

Docket Item #14-A&B  
MASTER PLAN AMENDMENT #2004-0001 (A)  
REZONING #2004-0002 (B)  
BEASLEY SQUARE (HARAMBEE)

Planning Commission Meeting  
December 7, 2004

**ISSUE:**

MPA #2004-0001      Consideration of a request for an amendment to the Old Town Small Area Plan chapter of the City's Master Plan to change the land use designation of the subject property from CD Commercial Downtown to CRMU/L Commercial Residential Mixed Use (Low).

REZ #2004-0002      Consideration of a request for a zoning amendment to change the zoning designation of the subject property from CD Commercial Downtown to CRMU/L Commercial Residential Mixed Use (Low), with proffers.

**APPLICANT:**      Harambee Community and Economic Development Corporation  
by Jonathan Rak, Attorney

**LOCATION:**          1323 Duke Street

**PLANNING COMMISSION ACTION, DECEMBER 7, 2004:**

**MPA #2004-0001:** On a motion by Mr. Leibach, seconded by Mr. Robinson, the Planning Commission voted to approve the request, subject to compliance with all applicable codes, ordinances and staff recommendations. The motion carried on a vote of 6 to 0; Mr. Dunn recused himself.

**REZ #2004-0002:** On a motion by Mr. Leibach, seconded by Mr. Jennings, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations. The motion carried on a vote of 6 to 0; Mr. Dunn recused himself.

**Reason:** The Planning Commission agreed with the staff analysis.

**Speakers**

Jonathan Rak, attorney, representing the applicant.

Michael Hobbs, representing the Old Town Civic Association, spoke against and indicated that the project has positive qualities and that there is a need for affordable senior housing, but that the site has a very important history and the project should be located someplace else, as indicated in the letter from the Old Town Civic Association.

Reverend Lee Earl, representing Shiloh Baptist Church, spoke in favor and stated that the applicant has an association with Shiloh Baptist Church, and that the church has strong ties to the history of the site. He stated that the church has worked to create affordable housing and has revised the project to try to address the concerns raised by the City and neighbors, and that the proposal requests only 3 units more than would be allowed under current zoning.

Mark Duarte, representing Shiloh Baptist Church, spoke in favor and stated that affordable housing is a critical need in the community, and that prospective tenants of the proposed building have few other housing options.

Barbara Ferguson, 112 Normandy Hill Drive, spoke in favor and stated that senior housing is needed in the community, and not enough has been built.

Nancy Carson, Co-Chair of Housing Action, spoke in favor and stated that the applicant had worked hard to make the project work. She stated that it is a small project, with 8 one-bedroom units. She stated that the community needs to stop saying that affordable housing is needed and to actually provide it.

Russell George, 220 South West Street, spoke against and indicated that he supports affordable housing in the neighborhood, but stated that the site is one of the most historically significant in the country, and that development of the site should not be allowed. He asked that the item be deferred so that the issue could be resolved.

Mable Lyles spoke in favor and stated that Shiloh Baptist Church has owned the building since the 1950s, and that the building was previously used to house African American families. She stated that the project was named for Reverend Beasley, who served Shiloh for 37 years.

Kim Van Horn, 1310 Prince Street, spoke against and stated that parking is the issue, as on-street parking is very limited. She stated that 8 units and up to 16 residents are too much for the property, and that the project would not be approved if it was a commercial venture.

Dorothy Scott, 300 Wythe Street, spoke in favor and stated that she is 82, and that affordable elderly housing is needed for the younger generation.

Muriel Garr, representing Financial Community Development Firms, spoke in favor of the petition and stated that affordable housing is needed, and people should not be pushed out of the community because they cannot afford to live here.

Lilliam Patterson, 1034 Woods Place, spoke in favor and stated that affordable elderly housing is needed if the community is going to continue to have a diversity of ages and incomes.

Charles Nelson, 600 South Payne Street, spoke in favor and stated that he has always lived in the area, and that the poor are continually being pushed out of the neighborhood.



Anderson Grimsley, 3800 Candlelight Court, spoke in favor and stated that approving the project is the right thing to do, that affordable housing is important, and that this property is the right location for affordable housing in part because it is available.

Tyree Anderson, 8569 Southlawn Court, spoke in favor and stated that if Alexandria is to be unified, then Alexandria must say yes to affordable housing.

Gregg Nelson, 228 South West Street, spoke against and stated that his house overlooks the property, and he is concerned that he will be overlooking trash cans and a parking lot.

Jimmie Melton, 105 Harvard Street, spoke in favor and stated that he had circulated a petition supporting the project, and that 90 of the signatures on the petition were from people in the nearby area. He stated that there are neighbors that are in support of the proposal, and that a retirement home is preferable to a retail or office building.

H. Alan Young, 1301 Duke Street, spoke against and indicated that he supports affordable housing in his neighborhood, but the site that has been selected is inappropriate. He stated that the project should be located on the south side of West Street or on Shiloh's parking lot on the west side of the church.

Martha Pashcal, representing the Alexandria Housing Development Corporation, spoke in support and stated that affordable housing is needed and is the highest unmet need in the City, and that the proposal has addressed neighborhood concerns.

Sharon Bob Young, 1301 Duke Street, spoke against and stated that the City has not been willing to work with the surrounding residents, and that affordable housing is needed, but not at this location. She stated that other housing in the area could be used for affordable housing, and that this area does not have enough parks or open space. She stated that the parking that is proposed for this site is not adequate.

Paul Glist, Co-President of the Alexandria Interfaith Association, spoke in favor and stated that the provision of affordable housing is a moral imperative, and that pricing seniors out of the community would result in the city losing its human history. He stated that Alexandria cannot afford to become a community only for those with means.

Pamela Barr, 221 South West Street, spoke against and stated that she applauds the goals of the project and the donation of the land, but she is concerned with the spot zoning, the density, and the small size of the apartments. She also stated that ongoing construction has created a rat problem in the neighborhood, and this will be exacerbated by allowing additional construction.

Stephanie Ropenen, representing the Alexandria Commission on Aging, spoke in favor of the petition. She stated that affordable housing is a key issue, and while 8 units may not sound like much, they are important to the 8 future tenants. She stated that we should honor senior citizens by providing for them.

Vicki Cutwright, 222 South West Street, spoke against and stated that he is not against affordable housing in the neighborhood, but that the concerns of the neighbors have not been addressed. She would support using the existing building for affordable housing, but does not support adding on to the building and changing the historic fabric. She indicated that the area should be preserved, and asked that the site's history not be discounted. She stated that future occupants of the building need not be Alexandria residents – they can live or work in Alexandria.

Harvey Gray, 1501 Princess Street, spoke in favor and stated that the City has long talked about providing affordable housing, but has always had trouble finding land. He stated that the City should not pass up on an opportunity to use available land for affordable housing.

Jane Gardner, 211 South West Street, spoke against and stated that she supports using the existing building for affordable housing, but believes that too many units are proposed and doesn't support rezoning the property changing the historic structure. She stated that the impact of the project on the neighborhood is too great.

Lee Weber, of the Affordable Housing Advisory Committee, spoke in favor and stated that most developments in Alexandria have 5% or fewer affordable units, while the proposed development provides 100% affordable units. He stated that the applicant has worked to address the concerns that had been expressed regarding open space, parking, architecture, and site history.

Paul Thompson, 211 North Payne Street, spoke against and stated that he supports the project in concept, but does not believe that the execution of the proposal is appropriate or that the neighbors are being protected. He expressed concerns regarding open space, parking, and the fabric of the neighborhood. However, he stated that if the project is approved, the conditions should be amended to restrict availability solely to residents of Alexandria, rather than to both residents and employees in Alexandria.

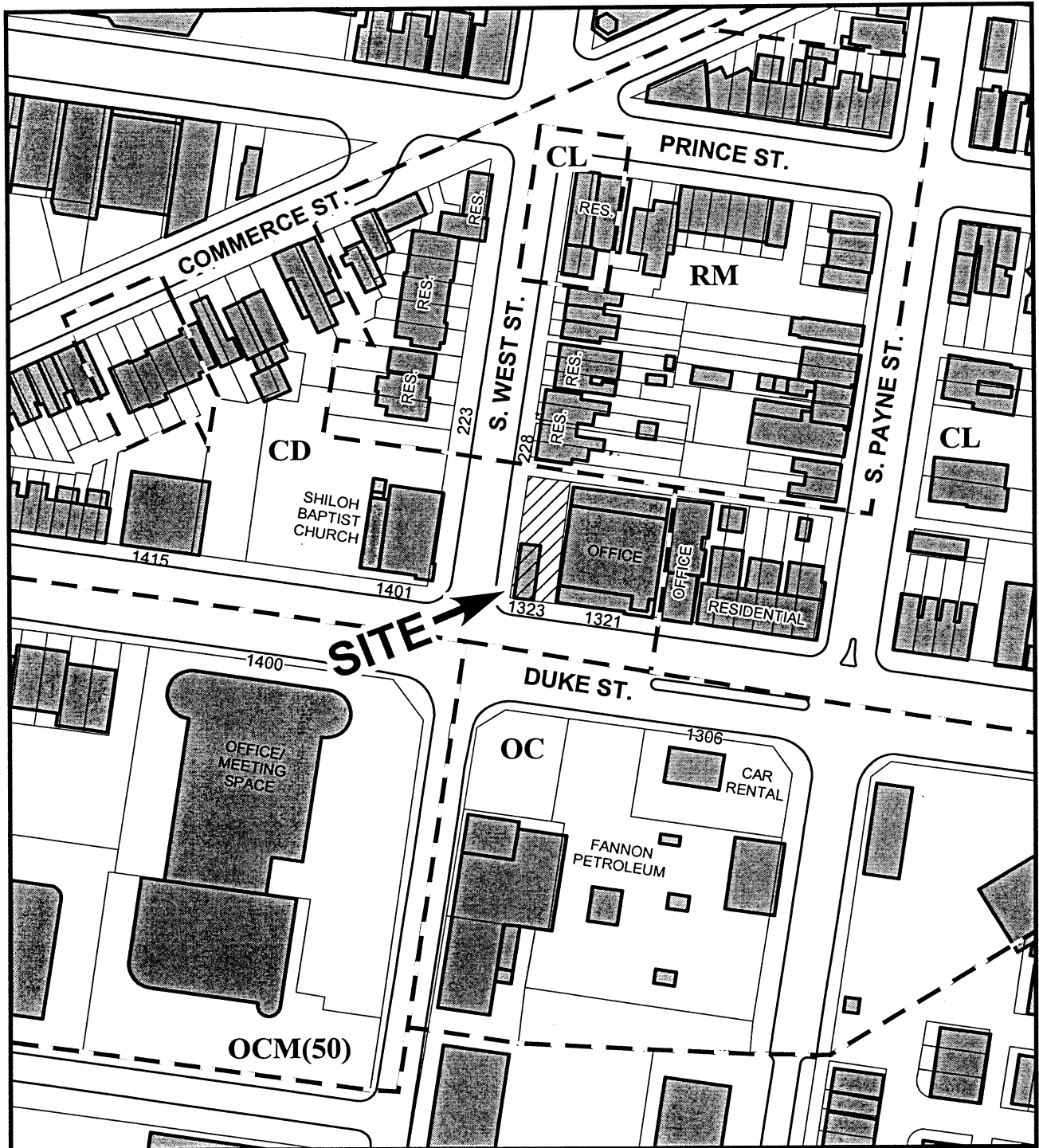
Jim Hoben, Co-Chair of Housing Action, spoke in favor and stated that great efforts had been made to get the project to fit into the neighborhood, and that partnerships are needed to make housing affordable. He stated that if the City is not willing to put affordable housing into neighborhoods where there is opposition, then the City will not be able to put affordable housing anywhere.

John Fonte, 205 South West Street, spoke against and presented a map depicting the area within 300 feet of the property, and indicated the locations of people that had signed a petition opposing the proposal. He stated that the petition has been signed by over 250 people. He stated that he supports providing affordable housing in the existing building, but is opposed to the proposed addition. He stated that the site is inappropriate, as it has too many units, as not enough parking is provided, and as non-Alexandria residents could live there.

A Michael Millel, 3928 Colonel Ellis Avenue, spoke in favor and stated that the Housing Authority has battled for affordable housing, and the 8 proposed units are important. He stated that affordable housing must be located where the opportunity presents itself. He stated that the Housing Authority's other affordable elderly housing developments indicate that the parking demand for such developments is very low – a 170-unit building has only 37 parking spaces and a 90-unit building has only 17 parking spaces, and both developments always have parking spaces available. He stated that low-income elderly rarely have cars.

Ellen Pickering, 103 Roberts Lane, spoke against and stated that she supports the retention of the existing historic building, but that Shiloh Baptist Church has other land that would be better suited for affordable housing. She stated that she was pleased with the maximum income levels for the development, but believes that the property is too small for the proposal.

Carolyn Harvey, representing Harambee C.E.D.C., spoke in favor and stated that the project will help to address the need for affordable elderly housing, and stated that the petition supporting the proposed development was signed by 342 people.



**MPA #2004-0001**  
**REZ #2004-0002**

**12/07/04**



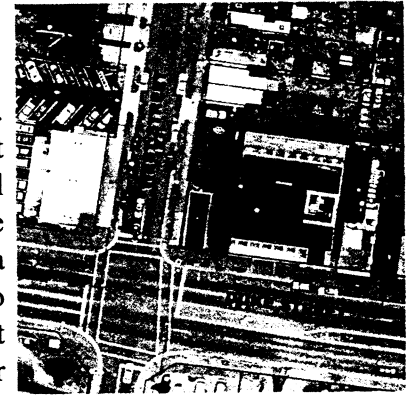
**STAFF RECOMMENDATION**

Staff recommends **approval** of the master plan amendment, pursuant to the attached resolution.

Staff recommends **approval** of the rezoning request for a map amendment.

## I. BACKGROUND

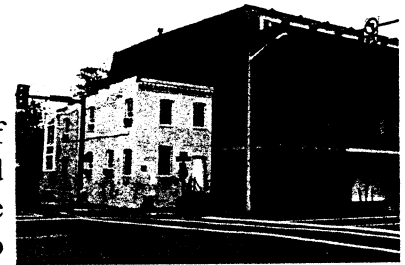
The applicant, requests approval to change the zoning of a 3,500 sq. ft. parcel of land at the northeast corner of Duke Street and West Street from CD Commercial Downtown to CRMU/L Commercial Residential Mixed Use (Low) with a proffer to the proposed site plan and use. The applicant also requests approval to amend the Old Town Small Area Plan to redesignate the property from CD Commercial Downtown to CRMU/L Commercial Residential Mixed Use (Low). The amendment requests are associated with a proposal to construct an 8-unit senior affordable housing facility for the site as discussed in the accompanying DSUP #2004-0015 staff report.



Site Aerial

### A. Land Parcel

The 3,500 sq.ft. site has 35 ft. of frontage on Duke Street, 100 ft. of frontage on West Street, and a lot area of 3,500 sq. ft. It is also served by an alley, which runs from West Street to Payne Street and abuts the north line of the property. The site is improved with a 1,450 sq. ft., two story principal building and a 290 sq. ft., two story outbuilding.



Site Photo

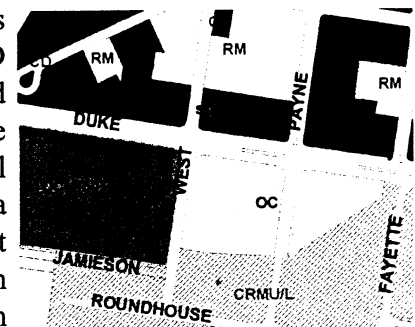
### B. Land Use Context

Uses surrounding the site are mixed and include residential, commercial, and institutional uses. A large office building is directly adjacent to the east, and additional office uses predominate along Duke Street to the east and the west. Across Duke Street to the south, there are additional office uses, as well as the Fannon properties, a car rental agency and the Old Town Village residential townhouse and condominium development. Immediately to the west of the site is the Shiloh Baptist Church, and it occupies a large portion of the commercial property across Duke Street at 1400 Duke Street. To the north, there are residential townhouses along West Street.



Surrounding Uses

In addition to the uses in the area, the zoning is also mixed. Properties to the west, including the Shiloh Baptist Church property, are zoned CD Commercial Downtown. The adjacent property to the east is also zoned CD, but beyond that is a large area of CL/Commercial Low zoning. The townhouses to the north are zoned RM/Townhouse. There are additional areas of RB residential zoning nearby. Across the street, there are a variety of commercial and residential zoning areas: the 1400 Duke Street building and the area to the west of it are zoned OCM (150); the Fannon properties are zoned OC. The large area that includes the Old Town Village townhouses and condominiums is zoned CRMU/L.



Zoning Map

## II. STAFF ANALYSIS

### A. Comparison of the Existing and Proposed Zoning:

The applicant is requesting a change to the land use designation and zoning for the subject property from CD Commercial Downtown to CRMU/L Commercial Residential Mixed Use (Low) in order to construct a building addition and to create a housing option for the elderly with the creation of affordable units. Staff finds the proposed rezoning supportable because:

- the development rights in both zones are balanced: what is being gained in CRMU/L comes with a relinquishment of development rights in CD;
- what would likely be developed or is permitted on the site under CD zoning is not as desirable as the proposed use, and could have a greater impact on the neighbors than the proposed building; and
- the CD zone lacks the flexibility necessary to achieve affordable housing options.

#### ***Balance of development rights in each zone.***

The proposed CRMU/L zone is actually more restrictive than the CD zone in terms of *land uses* and *FAR (volume of building permitted)*, but it is requested in this case because it is less restrictive in terms of *density/units per acre*. The height would remain the current zone and proposed zone. The size or volume of the building permitted within the current CD zoning (2.5 FAR) is less than the proposed CRMU-L zone (1.5 FAR). Therefore, two elements of compatibility ( height and building volume) of the proposed zone will be equal or less than the current and adjoining zoning.

By rezoning the property to CRMU/L, the applicant will be relinquishing some flexibility in terms of allowable land use and will be restricted to a smaller building than would be possible with CD zoning, in exchange for additional flexibility in terms of the number of dwelling units allowed. The CRMU/L zone is also less restrictive in terms of building setbacks, but that is consistent with the development pattern in the neighborhood, where most buildings are constructed to the property line. While the proposed CRMU-L zone does not have a limit on density, the applicant has proffered to the proposed development plan.

A comparison of the two zones is presented in the following table:

<b>COMPARISON OF CD AND CRMU/L ZONES</b>		
<b>Regulation</b>	<b>CD Zone</b>	<b>CRMU/L Zone</b>
Permitted Uses	16 categories of residential, commercial and institutional uses.	10 categories of residential and commercial uses.
Special Uses	27 categories of residential, commercial and institutional uses.	14 categories of residential, commercial and institutional uses.
Lot Area	Nonresidential: N/A SFR, 2FR, TH: 1,452 sf./du Multifamily: 1,245 sf./du; 800 sf. / du w/ SUP	All uses: N/A
Lot Frontage	Nonresidential: N/A SFR, 2FR: 25' Townhouses: 18' Multifamily: 50'	All uses: N/A
Front Yard	0'	0'
Side Yards	Nonresidential: N/A SFR, 2FR, TH: 5' Multifamily: 25'	All uses: N/A
Open space:	Nonresidential: N/A Residential: 40%	Nonresidential: N/A Residential: 40%
Floor Area Ratio (FAR)	Nonresidential: 1.5; 2.5 w/ SUP SFR, 2FR, TH: 1.5 Multifamily: 1.25	Nonresidential: 0.75 Residential: 1.0, 1.5 w/ SUP Mixed Use: 1.0, 1.5 w/ SUP
Accessory Apartments	Up to 4; 1 parking space (on- or off-site) required per unit	Up to 2; 1.3 on-site parking spaces req'd per 1-bdrm; 1.75 per 2-bdrm

Comparing the existing CD zoning with the proposed CRMU/L zoning without taking the applicant's proposal into consideration, the development rights that would be gained with the rezoning balance well with those that would be given up. The CRMU/L zone is less restrictive in terms of allowable residential density, but the actual impact of potentially higher densities is offset by more restrictive FARs. If the applicant's proposal is taken into consideration, then the applicant is increasing the number of units that can be provided on the site, but is building with a lower FAR and with a less intensive use in terms of parking need. Since the rezoning will be governed by a proffer, the applicant will actually be giving up all flexibility and building volume in exchange for the increased number of units.



*Other potential uses of the property under CD zoning.*

Were the property with its CD zoning to be sold to a for-profit developer, there are three likely development scenarios that would occur.

*Commercial use.*

A building of the exact size as the one proposed by Harambee could be built without a rezoning or master plan amendment, and without a requirement to supply any parking or open space under the CD zone, if the property is used for commercial use. The prospect is likely because the CD zone allows the building to be used for offices, for any type of retail establishment, or for personal services uses, such as hair salons, dry cleaners, or repair businesses. There are several office buildings in the area along Duke Street, of varying sizes. By eliminating the open space requirement and eliminating the parking requirement, the developer would have added flexibility which would make it easier to work around the existing building. The building could be expanded under CD to include more structure to the east as well as additional building to the rear. With an SUP, a 2.5 FAR would be possible.

*Commercial ground floor use, with apartments upstairs.*

Another option would be similar to the commercial use described above, but with apartments on the second floor of the existing building, and possibly the second and third floor of the new building addition next door. Under this scenario, the building could be expanded as above, but, again, no open space would be required. Parking at a ratio of one space per apartment would be required and could be provided on-site or off-site.

*Two residential townhouses, with building additions, required parking and open space.*

The existing building could be converted to a residence, and a second dwelling, a three to four story townhouse, could be constructed on the east half of the property. Under this option, the applicant would be required to subdivide the property, to provide parking and to preserve 40% of each site as open space (the parking spaces count as open space in the existing CD zone).

Although the two-townhouse option would create a less intense use than the one proposed, either of the two commercial scenarios would be more intense and would create greater negative impacts for the neighborhood. The Harambee proposal also provides much greater public benefit, with its provision of affordable housing for the elderly. With a commercial alternative there is potential for either a high turnover retail use, or a dense office building which could mean much more activity at and near the site in the future than would be the case with eight elderly apartments.

In addition, the commercial options are likely to create significant parking problems for the area. The site is exempted from providing parking for commercial uses because it is located in the Central Business District, but that does not mean that commercial uses as a practical matter would not generate parking demand. Under the parking requirements applicable outside the CBD, a 5,250 sq.

ft. office building (1.5 FAR) would generate a need for 9 parking spaces and a 5,250 sq. ft. retail building would need 21 spaces. A building with commercial uses on the ground floor and commercial apartments above could need up to 16 spaces. Increasing the FAR to 2.5 via an SUP would create a need for 15 spaces for an office use, up to 26 spaces for a retail building with commercial apartments, and 33 spaces for a retail building. By comparison, the proposed 8-unit home for the elderly requires two parking spaces, though the applicant has committed to providing one space per unit (8 spaces), with 3 on-site and the remainder on the adjoining surface parking lot.

***CD Zoning lacks the flexibility necessary for affordable housing.***

The CD zone provides for a relatively high FAR for both residential and commercial uses, allowing large buildings. It also allows for apartment buildings, homes for the elderly and congregate housing. However, the lot size requirements, which translate into an allowable number of units per acre, are very low. Thus, the ability to provide for multi-family uses, congregate housing and other forms of multiple unit housing forms, while listed, is allowed in theory only, unless the applicant has a large piece of land and envisions a very large building, which would probably not be well received. While at one time, this anomaly may not have produced a problem, with the high price of land, the resulting narrowing of land options, and the increasing need for affordable housing, it creates, as a practical matter, a disincentive for property owners and developers who wish to pursue affordable housing in Old Town. The applicant has found a property that is available, and proposed a development that uses the land with a scale of building and a design that is suitable to the neighborhood.

It will be difficult if not impossible to achieve affordable housing on this site without a rezoning. Comparing the two zones and their development potentials shows a balance between the zones, in terms of development rights, and also shows that the proposed zone is likely to bring less impacts from development on this site than the existing one.

**B. Compatibility of Proposed Proffered Zoning with Surrounding Uses and Development Pattern.**

This application is for a Master Plan amendment and rezoning, but it also includes a proffer, thus restricting the future use of the site to the specific development described. Thus, the full range of uses and development permitted by the CRMU/L zone are not actually the issue here. Rather, it is the proposed development and the number of units. Only the development and use proposed can be built if the Harambee applications are approved. Staff has analyzed the actual development proposal as part of its zoning analysis.

The staff report for DSUP #2004-0015 describes the development proposal in detail, and, as discussed in that report, staff finds the proposal to be consistent and compatible with both the uses and the development scale of the surrounding area. Staff believes that it will be compatible with the mass and scale of the surrounding area and to the community in general, and that its potential impacts, if any, will be minimal.

The subject property is located in an area that includes a wide range of uses and zones. There are very dense commercial and hotel developments to the west along Duke Street; there are lower density residential areas to the immediate north, and in the Southwest Quadrant neighborhood to the south. Additional development along Duke Street can be anticipated in the future. This particular area of the City along Duke Street is a true mixed use area, where commercial and residential uses exist side by side and acts as a transition between Old Town to the east and north and the newer development areas to the south and west. The subject property is important to the area and is located at the first corner entrance to the Old and Historic Alexandria District.

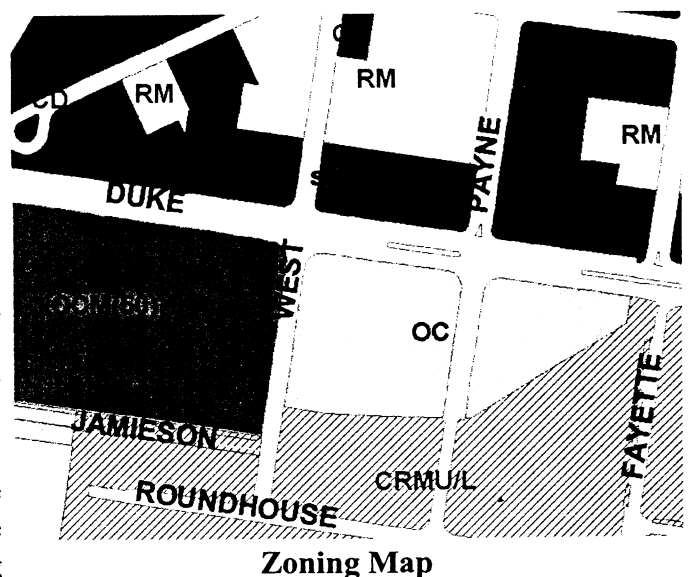
Staff finds both the proposed use and the proposed zone to be suitable for this particular location. The proposed 8-unit residential building is appropriate because it provides a suitable transition between the lower density residential to the north and the commercial and higher density residential uses to the south, across Duke Street. The zone, CRMU/L, has been used in the past in this area to provide flexibility for new development. When the Old Town Village development approached the City several years ago, and the Master Plan amendment and rezoning for residential townhouses and condominiums were supported in this transitional area. The proposed residential building is not dissimilar in that it too seeks the flexibility of the CRMU/L zone.

### C. Spot Zoning Issue

The rezoning requested here would map the corner property at Duke and West Streets as CRMU/L with proffers. Because the adjacent properties do not have CRMU/L zoning, some opponents to the proposal claim that it is an example of illegal spot zoning. Illegal spot zoning occurs when a single piece of land is zoned differently from the uniform zone(s) surrounding it, coupled with an effort to single out a piece of land and treat it differently from others, contrary to announced planning policies of the City and for the economic benefit of the owner. Spot zoning confers special benefits to an individual at the expense of the public generally. The current proposal is not an example of spot zoning.

Under Virginia law, courts have not found rezonings similar to this application to constitute illegal spot zoning. Giving deference to local legislative bodies, courts have upheld the rezoning of individual properties, as long as the zoning does not confer a private benefit at the expense of public policies. Rezonings are not common in Alexandria, and staff does not support rezoning unless the proposed rezoning is consistent with established City policies and there is a clear public benefit.

In this case, although the properties abutting the subject property are not zoned CRMU/L, they are not zoned uniformly. The land to the west along



Duke Street is zoned CD as is the parcel to the immediate east. The land to the north is zoned RM. To the east, beyond the adjacent office building, the area is zoned CL. The abutting properties across Duke Street include both OCM (50) land to the southwest and OC property to the southeast. Significantly, there is a large residential townhouse and multi-family area of CRMU/L zoned property to the south and the east (Old Town Village). The CRMU/L area is quite proximate to the subject property, and, because of the land area involved, one of the most predominant zones in the immediate area.

