

[EXTERNAL]Fwd: Your Alex311 request detail: 21-00012775 - Open

JAMES ALLGOOD <allgoodje@aol.com>

Fri 5/28/2021 1:13 PM

To: PlanComm <PlanComm@alexandriava.gov>

Dear Planning Commission,

FYI/FYA. Below is a request I sent to the City Council.

Regards,

Jim Allgood

1308 N Ivanhoe St

Begin forwarded message:

From: Alex311 <alex311@alexandriava.gov>

Date: May 28, 2021 at 11:49:07 AM EDT

To: allgoodje@aol.com

Subject: Your Alex311 request detail: 21-00012775 - Open

ref:_00D1UtpPp._5001UmVBuk:ref

Visit
Alex311
Website

[Visit alexandriava dot gov](http://alexandriava.gov)

Dear Alex311 Customer,

Thank you for submitting the following request to the City of Alexandria:

Request Number: **21-00012775**

Request Type: **Contact Mayor, Vice Mayor and/or City Council**

Request Submitted: **5/28/2021**

Your Comments:

TO: Mayor, City Council, and Involved Boards/Commissions

SUBJECT: Proposal to Delay Meetings (Planning Commission

6/1/21 and City Council 6/19) regarding Inova-Seminary Road Rezoning and Master Plan Amendment for 4320 and 4250 Seminary Road to Enable Useful, Adequate Fact-based Decision-making Analysis and Support

Context:

- Inova Health Care Services is requesting that subject property be rezoned from single-family (R-8 and R-20) to RB (townhouses, two-family, and single family). The request would also require approval of a height amendment from 35' to 45' to accommodate townhomes. If/when the hospital is demolished (Inova estimates demolition will occur between 2026 and 2028), the current green/open space easements to the west, south and east of the hospital complex would no longer exist.
- The P&Z Staff has recommended that the requested rezoning be approved.

Issue: The Planning and Zoning(P&Z) Staff has not provided useful, adequate analysis to the Planning Commission and the City Council to enable those bodies to make objective, fact-based decisions regarding the proposed amendment to rezone the land located at 4320 and 4350 Seminary Road.

Proposal: Delay Planning Commission and City Council meetings regarding the 4320 and 4350 Seminary Road proposed rezoning amendment until such time as useful, adequate analysis can be completed by the City's staffs.

Rationale for Proposed Delay. The City's staffing (reference MPA2021-00002 Staff Report) has two major shortcomings. First, the report makes a faulty comparison; second, it lacks sufficient information – it does not address some important factors, such as how the City could best use this key property in the future and budget/financial impacts on the City.

Faulty Comparison. The P&Z report compares the requested future rezoning to the current zoning (i.e., INST – hospital). It would be more helpful to compare future options – the approved zoning (R-8 / R-20 single family) vs. the requested zoning change (RB – townhomes, 2 family, single family). While it would seem logical for the City to consider several

uses / zoning options for this significant site, the two obvious options are: A (approved zoning) and B (rezoning request). The comparison factors below are those used by P&Z staff in the analysis section of its report.

* Master Plan. Option A best reflects the City's "long-term desire for the site to be residential." The Inova Hospital is surrounded on all sides by single-family homes. Developing the site with single-family homes (option A) would be more congruent with the surrounding neighborhoods than option B would be.

* Zoning Map. Several subfactors were included in this area; the more relevant ones were consistency with the Seminary Hill / Strawberry Hill Small Area Plan (SAP), consistency with the type of area, and consistency with City goals.

** SAP. The SAP's goals include: "preserve and protect the character, scale, and density of existing residential uses"; "ensure preservation of open space." Option A is more consistent.

** Type of Area. As previously mentioned, the Inova Hospital is surrounded on all sides by single-family homes. Again, option A is more consistent.

** City Goals. The three main areas addressed in the report were "mobility, environmental, and regional housing." Option A would reduce traffic congestion and have less adverse environmental impact than Option B. The City's goal to increase housing density runs counter to the Small Area Plan's goal to not increase density. Regarding affordable housing, either option A or B could be considered for that at a later date as the report suggests for option B. Overall, option A is more consistent with the City's goals.

* Open Space. Logically, developing the site with option A's single-family homes (~ 100) vs. option B's 312-to-380 dwellings being contemplated would favor option A in terms of open space.

* Transportation. The lower population increase for option A would reduce congestion more so than option B.

* Sewer. The report states that sewer capacity could handle option B, so it could logically handle option A.

