations and I believe it is contributing to the tension. *Is there a way to address this to mitigate some of this tension?*

- **Building architecture and community connection** - I don't know what the answer is to ensuring the residents of The Heritage Development are truly part of this community, and vice versa. My sense, from the past 5 years, is that I don't believe they are treated or feel fully as if they are part of the community which is unfortunate on many levels. I do know that we find commonalities and connections in person, and having to undertake these discussions virtually is not helping, but it is more than that.

Also, it is unclear why this building is somewhat unattractive? I am not speaking from a place of arbitrarily clinging to a random point in history. Rather, even as modern buildings go, this development could be 1) much more visually attractive and 2) exhibit modernity while aligning better with the neighboring styles so the residents could feel more a part of this community. The building style isn't going to necessarily address the bigger issue of inclusivity and connection, but it *does* create a better mindset and feel for the current and future residents.

Again, thank you for your service and for listening and have a good rest of your weekend!

Regards,
Shefali

Open Rivers Consulting | open-rivers.com | [Open Rivers Navigator](#)
Shefali@open-rivers.com | +1-203-241-7433

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Gloria Sitton

From: Gloria Sitton
Sent: Saturday, February 20, 2021 2:52 PM
To: City Council
Subject: Fw: Last name: AGAINST-Docket #10 (DSUP #2020-10032): Heritage Redevelopment Plan

Statement from Don Fattman

From: D F <fattmad@hotmail.com>
Sent: Saturday, February 20, 2021 12:47 PM
To: Gloria Sitton <Gloria.Sitton@alexandriava.gov>
Subject: Re: Last name: AGAINST-Docket #10 (DSUP #2020-10032): Heritage Redevelopment Plan

Hello Gloria. I would love to sit with you to understand how this process works. As if the issues themselves are challenging enough, I've sat for hours waiting and now I must move on. I hope my entry against the proposal as presented is able to be documented. BTW, its Fattman. :) Thank you very much. -Don

If I may, can this be entered?

Good morning. I continue to be against the Heritage Project as proposed. I am against all the rezoning and special permits.

This area of Alexandria is a cut through for points south of Alexandria and into Maryland. Franklin street is a drag strip in the morning as vehicles come off the beltway as they race for Washington St. In the evening, they pack Gibbon street as they attempt to make the next light onto South Rt 1. Often the intersections of Duke and S.Alfred and Duke and Gibbon are difficult to pass through with cars stopped in the middle. This is today's problem without all the additional vehicles from the higher density of the Heritage proposal.

Today's parking configuration for the complex has multiple exits; onto Gibbon, Wolfe, and S.Columbus and S.Alfred street. The proposed design has all parking exits exiting S.Alfred. S.Alfred becomes a single point for all this traffic.

During the hours of 3-6pm, S.Alfred and S.Columbus have no right turns onto Gibbon to get to Rt 1. This will force any traffic from this complex to move north flooding the northern intersections (Wolfe and S.Alfred, Duke and S.Alfred). After 6pm, when right turns are allowed, cars get stuck blocking southbound traffic from heading south.

More and more traffic is pushing into the SE quadrant neighborhoods as it fights to get around the traffic jams resulting on Gibbons.

Related, what considerations are being made for future growth of MD and points south of Alexandria and its impact this area?

As an example of trying traffic moments, just last night, during the days of Covid, a car sat in the middle of the intersection blocking me from heading home.

The proposal appears to offer one parking spot for each unit. With roommates and families, I expect a number of households to have more than one vehicle. I expect the residence of the 750 units will have visitors whom will drive to the area. Where will people park?

Please seek a right size solution without rezoning and special permits.

-Don

From: Gloria Sitton <Gloria.Sitton@alexandriava.gov>

Sent: Saturday, February 20, 2021 9:17 AM

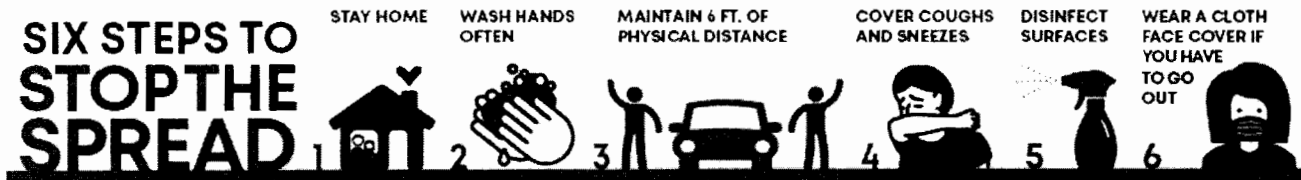
To: D F <fattmad@hotmail.com>

Subject: Last name

Hi Don,

Please send me your last name so that I can update my speakers list. Thanks!

Gloria Sitton



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

February 20, 2021

The Honorable Justin Wilson and
Members of the Alexandria City Council
301 King Street
Alexandria VA 22314

RE: 2/20/21 Hearing Docket Item #10 - Heritage at Old Town Redevelopment Plan, (DSUP #2020-10032)

Mayor Wilson and Council Members:

I am speaking to oppose the Heritage development due to its mammoth size and the plan's inability to align with the Old and Historic District standards set by the City. The development is part of the Old and Historic District, and the developer should not be given a pass to flout OAHD standards that the rest of the neighborhood abides.

But I am also speaking to propose that the Mayor, City Council and the community get creative and think outside the box when it comes to affordable housing. There is no question that there is an affordable housing problem in the City of Alexandria, but it is questionable that the City government's automatic response is to rubberstamp overdevelopment.

Instead of allowing overdevelopment that damages the City's historic architectural character—which is a major economic engine that attracts business owners, residents and visitors to the City—let's consider ways that City government can directly help those who wish to reside in the historic district but cannot afford its exorbitant prices.

As a starting point for brainstorming ideas, both large and small, perhaps the City could:

- Require a higher ratio of affordable units to market rate units in a development.
- Create a community land trust, such as the Palmetto Community Land Trust in Charleston, S.C., a historic city that faces the same affordable housing problem that Alexandria does.
- Reinststate its property-tax break for lower-income homeowners that was erased during the Great Recession, and for renters, create a rental assistance program. I will note that when I first moved to the City years ago, I qualified for that tax break until it disappeared and it helped me afford to become a resident of Old Town—considering how many more dollars in property taxes I have paid since then, I would say that short-term break was a smart long-term investment for the City.

Let's find ways to directly help residents attain affordable housing and better publicize any existing programs. Issuing a call to action to innovate ways to combat the City's affordable housing problem would surely result in many more ideas besides behemoth buildings.

Thank you.

R.L. Sheedy
Prince Street

Gloria Sitton

From: William Pinney <drwgpinney@gmail.com>
Sent: Saturday, February 20, 2021 10:32 AM
To: Justin Wilson; Mark McHugh; Elizabeth Bennett-Parker; Cassidy Ketchem; Canek Aguirre; John Chapman; LaShawn Timmons; Gloria Sitton; Regina Benavides; Amy Jackson; Brittany Williams
Cc: info@caswq.org
Subject: [EXTERNAL]"NO" to 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). 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.

Bill Pinney
816 Duke St
Alexandria, VA 22314

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Gloria Sitton

From: Dave Marshall <djm22314@gmail.com>
Sent: Saturday, February 20, 2021 8:44 AM
To: Gloria Sitton; Mark McHugh
Cc: Justin Wilson
Subject: Re: 20 FEB City Council Hearing Statement

Apologies, as a follow up, the preceding email is in regards to docket item #10. Thank you!

Best,
Dave

On Sat, Feb 20, 2021 at 8:39 AM Dave Marshall <djm22314@gmail.com> wrote:

Good morning! I signed up to speak at today's City Council meeting, but unfortunately have just had a last-minute scheduling conflict come up that might cut short my attendance. In the event that I have to drop off, I wanted to send the attached for the record and hope that it might be read aloud in the meeting?

On a personal note, I'd like to pass on that the Old Town Civic Association and the Citizens Association of Southwest Quadrant most certainly do not speak on behalf of the entire community living in the Southwest Quadrant. Many of us are quite reasonable and approve of the Heritage redevelopment project and the inherent benefits it entails in preserving affordable housing and beautifying our neighborhood. But sadly, only the loudest voices get heard sometimes. I ask that you see through the bluster and vociferousness of those criticizing the project and continue to focus on its value for our neighborhood and the city writ large.

Best,
Dave Marshall

Gloria Sitton

From: Gloria Sitton
Sent: Saturday, February 20, 2021 8:07 AM
To: City Council
Subject: FW: [EXTERNAL]For 2/20/2021 City Council meeting: statement for the record

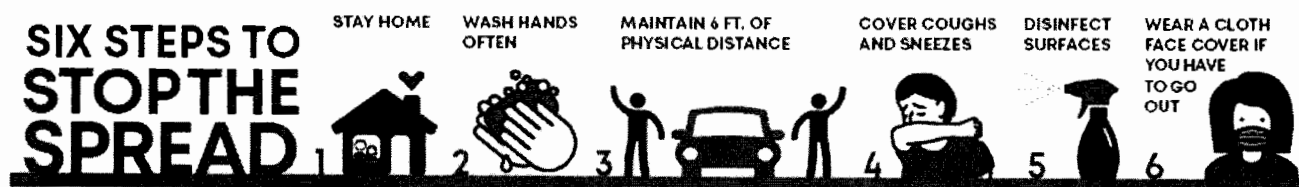
From: Ed Kemp <edkemp101@gmail.com>
Sent: Friday, February 19, 2021 3:08 PM
To: Gloria Sitton <Gloria.Sitton@alexandriava.gov>
Subject: [EXTERNAL]For 2/20/2021 City Council meeting: statement for the record

Dear Ms Sitton:

Please enter my statement into the record in SUPPORT of the Heritage at Old Town development project.

I am a longtime resident of Alexandria, member of Grassroots Alexandria, and in favor of the proposed development of the Heritage at Old Town. Making more of our housing affordable in Alexandria is in everyone's best interest: let's allow more people to live near where they work and bring their resources to the city's economy and quality of life. I care as much about the character of Old Town as those who live closer to the development site. But you cannot have affordable housing without density. The scale of the new buildings has to be weighed against the advantages of diversifying our neighborhoods and giving those with more modest incomes access to the same benefits as other Old Town residents. Thank you. Ed Kemp (5 W Spring St, 22301)

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Gloria Sitton

From: Gloria Sitton
Sent: Saturday, February 20, 2021 8:08 AM
To: City Council
Subject: FW: [EXTERNAL]Docket Number 10: The Heritage At Old Town Redevelopment Project:

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

From: geribaldwin@ymail.com <geribaldwin@ymail.com>
Sent: Friday, February 19, 2021 1:50 PM
To: Gloria Sitton <Gloria.Sitton@alexandriava.gov>
Subject: [EXTERNAL]Docket Number 10: The Heritage At Old Town Redevelopment Project:

Geraldine Baldwin
431 South Columbus Street
Alexandria, Virginia 22414
571-274-8925
February 19, 2021

City Mayor and Council Members
City Hall of Alexandria
301 King Street Suite 2000
Alexandria, Virginia 22314

Re: The Hetitage At Old Town Redevelopment Project:

I Geraldine Baldwin a long time resident whom have live/reside at the Heritage At Old Town now for over thirty year's., I am voicing my voice as a resident and as an concern citizen of Alexandria, Virginia.

The beauty of Alexandria and the many historical site's throughout our city and the beauty as well of its many culture:

The grace of its beauty throughout the communities of residential area's and tree's has inspire many to reside within throughout our city from the East, North, West and the South side of Alexandria. All has its own character, characterized and its tradition of site from Del Ray to Old Town Alexandria and etc.

As I think about our community The Heritage At Old Town and the building for demolish/redevelopment I can only really express my self as to first I have to admit I am in support of "The Heritage Redevelopment Project" for I believe in change and yet as I have share my concern with Ms.Cathy Puskar., Lawyer for the property/owner of its safety do to its construction/demolishing when time to do so.

In regard of its safety for near by residents, children playing, jogger's, those whom walk their pets and as well as those ride bikes and how high fence for safety do to demolishing and lights doing night within the area as to its construction for sefty?.

I believe when all is done the new building will/would be an enhancement to the area of a sense of its capacity of units would open door's for many whom would love to reside within our city of Alexandria, virginia.

And yet!, the concern of those whom are relocated will be able to move back within the area base on the person own aspect able to do so.

As many area has been redevelop throughout Alexandria and many residents do not return for some reason or not and could base on the time frame of development/re-building or etc., and residents remain where he or she was relocated to.

With this said as I stated "I am in support of The Redevelopment of The Heritage At Old Town and I would like to see the beauty of many trees as past tense which was cut down many years ago along the bike path 800 block of Wilkes Street which was Cherry Blossom and there are a few on the Old Town West Property and during the Spring and Summer it is so beautiful whereas many none residents would stop and take pictures near the town homes.

Sincerely,

Geraldine Baldwin
Activist/Member of Landlord Tenants/Relation Board

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Gloria Sitton

From: Gloria Sitton
Sent: Saturday, February 20, 2021 8:05 AM
To: City Council
Subject: FW: [EXTERNAL]Heritage development

From: deborah MacKenzie <debmachg@yahoo.com>
Sent: Friday, February 19, 2021 8:56 PM
To: Gloria Sitton <Gloria.Sitton@alexandriava.gov>
Cc: info@caswq.org
Subject: [EXTERNAL]Heritage development

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.

Sincerely, debbie MacKenzie
504 Prince Street

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SIX STEPS TO STOP THE SPREAD



Gloria Sitton

From: Gloria Sitton
Sent: Saturday, February 20, 2021 8:04 AM
To: City Council
Subject: FW: [EXTERNAL]PLEASE STOP and FIX THE HERITAGE

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

From: Peggy Heiser <plheiser@earthlink.net>
Sent: Friday, February 19, 2021 10:46 PM
To: Justin Wilson <justin.wilson@alexandriava.gov>; Elizabeth Bennett-Parker <elizabeth.bennettparker@alexandriava.gov>
Cc: Gloria Sitton <Gloria.Sitton@alexandriava.gov>; Mark McHugh <mark.mchugh@alexandriava.gov>; Cassidy Ketchem <Cassidy.Ketchem@alexandriava.gov>; Regina Benavides <regina.benavides@alexandriava.gov>; LaShawn Timmons <lashawn.timmons@alexandriava.gov>; Jalelah Ahmed <jalelah.ahmed@alexandriava.gov>; Tracy Thompson <tracy.thompson@alexandriava.gov>; Brittany Williams <Brittany.Williams@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>
Subject: [EXTERNAL]PLEASE STOP and FIX THE HERITAGE

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 have some experience in this area, as I have previously worked for an A&E firm, a general contractor, and I also used to work for the Community Redevelopment Agency of Los Angeles. The way this project has been designed is untenable, particularly in an historic district. For example, to increase the number of units within the current footprint, and then only include the same number of parking spots as at present makes no sense. There have to be better alternatives, and the developer should redesign the project according to a set of principles that are acceptable to the community.

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 ugly, and do not look like the other buildings in the Historic District. They look more like Potomac Yard and Crystal City. I want to preserve and enhance the look of Old Town.
- There are an insufficient number of parking spaces in the plan, particularly with the number of units being planned. It's unrealistic that residents would not be able to park at their residence, and there certainly wouldn't be enough street parking.
- ALL of the current Heritage residents' qualifications on their "right to return" must be 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 the tax payers of Alexandria, 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.

Very Sincerely,

Margaret Heiser
8 E Oxford Ave.

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2/20/2020

Support Letter for the South Patrick Street Housing Affordability Strategy and the Heritage at Old Town Redevelopment Project

To The Honorable Mayor Justin Wilson and Alexandria City Councilors,

My name is Marta Ali, I am a resident at the Heritage Oldtown. This letter is to express my support for the specified redevelopment initiatives.

- I think our city needs Bold Affordable Housing strategies such as the Heritage at Oldtown which can help facilitate inclusive economic growth for minority and immigrant communities that are becoming Alexandria's vibrant social fabric.
- According to a report that was compiled by the **New American Economy (NAE)** in partnership with **Alexandria Economic Development** reported that just in 2017, immigrant communities in Alexandria represented 34% of the cities entrepreneurs who contributed 79.4M in business tax and 100 M local income tax from employment.
- Since the Heritage at Oldtown represents one of the most prominent immigrant communities in Alexandria, I think recognizing the contributions of this community and developing strategies that can maximize its capacity is the key to formulating solutions that are self-sustainable in the long term.
- I believe the objectives of the South Patrick Housing Affordability Strategy and the Heritage at Old Town redevelopment can help towards creating smart development projects that are vibrant, diverse and equitable.
- These are some of the reasons why I am supporting and recommending to approve both initiatives.
- On behalf of tenants who could not share their thoughts today, I would like to recommend including a provision that allows qualified tenants to have first right of return after construction of the new development is completed and to provide specific options for those who may want to stay off site once relocated.
- As our city continues its quest for a better future, I hope our collective optimism will fuel us forward to create solutions that will lead us to smart growth.

Thank you for your considerations,
Sincerely,
Marta Ali

Gloria Sitton

From: Peggy Heiser <plheiser@earthlink.net>
Sent: Friday, February 19, 2021 10:46 PM
To: Justin Wilson; Elizabeth Bennett-Parker
Cc: Gloria Sitton; Mark McHugh; Cassidy Ketchem; Regina Benavides; LaShawn Timmons; Jalelah Ahmed; Tracy Thompson; Brittany Williams; John Chapman; Mo Seifeldein; Del Pepper; Amy Jackson; Canek Aguirre
Subject: [EXTERNAL]PLEASE STOP and FIX THE HERITAGE

Follow Up Flag: Follow up
Flag Status: Flagged

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 have some experience in this area, as I have previously worked for an A&E firm, a general contractor, and I also used to work for the Community Redevelopment Agency of Los Angeles. The way this project has been designed is untenable, particularly in an historic district. For example, to increase the number of units within the current footprint, and then only include the same number of parking spots as at present makes no sense. There have to be better alternatives, and the developer should redesign the project according to a set of principles that are acceptable to the community.

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:

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- The developer's proposed buildings are ugly, and do not look like the other buildings in the Historic District. They look more like Potomac Yard and Crystal City. I want to preserve and enhance the look of Old Town.
 - There are an insufficient number of parking spaces in the plan, particularly with the number of units being planned. It's unrealistic that residents would not be able to park at their residence, and there certainly wouldn't be enough street parking.
- ALL of the current Heritage residents' qualifications on their "right to return" must be 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 the tax payers of Alexandria, 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.

Very Sincerely,

Margaret Heiser
8 E Oxford Ave.

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THE HERITAGE — AT OLD TOWN

2/19/2021
Alexandria City Council
301 King Street,
Alexandria, VA 22314

Subject: Heritage at Old Town Redevelopment

As residents of the Heritage at Old Town, we strongly support the proposal to be heard by City Council on February 20th, 2021 to redevelop our homes into a new mixed income community. We believe that the proposed development will provide long-term affordable housing as well as ensure economic security and diversity for the current residents receiving subsidy and our community at large.

The proposal not only preserves 140 subsidized affordable units for current residents who are subject to HUD Housing Assistance Payment ("HAP") contracts but also will create 55 new deeply affordable units. The units in the new buildings will be larger and better suited for residents than the current units and the new and preserved affordable units will ensure that tenants with HAP contract units will pay the same rent. The height, density, and design of the new buildings is necessary to achieve the preservation and expansion of the existing affordable units.

Most importantly, the redevelopment is critical to ensuring that the residents of Heritage at Old Town are able to retain their subsidized units and remain in Old Town Alexandria.

Therefore, we ask the Alexandria City Council to approve the redevelopment of the Heritage at Old Town

Sincerely,

The Residents of the Heritage at Old Town

Resident Digital signatures can be found on the next page.