More importantly, the Harambee property is not being singled out for special treatment contrary to announced public policies of the City. On the contrary, providing affordable housing and retaining elderly residents are clear priorities of the City, expressly articulated in City Council's recently adopted 2004-2015 Strategic Plan. Council has for the last two years discussed affordable housing as a goal of the City. It has created a Housing Corporation to assist these efforts, has increased the developer provision of affordable housing and has directed staff to evaluate the current affordable housing policies all in an effort to implement the goals of the Strategic Plan.

In addition to the affordable housing issue, there are other significant public benefits from the proposed development. The design and materials of the proposed building are appropriate for this prominent entrance to the Historic District. It will enhance the area with its highly detailed design, carefully arranged on the site to match the surrounding buildings and uses. And the applicant has worked with the City to achieve as much open space and parking for the site as is physically and reasonably possible. Mindful of the important history of the site, the applicant will participate in archeology investigations, and memorialize the site with interpretative signage. The proposal, in staff's view, fully conforms to the City's public policies.

#### **D. Staff Recommendation**

The Harambee proposal will provide affordable residences for the elderly of the City in a portion of the City that contains a mixture of uses and zones and provides a transition among neighborhoods. The proposed zone and Master Plan designation provide flexibility, allowing more affordable housing than would otherwise be permitted. The proposal, provides significant public benefits, is restricted by a proffer, and will not harm the surrounding area. For these reasons, staff recommends that the Master Plan amendment and rezoning be approved, subject to a proffer that restricts the development to the applicant's specific development proposal.

**III. STAFF RECOMMENDATION:**

Staff recommends **approval** of the proposed rezoning of the site from CD-Commercial Downtown to CRMU-L -Commercial Residential Mixed Use-Low with the proffer to the development site plan, limiting the use to senior affordable housing and all applicable special use permit conditions.

**STAFF:** Eileen Fogarty, Director, Department of Planning and Zoning  
Jeffrey Farner, Development Division Chief, Department of Planning and Zoning  
David Sundland, Urban Planner III

RESOLUTION NO. MPA 2004-0001

WHEREAS, under the Provisions of Section 9.05 of the City Charter, the Planning Commission may adopt amendments to the Master Plan of the City of Alexandria and submit to the City Council such revisions in said plans as changing conditions may make necessary; and

WHEREAS, an application for amendment to the Old Town Small Area Plan chapter of the 1992 Master Plan was filed with the Department of Planning and Zoning for changes in the land use designations to the parcel at 1323 Duke Street; and

WHEREAS, the Department of Planning and Zoning has analyzed the proposed revision and presented its recommendations to the Planning Commission; and

WHEREAS, a duly advertised public hearing on the proposed amendment was held on December 7, 2004, with all public testimony and written comment considered; and

WHEREAS, the Planning Commission finds that:

1. The proposed amendment is generally consistent with the overall goals and objectives of the 1992 Master Plan and with the specific goals and objectives set forth in the Old Town Small Area Plan chapter of the 1992 Master Plan; and
2. The proposed amendment reflects the Planning Commission's long-range recommendations for the general development of the Old Town Small Area Plan; and provides a transition among neighborhoods in this mixed use neighborhood.
3. Based on the foregoing findings and all other facts and circumstances of which the Planning Commission may properly take notice in making and adopting a master plan for the City of Alexandria, adoption of the amendment to the Old Town Small Area Plan chapter of the 1992 Master Plan will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the residents of the City;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Alexandria that:

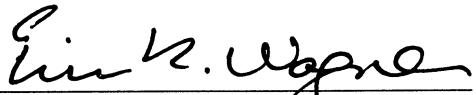
1. The following amendment is hereby adopted in its entirety as an amendment to the Old Town Small Area Plan chapter of the 1992 Master Plan of the City of Alexandria, Virginia in accordance with Section 9.05 of the Charter of the City of Alexandria, Virginia:

Change the designation of parcels at 1323 Duke Street from Commercial Downtown to Commercial Residential Mixed Use (Low)

MPA #2004-0001  
REZ #2004-0002  
Beasley Square(Harambee)

2. This resolution shall be signed by the Chairman of the Planning Commission and attested by its secretary, and a true copy of this resolution forwarded and certified to the City Council.

ADOPTED the 7th day of December, 2004.

  
Eric Wagner, Chairman  
Alexandria Planning Commission

ATTEST:   
Eileen P. Fogarty, Secretary

APPLICATION FOR:

REVISED

[x] MASTER PLAN AMENDMENT

MPA # 2004-0001

[x] ZONING MAP AMENDMENT

REZ # 2004-0002

PROJECT NAME: Beasley Square

PROPERTY LOCATION: 1323 Duke Street

APPLICANT Name: Harambee Community & Economic Development Corporation

Address: 1400 Duke Street, Alexandria, VA 22314

PROPERTY OWNER Name: Shiloh Baptist Church, c/o C. Johnson, Treasurer

Address: 8615 Yardley Drive, Alexandria, VA 22308

Interest in property: [x] Owner [ ] Contract Purchaser [ ] Developer [ ] Lessee [ ] Other

If property owner or applicant is being represented by an authorized agent such as an attorney, a realtor, or other person for which there is some form of compensation, does this agent or the business in which they are employed have a business license to operate in Alexandria, VA: [x] yes: If yes, provide proof of current City business license. [ ] no: If no, said agent shall obtain a business license prior to filing application.

THE UNDERSIGNED certifies that the information supplied for this application is complete and accurate, and, pursuant to Section 11-301B of the Zoning Ordinance, hereby grants permission to the City of Alexandria, Virginia, to post placard notice on the property which is the subject of this application.

Jonathan P. Rak, Esquire, Agent
Print Name of Applicant or Agent

Jonathan P. Rak
Signature

McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
Mailing/Street Address

703-712-5411 Telephone #
703-712-5231 Fax #

McLean, VA 22102
City and State Zip Code

June 29, 2004
Date

FOR CITY STAFF USE ONLY:

Date application received: Fee Paid: \$
Date application complete: Staff Reviewer:

ACTION - PLANNING COMMISSION:

ACTION - CITY COUNCIL:

104



# REVISED

MPA # 2004-0001  
REZ # 2004-0002

AS Amended

SUBJECT PROPERTY: Nov. 30, 2004

Provide the following information for each property for which an amendment is being requested.  
(attach separate sheets if needed)

Address Tax Map-Blk-Lot	Land Use		Master Plan Designation		Zoning Designation		Front- age (feet)	Land Area (acres)
	Existing / Proposed single family/multi-family	Existing / Proposed	Existing / Proposed	Existing / Proposed	Existing / Proposed	Existing / Proposed		
1 074.01-11-32	Res.	Res.	CD	CRMU-L	CD	CRMU-L	135.00'	0.0803
2 _____	_____	_____	_____	_____	_____	_____	_____	_____
3 _____	_____	_____	_____	_____	_____	_____	_____	_____
4 _____	_____	_____	_____	_____	_____	_____	_____	_____

### PROPERTY OWNERSHIP:

Individual Owner       Corporation or Partnership Owner

Identify each person or individual with ownership interest. If corporation or partnership owner, identify each person with more than 10% interest in such corporation or partnership.

1 Name: Shiloh Baptist Church      Extent of Interest: 100%  
c/o C. Johnson, Treasurer

Address: 8615 Yardley Drive, Alexandria, VA 22308

2 Name: \_\_\_\_\_      Extent of Interest: \_\_\_\_\_

Address: \_\_\_\_\_

3 Name: \_\_\_\_\_      Extent of Interest: \_\_\_\_\_

Address: \_\_\_\_\_

4 Name: \_\_\_\_\_      Extent of Interest: \_\_\_\_\_

Address: \_\_\_\_\_

MPA # 2004-0001

REZ # 2004-0002

**JUSTIFICATION FOR AMENDMENT:**  
(attach separate sheets if needed)

1. Explain how and why any proposed amendment(s) to the Master Plan are desirable, beneficial to surrounding properties, in character with the applicable Small Area Plan and consistent with City policies:

See attached.

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2. Explain how and why the proposed amendment to the Zoning Map(s) is consistent with the proposed amendment to the Master Plan, or, if no amendment to the Master Plan is being requested, how the proposed zoning map amendment is consistent with the existing Master Plan:

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3. Explain how the property proposed for reclassification will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire, drainage structures, refuse disposal, water and sewers, and schools.

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4. If this application is for conditional zoning approval pursuant to Section 11-804 of the Zoning Ordinance, identify all proffered conditions that are to be considered part of this application (see Zoning Ordinance Section 11-804 for restrictions on conditional zoning):

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## Beasley Square – 1323 Duke Street

June 25, 2004

Justification for Rezoning

1. The proposed amendment will enable the development of eight apartments for low-income elderly residents of Alexandria. The provision of affordable housing to low-income elderly residents is a principal goal of the Master Plan (see 1992 Master Plan Housing Goal B.5. and City Council Affordable Housing Policy adopted 11/26/2002). The proposed rezoning from CD commercial downtown to CRMU-L commercial residential mixed use – low is necessary to permit the proposed number of apartments on this site. The current CD zoning would permit a commercial building of the same size or greater than the proposed residential building. Commercial use would be less compatible with the residential neighborhood along West Street adjacent to the property.

In contrast to a potential commercial use, the proposed home for the elderly will be entirely compatible with the existing residential use. Even though eight apartments are proposed, the impacts on the neighborhood of a home for the elderly, such as traffic, parking, noise, etc. will be less than commercial use or standard residential use. The proposed location will facilitate interaction between the faith community at Shiloh Baptist and the residents of the home for the elderly.

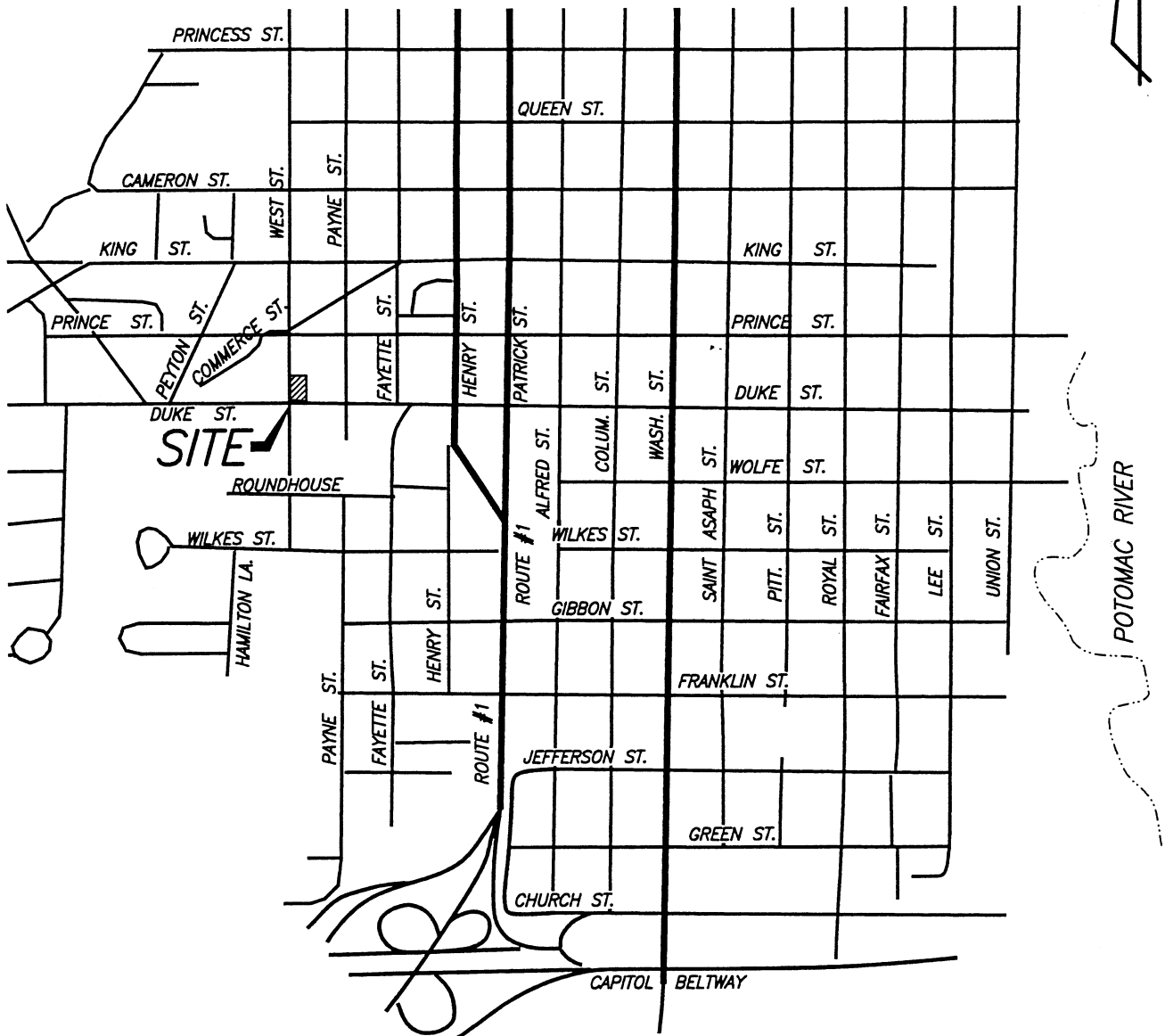
2. The proposed rezoning is consistent with the proposed master plan amendment.

3. The property is currently served by existing public utilities. The property has frontage on both West Street and Duke Street and will have vehicular access on West Street. The modest increase in residential density can be easily accommodate by other city services.

4. The applicant proposes to proffer that the use of the property shall be limited to home for the elderly.

\\REA\221111.1

MPA 2004-0001  
REZ 2004-0002



VICINITY MAP  
SCALE: 1"=1000'

MPA 2004-0001  
REZ 2004-0002

CITY NORTH

16' ALLEY

S 80°41'00" E ~ 35.00'

MON. LINE

32.90'

EX. SHED

EX. 2-STY.  
DWELLING

S. WEST STREET

66' R/W

N 09°30'00" E ~ 100.00'

N 09°30'00" E ~ 100.00'

EX. 2-STY.  
DWELLING  
W/ BSMT.  
#1323

EX. STP.  
& STEPS

N 80°41'00" W ~ 35.00'

DUKE STREET

WIDTH VARIES  
(ROUTE #236)

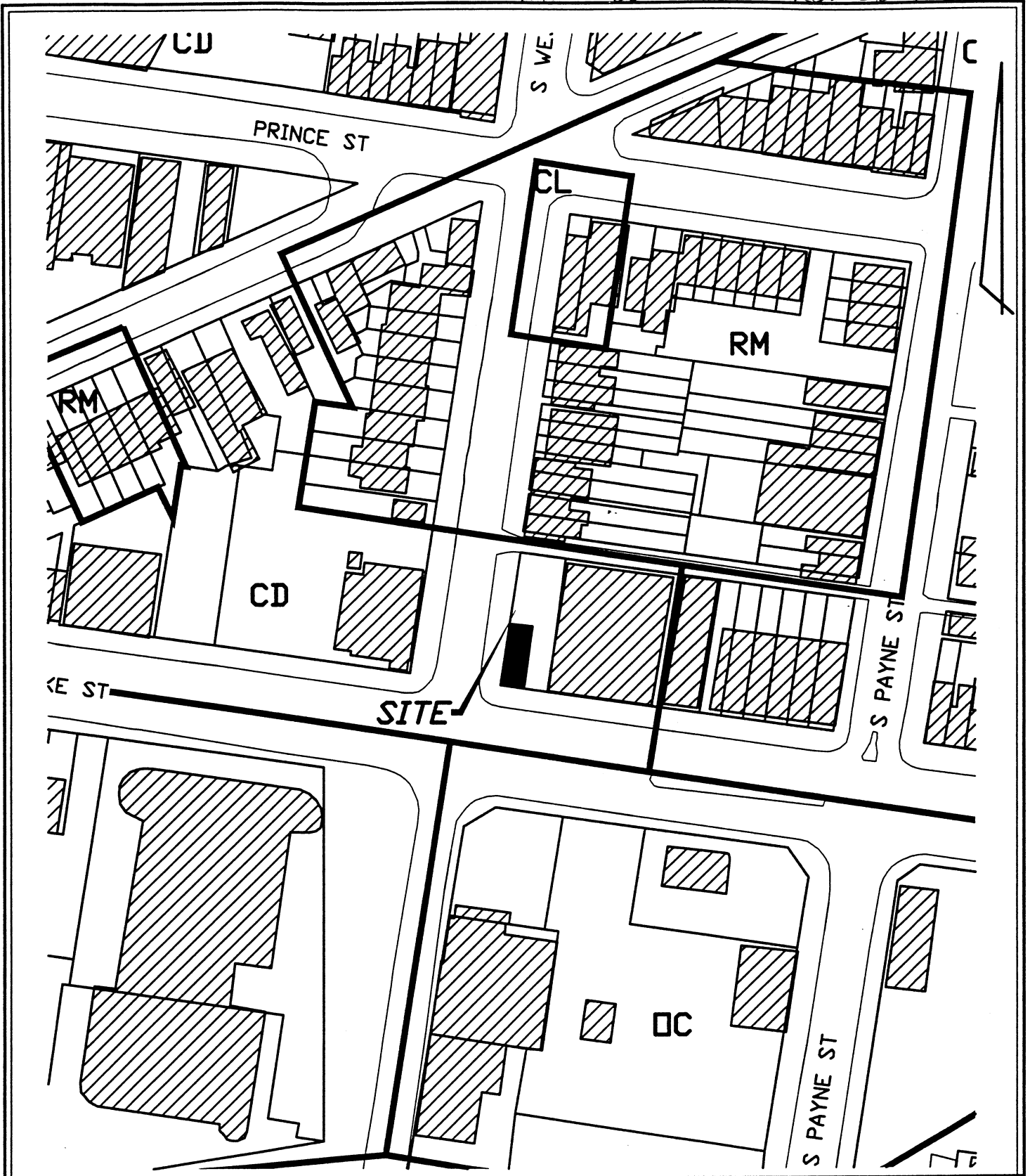
89°48'24"

32.93'

MON. LINE

METES & BOUNDS MAP

SCALE: 1"=20'



**BUILDINGS & STRUCTURES MAP**  
SCALE: 1"=100'

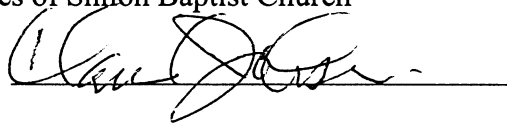
PROFFER STATEMENT  
Rezoning RZ 2004-0002  
Beasley Square – 1323 Duke Street  
November 29, 2004

Pursuant to Section 11-804 of the Zoning Ordinance of the City of Alexandria, the undersigned proffer the following conditions provided the Alexandria City Council approves the requested rezoning to the CRMU-L District:

1. The development of the subject property shall occur in substantial conformance with the final approved Development Plan proposed as Development Special Use Permit (DSUP) #2004-0015 as such Development Plan may be amended by City Council.
2. The subject property shall be used only for affordable housing for the elderly.

Trustees of Shiloh Baptist Church

By.



Clarence Johnson, Trustee

Docket Item #14-C  
DEVELOPMENT SPECIAL USE PERMIT #2004-0015  
Beasley Square (Harambee)

Planning Commission Meeting  
December 7, 2004

**ISSUE:** Consideration of a request for a development special use permit, with site plan and modifications, for the construction of a residential building for senior citizens.

**APPLICANT:** Harambee Community and Economic Development Corporation  
by Jonathan Rak, Attorney

**LOCATION:** 1323 Duke Street

**ZONE:** CD\Commercial Downtown

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**PLANNING COMMISSION ACTION, DECEMBER 7 2004:** On a motion by Mr. Leibach, seconded by Ms. Fossum, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations, with an amendment to Condition 33 to add the language, "subject to the approval of the Directors of P&Z and T&ES." The motion carried on a vote of 6 to 0, with Mr. Dunn recusing himself.

Reason: The Planning Commission agreed with the staff analysis, finding that the proposed development is well designed was compatible with the surrounding community, that the development will have a lesser impact on the surrounding community than would other developments that are permitted under the current zoning, that the project balances the City's goals of affordable housing, open space, historic preservation, parking, and archaeology and will provide affordable housing for seniors. The Planning Commission modified one condition to give staff greater discretion to ensure that trash containers are adequately screened.

Speakers

Jonathan Rak, attorney, representing the applicant.

Michael Hobbs, representing the Old Town Civic Association, spoke against and indicated that the project has positive qualities and that there is a need for affordable senior housing, but that the site has a very important history and the project should be located someplace else, as indicated in the letter from the Old Town Civic Association.

Reverend Lee Earl, representing Shiloh Baptist Church, spoke in favor and stated that the applicant has an association with Shiloh Baptist Church, and that the church has strong ties to the history of the site. He stated that the church has worked to create affordable housing and has revised the project to try to address the concerns raised by the City and neighbors, and that the proposal requests only 3 units more than would be allowed under current zoning.



Mark Duarte, representing Shiloh Baptist Church, spoke in favor and stated that affordable housing is a critical need in the community, and that prospective tenants of the proposed building have few other housing options.

Barbara Ferguson, 112 Normandy Hill Drive, spoke in favor and stated that senior housing is needed in the community, and not enough has been built.

Nancy Carson, Co-Chair of Housing Action, spoke in favor and stated that the applicant had worked hard to make the project work. She stated that it is a small project, with 8 one-bedroom units. She stated that the community needs to stop saying that affordable housing is needed and to actually provide it.

Russell George, 220 South West Street, spoke against and indicated that he supports affordable housing in the neighborhood, but stated that the site is one of the most historically significant in the country, and that development of the site should not be allowed. He asked that the item be deferred so that the issue could be resolved.

Mable Lyles spoke in favor and stated that Shiloh Baptist Church has owned the building since the 1950s, and that the building was previously used to house African American families. She stated that the project was named for Reverend Beasley, who served Shiloh for 37 years.

Kim Van Horn, 1310 Prince Street, spoke against and stated that parking is the issue, as on-street parking is very limited. She stated that 8 units and up to 16 residents are too much for the property, and that the project would not be approved if it was a commercial venture.

Dorothy Scott, 300 Wythe Street, spoke in favor and stated that she is 82, and that affordable elderly housing is needed for the younger generation.

Muriel Garr, representing Financial Community Development Firms, spoke in favor of the petition and stated that affordable housing is needed, and people should not be pushed out of the community because they cannot afford to live here.

Lilliam Patterson, 1034 Woods Place, spoke in favor and stated that affordable elderly housing is needed if the community is going to continue to have a diversity of ages and incomes.

Charles Nelson, 600 South Payne Street, spoke in favor and stated that he has always lived in the area, and that the poor are continually being pushed out of the neighborhood.

Anderson Grimsley, 3800 Candlelight Court, spoke in favor and stated that approving the project is the right thing to do, that affordable housing is important, and that this property is the right location for affordable housing in part because it is available.

Tyree Anderson, 8569 Southlawn Court, spoke in favor and stated that if Alexandria is to be unified, then Alexandria must say yes to affordable housing.

Gregg Nelson, 228 South West Street, spoke against and stated that his house overlooks the property, and he is concerned that he will be overlooking trash cans and a parking lot.

Jimmie Melton, 105 Harvard Street, spoke in favor and stated that he had circulated a petition supporting the project, and that 90 of the signatures on the petition were from people in the nearby area. He stated that there are neighbors that are in support of the proposal, and that a retirement home is preferable to a retail or office building.

H. Alan Young, 1301 Duke Street, spoke against and indicated that he supports affordable housing in his neighborhood, but the site that has been selected is inappropriate. He stated that the project should be located on the south side of West Street or on Shiloh's parking lot on the west side of the church.

Martha Pashcal, representing the Alexandria Housing Development Corporation, spoke in support and stated that affordable housing is needed and is the highest unmet need in the City, and that the proposal has addressed neighborhood concerns.

Sharon Bob Young, 1301 Duke Street, spoke against and stated that the City has not been willing to work with the surrounding residents, and that affordable housing is needed, but not at this location. She stated that other housing in the area could be used for affordable housing, and that this area does not have enough parks or open space. She stated that the parking that is proposed for this site is not adequate.

Paul Glist, Co-President of the Alexandria Interfaith Association, spoke in favor and stated that the provision of affordable housing is a moral imperative, and that pricing seniors out of the community would result in the city losing its human history. He stated that Alexandria cannot afford to become a community only for those with means.

Pamela Barr, 221 South West Street, spoke against and stated that she applauds the goals of the project and the donation of the land, but she is concerned with the spot zoning, the density, and the small size of the apartments. She also stated that ongoing construction has created a rat problem in the neighborhood, and this will be exacerbated by allowing additional construction.

Stephanie Ropenen, representing the Alexandria Commission on Aging, spoke in favor of the petition. She stated that affordable housing is a key issue, and while 8 units may not sound like much, they are important to the 8 future tenants. She stated that we should honor senior citizens by providing for them.

Vicki Cutwright, 222 South West Street, spoke against and stated that she is not against affordable housing in the neighborhood, but that the concerns of the neighbors have not been addressed. She would support using the existing building for affordable housing, but does not support adding on to the building and changing the historic fabric. She indicated that the area should be preserved, and asked that the site's history not be discounted. She stated that future occupants of the building need not be Alexandria residents – they can live or work in Alexandria.

Harvey Gray, 1501 Princess Street, spoke in favor and stated that the City has long talked about providing affordable housing, but has always had trouble finding land. He stated that the City should not pass up on an opportunity to use available land for affordable housing.

Jane Gardner, 211 South West Street, spoke against and stated that she supports using the existing building for affordable housing, but believes that too many units are proposed and doesn't support rezoning the property changing the historic structure. She stated that the impact of the project on the neighborhood is too great.

Lee Weber, of the Affordable Housing Advisory Committee, spoke in favor and stated that most developments in Alexandria have 5% or fewer affordable units, while the proposed development provides 100% affordable units. He stated that the applicant has worked to address the concerns that had been expressed regarding open space, parking, architecture, and site history.

Paul Thompson, 211 North Payne Street, spoke against and stated that he supports the project in concept, but does not believe that the execution of the proposal is appropriate or that the neighbors are being protected. He expressed concerns regarding open space, parking, and the fabric of the neighborhood. However, he stated that if the project is approved, the conditions should be amended to restrict availability solely to residents of Alexandria, rather than to both residents and employees in Alexandria.