* School. Staff report: "This site is located within the Patrick Henry K-8 School, Francis C. Hammond Middle School and Alexandria City High School attendance areas. Per ACPS's 2019-2020 school enrollment data, these schools are over capacity." Option A would add fewer additional students to the already-over-capacity schools than option B.

Insufficient Information. Below are some considerations/factors that would seem to be particularly pertinent and useful for the Planning Commission and City Council to make informed rezoning recommendations and decisions. However, the P&Z report does not address these factors.

1. City/Community Priority Needs. How could the City best use the Seminary Road property to address priority needs? It would seem appropriate to analyze/assess several options. For example, one option worth contemplating would be retaining the property as a medical facility. According to the P&Z report, the current Inova Hospital has a capacity of 518 beds. However, an Alexandria Times article dated 1/7/2021 states that the new hospital at Landmark will have a bed capacity of 230. No doubt the new hospital is projected to have state-of-the art care. Nevertheless, in light of the City's continued population growth, should it retain the old hospital and build a new one to accommodate the increasing volume of medical care needed?

2. Budget/Financial Impacts. What are the financial implications of rezoning or not for the City and its citizens? The citizens and City's decision-makers should know that up front. It appears that Inova's development of the new hospital complex at Landmark is contingent upon a sale of the Seminary Road property at a premium price. What are the City's planned/projected financial options and commitments?

3. Community Outreach. The City's web site states: "Public comment will be received at the meeting. The public may submit comments in advance to Planning & Zoning staff."

Conversely, Inova has held several community meetings to advocate for the rezoning. Why has the City not held any community outreach meetings? Without doing so, the City does not know the positions/views of the citizens of the hospital's adjoining neighborhoods, nor those of its citizens writ large.

Summary. Recommend delaying Delay Planning Commission and City Council meetings regarding the 4320 and 4350 Seminary Road proposed rezoning amendment until such time as useful, adequate analysis can be completed by the City's staffs. The P&Z staff report does not provide the Planning Commission and the City Council the useful and accurate information/data needed to make an informed rezoning decision for the Inova Hospital property at Seminary Road. Delaying recommendations and decisions would enable the P&Z staff to give this matter due diligence and provide key information to the City and its citizens. In addition, since actual demolition of the hospital property is five years downstream, it appears that the City has time to gather the additional needed information.

Your request has been forwarded to the member or members of City Council you specified. If your request was addressed to the entire City Council, Alex311 staff will review it to determine if staff work is necessary. You will receive an additional email if your request is assigned to staff.

If your request does not involve staff work or was addressed to an individual member of City Council, your request will be closed in the Alex311 system but you may still be contacted by one or more members of City Council.

VIEW YOUR REQUEST

To check the status of your request at any time, or for additional assistance, please use any of the following options and refer to Request Number **21-00012775**:

- Visit the [Alex311 online portal](#)
- Use the [Alex311 mobile app](#) for iOS or Android
- Call 311 or 703.746.4311

TO: Mayor, City Council, and Involved Boards/Commissions

SUBJECT: Proposal to Delay Meetings (Planning Commission 6/1/21 and City Council 6/19) regarding Inova-Seminary Road Rezoning and Master Plan Amendment for 4320 and 4250 Seminary Road to Enable Useful, Adequate Fact-based Decision-making Analysis and Support

Context:

- Inova Health Care Services is requesting that subject property be rezoned from single-family (R-8 and R-20) to RB (townhouses, two-family, and single family). The request would also require approval of a height amendment from 35' to 45' to accommodate townhomes. If/when the hospital is demolished (Inova estimates demolition will occur between 2026 and 2028), the current green/open space easements to the west, south and east of the hospital complex would no longer exist.
- The P&Z Staff has recommended that the requested rezoning be approved.

Issue: The Planning and Zoning(P&Z) Staff has not provided useful, adequate analysis to the Planning Commission and the City Council to enable those bodies to make objective, fact-based decisions regarding the proposed amendment to rezone the land located at 4320 and 4350 Seminary Road.

Proposal: Delay Planning Commission and City Council meetings regarding the 4320 and 4350 Seminary Road proposed rezoning amendment until such time as useful, adequate analysis can be completed by the City's staffs.

Rationale for Proposed Delay. The City's staffing (reference MPA2021-00002 Staff Report) has two major shortcomings. First, the report makes a faulty comparison; second, it lacks sufficient information – it does not address some important factors, such as how the City could best use this key property in the future and budget/financial impacts on the City.

