

EXHIBIT NO. 1

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6-24-02

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6-25-02

City of Alexandria
Alexandria Redevelopment and Housing Authority

MEMORANDUM

DATE: JUNE 21, 2002

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL
THE ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY
BOARD OF COMMISSIONERS

FROM: PHILIP SUNDERLAND, CITY MANAGER ^{OS}
WILLIAM M. DEARMAN, CEO, ALEXANDRIA REDEVELOPMENT AND
HOUSING AUTHORITY *William M. Dearman*

SUBJECT: PROPOSED SCATTERED SITES FOR THE SAMUEL MADDEN HOMES
(DOWNTOWN) REDEVELOPMENT PROJECT

ISSUE: City Council and ARHA Board of Commissioners consideration of the proposed sites for the 48 units of off-site replacement housing for the Samuel Madden Homes (Downtown) Redevelopment Project.

RECOMMENDATIONS: Following the public hearing:

1. The ARHA Board, at its regularly scheduled June 24 meeting, consider adopting the attached resolution (Attachment 1) approving the three scattered sites; and
2. The City Council, at its June 25 legislative meeting, consider authorizing and approving the acquisition by ARHA of the South Whiting Street site and the construction by ARHA of 48 housing units on the three proposed sites, as discussed in this memorandum.

BACKGROUND: The City Council and the ARHA Board of Commissioners directed the City and the ARHA staff to set up two community meetings on the three sites for replacement housing (1706 West Braddock Road, 423 South Reynolds Street and 325 South Whiting Street) and a public hearing on June 24 at the Charles Houston Center. The community meetings were held on June 10 and June 12, 2002.

The Alexandria Redevelopment and Housing Authority currently owns and operates 1,191 units of publicly assisted and market housing, of which 1,060 units are subsidized. These 1,060 units, as well as the 90 units at Annie B. Rose House (built as replacement housing for the John Roberts community), are governed by the language of the City's Resolution 830. Resolution

830, adopted in 1982, says that any of the then-existing 1,150 public housing units that are eliminated shall be replaced with other publicly-assisted units. One hundred of these units are located in the Samuel Madden Homes (Downtown) community which is bounded by Princess Street on the south, Royal Street on the east, Pitt Street on the west and Pendleton Street on the north. In 1996, the ARHA Board of Commissioners, after an intensive study, approved redeveloping the site of the 100 Samuel Madden units. The approved plan is to build 52 replacement public housing units and up to 118 market units on the current site and 48 replacement public housing units on scattered sites elsewhere in Alexandria. The plan is similar to the mixed income (assisted/market housing) Quaker Hill development that was built in the late 1980s to replace the former Cameron Valley public housing community on Duke Street in compliance with Resolution 830.

In 1998, ARHA was awarded a \$6.7 million HOPE VI grant from the U.S. Department of Housing and Urban Development (HUD) to assist with the on-site redevelopment of Samuel Madden Homes and the development of the off-site replacement units. The HOPE VI grant, in combination with the City's pledge of up to \$3.5 million, federal low income housing tax credits from the Virginia Housing Development Authority, and the proceeds from the sale of the existing Samuel Madden Homes (Downtown) site, provides the funds to finance the entire project.

In December 2001, the ARHA Board began a two-phase process to select a developer for the redevelopment of Samuel Madden. ARHA first advertised a request for developer qualifications (RFQ) and received five responses. From the five responses, using a competitive process, a selection committee recommended and the ARHA Board chose two developers to proceed to Phase II of this RFQ process, each of whom submitted a final development proposal on June 3. The ARHA Board will select a single developer at its June 24 Board meeting based on the Phase II submission with whom to begin negotiations toward a final developer agreement, as stipulated in the RFQ. The selected developer would purchase a cleared site (ARHA plans to demolish all of the buildings in the fall of 2002), construct the public housing and market units, sell the market units on the private market and sell the 52 public housing units to ARHA.

As the process to select the on-site developer has proceeded, a Working Group consisting of City Council and ARHA Board members, a representative from the City's Planning Commission, the City Manager and the ARHA CEO has been reviewing possible off-site scattered sites for the 48 units. City staff developed a list of the vacant properties larger than 10,000 square feet, plus several occupied sites. After eliminating properties that were clearly not feasible (e.g., because they were in the development process or were under contract), the remaining sites were analyzed by the Working Group for compatibility with the surrounding neighborhood, land value, zoning, and physical site constraints. The sites were also reviewed for compliance with federal relocation and public housing Site and Neighborhood Standards which consider proximity to public transportation, shopping, job opportunities, schools and areas of high poverty and/or minority concentration (when compared to the Washington Metropolitan region). The Working Group felt that of all the sites analyzed, the three proposed sites consistently met these review criteria, and accordingly has recommended their selection.

In preparation for the demolition of the Samuel Madden units in the fall of 2002, ARHA has begun the relocation process by issuing notices to the residents to vacate. Of the 100 units on site, 52 units have already been vacated through attrition (e.g., under and over-housed transfers, families coming to the top of the waiting list and receiving a voucher, normal moveouts, and evictions). Forty-eight families remain on-site and will be offered a choice between two public housing units or a Section 8 voucher. ARHA will contract with a moving company, will provide packing boxes and tape, will assist the elderly and disabled with packing, and will pay all costs related to utility disconnections and reconnections, as well as pay each family a \$50 relocation-dislocation allowance.

ARHA is in the process of forming an advisory task force (public agency representatives, private business, resident and neighborhood representatives and faith-based organizations) that will develop the resident selection criteria for the 52 on-site and 48 off-site units. All residents of the affected development residing on the property, after June 1998, have the right of first refusal to return to the newly developed 52 on-site or 48 off-site units, before the units are offered to waiting list applicants. However, even such residents who wish to return will first have to meet the resident selection criteria to be eligible for the new housing.

DISCUSSION: After reviewing the many alternative sites, the Working Group recommended that the 48 off-site units be located at three sites: 1706 Braddock Road (6 units), 423 South Reynolds Street (18 units) and 325 South Whiting Street (24 units). Below is a discussion of the proposals for each site, followed by a summary of the two community meetings held by ARHA and City staff. The attached renderings and the discussion in this memorandum of what can be built on each site are for illustrative purposes only. The ARHA Board and City Council are not now making any decision on the configuration or design of any site. The action by the ARHA Board is directed only at the selection of sites for the 48 off-site replacement units, and City Council, according to Virginia Code Section 36-19.2, must authorize and approve the acquisition by ARHA of the South Whiting Street site (the other two sites are publicly owned) and the construction by ARHA of the additional housing units on the three proposed sites. Once the decision on the sites is made, ARHA will then work with the Department of Planning and Zoning and the community to finalize its plans for each of the three sites, in accordance with the schedule discussed at the end of this memorandum. Those plans will be formally submitted, by ARHA, for consideration by the Planning Commission and City Council under the City's regular zoning and land-use process.

Review of the Sites

1706 Braddock Road (6 units)

This vacant, approximately 7,000 square foot site is located in the central part of the City, and requires the vacation of approximately 5,000 square feet of the adjoining public right-of-way at the western edge of the site as shown in Attachment 2. The City of Alexandria owns the right-of-way and ARHA owns the adjacent land. The site is zoned RB-Townhouse and will require: (1) a

DSUP (Development Special Use Permit) to construct the townhouses using the cluster provision of the Zoning Ordinance to amend the existing cluster plan; (2) a parking reduction; and (3) the vacation of the right-of-way. The proposal is to add six three-bedroom townhouse units (Attachment 3) to the 10 townhouse units that were approved as scattered-site public housing in 1988, bringing the total number of units on the site to 16.

When the original cluster plan was approved by City Council in 1988 for the 10 townhouse unit development at this site, the parking requirement in the Zoning Ordinance was one space per unit (or 10 parking spaces). Staff recommended an additional 10% for visitor parking which added one more space for a total of 11 parking spaces in the 1988 approved plan. ARHA built a total of 16 spaces, thereby providing an additional 5 parking spaces.

The Zoning Ordinance has since been revised to require two spaces per unit, and City staff now typically recommends an additional 15% for visitor parking when on-street parking is not available. When ARHA files the final development plan for the six new units, the requirement is that the existing cluster site plan must be amended to incorporate the additional six units and the current parking requirement will apply to all 16 units. Therefore, the parking requirement under the Zoning Ordinance for the 16 units, at two spaces per unit, is 32 spaces. ARHA is proposing 28 spaces and therefore will be applying for a parking reduction of four spaces.¹ (Taking into account the 15% visitor parking recommendation usually made by City staff, the 28 spaces at this site will fall nine spaces short of the sum of required (32) and recommended visitor (5) spaces.)