ESignature - Address

Yalemwork Genberi - 908 Wolfe Street Apt 3B
Alicia Gonzales - 431 S Columbus Street Apt 102
Wondewossen Tadesse - 431 S Columbus Street Apt 105
Judith Bishop - 431 S Columbus Street Apt 114
Tadelech Abiyu - 431 S Columbus Street Apt 211
Dehab Hussen - 431 S Columbus Street Apt 305
Lillie White - 431 S Columbus Street Apt 315
Anchialelem Zeleke - 431 S Columbus Street Apt 417
Tsehay Ajemu - 431 S Columbus Street Apt 513
Elias Beyene - 431 S Columbus Street Apt 606
Kathleen Mcguigan - 901 Gibbon Street Apt 2B
Marta Ali - 902 Wolfe Street Apt 1C
Ali Mussa - 903 Gibbon Street Apt 2A
LaShawn Jackson - 903 Gibbon Street Apt 2C
Carmen Sicilia - 904 Wolfe Street Apt 3A
Michael Petrucci - 904 Wolfe Street Apt 3D
Habtome Yayinshet - 905 Gibbon Street 3B
Kuku Abreham - 908 Wolfe Street Apt 1C
Daniel Tadesse - 908 Wolfe Street Apt 2A
Dawit Woude - 909 Gibbon Street Apt 1C
Soloman Aga - 909 Gibbon Street Apt 3A
Ellen Barnes - 910 Wolfe Street Apt 1D
Ezra Seyoum - 910 Wolfe Street Apt 2C
Misrak Fisseha - 911 Gibbon Street Apt 2A
Hirut Tenna - 911 Gibbon Street Apt 2C
Ronald Galloway - 911 Gibbon Street Apt 3A
Tadelech Abiyu-431 S Columbus Street Apt 205
Melkam Tesfaye-431 S Columbus Street Apt 613
Yonas Hader-903 Gibbon Street Apt 1A
Thelma Towles-903 Gibbon Street Apt 1B
Belay Ata-904 Wolfe Street Apt 2A
Mahlet Tesfaye-904 Wolfe Street Apt 2C
Teshay kassa-905 Gibbon Street Apt 2D
Laverne Terrell-905 Gibbon Street Apt 1A
Tiruwork Mogessie-905 Gibbon Street Apt 2B
Genet Yohanes-906 Wolfe Street Apt 2A
Derege Wondimu-907 Gibbon Street Apt 1C
Kenaane Mussie -908 Wolfe Street Apt 3A
Celmira Hodges-909 Gibbon Street Apt 2B
Genet Hailemariam-909 Gibbon Street Apt 2D
Ezra Seyoum-910 Wolfe Street Apt 2C
Tsedale Habtemariam-911 Gibbon Street Apt 1B
Josephine Kamara-911 Gibbon Street Apt 2B

From: Michael Petrucci <michaelpetrucci1@gmail.com>
Sent: Thursday, February 18, 2021 3:05 PM
To: Latrese Thompson
Subject: Re: Proposed redevelopment- Your response is needed.

Hello,

I'm Michael Petrucci, and I live in 904 Wolfe St. Apt. 3D.

I cannot attend the meeting, as I have a work obligation, but wanted to voice my support for the redevelopment of Heritage apartments.

The price of housing in Alexandria - be it to buy or to rent - is steadily increasing, and beginning to price out many members of our community. The only solution to increasing housing prices is to increase the supply of housing available, through projects like the one proposed at Heritage. Alexandria should be doing all it can to incentivize and assist new housing developments, and the redevelopment of old or lower density units, to allow our community to continue to grow and to keep housing affordable.

From: Kathleen McGuigan <kathmcguigan@gmail.com>
Sent: Thursday, February 18, 2021 11:50 AM
To: Latrese Thompson
Subject: Re: Proposed redevelopment- Your response is needed.

I support this project as it will maintain some affordable housing in Alexandria. Although I am a market rate tenant I firmly believe in maintaining affordable housing and ensuring that long term tenant (man of whom are elderly) will not be displaced without viable alternatives.

Kathleen McGuigan
901 Gibbon Apt 2 B
Alexandria , VA 22314

From: Judi Bishop [mailto:jucrane@icloud.com]
Sent: Thursday, February 18, 2021 9:33 PM
To: Latrese Thompson
Subject: RE: Proposed redevelopment- Your response is needed.

My name is Judith Bishop. I live at 431 S. Columbus St. Apt, 114. I support this project for many reasons. I am looking forward to a quality of life I currently can not have without this project. It means a lot to look forward to a new up to date place to live with washer dryer in unit, parking and oh my gosh, a dishwasher! Some may not even realize what it means to someone at my stage of life to have this project go through. I have seen the plans and attended meetings and feel that this project is for the good of the community and betterment , enrichment of the lives that depend on it.

Thank you,

Judith A. Bishop

Heritage at Old Town resident

Sent from Mail for Windows 10

Ray Park

5645P General Washington Dr. Alexandria VA 22312

2/19/2021

Alexandria City Council

301 King Street,

Alexandria, VA 22314

Subject: Heritage at Old Town Redevelopment

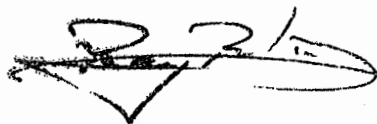
Dear Alexandria City Council,

As a owner of local, Alexandria based small business, I am writing to support the Heritage at Old Town Redevelopment.

This project is important to J-Ray Cleaning Inc. and me because of the provision of jobs for our organization and fellow small business that keep our community strong. Projects like the Heritage at Old Town redevelopment allow for the employment of my team and better allows us to survive especially during the economic uncertainty of COVID-19.

Our community is fortunate to have opportunities others do not, but we like many other communities across America continue to suffer and are in desperate need for investment in our communities that support small business, employment, and the critically required affordable housing. As an individual/business who cares deeply about the success of Alexandria, VA, I/we believe the Heritage at Old Town Redevelopment will be an integral and important part of this City. I am extremely grateful for the opportunity to work in this community and I again strongly recommend and support the redevelopment of Heritage at Old Town so that this city can continue to thrive.

Sincerely,

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

Ray Park, President

J-Ray Cleaning Inc.

The ROSS Companies
7910 Woodmont Ave, Suite 350
Bethesda, MD 20814
301-657-8899



2/19/2021
Alexandria City Council
301 King Street,
Alexandria, VA 22314

Subject: Heritage at Old Town Redevelopment

Dear Alexandria City Council,

As the Chief Executive Officer of Ross Management Services, a DMV based property management firm and small business, I am writing to support the Heritage at Old Town Redevelopment.

Ross Management Services has managed Heritage at Old Town for many years, and this project is important to our company and me because of the provision of jobs for our employees and fellow small business that we have outsourced for years that contribute to keeping our community strong. Projects like the Heritage at Old Town allow for the employment of my team and allow us to survive/grow.

Our community is fortunate to have many opportunities others do not, but we like many other communities across America are still suffering and are in desperate need for investment in our cities that support small business, employment, and affordable housing. As an individual/business who cares deeply about the success of Alexandria, VA, we believe the Heritage at Old Town Redevelopment will be an integral and important part of this City. I am extremely grateful for the opportunity to work in employ people from this community and I again strongly recommend and support the redevelopment of Heritage at Old Town, so that this city can continue to thrive.

Sincerely,

David Miskovich, CEO
The ROSS Companies

The New Alexandria: Vibrant, Diverse, Equitable

Every city goes through an evolutionary process and there comes a time in history when it becomes critical for a city to revitalize one of its old neighborhoods. The Heritage Old Town is one of the neighborhoods in Alexandria whose revitalization has become more critical than ever.

The Heritage Old Town, which is also known as the Bottoms, was home to pioneering African American entrepreneurs in the 1800s and now its home for diverse multicultural communities who are enriching our city's social fabric. Currently the area is under consideration for a redevelopment project which is designed to provide more than 180 affordable housing units. While this initiative has been supported by diverse community members, it has also raised concerns regarding its impact because of the scale and the design approach of the project.

However, in order to evaluate this project better, I think it would help to zoom out of the focus area and consider how the entire city is evolving in a short time. Just in the past two years, Alexandria's cityscape has been changing faster than before because of several big developments which are either completed, under construction or currently being envisioned. From the Muse Old Town, Robinson Landing, Braddock West, the Minnie Howard Campus and Land Mark Mall redevelopment, all of these projects are collectively creating the essence of **the New Alexandria** which we may not be familiar with yet but will learn to appreciate soon.



As an advocate for public art, culture, architecture and affordable housing, I think this is one of the most interesting times to live in Alexandria and witness revitalizing projects such as the Heritage at Old Town which will boost the vitality of our city's neighborhoods in a short time. In 2018, when the city's office of planning hosted a design charette to discuss a possible redevelopment project for the Heritage at Old Town, I found the experience to be a good opportunity to learn about the capability,

capacity and readiness of our city to facilitate large scale redevelopment projects which can solve critical Affordable Housing shortages.

As we continue to analyze the possible impacts of such development projects to our neighborhoods, I think it is also important to be ready to welcome much-needed changes when its necessary. In addition, continuing to foster collaborations among various community members will be key to creating more vibrant, diverse and thriving neighborhoods that can be self-sustaining for the long-term. Most importantly, while it is crucial to develop plans that can maximize the capacity of our city's infrastructures, it is also vital to incorporate **bold affordable housing initiatives** that can maximize the potentials of underserved communities who are residing in our city.

I believe that the objectives of the South Patrick Street Housing Affordability Strategy and the Heritage at Old Town development project can serve as a model for future development projects to help solve some of the most pressing issues of our city which happen to be affordable housing and developmental resources that can empower underserved communities who need them the most. This is why I urge Alexandria's City Council to support and approve the objectives of both initiatives.

Sincerely,

Marta Ali

Gloria Sitton

From: Puskar, M. Catharine <cpuskar@thelandlawyers.com>
Sent: Friday, February 19, 2021 10:30 PM
To: Gloria Sitton; Karl Moritz; Robert Kerns; Catherine Miliaras; Michael Swidrak
Subject: FW: Letters/Signatures in Support for Heritage at Old Town Redevelopment
Attachments: Resident Meeting City Council Support 2021 02 17 with Signatures.pdf; KOAM JRAY Letter of Support for Heritage at Old Town Redevelopment Project.pdf; The ROSS Companies Support Letter for Heritage at Old Town Redevelopment.pdf; The New Alexandria _Vibrant,Diverse,Equitable_Marta Ali.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Sorry – meant to cc you...

From: Puskar, M. Catharine
Sent: Friday, February 19, 2021 10:29 PM
To: Justin Wilson (justin.wilson@alexandriava.gov) <justin.wilson@alexandriava.gov>; 'Elizabeth Bennett-Parker' <elizabeth.bennettparker@alexandriava.gov>; John Chapman <john.taylor.chapman@alexandriava.gov>; Canek Aguirre <Canek.Aguirre@alexandriava.gov>; Del Pepper <del.pepper@alexandriava.gov>; Amy Jackson <Amy.Jackson@alexandriava.gov>; 'Mo Seifeldein' <Mo.Seifeldein@alexandriava.gov>
Subject: Letters/Signatures in Support for Heritage at Old Town Redevelopment

Mayor Wilson and Members of City Council,

As I mentioned in my conversation with each of you, we have had seven meetings with the existing Heritage at Old Town residents to make sure they understand the proposed redevelopment, the opportunity it presents for them, and the relocation plan during construction. They have been thoroughly engaged in the process and supportive of our efforts, as evidenced by the attached letter in support signed (via email or acknowledgement in the property management office) by many the Heritage at Old Town residents. Please also note the individual emails in support at the end of the first attachment, the letter from resident Marta Ali, and letters in support from two businesses associated with the existing buildings. We look forward to discussing this matter with you at tomorrow's Council hearing.

Best,

Cathy

Attorney-Client Privileged Communication: The information in this email and attachments is attorney-client privileged and confidential information intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please delete it and immediately notify us by email or by phone. Thank you.

Gloria Sitton

From: Cathy <cathy@jpoil.com>
Sent: Friday, February 19, 2021 10:24 PM
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; Gloria Sitton
Cc: info@caswq.org
Subject: [EXTERNAL]Heritage Redevelopment Plan

Follow Up Flag: Follow up
Flag Status: Completed

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.

Cathy Van Way
217 S Columbus
Alexandria, VA 22314

Sent from my iPhone

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Gloria Sitton

From: Nunan, Manus (GE Gas Power) <Manus.Nunan@ge.com>
Sent: Friday, February 19, 2021 9:27 PM
To: Gloria Sitton
Subject: [EXTERNAL]Stop the heritage!

Follow Up Flag: Follow up
Flag Status: Flagged

Manus W. Nunan

Director, Security & Crisis Management

GE POWER

Mobile: +1 404 670 0527

manus.nunan@ge.com

1299 Pennsylvania Ave
Washington
DC 20004

GE imagination at work

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February 19, 2021

The Honorable Justin Wilson and
Members of the Alexandria City Council
301 King Street
Alexandria VA 22314

RE: 2/20/21 Hearing Docket Item #10 - Heritage at Old Town Redevelopment Plan, (DSUP #2020-10032)

Dear Mayor Wilson and Council Members:

I am writing to oppose the Heritage development due to its mammoth size and the plan's inability to align with the Old and Historic District standards set by the City and its Board of Architectural Review. The development is part of the Old and Historic District, and the developer should not be given a pass to flout OAH standards that the rest of the neighborhood abides.

I am also writing to propose that Mayor Justin Wilson and the members of City Council get creative and think outside the box when it comes to affordable housing. There is no question that there is an affordable housing problem in the City of Alexandria, but it is questionable that the City government's automatic response is to rubberstamp overdevelopment.

Instead of allowing an out-of-state developer to profit off the destruction of Old Town's historic architectural district, which is a major economic engine for our City, the Mayor and City Council should consider ways that City government can directly help those who wish to reside in the historic district but cannot afford its exorbitant prices.

As a starting point for brainstorming ideas, perhaps the City could:

- Reinstating its property-tax break for lower-income homeowners that was erased during the Great Recession, and for renters, create a rental assistance program.
- Create a community land trust, such as the one in Charleston, S.C., a historic city that faces the same affordable housing problem that Alexandria does. The Palmetto Community Land Trust (www.palmettoclt.org) provides permanently affordable housing by owning land and leasing it to those who live in houses built on that land. The City of Charleston is one of three permanent stakeholder members of the PCLT.
- Require a higher ratio of affordable units to market rate units in a development.

Surely if the Mayor and City Council issued a call to action to innovate ways to combat the City's affordable housing problem, there would be many more ideas besides behemoth buildings.

These kind of ideas work: I qualified for the property-tax break for lower-income homeowners when I first moved to the City, and it helped me afford to become a resident of this City. The break in tax I got for a few years, until the break disappeared, surely paid off for the City in thousands of dollars in property tax paid since then, because I loved the historical charm and architecture of Old Town and chose to stay.

Rubberstamping overdevelopment isn't serving citizens. Damaging the City's historic architectural character—the economic engine that attracts business owners, residents and visitors to the City—isn't serving citizens. Helping developers profit instead of directly helping residents attain affordable housing isn't serving citizens.

Think creatively, and do better.

Sincerely,

R.L. Sheedy
1311 Prince Street
nopopupsonprince@gmail.com

Gloria Sitton

From: deborah MacKenzie <debmachg@yahoo.com>
Sent: Friday, February 19, 2021 8:56 PM
To: Gloria Sitton
Cc: info@caswq.org
Subject: [EXTERNAL]Heritage development

Follow Up Flag: Follow up
Flag Status: Flagged

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.

Sincerely, debbie MacKenzie
504 Prince Street

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Gloria Sitton

From: Christopher Wenk <chris.wenk@stanfordalumni.org>
Sent: Friday, February 19, 2021 7:37 PM
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; Gloria Sitton
Subject: [EXTERNAL]Heritage Redevelopment Plan for Docket #10 (DSUP #2020-10032)
Follow Up Flag: Follow up
Flag Status: Flagged

Dear City Council Members,

I am writing to express my opposition to the Heritage Redevelopment Plan (Docket #10 (DSUP #2020-10032)). I recognize the need for affordable housing in Old Town, but that need should not override the legitimate concerns of Old Town residents regarding residential density, overcrowding, and departure from the historic aesthetic of the Old Town neighborhood. I am opposed to The Heritage Redevelopment Plan as it stands now because the plan fails in those respects.

I urge you to vote to defer Docket #10. There are other ways to support affordable housing in Old Town without imposing the Heritage Redevelopment Plan onto the Southwest Quadrant.

Thank you.

Christopher Wenk
Alexandria, VA

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Gloria Sitton

From: Amy Morton <akrme@hotmail.com>
Sent: Friday, February 19, 2021 7:24 PM
To: Gloria Sitton
Subject: Fw: The Heritage

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Gloria,

Please add this to the record. It was sent to all members of City Council on 2/14/21. Thank you!

Best always,

Amy Morton

From: Amy Morton
Sent: Sunday, February 14, 2021 11:12 AM
To: john.chapman@alexandriava.gov <john.chapman@alexandriava.gov>
Subject: The Heritage

Dear Councilperson Chapman,

I write to you in hopes that the City Council will require a compromise regarding The Heritage redevelopment site which includes three, 80-foot buildings in the Old and Historic District of Alexandria's SW Quadrant. I believe the City Council should consider the following points:

To be abundantly clear, I absolutely 1000% support the continued preservation and the protection of affordable housing, and for families who live in affordable housing. I would not live in the SW Quadrant if this was a negative for me as there has always been a strong and much needed presence of affordable housing units here. The socio-economic mix and diversity of people in this quadrant is exactly what compelled me settle here. To further drive home this stance, I bought my own rental unit during a condo conversion of my apartment building in 2005 and rented it several years thereafter. I have maintained the same rent for my tenants for the entire 14 years it has been rented out, which is below market. Contributing to equity is and has been my stance.

Next, many of my friends and neighbors who currently reside at both The Heritage and Old Town West (future site) have expressed fear of permanent displacement through the

development of this project and that they will not qualify for "right of return". During the charette and other meetings I have attended, I have yet to understand a clean and clear policy of "right of return". In addition, neighbors with families know that there will not be adequate space to house their family members when the new development maxes out with 2-bedroom apartments and nothing larger. This attempted marketing "split and divide" strategy over affordable housing is artificial and serves as cover for addressing the core issue at hand - which is the density of the redevelopment and its impact on our neighborhood and its current residents. 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.

Can City Council seek a compromise and require a transparent plan for why this joint objective of maintaining affordable housing at this site is not compatible with the City's Master Plan amendment which maximizes building heights at 55-feet? Scale relates to the community and the future of this quadrant and will set the tone of what's to come in the remaining 6 sites to be redeveloped in this neighborhood. These towering, impersonal, and massive structures are in opposition to the very core of our neighborhood's essence and history.

Many of us also feel ***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*. There were many opportunities throughout this process for the City to be transparent, realistic, and honest with the residents of the SW Quadrant. They opted not to take that route. The initial marketing campaign was to "beautify the Gateway to Old Town Alexandria". The truth is that this is branding Route 1, most likely intending to fulfil the needs of the upcoming Amazon HQ and the Virginia Tech campus. Why not be honest? One neighbor directly asked the City about the implementation of Section 7-700 and was provided an inadequate response. We could not have envisioned such an implementation of this program without first seeing the proposed building designs. There are still many residents of this quadrant who are unaware of the 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 guidelines 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. Again, compromise should be prioritized.