Faulty Comparison. The P&Z report compares the requested future rezoning to the current zoning (i.e., INST – hospital). It would be more helpful to compare future options – the approved zoning (R-8 / R-20 single family) vs. the requested zoning change (RB – townhomes, 2 family, single family). While it would seem logical for the City to consider several uses / zoning options for this significant site, the table below compares the two obvious ones: option A (approved zoning) and B (rezoning request). The comparison factors in the table are those used by P&Z staff in the analysis section of its report. To facilitate the comparison, a basic rating scale was used: 1 (less favorable) and 2 (more favorable) to the City/community.

Factors	Options		Comments
	A – R-8 & R-20	B – RB (Townhomes,	

	(Single Family)	2 Fam, Sgl Fam)	
Master Plan	2	1	Option A best reflects the City's "long-term desire for the site to be residential." The Inova Hospital is surrounded on all sides by single-family homes. Developing the site with single-family homes (option A) would be more congruent with the surrounding neighborhoods than option B would be.
Zoning Map	2	1	<p>Several subfactors were included in this area; the more relevant ones were consistency with the Seminary Hill / Strawberry Hill Small Area Plan (SAP), consistency with the type of area, and consistency with City goals.</p> <p>* SAP. The SAP's goals include: "preserve and protect the character, scale, and density of existing residential uses"; "ensure preservation of open space." Option A is more consistent.</p> <p>* Type of Area. As previously mentioned, the Inova Hospital is surrounded on all sides by single-family homes. Again, option A is more consistent.</p> <p>* City Goals. The three main areas addressed in the report were "mobility, environmental, and regional housing." Option A would reduce traffic congestion and have less adverse environmental impact than Option B. The City's goal to increase housing density runs counter to the Small Area Plan's goal to not increase density. Regarding affordable housing, either option A or B could be considered for that at a later date as the report suggests for option B. Overall, option A is more consistent with the City's goals.</p>
Open Space	2	1	Logically, developing the site with option A's single-family homes (~ 100) vs. option B's 312-to-380 dwellings that are being contemplated would favor option A in terms of open space.

Transportation	2	1	The lower population increase for option A would reduce congestion more than option B.
Sewer	--	--	The report states that sewer capacity could handle option B, so it could logically handle option A.
School	2	1	Staff report: "This site is located within the Patrick Henry K-8 School, Francis C. Hammond Middle School and Alexandria City High School attendance areas. Per ACPS's 2019-2020 school enrollment data, these schools are over capacity." Option A would add fewer additional students to the already-over-capacity schools than option B.
Total	10	5	Option A would be more favorable for the City/community than option B.

Insufficient Information. Below are some considerations/factors that would seem to be particularly pertinent and useful for the Planning Commission and City Council to make informed rezoning recommendations and decisions. However, the P&Z report does not address these factors.

1. City/Community Priority Needs. How could the City best use the Seminary Road property to address priority needs? It would seem appropriate to analyze/assess several options. For example, one option worth contemplating would be retaining the property as a medical facility. According to the P&Z report, the current Inova Hospital has a capacity of 518 beds. However, an Alexandria Times article dated 1/7/2021 states that the new hospital at Landmark will have a bed capacity of 230. No doubt the new hospital is projected to have state-of-the art care. Nevertheless, in light of the City's continued population growth, should it retain the old hospital and build a new one to accommodate the increasing volume of medical care needed?

2. Budget/Financial Impacts. What are the financial implications of rezoning or not for the City and its citizens? The citizens and City's decision-makers should know that up front. It appears that Inova's development of the new hospital complex at Landmark is contingent upon a sale of the Seminary Road property at a premium price. What are the City's planned/projected financial options and commitments?

3. Community Outreach. The City's web site states: "Public comment will be received at the meeting. The public may submit comments in advance to Planning & Zoning staff." Conversely, Inova has held several community meetings to advocate for the rezoning. Why has the City not held any community outreach meetings? Without doing so, the City does not know the

positions/views of the citizens of the hospital's adjoining neighborhoods, nor those of its citizens writ large.