Of the six new three-bedroom units, one will be designed to be accessible for persons with disabilities. The estimated cost of construction is \$800,000.

423 South Reynolds Street (18 units)

The City purchased this approximately 32,000 square foot site, located at the corner of South Reynolds Street and Edsall Road (Attachment 4), in 1998 as a possible relocation site for Samuel Madden, spending \$669,841 to acquire the property and relocate the owner's business. This site has a vacant building which will be demolished.

The proposal is to construct 18 townhouse units of family housing, consisting of 12 three-bedroom, three level townhouses, and one multi-family building containing six two-bedroom units (Attachment 5). Of the six two-bedroom units, two would be barrier free on grade and four would be small flats on levels two and three of the building. A total of 32 off-street parking spaces, which includes visitor parking, is proposed. The projected construction cost is \$2.7 million.

¹ Based upon an analysis of parking provided and used at other ARHA housing communities in the City, the Working Group concluded that the provision of 1.725 parking spaces per unit (1.5 spaces per unit plus an additional 15% for visitor parking) would meet the parking demands at the proposed scattered sites.

The current zoning is CRMU-M which permits residential construction equal to the size of the site (32,000 square feet or an F.A.R. of 1.0). The proposed project is approximately 22,000 square feet (F.A.R. of .70), and will require a site plan approval and a SUP approval for a parking reduction. The Zoning Ordinance requirement of 2 spaces per unit brings the number of required parking spaces to 35, or three more than are proposed to be provided. (Taking into account the 15% visitor parking recommendation usually made by City staff, the 32 spaces at this site will fall 9 spaces short of the sum of required (35) and recommended visitor (6) spaces.)

South Whiting Street (24 units)

The vacant parcel at 325 South Whiting Street is approximately one acre and is located just north of the intersection of Whiting Street and Edsall Road (Attachment 6). ARHA has notified the apparent owner, Corcoran Jennison, of its interest in purchasing the property.

Because the existing higher density development pattern of the surrounding neighborhood and the zoning for this site allows for high-density development, the proposal is to build 24 family units (Attachment 7). The 24 units would be in three eight-unit structures that are 3.5 levels high, all with private entrances at grade level. Nine ground floor apartments would have private yards, and the balance would have either access to open space at grade or private balconies. Three of the 24 units would be barrier free. Twelve units would be two-bedroom, and twelve units would be three-bedroom. The size of the development is 30,000 square feet and the projected construction cost is \$3.7 million.

As shown on Attachment 7, 40 parking spaces are currently proposed, 28 spaces on grade and 12 spaces within a partially below grade parking structure. An additional two parking spaces (for a total of 42) will need to be provided to meet the 1.725 spaces/unit recommendation of the Working Group (see footnote 1). Since the Zoning Ordinance requires 48 parking spaces (1.75 spaces/2 bedroom, 2.20 spaces/3 bedroom), a SUP will be required approving the provision of six spaces less than the number required. (Taking into account the 15% visitor parking recommendation usually made by City staff, the 42 spaces at this site will fall 14 spaces short of the sum of required (48) and recommended visitor (8) spaces.)

Access to the underground parking on the southern portion of the property will require acquisition of a public access easement from the adjoining landowner. The steep topography and retention of existing trees and landscaping for the site will need to be addressed through the site plan process.

This site is zoned RC High density multi-family which allows 54.45 dwelling units per acre, so the proposed use of the site is for considerably fewer units than the zoning allows.

Community Meetings

ARHA and City staff had two community meetings to explain the proposed sites. Below is a summary of the major concerns raised at each meeting and the staff response.

Braddock Road

The first meeting was on June 10 for the Braddock Road site. About 60 people attended the meeting at Minnie Howard School. Many who spoke emphasized that they were not in opposition to the additional six units. Some individuals were concerned about the following:

- taking away green space/open space at a time when open space is fast disappearing in the City;
- adding to the traffic congestion that already exists even though this is not a large number of units;
- adding to an area already impacted by T.C. Williams students who are all over the streets and by a group home on Dogwood;
- using the right-of-way on the Radford Street side of the site to widen Radford Street to ease the traffic congestion and not build housing;
- inquiring into the covenants for public housing (painting, animals);
- questioning the way the front of the six units face on Radford, with a preference for having the units facing inward toward the parking area to be consistent with the houses already there and to provide more of a community feeling;
- inquiring about crime on the Braddock Road site;
- asking if ARHA looked at buying existing single family houses and apartments;
- asking about the accessibility of the new units to which people with disabilities who live at Samuel Madden are being relocated (inside or outside the City), whether they are able to find accessible units and the number and type of accessible units planned for the scattered sites; and
- the impact of the six units on property values.

A resident of public housing spoke in favor of the additional six units and addressed a number of the concerns related to public housing.

In response to the concerns, the addition of the six units will have a minimal impact from a traffic and parking perspective. With regard to open space/green space, much of this vacant area was originally planned to be taken for the widening of Radford Street. The building of the six units will offer an opportunity for the preservation of green space on this corner through the incorporation of landscaping and green space into the final design of the project. In addition, staff encouraged the use of the cluster provision of the Zoning Ordinance for the Braddock Road site to retain open space on the Braddock Road side. The North Ridge Citizens Association has, for a number of years, given very generously of its time and money to maintain the gardens that are currently on the site. The City and the Housing Authority would welcome its continued participation in the landscaping of the site, including the new homes.

As noted in the description of all three proposed scattered sites, there will be units specifically designed for accessibility for persons with disabilities. Persons with disabilities living in the Samuel Madden Homes have been contacted to determine what will be needed to accommodate their special needs. ARHA will attempt to meet these needs within reason and considering the physical layout of existing ARHA properties. For those persons for whom ARHA cannot provide reasonable accommodation, they will receive a housing choice voucher and assistance from a counseling program in locating a home that best serves their needs.

The acquisition of single family homes, such as townhomes and condominiums, was considered; however, there are very few on the market at any time, and it would be difficult for ARHA to accumulate the number it needs over a reasonable time period. In addition, from a maintenance point of view, it is more costly to maintain individual units at separate locations. The acquisition of apartments was considered, but not pursued because the very low vacancy rate in the City means that buildings are fully occupied, requiring the displacement of existing residents (and substantial relocation costs) in order to make room for the public housing residents. We are not aware that property values have declined in the vicinity of the Braddock Road site.

Whiting Street and Reynolds Street Sites

The second community meeting occurred on June 12 at the Samuel W. Tucker School and covered the two remaining sites: 325 South Whiting Street and 423 South Reynolds Street. Some speakers said they were opposed to public housing, as they were concerned about its impact on property values, and felt the City is taking services from the east end of the city (e.g., public housing and the Health Department) and placing them in the west end.

The majority of the attendees said they were not against public housing per se, but they questioned the location of the sites because of a number of problems in the area. Speakers pointed to parking problems (all on-street spaces on South Whiting Street are taken); traffic congestion; problems at Essex House which are now negatively impacting the neighborhood on Reynolds Street; low lighting levels on South Reynolds and South Picket Streets; crime; the fact that the neighborhood is already impacted by Section 8 assistance at a number of apartment complexes in the area, as well as by the Juvenile Detention facility; and the impact on the schools.

Rather than move public housing to the west end and put it next to already existing assisted housing (Essex House), a couple of speakers suggested the City improve the existing Samuel Madden site downtown for the current public housing residents. This would also offer the children a place to play where there is not one in the area of the proposed sites. The question was asked about the impact the number of children living in the two sites will have on the schools. Concern was also expressed about the maintenance of the units and who would maintain them.

Concern was further expressed that the neighbors haven't been given enough time to review the proposals, especially since the June 24 public hearing is less than two weeks away. They would have preferred that the City and the Housing Authority include the neighborhood during the planning process before the plans were brought forward. Some requested that the public hearing be delayed so that neighborhood residents can work with staff on the plans. The suggestion was also made that the Whiting Street site proposal be reduced to 12 townhouses, rather than the proposed 24 unit 8-plex buildings since a number of high-rises already exist, and townhouses would be a better addition to the neighborhood.

Two public housing residents spoke about the importance of public housing and that the concerns expressed about public housing are unfounded.

Staff is looking into a number of the issues raised and will report on those at the June 24 public hearing. These include the problems at Essex House, crime statistics, traffic and parking issues on Reynolds and Whiting Streets, and the impact the location of public housing at these two sites will have upon the schools (in particular, Samuel W. Tucker School).