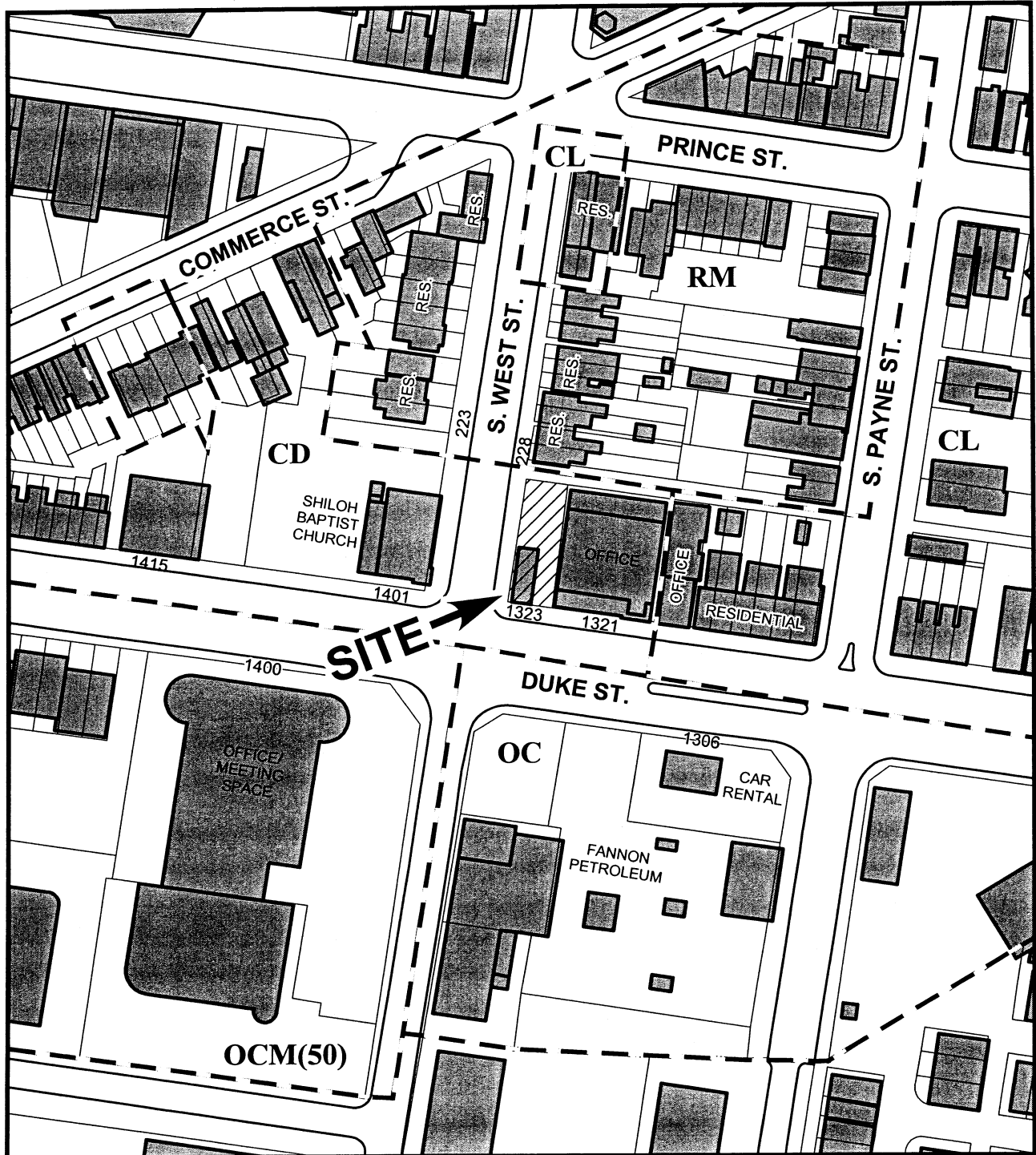
Jim Hoben, Co-Chair of Housing Action, spoke in favor and stated that great efforts had been made to get the project to fit into the neighborhood, and that partnerships are needed to make housing affordable. He stated that if the City is not willing to put affordable housing into neighborhoods where there is opposition, then the City will not be able to put affordable housing anywhere.

John Fonte, 205 South West Street, spoke against and presented a map depicting the area within 300 feet of the property, and indicated the locations of people that had signed a petition opposing the proposal. He stated that the petition has been signed by over 250 people. He stated that he supports providing affordable housing in the existing building, but is opposed to the proposed addition. He stated that the site is inappropriate, as it has too many units, as not enough parking is provided, and as non-Alexandria residents could live there.

A Michael Millel, 3928 Colonel Ellis Avenue, spoke in favor and stated that the Housing Authority has battled for affordable housing, and the 8 proposed units are important. He stated that affordable housing must be located where the opportunity presents itself. He stated that the Housing Authority's other affordable elderly housing developments indicate that the parking demand for such developments is very low – a 170-unit building has only 37 parking spaces and a 90-unit building has only 17 parking spaces, and both developments always have parking spaces available. He stated that low-income elderly rarely have cars.

Ellen Pickering, 103 Roberts Lane, spoke against and stated that she supports the retention of the existing historic building, but that Shiloh Baptist Church has other land that would be better suited for affordable housing. She stated that she was pleased with the maximum income levels for the development, but believes that the property is too small for the proposal.

Carolyn Harvey, representing Harambee C.E.D.C., spoke in favor and stated that the project will help to address the need for affordable elderly housing, and stated that the petition supporting the proposed development was signed by 342 people.



**DSUP #2004-0015**

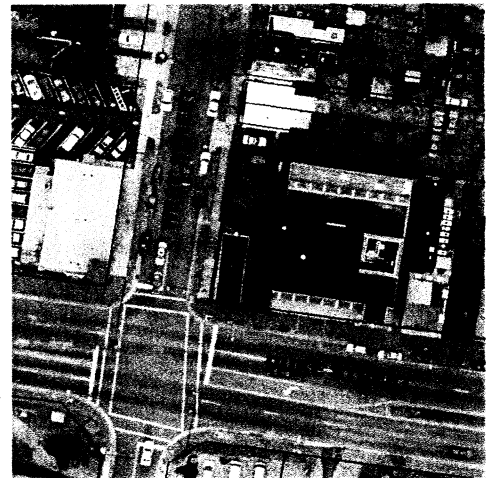
**12/07/04**



## I. EXECUTIVE SUMMARY

### A. Overview:

The applicant is requesting approval of a development special use permit, with a site plan, to provide senior housing and to increase floor area from 1.00 to 1.36 within the CRMU-L zone. The applicant is proposing to renovate 1,210 sq. ft. of the existing building and to construct a 3,950 sq. ft. addition to provide 8 one-bedroom senior affordable dwellings. The 3,500 sq. ft. site is located at the northeast corner of Duke and West Streets. The proposal will also require approval of a Master Plan amendment and a rezoning as discussed in the accompanying staff report (MPA 2004-0001 and REZ 2004-0002). This proposal is a challenging case as it requires a balancing of City goals and community expectations that include:

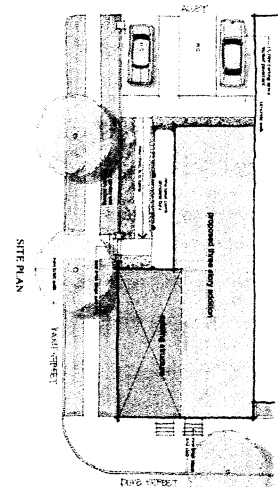


Site Aerial

- affordable housing;
- archeology- history of the site;
- building design and massing;
- historic preservation;
- open space; and
- parking.

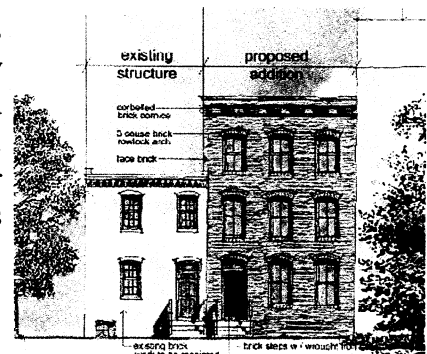
### Affordable Housing:

The applicant, Harambee Community and Economic Development Corporation, a non-profit group created to provide affordable housing, is proposing 8 on-site senior affordable units. The qualifications will be a minimum age of 62 and a maximum income of 60% of the Washington, D.C., metropolitan area median income.



Site Plan

The City Council, in its Strategic Plan, established a goal that Alexandria be a caring community that is diverse and affordable with the objective of increasing the number of affordable housing units and making it possible for fixed income seniors to remain in the City. Rising housing prices and rents over the past several years threaten both the City's diversity and its affordability. This is especially true for the City's low and moderate income senior residents, who are often on fixed incomes. This proposal provides 8 much needed one-bedroom senior affordable units in a location that is readily accessible to bus services and amenities, including a grocery store.



Duke St. Elevation

Archaeology / Site History

One of the concerns raised by the adjoining residents is the significance of the site and the association of this block with African-American history and the Civil War. Prior to the Civil War, the southeast corner of the block was used as a slave pen and slave auction. While the subject property is approximately 40 ft. from the site where the slave pen was known to have existed, the slave pen was separated from the subject property by an alley and there is no evidence that the slave auction operated on this site.

During the Civil War, from approximately 1863 to 1865, the former slave pens became a jail and freedmen's quarters. The remainder of the block was the site of a 600-bed hospital which treated African American soldiers and civilians, as well as American Indian soldiers. A portion of one of the tents for the hospital is believed to have been located on this site.

Building Design and Massing

The applicant proposes to retain the existing 1890's two-story townhouse, while constructing a three-story building addition between the existing townhouse and the adjoining 50 ft. tall office building to the east. The height of the proposed addition is similar to that found in this area of the district while at the same time providing a transition from the smaller scale two-story existing residence to the four-story office building to the east. The scale of the proposed building provides a gradual transition in scale between the existing townhouse on the site and the adjoining office building to the east and the residential townhouses to the north. The height, scale and design of the proposed building are typical of townhouses within the neighborhood, the historic district and the adjoining residential townhouses.

Historic Preservation:

The building which presently exists on the site was constructed after the Civil War, in approximately 1890. The applicant had initially submitted a proposal for this site that involved demolishing the building. The City and many of the adjoining residents did not support demolition of the existing building and the request to demolish the building was denied by the Old and Historic District BAR. The applicant now proposes to retain the existing building and construct an addition to its east and north. Some demolition will be necessary for the construction of the addition, including removal of the non-historic porch at the rear. Staff is also recommending that the applicant remove the existing non-historic doors and windows within the existing building and replace with doors and windows that are consistent with the period of the building's original construction.

Open Space

The proposal consists of an open space area between the building addition and West Street, which comprises 18.6% of the lot area. The applicant is requesting approval of an open space reduction to provide less than the 40% open space required in the CRMU/L zone. Staff is recommending that one on-site parking space be eliminated, bringing the open space total to 23%. Additionally, the applicant is proposing a covered porch which will be open to West Street, although it is not counted toward the open space requirement. Open space for other residential properties within the block range from no open space to approximately 50%, and approximately two-thirds of the properties on the block provide less than 40% open space.

Parking

Senior housing is required to provide 1 parking space per 4 dwelling units, which requires 2 parking spaces for the proposal. The applicant is proposing 3 on-site spaces, 2 of which will be handicap spaces. In order to ensure that residents of the development do not need to park on the street, the applicant has also committed to providing 5 off-site parking spaces on the adjoining Shiloh Baptist Church parking lot. The current amount of church parking is regulated by a special use permit, therefore, staff is recommending that the 5 additional parking spaces be provided within the existing parking lots, which can be accommodated by reconfiguring the existing lots. Staff is also recommending that residents of the building be prohibited from receiving residential parking permits.

**B. Community Concerns:**

Some of the neighboring residents have expressed support for the proposal, while other adjoining residents are strongly opposed to the proposed development. Residents who support the proposal have raised the positive attributes of the proposal such as affordable housing, building design and retention of the existing townhouse as part of the development. Opponents contend that the development will have an adverse impact on the neighborhood, and have raised concerns regarding parking, loss of open space, density, the loss of historic resources and African-American history of the site.

**C. Conclusion:**

As with each development case, this one requires a delicate balance of ensuring compatibility with the character of the existing neighborhood and mitigation of any impacts, while also ensuring that the development provides a clear public benefit for the City. The significant public benefit of the proposal is the provision of much needed senior affordable housing for residents of the City. In addition, the applicant has revised the building design and materials to be compatible with buildings in the historic district. The quality of the building reflects the high quality expected by the City as part of the special use permit process.

Parking

Parking can be addressed by providing the spaces required by the Zoning Ordinance and additional spaces on the adjoining church parking lot.

Open Space

A concern has been the quality of the open space and whether it contributes to the public realm. Although the applicant is requesting an open space reduction from the 40% required to the 18.6% proposed, the open space that is proposed is generally consistent with the approximately 20% that is provided on the rest of the block. To further augment the open space, staff is recommending that 1 of the proposed 3 on-site parking spaces be converted to open space and an additional parking space be provided in the adjoining parking lot. Staff is also recommending additional landscaping, plantings and brick sidewalks to enhance the overall quality of the open space.

Archaeology

The other issue that has been raised is the possibility of purchasing this site for open space to memorialize the space and the significance of the African-American history associated with the site. Staff has recommended a condition that the necessary archeology be conducted on the site and an interpretive sign be incorporated as part of the open space to commemorate, describe and document the background of this site.

Summary

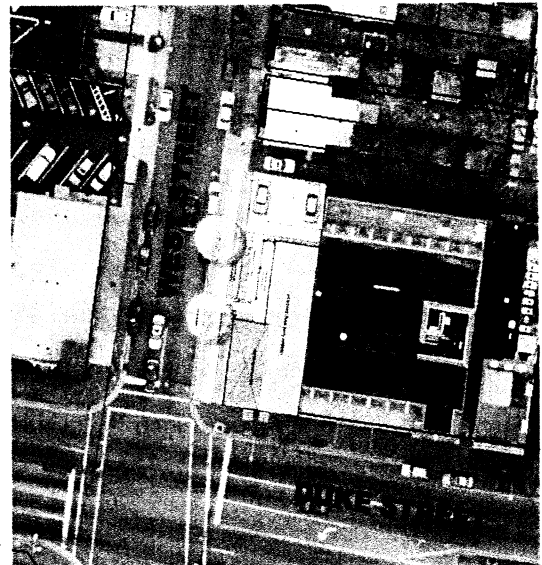
In balance, staff recommends approval of the proposal and believes that the application has provided a building of appropriate scale and design for the historic district and much needed senior affordable housing for City residents. The staff recommendations for additional open space, provision of landscaping and the requirement for the necessary archeological investigations and interpretative signs will further mitigate some of the concerns expressed by concerned neighbors.



## II. BACKGROUND

### A. Site Description:

The property is located at the northeast corner of Duke and West Streets in Old Town. The site has 35 ft. of frontage on Duke Street and 100 ft. of frontage on West Street, with a lot area of 3,500 sq. ft. The site is improved with a 1,450 sq. ft., two-story building and a 290 sq. ft., two-story outbuilding. The existing building is comprised of the original brick structure, circa 1890, a brick addition, constructed 10 to 20 years after the original building, and a sleeping porch which was constructed in 1931 and enclosed in 1994. The two brick portions of the building are considered to be historic and collectively contain 1,210 sq. ft. of floor area, while the sleeping porch is not considered to be historic and contains 240 sq. ft. of floor area. The existing building is located at the southwest corner of the site, leaving an 18 ft. wide side yard between that building and the building on the adjoining property. Surrounding uses include townhouses, offices, and a church. The adjoining building to the east is generally four stories and extends along the entire east property line.



**Aerial with Site Plan**

### B. Proposal:

The applicant is proposing to retain the brick portion (1,210 sq. ft.) of the existing building and demolish the sleeping porch addition and the outbuilding. A three-story, 3,950 sq. ft. addition would then be constructed on the east side of the building. The existing and proposed addition would contain 8 one-bedroom units. Each of the apartments would be designated for low-income elderly and would be restricted to no more than two occupants, and at least one of the occupants would be required to be 62 years of age or older. Applications for residency would be processed through the City's Housing office.

The units would be accessed by a central elevator, stairway, and lobby which would be constructed as part of the addition. A porch with decorative columns will extend the entire length of this north section of the new addition. Adjacent to the porch will be an accessibility ramp from the parking area at the rear of the site to the building entrance. The main entrance to the building will be along this elevation which will have new brick steps and walk. At the rear of the site, three parking spaces are proposed which will be accessed from the existing alley. Along the West Street elevation the existing brick wall and iron fence are proposed to be reconstructed to provide screening for the parking lot. New landscaping will be planted on the site, and the existing street trees will be retained.

**C. Process:**

In 2003, the applicant proposed to demolish the existing building and construct a four-story, 12 unit building on the site. Supporting the staff recommendation, the BAR denied the demolition request, citing the importance of the existing building and stating that any development on the site should retain the existing building. Since the denial, the applicant has reduced the number of dwelling units being requested from 12 to 8 and has worked with the City to create a design which incorporates and retains the existing building.

The approval process for a development such as this one would typically involve three steps – initial review by the BAR of the concept and the necessary demolition, then review by the Planning Commission and City Council, and then a final review of the detailed design by the BAR. However, due to the proposed Master Plan amendment and rezoning, review by the Planning Commission and City Council is the first step in the approval process. Although the proposal has not yet been reviewed by the BAR, staff supports the proposed design and will recommend approval before the Board of Architectural Review.

**III. ZONING AND LAND USE APPROVALS:**

The applicant is requesting approval of a development special use permit, with a site plan, for a home for the elderly. In a separate docket item, the applicant seeks a Master Plan amendment and a rezoning for the property. (See MPA #2004-001 and REZ#2004-002)

**A. Zoning:**

The property is presently designated in the Old Town Small Area Plan and zoned as CD Commercial Downtown. In order to be able to construct more than five dwelling units on the property, the Small Area Plan and zoning for the property must be changed to CRMU/L Commercial Residential Mixed Use (Low).

**B. Required Special Use Permit and Zoning Modification Approvals:**

The applicant is requesting special use permit approval to increase the allowable floor area ratio (FAR) from 1.00 to 1.36 and to establish a home for the elderly on the site. The applicant is also requesting modifications to reduce the required open space from 40% to 18.6% and to decrease the required drive aisle width of the alley from 22 feet to 14 feet (the width of the existing alley).

**C. Development Permitted with the Existing CD Zoning:**

The list of requests that are associated with this proposal include a Master Plan amendment, a rezoning, two SUPs, and modifications. The project itself is in keeping with what would be permitted under the current zoning. If the proposed use was commercial, or commercial with up to three accessory apartments, this proposal would be allowed in the CD zone without any SUPs or modifications. The building could actually be larger than that which is proposed – current zoning would allow a commercial use with an FAR of 1.50, no open space, and no parking. With an SUP,

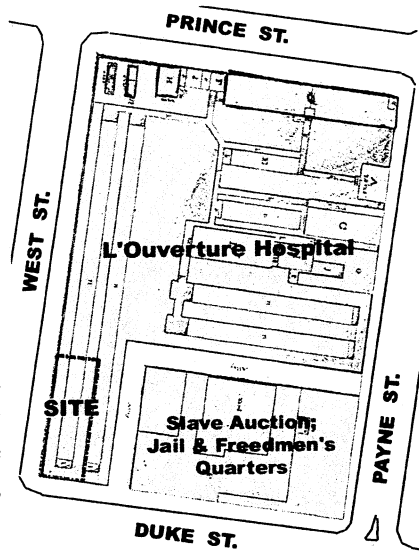
the CD District would allow a commercial building with an FAR of up to 2.50, again with no open space or parking.

Under the CD District, the applicant would have two alternatives for establishing a residential use. One option would be to request an SUP for increased density and to utilize the 20% affordable housing bonus. This option would yield up to 5 dwelling units and up to a 1.80 FAR, but would require on-site parking and either 40% open space or an open space modification. Alternatively, the applicant could establish a commercial use on the ground floor, with accessory apartments above. This option would yield up to 4 dwelling units, would require that one parking space be provided either on-site or off-site for each dwelling unit, and have no open space requirement. An FAR of up to 1.50 would be permitted, and an FAR of up to 2.50 would be allowed with an SUP. The Master Plan amendment and rezoning are therefore necessary solely because of the number of dwelling units being proposed, not because of the mass or scale of the development.

<b>BEASLEY SQUARE</b>			
<b>Property Address:</b>	1323 Duke Street		
<b>Total Site Area:</b>	3,500 sq. ft.		
<b>Existing Zone:</b>	CD Commercial Downtown		
<b>Proposed Zone:</b>	CRMU/L Commercial Residential Mixed-Use (Low)		
<b>Current Use:</b>	Office Building		
<b>Proposed Use:</b>	Home for the Elderly		
	Permitted/Required		
	<u>CD Zone</u>	<u>CRMU/L Zone</u>	<u>Proposed</u>
<b>FAR</b>	1.25	1.0 to 1.5 w/ SUP	1.36
<b># of Units</b>	2 - 4 w/ SUP	N/A	8
<b>Open Space</b>	40%	40%	18.6%*
<b>Height</b>	50'	50'	33'
<b>Parking</b>	2	2	8
* Modification requested			

#### IV. STAFF ANALYSIS:

The applicant is requesting an increase in dwelling units above the present zoning. Some neighbors have been very vocal in expressing concerns about the impact of the proposed development on the neighborhood. However, the scale and mass of the building are compatible with surrounding buildings, the open space that is provided is consistent with the provision of open space throughout the block, and the parking needs of the development are being met. The historic building at the corner of the site is being preserved. Archaeological study of the site will occur in conjunction with development, and the history of the site will be documented in the form of a booklet and an historic marker. The impacts of the additional units on open space and parking can be addressed as discussed in more detail below.



L'Ouverture Hospital

##### A. Archaeology / Site History:

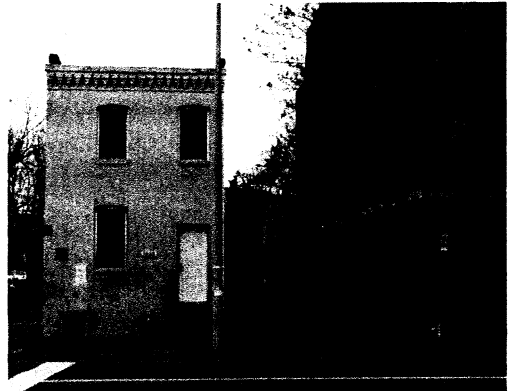
The site is located at the southwest corner of a block which is bounded by Duke, West, Prince, and Payne Streets. This block has an historical association with African-Americans – freedmen, slaves, and Civil War soldiers. Prior to the Civil War, the southeast corner of the block was the site of a slave pen and slave auction. During the Civil War, the former slave pens became a jail and freedmen's quarters, while the remainder of the block was the site of L'Ouverture Hospital. This 600-bed hospital, one of 30 hospitals in Alexandria during the Civil War, treated African-American soldiers and civilians, as well as American Indian soldiers. The hospital complex included a mix of permanent buildings and tents, with plank walkways joining the various structures. Additionally, "contraband barracks" housing for African-American refugees, was located to the east, across Payne Street. After the conclusion of the war, the Bureau of Refugees, Freedmen and Abandoned Lands (Freedmen's Bureau) continued to use L'Ouverture as a hospital from October 1865 until 1867.

The subject property was the site for a portion of one of L'Ouverture's ward tents. This tent was about 12 ft. wide and 300 ft. long, and extended to within 50 or 60 ft. of Prince Street. The tent was composed of a raised wooden platform, upon which a tent was erected with vertical wooden frames supporting the sides. A wooden roof framework supported sheets of canvas which served as additional roofs over the tents. The tent housed about 80 beds, 40 to a side with a narrow aisle in between.

There is some sentiment in the community that the site should not be further developed so that any adverse impact on any archaeological resources on the site can be avoided. However, unless an archaeological study is undertaken, the archaeological resources that the site could yield will never be known. Additionally, this site represents only 5% of the area of the original hospital. If construction on this site is to be prohibited in the interest of protecting archaeological resources, then consistency would dictate that further construction be prohibited on the entire block.

A suggestion has also been made that the subject property be made into a museum. The property represents about 5% of the original hospital site and 2 to 3% of the larger complex of hospital, barracks, and jail. There are no physical remains from the Civil War era that are visible on the site. One-sixth to one-fifth of the hospital site is largely undisturbed at the center of the block, and three antebellum buildings will still exist on the block – 217 and 219 South Payne Street, which served as the L'Ouverture Hospital headquarters during the Civil War, and 1315 Duke Street, which served as an office building for the slave auction prior to the Civil War and was part of the jail complex during the war.

The site has the potential to yield archaeological resources which could provide information about the African-Americans who escaped from slavery and sought haven in the Union-occupied town of Alexandria. Staff recommends an archaeological study of the site be conducted, and that construction on the site be monitored by an archaeologist. Additionally, the placement of an historic marker on the property will be required, and the applicant will be required to prepare a booklet explaining the history of the site. The booklet will be made available to the public through the Office of Historic Alexandria and will be provided to all future residents of the property.



**Existing Building**

**B. Building History:**

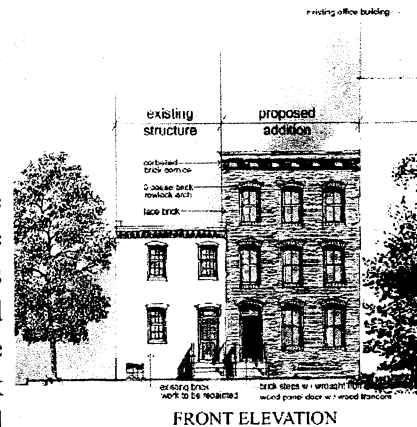
The building which presently exists on the site was constructed well after the Civil War, in or about 1890. The applicant had initially submitted a proposal for this site that involved demolishing the building, but the request to demolish the building was denied by the Old and Historic District BAR. The BAR determined that the building is historically significant, as it represents the type of vernacular residential building form that was present in this section of the historic district prior to the major rebuilding programs that took place in the 1970s and 1980s. The building still retains a great deal of architectural integrity and is little changed in outward appearance from its original construction over 100 years ago. It displays a high level of brick workmanship and clearly reflects the work of an expert and highly skilled mason. Along Duke Street the brickwork includes an elaborate corbeled brick cornice and arched brick window lintels, and the icicle-style corbeled cornice is unique within the historic district.

The applicant proposes to retain the existing building and construct an addition to its east. Some demolition will be necessary for the construction of the addition, including removal of the non-historic sleeping porch at the rear and removal of portions of the east wall in order to join the building with the addition. Staff is recommending that the applicant replace the existing non-historic door and windows with a door and windows that are consistent with the period of the building's original construction. Any changes to the existing building, as well as any new construction on the site, will be subject to review by the Old and Historic District BAR.

**C. Building Design and Massing:**

The applicant is incorporating the existing century-old two-story townhouse into a new building that is to be built in the space between the existing townhouse and the 50-foot tall office building to the east. The design of the new construction as a three-story infill townhouse fills the space with a compatible building that creates a transition from the historic two story building to the west, and the taller building to the east.

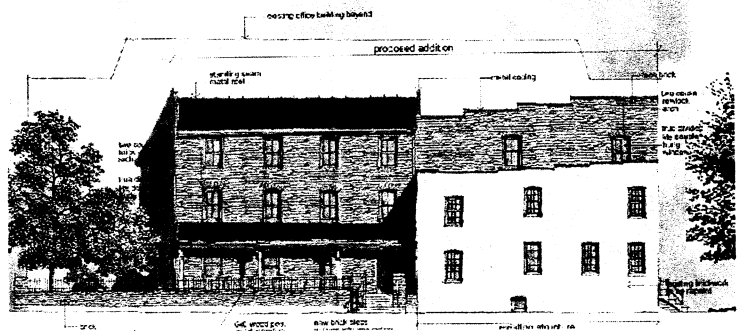
The proposed addition is well thought out in responding to the urban design context of the immediately adjacent buildings and the surrounding portions of the historic district. The addition utilizes a townhouse form that is familiar in the historic district and provides a separate entrance into the project, further integrating the design in the townhouse idiom of the historic district. The brick material, with wood windows and doors, echoes the traditional building materials of the historic district. The overall design form of the addition is Italianate Revival, which is the design vocabulary of many of the residences in this section of the historic district.



**Duke St. Elevation**

**Duke Street Elevation**

There is an architectural precedent that supports the construction of a new addition to the east of the existing building. Most corner buildings in the historic districts were intended to have an abutting building constructed at some later date. Although there are additional examples where the abutting building has never been built, the fact that this building lacks fenestration and cornices on the side supports the original intent that another building would be added. The building at 1323 Duke Street appears to have been constructed with the anticipation that it would eventually have a neighbor on its east side.



**West Street Elevation**

There are no projections, such as bays or wings, no architectural embellishments, no doorways into the yard, or first floor windows. Thus, by building a new structure adjacent to the existing structure, there is virtually no loss of historic fabric, detail or workmanship.

**West Street Elevation**

The rear section of the proposed townhouse uses a flounder form that is found at the rear of numerous buildings in the historic district. The flounder roof form reduces the perceived height of the new building when viewed from South West Street, and provides a logical transition from the proposed three-story portion of the building on Duke Street to the two-story townhouses on South

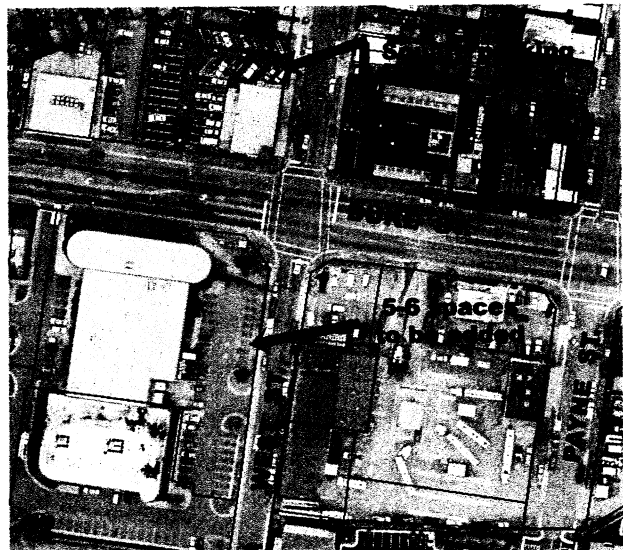
West Street. The proposed addition helps modulate the effect of the 50 ft. blank wall giving the historic building a more appropriate context.