Summary. Recommend delaying Delay Planning Commission and City Council meetings regarding the 4320 and 4350 Seminary Road proposed rezoning amendment until such time as useful, adequate analysis can be completed by the City's staffs. The P&Z staff report does not provide the Planning Commission and the City Council the useful and accurate information/data needed to make an informed rezoning decision for the Inova Hospital property at Seminary Road. Delaying recommendations and decisions would enable the P&Z staff to give this matter due diligence and provide key information to the City and its citizens. In addition, since actual demolition of the hospital property is five years downstream, it appears that the City has time to gather the additional needed information.

-James Allgood

May 31, 2021

Mr. Nate Macek
Chair
Planning Commission
City of Alexandria

Re: Inova-Seminary Road Rezoning and Master Plan Amendment
Docket Item #7, Master Plan Amendment #2021-00002, Rezoning #2021-00001

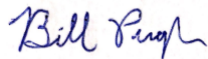
Dear Chair Macek and Planning Commission members,

I am a resident of the Seminary Hill neighborhood, and I support more residential density than proposed at this site if needed to help the City achieve its affordable housing targets.

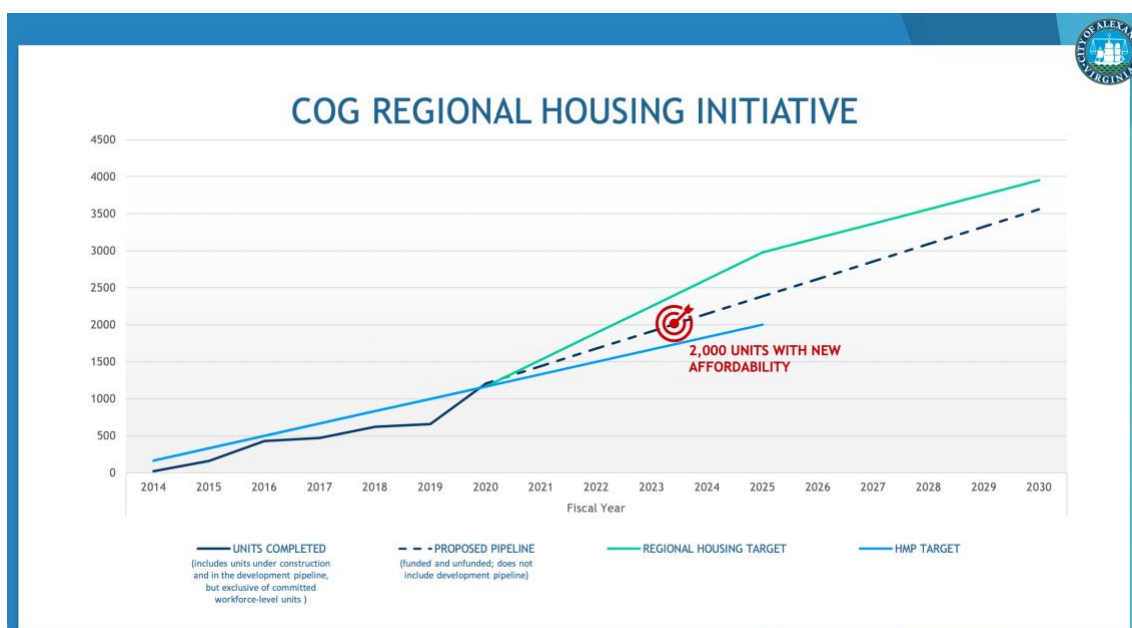
If the City determines that there is not enough zoning and redevelopment capacity near our Metro stations and along high-capacity transit corridors to accommodate our need for dedicated affordable units, then sites like Inova-Seminary Road must be considered. The City will need to determine how and where we can meet our 2030 affordable housing production targets, and then if RB zoning on this site is sufficient to provide the contribution needed.

For reference, citywide, the green line in the chart below shows the progress that Alexandria needs to make, but we've fallen short the past two years according to HAND: <https://hit.handhousing.org>

Thank you for your consideration.



Bill Pugh
1200 N Quaker Ln
Alexandria, VA 22302



Source: Alexandria Housing Summit, January 11, 2020

Alexandria, like many cities across the country, is experiencing an affordable housing crisis that is only getting worse by the day. One in five households here earns less than \$50,000 per year, and many families are spending well over 30% of their monthly income on rent. On behalf of Grassroots Alexandria, and as a homeowner wanting our city to prioritize equity, I **strongly urge** the city to **reject** INOVA's zoning request, and insist on an RA/Multifamily zoning that would maximize onsite affordable units.

Our mayor and City Council, verbally and in writing, have committed to achieving goals around racial equity, affordable housing, and walkable neighborhoods. We literally cannot afford to approve zoning for INOVA that would exacerbate our housing crisis and go against the above goals for our city. Thank you for your time."