With respect to the process issues, outlined below in this memorandum is the time schedule for bringing these sites forward should City Council and the ARHA Board direct staff to proceed. As was explained at the meeting, the community is actually in on the beginning of the public decision-making part of the process. The selection of the site is the first step, before any final decisions are made on the development of the sites. The ARHA Board adopted a resolution identifying the three sites on May 20, and immediately after, on May 21, notices were sent to the community. The community meetings were scheduled several weeks thereafter (June 10 and June 12) as informational meetings in preparation for the June 24 public hearing where the community will have the opportunity to comment prior to the final decision. If the decision is to proceed, then the zoning and land use process will begin.

This will be a multi-month process during which time the community will have opportunities on different levels to be involved in the development of the plans. The Housing Authority and the City will be holding community meetings on the actual draft plans to receive community comment. The Commission on Persons with Disabilities will also be reviewing the plans, as will any other City Board or Commission that wishes to comment. Finally, when the plans move forward to the Planning Commission and City Council there will again be an opportunity for the community to present its views.

As to the assertion about the placement of services in the west end, the service needs of the city's population have been growing more so in the west end than in the east end. Hence, the decision to locate the Health Department on the west end to better address the service needs. The opening of the Charles E. Beatley library on the west end was another decision based on the location of the population.

While public housing has, for many years, been located in the east end of the City, the goal has been to disburse this housing city-wide. Even with the two scattered sites proposed for Reynolds and Whiting Streets, the number of public housing units in the west end is considerably less than in the east end. Of the 1,060 publicly- assisted housing units operated by ARHA, plus the 90 unit project-based vouchers at Annie B. Rose House, only 156 units would be located west of Quaker lane and 994 units would remain east of Quaker lane.

Section 8 housing is also disbursed throughout the City, since holders of Section 8 housing choice vouchers are free to locate anywhere in the City where a landlord agrees to accept Section 8. The City and ARHA do not have control over the distribution of the housing choice vouchers. Therefore, what may be an area of concentration today, may not be an area of concentration in the future due to the dynamic nature of resident choice and the make-up of the private sector rental market. In summary, the overall goal is to have mixed-income communities throughout the City, which is the basis for the City's and ARHA's long standing commitment to having scattered site housing.

The issue of the suitability of these two sites was looked at carefully by the City and ARHA. To begin with, the number of vacant sites available and suitable for public housing is very limited given the built-up nature of the City. These two sites offered a number of pluses because not only can they accommodate the number of public housing units needed, but they are located close to public transportation, shopping, and the Tucker School, all of which are important to the decision making process. Play area for children would be addressed in the design phase. In addition, two of the newest and nicest parks in the City, at Cameron Station, are located close to both sites. As noted above, the proposal for the Whiting Street site already provides fewer units than what a private developer can build (54.45 units per acre compared to ARHA's proposal of 24 units) and, as a result, ARHA's use will generate less traffic.

Time Line for the Scattered Sites

The schedule for the scattered-site process is tied to the redevelopment of the Samuel Madden Homes (Downtown) site which will be underway shortly, and to securing tax credit financing in 2003. Tax credit applications are due to the Virginia Housing Development Authority (the organization that disburses the federal tax credits) on March 15, 2003. This is a very competitive process, and, in order for the City and ARHA to compete successfully in the 2003 tax credit pool, we have to have the scattered sites approved (including land use approvals) by the ARHA Board, Planning Commission and City Council no later than February 2003.

In order to meet that deadline, and have time for the development of the site plans and community review, the City Council and the Housing Authority are being asked to decide, in June, whether they wish to proceed with these three sites. If the decision is to proceed, then ARHA would adopt the attached resolution on June 24 and the City Council, on June 25, would authorize the Housing Authority to acquire the South Whiting Street site and proceed with the construction of the 48 off-site units.

Over the summer ARHA will work with the Planning Department and the community on the development plans for each site. By September, ARHA would officially file plans for each site for formal consideration by the Planning Commission and City Council in accordance with the City's regular land use and zoning process.

FISCAL IMPACT: The fiscal impact on the City's budget of building the 48 off-site units may be up to \$3.5 million.

ATTACHMENTS:

1. ARHA Resolution approving the three scattered sites
2. Location of Braddock Road site
3. Illustration showing the proposed units on the Braddock Road site
4. Location of the South Reynolds Street site
5. Illustration showing the proposed units on the South Reynolds Street site
6. Location of the South Whiting Street site
7. Illustration showing the proposed units on the South Whiting Street site

STAFF:

Connie Lennox, Director of Development, ARHA
Marye Ish, Director of Housing Operations, ARHA
Beverly Steele, Special Projects Coordinator, City

**RESOLUTION BY THE BOARD OF COMMISSIONERS
OF THE ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY
ADOPTING THREE (3) SCATTERED SITES IN
ALEXANDRIA, VIRGINIA AS REPLACEMENT HOUSING**

Resolution No. 273

WHEREAS, the Alexandria Redevelopment and Housing Authority ("ARHA") Board of Commissioners ("Board") approved, on March 1996, two resolutions to redevelop 100 units of public housing, located on the site of the Samuel Madden Homes (Downtown) ("SMHD") public housing community, comprising two city blocks in the North Old Town area of the City of Alexandria; and

WHEREAS, a June 29, 1998, Hope VI grant application was approved by the U.S. Department of Housing and Urban Development ("HUD") to partially fund the redevelopment of SMHD; and

WHEREAS, the City Council on September 15, 2001, and the ARHA Board on September 17, 2001, both approved some Basic Project Parameters for the redevelopment of SMHD including the recommendation that 52 public housing units be located on the redeveloped site; and

WHEREAS, the remaining 48 replacement housing units (100 total less 52 on-site) must be located within the City limits on sites which meet HUD's Site and Neighborhood Standards; and

WHEREAS, the SMHD Working Group, comprised of members of the ARHA Board and City Council and one representative from the City's Planning Commission, the ARHA CEO and the City Manager, have collaborated and jointly recommended the three parcels to accommodate the 48 off-site housing units; and

WHEREAS, the ARHA and City Staff held two informational Community Meetings on June 10 and 12, 2002, and the ARHA Board and City Council held a public hearing on June 24, 2002, for the purpose of hearing public comments related to these three (3) sites;

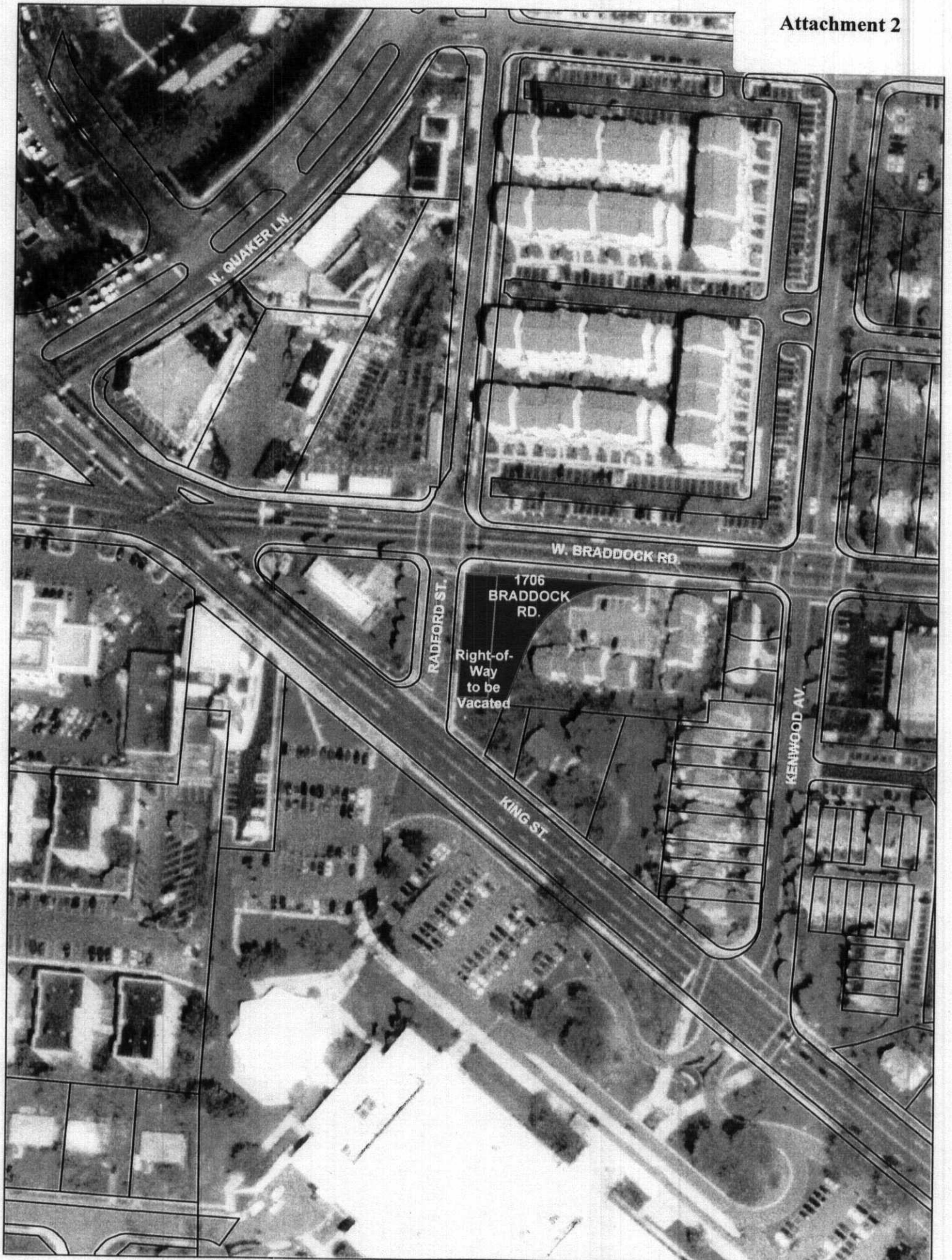
NOW, THEREFORE, BE IT RESOLVED, by the ARHA Board of Commissioners that the following sites be adopted as off-site locations for the 48 units of replacement housing for Samuel Madden Homes (Downtown), VA 4-3:

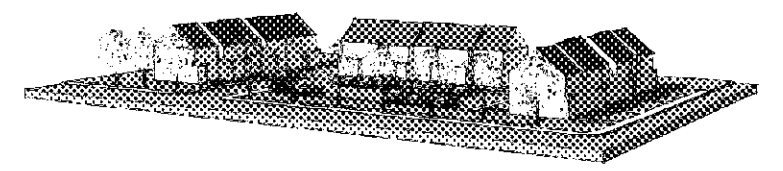
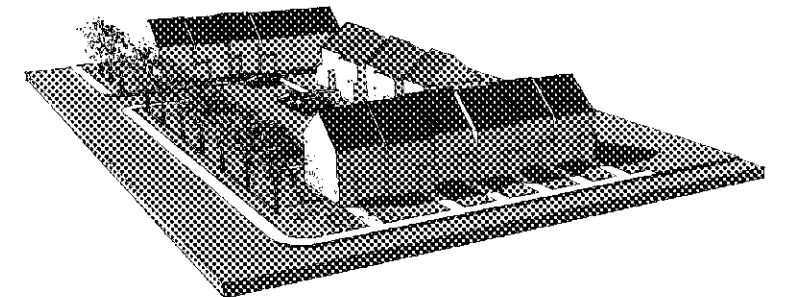
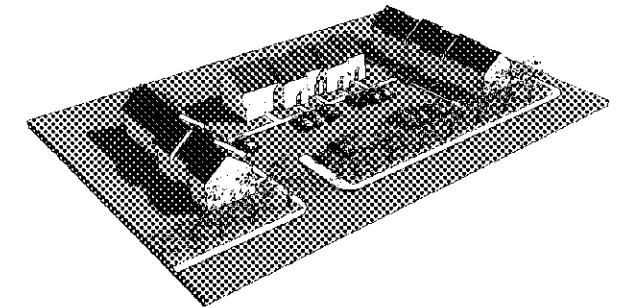
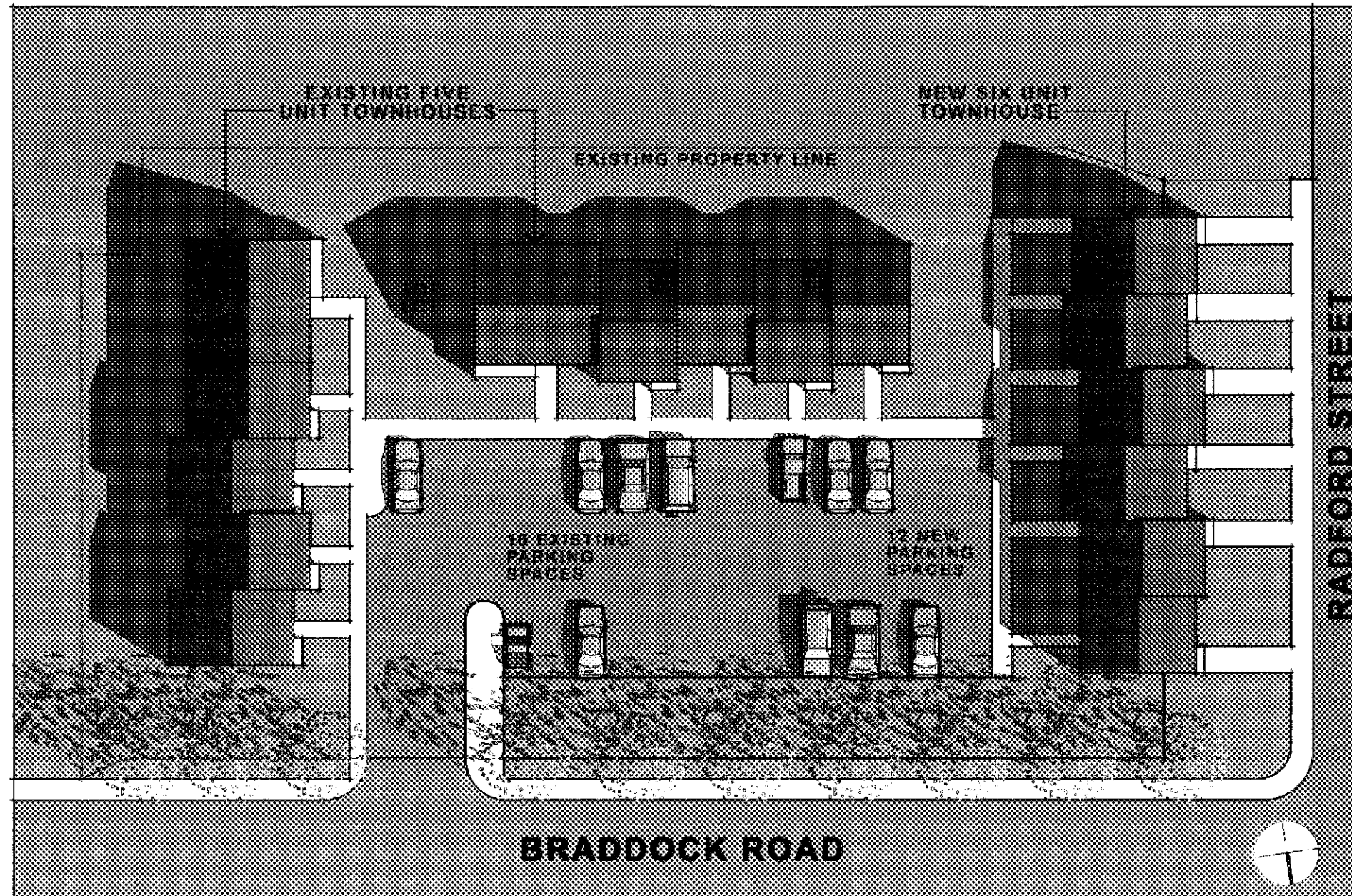
| | | |
|------|-----------------------|----------|
| 1706 | West Braddock Road | 6 units |
| 325 | South Whiting Street | 24 units |
| 423 | South Reynolds Street | 18 units |

The undersigned attests that the Alexandria Redevelopment and Housing Authority adopted the foregoing resolution.