Next, if you have not been, I would respectfully request that you make a trip to the Contrabands and Freedmans Cemetery located at 1001 S. Washington Street in Alexandria. My family and I visit regularly as it is an important and humble historical reminder of the rich history of formerly enslaved African-Americans after the Civil War who inhabited this SW Quadrant area known as "The Dips" and "The Bottoms" - the site of The Heritage redevelopment (and future proposed development sites). This neighborhood represents a unique story in Alexandria's complex and troubling history. The Southwest Quadrant includes historical homes built during the 19th century and many small townhouses which would literally be overshadowed by the proposed buildings which are nearly 80-feet tall. Building 80-foot buildings on this site is not appropriate, again even more so given the City's own height limit of 55 feet.

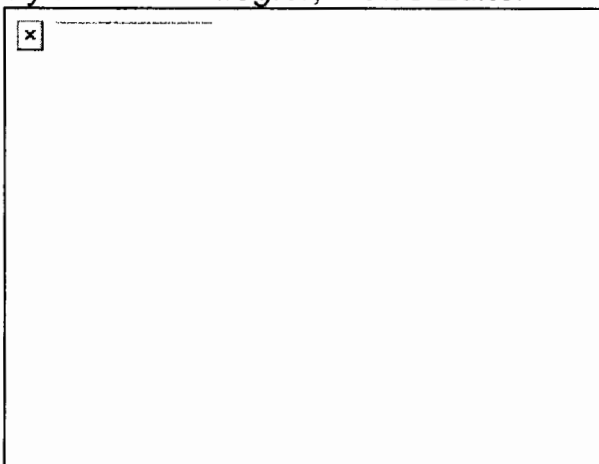
Similar to other areas of our city, I believe the City Council has **failed** to actively listen to the voices of its taxpaying residents who have very legitimate concerns with commercial real estate investors over-developing our historic city. The City is responsible for allowing nearly 90% of affordable housing to be lost on its watch. James Simmons III has also had a documented 10-year relationship with The Heritage and has allowed it to slip into a state of disrepair, which is at the very root for the argument for redevelopment (see article below from 2011).

AREA Property Partners Takes 1,180-Unit Virginia Apartment Complex

AREA Property Partners, after targeting the Alexandria, Va., area late last year for apartment buys, is back in the area. The firm has purchased the city's EOS 21, a 1,180-unit community, for an undisclosed price.

September 20, 2011

By Nicholas Ziegler, News Editor



Just a day after announcing its acquisition of a \$215 million apartment-loan portfolio in a joint venture with McDowell Properties, AREA Property

Partners has scored again. This time, the real estate investor has nabbed the Heritage at Old Town, a 244-unit apartment community in the Old Town section of Alexandria, Va., for \$40.9 million. The property will be managed by ROSS Management Services.

"The acquisition presents an attractive opportunity for us to continue expanding our presence in the Washington D.C. metro area," James Simmons, partner with AREA, said. "The property has an irreplaceable location in Old Town Alexandria and is conveniently located in close proximity to the King Street retail corridor, major transportation routes and multiple employment centers."

The property, within walking distance to Old Town, also has excellent access to the region's key highways. The property is also near the King Street Metro stop and is well-served by Alexandria's DASH bus service, and benefits from a Housing Assistance Payments contract on 140 units, allowing the federal government to subsidize the cost of housing for needy tenants.

<https://www.google.com/amp/s/www.cpexecutive.com/post/amp/area-property-partners-takes-1180-unit-virginia-apartment-complex/>

I'm very concerned with the City's flagrant failure to address flooding, traffic, and school overcapacity which are all issues that would be exacerbated by the Heritage redevelopment plan. **The Heritage plan identifies only three of nine sites that the City identified in its South Patrick Street Housing Affordability Strategy - when are our concerns going to be addressed and with what outcome? Again, compromise and honoring the voices of current residents should be prioritized. The City has not provided their definitive vision for how the remaining six development sites will be developed so tax-paying residents are just along for the ride as things currently operate.**

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

Thank you for your careful consideration,

Amy Morton

Gloria Sitton

From: Eda Lipton <edav1028@yahoo.com>
Sent: Friday, February 19, 2021 6:31 PM
To: Justin Wilson; Canek Aguirre; Amy Jackson; Del Pepper; Mo Seifeldin; John Chapman; Elizabeth Bennett-Parker; Gloria Sitton; Regina Benavides; Brittany Williams; Tracy Thompson; jaleah.ahmed@alexandriava.gov; lashwan.timmoons@alexandriava.gov; Mark McHugh; Cassidy Ketchem
Cc: info@caswq.org
Subject: [EXTERNAL]Vote Against the Heritage Development Plan

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr. Major 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 multiple local complaints from the people most effected 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**.
- 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.

Eda V. Lipton, civil engineer
(Nine Homeowner's Association)
528 S. Alfred Str.
Alexandria, VA 22314

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Gloria Sitton

From: Yelena Mishkovskiy <helenm2@comcast.net>
Sent: Friday, February 19, 2021 6:22 PM
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; Gloria Sitton
Cc: info@caswq.org
Subject: [EXTERNAL]DO NOT approve The Heritage Project

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

My name is Yelena Mishkovskiy and I am a 10 year resident of Old Town - 821 Duke Street.

I would like to go on the record and voice my strenuous opposition to the Heritage project - there is no place for high rises in historic Old Town. The project is being steam-rolled thru the process while having potential to significantly disrupt lives of the long-time residents of the surrounding neighborhoods due to additional traffic, parking shortages and lack of adherence to historic district requirements.

We are about to receive our 2021 property tax assessments with the taxes being significantly raised despite of COVID-19. The city is dependent on our tax dollars and in return we DEMAND to be heard and see our concerns being addressed.

Thank you in advance for your consideration.

Sincerely,

Yelena Mishkovskiy
821 Duke Street

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Gloria Sitton

From: David Satterfield <davidwsatterfield@gmail.com>
Sent: Friday, February 19, 2021 6:10 PM
To: Elizabeth Bennett-Parker; Justin Wilson; Canek Aguirre; Amy Jackson; Del Pepper; Mo Seifeldein; John Chapman
Cc: Mark McHugh; Cassidy Ketchem; Regina Benavides; Brittany Williams; Tracy Thompson; Jalelah Ahmed; LaShawn Timmons; Gloria Sitton
Subject: [EXTERNAL]Ashland Heritage Development Objection

Follow Up Flag: Follow up
Flag Status: Flagged

As you consider the Heritage Redevelopment Plan on the docket for February 20, I am writing to express my objection to the City's plans to develop three, 80-foot buildings in the Old and Historic Alexandria District in Alexandria, Virginia. The plan to construct highly dense and massive buildings will contribute to reduced quality of life for residents in the City of Alexandria's Southwest Quadrant.

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.

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.

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

Thank you,
David Satterfield
819 Wolfe Street

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Hello,

My name is Kevin Harris, I'm the president of the Alexandria City-Wide Resident Association, I live in Old Town Alexandria, and I'm speaking today in support of the Heritage redevelopment.

Since the year 2000, Alexandria has lost over 90% of its affordable housing stock. In Old Town in particular, new developments have pushed longtime residents, many of whom are people of color, out of the city. This has led to rapid gentrification of the area and the displacement of our community.

The Heritage redevelopment is different. It will not only keep the current affordable units, but it will add additional ones at a level of affordability needed to ensure diversity in Old Town.

I personally live in affordable housing. I'm a valuable member of our community. I'm a small business owner, a father of three wonderful girls, a caring husband, a coach, and a minister at my church. The people who live in affordable housing aren't parasites to our community. We ARE our community.

I urge people who are in opposition to this project to reconsider. Think about all of the front-line workers (fire fighters, teachers, child care workers, police officers, nurses, grocery store workers, and food delivery drivers) that we all have been thanking for the past year for keeping us safe during the pandemic. Most of these individuals would qualify to live in affordable housing. Without more projects like the Heritage, they will not be a part of Alexandria. We can't thank these people on one hand and push them out with the other.

Alexandria needs more affordable housing and if that means we need to have more density to get it, then let's do it.

Thanks for the work that you all do and I hope that Council votes to approve this project.

Gloria Sitton

From: Michael Louis <mic.louis@gmail.com>
Sent: Friday, February 19, 2021 5:38 PM
To: Justin Wilson; Mark McHugh; Elizabeth Bennett-Parker; Cassidy Ketchem; Canek Aguirre; Regina Benavides; Amy Jackson; Brittany Williams; Del Pepper; Tracy Thompson; Mo Seifeldin; Jalelah Ahmed; John Chapman; LaShawn Timmons; Gloria Sitton
Cc: info@caswq.org
Subject: [EXTERNAL]Heritage Redevelopment Plan

Follow Up Flag: Follow up
Flag Status: Flagged

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.

Sincerely,

Michael Louis
214 S. Alfred St.

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Gloria Sitton

From: Amy <burnette.amy@gmail.com>
Sent: Friday, February 19, 2021 4:49 PM
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; Gloria Sitton
Cc: info@caswq.org
Subject: [EXTERNAL]Resident Against The Heritage Redevelopment Plan

Follow Up Flag: Follow up
Flag Status: Flagged

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:

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- 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.

Amy Burnette-Louis
214 South Alfred St.

Sent from my iPad

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Gloria Sitton

From: Kim Burstein <kimburstein@yahoo.com>
Sent: Friday, February 19, 2021 4:45 PM
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; Gloria Sitton
Cc: info@caswq.org
Subject: [EXTERNAL]Against Heritage Redevelopment Plan

Follow Up Flag: Follow up
Flag Status: Flagged

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 live across the street from the proposed Block 4, and I feel that my multiple letters to the City addressing my concerns with this project have been **completely ignored**. 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 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. I look forward to your support.

Thank you.

Best regards,
Kim Burstein
526 S. Alfred St.

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Gloria Sitton

From: Jeanne Hauch <jeannehauch@gmail.com>
Sent: Friday, February 19, 2021 4:04 PM
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; Gloria Sitton
Cc: CASWQ Team; John Weyrich; Judith Klesius
Subject: [EXTERNAL]Fwd: The Heritage Redevelopment Plan - Jeanne - I am having trouble sending to City Council members. Can you do it for me?

Follow Up Flag: Follow up
Flag Status: Flagged

On behalf of Mr. & Mrs. Klesius -

----- Forwarded message -----

From: Judith Klesius <jklesius@comcast.net>
Date: Fri, Feb 19, 2021 at 3:52 PM
Subject: Fwd: The Heritage Redevelopment Plan - Jeanne - I am having trouble sending to City Council members. Can you do it for me?
To: Jeanne Hauch <jeannehauch@gmail.com>

Just forward so my email address shows as our opposition and our names appear at the end of the petition.

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

Subject: The Heritage Redevelopment Plan - Jeanne - I am having trouble sending to City Council members. Can you do it for me?
Date: Fri, 19 Feb 2021 14:58:26 -0500
From: Judith Klesius <jklesius@comcast.net>
To: Jeanne Hauch <jeannehauch@gmail.com>

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. Sincerely yours, Judy and Mike Klesius

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Gloria Sitton

From: Karin Nunan <k.kitsman@gmail.com>
Sent: Friday, February 19, 2021 3:29 PM
To: Justin Wilson; Elizabeth Bennett-Parker; Canek Aguirre; Amy Jackson; Del Pepper; Mo Seifeldein; John Chapman
Cc: Mark McHugh; Cassidy Ketchem; Regina Benavides; Brittany Williams; Tracy Thompson; Jalelah Ahmed; LaShawn Timmons; Gloria Sitton
Subject: [EXTERNAL]S. Alfred owner against the Heritage Redevelopment Plan

Follow Up Flag: Follow up
Flag Status: Flagged

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). We bought our home on the 100 block South Alfred street three years ago because we loved the historic nature of the town and the fact there is low income housing available. Many of the Heritage neighbors have become our friends and their lives are being completely uprooted as a result of this development without their "right to return" entered into the public record. This and the fact the developer's proposed buildings are too tall and too dense make Old Town lose its historic charm and I am sure future property values so close to those terribly planned buildings will erode. We are considering moving from Old Town if this development goes forward.

I work with leaders around the world on resettlement action plans for development projects - I work on behalf of cities, international lending institutions (World Bank) and in some cases developers. I've never seen a plan so poorly managed from the aspect of the project-affected-peoples perspective.

My family and I have written letters to the City addressing and been on calls expressing our 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.

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,

Karin Nunan
117 S. Alfred Street
202 669 9961

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Gloria Sitton

From: krllloyd64@aol.com
Sent: Friday, February 19, 2021 3:11 PM
To: Justin Wilson; Elizabeth Bennett-Parker; Canek Aguirre; Amy Jackson; Del Pepper; Mo Seifeldein; John Chapman; Gloria Sitton; Mark McHugh; Cassidy Ketchem; Regina Benavides; Brittany Williams; Tracy Thompson; Jalelah Ahmed; LaShawn Timmons
Cc: info@caswq.org
Subject: [EXTERNAL]Against Heritage Redevelopment Plan

Follow Up Flag: Follow up
Flag Status: Flagged

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 continuously 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,
Kathy Lloyd

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February 20, 2021

Dear Mayor Wilson and City Council Members,

In lieu of speaking during the Public Hearing, please accept this brief written comment as a note of qualified support for the Heritage Redevelopment Plan. As a homeowner who resides one block from the proposed development area, I do not find the buildings' design ugly and happen to think Potomac Yard looks perfectly nice. Given their location in the neighborhood, I do not find the buildings particularly out of place in comparison to the existing building or some other nearby buildings that have a commercial quality to them. As to whether the buildings are too tall/create too much density such that they raise parking or school crowding or other issues, those concerns should be thoroughly considered and could warrant a change in the scope of the project to address an increased demand on those resources or a change in the supply of those resources to meet an increased demand. It appears to me that such considerations have been made, though I am not expert in city planning. I have not consumed every piece of information on every aspect of the project, but generally do not have a problem with an increase in density; whether as part of some affordable housing program or not, people need a place to live as the population of our region continues to grow.

Thank you for undertaking a difficult civic duty and doing your best to make our city a nice place to live.
Regards,

--

James

Gloria Sitton

From: James V <james.vavricek@gmail.com>
Sent: Friday, February 19, 2021 2:53 PM
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; Gloria Sitton
Subject: [EXTERNAL]Heritage Redevelopment Project
Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor Wilson and City Council Members,

I received the below request to share objections to the Heritage Redevelopment Project from a neighbor which prompted me to provide an alternative piece of feedback. As a person who lives one block from the proposed development area, I do not share these specific objections and wanted to register a qualified note of support for the enterprise. I do not find the buildings' design ugly and happen to think Potomac Yard looks perfectly nice. Given their specific location in the neighborhood, I do not find the buildings particularly out of place in comparison to the existing building--which is not exactly an inspired piece of architecture itself--or some other nearby buildings that have a commercial quality to them. As to whether the buildings are too tall/create too much density such that they raise parking or school crowding or other issues, those concerns should be thoroughly considered and could warrant a change in the scope of the project to address an increased demand on those resources or a change in the supply of those resources to meet an increased demand. I have not consumed every piece of information on every aspect of the project, but generally don't have a problem with an increase in density; whether as part of some affordable housing program or not, people need a place to live as the population of our region continues to grow.

Thank you for undertaking a difficult civic duty and doing your best to make our city a nice place to live.
Regards,

--

James

Begin forwarded message:

From: CASWQ Team <info@caswq.org>
Subject: **NEED MORE EMAILS: Tell the City Council You're Against The Heritage Redevelopment Plan**
Date: February 19, 2021 at 9:44:25 AM EST
To: citizensassociationswq@outlook.com

Dear Neighbors,

Thank you for answering the call to write your emails to the City Council. However, we need to do more.

Thus far, CASWQ has counted that **only 26 of you** have sent messages to the City Council to express your strong opposition to the Heritage Redevelopment Plan.

We met half of our goal, but we need to do better.

Please find the time to write to the City Council **by the end of the business day today**, and be sure to carbon copy "info@caswq.org" for tracking purposes.

Help CASWQ reach its goal of 50 messages to the City Council.

The CASWQ Team

Dear Neighbors,

A change in messaging strategy is urgently needed to engage the City Council on the Heritage before this Saturday.

We need to send **at least 50 AGAINST positions** to the City Council regarding the City's Heritage Redevelopment Plan. There are over 100 email addresses on the CASWQ distribution list, and if **all of us** send this short, but pithy message below, there is a strong chance that the City Council **will reconsider its approval** of the Heritage Redevelopment Plan. Without all of you, the City Council **will unanimously approve** of the Heritage Redevelopment Plan if they do not hear each of our unique, and independent voices by Saturday, February 20.

Simply COPY and PASTE this message below:

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.

Please email each of the City Council members below, their staff aides, and the City Clerk at gloria.sitton@alexandriava.gov. **Please also CC info@caswq.org** so the Citizens Association of the Southwest Quadrant can track how many "against" positions have been sent to the City Council.

| City Council Members | | City Council Aides | |
|---|--|--------------------------|--|
| Mayor Justin Wilson | | Mark McHugh | |
| Email | justin.wilson@alexandriava.gov | Email | mark.mchugh@alexandriava.gov |
| | | Cell | 571-414-7249 |
| Vice Mayor Elizabeth Bennet-Parker | | Cassidy Ketchem | |
| Email | elizabeth.bennettparker@alexandriava.gov | Email | cassidy.ketchem@alexandriava.gov |
| Cell | 703-215-5556 | Cell | 571-414-1627 |
| Canek Aguirre | | Regina Benavides | |
| Email | canek.aguirre@alexandriava.gov | Email | regina.benavides@alexandriava.gov |
| Cell | 703-215-5555 | Cell | 571-319-6660 |
| Amy Jackson | | Brittany Williams | |
| Email | amy.jackson@alexandriava.gov | Email | brittany.williams@alexandriava.gov |
| Cell | 703-215-5558 | Cell | 571-414-1797 |
| Redella S. Pepper | | Tracy Thompson | |
| Email | del.pepper@alexandriava.gov | Email | tracy.thompson@alexandriava.gov |
| Cell | 703-888-9317 | Cell | 703-447-3510 |
| Mo Seifeldein | | Jalelah Ahmed | |
| Email | mo.seifeldein@alexandriava.gov | Email | jalelah.ahmed@alexandriava.gov |
| Cell | 703-215-5559 | Cell | 571-414-1648 |
| John Taylor Chapman | | Lashawn Timmons | |
| Email | john.chapman@alexandriava.gov | Email | lashawn.timmons@alexandriava.gov |

| | | | |
|------------|--------------|------------|--------------|
| Cell | 571-329-3738 | Cell | 571-414-7248 |
| Home Phone | 571-236-4170 | Home Phone | 703-629-7950 |

Please also do not forget to sign up to speak this Saturday, February 20 by completing the speaker form here: <https://survey.alexandriava.gov/s3/2020-VIRTUAL-City-Council-Speakers-Form>.

Please also let CASWQ know you are planning to speak by sending us a note at info@caswq.org so we can keep track of how many people are signed up to speak against the Heritage Redevelopment Plan.

If you need any help, please contact the Citizens Association of the Southwest Quadrant (CASWQ) Team at info@caswq.org, or visit our website at <https://www.caswq.org>.

Regards,
The CASWQ Team

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Gloria Sitton

From: Cecily Crandall <cacran@comcast.net>
Sent: Friday, February 19, 2021 1:51 PM
To: Justin Wilson; Elizabeth Bennett-Parker; Canek Aguirre; Amy Jackson; Del Pepper; Mo Seifeldein; ohn.chapman@alexandriava.gov; Gloria Sitton
Cc: Mark McHugh; Cassidy Ketchem; Regina Benavides; Brittany Williams; Tracy Thompson; Jalelah Ahmed; LaShawn Timmons
Subject: [EXTERNAL]CITY COUNCIL MEETING-LETTER/TESTIMONY SUBMISSION
Attachments: CITYCOUNCILLETTERCC_022021.docx

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

02.19.21

Dear Mayor Wilson, Members of City Council and respective Staff:

I am submitting the attached letter as testimony for the City Council meeting to be held February 20, 2021 at 9:30 am for **Docket Item #10--(DSUP #2020-10032)**.