**Building Transition**

One of the key elements of the design is the transition in massing that is provided by the addition. At present, the existing, 22 ft. tall, 1,450 sq. ft. building (including the sleeping porch) is dwarfed by the 45 ft. tall, 27,500 sq. ft. office building to its east. The applicant is proposing to construct a 33 ft. tall addition which would provide a height transition for the existing building and provide a context that makes more sense visually. The addition helps to screen much of the massive blank brick wall that presently looms over the site.

**D. Parking:**

Homes for the elderly are required to provide 1 parking space per 4 dwelling units. Based upon the 1 space per 4 unit requirement, 2 parking spaces are required for the development. The applicant is proposing 3 on-site spaces, 2 of which will be handicap spaces. In order to ensure that residents of the development do not need to park on the adjoining public street, the applicant has also committed to providing 5 off-site parking spaces on the adjoining Shiloh Baptist Church parking lot. At present, Shiloh's properties on both the north and the south sides of Duke Street are governed by a special use permit for a parking reduction. Therefore, staff is recommending that the five spaces for Beasley Square residents be provided in the church's parking lot on the north side of Duke Street, and that an equal number of new parking spaces be created on the south side of Duke Street to replace those that are conveyed to Beasley Square. The additional spaces can be created by restriping and reconfiguring the existing parking lot.



**Parking**

These 5 spaces will be specifically designated for Beasley Square residents and will be available to those residents at all times, including during church services. Staff is recommending that one of the three proposed on-site parking spaces be located on the adjoining church parking lot to increase the amount of open space as discussed in more detail below (increasing the number of off-site parking spaces to 6). Staff is also recommending that residents of the building be prohibited from receiving residential parking permits.

The applicant is requesting a modification to allow the required drive aisle width to be reduced from 22 ft. to 14 ft. This modification is necessary for the existing alley to serve as the drive aisle for the proposed parking. This aisle width is consistent with the width of the drive aisle for other parking that is accessed via this alley, as well as most other alley-loaded parking in Old Town.





**F. Transit:**

The site is well served by public transit, with bus stops for Dash 8 & Metrobus 29K,N located both a block east and a block west of the property. Dash 8 serves Old Town, Landmark Mall, and both the King Street and Van Dorn Metros. Dash 8 runs from 5:30 a.m. to 12:30 p.m. on weekdays, with 29 buses running westbound at 15-minute to one-hour intervals, and 31 buses running eastbound at 10-minute to one-hour intervals. On Saturdays, Dash 8 runs from 6:50 a.m. to 11:40 p.m., with 18 buses running westbound and 18 buses running eastbound, each at one hour intervals. On Sundays, Dash 8 runs from 7:20 a.m. to 11:10 p.m., with 17 buses running westbound and 16 buses running eastbound, each at one hour intervals.

Metrobus 29K,N serves Old Town, King Street Metro, Northern Virginia Community College, and George Mason University. The bus runs from 5:50 a.m. to 11:10 p.m. on weekdays, with 22 buses running eastbound and 22 buses running westbound, both at half-hour to one-hour intervals. On Saturdays, Metrobus 29K,N runs from 6:10 a.m. to 10:10 p.m., with 15 buses running westbound and 15 buses running eastbound, each at one hour intervals. Metrobus 29K,N does not offer service on Sundays.

**G. Affordable Housing:**

All eight of the proposed apartments on the site will be affordable dwelling units. Although the proposed approval language has been written to allow Harambee the flexibility to rent to households whose incomes fall within Low Income Housing Tax Credit (LIHTC) income limits and who therefore may be able to afford the Beasley Square rents without a voucher, Harambee intends to rent the apartments to households with Section 8 Housing Choice Vouchers. The proposed rent for the Beasley Square units is \$889 per month, which is affordable, at 30% of income, to a household with an income of \$35,560. The current maximum incomes in the LIHTC program are \$36,540 for a one-person household and \$41,760 for a two person household.

It is expected that Harambee will request financing from the Housing Opportunities Fund (HOF) for the development of the project, and any such financing will require action by the Affordable Housing Action Committee and the City Council. Any HOF funding which is provided will be intended to provide gap financing, and the primary funding for the project will need to come from other sources.

To date, Harambee has received two \$25,000 awards from the HOF; one for a feasibility study and one for pre-development expenses. If the project is approved, then the \$50,000 awarded to date will become part of any larger City loan on the project, but if the project is not able to go forward, then that money will become a grant.

## V. Compliance with City Vision

On the whole, the development fits well with most aspects of the Vision. The key principles relative to this project are the following:

### *Diverse*

The creation of affordable housing units will help to make residency in the neighborhood achievable for people who for reasons of income level would otherwise be excluded. The age restriction, as well as the condition that at least one resident of each dwelling either live or work in Alexandria, helps to ensure that people who currently call Alexandria their home can do so throughout their lifetimes.

### *Historic*

The proposed development retains the circa 1890 building, and archaeological research will be conducted on the site in conjunction with construction. The site's history will be documented with an historic marker. However, neighbors have expressed the belief that to properly honor the site's history, no further development should take place.

### *Beautiful*

The applicant is proposing an attractive building which will help create an appropriate context for the existing historic building at the corner of the site. The applicant is proposing landscaping enhancements for the site and will also be providing landscaping in the adjoining right-of-way.

### *Unique Neighborhoods*

The proposal seeks to establish affordable housing in one of Alexandria's truly unique neighborhoods. The proposed building addition fits in well with the character of the surrounding neighborhood. Residents of the development will be able to take advantage of the neighborhood's pedestrian-friendly environment and easy access to transit. However, some neighbors have expressed concerns that the proposed development will place too great a burden on the neighborhood.

## **VI. Community Meetings**

Staff and the applicant have met with the community and with concerned citizens on numerous occasions regarding this project. Meetings have been held with the Upper King Street Neighborhood and the Old Town Civic Association and adjoining residents beginning in March.

Residents who support the project have cited the positive attributes of the proposal such as affordable housing, building design and retention of the existing townhouse as part of the development. The opposition, however, is vocal and submitted a petition objecting to the project on November 22 and signed by 191 residents. The opponents of the project have stated that they support affordable housing, but object to the number of units that is proposed and the potential impacts of the development. Comments which have been made by opponents have included the following:

- Too many units are proposed. No more than 2 or 3 units should be created.
- The development should be limited to the current building, with no addition or only a small addition.
- No open space modification should be approved.
- At least one on-site parking space should be established per unit.
- Site improvements should be kept to a minimum, as they may adversely impact archaeological resources.
- A more appropriate use for this site would be as a pocket park or museum.

**STAFF:** Eileen Fogarty, Director, Department of Planning and Zoning;  
Jeffrey Farner, Chief, Development;  
David Sundland, Urban Planner.

## **VII. STAFF RECOMMENDATION:**

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

### **Building**

1. The final architectural elevations shall be consistent with the level of quality and detail provided in the preliminary architectural elevations dated November 10, 2004. In addition, the applicant shall provide the following refinements to the satisfaction of the Director of P&Z prior to resubmission of the plans to Board of Architectural Review for approval.
  - a. With the exception of the architectural detailing and the screening for the mechanical equipment, and porch the materials of the entire building addition shall be entirely brick.
  - b. The windows and doors for the existing townhouse shall be revised to be consistent with the architectural style of the townhouse. The existing mortar shall be replaced where needed and the existing building shall be painted. These improvements shall be completed prior to the issuance of a certificate of occupancy permit for the proposed addition. (P&Z)
2. The building shall incorporate the use of green building technology and sustainable techniques such as low emission paints, recycled materials and high efficiency mechanical equipment. (T&ES) (P&Z)

### **Site Plan**

3. One of the proposed on-site parking spaces shall be removed and replaced with open space to the satisfaction of the Director of P&Z. The applicant shall provide 6 parking spaces on the immediately adjoining Shiloh Baptist Church parking lot. The spaces shall be reserved for the exclusive and permanent use of the residents of the proposed facility and shall include all applicable signage indicating that the spaces are reserved spaces. Through reconfiguration of the lots and restriping the applicant shall provide 6 additional parking spaces so that the proposed spaces for the senior housing does not displace any existing parking spaces required for use by the church. (P&Z)
4. Residents of the proposed building shall be prohibited from acquiring on-street residential parking permits. (P&Z) (T&ES)
5. The applicant shall provide off-street parking for all construction workers without charge. For the construction workers who use Metro, DASH, or another form of mass transit to the site, the applicant shall subsidize a minimum of 50% of the fees for mass transit. Compliance with this condition shall be based on a plan, which shall be submitted to the Departments of P&Z and T&ES prior to the issuance of the Building Permit or the Excavation/Sheeting and Shoring Permit. This plan shall set forth the location of the parking to be provided at various stages of construction, how many spaces will be provided, how

many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit. The plan shall also provide for the location on the construction site at which information will be posted regarding Metro and bus schedules and routes. If the plan is found to be violated during the course of construction, a correction notice will be issued to the developer. If the violation is not corrected within ten (10) days, a "stop work order" will be issued, with construction halted until the violation has been corrected. (P&Z) (T&ES)

6. The applicant shall provide a site lighting plan to the satisfaction of the Director of T&ES in consultation with the Chief of Police. The plan shall show the existing and proposed street lights and site lights. Indicate the type of fixture, and show mounting height, and strength of fixture in Lumens or Watts. Provide manufacturer's specifications for the fixtures. Provide lighting calculations to verify that lighting meets city standards and are located to prevent excessive spillover lighting and glare from adjacent properties. The applicant shall provide street light detail. The proposed light poles and lighting shall be decorative pedestrian scale lighting. (T&ES) (P&Z)
7. All public sidewalks adjoining the site and all private sidewalks proposed for the site shall be brick. (P&Z)
8. Applicant shall install two ADA ramps on the corner of Duke Street and West Street. Applicant shall install two ADA ramps on both sides of the alley at the rear of the property, to the satisfaction of the Director of T&ES. (T&ES)
9. Provide all pedestrian and traffic signage to the satisfaction of the Director of T&ES. Applicant shall provide the capital cost to install PRISMA DAPS accessible pedestrian signals for all crosswalks at intersection of West and Duke Streets. (T&ES)

### **Landscaping**

10. A final landscape plan shall be provided with the final site plan to the satisfaction of the Directors of P&Z and RP&CA. The plan shall include the right-of-way adjacent to the site. The plan shall include the level of landscaping depicted on the preliminary landscape plan and at a minimum shall also provide:
  - a. Plantings (shrubs, groundcover, perennials, etc.) shall be provided within the landscape areas in the West Street right-of-way, between the public sidewalk and the property. Landscaping in these areas will be maintained by the property owner or residents.
  - b. Indicate the surface treatment that will be used in the planting beds (groundcover, grass, mulch, or other).
  - c. The shrubs are listed as having 30" spacing but are depicted with 48" spacing. Reduce the spacing to 30" and increase the number of shrubs provided accordingly.
  - d. The one parking space proposed to be removed shall be replaced with grass and landscaping.
  - e. Reduce the limits of disturbance to minimize the impacts on existing trees.

- f. Provide tree protection for the street trees along West Street.
- g. The applicant will replace existing street trees along the subject property's street frontages if determined necessary by the City Arborist. (P&Z) (RP&CA)

Archaeology

11. All archaeological work will be carried out in accordance with the *City of Alexandria Archaeological Standards* and is subject to the approval of the City Archaeologist. (Archaeology)
12. To ensure that significant information is not lost as a result of the current development project, the applicant shall hire an archaeological consultant to monitor demolition activities and to conduct test excavations for an Archaeological Evaluation prior to any other ground disturbing and construction activities. Contact Alexandria Archaeology (703-838-4399) to obtain a scope of work for this investigation and a list of approved consultants. If significant resources are discovered, the consultant must complete a Resource Management Plan, as outlined in the *City of Alexandria Archaeological Standards*. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented. (Archaeology)
13. All archaeological preservation measures shall be completed prior to ground-disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance). To confirm, call Alexandria Archaeology at (703) 838-4399. (Archaeology)
14. Call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. (Archaeology)
15. The General Notes of the Preliminary and Final Site Plans must include the statements in the above two conditions so that on-site contractors are aware of the requirements. Additional statements to be included on the Final Site Plan will be determined in consultation with Alexandria Archaeology. (Archaeology)
16. Certificates of Occupancy will not be issued for this property until the final archaeological report has been received and approved by the City Archaeologist. (Archaeology)
17. The developer will erect a historic marker on the property according to specifications provided by Alexandria Archaeology. The marker will highlight the historical and archaeological significance of the property. (Archaeology)
18. The developer will produce a booklet for the public on the history and archaeology of the property, according to specifications provided by Alexandria Archaeology. This booklet will be provided to all future residents of the development. (Archaeology)

**Affordable Housing**

19. The developer shall provide 8 units at a rent level not to exceed the maximum rents under the Low Income Housing Tax Credit (LIHTC) program, taking into account utility allowances, for as long as it owns the property, but in no event less than 20 years. (Housing)
20. The developer shall rent the affordable units only to households with at least one member who is age 62 or older who lives or works in the City of Alexandria. Income eligibility is limited to households whose incomes do not exceed 60% of the Washington D.C. metropolitan area median income, as calculated for purposes of the Low Income Housing Tax Credit program, or to households with Section 8 Housing Choice Vouchers (who may, in some instances, have incomes above LIHTC levels). The developer shall recertify the incomes of any households that do not have Section 8 Housing Choice Vouchers on an annual basis. (Voucher holders are subject to annual recertification by the local housing authority that administers the vouchers.) (Housing)
21. Applicants receiving Section 8 Housing Choice Voucher assistance shall not be denied admission on the basis of receiving Section 8. Section 8 payments shall be treated as income for the purpose of determining minimum income eligibility. (Housing)

**General:**

22. A temporary construction trailer shall be permitted and be subject to the approval of the Director of P&Z. The trailer shall be removed prior to the issuance of a certificate of occupancy permit for the building. (P&Z)
23. T&ES is concerned about the limits of excavation relative to the property line. Any structural elements that extend into the right-of-way, including footings, foundations, etc., must be approved by the Director of T&ES. (T&ES)
24. Any inconsistencies between the various drawings submitted by the applicant shall be reconciled to the satisfaction of the Directors of P&Z and T&ES. (P&Z)
25. The applicant shall identify a person who will serve as liaison to the community throughout the duration of construction. The name and telephone number of this individual shall be provided in writing to residents, property managers and business owners whose property abuts the site, and to the Directors of P&Z and T&ES. (P&Z)
26. A temporary informational sign shall be installed on the site prior to approval of the first final site plan for the project and shall be displayed until construction is complete or replaced with a marketing sign incorporating the required information: the sign shall notify the public of the nature of the upcoming project and shall provide a phone number for public questions regarding the project. (P&Z)

27. Before commencing any clearing or grading of the site, the applicant shall hold a meeting with all adjoining property owners to review the hauling routes, location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. The Departments of P&Z and T&ES shall be notified of the date of the meeting before the permit is issued. Copies of plans showing the hauling route, construction worker parking and temporary pedestrian and vehicular circulation shall be posted in the construction trailer and given to each subcontractor before they commence work on the project. (P&Z)
28. The applicant shall submit a final location survey for the building prior to issuance of a certificate of occupancy permit. (P&Z)
29. Provide turning movements for vehicles both exiting and entering the proposed parking spaces. (T&ES)
30. Prior to the release of the final site plan, provide a Traffic Control Plan for construction detailing proposed controls to traffic movement, lane closures, construction entrances, haul routes, and storage and staging. (T&ES)
31. All Traffic Control Device design plans, Work Zone Traffic Control plans, and Traffic Studies shall be sealed by a professional engineer, registered in the Commonwealth of Virginia. (T&ES)
32. The developer agrees to deliver all solid waste, as defined by the Code of the City of Alexandria, to a refuse disposal facility designated by the Director of T&ES. The developer further agrees to stipulate in any future lease or property sales agreement that all tenants and/or property owners shall also comply with this requirement. (T&ES)
33. **CONDITION AMENDED BY THE PLANNING COMMISSION:** Provide the location of storage for solid waste and recycling containers on plans. The sketch provided during preliminary review shows one solid waste container. Staff feels that this will be inadequate to serve the site. Applicant shall provide a minimum of six (6) solid waste containers on site, with appropriate screening to the satisfaction of the Directors of P&Z and T&ES, or shall contract with private solid waste collection service to provide pick-up on a daily basis. (T&ES) (PC)
34. Provide details of the enclosure that screens the solid waste and recycling containers entirely from view. (T&ES)
35. No major construction staging will be allowed from Duke Street. Applicant to meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. (T&ES)
36. Any structural elements that extend into right of way, including footings, foundations, etc., must be approved by the Director of T&ES. (T&ES)



37. Show all existing and proposed easements, both public and private. (T&ES)
38. Show all utility structures, including transformers, on the final development plan. All utility structures (except fire hydrants) shall be clustered where possible and located so as not to be visible from a public right-of-way or property. When such a location is not feasible, such structures shall be located behind the front building line and screened to the satisfaction of the Director of P&Z. (P&Z)
39. Replace existing curb and gutter, sidewalks, and handicap ramps that are in disrepair or broken. (T&ES)
40. During the construction phase of this development, the site developer, its contractor, certified land disturber, or owner's other agents shall implement a waste and refuse control program. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them and sanitary waste at the construction site and prevent its off site migration that may cause adverse impacts to the neighboring properties or the environment to the satisfaction of Directors of Transportation and Environmental Services and Code Enforcement. All wastes shall be disposed off site properly in accordance with all applicable federal, state and local laws. (T&ES)
41. The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding locking hardware and alarms for the building. This is to be completed prior to the commencement of construction. (Police)
42. A security survey is to be completed for the construction trailers as soon as they are placed on site. (Police)

**Environmental:**

43. Plan must demonstrate to the satisfaction of the Director of T&ES that adequate stormwater outfall is available to the site or else developer is to design and build any on or off site improvements to discharge to an adequate outfall. As per letter of August 11, 2004, additional information is needed regarding stormwater. (T&ES)
44. If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of Article XIII of AZO shall be met. (T&ES)
45. The applicant is advised that all stormwater designs that require analysis of pressure hydraulic systems and/or inclusion and design of flow control structures must be sealed by a professional engineer, registered in the Commonwealth of Virginia. If applicable, the Director of T&ES may require resubmission of all plans that do not meet this standard. (T&ES)

46. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
47. A "Certified Land Disturber" must be named on the Erosion & Sedimentation Control sheets prior to commencement of activity in accordance with the Virginia Department of Conservation and Recreation guidelines.(T&ES)
48. The City's stormwater management regulations in terms of water quality are two-fold: phosphorus removal requirements and water quality volume default. Compliance with the phosphorus requirements does not relieve the applicant from the water quality default requirement. The water quality volume from the site's proposed impervious area must be treated in a Best Management Practices (BMP) stormwater facility. Any deviation from this requirement must be addressed through a formal exception letter to the City as discussed in Memorandum to Industry #2002-0001. (T&ES)

**Special use permits and modifications requested by the applicant and recommended by staff:**

1. SUP for a home for the elderly.
2. SUP to increase the allowable floor area from 1.00 to 1.36.
3. Modification to reduce the required open space from 40% to 18.6%.
4. Modification to reduce the minimum drive aisle width from 22 ft. to 14 ft.

**Special use permits requested by the applicant and NOT recommended by staff:**

None.

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**Staff Note:** In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

ADDITIONAL CITY DEPARTMENT CODE COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Code Enforcement

- C-1 All exterior walls within 3 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides, with no openings permitted within the wall. As alternative, a 2 hour fire wall may be provided. This condition is also applicable to porches with roofs and skylights within setback distance. **Shown as Note on Sheet 4. Condition met.**
- C-2 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers. Condition met, shown as Rodent Abatement Note on Sheet 4.
- C-3 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property. Condition met, Roof Drain Note shown on Sheet 4.
- C-4 A soils report must be submitted with the building permit application. **Acknowledged by applicant, condition met.**
- C-5 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC). Condition met, shown as note 12 on Sheet 1.
- C-6 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC). **Acknowledged by applicant. Condition met.**
- C-7 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems. **Acknowledged by applicant. Condition met.**
- C-8 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property. **Acknowledged by applicant. Condition met.**
- C-9 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection. **Acknowledged by applicant. Condition met.**

- C-10 Required exits, parking, and facilities shall be accessible for persons with disabilities. Show curb access to sidewalk from handicap parking area. Show slope of handicap ramp on plans. **Applicant acknowledges curb will be flush with parking area pavement. Ramp is shown on A-2 leading from parking area to front porch. Show slope of ramp on plans.**
- C-11 Prior to submission of the Final Site Plan, the developer shall provide a fire flow analysis by a certified licensed fire protection engineer to assure adequate water supply for the structure being considered.
- C-12 A separate tap is required for the building fire service connection. Show size of fire line on plans. **Main size shown on plans. Condition met.**
- C-13 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 119.0. **Acknowledged by applicant. Condition met.**

Transportation and Environmental Services (T&ES)

- C- 1 An appropriate performance bond for the public improvements must be posted prior to release of the plan.
- C- 2 All downspouts must be connected to a storm sewer by continuous underground pipe.
- C- 3 The sewer tap fee must be paid prior to release of the plan.
- C- 4 All drainage facilities must be designed to the satisfaction of T&ES. Drainage divide maps and computations must be provided for approval.
- C- 5 All utilities serving this site to be placed underground.
- C- 6 Provide site lighting plan to meet minimum city standards.
- C- 7 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line.
- C- 8 The applicant must comply with the Article XIII of the City's zoning ordinance, which includes requirements for stormwater pollutant load reductions, treatment of the water quality volume default, and stormwater quantity management.
- C- 9 The applicant must comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. This includes naming a Responsible Land Disturber on the Erosion and Sediment Control sheets prior to engaging in land disturbing activities in accordance with Virginia Erosion and Sediment Control Law.

Archaeology

- F-1 This property was part of the L'Overture Hospital and Contraband Barracks complex during the Civil War. The lot contained some of the ward tents for the hospital complex. The site is extremely significant since it has the potential to yield archaeological resources which could provide information about the African Americans who escaped from slavery and sought haven in the Union-occupied town of Alexandria. Demolition of existing structures, ground disturbance, or construction activities could destroy these potential resources if proper archaeological methodology is not incorporated.

**REVISED**

APPLICATION for  
DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN  
DSUP # 2004-0015

PROJECT NAME: Beasley Square

PROPERTY LOCATION: 1323 Duke Street, Alexandria, VA

TAX MAP REFERENCE: 074.01-11-32 ZONE: CD

APPLICANT Name: Harambee Community & Economic Development Corporation

Address:  
1400 Duke Street, Alexandria, VA 22314

PROPERTY OWNER Name: Shiloh Baptist Church  
c/o C. Johnson, Treasurer

Address:  
8615 Yardley Drive, Alexandria, VA 22308

SUMMARY OF PROPOSAL: To remodel the existing structure and add a three-story structure for a total of eight (8) one-bedroom rental units.

MODIFICATIONS REQUESTED: To reduce open space provided to below 40% required.

SUP's REQUESTED: (1) To increase FAR to 1.5; (2) to reclassify use as "home for the elderly".

THE UNDERSIGNED hereby applies for Development Site Plan, with Special Use Permit, approval in accordance with the provisions of the Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his knowledge and belief.

Jonathan P. Rak, Esquire, Agent  
Print Name of Applicant or Agent  
McGuireWoods LLP  
1750 Tysons Boulevard, Suite 1800  
Mailing/Street Address

McLean, VA 22102  
City and State Zip Code

Jonathan P. Rak  
Signature

703-712-5411 703-712-5231  
Telephone # Fax #

June 29 2004  
Date

**DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY**

**REVISED**

Development Special Use Permit with Site Plan (DSUP) # 2004-0015

All applicants must complete this form.

Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is the (check one):

Owner  Contract Purchaser

Lessee  Other: \_\_\_\_\_

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

100%

\_\_\_\_\_  
Harambee Community & Economic Development Corp.  
1400 Duke Street  
Alexandria, VA 22314  
\_\_\_\_\_

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

Yes. Provide proof of current City business license

No. The agent shall obtain a business license prior to filing application, if required by the City Code.





Development Special Use Permit with Site Plan (DSUP) # 2004-0015

3. How many patrons, clients, pupils and other such users do you expect?  
Specify time period (i.e., day, hour, or shift).

8 to 16 occupants, total

4. How many employees, staff and other personnel do you expect?  
Specify time period (i.e. day, hour, or shift).

None.

5. Describe the proposed hours and days of operation of the proposed use:

Day	Hours	Day	Hours
<u>NA</u>			

6. Describe any potential noise emanating from the proposed use:

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

Noise level will be consistent with multi-family residential use.

B. How will the noise from patrons be controlled?

NA

7. Describe any potential odors emanating from the proposed use and plans to control them:

Odors will be consistent with multi-family residential use.

Development Special Use Permit with Site Plan (DSUP) # 2004-0015

8. Provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?

Type of trash and garbage will be consistent with multi-family residential use.

B. How much trash and garbage will be generated by the use?

Amount of trash and garbage will be consistent with multi-family residential use.

C. How often will trash be collected?

Weekly, more often if necessary.

D. How will you prevent littering on the property, streets and nearby properties?

NA

9. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

Yes.       No.

If yes, provide the name, monthly quantity, and specific disposal method below:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

10. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

Yes.       No.

Development Special Use Permit with Site Plan (DSUP) # 2004-0015

If yes, provide the name, monthly quantity, and specific disposal method below:

NA

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11. What methods are proposed to ensure the safety of residents, employees and patrons?

NA

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**ALCOHOL SALES**

12. Will the proposed use include the sale of beer, wine, or mixed drinks?

Yes.       No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

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**PARKING AND ACCESS REQUIREMENTS**

13. Provide information regarding the availability of off-street parking:

A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

2

B. How many parking spaces of each type are provided for the proposed use:

2 Standard spaces

Development Special Use Permit with Site Plan (DSUP) # 2004-0015

NA Compact spaces

1 Handicapped accessible spaces.

NA Other.

C. Where is required parking located? (check one)  on-site [ ] off-site.

If the required parking will be located off-site, where will it be located:

\_\_\_\_\_

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

14. Provide information regarding loading and unloading facilities for the use:

A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? NA

B. How many loading spaces are available for the use? NA

C. Where are off-street loading facilities located? NA  
\_\_\_\_\_  
\_\_\_\_\_

D. During what hours of the day do you expect loading/unloading operations to occur?  
NA  
\_\_\_\_\_  
\_\_\_\_\_

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**Development Special Use Permit with Site Plan (DSUP) # 2004-0015**

- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

NA

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15. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

NA

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## Beasley Square – 1323 Duke Street

June 25, 2004

### 2. Narrative Description

Harambee Community and Economic Development Corporation (Harambee) is a not-for-profit organization founded in 2002. As its first project, Harambee chose to build a multi-family residential development of affordable housing for the elderly. The project, known as Beasley Square, is located at 1323 Duke Street.

Harambee is a 501 (C) (3) organization separate from Shiloh Baptist Church (Church) with close ties to the Church. The Church owns the property located at 1323 Duke Street and has agreed to lease it to Harambee for the provision of affordable housing for the elderly.

The project will consist of the rehabilitation of the existing 2-story structure located at the corner of Duke and West Streets, and a three story addition creating a total of eight (8) one-bedroom units. The self-contained units will include a living area, kitchen, bedroom and bathroom. In addition, three (3) parking spaces will be located on site, accessible from the rear alley.