-Kevin Brady

Statement to Planning Commission

I respectfully ask that the Commissioners reject the application to rezone the INOVA hospital site because its proposed designation of townhouses and single family homes will worsen racial segregation in the city's housing supply.

After racial covenants were banned more than 100 years ago, our government, from local to federal, turned to zoning to segregate our neighborhoods. Racial zoning intensified after World War II when whites bought cheap single family homes and townhouses in the suburbs using federally guaranteed mortgages while blacks were explicitly forbidden from those loans. After annexing the west end from Fairfax County, our city zoned single family homes along neighborhood streets and relegated apartments to the edges of our city along major roads. Considering all that has happened in the past year, with racial injustice in the news every day, on the 100th anniversary of the Tulsa massacre and 1st anniversary of George Floyd's murder, a zone which perpetuates racial segregation in housing is a slap in the face.

INOVA has sought this racial zoning from the beginning. Although the applicant proposed RA/Multifamily homes, their land use attorney claimed in their first public meeting that she did not know that RA allowed multifamily homes. Really? Ms. Puskar has appeared before this board many times, arguing far more complex applications, so the idea that she would be unaware that RA allowed multifamily homes is improbable. The only reason RA/Multifamily was originally proposed was so that the applicant could say we listened to neighbors and downzoned at their request. We have a racial justice crisis and a housing crisis, we should not play games with people's lives. Are applicants required to be truthful in their applications?

Let's talk about public outreach. Please ask the applicant, did they talk to people who were not white or who lived in apartments? Did they hear from anyone who was not white? If you only heard from white homeowners or only the civic association, neither group is representative of our city and those people should not have a veto on who gets to live in their neighborhood, even with a private agreement. Please ask the city attorney if they have weighed in on the legality of such an agreement.

In recent years, this commission and the City Council have strongly supported including affordable housing units on site where feasible. This is one of our best tools for combating racial segregation in housing. Why is there ZERO affordable housing proposed for the site? The applicant said that affordable housing would be offsite and that she has pushed for affordable housing elsewhere in the city. That is exactly what city planners envisioned in the 1950's and 1960's by relegating apartments to the fringes. This is one of the largest sites to be rezoned in recent years so affordable housing should be on site, no ifs, ands or buts.

You may also hear that a future developer could propose to upzone the property in the future. We should not rely on the hypothetical good will of a future developer when we have an application before us now. Townhouses and single family homes are spectacularly profitable so it is unlikely a developer would want to push for a higher zone.

You will likely hear that selling this land quickly is essential to keeping the hospital move on-track. This is not true. Should INOVA wish to keep the project on track, they can access a commercial loan until the land is sold. Only the most incompetent applicant would not have this in the works as a backup. This is a small price to pay for proposing a racial segregated zone. Please reject this application in the name of racial equity.

-Zachary DesJardins



ENVIRONMENTAL
COUNCIL
OF ALEXANDRIA

Memo

June 1, 2021

From: Andrew Macdonald, Chair, *Environmental Council of Alexandria, Virginia (ECA)*

To: Chair and Members of the Planning Commission

Subject: Inova Hospital Master Plan and Rezoning Changes – Docket #7

Dear Chair and Members of the Planning Commission:

The *Environmental Council of Alexandria* (ECA) strongly opposes the proposed “rezoning” changes to the INOVA Hospital site.

The proposed master plan and rezoning amendments have been rushed through the planning process by the City and INOVA Health Care Services. The community has not had enough time to review the proposed changes and consider their potential environmental impacts.

The ECA is particularly concerned about the impact of the rezoning changes on an undeveloped, high-quality forest ecosystem that surrounds the hospital today (see Fig. 8 below). This approximately [10 acre property](#) is subject to a **temporary** open space easement, which is conveniently set to expire when this land is redeveloped.

“The easements were established through development special use permit conditions and restrict development and the removal of trees over a certain size. The easements run along the western southern, and eastern edges of the property, including the parcel on the east side of Howard Street.”

Unfortunately, the City has restricted development on this land only temporarily – it has failed to **permanently** protect this important natural area. This is the opposite of good eco-city planning. We believe that this green space should be protected and preserved in perpetuity.

The importance of acquiring and protecting this sort of green space has not decreased with time, it has increased exponentially. Alexandria's planners and elected officials have failed to recognize this fact, preferring instead to let developers dictate what gets saved.