Please enter my letter into the record and please deliver to all members of council including Mayor Wilson, today, February 19, 2021.

PLEASE CONFIRM RECEIPT OF THIS EMAIL AND LETTER. Thank you in advance for your help with this matter.

Sincerely,
Cecily Crandall
815 Green St.
Alexandria, VA 22314
703-519-5696

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TO: Mayor Justin Wilson & Members of City Council
HEARING DATE: February 20, 2021

FROM: Cecily Crandall

DOCKET ITEM #10 - (DSUP #2020-10032).
(450 South Patrick St, 900 Wolfe St. & 431 South Columbus St.--Heritage)

I am writing **IN OPPOSITION to the HERITAGE Redevelopment Plan-- DOCKET ITEM #10—(DSUP #2020-10032).** My reason for opposing this project in its current form are as follows: The height, scale, mass, and general architectural character of this proposed project does not comply with the S. Patrick Street Strategy standards and recommendations nor with the BAR Old & Historic District (OHAD) guidelines. Additionally, and of great importance, is that neighbors/citizens, despite constant attempts to be engaged with City Staff regarding the Heritage re-development plan, were not provided accurate information about this project from City Staff and others in order to adequately address the details of this massive project.

To explain: I first attended a "POP-UP" meeting in the Winter of 2018 at the Ace Hardware store where **superficial input** from busy shoppers was posted to a board. Not an ideal means of collecting input from neighbors, in my opinion.

In the summer of 2018, community meetings and charrettes were hosted by City Staff. These meetings were lightly attended and the make-up of the attendees was surprising. **Only about 1/4 to 1/3 were actual residents of the City of Alexandria. Attendees were comprised of lawyers, developers, housing activists and urban planners none of whom seemed to live in the city and many did not live in the state of VA.** I witnessed them give input while admitting they were there to skew the results in favor of this project. **Many neighbors are just now learning about the proposed Rt. 1 Plan/Heritage project due to a lack of adequate outreach/notification.**

Of more concern, was the content of the community meetings. We were shown drawings and told the scope of the proposed development project. **Repeatedly, attendees were told that the proposed Heritage buildings would be NO MORE than 3-4 stories in height as they needed to conform to the existing neighborhood of 2-3 story townhouses and apartments.** *I personally asked City staff about height and was told more than once that these buildings would not be more than 2-3 stories, maybe 5 stories on S. Patrick St. but no more than 3 on S. Alfred St.* The Rt. 1 Plan was passed by the Planning Commission and City Council in September 2018 based on this original plan. Why were citizens of the City of Alexandria **NOT TOLD THE TRUTH** about the height and density of the Heritage buildings?

It wasn't until the summer of 2020 that neighbors learned that what was actually being proposed by the developer was significantly higher and denser in size than the original

2018 plan. The current proposed building height ranges from 5-6 stories up to 7-8 stories. This is 80 feet in height vs. the original plan allowance of 55 feet. Given this, staff's October claims seem inaccurate. ***In fact, the reality of the actual project has only been known to neighbors for about six (6) months. Not enough time to adequately address such a massive project.*** If the City were willing to work with neighbors as much as they have worked with the developer, perhaps some compromise for this project could occur.

The **proposed plan submitted by the developer is an industrial, commercial, unappealing, generic monstrosity that is inappropriate both in size/scale/mass and architectural character in our neighborhood of 2-3 story townhouses, condos and apartments.** This building plan is the same design used by the architect for an apartment building located in Potomac Yards. We are not Potomac Yards (at least we are not supposed to be) here in the South West Quadrant. We are Old Town and we are located in the Old and Historic District. When I purchased my home over a decade ago, ***I was under the impression that the OHAD meant something.*** Apparently it doesn't, at least not for New York developers with deep pockets and deep city connections. As Mr. Simmons stated publicly, ***"I don't believe any period of time in history should remain in stasis and that includes architecture. That includes buildings," Mr. Simmons said. "Otherwise, we'd all be living in lean-tos."*** It seems that the OHAD regulations are only applicable when regular folks, like us, need to get new windows or paint our brick homes and we must adhere to these requirements. We are happy to do so in order to preserve the architectural history, style, cohesiveness and livability of our little neighborhood—we just want the rules applied evenly and fairly.

The gentrification of Old Town continues with this project. The South West Quadrant is filled with existing affordable housing--a true middle-class neighborhood with a strong community bond. Residents from all over the world live here, many for 30, 40 and 50+ years. Teachers, government workers, students, artists, singles, young couples, families with children, physically challenged and seniors desiring to age in place all living peacefully together in a neighborhood with a residential vibe that has been called "suburban" in feel even by the Planning Dept. and B.A.R. I have yet to see new development rentals cost less than existing properties in this section of town. ***Why destroy the last truly affordable area in town by tearing down existing affordable housing to build hundreds of luxury, market rate apartments?***

In closing, I respectfully ask that City Council reject the proposed Heritage Redevelopment Plan as submitted and thoughtfully consider the effect this project will have on our little neighborhood and on Old Town as a whole and to look at other options to retain the current affordable housing—options that are more appropriate in height, scale, mass, density and architectural character more in keeping with the surrounding neighborhood as is required by the South Patrick Street. Examples of projects with this approach are the Sunrise, the Clayborne Apartments and Abingdon Row Apartments (slides). Without proper input and collaboration from residents nor

adherence to stated proposals, a decision to permanently alter an historic area of mostly residential, 2-3 story townhouses is not in keeping with the City's stated plans.

Thank you for your consideration.

Sincerely,
Cecily Crandall
815 Green St.

Gloria Sitton

From: john weyrich <jweyrich@comcast.net>
Sent: Friday, February 19, 2021 1:25 PM
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; Gloria Sitton
Cc: info@caswq.org; John Weyrich
Subject: [EXTERNAL]Letter of Opposition to The Heritage Redevelopment Plan

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Members of the City Council,

We are writing to register our position as **opposing** the Heritage Redevelopment Plan for Docket #10 (DSUP #2020-10032). We are **opposed to The Heritage Redevelopment Plan** as it stands now for the following reasons:

- The developer's proposed buildings are way too tall and too dense, and completely out of character with the neighborhood.
- 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.
- The traffic and parking situation in Old Town is bad now and getting worse all the time. Cramming hundreds of additional apartments, residents and their vehicles into the same area can only make a bad situation much worse.

We are not opposed to redevelopment of The Heritage, in fact we are in favor of it. We would like to see the site redesigned in a way that makes the most sense for both the residents and the neighborhood. This is the ideal time to step back and take a broad look at the redevelopment plan and reconsider if it's just trying to put too much into too small a space. We feel that the plan as currently envisioned would have a deleterious effect on the character and density of the neighborhood.

We strongly urge you to postpone a final decision on this redevelopment plan and to ask that a more modest plan that places a higher priority on the effect on the community be submitted for consideration.

Sincerely,

John & Linda Weyrich

Residents of 222 S. Alfred Street, Alexandria, VA since 1985

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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 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.

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

RECOMMENDATIONS

(Affordable Housing 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, no additional units.
- 2.1 Additional density use is defined in **Planning and Land Use Recommendation 3.34**.
- 2.1 Additional height is the recommended building height limit from 45 ft. to 55 ft. in Table 1.

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

(Planning and Land Use Recommendation)

EXPANDED FROM RECOMMENDATIONS

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

3.34 Create a new zone to implement the recommendations of the Strategy.

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.
- Section 3-1406 (B) 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, not to additional affordable units in excess of 140.

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.

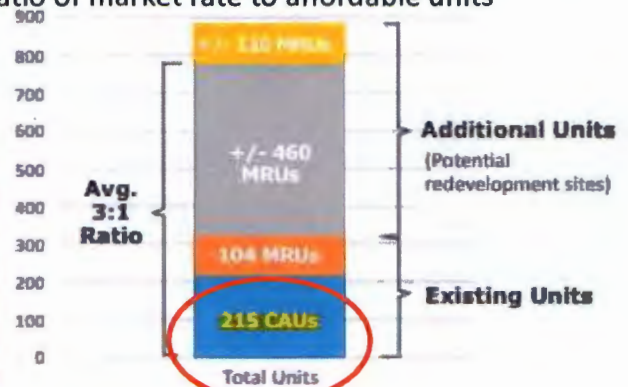
HOW MANY UNITS ARE NEEDED TO RETAIN AFFORDABILITY?

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.

CONCLUSIONS: 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"



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

From Page 29 of the Strategy



FLOOR AREA RATIO

Simply defined, Floor Area Ratio (FAR) is a tool used to know the mass of a building by calculating the ratio between the building square footage and the lot square footage. The FAR calculation used by the City is defined in the City Zoning Ordinance.

ZONING

The existing zoning for the potential redevelopment sites within the core area range from C1- Commercial Low, C1L- Commercial/Service Low, and RB- Townhouse zone as shown in Table 1. The existing zoning is intended for auto-oriented uses on South Patrick Street and townhouses on the remainder of the sites.

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. In addition, a rezoning of the commercial sites (sites 5, 6, 7, and 8) on South Patrick Street is recommended to incentivize redevelopment consistent with the intent of the Strategy. Figure 3.13 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 (5, 6, 7, and 8) that meet the intent of the Strategy. Rezoned properties are also subject to all other recommendations of the Strategy.

Further, this Strategy recommends that the Wilkes Street public open space be rezoned from RB (Residential) to POS (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.**

CONCLUSION: This is the intent of the Strategy.



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 |
| | | | SF | | FT | | | FT | |
| 1 | The Heritage at Old Town | 900 Wolfe | 80,349 | RB | 45' | Residential | 3.0 | 45'-55' | Predominantly Residential |
| 2 | The Heritage at Old Town | 431 S Columbus | 48,243 | RC | 62' | Residential | 3.0 | 45'-55' | Predominantly Residential |
| 3 | Old Town West III | 500 S Alford | 55,084 | RB | 45' | Residential | 3.0 | 45'-55' | Predominantly Residential |
| 4 | The Heritage at Old Town | 510 S Patrick | 78,566 | RB | 45' | Residential | 3.0 | 45'-55' | Predominantly Residential |
| 5 | Old Town West III | 601 S Alford | 40,407 | RB | 45' | Residential | 3.0 | 45'-55' | Predominantly Residential |
| 6 | West Marine | 601 S Patrick | 33,561 | CSL | 50' | Commercial | 2.0 | 45'-55' | Predominantly Residential |
| 7 | Old Town Windows and Doors | 631 S Patrick | 13,280 | CSL | 50' | Commercial | 2.0 | 45' | Predominantly Residential |
| 8 | Speedway Gas Station | 620 S Patrick | 16,667 | CL | 45' | Commercial | 2.0 | 45' | Predominantly Residential |
| 9 | Liberty Gas Station | 700 S Patrick | 20,308 | CL | 45' | Commercial | 2.0 | 45' | Predominantly Residential |

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

- 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 redevelop; however, in the event that they do, they are expected to comply with the size and design recommendations of the Strategy and applicable zoning requirements. Sites not located in the core area may propose redevelopment but will be subject to the recommendations of the Southwest Quadrant Small Area Plan and all applicable zoning and development approvals.
- The development parcel size is based on the City's Real Estate records, not on survey data. Parcel and building sizes may be adjusted based on future survey information.
- FAR assumes future rezoning that meets the intent of the Strategy. The additional floor area provided by a 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 (5, 6, 7, and 8) that meet the intent of the Strategy. All rezoned properties are also subject to all other recommendations of the Strategy.
- Building height limits are depicted in Figure 3.3.2, which reflect maximum heights for different portions of the blocks. For areas with a 55-foot height limit, an increase of five feet may be permitted for architectural embellishments, if approved as part of the development review process.
- 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.

EXPANDED FROM TABLE

5. Use of Section 7-700 will be subject to compliance with the Strategy's [1] affordable housing, planning, and [2] land use recommendations and [3] ensuring that the building scale is compatible with the neighborhood and [4] intent of the Strategy. Use of Section 7-700 for bonus density and/or height requires a special use permit approval by City Council.

03 Planning, Land Use, & Design 31

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

- Extra height for extra affordable units does not comply with *Affordable Housing Recommendation 2.1* that defined committed affordable units as 140 The Heritage is to retain.
- Using FAR for extra affordable units does not comply with *Planning and Land Use Recommendation 3.34* that defined bonus density up to 3.0 FAR is limited to 140 Heritage units to retain.
- Illustrations show building scale is not compatible with the neighborhood.
- Using FAR for extra affordable units is not compatible with the intent of the Strategy: FAR is for 140 HUD units.

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) | | | | (B) 420 |
| (Block 4, 6th flr allocated .61765 SF) | | | | |
| 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 3-1406(B) 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 | | | | |
|--|---------|---------|---------|----------|--|------------|------------|------------|-------------|
| Square Feet | | | | | Units | | | | |
| | Block 1 | Block 2 | Block 4 | Total SF | | Block 1 | Block 2 | Block 4 | Total Units |
| FAR by Right - SF | | | | | FAR by Right - Units | | | | |
| Floor 1 | 43,768 | 25,498 | - | 69,266 | Floor 1 | 43 | 23 | 0 | 66 |
| Floor 2 | 18,863 | 25,489 | 41,747 | 86,099 | Floor 2 | 24 | 29 | 45 | 98 |
| (Block 1, 2nd flr allocated .4527 SF) | | | | 155,365 | (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) | | | | 420 |
| | | | | | (Block 4, 6th flr allocated .61765 SF) | | | | |
| Unit Type Allocation Summary | | | | | Total | 236 | 114 | 234 | 584 |
| 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))















Gloria Sitton

From: nancyk764@verizon.net
Sent: Friday, February 19, 2021 1:43 PM
To: Justin Wilson; Elizabeth Bennett-Parker; Canek Aguirre; Amy Jackson; Del Pepper; Mo Seifeldein; John Chapman; Gloria Sitton
Cc: info@caswq.org; mmbfrd@gmail.com
Subject: [EXTERNAL]If you can't STOP the Heritage Project, at least make them increase the number of affordable housing units

Follow Up Flag: Follow up
Flag Status: Flagged

The increase in density of the project is lopsided:

There are 3 times as many units in the new project: 244 to 750 -- 3 times the amount as before, but the 140 units of affordable housing were only increased from 140 to 197 -- a miniscule amount, I can't even put a % to it in comparison.

SOMETHING IS WRONG WITH THOSE NUMBERS.

Nancy Kincaid
400 Madison St., apt 1408
Alexandria VA 22314

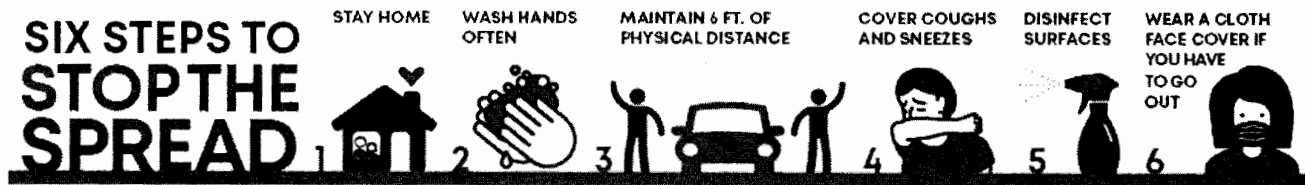
DISCLAIMER: This message was sent from outside the City of Alexandria email system.
DO NOT CLICK any links or download attachments unless the contents are from a trusted source.

Dear Mayor Wilson and Members of the Council,

I am writing on behalf of the Alexandria Historic Resources and Preservation Commission. We have followed with concern the progress the plans to demolish and reconstruct the buildings designated as the Heritage complex. Our commission was chartered by the State of Virginia and Alexandria's City government in 1962 to preserve and protect the built and cultural fabric of Alexandria. A primary means of discharging our duty is done through acquiring and monitoring easements on historic properties. We also advocate and educate the community in regard to the preservation of our historic city. This includes preserving open space, historic homes and business buildings and promoting attention to conserving and preserving the whole environmental ambiance.

We are aware that the Heritage buildings are not generally considered to be historic and that only a portion of the complex is in the Historic District. However, the proposed development is in the historic neighborhood known as the Bottoms. Constructing buildings of the height and scale will dwarf the homes surrounding the project and create a canyon-effect. Approving such a project will set a poor precedent for the future and would belie dedication to preserving Historic Alexandria. We as a community and a Commission representing that community have been given a special trust to ensure that our historic surroundings survive for future generations. We ask that you disapprove the developer's application in its current form and insist that any redevelopment conform with the design, size and scale appropriate to the Old Town. Preservation of our history is our greatest asset in inviting visitors and attracting future residents.

With best regards,
Susan Horne Chair, AHRPC



Gloria Sitton

From: Mark McHugh
Sent: Friday, February 19, 2021 12:45 PM
To: City Council
Subject: Fwd: Letter from the Alexandria Historic Restoration and Preservation Commission

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Honorable Members of Council:

Please see the attached email below.

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: Daniel Lee <daniel.lee@alexandriava.gov>
Sent: Friday, February 19, 2021 12:13
To: Mark McHugh
Cc: Susan Horne
Subject: Letter from the Alexandria Historic Restoration and Preservation Commission

Hi Mark,

Please forward Ms. Horne's letter as the Chair of the Alexandria Historic Restoration and Preservation Commission.

Sincerely,
Dan
Dan Lee, PhD.
City Historian
Office of Historic Alexandria
703.746.4554

Mayor Justin Wilson
Members of the City Council
301 King Street
Alexandria, VA 22314
February 19, 2021

THE HERITAGE OLD TOWN

CITY COUNCIL

FEBRUARY 20, 2021







BLOCK 1

BLOCK 2

BLOCK 4

Existing Development

Affordable: 140 HUD units
Market Affordable: 104 units
Total: 244 units

Parking: 167 spaces
0.68 spaces/unit

Rezoning to RMF (3.0 FAR) in accordance with the Strategy

Affordable Total - 195 units
Affordable (HUD) - 140 units
Affordable (New 40%) - 53 units
Affordable (60%) - 2 units
Market - 555 units
Total - 750 units

Parking: 750 spaces
1 space/unit
25 net new on-street spaces (S Alfred)

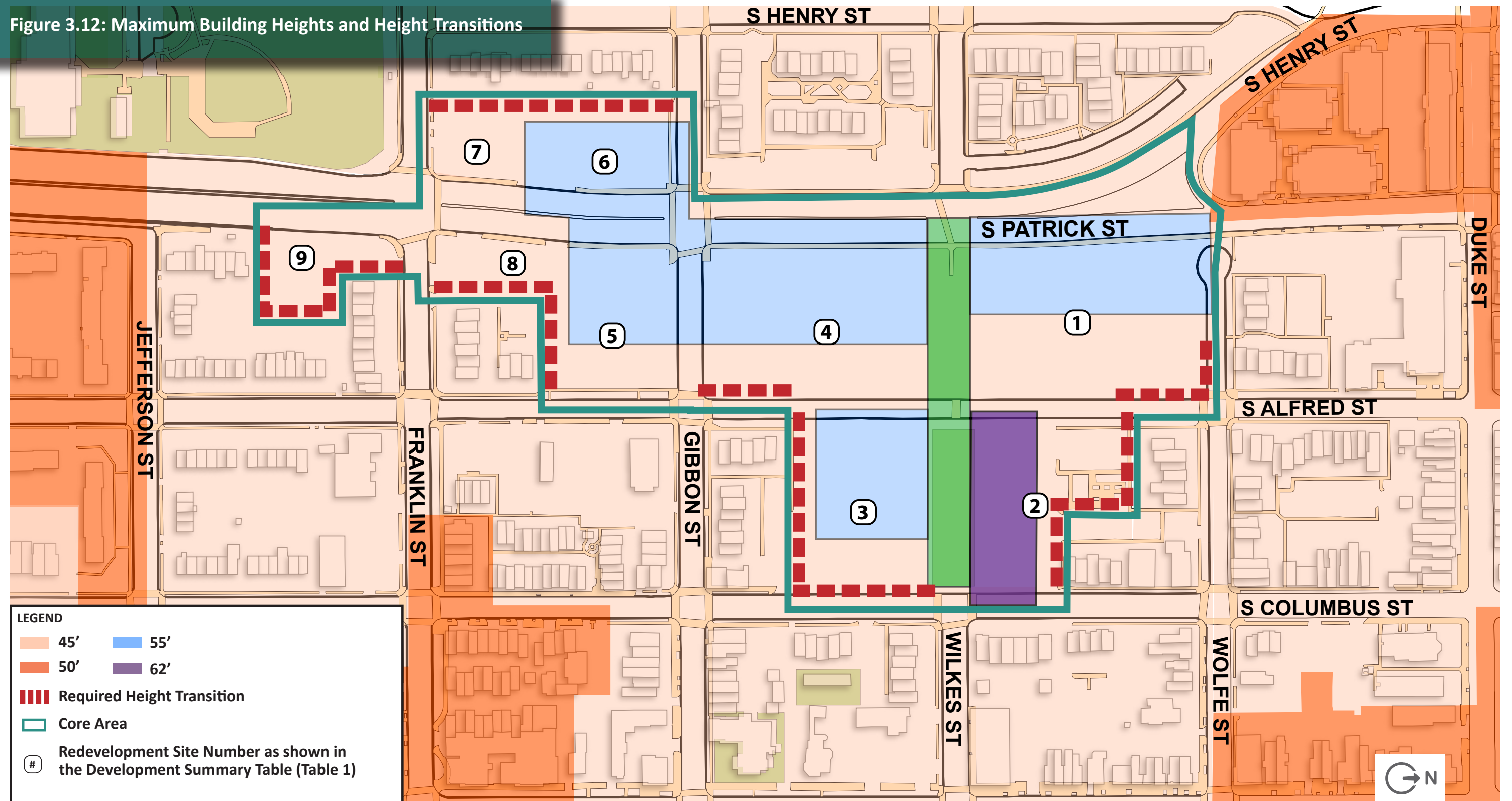
S.P.