Each unit may be occupied by no more than two elderly persons who are residents of the community. "Elderly" is defined as a person who is at least 62 years old. Couples must be married and at least one member must meet the minimum age requirement. Membership in the Shiloh Baptist Church congregation is not a requirement. The occupant(s) must be ambulatory and self-sufficient. Live-in aides will not be permitted.

The property is currently zoned CD Commercial Downtown and is located within the Old and Historic Alexandria District. CD Commercial Downtown area regulations would not permit the construction of an 8 unit multi-family residential building. Therefore, a rezoning application has been filed to change the zoning from CD Commercial Downtown to CRMU-L Commercial Residential Mixed Use (Low) Zone. With a SUP, the FAR requirements in the CRMU-L zone will allow for the construction of the project.

The DSUP with Site Plan application includes the following SUP requests and modifications:

- SUP for a Home for the Elderly - The proposed use as defined in the zoning ordinance is consistent with Harambee's intended use of the property to provide low income housing for the elderly. This use requires a special use permit in the CRMU-L zone. A Home for the Elderly requires fewer parking spaces than other residential use. The Zoning Ordinance requires only one space for four units. This lower parking requirement recognizes the decreased demand for parking by elderly residents. For this project, the requirement would be two (2) spaces, total. The proposed development plan includes three (3) on-site spaces, one of which is designated as a handicapped space.

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- SUP to increase the FAR to 1.5 - In the CRMU-L zone the FAR for a residential use may be increased with an SUP to 1.5. The increased density is justified by the provision of low income housing for the elderly.
- Modification to provide open space in the amount of 18.5% – The proposal includes open space along the West Street frontage. In order to continue the traditional street wall pattern on Duke Street, no open space is provided along Duke Street.

After the DSUP and Rezoning applications have been approved, Harambee will file an application for a Certificate of Appropriateness from the Old and Historic Alexandria Board of Architectural Review.

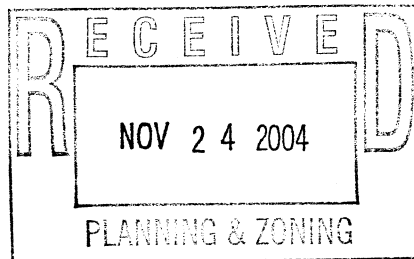
McGuireWoods LLP  
1750 Tysons Boulevard  
Suite 1800  
McLean, VA 22102-4215  
Phone: 703.712.5000  
Fax: 703.712.5050  
www.mcguirewoods.com

Mary (Missy) B. Schukraft  
Direct: 1.703.712.5389

McGUIREWOODS

mschukraft@mcguirewoods.com  
Direct Fax: 1.703.712.5050

November 23, 2004



David Sundland, Planner  
Department of Planning and Zoning  
City of Alexandria  
301 King Street  
Alexandria, VA 22314

RE: Request for information - DSUP application with Site Plan #2004-0015

Dear David:

On behalf of the Applicant, we would like to add to the DSUP with Site Plan application a request for a modification to reduce the required drive aisle width of the alley from 22 feet to the existing 14 feet.

Second, I am faxing to your attention a correction on the second page of the DSUP with Site Plan application to reflect the fact that the applicant is Harambee Community & Economic Development Corp., not Shiloh Baptist Church.

Third, what follows is a response for the criteria listed in Section 5-109.

(a) The project will consist of the rehabilitation of the existing 2-story structure located at the corner of Duke and West Streets, and a three story addition creating a total of eight (8) one-bedroom units. The proposed master plan amendment and rezoning will enable the development of eight apartments for low-income elderly residents of Alexandria. The provision of affordable housing to low-income elderly residents is a principal goal of the Master Plan (see 1992 Master Plan Housing Goal B.5. and City Council Affordable Housing Policy adopted 11/26/2002).

The proposed rezoning from CD commercial downtown to CRMU-L commercial residential mixed use – low is necessary to permit the proposed number of apartments on this site and is consistent with the proposed master plan amendment. The current CD zoning would permit a commercial building of the same size or greater than the proposed residential building. Commercial use would be less compatible with the residential neighborhood along West Street adjacent to the property.

(b&c) In contrast to a potential commercial use, the proposed home for the elderly will be entirely compatible with the existing residential use. The project preserves and renovates the existing residential structure (with the exception of a portion of the east wall which will be demolished) and proposes a three-story residential addition which is completely in keeping with the scale and architectural design of the existing buildings in this portion of the Old and Historic Alexandria district. A portion of the existing open space along West Street will be preserved for

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November 23, 2004

Page 2

the use and enjoyment of the residents along West Street. In response to the predominant residential use and pedestrian-oriented architecture of West Street, the design proposes a porch on the first floor of the addition on West Street to encourage the integration of elderly residents with the neighborhood.

(d) Even though eight apartments are proposed, the impacts on the neighborhood of a home for the elderly, such as traffic, parking, noise, etc. will be less than commercial use or standard residential use. The proposed location will facilitate interaction between the faith community at Shiloh Baptist and the residents of the home for the elderly.

The property is currently served by existing public utilities. The property has frontage on both West Street and Duke Street and will have vehicular access on West Street. The modest increase in residential density can be easily accommodated by other city services.

(e) The applicant proposes to proffer that the use of the property shall be limited to home for the elderly, a residential use.

Lastly, the proposed building improvements could include some if not all of the following: Upgrading the electrical, plumbing and mechanical system; interior demolition and renovation to allow the creation of two new apartments; demolition of the sleeping porch and a portion of the east wall; replacing the windows, and roof; and, cosmetic repairs to the facades such as painting and other minor repairs. As you know, all exterior changes will need to receive a certificate of Appropriateness approval from the Board of Architectural Review.

Please advise me directly if you require additional information.

Sincerely,



Mary B. (Missy) Schukraft  
Land Use Planner

Cc: Carolyn Harvey, Harambee  
Jonathan P. Rak, McGuireWoods LLP

**H. Alan Young**  
1301 Duke Street  
Alexandria, VA 22314  
703-549-2333  
Fax: 703-549-1571  
E-mail: halan.young@verizon.net

November 22, 2004

Eric Wagner, Chairman  
Members of the Planning Commission  
301 King Street, Room 2100  
Alexandria, VA 22314

RE: 1323 Duke Street --- Beasley Square

Dear Mr. Chairman and Members of the Commission:

I have resided at my present home at 1301 Duke Street (corner of Duke and Payne) since 1978. I oppose the application related to 1323 Duke Street, which requests, among other things, the following:

1. Master Plan Amendment 2004-0001
2. Rezoning 2004-0002 (this is necessary to allow additional units)
3. Development Special Use Permit 2004-0015
  - a. SUP to increase FAR from 1.0 to 1.36
  - b. Modification to reduce open space from 40% to 18.6%  
(currently the property has over 70% GREEN space)


For the obvious reasons set above, 1323 Duke Street is an inappropriate parcel for the intended use no matter how noble the cause. I and other very concerned Alexandrians will explain more fully the reasons for our objection at the hearing on December 7, 2004. And I and a few others (as I alluded to in an earlier e-mail) would like to speak with each of you prior to the hearing. I have already met with one commissioner, and a neighbor and I have scheduled a meeting with two other members.

I am enclosing a Petition to Oppose Rezoning Proposal At 1323 Duke Street that to date has been signed by over 200 Alexandria Property owners and/or residents. I reserve the right to submit additional signatures prior to the December 7<sup>th</sup> hearing or the December 18, 2004 hearing before the City Council, if it is believed to be necessary. It is noteworthy that the Petition states we have no objection to the designated use, even in the existing building, but this site is inappropriate for any larger facility. I for one have no objection to have affordable housing for the elderly IN MY BACKYARD.

Also enclosed is a city map showing properties located within 300 feet of 1323 Duke, properties that would be adversely impacted if the project is constructed at that location. The legend shows in green those property owners who have signed the petition. (To date we have been unable to contact a number of property owners within the radius.) The blue hatch marks and cross hatch marks indicate property that is respectively owned or leased by the Shiloh Baptist Church, the owner of 1323 Duke Street. This drawing may also be amended as additional property owners sign the petition.

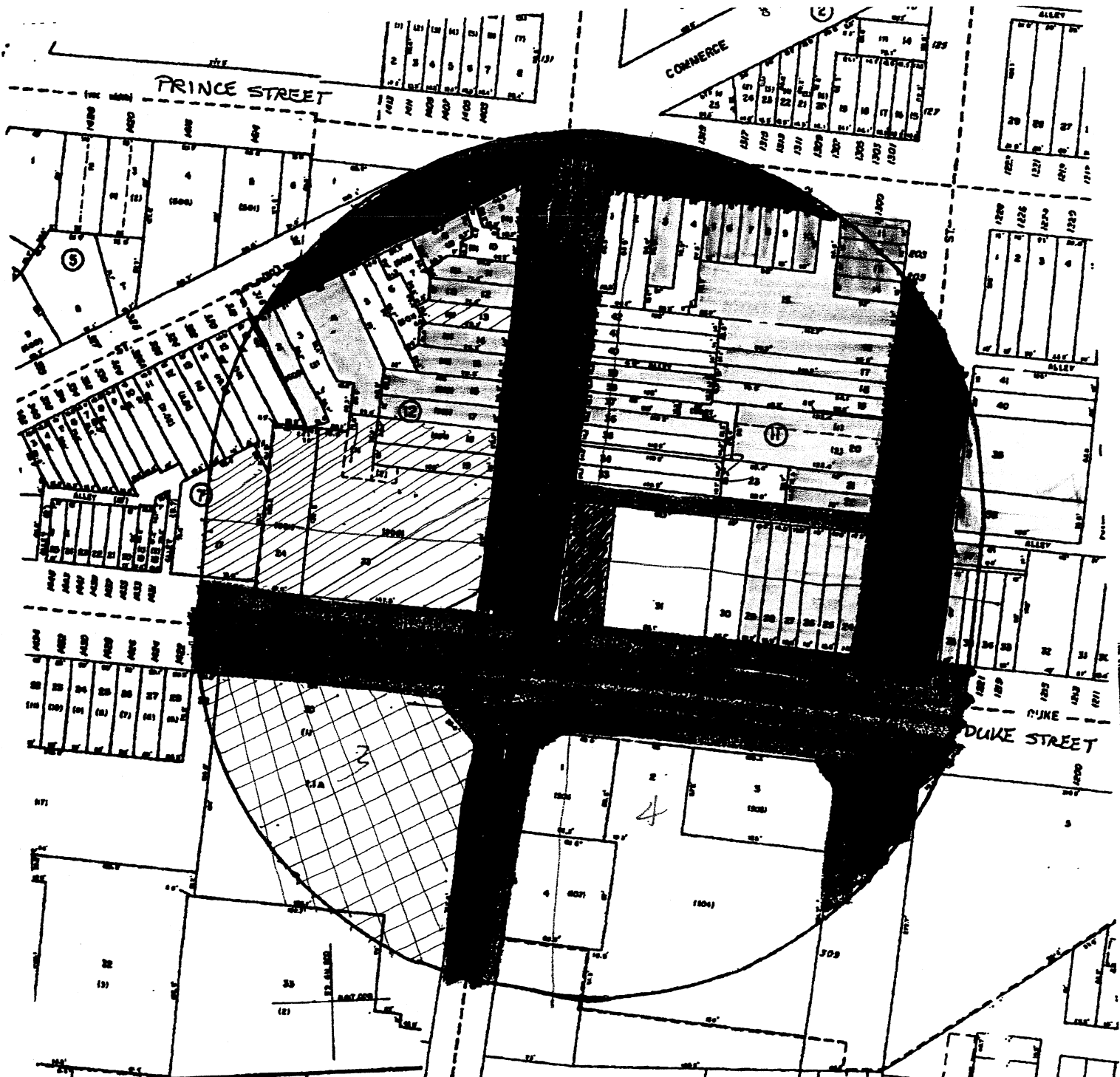
I thank you for your consideration and I look forward to discussing this matter and answering any related question that any of you may have.

Respectfully submitted,



H. Alan Young




Enclosures: Petition to Oppose Rezoning Proposal At 1323 Duke Street (43 pages)  
City Map of a 300 Foot Area Surrounding 1323 Duke Street



VIRGINIA  
MAP



SHEET NO.  
**73.02**  
6-30-1999

-  Property Owners Signed Petition
-  Property Owned by Shiloh Baptist Church
-  Property Leased by Shiloh Baptist Church

Special

EXHIBIT/  
ATTACHMENT Z

Key Map		
64.03	74.01	74.02
73.02	74.03	



ALEXANDRIA, VIRGINIA  
ASSESSMENT MAP



001921101

### PETITION TO OPPOSE REZONING PROPOSAL AT 1323 DUKE STREET

As concerned citizens of the City of Alexandria we oppose the proposed re-zoning and special use permit changes to the historic building and site at 1323 Duke Street. We do not oppose the purpose of this initiative, which is to provide low-income elderly housing to Alexandria residents. Therefore, we would support the use of the current historic building for that purpose.

We do, however, oppose the plans to rezone and create an eight-unit two-person residence (thus up to 16 people) with only three proposed parking spaces. These changes would adversely affect our quality of life as Alexandria citizens by:

- making an already bad parking situation very much worse. Many residents of South West Street rely on unreserved street parking. They often come home from work and are lucky to find a parking place. The situation will be much worse with up to 16 new residents, and who knows how many visitors with automobiles. Moreover, most elderly (defined as 62 and older) do drive. Further, despite our objections the city has recently eliminated more parking spaces on South West Street.
- eliminating the already inadequate open space in our immediate neighborhood, despite recent public policy initiatives to preserve open space
- increasing density (both population and buildings) in an area that has too much density already. The population of South West Street could almost be doubled by this proposal
- and, increasing the size and altering the structure of a classic 1890 house, one of the oldest in this part of Old Town.

We strongly oppose the current proposal. If the city approves this project, it will be against the wishes of Alexandria citizens who live in the immediate area and are most affected. Therefore, we respectfully request you to oppose the proposed changes at 1323 Duke Street.

Names	Addresses	Owner	Resident
* <u>W. McAllister</u>	<u>1301 Duke St.</u>	<u>Owner</u>	<u>Resident</u>
* <u>Auto 13. S. W.</u>	<u>1309 DUKES</u>	<u>Owner</u>	<u>Resident</u>
<u>Sharon Bob Young</u>	<u>1301 Duke St.</u>	<u>Owner</u>	<u>Resident</u>
* <u>Auto 13. S. W.</u>	<u>1303 DUKES ST.</u>	<u>Owner</u>	<u>Resident</u>

PETITION TO OPPOSE REZONING PROPOSAL AT 1323 DUKE ST.

Names	Addresses	Owner Resident
<i>[Signature]</i>	12900 Prince	Owner Resident
MARK DYNER	110 COMMERCE ST	Owner Resident
* Steve VanHorn	1310 Prince St	Owner Resident
* <i>[Signature]</i>	1310 Prince St.	Owner Resident
Shelby A Freehill	911 E. W. Washington St #110 Alexander	Owner Resident
Susan Relyea	1211 Hillside Terrace	Owner Resident
Ken Relyea	1211 Hillside Ter	Owner Resident
JC Whitmore	2401 DAVIS AVE	Owner Resident
Pete Pluh <small>8212 Woodcrest Way</small>	6 WEST MAPLE	Owner Resident
<i>[Signature]</i>	154 MARTIN LN.	Owner Resident
* <i>[Signature]</i>	1307 Duke Street.	Owner Resident



PETITION TO OPPOSE REZONING PROPOSAL AT 1323 DUKE ST.

Names	Addresses	Owner Resident
* Evedine Saug	1305 Duke St.	Owner Resident
* [Signature]	1305 Duke St	Owner Resident
San Estima	225 S. Payne	Owner Resident
* Colene	245 S. Payne	Owner Resident
Daniel S. [Signature]	1303 Prince St.	Owner Resident
by: Adrian Farley, VP	FARLEY, ADRIAN PRIZE, VP	Owner Resident
Cape John	217 S. Payne St	Owner Resident
Ann Matika	127 S. Payne St	Owner Resident
* Pen Hedden	227 S Payne St	Owner Resident
Penlon	220 S. Payne St	Owner Resident

PETITION TO OPPOSE REZONING PROPOSAL AT 1323 DUKE ST.

Names	Addresses	Owner Resident
<u>Elliott [Signature]</u>	201 GIBSON	Owner Resident
<u>Christa Thibodeau</u>	work - 214 S. Payne Street, Alexandria home - 2404 Clyde Ave, Alexandria	Owner Resident
<u>Lynne D'Amico-Reimer</u>	1228 Prince St Alex, VA	Owner Resident
<u>Koree Mayo</u>	1228 Prince St Alex VA	Owner Resident
* <u>Jean [Signature]</u>	211 S. Payne St Alex, VA	Owner Resident
<u>[Signature]</u>	1223 DUKE Alex VA	Owner Resident
<u>Gail [Signature]</u>	1408 ROUND HOUSE LN	Owner Resident
<u>[Signature]</u>	114 W MONROE Alex VA 2230	Owner Resident
<u>Yoga Samirano</u>	114 W. MONROE VA 2230 Alexandria	Owner Resident
<u>[Signature]</u>	227 S. Payne St. Alexandria, VA	Owner Resident
<u>Jane [Signature]</u>	227 S. Payne St - Alex. VA 22314	Owner Resident



PETITION TO OPPOSE REZONING PROPOSAL AT 1323 DUKE ST.

Names	Addresses	Owner Resident
* <u>W. Brown</u>	1200 Prince	Owner Resident
MARK DYNER	110 COMMERCE ST	Owner Resident
* <u>Steve Van Horn</u>	1310 Prince St	Owner Resident
* <u>W. Van Horn</u>	1310 Prince St.	Owner Resident
Stacy & Freebell	911 E. W. M. Shugart St #110 Alexander	Owner Resident
Susan Relya	1211 Hillside Terrace	Owner Resident
Ken Relya	221 Hillside Ter	Owner Resident
J. C. Whitmore	2401 DAVIS AVE	Owner Resident
Pete Pugh	6 WEST MAPLE	Owner Resident
<u>[Signature]</u>	154 MARTIN LN.	Owner Resident
<u>[Signature]</u>	1307 Duke Street.	Owner Resident

PETITION TO OPPOSE REZONING PROPOSAL AT 1323 DUKE ST.

Names	Addresses	Owner Resident
<u>Arthur S. G. J.</u>	<u>1439 DUKE ST</u>	<u>Owner Resident</u>
<u>John Smith</u>	<u>1225 DUKE ST</u>	<u>Owner Resident</u>
<u>Jean Friedrichs</u>	<u>1225 Duke St.</u>	<u>Owner Resident</u>
<u>Aleene Fenton</u>	<u>220 S. Payne St.</u>	<u>Owner Resident</u>
<u>Florence Frey</u>	<u>411 S. Fairfax St.</u>	<u>Owner Resident</u>
<u>Alan J.</u>	<u>411 S. Fairfax St.</u>	<u>Owner Resident</u>
<u>Susan Braden</u>	<u>501 N. Alfred St</u>	<u>Owner Resident</u>
<u>Samuel B. King</u>	<u>501 N. Alfred St</u>	<u>Owner Resident</u>
<u>William W. Harris</u>	<u>216 S. Fayette St</u>	<u>Owner Resident</u>
<u>Cliff</u>	<u>218 S. FAYETTE</u>	<u>Owner Resident</u>
<u>Art Jones</u>	<u>217 SPAYNE</u>	<u>Owner Resident</u>

PETITION TO OPPOSE REZONING PROPOSAL AT 1323 DUKE ST.

Names	Addresses	Owner Resident
Mueler Campbellius	801 N. P. H St.	Owner Resident
Lew B Fay	801 N. Pitt St #1001	Owner Resident
J. Wolff	801 N. P. H St #1205	Owner Resident
Maurice B Silverman	406 Wolfe St	Owner Resident
Kim	Angela Saunders 406 Wolfe St	Owner Resident
D Cheryl Feme	Res. Dept. 509 Cathedral Dr Office → 1320 Prince St Alexandria VA 22314	Owner Resident
John Kuyper Jr.	5003 Taney Ave, Alex. VA 22304	Owner Resident
Stephanie A. Collier	5021 Seminary Rd #129	Owner Resident
*	Dekker Nicky 213 S. Payne St.	Owner Resident
*	Donald Brooks 1318 Prince St.	Owner Resident
*	Mary Lou (Marilyn) Brooks 1318 Prince St	Owner Resident

PETITION TO OPPOSE REZONING PROPOSAL AT 1323 DUKE ST.

Names	Addresses	Owner Resident
DANN VILLION	1600 PRINCE ST	Owner Resident
Sally Trebbe	222 S. Fayette	Owner Resident
C. H. H.	216 S. FAYETTE ST	Owner Resident
David Ramsey	220 S. FAYETTE ST	Owner Resident
Shawn Meyer	214 S. FAYETTE ST.	Owner Resident
Molly Meyer	214 S. Fayette St.	Owner Resident
Leticia Ramsey	220 S. Fayette St	Owner Resident
Michelle Gray	209 S. FAYETTE ST.	Owner Resident
Wendy E. Doad	217 So. Fayette St.	Owner Resident
Jan P. Canelos	217 So. Fayette St.	Owner Resident
Rady Van Curen	209 S FAYETTE ST	Owner Resident

PETITION TO OPPOSE REZONING PROPOSAL AT 1323 DUKE ST.

Names	Addresses	Owner Resident
* <i>Kathy &amp; Olney</i>	225 S. Payne St. Alexandria, Va. 22314	<u>Owner</u> Resident
* Margaret R. Tennant by <i>Kay Wathen, Agent</i>	203 S. Payne St.	<u>Owner</u> Resident
<i>Micola Bluhm</i> by <i>Kay Wathen, Agent</i>	807 Duke St.	<u>Owner</u> Resident
* <i>Greg Scheitens</i> <i>G. Scheitens</i>	1312 PRINCE ST ALEX, VA 22314	<u>Owner</u> Resident
* <i>Jeff Andrew</i>	207 S. PAYNE ST ALEX-VA 22314	<u>Owner</u> Resident
<i>Lori Farnsworth</i>	110 Commerce St Alex, VA 22314	<u>Owner</u> Resident
The Tomes Partnership by <i>[Signature]</i>	214/216 S. Payne St.	<u>Owner</u> Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident

PETITION TO OPPOSE REZONING PROPOSAL AT 1323 DUKE ST.

Names	Addresses	Owner Resident
Vincent Clerico	801 N. Pitt St #1603	Owner Resident
Joan E. Argiro	801 N. Pitt St #1603	Owner Resident
Stephan Taylor	801 N. Pitt St 1506	Owner Resident
<del>Robert</del>	<del>7600 Duke St 904</del>	Owner Resident
Christy Bender	801 N Pitt St #78	Owner Resident
James	801 N. Pitt Street	Owner Resident
M. K. Anderson	801 N. Pitt St, #1207	Owner Resident
Robert	801 N. Pitt St #422	Owner Resident
Wright	801 N Pitt St #908	Owner Resident
A. Boyer	801 N. Pitt St, #805	Owner Resident
Glenn A. Murphy	801 N Pitt St #1009	Owner Resident

PETITION TO OPPOSE REZONING PROPOSAL AT 1323 DUKE ST.

Names	Addresses	Owner Resident
Elliott Nelson	221 GIBSON	Owner Resident
Christa Thibodeau	work - 2145 Payne Street, Alexandria home - 2406 Clyde Ave, Alexandria	Owner Resident
Lynne Annis-Reimer	1228 Prince St Alex. VA	Owner Resident
Kovell Meyer	1228 Prince St Alex VA	Owner Resident
John Lopez	2115 Payne St Alex VA	Owner Resident
D. J. [Signature]	1223 DUKES Alex VA	Owner Resident
Gail Lynn [Signature]	1410 R ROUND HOUSE LN	Owner Resident
D. J. [Signature]	114 W MONROE Alex VA 22301	Owner Resident
Ysa Gunderman	114 W. MONROE VA 22301 Alexandria	Owner Resident
[Signature]	2215 Payne St. Alexandria VA	Owner Resident
James Allen [Signature]	227 S. Payne St - Alex. VA 22314	Owner Resident

# PETITION TO OPPOSE REZONING PROPOSAL AT 1323 DUKE ST.

Names	Addresses	Owner Resident
<del>Vedue Sang</del>	<del>1305 Duke St.</del>	<del>Owner Resident</del>
<del>[Signature]</del>	<del>1305 Duke St</del>	<del>Owner Resident</del>
Gar Eastman	225 S. Payne	Owner Resident
Cedene [Signature]	215 S. Payne	Owner Resident
Samuel [Signature]	1303 Prince St.	Owner Resident
by: Adrian Farley, VP	1301 King St	Owner Resident
Cher [Signature]	217 S. Payne St	Owner Resident
Ann Matka	127 S. Payne St	Owner Resident
Ken [Signature]	227 S. Payne St	Owner Resident
Denlon	220 S. Payne St	Owner Resident

3 ORIGINAL  
SIGNED  
PREVIOUSLY

2 ORIGINAL  
SIGNED  
PREVIOUSLY



PETITION TO OPPOSE REZONING PROPOSAL AT 1323 DUKE ST.

Names	Addresses	Owner Resident
<i>Arthur E. Schy</i>	1439 DUKE ST	Owner Resident
* <i>Scott Smith</i>	1225 DUKE ST	Owner Resident
* <i>Jean Friedrichs</i>	1225 Duke St.	Owner Resident
<i>Arlene Fenton</i>	220 S. Payne St.	Owner Resident
<i>Florence Frey</i>	411 S. Fairview St.	Owner Resident
<i>Alan J.</i>	411 S. Fairview St.	Owner Resident
<i>Susan Bradsh</i>	501 N. Alfred St	Owner Resident
<i>Edward J. King</i>	501 N. Alfred St	Owner Resident
<i>William W. Hines</i>	216 S. Fayette St	Owner Resident
<i>Cliff</i>	218 S. FAYETTE	Owner Resident
<i>Carlson</i>	217 SPAYNE	Owner Resident

PETITION TO OPPOSE REZONING PROPOSAL AT 1323 DUKE ST.

Names	Addresses	Owner Resident
* Evadne Sang	1305 Duke St.	Owner Resident
* SEE ATTACHED		Owner Resident
* [Signature]	1305 Duke St	Owner Resident
Barbara Coons	709 Arch Hall Lane	Owner Resident
Shirley McManus	710 Arch Hall	Owner Resident
Hurd Hanson	710 Arch Hall Ln	Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident

PETITION TO OPPOSE REZONING PROPOSAL AT 1323 DUKE ST.

Names	Addresses	Owner Resident
<i>Kathy L. Olay</i>	225 S. Payne St. Alexandria, Va. 22314	Owner Resident
WP Partners, LLC	219 S. Payne St Alexandria 22314	Owner Resident
*by: <i>DM Phillips</i>		Owner Resident
David M Phillips Jr., Partner David Welch, Partner		Owner Resident
David Welch / DMPJ - Adam O'Carroll ADAM O'CARROLL	326 COMMERCE ST ALEXANDRIA VA 22314	Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident

PETITION TO OPPOSE REZONING PROPOSAL AT 1323 DUKE ST.

Names	Addresses	Owner Resident
<del>Estelita Sang</del>	<del>1323 Duke St.</del>	Owner Resident
★ <del>Joe Kelly</del>	<del>1305 Duke St.</del>	Owner Resident
Peter Fry	Box 1025	Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident

ORIGINALLY  
SIGNED  
PREVIOUS  
PAGE

## PETITION TO OPPOSE REZONING PROPOSAL AT 1323 DUKE STREET

As concerned citizens of the City of Alexandria we oppose the proposed re-zoning and special use permit changes to the historic building and site at 1323 Duke Street. We do not oppose the purpose of this initiative, which is to provide low-income elderly housing to Alexandria residents. Therefore, we would support the use of the current historic building for that purpose.

We do, however, oppose the plans to rezone and create an eight-unit two-person residence (thus up to 16 people) with only three proposed parking spaces. These changes would adversely affect our quality of life as Alexandria citizens by:

- making an already bad parking situation very much worse. Many residents of South West Street rely on unreserved street parking. They often come home from work and are lucky to find a parking place. The situation will be much worse with up to 16 new residents, and who knows how many visitors with automobiles. Moreover, most elderly (defined as 62 and older) do drive. Further, despite our objections the city has recently eliminated more parking spaces on South West Street.
- eliminating the already inadequate open space in our immediate neighborhood, despite recent public policy initiatives to preserve open space
- increasing density (both population and buildings) in an area that has too much density already. The population of South West Street could almost be doubled by this proposal
- and, increasing the size and altering the structure of a classic 1890 house, one of the oldest in this part of Old Town.