The ECA believes that this green open space buffer around the hospital should be off limits to all future development with the exception of trails for walking, running and birdwatching. The City should acquire this land and not allow developers or INOVA to use it to meet future open space requirements for any new residential development.

The public should be concerned about this entire rezoning plan: What sort of impact it will have on school capacity? On open space and green space? We know that Alexandria doesn't have enough active open recreational space on a per capita basis either.

Conclusion

The ECA believes that this site contains one of the most important natural areas in the City. INOVA Health Services and City planners appear interested, however, in only one thing: maximizing the land's value even if that comes at the expense of the environment and quality of life for Alexandria residents.

The City has done little to acquire, protect and preserve additional natural green areas. Alexandria is becoming paved over, hotter, and biologically less rich. These master plan and rezoning amendments should not be approved until the environmental impacts (etc) of this rezoning plan are better understood and addressed. The community should be fully consulted. It has not been fully consulted so far.



Fig. 8. Old-age Oak-Heath Forest with large Chestnut Oak (*Quercus montana*) at the northwestern edge of the INOVA Alexandria Hospital Scenic Easement. Photo by R.H. Simmons.

Good evening members of the planning commission and city staff,

My name is Maria Pilar, and I am a member of Tenants and Workers United. I've lived in the city for many years and the lack of affordable housing has been one of my biggest concerns.

Many of us live the hard reality of needing to have 2-3 jobs in order to be able to live in this city.

Which is why I am here today to let you know to please reconsider INOVA's proposal. Just having single family homes and not affordable rental units, it is excluding our working class with a low income.

Our families earn 40% of the area median income or below and this proposal is not taking into consideration our families. The city always emphasizes equity in everything that is said and stated and approving this proposal will be sending a different message in what is typically said.

We know INOVA is a non-profit organization that its mission statement mentions they are about improving the health for the diverse community and we know that stabled housing improves community health. INOVA has a big opportunity to create more equitable practices that can benefit all of the community especially those that do not have access to affordable housing, regardless of their socio-economic status.

We want this development to be something positive for our families here in Alexandria, not something that will create a negative impact on our neighborhoods that will displace us quicker.

We want this to be an opportunity for all that live in the city, especially those that have been suffering the impact of the lack of actions and priorities from the city on affordable housing.

Thank you for giving me the time to express myself.



June 1, 2021

Re: Inova-Seminary Road Rezoning and Master Plan Amendment Docket Item #7, Master Plan Amendment #2021-00002, Rezoning #2021-00001

Dear Chair Macek and Planning Commission members,

As a community grassroots organization who has been in Alexandria over 35 years, we have seen how for decades, gentrification has been closing in on us, and COVID-19 has only made things worse. And as a planning commission, you must be keenly aware of the housing crisis that our community faces, especially our working-class communities who earn 40% area median income or less.

We know this evening you will discuss INOVA's proposal and as an organization we are in opposition of the current proposal.

If INOVA's mission as a non-profit is to, "to critically examine and address our own systems and outcomes, partnering with our communities on actions that promote and support health equity, and advocating efforts for broader change...", this proposal is not prioritizing our diverse communities in the housing crisis we are in. Housing is a social determinant of health, and sustainable action is long overdue.

INOVA needs to make this proposal more inclusive and we hope that as the Planning Commission you make the right decision as your actions will show whether or not you are dedicated to affordable housing and racial and social equity. We hope you are with us.

Thank you.

Ingris Moran

Lead Organizer
Ingris Moran

[INOVA's mission statement](#)

Cc: Mayor Wilson and City Council Members

[EXTERNAL]Paul Giddings - tonight's meeting

Paul Giddings <Giddings@comcast.net>

Tue 6/1/2021 8:19 PM

To: Patrick Silva <Patrick.Silva@alexandriava.gov>; PlanComm <PlanComm@alexandriava.gov>

Cc: JAMES ALLGOOD <allgoodje@aol.com>; Sullivan Jack <jack.sullivan9@verizon.net>

Unfortunately I am going to have to drop off the meeting now and won't be able to speak. I don't support the zoning change and think it is very important that the hospital keeps the promise that it made to the neighborhood not to change the zoning for 25 years.

It is also very important that the staff does further analysis with keeping the zoning the same. My neighbor Jim Allgood made several good points that should be addressed.

Thanks

Paul Giddings

N Ivanhoe St up

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.