Date

Chairperson A. Melvin Miller

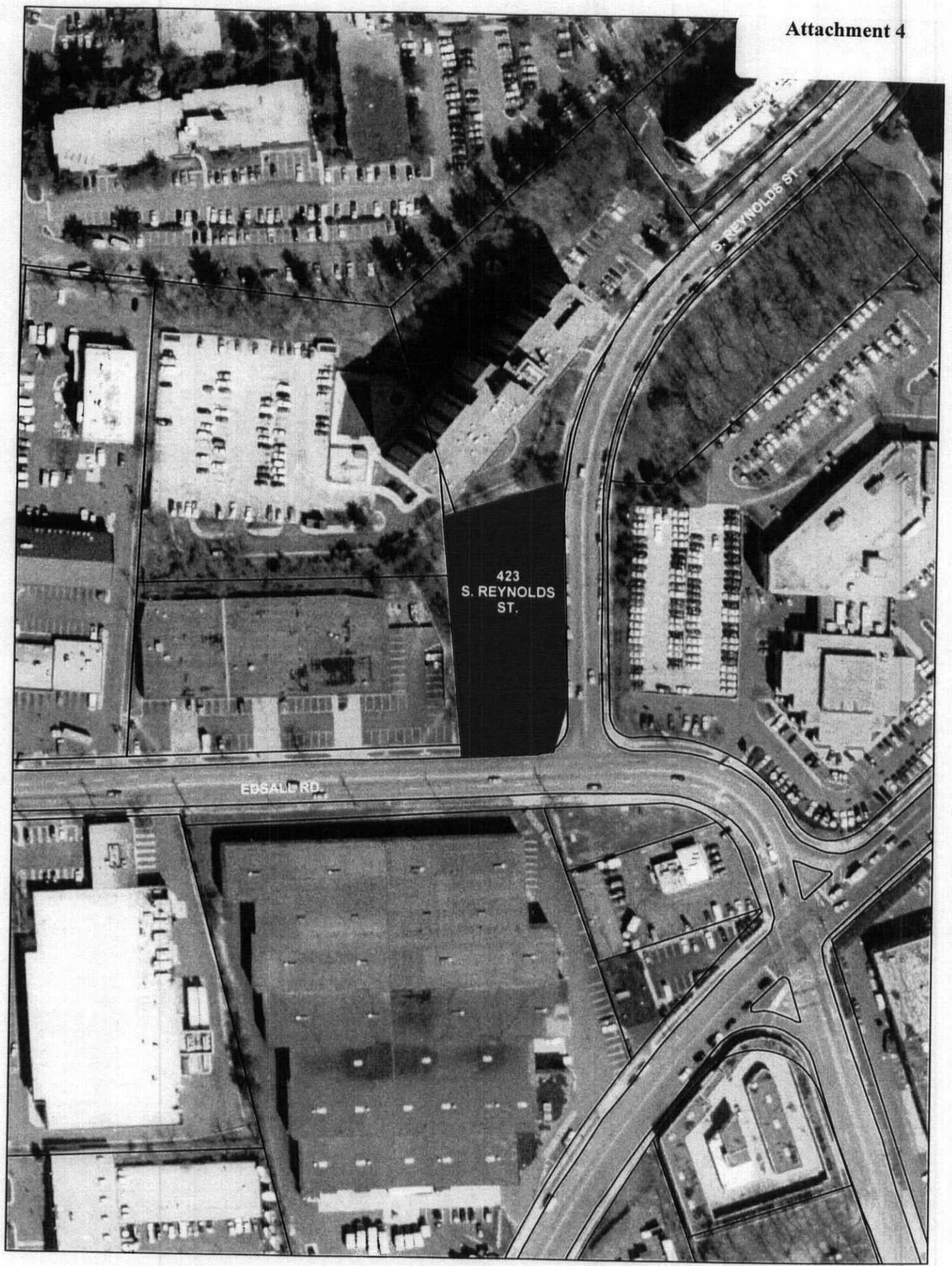




ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

ALEXANDRIA, VIRGINIA

ARCHITECTURE, PLANNING: TISE DIAMOND ASSOCIATES / TAG ASSOCIATES



423 S. Reynolds St.



LEGEND:

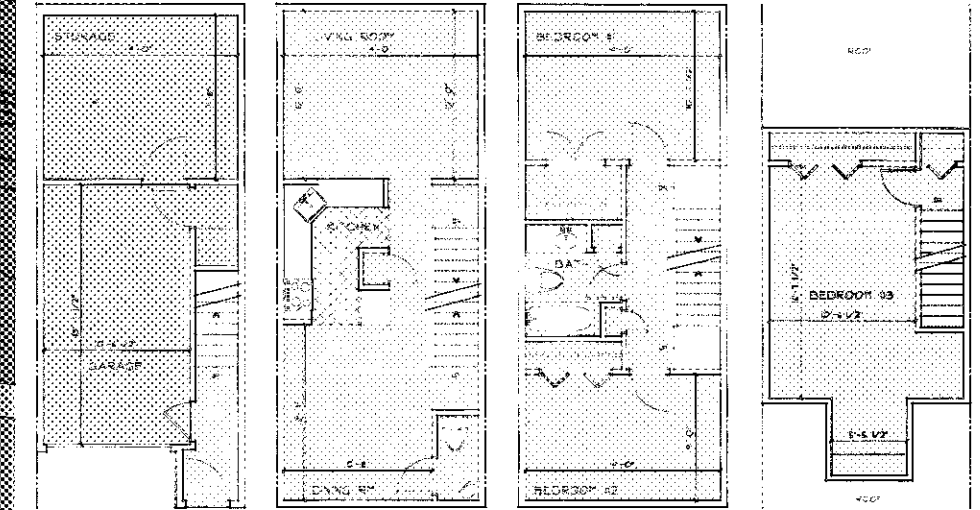
- ◆ (6) TOWNHOME UNITS
- ◆ (2/4) 2 BARRIER FREE, 4 STANDARD UNITS
- ◆ PARKING COURT
- ◆ INDIVIDUAL YARDS
- ◆ REYNOLDS STREET ENTRIES
- ◆ LANDSCAPED OPEN SPACE

TAG ASSOCIATES / TISE DIAMOND ASSOCIATES
 BOSTON, MASSACHUSETTS

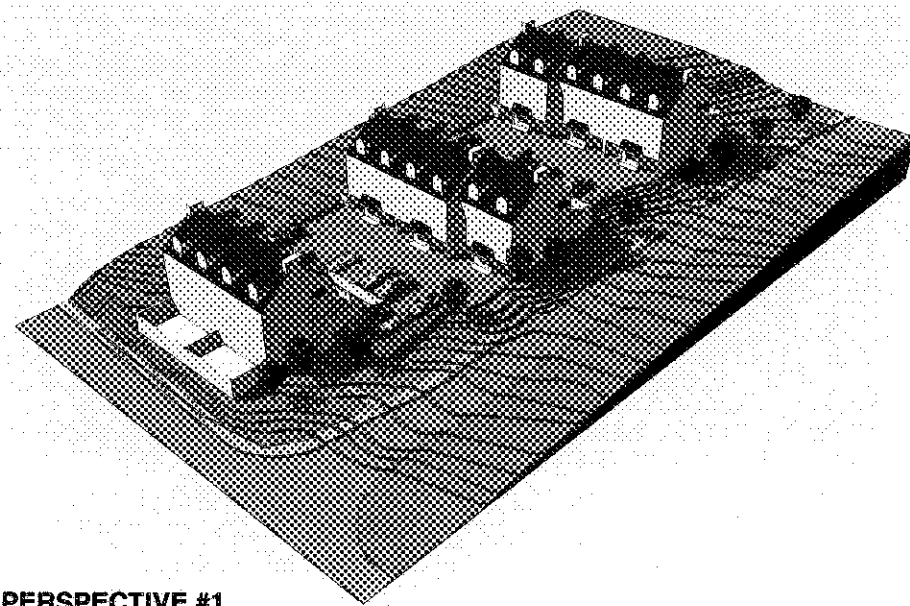


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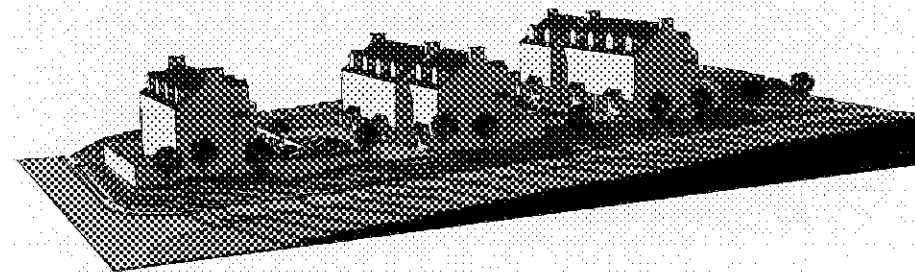
Located at the corner of South Reynolds and Edsall Streets this proposed project consists of eighteen units; Twelve town homes, 2 barrier free, and 4 conventional apartment units. Unique to this project is the site topography which has been used to facilitate under unit parking located on the downhill slope; on the opposite uphill side, the town homes use the topography to include individual yards located off of the living space.