We strongly oppose the current proposal. If the city approves this project, it will be against the wishes of Alexandria citizens who live in the immediate area and are most affected. Therefore, we respectfully request you to oppose the proposed changes at 1323 Duke Street.

Names	Addresses	Owner	Resident
STEPHEN JACQUES	318 COMMERC ST.	Owner	Resident
MARCE CORNELL	318 COMMERC ST.	Owner	Resident
Ellen Marcus	212 S. West St	Owner	Resident
		Owner	Resident

## PETITION TO OPPOSE REZONING PROPOSAL AT 1323 DUKE STREET

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Names	Addresses	Owner Resident
* Richard Mancure	205 South Payne Street	Owner Resident
* B4 CCC Name	Centennial Row Parking Lot Lot # 15 Block 11	Owner Resident
President Centennial Row HA INC.	Tax map 74.01	legal representative Owner Resident
B7 Vincent Carlin - Treasurer	-	Owner Resident
Centennial Row Home Owners Assoc Inc	Lot 15 Block 11 tax map 74.01	legal representative
V. H. Carlin	60	

## PETITION TO OPPOSE REZONING PROPOSAL AT 1323 DUKE STREET

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We strongly oppose the current proposal. If the city approves this project, it will be against the wishes of Alexandria citizens who live in the immediate area and are most affected. Therefore, we respectfully request you to oppose the proposed changes at 1323 Duke Street.

Names	Addresses	Owner	Resident
* James Suprenant	310 Commerce	Owner	Resident
* Jennifer Stanley	310 Commerce	Owner	Resident
* Jerry West	302 Commerce	Owner	Resident
* Sara C. Omaha	300 Commerce	Owner	Resident

## PETITION TO OPPOSE REZONING PROPOSAL AT 1323 DUKE STREET

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Names	Addresses	Owner	Resident
Carl E. Hazra	114 HARVARD ST. Alex., VA 22314	Owner	Resident
J. Dye	106 Harvard St.	Owner	Resident
Karl W. Jinkley	108 N. West St.	Owner	Resident
Marjorie Pankelburg	108 N. West St	Owner	Resident





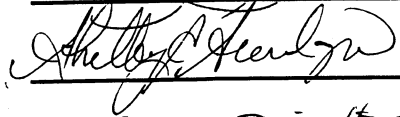
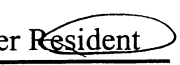
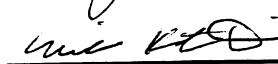
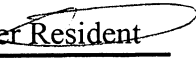

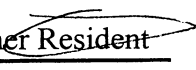
**PETITION TO OPPOSE REZONING PROPOSAL AT 1323 DUKE STREET**

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Names	Addresses	Owner Resident
	1407 PRINCE	Owner Resident 
	1407 Prince	Owner Resident 
 <del>1407 Prince</del> 1409 Prince	1409 Prince	Owner Resident 
	1409 Prince	Owner Resident 

## PETITION TO OPPOSE REZONING PROPOSAL AT 1323 DUKE STREET

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Names	Addresses	Owner	Resident
* Kella Listering	1308 Prince	Owner	Resident
* Dee Korman	1306 Prince St	Owner	Resident
Robert J. Morgan	1304 Prince	Owner	Resident
Malik	1311 Prince St	Owner	Resident

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**PETITION TO OPPOSE REZONING PROPOSAL AT 1323 DUKE STREET**

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Names	Addresses	Owner	Resident
Leah Warner	1315 Prince St.	Owner	Resident
Craig Coburn	1218 Prince St.	Owner	Resident
Katherine Coburn	1218 Prince St.	Owner	Resident
J. O. [Signature]	1216 Prince	Owner	Resident

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## PETITION TO OPPOSE REZONING PROPOSAL AT 1323 DUKE STREET

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Names	Addresses	Owner	Resident
Grant Gertman 	1411 Prince St	Owner	Resident
Trace Gertman 	1411 Prince St	Owner	Resident
Nigel Curtis 	1210 Prince St	Owner	Resident
Darren Donahue 	300 Commerce	Owner	Resident

## PETITION TO OPPOSE REZONING PROPOSAL AT 1323 DUKE STREET

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Names	Addresses	Owner	Resident
* Debbie Rose	Debbie Rose 219 S. West St.	Owner	Resident
* Donald Rose	Donald Rose 219 S. West St.	Owner	Resident
* Peter H. Dinsdale	209 S. West Street	Owner	Resident
* Ange Dinsdale	209 S. WEST STREET	Owner	Resident

## PETITION TO OPPOSE REZONING PROPOSAL AT 1323 DUKE STREET

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Names	Addresses	Owner	Resident
* John D Fonte	205 S. West St	Owner	Resident Alex, 22314-
* Susan Fonte	205 S. West St.	Owner	Resident Alex, 22314
* Sydney Olson	203 S. West Street	Owner	Resident Alex, VA 22314
* Pamela Paul	201 S. West St.	Owner	Resident Alex. 22314

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Names	Addresses	Owner	Resident
<u>Kimberly BURNING</u>	<u>219 S. West St.</u>	Owner	Resident
<u>* Russell Meaze</u>	<u>220 S. West St</u>	Owner	Resident
<u>Richard Forte</u>	<u>342 S. West St.</u>	Owner	Resident
<u>Dale Forte</u>	<u>342 S. West St.</u>	Owner	Resident

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We strongly oppose the current proposal. If the city approves this project, it will be against the wishes of Alexandria citizens who live in the immediate area and are most affected. Therefore, we respectfully request you to oppose the proposed changes at 1323 Duke Street.

Names	Addresses	Owner	Resident
Bryce VanDiver	1313 Prince St.	Owner	Resident
Todd Jeffrey	1313 Prince St	Owner	Resident
Tom Jacob	1313 Prince St	Owner	Resident
		Owner	Resident



## PETITION TO OPPOSE REZONING PROPOSAL AT 1323 DUKE STREET

As concerned citizens of the City of Alexandria we oppose the proposed re-zoning and special use permit changes to the historic building and site at 1323 Duke Street. We do not oppose the purpose of this initiative, which is to provide low-income elderly housing to Alexandria residents. Therefore, we would support the use of the current historic building for that purpose.

We do, however, oppose the plans to rezone and create an eight-unit two-person residence (thus up to 16 people) with only three proposed parking spaces. These changes would adversely affect our quality of life as Alexandria citizens by:

- making an already bad parking situation very much worse. Many residents of South West Street rely on unreserved street parking. They often come home from work and are lucky to find a parking place. The situation will be much worse with up to 16 new residents, and who knows how many visitors with automobiles. Moreover, most elderly (defined as 62 and older) do drive. Further, despite our objections the city has recently eliminated more parking spaces on South West Street.
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We strongly oppose the current proposal. If the city approves this project, it will be against the wishes of Alexandria citizens who live in the immediate area and are most affected. Therefore, we respectfully request you to oppose the proposed changes at 1323 Duke Street.

Names	Addresses	Owner	Resident
John Smith	219 S. West St	Owner	Resident
Ed Stott	218	Owner	Resident
* DDA Whisenant	216 S West St	Owner	Resident
* Ed Whisenant	216 S. West St	Owner	Resident

## PETITION TO OPPOSE REZONING PROPOSAL AT 1323 DUKE STREET

As concerned citizens of the City of Alexandria we oppose the proposed re-zoning and special use permit changes to the historic building and site at 1323 Duke Street. We do not oppose the purpose of this initiative, which is to provide low-income elderly housing to Alexandria residents. Therefore, we would support the use of the current historic building for that purpose.

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We strongly oppose the current proposal. If the city approves this project, it will be against the wishes of Alexandria citizens who live in the immediate area and are most affected. Therefore, we respectfully request you to oppose the proposed changes at 1323 Duke Street.

Names	Addresses	Owner	Resident
* Jane Gardner	211 S. West St	Owner	Resident
* Vicki Cutwright	2225 West St	Owner	Resident
Paul Thompson	211 N. Payne St.	Owner	Resident
		Owner	Resident

## PETITION TO OPPOSE REZONING PROPOSAL AT 1323 DUKE STREET

As concerned citizens of the City of Alexandria we oppose the proposed re-zoning and special use permit changes to the historic building and site at 1323 Duke Street. We do not oppose the purpose of this initiative, which is to provide low-income elderly housing to Alexandria residents. Therefore, we would support the use of the current historic building for that purpose.

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We strongly oppose the current proposal. If the city approves this project, it will be against the wishes of Alexandria citizens who live in the immediate area and are most affected. Therefore, we respectfully request you to oppose the proposed changes at 1323 Duke Street.

Names	Addresses	Owner Resident
<i>Paul Yuff</i>	<i>1203 PRINCE</i>	<i>8091W35</i> Owner Resident
<i>Christopher Smith</i>	<i>1208 Prince</i>	Owner Resident
<i>Amran Jocelyn</i>	<i>1209 Prince St</i>	Owner Resident
<i>Vern J. Jouly</i>	<i>1209 Prince</i>	Owner Resident

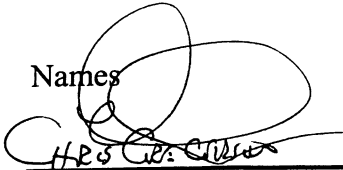
**PETITION TO OPPOSE REZONING PROPOSAL AT 1323 DUKE STREET**

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Names	Addresses	Owner Resident
	125 HARVARD ST.	Owner Resident
* Chip Carlin	1302 Prince St.	Owner Resident
		Owner Resident
		Owner Resident

## PETITION TO OPPOSE REZONING PROPOSAL AT 1323 DUKE STREET

As concerned citizens of the City of Alexandria we oppose the proposed re-zoning and special use permit changes to the historic building and site at 1323 Duke Street. We do not oppose the purpose of this initiative, which is to provide low-income elderly housing to Alexandria residents. Therefore, we would support the use of the current historic building for that purpose.

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Names	Addresses	Owner	Resident
<i>Robert Schultz</i>	<i>1204 Prince St.</i>	<u>Owner</u>	Resident
<i>Mary O'Neil</i>	<i>1204 Prince St.</i>	Owner	Resident
		Owner	Resident
		Owner	Resident

## PETITION TO OPPOSE REZONING PROPOSAL AT 1323 DUKE STREET

As concerned citizens of the City of Alexandria we oppose the proposed re-zoning and special use permit changes to the historic building and site at 1323 Duke Street. We do not oppose the purpose of this initiative, which is to provide low-income elderly housing to Alexandria residents. Therefore, we would support the use of the current historic building for that purpose.

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We strongly oppose the current proposal. If the city approves this project, it will be against the wishes of Alexandria citizens who live in the immediate area and are most affected. Therefore, we respectfully request you to oppose the proposed changes at 1323 Duke Street.

Names	Addresses	Owner	Resident
<del>Dr. Shara Posner</del>	<del>1217 Prince St Alexandria</del>	<del>Owner</del>	<del>Resident</del>
<del>Stephan Will</del>	<del>1211 Prince St Alexandria</del>	<del>Owner</del>	<del>Resident</del>
Paul Cooper	1403 Prince St Alex	Owner	Resident
		Owner	Resident

**PETITION TO OPPOSE REZONING PROPOSAL AT 1323 DUKE STREET**

As concerned citizens of the City of Alexandria we oppose the proposed re-zoning and special use permit changes to the historic building and site at 1323 Duke Street. We do not oppose the purpose of this initiative, which is to provide low-income elderly housing to Alexandria residents. Therefore, we would support the use of the current historic building for that purpose.

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Names	Addresses	Owner	Resident
<i>J Le Marshall</i>	<i>1305 Prince St Alexandria</i>	Owner	Resident
			Owner Resident
			Owner Resident
			Owner Resident

PETITION TO OPPOSE REZONING PROPOSAL AT 1323 DUKE ST.

Names	Addresses	Owner Resident
Brentley Dean	357 CAMERON STATION BLVD ALEXANDRIA VA 22304	Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident



PETITION TO OPPOSE REZONING PROPOSAL AT 1323 DUKE ST.

Names	Addresses	Owner Resident
Bradley Dean	351 CAMERON STARO BLVD ALEXANDRIA VA 22304	Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident

PETITION TO OPPOSE REZONING PROPOSAL AT 1323 DUKE ST.

Names	Addresses	Owner Resident
Charles R. Lematey	1110 Prince St	Owner Resident
L. A. Jamieson	1108 Prince St.	Owner Resident
Mw SAsPAR	1114 Prince St.	Owner Resident
Patricia P. Rehberg	1117 Prince St	Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident

PETITION TO OPPOSE REZONING PROPOSAL AT 1323 DUKE ST.

Names	Addresses	Owner Resident
<i>Elliott N. [unclear]</i>	221 GIBBON	Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident

**PETITION TO OPPOSE REZONING PROPOSAL AT 1323 DUKE STREET**

As concerned citizens of the City of Alexandria we oppose the proposed re-zoning and special use permit changes to the historic building and site at 1323 Duke Street. We do not oppose the purpose of this initiative, which is to provide low-income elderly housing to Alexandria residents. Therefore, we would support the use of the current historic building for that purpose.

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- and, increasing the size and altering the structure of a classic 1890 house, one of the oldest in this part of Old Town.

We strongly oppose the current proposal. If the city approves this project, it will be against the wishes of Alexandria citizens who live in the immediate area and are most affected. Therefore, we respectfully request you to oppose the proposed changes at 1323 Duke Street.

Names	Addresses	Owner	Resident
Michelle Willey	1317 Prince St	Owner	Resident
		Owner	Resident
		Owner	Resident
		Owner	Resident

**PETITION TO OPPOSE REZONING PROPOSAL AT 1323 DUKE STREET**

As concerned citizens of the City of Alexandria we oppose the proposed re-zoning and special use permit changes to the historic building and site at 1323 Duke Street. We do not oppose the purpose of this initiative, which is to provide low-income elderly housing to Alexandria residents. Therefore, we would support the use of the current historic building for that purpose.

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We strongly oppose the current proposal. If the city approves this project, it will be against the wishes of Alexandria citizens who live in the immediate area and are most affected. Therefore, we respectfully request you to oppose the proposed changes at 1323 Duke Street.

Names	Addresses	Owner Resident
<i>Bobbie Redent</i>	<i>710 Fitzhugh Way</i>	<i>Alex VA 22314</i> <u>Owner Resident</u>
		Owner Resident
		Owner Resident
		Owner Resident

# PETITION TO OPPOSE REZONING PROPOSAL AT 1323 DUKE ST.

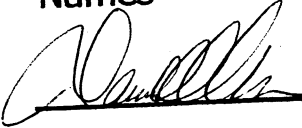
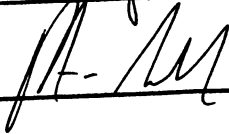
Names	Addresses	Owner Resident
<i>Sandra T. Rangel</i>	<i>2930 Hicksony Alex VA 22305</i>	<u>Owner</u> Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident

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PETITION TO OPPOSE REZONING PROPOSAL AT 1323 DUKE ST.

Names	Addresses	Owner Resident
<i>Elliott D. Sumner</i>	221 GIBSON	Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident

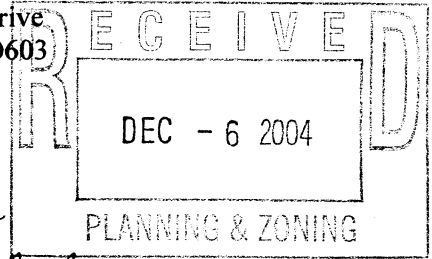
PETITION TO OPPOSE REZONING PROPOSAL AT 1323 DUKE ST.

Names	Addresses	Owner Resident
	1211 PRINCE ST	<u>Owner</u> Resident
Kathryn Dunbar	206 S. Fayette St.	<u>Owner</u> Resident
	206 S. FAYETTE ST	<u>Owner</u> Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident



December 1, 2004

Mark and Natalie Ogletree  
2343 Kanegis Drive  
Waldorf, MD 20603



Chairman Wagner and Members of the Planning Commission  
Planning Commission  
City of Alexandria  
301 King Street, Room 2000  
Alexandria, VA 22314

*PC Docket Item #  
Beasley Square 14 A-B*

Subj: Beasley Square – Master Plan Amendment #2004-001, Rezoning #2004-0002 and Development Special Use Permit (DSUP) #2004-0015

Chairman Wagner and Members of the Planning Commission:

As former residents of Alexandria, VA and current members of the Shiloh Baptist Church, we are writing this letter to relay our support of the Beasley Square Rezoning, Master Plan Amendment, and DSUP applications. Additionally, we respectfully request your vote in support of the staff recommendations for approval of the applications at the December 7th public hearing.

The Beasley Square project's goal is to provide eight (8) one-bedroom rental units for low-income senior members of our community. The applicant, Harambee Community and Economic Development Corporation, has worked long and diligently with the immediate neighbors, the Upper King Street and Old Town Civic Associations, City staff and others to address concerns about the provision of on-site parking, the mass and architecture of the addition, the size and design of the open space and ways to appropriately commemorate African-American history related to this site.

As you know, there remains a lack of and continual loss of affordable housing, especially for low-income seniors. A recent "quality-of-life" survey of City residents confirmed this by identifying the lack of affordable housing as a primary unmet need. The Beasley Square project is a small step in the right direction.

We hope we can count on your support in providing a safe, decent, affordable place to live for Alexandria's elderly by casting your vote of approval for the applications. Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Mark and Natalie Ogletree".

Mark and Natalie Ogletree

CC:

Mayor William Euille, City of Alexandria  
Phil Sunderland, City Manager, City of Alexandria  
✓ Eileen Fogarty, Director of Planning, City of Alexandria

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December 1, 2004

Chairman Wagner and Members of the Planning Commission  
Planning Commission  
City of Alexandria  
301 King Street, Room 2000  
Alexandria, VA 22314

*PC Docket Item #14 A-C  
Beasley Square*

RE: Beasley Square – Master Plan Amendment #2004-001, Rezoning #2004-0002 and  
Development Special Use Permit (DSUP) #2004-0015

Dear Chairman Wagner and Members of the Planning Commission:

I am writing to support of the Beasley Square Rezoning, Master Plan Amendment, and DSUP applications. We respectfully request that at the December 7<sup>th</sup> public hearing you vote in support of the staff recommendations for approval of the applications.

The Beasley Square project will provide eight (8) one-bedroom units for rent to low-income elderly members of our community. The applicant, Harambee Community and Economic Development Corporation, has worked long and diligently with the immediate neighbors, the Upper King Street and Old Town Civic Associations, City staff and others to address concerns about the provision of on-site parking, the mass and architecture of the addition, the size and design of the open space and ways to appropriately commemorate African-American history related to this site.

As you know, in Alexandria, the lack and continual loss of affordable housing, especially affordable housing for low-income elderly, has reached a critical point. A recent “quality-of-life” survey of City residents confirmed this by identifying the lack of affordable housing as a primary unmet need.

The Beasley Square project is a small step in the right direction.

Please do your part in providing a safe, decent, affordable place to live for Alexandria’s elderly by casting your vote in support of the applications. Thank you for your consideration.

Sincerely,

*Ruth Dyer-Morgan*  
Name *800 S. Washington St. B108*  
Address *Alexandria, VA 22317*

*One of the joys of living in Alexandria  
is that it is still a community and  
not simply a suburb of DC. Making  
sure that older Alexandrians aren't  
forced out of the city is one part of keeping  
this a community and not a commuter stop.  
Please approve the rezoning. Thank you 88*

December 2, 2004

*PC Docket Item  
Beasley Square MPA, REZ +  
DSUP*

Chairman Wagner and Members of the Planning Commission  
Planning Commission  
City of Alexandria  
301 King Street, Room 2000  
Alexandria, VA 22314

RE: Beasley Square – Master Plan Amendment #2004-001, Rezoning #2004-0002 and  
Development Special Use Permit (DSUP) #2004-0015

Dear Chairman Wagner and Members of the Planning Commission:

I am writing to state for the record my support of the Beasley Square Rezoning, Master Plan Amendment, and DSUP applications. I respectfully request that at the December 7<sup>th</sup> public hearing you vote in support of the staff recommendations for approval of the applications.

The Beasley Square project will provide eight (8) one-bedroom units for rent to low-income elderly members of our community. The applicant, Harambee Community and Economic Development Corporation, has worked long and diligently with the immediate neighbors, the Upper King Street and Old Town Civic Associations, City staff and others to address concerns about the provision of on-site parking, the mass and architecture of the addition, the size and design of the open space and ways to appropriately commemorate African-American history related to this site.

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Sincerely,

Michelle Krocker  
Director, Housing & Community Development  
Reston Interfaith  
Member, the Northern Virginia Affordable Housing Alliance

*PC Docket Item #14A-C  
Beasley Square (MPA, REZ, DSUP)*



Natalie Burch  
12/02/2004 09:31 AM

To: Jeffrey Farner/Alex@Alex, Hal Phipps/Alex@Alex, Kendra Jacobs/Alex@Alex  
cc:  
Subject: Fw: Beasley Square - Master Plan Amendment #2004-001, Rezoning #2004-0002 and Development Special Use Permit (DSUP) #2004-0015

FYI attached.



"Natalie Ogletree"  
<nogletree@comcast.net>  
12/01/2004 10:36 PM  
Please respond to  
<nogletree@comcast.net>

To  
cc <erwagner@comcast.net>, <richleibach@aol.com>, <Donna.fossum@rand.org>, <John.komoroske@nasd.com>, <hsdunn@ipbtax.com>, <jlr@cpma.com>, <jssjennings@aol.com>, <alexvamayor@aol.com>, <phil.sunderland@alexandriava.gov>, <eileen.fogarty@alexandriava.gov>  
Subject Beasley Square - Master Plan Amendment #2004-001, Rezoning #2004-0002 and Development Special Use Permit (DSUP) #2004-0015

December 1, 2004

Mark and Natalie Ogletree  
2343 Kanegis Drive  
Waldorf, MD 20603

Chairman Wagner and Members of the Planning Commission  
Planning Commission  
City of Alexandria  
301 King Street, Room 2000  
Alexandria, VA 22314

Subj: Beasley Square - Master Plan Amendment #2004-001, Rezoning #2004-0002 and Development Special Use Permit (DSUP) #2004-0015

Chairman Wagner and Members of the Planning Commission:

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Sincerely,

Mark and Natalie Ogletree  
//s//



Natalie Burch  
12/02/2004 11:43 AM

To: Jeffrey Farnor/Alex@Alex, Hal Phipps/Alex@Alex, Kendra Jacobs/Alex@Alex  
cc:  
Subject: Fw: Beasley Square

*PC DOCKET Item # of A-C  
Beasley Square MPA, REZ  
DSUP*

**More -- Beasley Square**

----- Forwarded by Natalie Burch/Alex on 12/02/2004 11:42 AM -----



"Clarendon Presbyterian Church"  
<clarendonpresbyt@earthlink.net>

12/02/2004 11:41 AM

Please respond to  
<clarendonpresbyt@earthlink.net>

To <erwagner@comcast.net>, <richleibach@aol.com>, <Donna.fossum@rand.org>, <John.komoroske@nasd.com>, <hsdunn@ipbtax.com>, <jlr@cpma.com>, <jssjennings@aol.com>  
cc <alexvamayor@aol.com>, <phil.sunderland@alexandriava.gov>, <eileen.fogarty@alexandriava.gov>

Subject Beasley Square

Chairman Wagner and Members of the Planning Commission  
Planning Commission  
City of Alexandria  
301 King Street, Room 2000  
Alexandria, VA 22314

RE: Beasley Square – Master Plan Amendment #2004-001, Rezoning #2004-0002 and Development Special Use Permit (DSUP) #2004-0015

Dear Chairman Wagner and Members of the Planning Commission:

I am writing in support of the Beasley Square Rezoning, Master Plan Amendment, and DSUP applications. Although I live and work in Arlington, your support of affordable housing is an issue that concerns all of us in Northern Virginia for whatever affects a few directly affects all of us indirectly. Your support of the staff recommendations for approval of the applications will mark a strong commitment in this region for creative solutions to the crisis of affordable housing.

The Beasley Square project will provide eight one-bedroom units for rent to low-income elderly members of our community. The applicant, Harambee Community and Economic Development Corporation, has worked long and diligently with the immediate neighbors, the Upper King Street and Old Town Civic Associations, City staff and others to address concerns about the provision of on-site parking, the mass and architecture of the addition, the size and design of the open space and ways to appropriately commemorate African-American history related to this site.

As you know, in Alexandria, the lack and continual loss of affordable housing, especially affordable housing for low-income elderly, has reached a critical point. A recent "quality-of-life" survey of City residents confirmed this by identifying the lack of affordable housing as a primary unmet need.

The Beasley Square project is a small step in the right direction.

Please do your part in providing a safe, decent, affordable place to live for Alexandria's elderly by casting your vote in support of the applications. Thank you for your consideration.

Sincerely,

Rev. Dr. David Ensign  
Pastor  
Clarendon Presbyterian Church  
1305 N. Jackson St.  
Arlington, VA 22201  
703-527-9513

CC: Mayor William Eulle, City of Alexandria, by email, alexvamayor@aol.com  
Phil Sunderland, City Manager, City of Alexandria, by email,  
phil.sunderland@alexandriava.gov  
Eileen Fogarty, Director of Planning, City of Alexandria, by email,  
eileen.fogarty@alexandriava.gov

X-BigFish: vpcs-75(z291W17eIz1452Ofa7R7efIL200bkzzzzz2dh34IQ)

Subject: re: 1323 Duke Street Harambee proposal on Dec 7 docket with attachment in Microsoft Word

Date: Thu, 2 Dec 2004 16:49:56 -0500

Thread-Topic: re: 1323 Duke Street Harambee proposal on Dec 7 docket with attachment in Microsoft Word

Thread-Index: AcTYuOAictjUXt0sQcq6BtDsKZZNYQ==

From: "John Fonte" <johnf@hudsondc.org>

To: <erwagner@comcast.net>, <richleibach@aol.net>, <donna\_fossum@rand.org>, <komorosj@nasd.com>, <John.komoroske@nasd.com>, <hsdunn@ipbtax.com>, <jlr@cpma.com>, <jssjennings@aol.com>

X-OriginalArrivalTime: 02 Dec 2004 21:50:09.0130 (UTC) FILETIME=[E46F54A0:01C4D8B8]

December 2, 2004

Dear Planning Commission Members:

We have lived and owned our home at 205 South West Street since 1987. I have just read the Planning Commission Staff report. Unfortunately it is extremely misleading in regard to community concerns with the 1323 Duke Street project. Although we support the goal of affordable senior housing, the community is overwhelmingly opposed to this project in its current form. This is because the location is inappropriate. The views of the community are not made clear in the Staff report.

The staff report declares on page 5: "Some of the neighboring residents have expressed support for the proposal, while other adjoining residents are strongly opposed to the proposed development." The implication, in the staff report, is that opinion is divided about fifty-fifty. A more accurate division would be something like 200 opposed with 4 or 5 in favor. To date, more than 200 Alexandria residents and homeowners have signed a petition (attached) opposing the proposal. This includes large numbers of people from S. West Street, Commerce, Prince, Payne, Duke and elsewhere in the community. Only a handful of people who actually live in the neighboring area support the proposal. Most, who express support, including the board of the Harambee project, are not Alexandria residents.

The proposal would make a currently bad parking situation worse; almost eliminate open space; vastly increase density; and significantly



alter the structure of a historic 1890s house, one of the oldest in this part of Old Town. In short, the proposal goes against everything that Old Town is supposedly for. Because we support the laudable goal of affordable senior housing, many of us in the neighborhood have offered to work with Harambee to find a more appropriate location, but we have been ignored. The Old Town Civic Association made this offer to Shiloh Baptist Church and Harambee, and they too were ignored.

The Staff report implies that our parking concerns could be satisfied by mandating five off site parking places in the Shiloh Baptist Church parking lot specifically for the new 1323 Duke Street residents (and their guests?) The Staff report also recommends that the 1323 Duke Street residents "be prohibited from receiving residential parking permits."