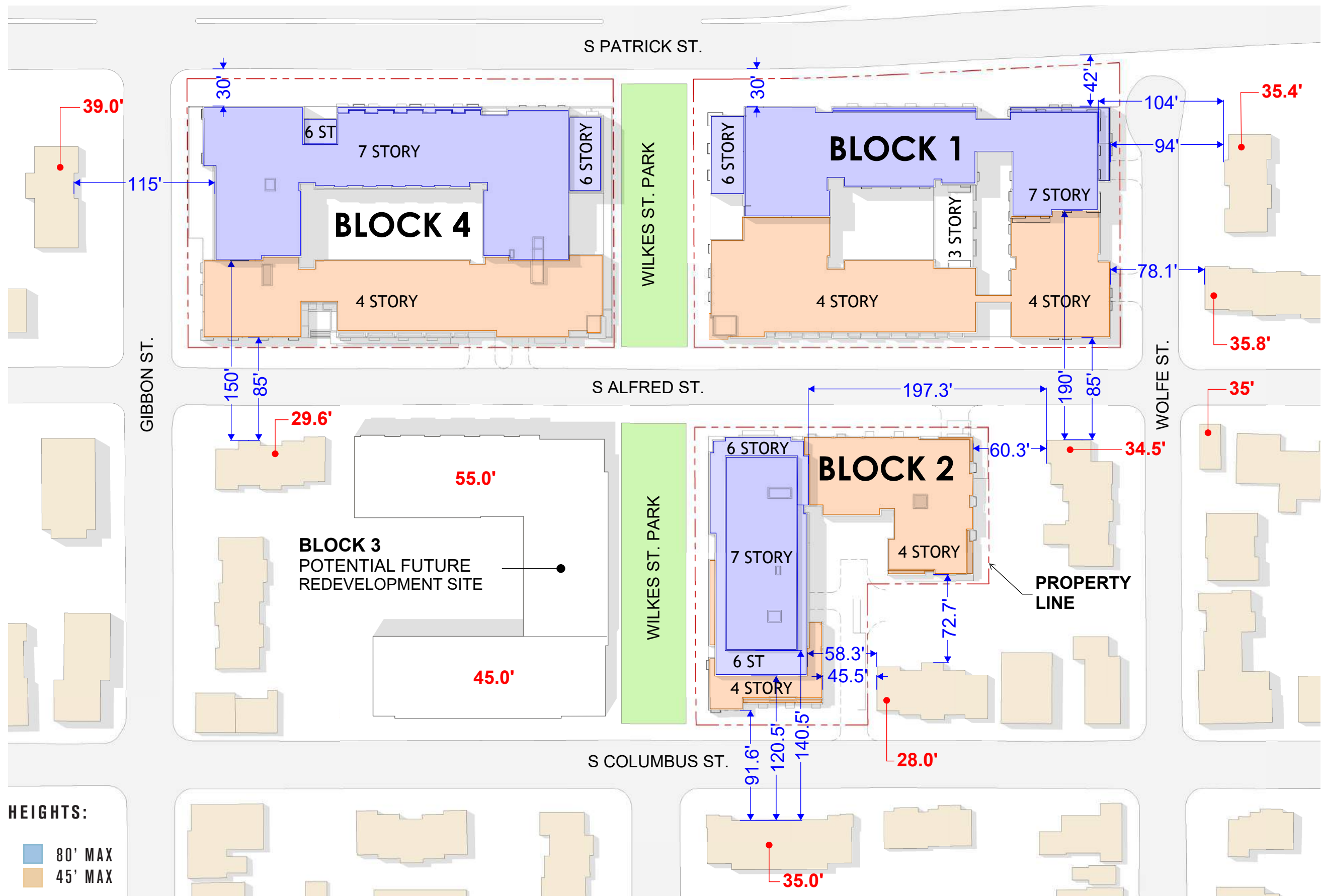
South Patrick Street HOUSING AFFORDABILITY STRATEGY

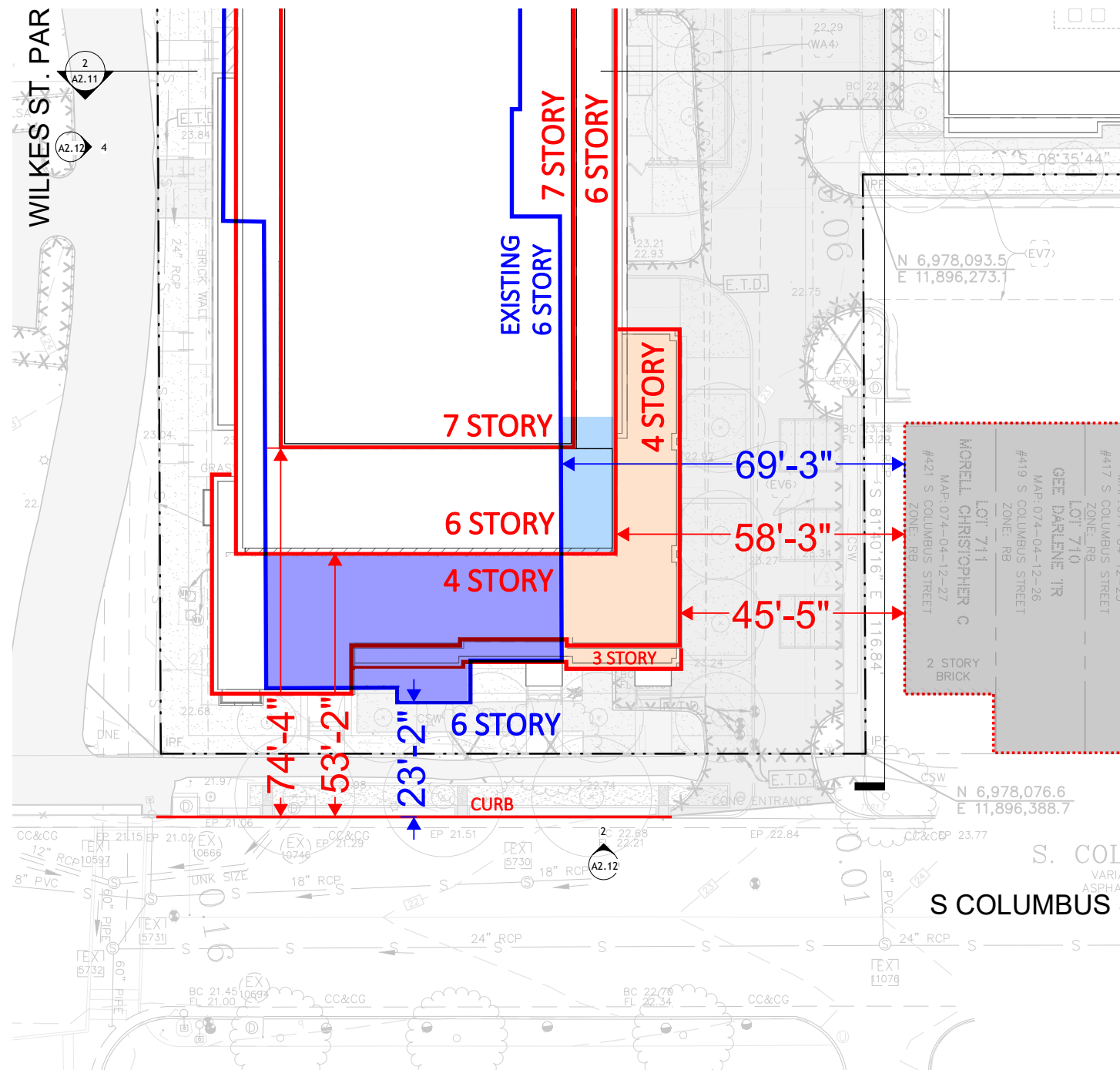
**Adopted by Ordinance #5165
on October 13, 2018**



Figure 3.12: Maximum Building Heights and Height Transitions







HEIGHT LEGEND

- EXISTING 6 STORY MASSING BEYOND PROPOSED
- PROPOSED 6 STORY MASSING BEYOND EXISTING
- PROPOSED 4 STORY MASSING BEYOND EXISTING



COLUMBUS STREET ALLEY (EXISTING)

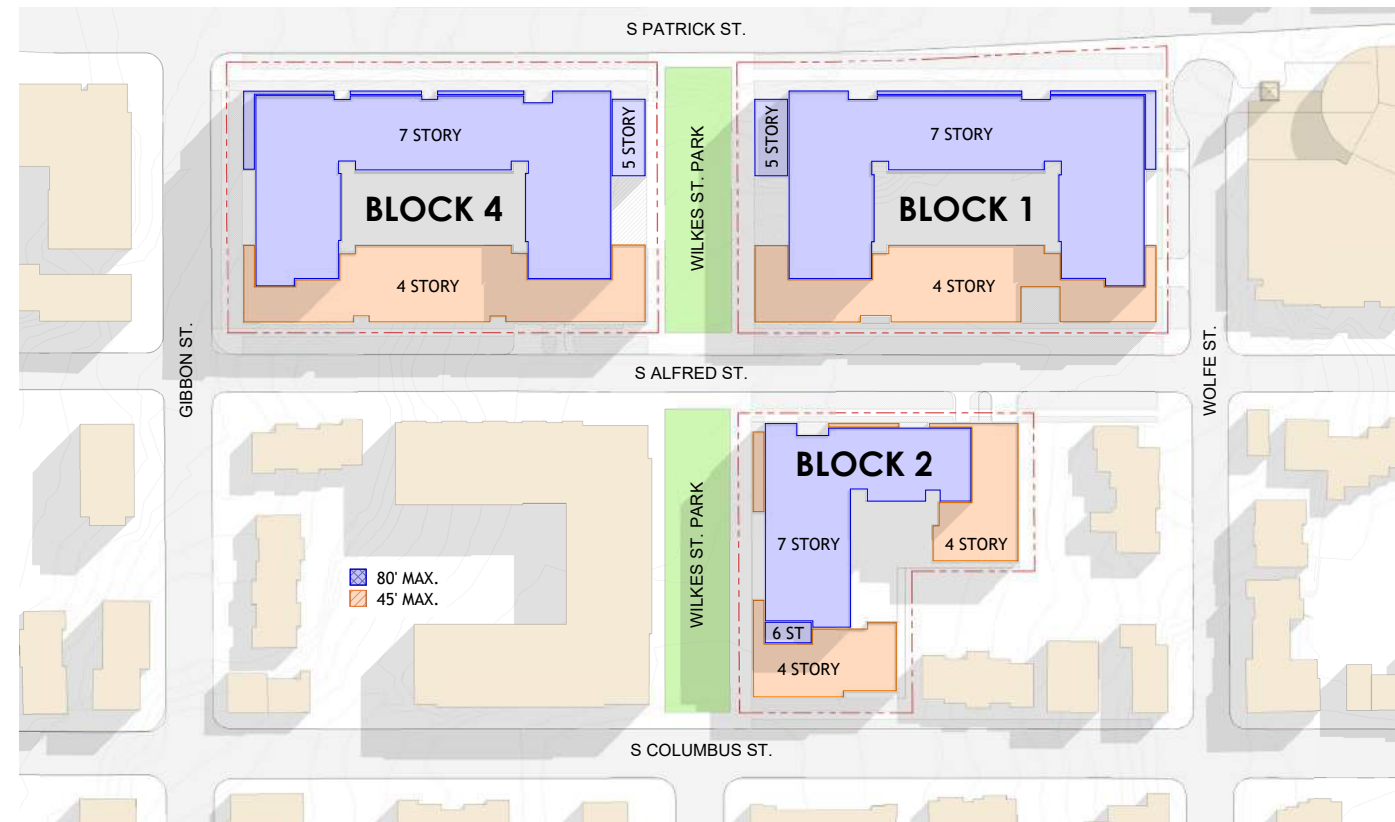


COLUMBUS STREET ALLEY (PROPOSED)

OVERALL DEVELOPMENT SCHEDULE

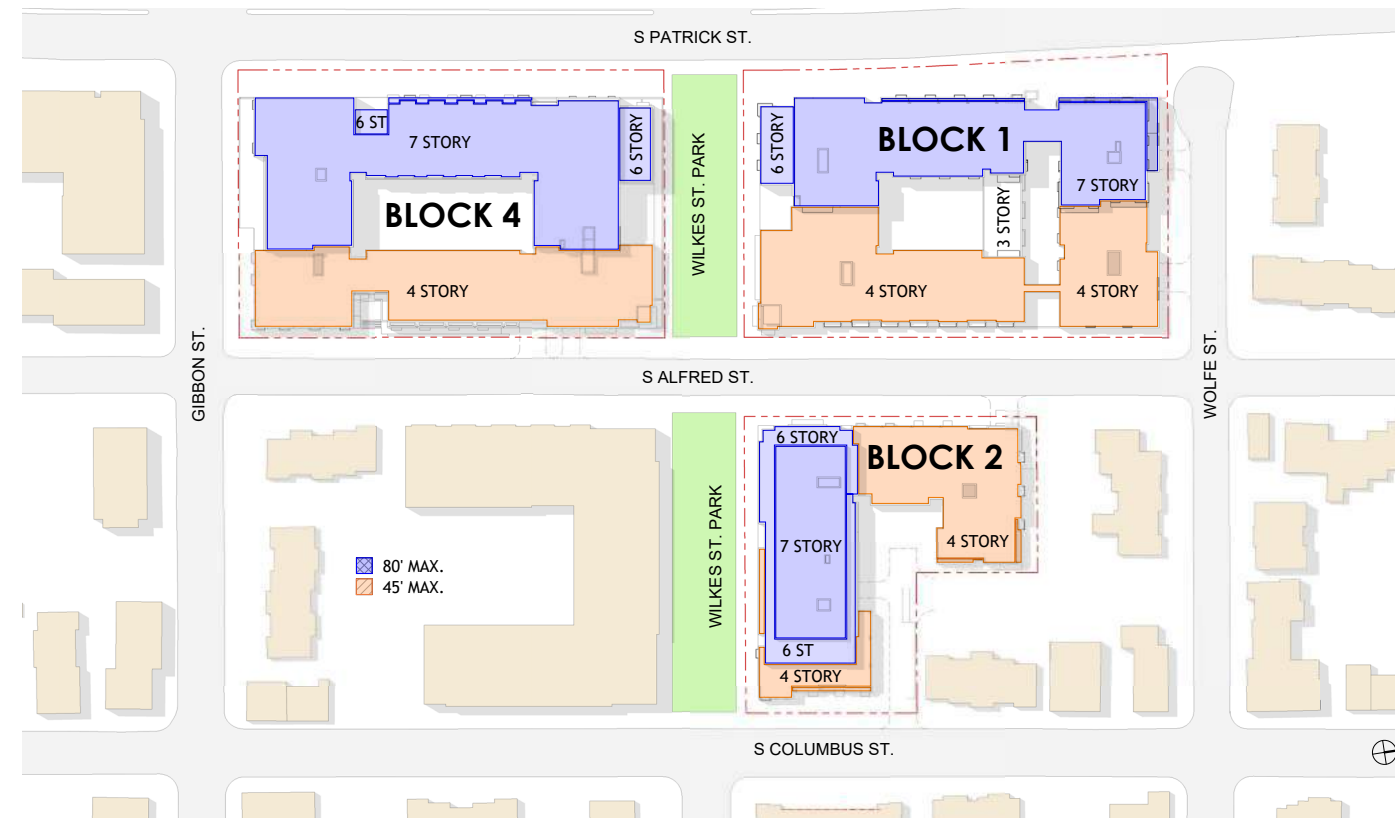
January 10 - Filed Concept I
January 29 - Meeting with Residents #1
January 30 - Meeting with Community #1
April 10 - Filed Concept II
April 20 - Filed BAR Concept and Demo
June 15 - Refiled BAR Concept
July 13 - Meeting with Residents #2
July 14 - Meeting with Community #2
July 15 - BAR Hearing #1
August 3 - File BAR Concept #2
August 24 - Meeting with Residents #3
August 25 - Meeting with Community #3
September 2 - BAR Hearing #2
September 24 - Meeting with Residents #4
October 1 - Alexandria Housing Affordability Advisory Committee Meeting (AHAAC)
October 7 - Landlord Tenant Relations Board (LTRB)
October 17 - City Council (BAR Demolition Appeal)
October 19 - Meeting with Residents #5
October 20 - Community Meeting #4
October 21 - BAR Hearing #3
November 17 - Filed Verification Plans with the City
November 30 - Meeting with Residents #6; Introduce Tenant Relocation Coordinator
December 2 - BAR Hearing #4
December 8 - Community Meeting #5

January 6, 2021 - Landlord Tenant Relations Board Meeting #2
January 7, 2021 - AHAAC Meeting #2
February 2, 2021 - Planning Commission
February 16, 2021 - Resident Meeting #7
February 20, 2021 - City Council