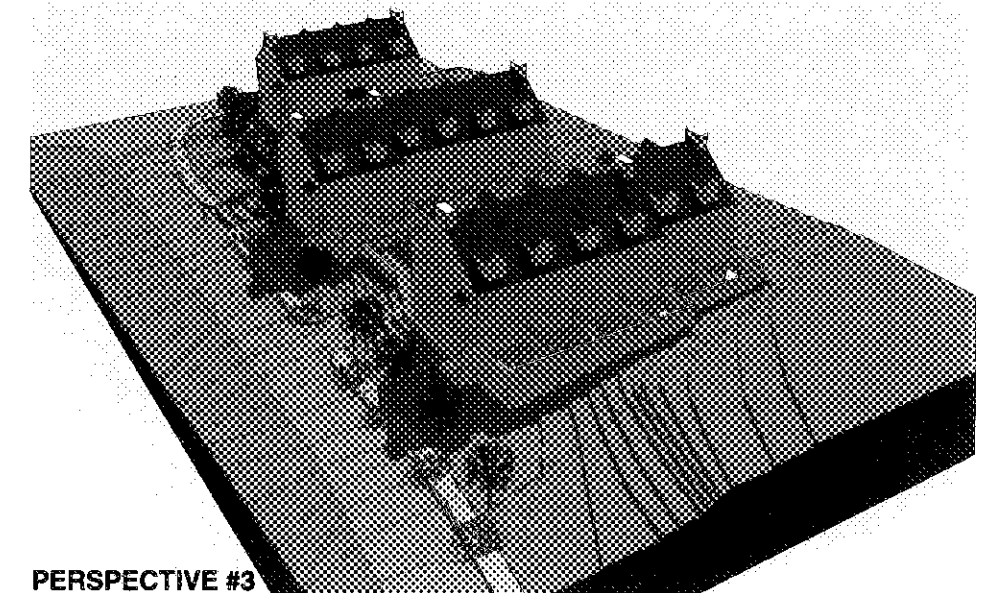
PRELIMINARY UNIT PLANS



PERSPECTIVE #1



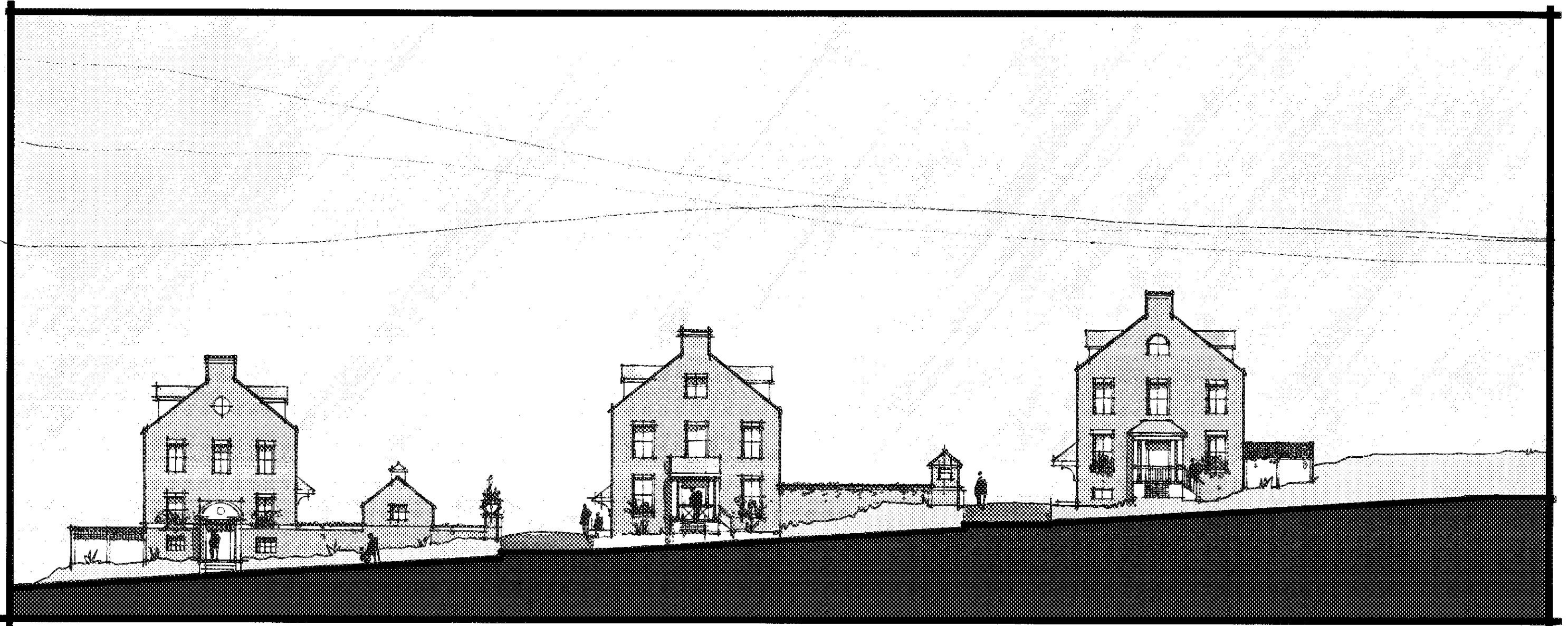
PERSPECTIVE #2



PERSPECTIVE #3

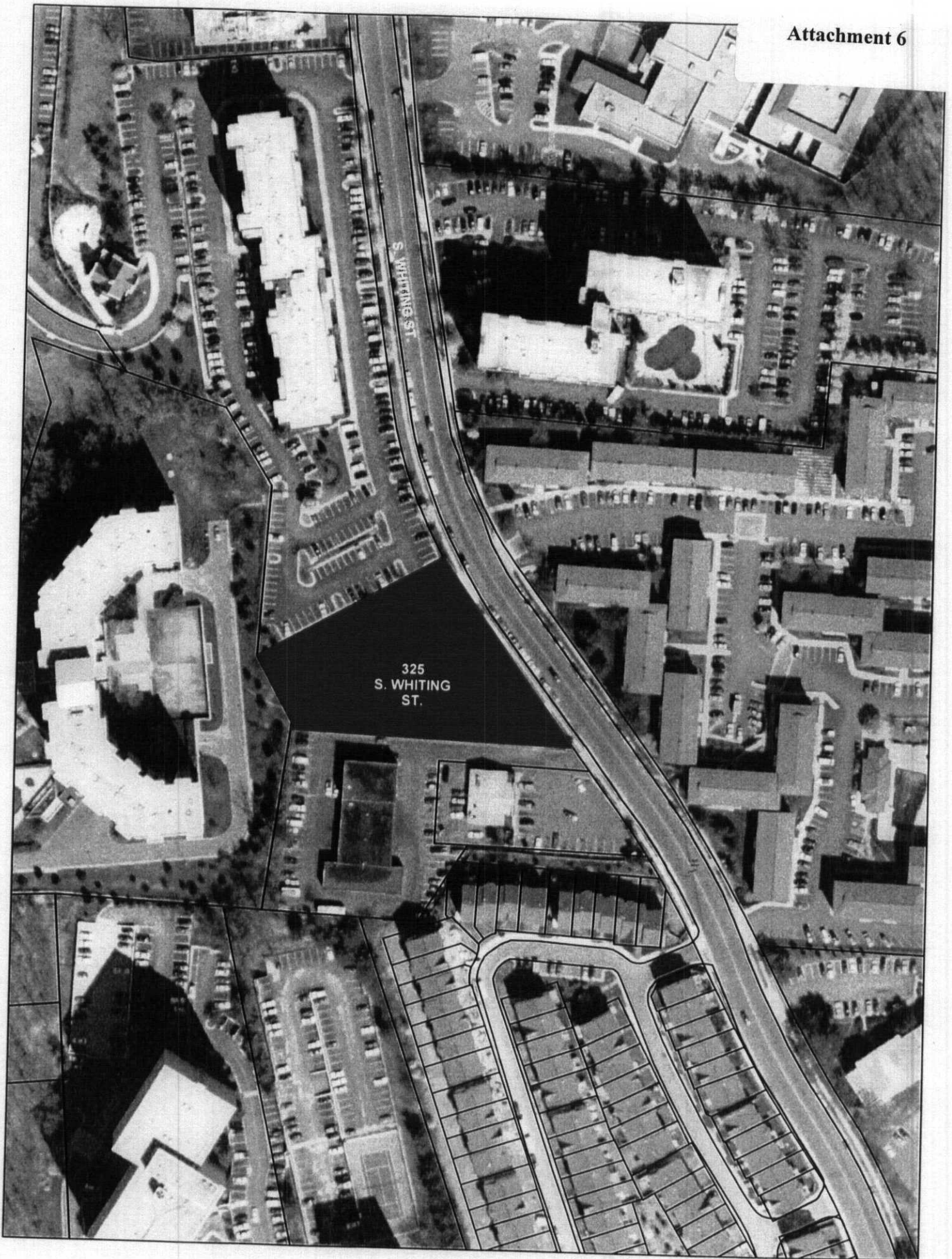
SAMUEL MADDEN HOMES (OFF-SITE): SOUTH REYNOLDS STREET HOMES
 ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
 ALEXANDRIA, VIRGINIA