All of this is unrealistic. The city recently eliminated 8 parking spaces on the 300 block of South West Street. The new building project on the 100 block of South West Street has had to eliminate approximately 15 indoor parking places. Those people will now have to park on the street. In addition, word in the neighborhood is that the new company Landesign that replaced Morris Katz Auto will need additional parking. Moreover, a new proposal for a five story office building nearby on Duke Street for the Society of American Florists (on January, Planning Commission docket) will have more office employees than parking places. Further, the construction trailer for the 1323 Duke Street project will block additional parking spaces during the year or more of construction of this project. All of these lost parking spaces add up to much more than the five proposed spaces in the church parking lot.

The Staff report talks about the need for a "delicate balance" in regards to impacts on the community. But there is no "balance" here. While the proposal's goal is laudable, the site is completely inappropriate. It is unbalanced, not "balanced," in regards to massive parking, loss of open space, and increased density problems combined with the practice of diluting through significant alteration, the historic character of an 1890s building. Alexandrians who live here are overwhelming opposed to the proposed location of this project. To proceed with this proposal in its current form would be to completely ignore the wishes of the

community.

Respectfully,  
John Fonte  
205 South West Street  
Alexandria, VA

<<Duke Street-Harambee petition-2.doc>>

Content-Type: application/msword;  
name="Duke Street-Harambee petition-2.doc"  
Content-Description: Duke Street-Harambee petition-2.doc  
Content-Disposition: attachment;  
filename="Duke Street-Harambee petition-2.doc"

 Duke Street-Harambee #995C5.doc

PC Docket Item # H A C  
Beasley Square



Natalie Burch  
12/03/2004 10:18 AM

To: Jeffrey Farnier/Alex@Alex, Kendra Jacobs/Alex@Alex, Hal Phipps/Alex@Alex  
cc:  
Subject: Fw: Support of Beasley Square Rezoning Project

### Beasley Square support letter

Natalie D. Burch  
Department of Planning & Zoning  
703-838-4666, ext. 334  
natalie.burch@alexandriava.gov

----- Forwarded by Natalie Burch/Alex on 12/03/2004 10:17 AM -----



<alisondecourcey@att.net>

12/02/2004 05:59 PM

To <erwagner@comcast.net>  
cc <alexvamayor@aol.com>, <il.sunderland@alexandriava.gov>, <eileen.fogarty@alexandriava.gov>  
Subject Support of Beasley Square Rezoning Project

December 3

Chairman Wagner and Members of the Planning Commission  
Planning Commission  
City of Alexandria  
*via email*

RE: Beasley Square – Master Plan Amendment #2004-001, Rezoning #2004-0002 and Development Special Use Permit (DSUP) #2004-0015

Dear Chairman Wagner and Members of the Planning Commission:

As a resident of Old Town, I am writing to state for the record my support of the Beasley Square Rezoning, Master Plan Amendment, and DSUP applications. We respectfully request that at the December 7<sup>th</sup> public hearing you vote in support of the staff recommendations for approval of the applications.

The Beasley Square project will provide eight (8) one-bedroom units for rent to low-income elderly members of our community. The applicant, Harambee Community and Economic Development Corporation, has worked long and diligently with the immediate neighbors, the Upper King Street and Old Town Civic Associations, City staff and others to address concerns about the provision of on-site parking, the mass and architecture of the addition, the size and design of the open space and ways to appropriately commemorate African-American history related to this site.

As you know, in Alexandria, the lack and continual loss of affordable housing, especially affordable housing for low-income elderly, has reached a critical point. A recent “quality-of-life” survey of City residents confirmed this by identifying the lack of affordable housing as a primary unmet need.

97

The Beasley Square project is a small step in the right direction.

Please do your part in providing a safe, decent, affordable place to live for Alexandria's elderly by casting your vote in support of the applications. Thank you for your consideration.

Sincerely,

Alison DeCoursey  
404 N. Patrick Street  
Alexandria, VA 22314

CC: Mayor William Euille, City of Alexandria  
Phil Sunderland, City Manager, City of Alexandria  
Eileen Fogarty, Director of Planning, City of Alexandria

*PC Docket Item #4A-C  
Beasley Square*



**Natalie Burch**  
12/03/2004 10:50 AM

To: Jeffrey Farnor/Alex@Alex, Kendra Jacobs/Alex@Alex, Hal Phipps/Alex@Alex  
cc: Eileen Fogarty/Alex@Alex  
Subject: Fw: Beasley Square-Master Plan Amendment #2004-001, Rezoning #2004-0002 and Development Special Use Permit (DSUP) #2004-0015

fyi attached

----- Forwarded by Natalie Burch/Alex on 12/03/2004 10:49 AM -----



**"Karen Serfis"**  
<aahome@erols.com>  
12/03/2004 10:48 AM

To <erwagner@comcast.net>, <richleibach@aol.com>, <Donna.fossum@rand.org>, <john.komoroske@nasd.com>, <hsdunn@ipbtax>, <jlr@cpma.com>, <jssjennings@aol.com>  
cc <alexvamayor@aol.com>, <phil.sunderland@alexandriava.gov>, <eileen.fogarty@alexandriava.gov>  
Subject Beasley Square-Master Plan Amendment #2004-001, Rezoning #2004-0002 and Development Special Use Permit (DSUP) #2004-0015

Dear Chairman Wagner and Members of the Planning Commission:

I am writing to state for the record my support of the Beasley Square Rezoning, Master Plan Amendment, and DSUP applications. I respectfully request that at the December 7th public hearing you vote in support of the staff recommendations for approval of the applications.

The Beasley Square project will provide eight (8) one-bedroom units for rent to low-income elderly members of our community. The applicant, Harambee Community and Economic Development Corporation, has worked long and diligently with the immediate neighbors, the Upper King Street and Old Town Civic Associations, City staff and others to address concerns about the provision of on-site parking, the mass and architecture of the addition, the size and design of the open space and ways to appropriately commemorate African-American history related to this site.

As you know, in Alexandria, the lack and continual loss of affordable housing, especially affordable housing for low-income elderly, has reached a critical point. A recent "quality-of-life" survey of City residents confirmed this by identifying the lack of affordable housing as a primary unmet need.

The Beasley Square project is a small step in the right direction.

Please do your part in providing a safe, decent, affordable place to live for Alexandria's elderly by casting your vote in support of the applications. Thank you for your consideration.

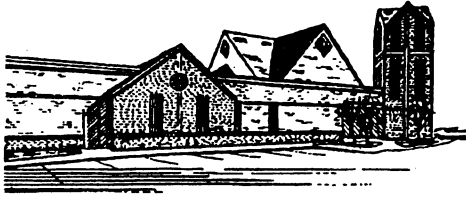
Sincerely,

Karen Serfis  
Executive Director  
Arlington Home Ownership Made Easier, Inc. (AHOME)  
2009 N 14th Street Suite 507

Arlington VA 22201

99

CC: Mayor William Eulle, City of Alexandria (by email)  
Phil Sunderland, City Manager, City of Alexandria (by email)  
Eileen Fogarty, Director of Planning, City of Alexandria (by email)



# Bethlehem Baptist Church

7836 Fordson Road  
Alexandria (Gum Springs), Virginia 22306  
(703) 360-4170

The Reverend Darrell K. White  
*Pastor*

James F. Williams  
*Chairman, Deacon Ministry*

Herman Deberry  
*Chairperson, Trustee Ministry*

December 3, 2004

Carolyn S. Butler  
*Church Clerk*

Chairman Wagner and Members of the Planning Commission  
Planning Commission  
City of Alexandria  
301 King Street, Room 2000  
Alexandria, VA 22314

*PC Docket Item #NAC  
Beasley Square*

RE: Beasley Square – Master Plan Amendment #2004-001, Rezoning #2004-0002 and  
Development Special Use Permit (DSUP) #2004-0015

Dear Chairman Wagner and Members of the Planning Commission:

I am writing to state for the record my support of the Beasley Square Rezoning, Master Plan Amendment, and DSUP applications. We respectfully request that at the December 7<sup>th</sup> public hearing you vote in support of the staff recommendations for approval of the applications.

The Beasley Square project will provide eight (8) one-bedroom units for rent to low-income elderly members of our community. The applicant, Harambee Community and Economic Development Corporation, has worked long and diligently with the immediate neighbors, the Upper King Street and Old Town Civic Associations, City staff and others to address concerns about the provision of on-site parking, the mass and architecture of the addition, the size and design of the open space and ways to appropriately commemorate African-American history related to this site.

As you know, in Alexandria, the lack and continual loss of affordable housing, especially affordable housing for low-income elderly, has reached a critical point. A recent “quality-of-life” survey of City residents confirmed this by identifying the lack of affordable housing as a primary unmet need.

The Beasley Square project is a small step in the right direction.

Please do your part in providing a safe, decent, affordable place to live for Alexandria’s elderly by casting your vote in support of the applications. Thank you for your consideration.

Sincerely,

*Darrell K White*

Reverend Darrell K. White, Pastor

DC Docket Item #14 A-C  
Beasley Square

Dec. 3, 2004

Chairman Wagner & Members of Planning Commission

Re: Beasley Square - Dec. 7 decision

Please support the request for Beasley Square, that comes before you on Thurs. Dec. 7. Alexandria must step up to approve real affordable housing. This small unit is a first step toward respecting the needs of the elderly, who are being driven from the city by an out of control real estate market. We need to keep our city vital and that means making space for people of many income levels. Harambee CDC has worked closely with the city to make this project fit historic, neighborhood, access and aesthetic goals. Their efforts should be recognized and rewarded. Please vote in favor of Beasley Square.

Thank you,  
Lorraine J. Douglas  
Robt A. Doyle  
191 Somerville St #201  
Alex. Va 22304

X-BigFish: vpcs-12(zz1415Me75Szz632kzz36b2iz2dh)  
Comment: DomainKeys? See <http://antispam.yahoo.com/domainkeys>  
DomainKey-Signature: a=rsa-sha1; q=dns; c=noFWS;  
s=s1024; d=yahoo.com;

b=N5Qr/ogQFs33hDyCkFyiCjCg84RvFS0ISLNxz/yTJnykzZr3Uk1KtZSYiXrikREHL5VtK4xI  
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8ncIHSBbMMwgli19eO7oZ+9xoI= ;  
Date: Fri, 3 Dec 2004 07:08:23 -0800 (PST)  
From: Kim Van Horn <kicg@yahoo.com>  
Subject: Harambee proposal for 1323 Duke Street  
To: erwagner@comcast.net, richleibach@aol.com, donna\_fossum@rand.org,  
komorosj@nasd.com, hsdunn@ipbtax.com, jlr@cpma.com,  
jssjennings@aol.com  
Cc: vanhorn.steve@epa.gov, halan.young@verizon.net  
X-OriginalArrivalTime: 03 Dec 2004 15:08:28.0188 (UTC) FILETIME=[F1912DC0:01C4D949]

As the owner of 1310 Price Street (together with my husband), I am writing to tell you I am very dismayed with the plans that are on the table for 1323 Duke. I cannot for the life of me understand why you would vote for a proposal to develop that property into multi-unit housing.

The traffic and parking in our area is already beyond a safe and convenient capacity level. Putting an 8 unit facility that holds 16 into a space designed for a single family is a crime. It will increase traffic and fights for a parking spot terribly in my area, and as the mother of a 2-year old, I rely on having a spot open on my block when I need it -- which is daily.

Old Town is what it is because of the beauty and charm of houses like that at 1323 Duke -- why in the world would you change that? I would think that planning commission members for a community like Old Town would fight to keep structures like that house -- not design a modern, multi unit facility around it.

Please seriously re-think this proposal -- there are some things in life worth more than the money "progress" brings, and the preservation of the charm of our community and the safety of our children are just two that this proposal violates.

I look forward to seeing you at the public hearing the 7th. You can be assured I will be there -- with my husband and child.

Kim Van Horn

102



X-BigFish: vpcs-9(zz18a9P1436Mzz665lzzz2fh)  
X-Originating-IP: [64.241.204.1]  
X-Originating-Email: [ellenmarcus74@msn.com]  
X-Sender: ellenmarcus74@msn.com  
From: "Ellen Marcus" <ellenmarcus74@msn.com>  
To: erwagner@comcast.net, richleibach@aol.com, donna\_fossum@rand.org,  
komorosj@nasd.com, John.komoroske@nasd.com, hsdunn@ipbtax.com,  
jlr@cpma.com, jssjennings@aol.com  
Subject: 1323 Duke Street  
Date: Fri, 03 Dec 2004 10:25:19 -0500  
X-OriginalArrivalTime: 03 Dec 2004 15:26:02.0706 (UTC) FILETIME=[661BDB20:01C4D94C]

Dear Planning Commission Members:

I understand you are holding a hearing next week regarding the Harambee Proposal for 1323 Duke Street. I am a homeowner and resident on that block, at 212 S. West Street. I have lived in that house for nearly five years and park my car on the street.

I have read the proposal. While I do not object to the concept of having more affordable senior housing in our community, I oppose Harambee's current proposal. The proposal does not allow for enough off-street parking for the new building's residents, caretakers and visitors. I am also concerned that the proposed project will infringe too much open space of the existing lot.

Please do not hesitate to call me at (h) 703-299-4971 with any questions.

Thank you for your consideration.

Ellen Marcus

103

X-BigFish: vpcs-5(zzef7M154aMe37mzzzzc38hz2dh)  
From: "J. Russell George" <jrussellgeorge@comcast.net>  
To: <erwagner@comcast.net>, <richleibach@aol.com>, <donna\_fossum@rand.org>, <Donna.fossum@rand.org>, <komorosj@nasd.com>, <John.komoroske@nasd.com>, <hsdunn@ipbtax.com>, <jlr@cpma.com>, <jssjennings@aol.com>  
Subject: 1323 Duke Street aka Beasley Square Proposal  
Date: Fri, 3 Dec 2004 10:38:06 -0500  
X-Priority: 3  
X-OriginalArrivalTime: 03 Dec 2004 15:36:19.0172 (UTC) FILETIME=[D58D1A40:01C4D94D]

Dear Members of the Planning Commission:

My name is Russell George and I am writing to express my concerns about the Harambee application to be considered by the Commission next week.

By way of background, I reside at 220 South West Street, just a few houses down from the proposed development. I also represent this area on the board of the Old Town Civic Association and am a member of the Upper King Street Neighborhood Association and the Society to Preserve Black Heritage in Alexandria.

While my concerns to the proposal are very much based on the adverse impact the development would have on the area, I am very much concerned about the impact the project would have on the last remaining open site of one of the most important historical sites in American history.

I know that the staff report touches on the history of the site, but it does not convey the great import this land has to all Americans, but especially, to those like me, African Americans. After the nightmare of the Freedmen's Cemetery being desecrated, I am asking you to not allow a similar fate to this site. I know that there is division within the congregation of the Shiloh Baptist Church on this point. Please do not allow this generation to do what the previous one did to the cemetery.

The people who were enslaved here and who were hospitalized and died here cannot speak out for themselves. That responsibility falls to us. I implore you to respect their memory and deny the application. I cannot imagine any other group of people whose forefathers experienced horrors that would allow the covering up of such sacred land.

In closing, I would support the proposal if it were in any other location, including across the street in the property currently owned by the church and used for parking.

I have many thoughts on the parking, open space, spot zoning and other issues, and am willing to discuss them with you at your convenience. I can be reached during office hours at 202-606-5000 x490 and at home at 703-548-7773.

Thank you.

Russell George

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December 3, 2004

The Rev. Dr. Jonathan F. Smoot  
*Interim Pastor*

The Rev. Lisa D. Kenkeremath  
*Associate Pastor  
for Congregational Care  
and Evangelism*

The Rev. Ann E. Herlin  
*Associate Pastor  
for Mission  
and Adult Education*

Dr. Wayne N. Earnest  
*Minister of Music*

Ms. Gwen Carr  
*Educator for Children  
and Their Families*

Ms. Charlotte Nance  
*Educator for Youth*

Mrs. Jeannette Smalling  
*Associate for Community Ministries*

The Rev. Dr. William R. Sengel  
*Pastor Emeritus*

Chairman Wagner and Members of the Planning Commission  
Planning Commission  
City of Alexandria  
301 King Street, Room 2000  
Alexandria, VA 22314

*PC Docket Item #14A-C  
Beasley Square*

Dear Chairman Wagner and Members of the Planning Commission,

We write to support the Beasley Square project of the Harambee Community and Economic Development Corporation. We firmly believe that the community of Alexandria is enriched by diversity, and impoverished when rising housing costs drive elderly and low-income residents out of the community. As Christians, we also feel a strong moral imperative to care for the needs of those people who are most vulnerable in our society, including those on fixed and low incomes. Thus, we feel that this project's development of affordable housing units for the elderly will be an important and much needed contribution to our community.

We recognize that in any given project, there will always be some competing interests at the table. However, Harambee has worked closely with the city over more than a year to help this project fit historic, neighborhood, access, and aesthetic goals. We feel the compelling need that this project meets should give significant weight to its approval, and note that it is in keeping with the city's renewed commitment to providing affordable housing. Many in the city tout the value of affordable housing, but acknowledge the difficulty of implementing specific projects in a tight real estate market. Here is an opportunity to realize one such project.

Finally, we would like to acknowledge the contributions that many of our elderly residents have made to Alexandria. We are grateful to them for bequeathing us the community in which we now live. We hope you will honor their gifts to us by supporting those who would now care for them. Please vote in favor of Beasley Square.

Sincerely,

The Rev. Jon Smoot

The Rev. Ann Herlin

The Rev. Lisa Kenkeremath

316 South Royal Street  
Alexandria, VA 22314  
Phone: 703 549-6670  
Fax: 703 549-9425  
Email: [opmh@opmh.org](mailto:opmh@opmh.org)  
[www.opmh.org](http://www.opmh.org)

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Elder Rob Dunn, Clerk of Session

Elder Phil Brennan

Elder Robin Lehman

*David Moser*  
Elder David Moser

*Elder Richard Levenidge*

*Elder Mattie Poe*

*Elder Paul Bee*

*Elder Fred Morhart*

*Elder Susan Morhart*

*Elder Harold L. Blakeman*

*Cenny Bailey*

*Sis. John*

*Charlotta Vance, MA, MSW*

*Jeanette Smalting, Assoc. Community Minister*

*Meredith Steads*

*Dwen Carr, educator, children families*

cc: Mayor Bill Euille  
Alexandria City Council

Department of Planning and Zoning  
301 King Street  
Alexandria, VA 22314

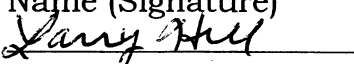
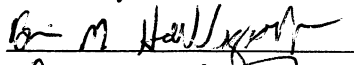
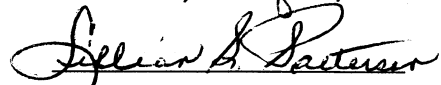
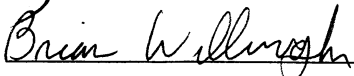
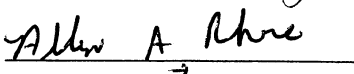
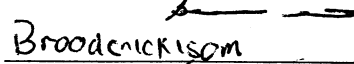

**RE: Petition to support the Harambee Proposal at 1323 Duke Street for the purpose of rezoning and expand an existing two-story building to 8 units of affordable housing for elderly citizens.**


As concerned individuals, who live, work, worship, recreate, attend and support events of historical and cultural activities in the city of Alexandria, we support the establishment of an eight (8)-unit apartment building for the purpose of providing housing for low-income seniors in the city of Alexandria.

As to the reason for a petition circulation opposing the assurance of zone changing and open space, we as concerned citizens are aware that:

- a. Shiloh Baptist Church will provide additional parking for residents of 1323 Duke Street to satisfy the requirement.
- b. Harambee will make every effort to work with Planning and Zoning to save as much open space that the project can allow

In signing this supportive proposal we urge the City of Alexandria Planning and Zoning Commission to do everything in its power to support the Harambee Project for low cost housing, so desperately needed in this Old Town section of the City.

Name (Signature)	Printed name	Address
	LARRY HILL	16263 Bayle Ct Triangle VA
	Brian Hollingsworth	3602 Rolling Hills Ave, Alex VA
	William S. Patterson	1034 Woods Place Alex-22302
	Brian Willingham	61 Gordon dr. Alex. Va. 22304
	Allen Rhue	61 Brandon R Alex VA 22304
	B isam	12 S VAN DORN V-206 22304
	Cary L. Odum	3806 El Camino Pl 22309

<u>Jack J. Byrd</u>	<u>JACK J. BYRD</u>	<u>203 Westmonte Dr Alex VA</u>
<u>Deborah Howard</u>	<u>Deborah Howard</u>	<u>13303 Colfax Dr, Fort Washington, PA</u>
<u>Rubin Cole</u>	<u>Rubin Cole</u>	<u>6703 Glenview Ln Springfield VA</u>
<u>Juanita Cole</u>	<u>JUANITA COLE</u>	<u>6703 Glenview Ln Springfield VA</u>
<u>David J. Woods</u>	<u>David J. Woods</u>	<u>9705 Thorncrest, Fort Washington, PA</u>
<u>Tyrone M. Jones</u>	<u>Tyrone M. Jones</u>	<u>4506 Commons Dr. Annandale VA</u>
<u>Elizabeth Green</u>	<u>Elizabeth Green</u>	<u>3145 Memorial St, Alex, VA 22304</u>
<u>Ruby Osia</u>	<u>Ruby Osia</u>	<u>5340 Holmes Run Apt Alex 22304 #1265</u>
<u>Mrs. I. Letta Littlejohn</u>	<u>I. Letta Littlejohn</u>	<u>3831 Elbert Ave Alex. VA 22305</u>
<u>H. G. Bailey</u>	<u>Gertrude G Bailey</u>	<u>5801 Quantrell Ave Alex Va 22312 #105</u>
<u>Eric Lee Brown</u>	<u>Eric Lee Brown</u>	<u>2224-3 Alice Ave. Oxon Hill, MD 20745</u>
<u>S. Andersen</u>	<u>S. Andersen</u>	<u>2727 Duke St Alex. Va. 22304</u>
<u>E. D. Cannon</u>	<u>E. D. Cannon</u>	<u>5722 Knolly Way Gainesville, VA 20155</u>
<u>Paula Knighton</u>	<u>Paula Knighton</u>	<u>416 N Howard St Apt. 404 Alex. Va 22304</u>
<u>Larmer Walton</u>	<u>Larmer Walton</u>	<u>416 N. Howard St. Apt. 404 Alex. Va 22304</u>
<u>Gilda Davis</u>	<u>Gilda Davis</u>	<u>3361 Pelican Pl Alex. VA 22304</u>
<u>Lena Gray</u>	<u>LENA GRAY</u>	<u>3261 Pelican Pl Alex VA 22304</u>
<u>S. Jones</u>	<u>FILARDO, PIZZERA</u>	 <b>D. Figaro</b> 2525 Regal Pl. Waldorf, MD 20601 (301) 437-7735
<u>Martha Petersen</u>	<u>MARTHA PETERSEN</u>	<u>614 SONATA WAY SILVER SPRING MD.</u>
<u>John Taylor</u>	<u>John Taylor</u>	<u>6618 Halseholme Rd. Clinton, MD 20735</u>
<u>Marion Taylor</u>	<u>Marion Taylor</u>	<u>6618 Halseholme Rd. Clinton, MD 20735</u>
<u>Angela D. Freeman</u>	<u>Angela D. Freeman</u>	<u>7528 Foxcroft Ct Alex VA 22306</u>

Ernestine M. Miller

Nichelle White

Brenda Cooper

GLADYS NELSON

JEFFEREY HAROLD

Henry N. Miller Sr.

Ernestine M. Miller

NICHELLE WHITE

Brenda Cooper

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Henry N. Miller Sr.

7883 Wintercress Lane Springfield VA 22153

10206 Fort Hills Ct Fort Washington PA 19074

4771 W. Braddock Rd Alexandria VA 22304

1027 CENTENNIAL DR FT WASHINGTON VA 22031

51 GARDEN DR ALEX VA 22304

8869 LANGE LAKE DALE CITY VA 22113

Department of Planning and Zoning  
301 King Street  
Alexandria, VA 22314

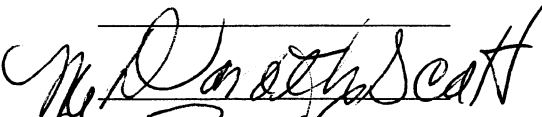
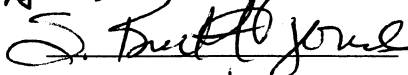
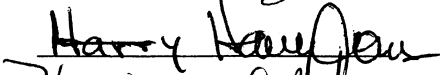

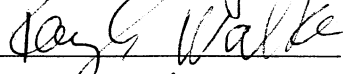
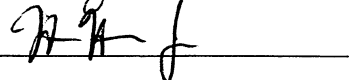
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Name (Signature)	Printed name	Address
	<u>Dorothy Scott</u>	<u>appt 1811 300 Wjake St</u>
	<u>S. Burnett-Jone</u>	<u>8508 Tall Trees Ct.</u>
	<u>Harry Jones</u>	<u>8508 Tall Trees Ct</u>
	<u>Henrietta L. Jessie</u>	<u>6914 Randolph Macoill Dr. Alexandria, VA 22307</u>
	<u>Roy A. Walker</u>	<u>11702 Spyglass CT</u>
	<u>HENRY HARKER</u>	<u>6079 Ocker RD 06 TA SHRINGFIELD 22150</u>



<u>2/1/04</u> <u>Bertha Woods</u> <u>12-06-04</u>	<u>YLANDER JONES</u> <u>Bertha Woods</u>	<u>8414 FUERTE CT</u> <u>ALEXANDRIA VA 22304</u> <u>115 E. Walnut St, Alex, 22301</u> <u>5516 C Patrick Circle SW</u> <u>Washington, DC 20032</u> <u>6420 Joe Kleitsch Dr</u> <u>Ft Washington MD 20744</u> <u>5418 Richeubacher Ave #200</u> <u>ALEXANDRIA, VA. 22304</u>
<u>Julius M Williams</u> <u>Margie Miff</u>	<u>Julius G. Williams</u> <u>Veronica McLaughlin</u>	
<u>Ray A. Dent</u> <u>GAIL NEESON</u>	<u>PERRY N. DENT</u> <u>GAIL O. NEESON</u>	
<u>Joyce A. Kidd</u> <u>Dianna Roberson</u>	<u>Joyce A. Kidd</u> <u>Dianna Roberson</u>	<u>6006 PLATA ST.</u> <u>CLINTON, MD 20735-2375</u> <u>4620 Aspen Hill Court</u> <u>Annandale, VA 22003</u> <u>4620 ASPEN HILL CT.</u> <u>ANNANDALE, VA 22003</u> <u>7465 Brighthouse Ct</u> <u>Alexandria VA 22315</u> <u>7530 AMESBURY CT</u> <u>ALEXANDRIA, VA 22315</u> <u>8248 Catbird Circle #301</u> <u>Lorton, Va. 22079</u> <u>1303 River Birch Pl</u> <u>Kcco Keek MD 20607</u> <u>6612 morning View CT</u> <u>Alexandria, VA 22315</u> <u>7111 Colgate Dr</u> <u>Alexandria, VA 22307</u> <u>300 Bonhill Drive</u> <u>Fort Washington, MD 20744</u> <u>8028 E Bead Dr</u> <u>Alex, VA. 22308</u> <u>1034 Woods Pl</u> <u>Alexandria VA 22302</u> <u>8507 Waco Drive</u> <u>Fort Washington MD 20744</u>
<u>Emerson Basconi</u> <u>Deneen S. Fleming</u>	<u>EMERSON BASCONI</u> <u>Deneen S. Fleming</u>	
<u>A. L. Brinkley</u> <u>Denee Scott</u>	<u>A. L. Brinkley</u> <u>Denee Scott</u>	
<u>Toya Jones</u> <u>Sonya L. Sacks</u>	<u>Toya Jones</u> <u>Sonya L. Sacks</u>	
<u>MARK DUARTE</u> <u>Renee Conway</u>	<u>MARK DUARTE</u> <u>Renee Conway</u>	
<u>Mable T. Lyles</u> <u>MARILYN P STEVENS</u>	<u>Mable T. Lyles</u> <u>MARILYN P STEVENS</u>	
<u>Marilyn P Stevens</u> <u>Gwendolyn Jackson</u>	<u>Marilyn P Stevens</u> <u>Gwendolyn Jackson</u>	
<u>_____</u>	<u>_____</u>	<u>_____</u>
<u>_____</u>	<u>_____</u>	<u>_____</u>
<u>_____</u>	<u>_____</u>	<u>_____</u>
<u>_____</u>	<u>_____</u>	<u>_____</u>
<u>_____</u>	<u>_____</u>	<u>_____</u>