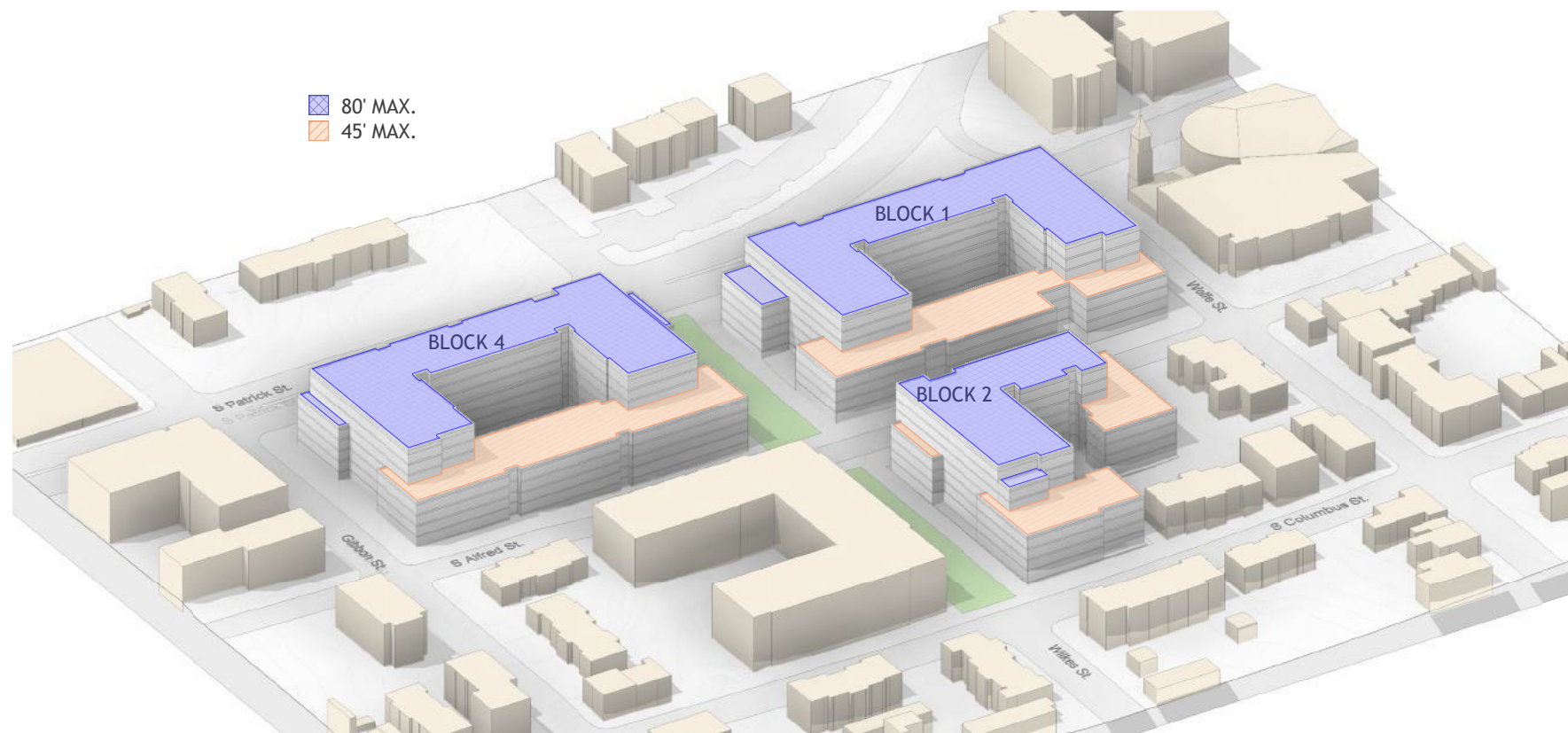
January 2020
(3.37 FAR)

Units: 842 total
including 219 affordable units
Parking: 813 spaces
Heights:
■ 80' max
■ 45' max



December 2020
(3.03 FAR)

Units: 750
including 195 affordable units
Parking: 750 spaces
Heights:
■ 80' max
■ 45' max



January 2020
(3.37 FAR)

Units: 842 total
including 219 affordable units

Parking: 813 spaces

Heights:

■ 80' max

■ 45' max



December 2020
(3.03 FAR)

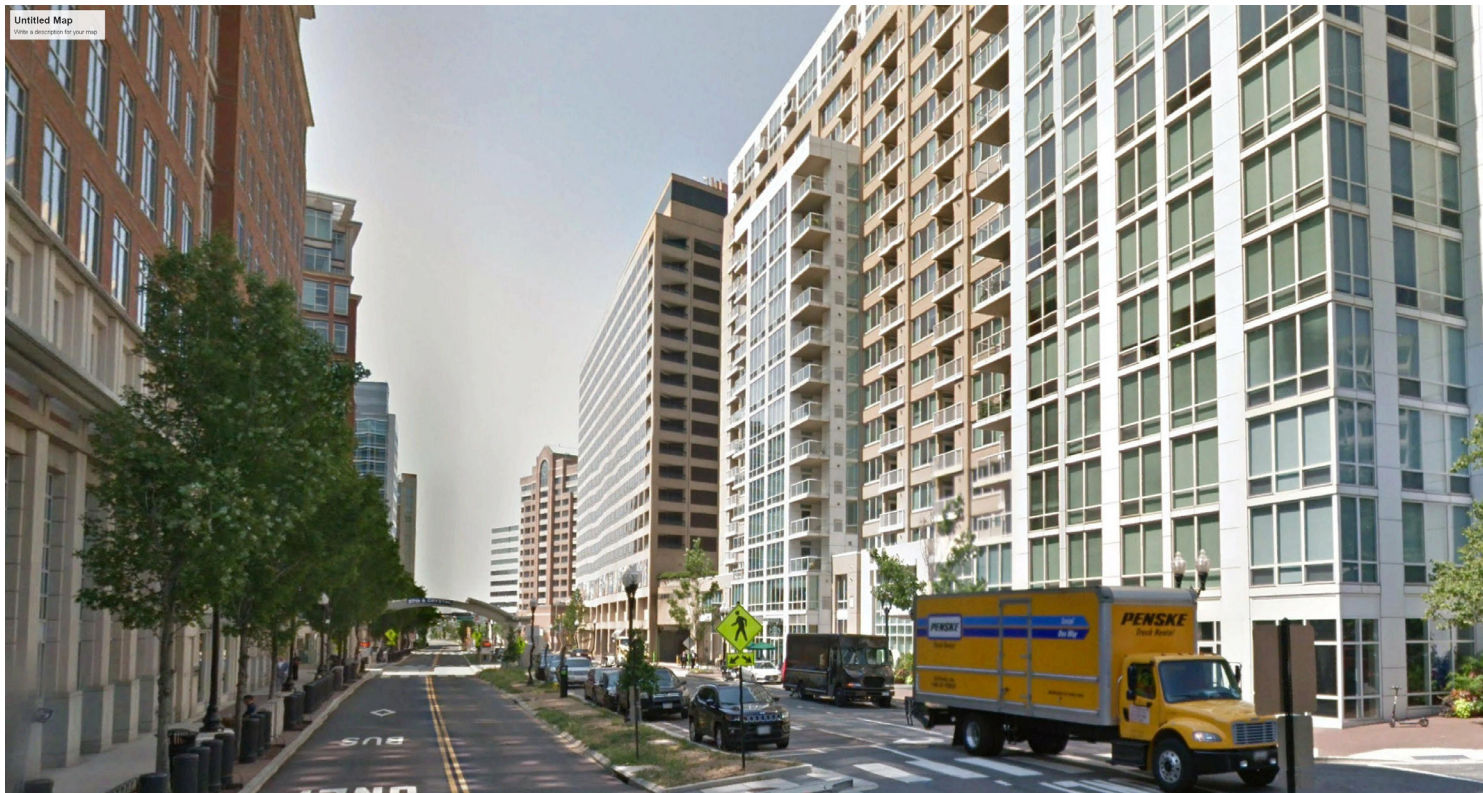
Units: 750
including 195 affordable units

Parking: 750 spaces

Heights:

■ 80' max

■ 45' max



CRYSTAL CITY



BALLSTON

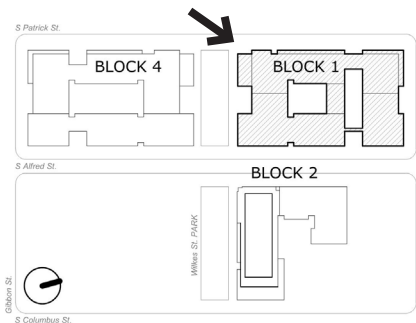
BLOCK 1



APRIL 2020



DECEMBER 2020

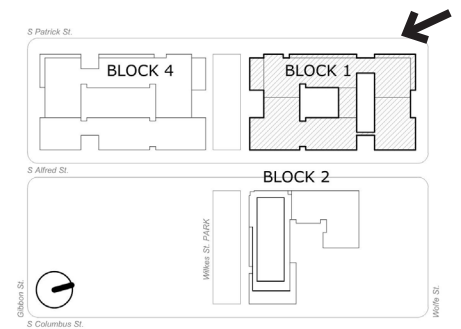




APRIL 2020



DECEMBER 2020

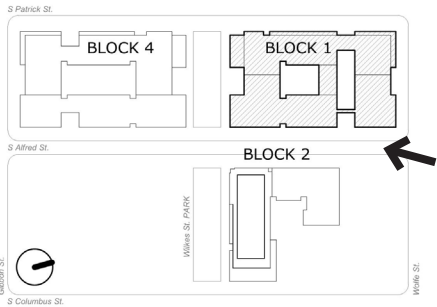




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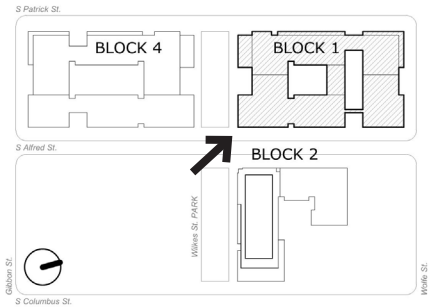




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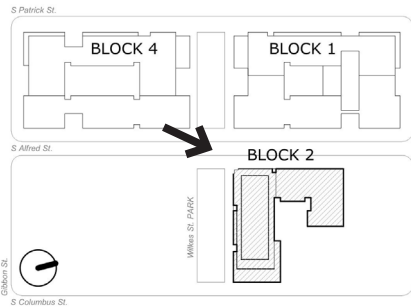
BLOCK 2



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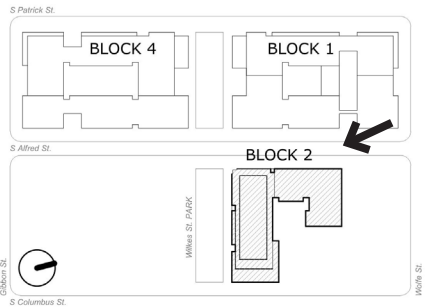




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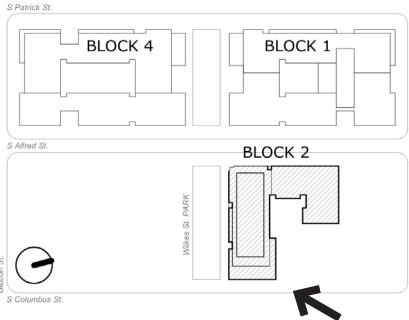




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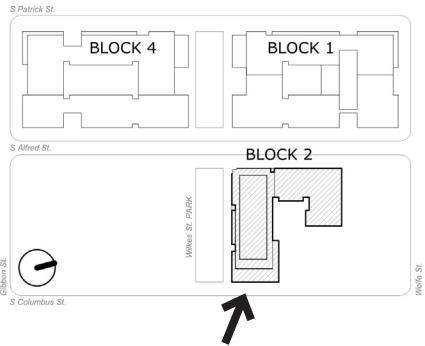




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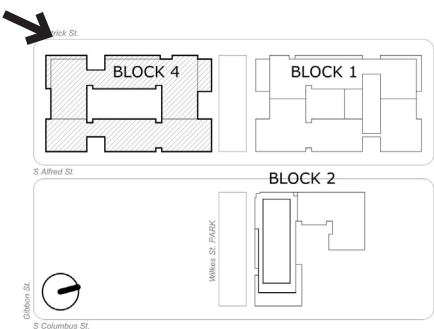
BLOCK 4



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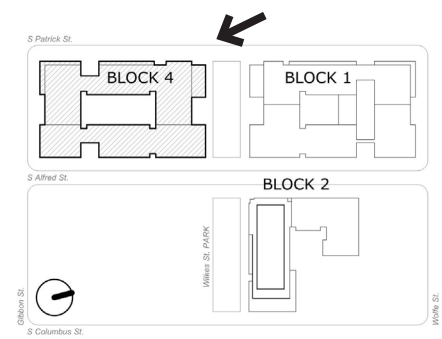




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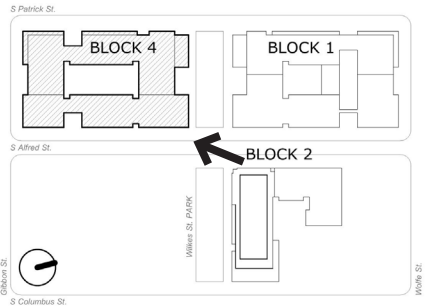




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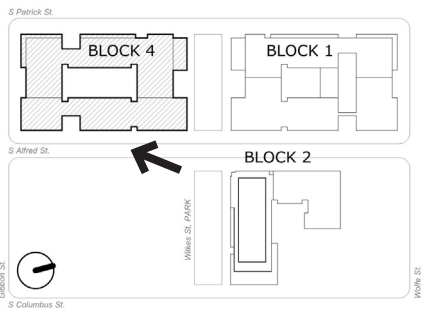




JULY 2020



DECEMBER 2020

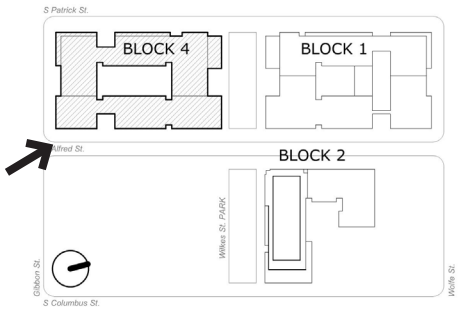


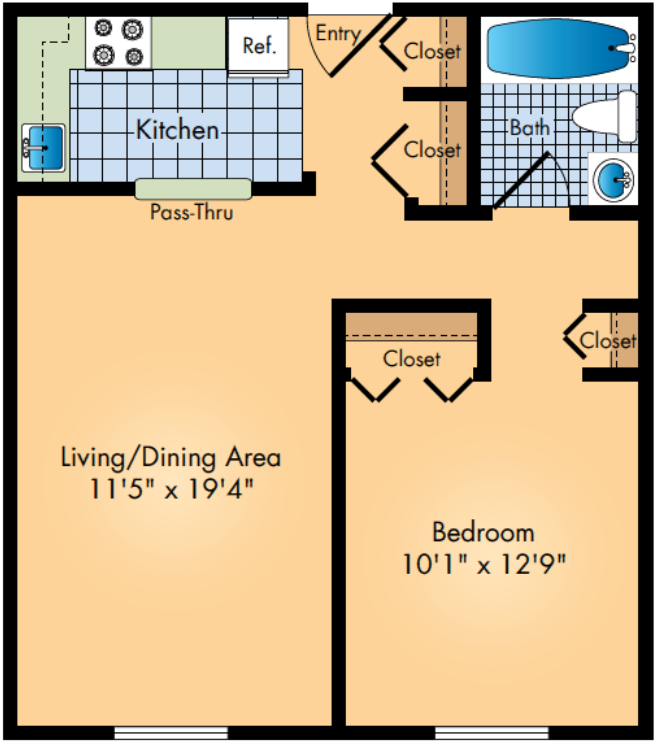


APRIL 2020



DECEMBER 2020

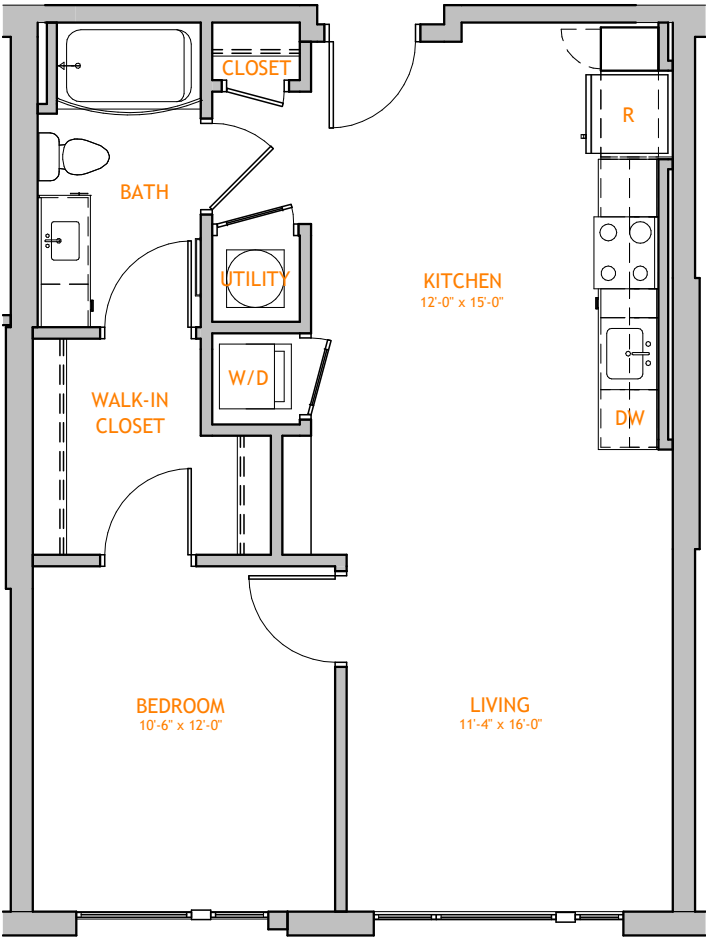




MIDRISE 1BR - CURRENT
507 SF

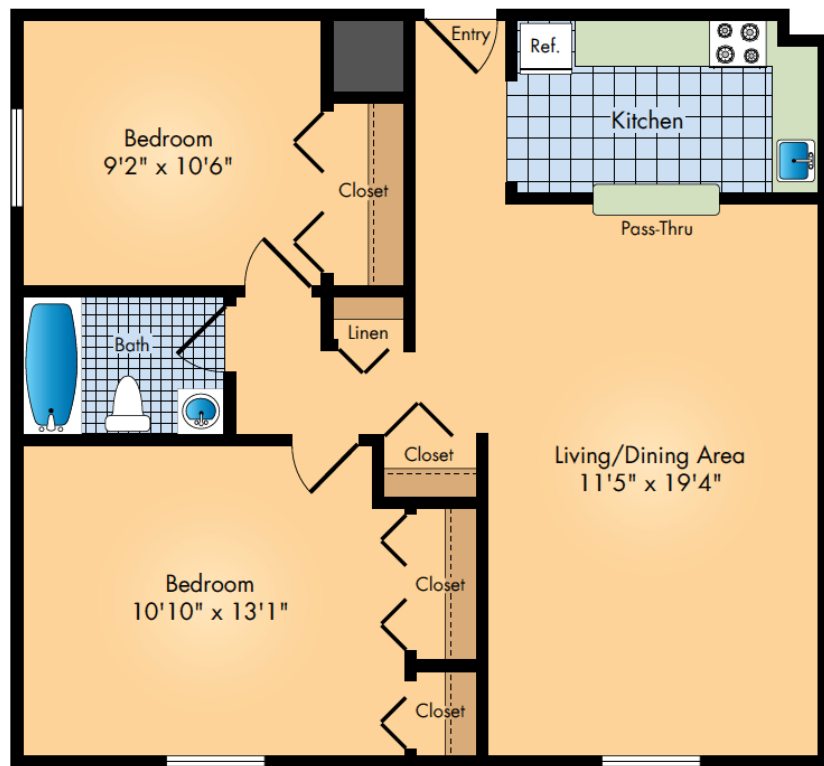


GARDEN 1BR - CURRENT
548 SF



TYPICAL 1BR - PROPOSED
Average 680 SF

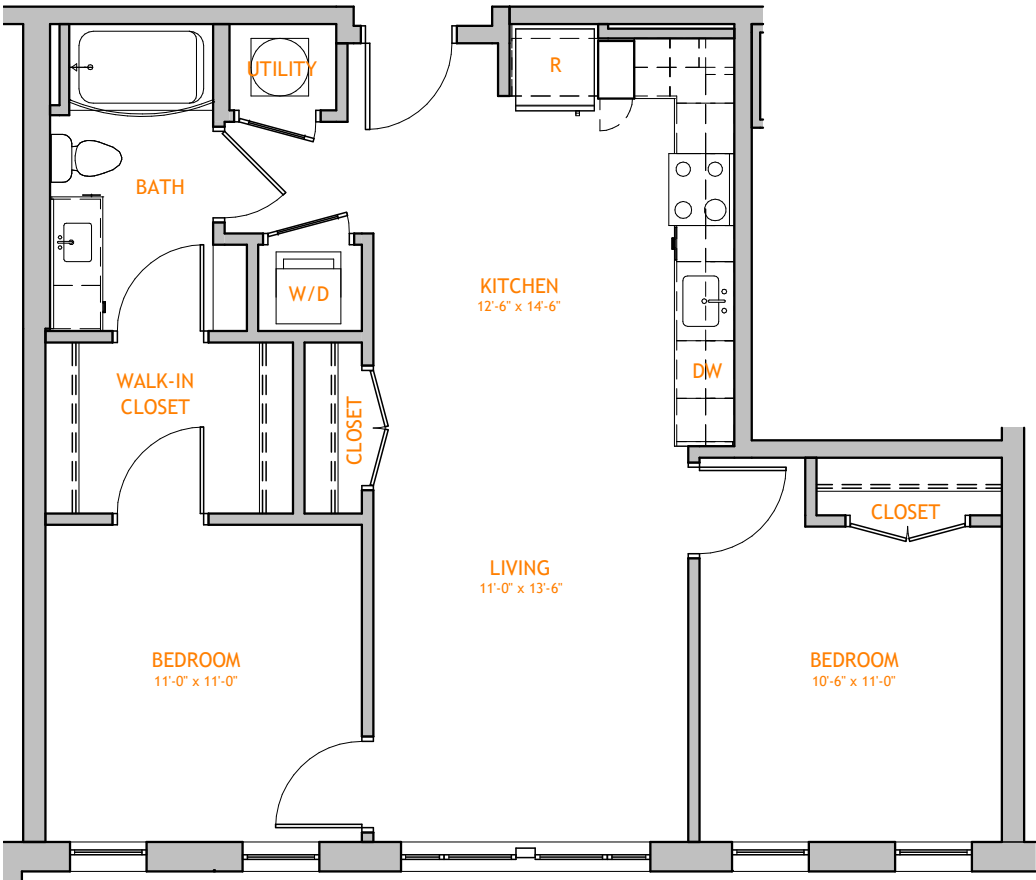
NOTE:
PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY



MIDRISE 2BR - CURRENT
657 SF

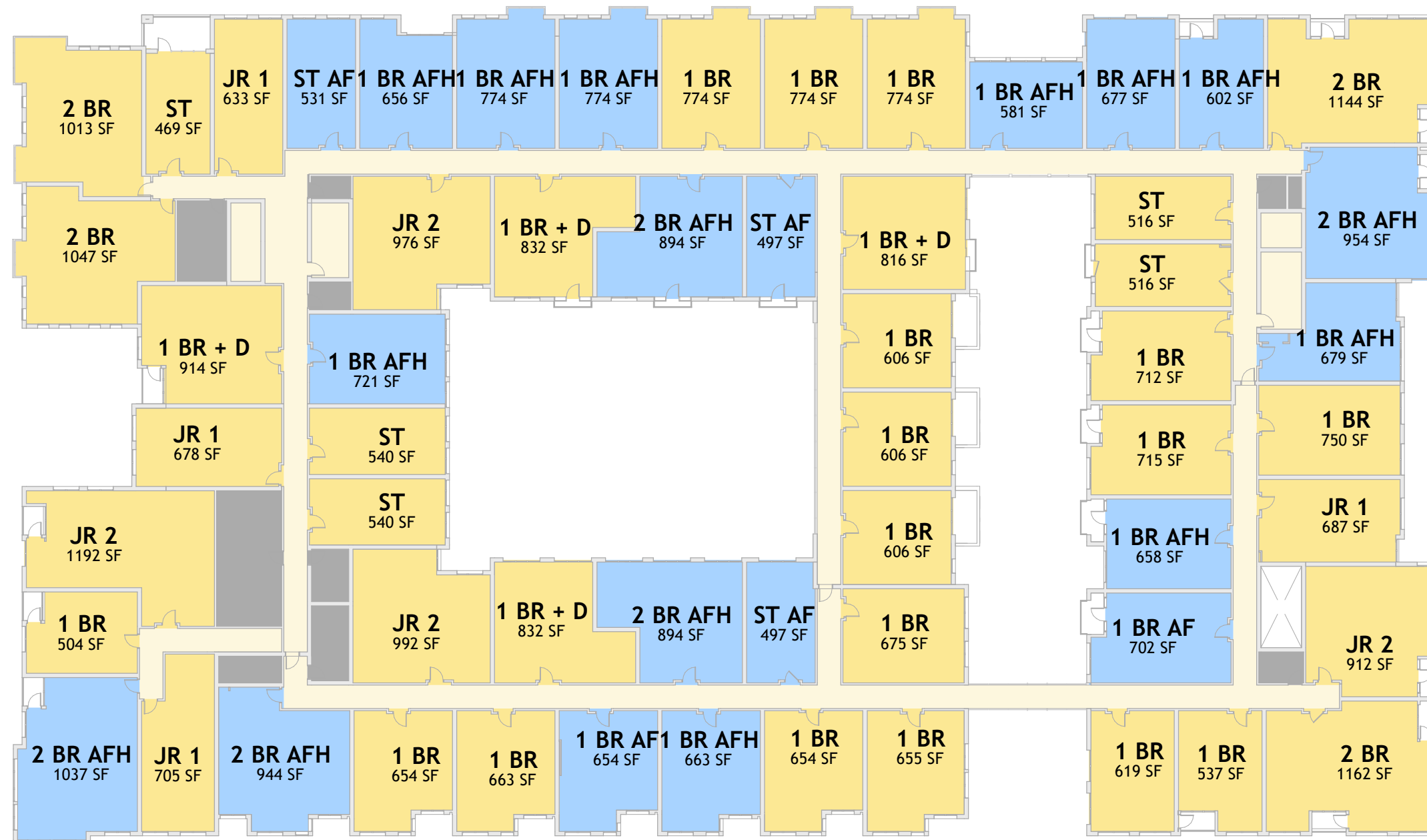


GARDEN 2BR - CURRENT
685 SF



TYPICAL 2BR - PROPOSED
Average 939 SF

NOTE:
PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY



UNIT LEGEND

- AFFORDABLE UNITS
- MARKET RATE UNITS

| Unit Mix | Affordable | Market | Total |
|-----------|------------|--------|-------|
| Studios | 20 | 87 | 107 |
| 1 Bedroom | 123 | 333 | 456 |
| 2 Bedroom | 52 | 135 | 187 |
| Total | 195 | 555 | 750 |

OVERALL SITE CONCEPT PLAN



WILKES STREET PARK CONCEPT PLAN

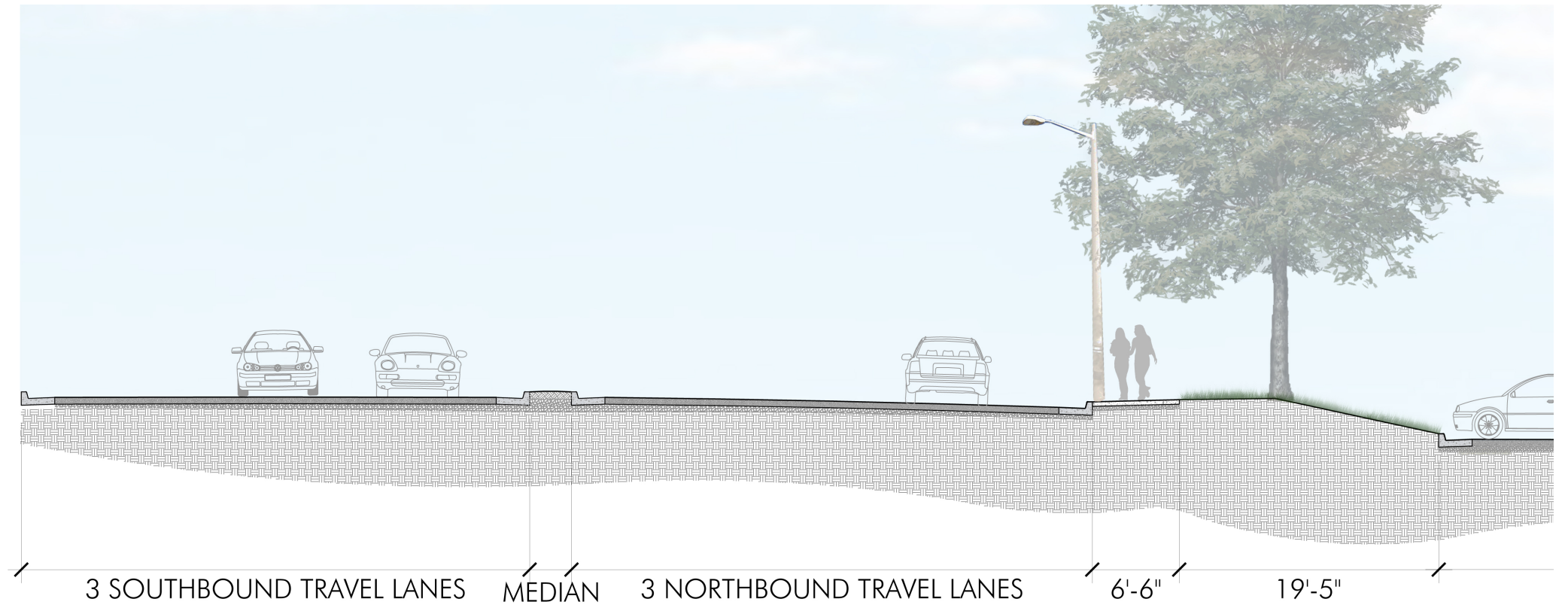
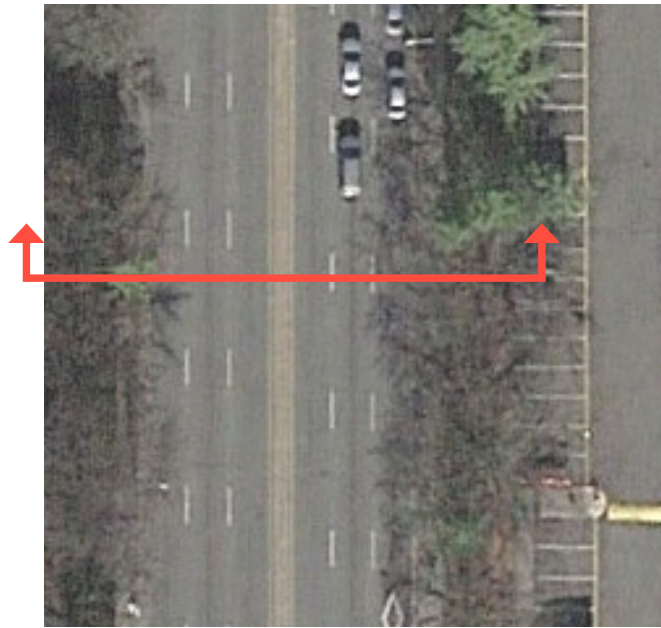


Legend

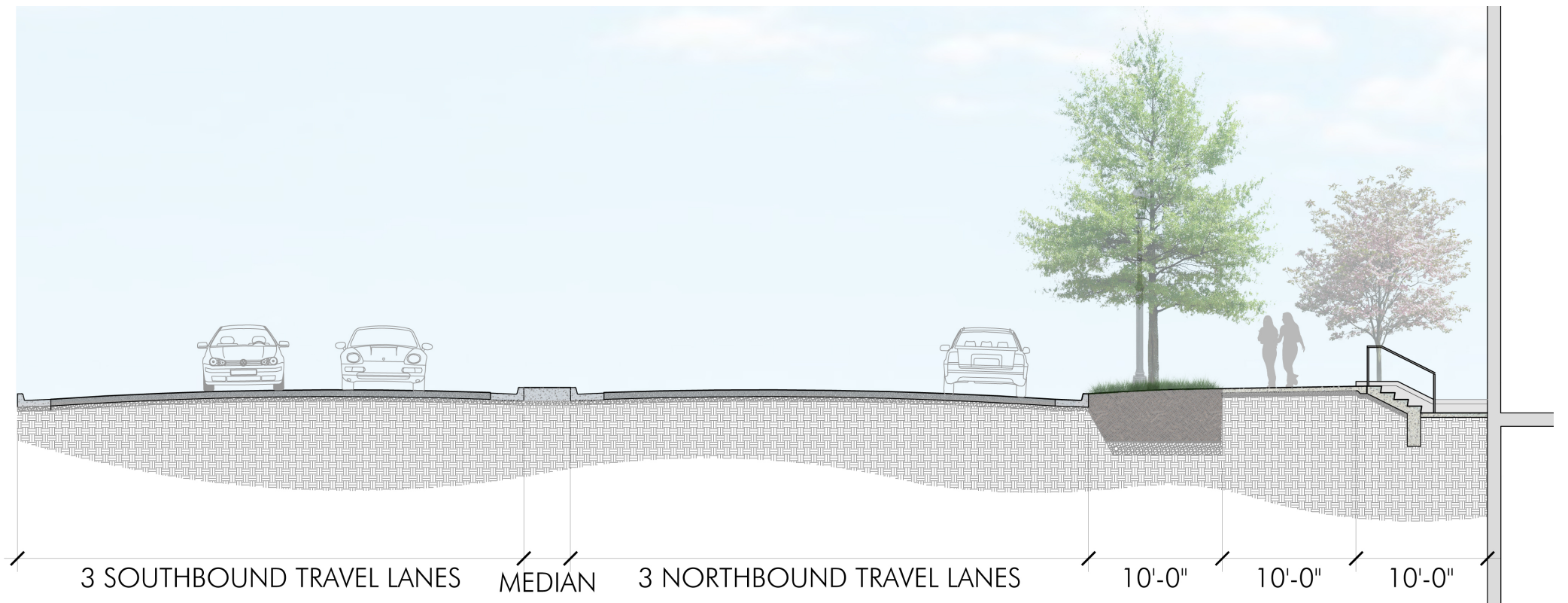
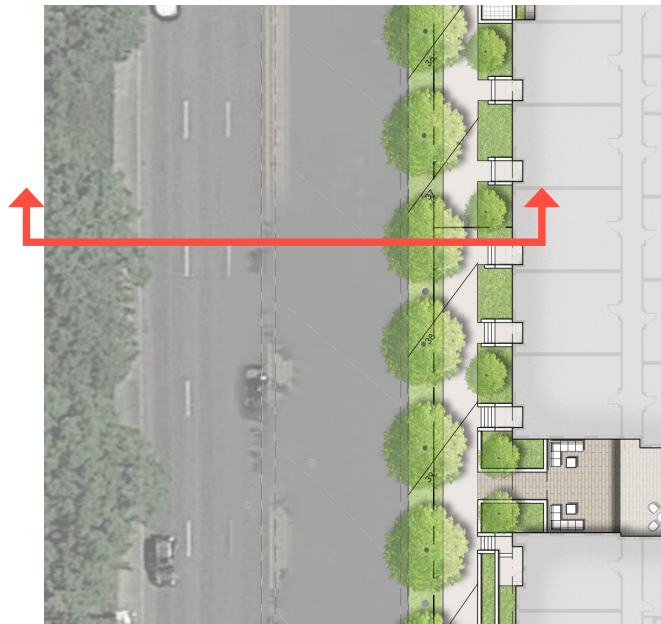
- | | | |
|--|-----------------------------|---|
| 1 Park Gateway - Entry signage | 5 Resting Points | 9 Memorial Garden - Includes relocated veteran memorial rock. |
| 2 12' (W) Main Park Shared Route (Pedestrian & Bike) | 6 Plaza (Inc. Raised Table) | 10 Multiuse Lawn - includes picnic tables and seating |
| 3 Feature Arrival Area - Shade Structure & Seating | 7 Building Arrival | 11 Buffer Planting |
| 4 Nature Interpretation Area (All Ages) | 8 Play Area (All Ages) | 12 Stormwater Basin |

**Note; Wilkes Park Public Art component to be designed, located and installed through a seperate process.*

BLOCK 4 - EXISTING CONDITIONS



BLOCK 4 - PROPOSED CONDITIONS





EXISTING STREET PARKING COUNT



EXISTING

31 spaces



PROPOSED STREET PARKING COUNT



S. ALFRED STREET - PARKING AVAILABLE ALL DAYS

WEST SIDE 28 SPACES

EAST SIDE 28 SPACES

TOTAL 56 SPACES

TENANT ENGAGEMENT AND NEXT STEPS

January 29, 2020 - Resident Meeting #1

July 13, 2020 - Resident Meeting #2

August 24, 2020 - Resident Meeting #3

September 24, 2020 - Resident Meeting #4

October 19, 2020 - Resident Meeting #5

November 30, 2020 - Resident Meeting #6, Introduction to Relocation Coordinator

December 2020 – First Round of Tenant Needs Assessment and Individual Meetings

January 6, 2021 – Landlord Tenant Relations Board Meeting

January 2021 – Relocation Plan Update

February 16, 2021 - Resident Meeting #7

March 2021 – Follow up Tenant Needs Assessment

March 22, 2021 – General Information Notice and 120-day preliminary notice provided to tenants

May 1, 2021 – Final Relocation Plan Update

~~**May 1, 2021 – Earliest possible date of 120 Day Notice for temporary/permanent relocation**~~

July 21, 2021 – Earliest possible date of 120 Day Notice for temporary/permanent relocation

~~**August 31, 2021 – Earliest possible date of required relocation**~~

November 18, 2021 – Earliest possible date of required relocation

RELOCATION COORDINATOR

**H.C. Peck &
Associates, Inc.**
A National Land Service Company



MAGALY FERNANDEZ
VP of Relocation Services



**LYNN BEAN,
RWA, R/W-RAC**
Relocation Agent



**LAUREN WALLEY,
RW-RAC**
Relocation Agent

H. C. Peck & Associates, Inc. (Peck) is a woman-owned and operated full-service company founded in 1988 to provide professional land services to both private industry and government agencies.

- Peck has been providing relocation assistance services (permanent and temporary) under the Uniform Act and HUD Programs nationwide for the past 30-years and has deep experience working with federally funded projects and with affordable housing providers or housing authorities.
- From its inception, Peck has sought to provide a high level of professionalism and skill and has ensured its clients successful project completion using eminently qualified and dedicated personnel.

Prior Experience:

Village on Shields - 320 temporary and permanent relocations involving RAD, URA, and LIHTC.

Boulder Housing Partners Project Renovate - 320 Resident Families, temporary and permanent relocations involving RAD, URA, Section 18, LIHTC, Section 104(d).

Willow Street Residences - 80 Resident Families, temporary and permanent relocations involving URA, Section 104(d).

Market North Apartments - 160 Resident Families, disaster recovery re-occupancy involving HUD Temporary relocation guidelines and HUD Handbook 4350.1 Chapter 38 Section 8.

This plan is a draft and will be refined over the coming months. If you have questions, please contact the Relocation Coordinator.

- Contact: Magaly Fernandez, H. C. Peck & Associates, Inc.; mfernandez@hcpeck.com or (303) 802-5313

This flyer is a summary. If you would like to access the full plan, it is available at the Property Management Office. Additionally, **THIS IS NOT A NOTICE TO VACATE**. If you are a tenant in good standing (current on your rent), you will be eligible to receive benefits. Housing Assistance Payment (HAP) contract tenants and market rate/voucher tenants will receive different benefits. Please review the summary that is applicable to you.