TAG ASSOCIATES /
TISE DIAMOND ASSOCIATES
BOSTON, MASSACHUSETTS



STREETSCAPE ELEVATION

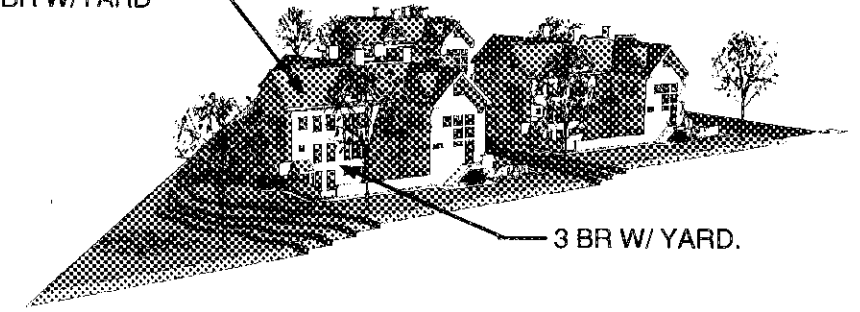
SAMUEL MADDEN HOMES (OFF-SITE): SOUTH REYNOLDS STREET HOMES
ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
ALEXANDRIA, VIRGINIA



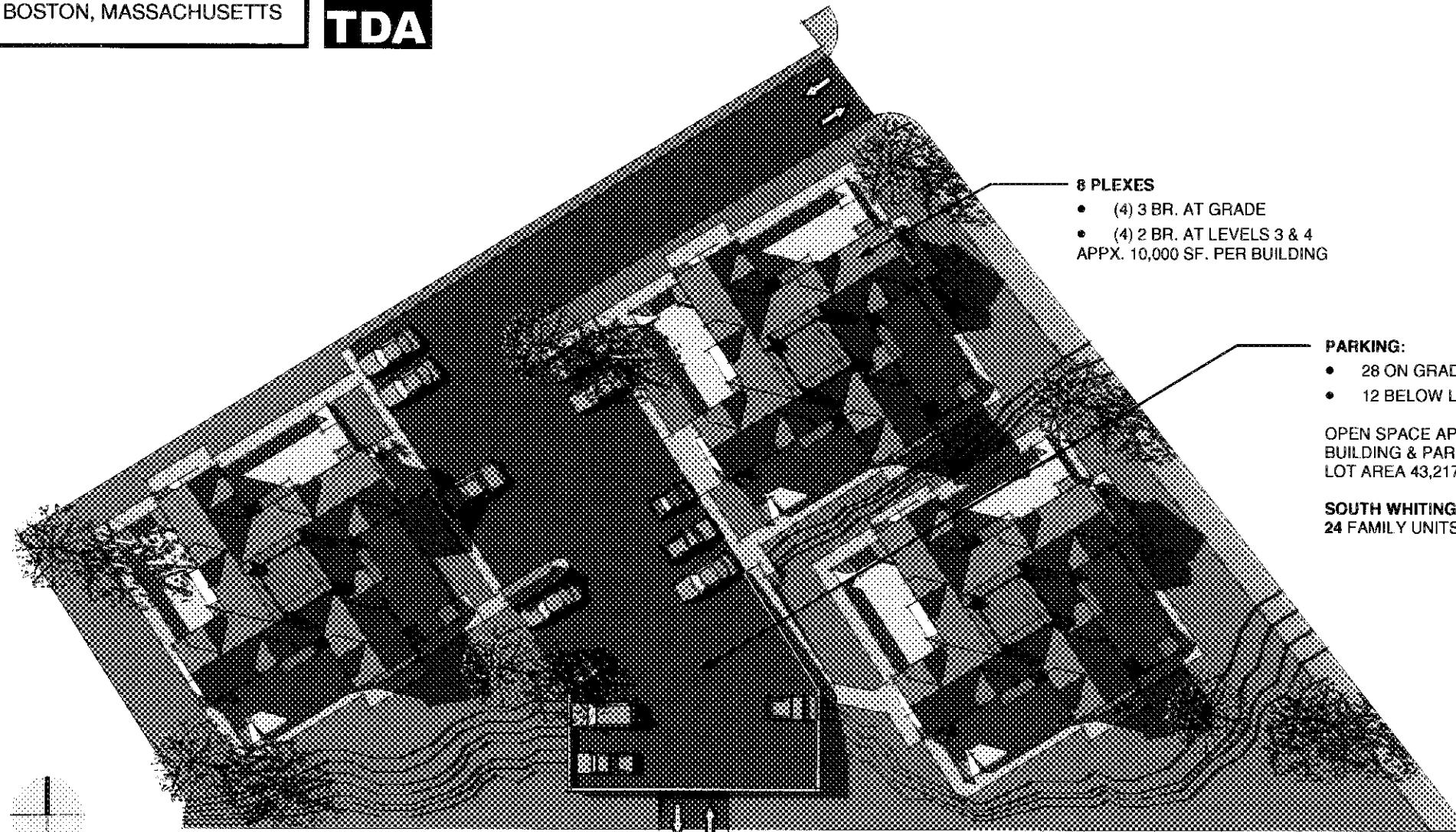
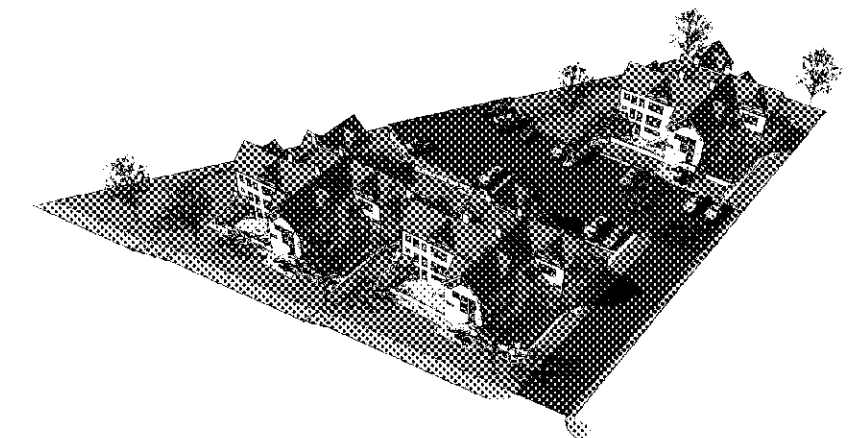
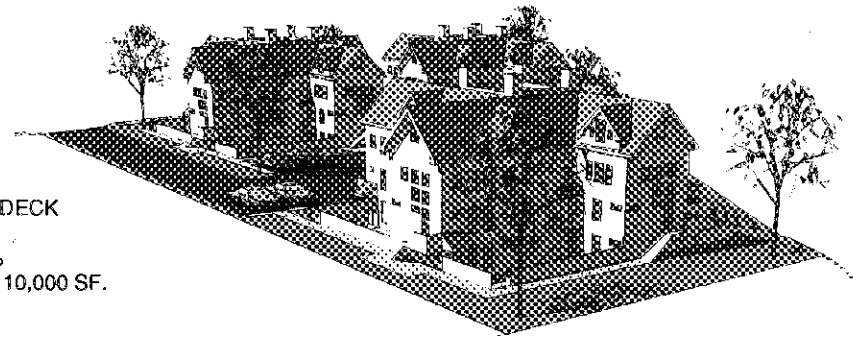
**TAG ASSOCIATES /
TISE DIAMOND ASSOCIATES**
BOSTON, MASSACHUSETTS

TDA

2 BR W/YARD



3 BR W/ YARD.



SITE PLAN

PARKING ACCESS OFF LANE DR.

8 PLEXES

- (4) 3 BR. AT GRADE
 - (4) 2 BR. AT LEVELS 3 & 4
- APPX. 10,000 SF. PER BUILDING

PARKING:

- 28 ON GRADE
- 12 BELOW LIMITED DECK

OPEN SPACE APPX. 50%
BUILDING & PARKING = 10,000 SF.
LOT AREA 43,217 SF.

SOUTH WHITING STREET HOMES:
24 FAMILY UNITS

DESCRIPTION:

The proposal for Whiting Street incorporates three unique "8 plex" designs that incorporate 4, three bedroom town homes on the ground floor and 4, 2 bedroom town homes on the upper levels. All units will have direct entrances at grade and lower level units will have private yards. 24 units are proposed in total.

Parking is both on grade and in a single level parking structure at the lower end of site.

SAMUEL MADDEN HOMES (OFF-SITE): WHITING STREET HOMES

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
ALEXANDRIA, VIRGINIA

EXHIBIT NO.

2

28
6-25-02

Sentinel of Landmark

6300 Stevenson Avenue, Alexandria, Virginia 22304

703-823-1951

June 24, 2002

Fax: 703-823-8965

Email: sentinel.condo@netzero.net

The Honorable Kerry J. Donley
City of Alexandria
Suite #2300
301 King Street
Alexandria, Virginia 22314

Dear Mayor Donley:

On behalf of several Board Members of the Sentinel of Landmark Unit Owners' Association and as your City Council Citizen Representative to the Northern Virginia Regional Commission, I support the general principle of dispersing low-income units from the Samuel Madden Homes in Old Town and their redevelopment into mixed-income area. Specifically, I do not support the relocation of nearly one-half of the 100 units to the West End of Alexandria, particularly the construction of the "eight-plex" low-income units at 325 South Whiting Street, as proposed.

Integrating lower-income residents into more racially and economically diverse areas of Alexandria will work, but not at the expense of one community. At a minimum, a delay in the final decision should be implemented. A delay will allow your colleagues and the Housing Authority commissioners more time to study alternative sites, of which would not be clustered within a one-mile of each other.

Reasons -

(1) The siting of 24 units at 325 South Whiting would disproportionately relocate nearly one-half (42 units) of the total 100 public housing units within less than one-mile of each other and in one specific community, namely the "West End" of Alexandria. I strongly feel that other neighborhoods of Alexandria should share the civic responsibility of helping our less fortunate citizens. I disagree with any primary reasoning by critics of the "West End's" high-density zoning as the factor in relocating nearly one-half of the total 100 units.

(2) The "West End" of Alexandria houses its fair share of public services over the past ten years. The city's juvenile correctional facility is located on South Whiting near the Stevenson Avenue intersection. A public training with its associated smokestack facilities are located a mile away at the Van Dorn Metrorail station. Finally, an affordable housing development is located across the Sentinel of Landmark on Stevenson Avenue.

(3) The transportation network cannot adequately support 48 units of new housing. Any traffic improvements on Van Dorn Street corridor will not be built in the near-term, as a result of the scaled back six-year transportation plan passed by the Commonwealth Transportation Board last Friday. Specifically, the Duke Street/South Walker and Edsall Road/Van Dorn Street intersections continue to be huge traffic bottlenecks.

(4) The "eight-plex" cluster at 325 South Whiting is denser and incompatible with the architectural character of immediate surrounding area. The Kensington townhouse development adjacent to 325 South Whiting site does not compliment each other. As proposed, the 325 South Whiting site will be architecturally out of place and imposing.

Alternatives -

(1) Disperse the larger 24-unit South Whiting site further east on Duke Street or on the Eisenhower corridor. The result will be an equitable and more proportional situation. This view is supported by a May 1999 U.S. Department of Housing and Urban Development (HUD) study, entitled "Assessing Property Value Impacts of Dispersed Housing Subsidy Programs," conducted by The Urban Institute in Washington, DC. The HUD study concludes the minimal impact upon housing property values with low densities and numbers of low-income housing sites. Inversely, the higher the densities and number of sites to each other, the higher the level of negative impact upon property values.

(2) Involve the community in the architectural and site design of the complex at 423 South Reynolds (i.e., building 14 townhouses instead of 12 townhouses and two conventional apartments; incorporate black ironrod fencing instead of wood fencing; building large bay windows instead standard windows). The preliminary unit designs at 423 South Reynolds are a good start. A higher quality and durable townhouse design will instill pride for its occupants and a sense of ownership.

I appreciate the opportunity to comment on this important issue for our association and the City of Alexandria.

Most respectfully,
Robert A. Rapanut



Board Secretary,
Sentinel of Landmark Unit Owners' Association

CC: Sentinel of Landmark Board of Directors,
City Councilmembers, City of Alexandria

Sentinel of Landmark

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June 24, 2002

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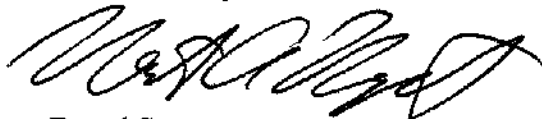
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Most respectfully,
Robert A. Rapanut



Board Secretary,
Sentinel of Landmark Unit Owners' Association

CC: Sentinel of Landmark Board of Directors,
City Councilmembers, City of Alexandria

28
6-25-02

brian_moran@earthlink.net

To: Sandy Murphy@Alex
Subject: [Fwd: your west end constituents]

06/24/02 04:32 PM

Hi Sandy

Brian asked that I forward this on to you. Would you mind forwarding on to Council. Also, is there going to be a vote on this tomorrow?

Thanks

Elsie

Return-Path: <annabelle_fisher@hotmail.com>

Received: from hotmail.com ([64.4.9.111])

Received: from mail pickup service by hotmail.com with Microsoft SMTPSVC;

Received: from 66.44.65.40 by lw9fd.law9.hotmail.msn.com with HTTP;

X-Originating-IP: [66.44.65.40]

From: "annabelle fisher" <annabelle_fisher@hotmail.com>

To: brian_moran@earthlink.net

Subject: your west end constituents

Date: Sun, 23 Jun 2002 21:08:41 -0400

Mime-Version: 1.0

Content-Type: text/html

Message-ID: <F11135NUvutvQqgpZvT00005e8e@hotmail.com>

X-OriginalArrivalTime: 24 Jun 2002 01:08:41.0726 (UTC) FILETIME=[AE0279E0:01C21B1B]

X-Mozilla-Status2: 00000000

brian - as i was unable to connect with Elsie last thursday, am e-mailing you to ask for your assistance for residents of the west end (not me). tomorrow nite, 6/24, ARHA will be holding a meeting to discuss the proposed 2 sites for relocation of folks living at Samuel Madden homes. The sites are located on S. Reynolds Street between Duke and Edsall as well as S. Whiting Street, between Edsall and Stevenson. City council will be voting on tues., june 25th to ok projects. Neighbors will be requesting that council/ARHA vote to delay the projects until residents have had more information and data provided. ARIIA held one mtg. in neighborhood 2 wks ago to tell residents about sites. prior to that mtg. there had not been any information or outreach to the community by ARHA or city.

Since I know you (aren't you lucky), i told some folks that i would talk with you to see if you would contact mayor and council and ask them to vote for a delay for at least 90 days so that w. end community can receive more information. The property on S. Whiting street is only 1 acre and ARIIA is planning to put in 8 townhouses, to house about 24-25 families along with parking for 40 cars. ARHA is saying parking will be for 1.5 cars. I didn't know folks owned 1/2 car!! city code states there should be parking for spaces provided for 2 cars.

entrance/exit to property for S. Whiting street property juts right on road that leads into Wygels. Property is located next to 7-11.

As for S. Reynolds street site, it is located at corner of Edsall and S. Reynolds, next to Essex House with 18 units proposed for about same number of families and 32 off street parking spaces.

These two location streets are very busy with children and adults, lots of traffic, no parks for children to play and question of what schools they will attend.

Residents of area, your constituents, would certainly appreciate it if you would contact mayor and council tomorrow and ask them to vote for delay until residents have opportunity to receive more information, etc.

thanks - and again, this is for the neighborhood and not me. would appreciate it if you could let me know what you decide to do. annabelle

Join the world's largest e-mail service with MSN Hotmail. [Click Here](#)

PHONE-O-GRAM®

to Mayor Donley

28
6-25-02

From Rose Mary Holze Company _____

City 309 Yakum Pkwy. Area Code _____ Phone _____

Telephoned Please return the call Returned your call Will call again Came in See me

Message do not vote to go ahead
with the proposal for South
Reynolds & South Whiting Streets

Date 6/25 Time 3:55 Taken by bc

Action Wanted _____

Action Taken _____