Important dates – All Tenants:

- Landlord Tenant Relations Board Meeting on January 6, 2021 at 7:00 PM
- Tenant Needs Assessment: You will receive a follow up questionnaire in March of 2021
- July 21, 2021: The Owner will finalize the Relocation Plan; and send you an official 120-day relocation notice
- November 18, 2021: The earliest date you would be required to relocate.

HAP Tenants

If you are a HAP tenant, the Relocation Coordinator will work with you to find a similar, safe, clean and sanitary apartment in or near Alexandria so you can temporarily relocate during construction. The landlord is responsible for hiring a mover for your belongings and coordinating the timing of your move. You will also receive packing supplies and, if you are moving off site monetary assistance to help with any other moving costs (Tenant Relocation Payment, below). The Relocation Coordinator is available to answer any questions you may have about upcoming dates and obligations.

During the first phase of construction, tenants from the low-rise buildings (900-911 addresses) with special needs (school-aged children, disabilities, seniors) will be prioritized and may be temporarily relocated on-site to the 431 Columbus Street mid-rise building. Once the on-site units are full, remaining HAP tenants will be relocated off-site, with the help of the Relocation Coordinator. HAP tenants in the mid-rise building will likely stay in place.

Market Rate and Voucher Tenants

If you are a tenant in good standing (current on your rent), you will receive a payment from the landlord to assist you with relocation costs. This payment will be sent after you receive the official 120-day written notice. You will also receive resources directing you to available housing and packing supplies. The Relocation Coordinator is available to answer any questions you may have about upcoming dates and obligations.

Tenant Relocation Payments

If you are a market rate tenant, a voucher tenant, or a HAP tenant who is relocated off-site (**NOT** into the 431 Columbus Street mid-rise building), you will receive a relocation payment, in accordance with the chart below.

| Unit Type | Tenants who are NOT Very Low Income (>50% AMI), Elderly or Disabled: | Tenants who are Very Low Income (<50% AMI), Elderly or Disabled: |
|-------------|---|--|
| One Bedroom | \$1,100 | \$2,200 |
| Two Bedroom | \$1,300 | \$2,600 |

ይህ እቅድ ረቂቅ ሲሆን፣ በመጨረሻ ወራትም የሚሻሻል ይሆናል። ጥያቄ ካለዎት፣ እባክዎ የመዘዋወር አስተባባሪውን ያነጋግሩ።

- ተጠሪ፡ ማጋሊ ፈርናንዴዝ፣ H. C. Peck & Associates, Inc.፤ mfernandez@hcpeck.com ወይም (303) 802-5313

ይህ በራሪ ጽሁፍ ማጠቃለያ ነው። ሙሉ እቅዱን ማየት ከፈለጉ፣ በንብረት አስተዳደር ቢሮ ውስጥ ይገኛል። በተጨማሪም፣ ይህ የመልቀቂያ ማሳወቂያ አይደለም። በጥሩ ሁኔታ (ኪራይዎን በጊዜው የሚከፍሉ) ላይ ያለ ተከራይ ከሆኑ፣ ጥቅማጥቅሞችን ለማግኘት ብቁ ይሆናሉ። የመኖሪያ ቤት ድጋፍ እገዛ (HAP) ውል ተከራዮች እና የገበያ ዋጋ/የሻውቸር ተከራዮች የተለዩ ጥቅማጥቅሞችን ያገኛሉ። እባክዎ እርስዎን የሚመለከተውን ማጠቃለያ ያንብቡ።

አስፈላጊ ቀኖች - ለሁሉም ተከራዮች፡

- የአከራይ ተከራይ ግንኙነት ቦርድ ስብሰባ በጃንዋሪ 6፣ 2021 ከምሽት 1 ሰዓት (7:00 PM)
- የተከራይ ፍላጎቶች ግምገማ፡ በማርች 2021 ውስጥ የክትትል መጠይቅ ይደርስዎታል።
- ጁላይ 21፣ 2021፡ ባለቤቱ የመዘዋወር እቅዱን ያጠናቅቃል፤ ቀጥሎም ይፋዊ የ120 ቀን የመዘዋወር ማሳወቂያ ይልክልዎታል።
- ኖቬምበር 18፣ 2021፡ እርስዎ እንዲዛወሩ ሊጠየቁበት የሚችሉት የቅርቡ ቀን።

የHAP ተከራዮች

የHAP ተከራይ ከሆኑ፣ በግንባታው ወቅት በጊዜያዊ ሁኔታ እንዲዘዋወሩ የመዘዋወር አስተባባሪው በአሌክሳንድሪያ ወይም በአቅራቢያው ተመሳሳይ፣ ደህንነቱ የተጠበቀ፣ ንጹህ፣ እና ጽዱ አፓርታማ ለመፈለግ አብሮዎት ይሰራል። እቃዎችን ለማጓጓዝ ሰራተኛ መቅጠር እና የመዘዋወሪያ ጊዜዎን ማስተባበር የአከራይዎ ሀላፊነት ነው። የማሸጊያ እቃዎችም እናም ከቦታው ውጪ የሚዛወሩ ከሆኑ፣ ሌሎች ተጨማሪ የመዘዋወሪያ ወጪዎችን (የተከራይ የመዘዋወር ክፍያ፣ ከታች) እንዲያግዝዎ የገንዘብ ድጋፍ ያገኛሉ። ስለ መጪያ ቀናቶች እና ሀላፊነቶች ሊኖርዎት ለሚችሉ ጥያቄዎች የመዘዋወር አስተባባሪው መልስ ለመስጠት ዝግጁ ነው።

በግንባታ በመጀመሪያው ደረጃ፣ ልዩ ፍላጎት ያላቸው (የትምህርት ቤት እድሜ ያላቸው ህፃናት፣ የአካል ጉዳቶች፣ አዛውንቶች) ዝቅተኛ ርዝመት ካላቸው ፎቆች (አድራሻዎች 900-911) ውስጥ ያሉ ተከራዮች ቅድሚያ ተስጥቷቸው በጊዜያዊነት በቦታው ላይ ወደ 431 Columbus Street መካከለኛ ርዝመት ያለው ፎቅ ይዘዋወራሉ። በቦታው ላይ ያሉ ቤቶች ከሞሉ በኋላ፣ ቀሪዎቹ የHAP ተከራዮች በመዘዋወር አስተባባሪ እርዳታ ከቦታው ውጪ ይዘዋወራሉ።

የገበያ ዋጋ እና የሻውቸር ተከራዮች

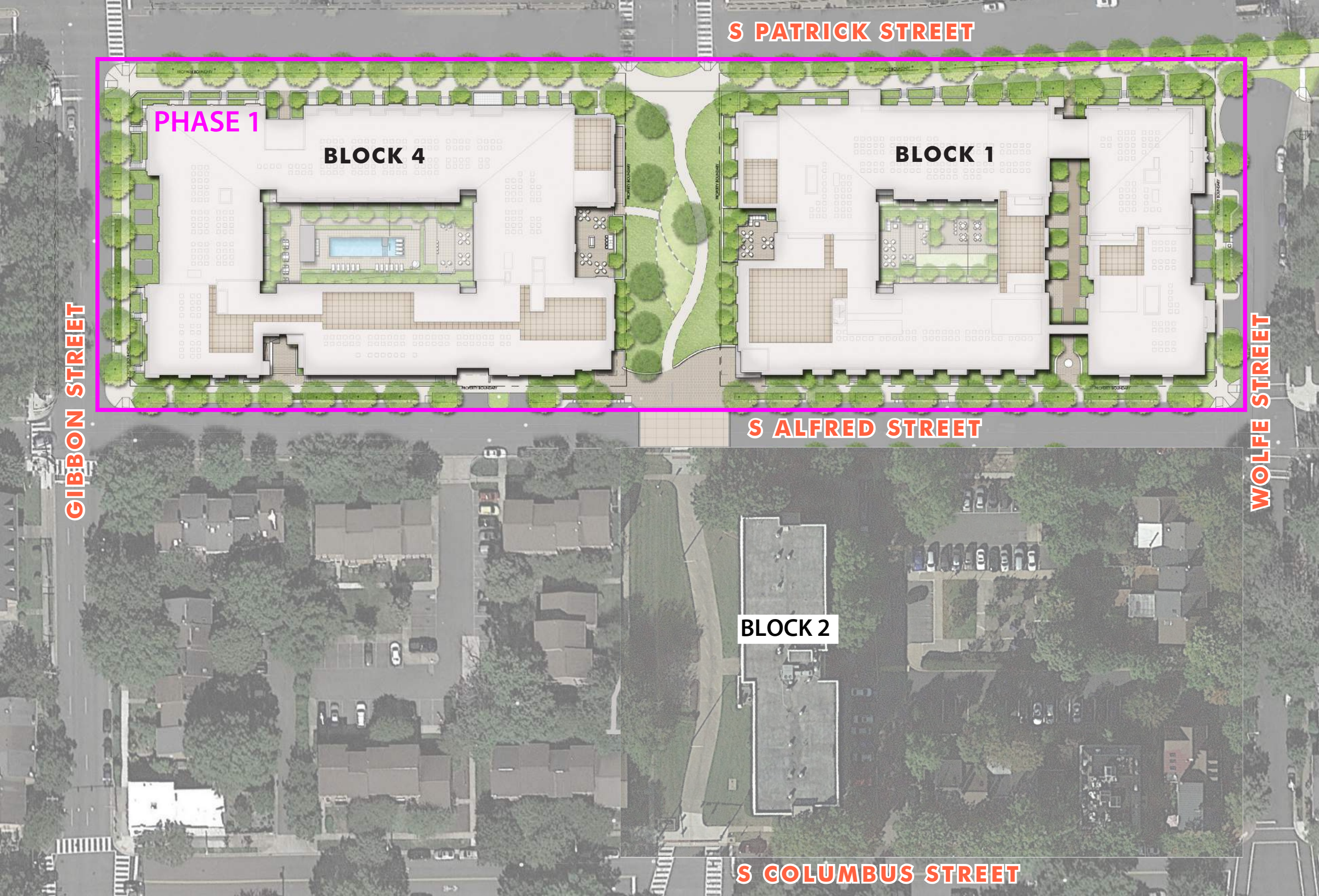
በጥሩ ሁኔታ (ኪራይዎን በጊዜው የሚከፍሉ) ላይ ያለ ተከራይ ከሆኑ፣ በመዘዋወር ውጪዎ ላይ እንዲያግዝዎ ከአከራይዎ ክፍያ ይደርስዎታል። ክፍያው ይፋዊ የ120 ቀን የጽሁፍ ማሳወቂያ ከደረሰዎት በኋላ ይላካል። ወደሚገኙ የመኖሪያ ቤት እና የማሸጊያ እቃዎች የሚመራዎት ግብአቶችንም ይቀበላሉ። ስለ መጪያ ቀናቶች እና ሀላፊነቶች ሊኖርዎት ለሚችሉ ጥያቄዎች የመዘዋወር አስተባባሪው መልስ ለመስጠት ዝግጁ ነው።

የተከራይ የመዘዋወር ክፍያዎች

የገበያ ዋጋ ተከራይ፣ የሻውቸር ተከራይ፣ ወይም ከቦታው ውጪ (ወደ 431 Columbus Street መካከለኛ ርዝመት ያለው ፎቅ ያልሆነ) የተዘዋወሩ የHAP ተከራይ ከሆኑ፣ ከታች በተገለጸው ሰንጠረዥ መሰረት የመዘዋወር ክፍያ ይደርስዎታል።

| የመኖሪያው አይነት | በጣም ዝቅተኛ ገቢ ያልሆኑ ተከራዮች (>50% AMI)፣ አዛውንት ወይም አካል ጉዳተኞች፡ | በጣም ዝቅተኛ ገቢ ያላቸው ተከራዮች (<50% AMI), አዛውንት ወይም አካል ጉዳተኞች፡ |
|-------------|---|---|
| አንድ መኝታ | \$1,100 | \$2,200 |
| ሁለት መኝታ | \$1,300 | \$2,600 |

OVERALL SITE CONCEPT PLAN



OVERALL SITE CONCEPT PLAN



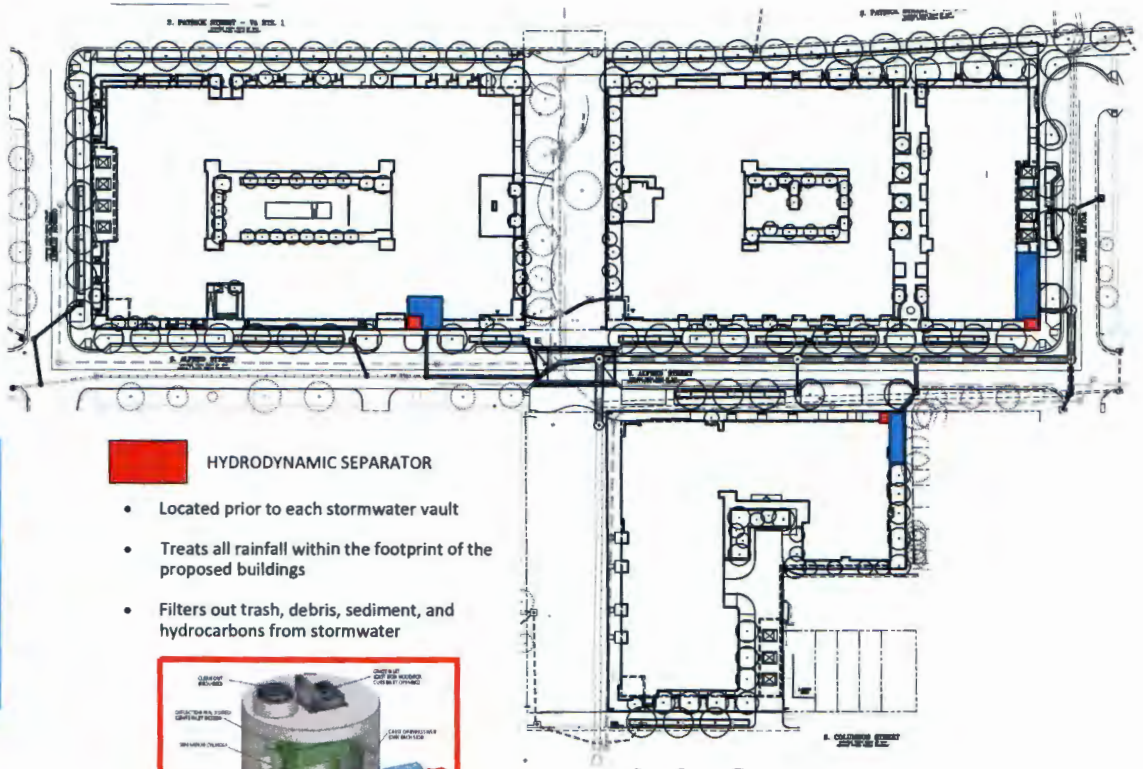
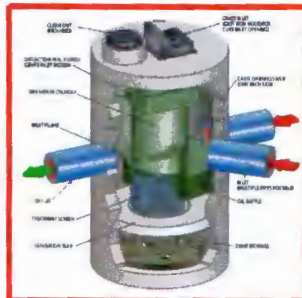
STORMWATER STORAGE VAULT

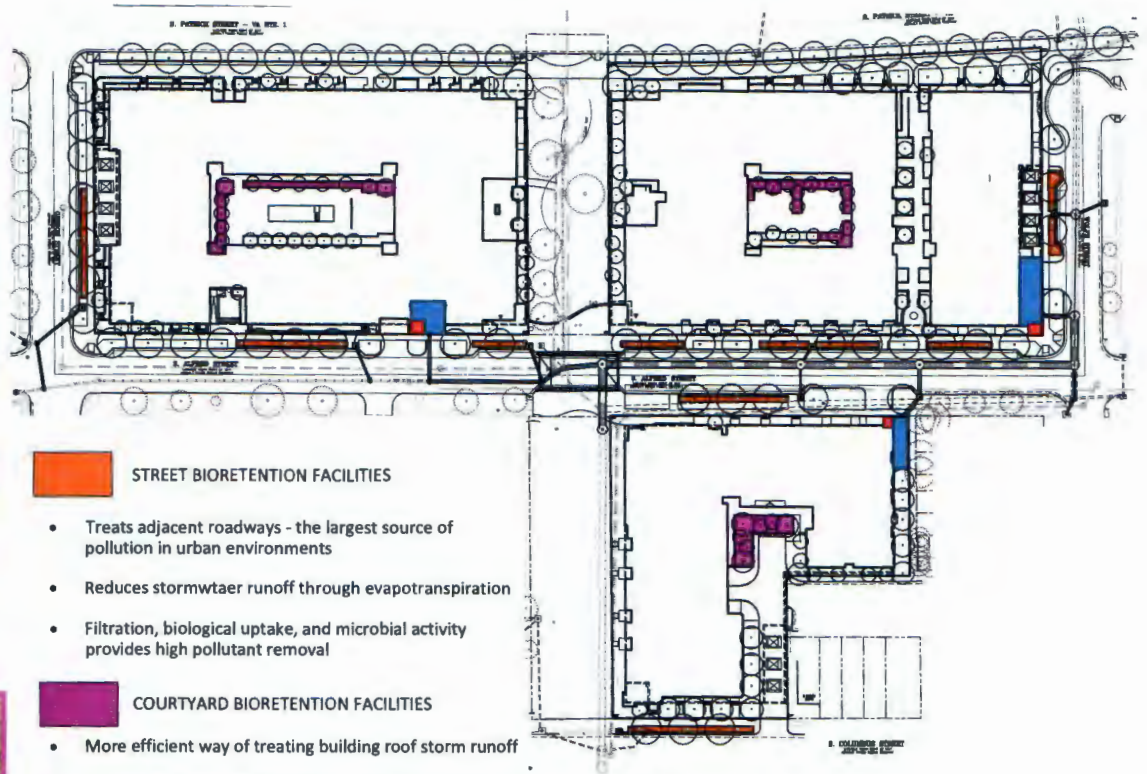
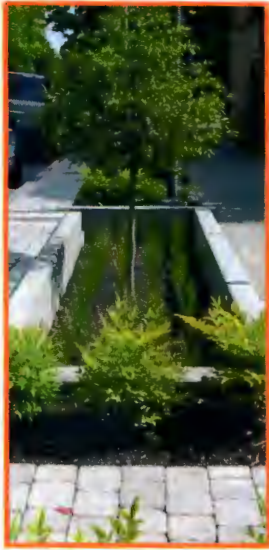
- Collect and store all rainwater that falls within the footprint of the proposed buildings
- The 1-year storm produces about 2.7 inches of rainfall
- Reduce the flow from the 1-year storm by about 30%
- Release the stormwater slowly over a prolonged period of time
- Reduce the flooding around the project site and throughout the area served by this storm sewer system.



HYDRODYNAMIC SEPARATOR

- Located prior to each stormwater vault
- Treats all rainfall within the footprint of the proposed buildings
- Filters out trash, debris, sediment, and hydrocarbons from stormwater





STREET BIORETENTION FACILITIES

- Treats adjacent roadways - the largest source of pollution in urban environments
- Reduces stormwater runoff through evapotranspiration
- Filtration, biological uptake, and microbial activity provides high pollutant removal

COURTYARD BIORETENTION FACILITIES

- More efficient way of treating building roof storm runoff
- Can treat an area over 20 times larger than the footprint of the bioretention
- 1,200 square foot bioretention planter can treat approximately 28,500 square feet of building roof
- Reduces stormwater runoff through evapotranspiration
- Filtration, biological uptake, and microbial activity provides high pollutant removal



GREEN/VEGETATED ROOF

- Reduces and filters stormwater runoff
- Adds plant biodiversity and provides habitat for pollinator species
- Provides year-round energy savings by acting as a thermal blanket
- Reduces the air temperature through evapotranspiration, reducing the urban heat island effect