Department of Planning and Zoning  
301 King Street  
Alexandria, VA 22314

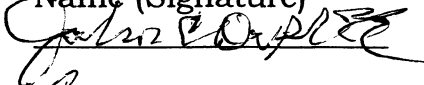
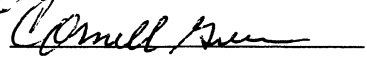
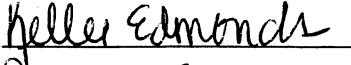



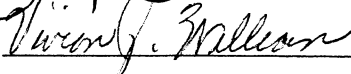
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Name (Signature)	Printed name	Address
	John C. Dupree	Alex, Va 7125 Fernbank Rd
	Cornell Green	3145 Memorial St Alexandria, VA 22306
	Kellee Edmonds	277 S. Pickett St #302 Alexandria, VA 22304
	Sonya Brown	4709 Marlor Dr. Alexandria, VA 22309
	Robert Brown	" "
	TERRI R. GARNER	2411 OTIS ST NE WASHINGTON DC 20018
	Vivian J. Williams	11702 Spyglass Ct. Ft Wash, MD

Signature

Print

Address

Loy A Walker

Loy A. Walker

11702 Spyglass Ct  
Ft. Wash MD

Manti Oser-Dyn

Manti Oser-Dyn

4701 Kenmore Ave #620  
Alex, VA 22304

Johnnie Oser-Dyn

Johnnie Oser-Dyn

4701 Kenmore Ave #620  
300 Youken Pkwy, Unit 621  
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Cory M Bailey

Cory M. Bailey

4506 Commons Dr. #1, Alex VA  
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Angela D Jones

Angela D Jones

P.O. Box 10813, Alexandria VA  
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Barbara R Bellamy

Barbara R Bellamy

5576-r Patrick Circle  
Wash. DC 20032

Jennifer Williams

Jennifer Williams

4227 Vermont Ave  
Alex. VA 22304

Monica C McClendon

Monica C McClendon

3100 Speed Rd Ft. Washington  
MD 20743

Valerie Hayes

Valerie Hayes

6000 Plata Road  
Covington, MD 20735

Aisha Washington

Aisha Washington

6014 Sunny Meadows Drive  
Fredericksburg, VA 22407

Gwendolyn H. Lewis

Roddie Worthington

4918 John Tree Dr  
ALEX, VA 22304

Carrie L Preston

Maree Chambers

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Alexandria VA 22311

Tanya J. Newell

Carrie L. Preston

440 N. Armistead St #303 Alex  
22311

Jonathan L. Newell

Tanya J. Newell

8402 Black Willow Ct  
Clinton, MD 20735

Mari E. Mezw

Jonathan L. Newell

8102 Black Willow Ct  
Clinton, MD 20735

Varonica Boyd

Mari E. Mezw

3294 Gina Place  
Woodbridge, VA 22193

Patricia Gilliam

VARONICA BOYD

522 Wilson Bridge Dr  
Oxon Hill MD 20745

Jean O. Smith

PATRICIA GILLIAM

227 BUCHAMAN ST  
ALEX VA 22314

Terese Tate

Jean O. Smith

3506 Upshur St.  
Brentwood, MD 20724

Kimberly D. Gordon

Terese Tate

4207-28th Ave  
Temple Hills MD 20748

Lakeisha Hayes

Kimberly D. Gordon

5600 Lee Hwy #485  
Arlington VA 22207

7438 Sanna Lee Ave #304  
Alexandria VA 22306

Department of Planning and Zoning  
301 King Street  
Alexandria, VA 22314

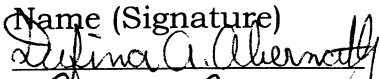

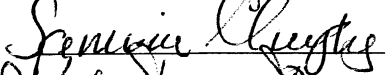
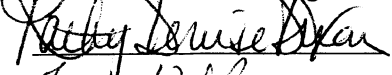



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Name (Signature)	Printed name	Address
	Dafina A. Abernathy	1704 Hampshire Green Ln #14 Silver Spring, MD 20903
	Rosa Byrd	203 Westmen Dr Alex, Va 22305
	Samia Murphy	723 N. Ripley St A/PX/DO.
	Kathy Denise Dixon	4709 Colonel Darnell Pl. Upper Marlboro, MD 20772
	Terry Wilson-Brax	6724 BLANCHER DR LORTON VA 22079
	Roxie Hutchinson	505 E. Dunham Alex, VA 22301
	Rashyn Turner	2625 Peppershock Dr Waldorf, MD 20687

<del>LATONYIA E. VAUGHN</del>	LATONYIA E. VAUGHN	7828 Harrougate Circle #C Springfield, VT 2215
<del>SABRINA A. JOSEY</del>	SABRINA A. JOSEY	12506 Parkton St Ft. Washington, MD 20744
<del>LEETTA S. NOWLIN</del>	LEETTA S. NOWLIN	17 W. Taylor Run Pkwy. Alex. Va. 22314 6242 Rose Hill Dr. 2B Alexandria VA 22310
<del>ERIN LUMPKINS</del>	ERIN LUMPKINS	4448 PAKDALE CRESCENT CT. FAIRFAX, VA, 22030
<del>HEISHIA KELSEY</del>	HEISHIA KELSEY	9017 Doris Dr FT. WASH. MD 20744
<del>REKARE HOOD</del>	REKARE HOOD	2472 BRIGHTESE COURT ALEXANDRIA, VA 22315
<del>SEROME SMITH</del>	SEROME SMITH	1303 RIVER BIRCH PL ACCORKEEK MD 20607
<del>CANTON JONES</del>	CANTON JONES	250 S. WASHINGTON ST NW ALEX VA 22304
<del>STEVE BROWN</del>	STEVE BROWN	PO Box 1009 ALEX, VA 22314
<del>BEJIMM WEBER</del>	BEJIMM WEBER	P.O. 1136 x 44 25 B 2 Ft. WASH MD 20749
<del>BILLY G. WHITE</del>	BILLY G. WHITE	16200 TACONIC CIRCLE DUMFRIES, VA 22026
<del>CHRISTOPHER WASHINGTON</del>	CHRISTOPHER WASHINGTON	18207 Graham Ct Triangle Va. 22172
<del>R. CARA</del>	R. CARA	6174 Manchester Park Cir Alexandria VA 22310
<del>LINDA S. FIELDS</del>	LINDA S. FIELDS	5375 Dux St. #1104 ALEXANDRIA, VA 22304
<del>MARJORIE JEAN PIERRE</del>	MARJORIE JEAN PIERRE	7530 Amesbury Ct Alexandria, VA 22315
<del>MERRY BRINKLEY</del>	MERRY BRINKLEY	9320 Pine View Ln. Clinton, MD 20735
<del>CARLOS COFIELD</del>	CARLOS COFIELD	5154 Cal. Avonia Lane Alexandria, VA 22304
<del>MARION M. PEGGAM</del>	MARION M. PEGGAM	501 MOAD WAY FT WASHINGTON 20744
<del>CORA STROMAN</del>	CORA STROMAN	P.O. Box 2292 Arlington, VA 22202
<del>ELOISE THOMAS</del>	ELOISE THOMAS	4227 Vermont Ave ALEX VA 22304
<del>RUFUS McCLendon Jr</del>	RUFUS McCLendon Jr	

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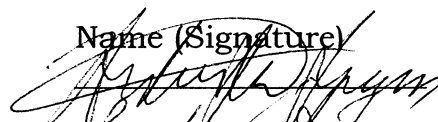


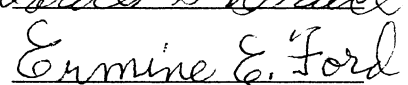
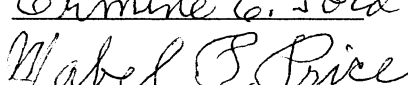

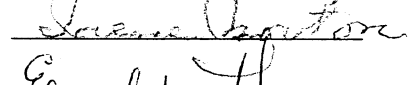
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Name (Signature)	Printed name	Address
	HERBERT DESPLACES	2012 Camp Post Lane
	BARBARA J. FERGUSON	112 NORMANDY Hill Dr.
	DORICER G. BRUCE	315 72 West St
	ERMINE E. FORD	3951 FORT WORTH AVENUE
	MABEL P. PRICE	2203 Shiver Drive
	IRENE	97 Carter Lane
	EVELYN THOMAS	53 South Ingram ST ALEXANDRIA

<u>Signature</u>	<u>Print Name</u>	<u>Address</u>
<u>Valeria S Henderson</u>	<u>Valeria S Henderson</u>	<u>99 S. Jordan St.</u>
<u>McInnes Lyles</u>	<u>McINNES Lyles</u>	<u>622 So. Henry St.</u>
<u>Clarence A. Johnson</u>	<u>Clarence A. Johnson</u>	<u>8615 Yardley Dr. 22308</u>
<u>M. W. Lyles</u>	<u>MAJON W. Lyles</u>	<u>8028 E. Blvd. P.A. Alex. VA. 22303</u>
<u>Katina Hampton</u>	<u>Katina Hampton</u>	<u>5363 ESSEX CT # 52 Alex, VA 22311</u>
<u>Darlene Taylor</u>	<u>DARLENE TAYLOR</u>	<u>4414 RALEIGH Ave. 5309 Jesmond ST. Alexandria, VA 22315</u>
<u>Marsha Felder</u>	<u>Marsha Felder</u>	<u>6390 PTH Circle Alexandria, Va. 22312</u>
<u>Gloria Head</u>	<u>Gloria Head</u>	<u>7012 Camp Post Lane ALEX, VA 22306</u>
<u>Dorothy D. Spears</u>	<u>Dorothy D. Spears</u>	<u>103 Normandy Hill Lane Alexandria Va. 22304</u>
<u>Mary E. Burgess</u>	<u>Mary E. Burgess</u>	<u>8615 Yardley Alex. Va 2500 N Van</u>
<u>Eleanor R. Johnson</u>	<u>Eleanor R. Johnson</u>	<u>Down St. Alex Va 22302</u>
<u>Faye Hough</u>	<u>Faye Hough</u>	<u>2248 W. Beaumont St Alexandria 22304</u>
<u>Linda Foster-Lucas</u>	<u>LINDA Foster-Lucas</u>	<u>2200 Condemney Rd Alex VA</u>
<u>Jacqueline B. Dorton</u>	<u>Jacqueline B. Dorton</u>	<u>17 W. Taylor Run Phwy. ALEX VA</u>
<u>David J. Nowlin</u>	<u>David J. Nowlin</u>	<u>4668 Conwell Dr Annandale, VA 22003</u>
<u>Michael Wilson</u>	<u>Michael Wilson</u>	<u>14114 Madrigal Drive Woodbridge VA 22193</u>
<u>Tyree Anderson</u>	<u>Tyree ANDERSON</u>	<u>4014 11. Meigs St. Alex VA 22304</u>
<u>Frank H. Dearth</u>	<u>Frank H. Dearth</u>	<u>6138 Edsall Rd Alex VA 22307</u>
<u>David Tillman</u>	<u>DAVID Tillman</u>	<u>2203 Shiver Dr. Alex VA 22307</u>
<u>Marjorie H. Price</u>	<u>Marjorie H. Price</u>	<u>5604 Bristol Ct Alex, VA 22312</u>
<u>Olive L. Norton Sr</u>	<u>Olive L. Norton Sr</u>	

Department of Planning and Zoning  
301 King Street  
Alexandria, VA 22314

PC Docket Item #14A-C  
Beasley Square

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Name (Signature)	Printed name	Address
<u>J. Melton</u>	<u>1 Melton, Jim</u>	<u>105 Harvard St.</u> <u>22314</u>
<u>Denise Webb</u>	<u>Denise Webb</u>	<u>108 E. Monroe Ave 22301</u>
<u>MIKE LOUIS</u>	<u>MIKE LOUIS</u>	<u>2459 4th MORGAN 22301</u>
<u>David Popal</u>	<u>David Popal</u>	<u>1507 King St 22314</u>
<u>[Signature]</u>	<u>HANK METZMAN</u>	<u>1605 KING ST.</u>
<u>[Signature]</u>	<u>Aju Lu</u>	<u>1609 King Street 22</u>





Dorothy H. Eller

Ernest Holmes

Lisa Bryan

Alynn Wilson

M/J L

Wally Carson

Carl Swabish

Mat D

J. Vucetic

Mark Egan

S Dodge

K. Dickerson

E Egan Holmes

Sheilah Egan

Rene Gunter

Becky Wheeler

Caryl Caldwell

Beverly Crowe

Kurt Johnson

Karen C. Egan

Donita Butler

Mary E. Butler

Lena Watkins

Dorothy H. Eller captain Maryal

EGNES + Holmes 820 N. Patton St

Lisa Bryan 2703 Russell Rd 22314

Alynn Wilson Alex, VA 22305

Mark Sullivan 1409 King St 22314

Holly Carson 116 N Payne St. #2

CARMEN SAWABIA 116 N Payne St. #4

MARTIN Doblmeier 1413 King St.

J. VUCETIC 1413 KING ST.

PETER F. KANGAS 1757 KING ST

Susan Dodge 1501 King St, 22314

K. Dickerson 1501 King St. 22314

E Egan Holmes 1737 Carson St 22314

Sheilah Egan 1555 King St. Alex 22314

RENE GUNTER 110 N. Peyton St, Alex. 22314

Becky Wheeler 125 N. Peyton Alex, VA

Caryl Caldwell 114 N. West St. 22314

Beverly Crowell 112 N. West St. 22314

Kurt Johnson 128 N WEST 22314

Karen C. Egan 123 N. Payne St 22314

Donita Butler 113 N. Payne St 22314

Mary Butler 113 N. Payne St. 22314

Lena Watkins 113 N. Payne St 22314

<u>Paul R Butler</u>	<u>PAUL R BUTLER</u>	<u>522 Gibbon St 22314</u>
<del>Paul R Butler</del>	<u>Bon Pickle</u>	<u>113 Harvard St. 22314</u>
<u>Kristen Schulte</u>	<u>KRISTEN SCHULTE</u>	<u>126 Harvard St. 22314</u>
<u>Walter M. Huggins</u>	<u>WALTER M. HUGGINS</u>	<u>7129 RICHMOND HILL 22306</u>
<u>Nancy E. Juday</u>	<u>Daniel E. Juday</u>	<u>1413 King St, Alex, VA 22314</u>
<u>Doug Waggoner</u>	<u>DOUG WAGONER</u>	<u>206 REINEKERS LA. ALEX VA 22314</u>
<u>John W. H.</u>	<u>Nick Kypetanski's</u>	<u>5814 Edgell Hill Dr Alex Va 22303</u>
<u>Ava Suberi-Movaled</u>	<u>Ava Suberi-Movaled</u>	<u>1443 Duke Street</u>
<u>NO MOVALED</u>	<u>TABLE TALK POST</u>	<u>1623 DUKE ST.</u>
<u>Catherine Ward</u>	<u>Catherine Ward</u>	<u>1315 DUKES + Alex. VA 22314</u>
<u>Dr. B. Vassy-Jacobson</u>	<u>J. M. H.</u>	<u>1309 Duke St. Alex, VA 22314</u>
<u>Judy Miller</u>	<u>JUDY MILLER</u>	<u>120 S. PAYNE ST ALEX, 22314</u>
<u>Susan Butler</u>	<u>Susan Butler</u>	<u>108 Harvard St 22314</u>
<u>Margaret Kleysteuber</u>	<u>MARGARET KLEYTEUBER</u>	<u>1315 King St 22314</u>
<u>James Lowenstein</u>	<u>James Lowenstein</u>	<u>3450 Terrace Ct #1044 22302</u>
<u>Shirley A. Harris</u>	<u>Shirley A. Harris</u>	<u>711 N. Payne St 22314</u>
<u>Debbie Callington</u>	<u>Debbie Callington</u>	<u>2904 Richmond Lane</u>
<u>John B. Potocki</u>	<u>John B. Potocki</u>	<u>853 First Alex VA</u>
<u>Colleen Schmidt</u>	<u>Colleen Schmidt</u>	<u>150 Cotton Dr, 22314</u>
<u>Wason Shupe</u>	<u>Wason Shupe</u>	<u>116 Commerce St. 22314</u>
<u>Ann Turner</u>	<u>ANN TURNER</u>	<u>6625 SPRENG VALLEY DR</u>
<u>Lauren Stewart</u>	<u>Lauren Stewart</u>	<u>116 Commerce St 22314</u>
<u>Wm. E. Milam</u>	<u>Wm. E. Milam</u>	<u>3701 LINDSEY ST. 22305</u>

~~Linva Mulford~~  
~~Angela Swaratt~~  
Colleen Haera  
~~\_\_\_\_\_~~

~~Elizabeth Long~~  
~~Karen Seaver Hill~~  
~~\_\_\_\_\_~~

~~Whitney Lassen~~  
Anh Doan  
Nathaniel Scales

TIMOTHY J O'BRIEN  
MAYUKI A FROSTEN

Barbara Cooley  
Paula E Price  
Brenda Lee

~~Casey Scott~~  
~~\_\_\_\_\_~~  
Patrice Holland

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LINVA MULFORD  
Angela Swaratt  
Colleen Haera  
Hyon su choi

Elizabeth Long  
Karen Seaver Hill

David Dadock  
Whitney Lassen  
Anh Doan

Natl 175  
Taylor

~~\_\_\_\_\_~~  
Barbara Cooley

Paula E. Price  
Brenda Lee

Casey Scott  
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Patrice Holland

Joanna Helms  
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116 Commerce St  
Alexandria 22314

470 N. Ripley St  
Alex. VA 22304

416 E. Custis Ave  
Alex. VA 22301

1406 King St  
ALEX. VA 22314

122 Harvard St  
Alex. VA 22314

106 1/2 Harvard St  
Alexandria, VA 22314

122 Harvard St.  
Alexandria, VA 22314

1500 Cameron St.  
Alex. VA 22314

1500 Cameron St  
Alex VA 22314

1213 Queen St. 22314

1209 Queen St

300 N Fayette St 22314

5840 Cameron Bend

312 N. Fayette St 22314

312 N Fayette St  
22314

116 Harvard St. 22314

1225 Cameron St. Ne

1605 King St. Alex. VA 22314

2000 Huntington Ave. Alex VA  
22303

Department of Planning and Zoning  
301 King Street  
Alexandria, VA 22314

PC Docket Ham # WAC  
Beasley Square

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Name (Signature)	Printed name	Address
<u>CHAD QUINER</u>	<u>Chad Quiner</u>	<u>135 S. COLUMBUS ST</u> <u>ALEXANDRIA, VA 22314</u>
<u>Felix Hadju</u>	<u>Felix</u>	<u>5021 SEMINARY RD #709, 22311</u>
<u>Felix Hadju</u>	<u>Felix Hadju</u>	<u>243 Whitson Run Stafford</u>
<u>AMANUEH MATHIAS</u>	<u>AMANUEH MATHIAS</u>	<u>901 ST. ANNE ST ALEX.</u>
<u>MARIE LERIE</u>	<u>MARIE LERIE</u>	<u>1420 S. AVINUY ST Alex</u>
<u>MARY JACKSON</u>	<u>MARY JACKSON</u>	<u>305 HOPKINS CT, Alex</u>
_____	_____	_____

Department of Planning and Zoning  
301 King Street  
Alexandria, VA 22314

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Name (Signature)	Printed name	Address
<u>Denver N Livingston</u>	Denver N Livingston	202 Stult Rd Alexandria, VA 22304
<u>Valdine M. Ellis</u>	Valdine M. Ellis	5149 114th St S Arlington VA 22204
<u>J. Ogburn</u>	J. Ogburn	216 Princess Alex Va 22314
<u>Henry Carmon</u>	Henry Carmon	258 E Belmonte Alex, VA 22301
<u>Cherell Dunkley</u>	Cherell Dunkley	15 Arce 11 ST
<u>Tamy Clayton</u>	Tamy Clayton	830 N Alfred St
<u>Felisha Dunkley</u>	Felisha Dunkley	915 Madison ST

NAME  
S:1

Print  
NAME

Address

[Signature]

Biruk Gebrehiwet

4901 Seminary Rd  
Alexandria Va. 22311  
2406 Jostaberry Way  
Odenton, MD 21113

[Signature]

Paula Haynes

4302 215 Ave  
Temple Hills, MD 207148

[Signature]

Lillie M. Ross

3412 25th St SE #1  
Wash. DC 20020

[Signature]

Topika Broadhurst

9413 Bluff  
College Park, MD 20740

[Signature]

Sandra Wright

5824 Mitchell Pike #203  
Forestville MD 20747

[Signature]

Crystal Wertz

Temple Hills 20748

[Signature]

Francis Hodge

3904 Q St SE  
Washington D.C. 20020

[Signature]

Sermaine Jackson

914 N Columbus St Alex Va

[Signature]

ANNA Younger

1309 ORANOCO ST

[Signature]

AR TURNER

1309 Oranoco ST-

[Signature]

Norma J. Turner

359 Pedleton St. Alex Va

[Signature]

Owen Saunders

399 Buletton St, Alex Va.

[Signature]

Thelma N. Allen

632 N. Alfred ST.

[Signature]

Louis B. Barron

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Department of Planning and Zoning  
301 King Street  
Alexandria, VA 22314

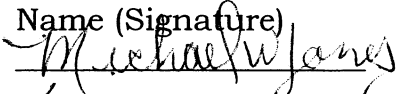
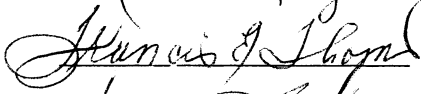
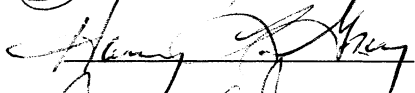
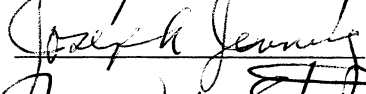
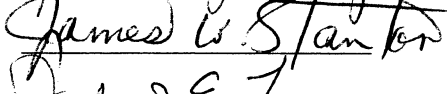
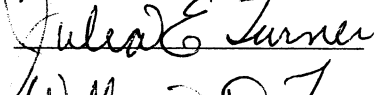

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Name (Signature)	Printed name	Address
	MICHAEL W JONES	326 WASHINGTON DR 22305
	FRANCIS T THOMAS	613 So. Pitts City VA 22
	HANSLEY L. GRAY	1501 PRINCESS ST. 22314
	JOSEPH H. JENNINGS	5340 HOLMES RD ALEX
	JAMES W STANTON	128 HUME AVE ALEX
	JULIA E TURNER	1501 PRINCESS ST ALEX.
	WILLIAM S TURNER	1501 PRINCESS ST. ALEX.



Department of Planning and Zoning  
301 King Street  
Alexandria, VA 22314

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Name (Signature)	Printed name	Address
<u>Ethel V. Nelson</u>	<u>Ethel V. Nelson</u>	<u>600 S. Payne St</u>
<u>Charles H. Nelson Sr</u>	<u>Charles H. Nelson Sr.</u>	<u>600 So. Payne St.</u>
<u>Michael Albarelli</u>	<u>Michael H. Albarelli</u>	<u>626 So. Payne St.</u>
<u>Scott Frey</u>	<u>Scott Frey</u>	<u>618 S. Payne St.</u>
<u>Kim U Frey</u>	<u>KIM U FREY</u>	<u>618 S PAYNE ST</u>
<u>Mellowese Pegues</u>	<u>Mellowese Pegues</u>	<u>670 S. PAYNE ST</u>
<u>George C. Hubbard Jr</u>	<u>GEORGE HUBBARD</u>	<u>608 S. PAYNE ST</u>

Ulysses Peques  
Jill Nelson

~~Di~~

Joyce Carlis

Cameron C. Moon

~~Di~~  
Melissa MCKnight

Ulysses Peques 620 S. Payne St  
JILL NELSON 1219 Gibbon

ANNALISE D'ANDREADE 602 S. PAYNE ST.

Joyce Carlis 604 S. Payne St.

622 South Payne St.

JANET ROYALS 724 S. PAYNE ST.

Melissa MCKnight 100310 Richmond  
Hwy 113  
Alex VA  
22203

Department of Planning and Zoning  
301 King Street  
Alexandria, VA 22314

PC Docket item # 14A-C  
Beasley Square

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Name (Signature)	Printed name	Address
<u>[Signature]</u>	<u>Harold S. Hughes</u>	<u>723 EARLE AVE</u>
<u>[Signature]</u>	<u>DONALD TAYLOR</u>	<u>510 S. PAYNE ST</u>
<u>[Signature]</u>	<u>FRED L. HILL</u>	<u>1203 TRINITY DR</u>
<u>[Signature]</u>	<u>Louis Cobb</u>	<u>1116 PARKER ST ALEX</u>
<u>[Signature]</u>	<u>Glennoy Lewis</u>	<u>3536 Wilson Ave Alex 22304</u>
<u>[Signature]</u>	<u>Harold S. Hughes</u>	<u>1512 Commonwealth Ave #2</u>
<u>[Signature]</u>	<u>Robert Wilson</u>	<u>441 W. ARMISTEAD ST #11</u>

4

Mr. G. Dufon

IRVIN DIXON 430 503 N. COLUMBUS

Maurice M

MAURICE M 310 N Fayette St

Charles H Stanton

Charles H Stanton 7411 Stinson Rd

James L. Beatty

233 S. JENKINS - JAMES L. BEATTY

Levester Berry Sr.

1143 Colonial ave Alex. Va.

Beatrice C. Taylor

~~520~~ BEATRICE C. TAYLOR 520 So. Payne St, Alex. Va.

John L. Taylor

JOHN L. TAYLOR 520 S. PAYNE ST.

Department of Planning and Zoning  
301 King Street  
Alexandria, VA 22314

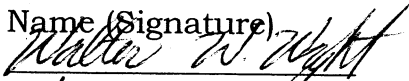


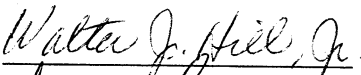
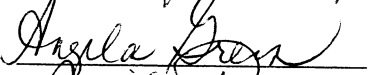
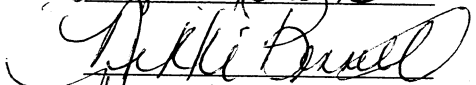
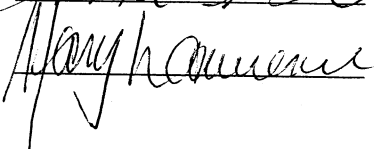
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Name (Signature)	Printed name	Address
	Walter W. Wright	3941 Woodhro Pl, Alex. Va
	Carl D. Dartnidge	4801 Kenmore Ave, Alex. Va
	Ruth Scott	300 Wythe St., Alex, Va
	WALTER J. HILL, JR	603 N. West St. Alex, VA
	Angela Green	813 Wythe St, Alex. VA
	Nikki Bennett	813 Wythe St. Alex. VA
	Mary Lawrence	227 Buchanan St Alex. VA

Meressa Garrett  
Shirley Watson  
Lee Goodwyn, Jr  
Shauntae R Barber  
Doris J Curseon  
Deirdre Lang  
Franceil S. Lang  
Vivian J. Green  
Audrey Sniper  
Shamequa Smith  
Izetta Littlejohn  
ISRAEL GARRETT  
Alberta Gray  
Derrick Thompson  
Edna B. Clarke  
Monica Johnson-Gary  
Osia Gary  
Shahonna Johnson  
Mrs Susie Stanfield  
Stephanie Hamlett  
Oliver L Norton  
EARL SMITH  
Mildred Pullie

Meressa Garrett 415-A Duncan Ave  
Shirley Watson 415-B Duncan Ave  
Lee Goodwyn, Jr. 5840 Cameron Park Terrace  
Shauntae Barber 6140 Edsall Rd Apt  
Doris J. Curseon 6374 Beryl Rd  
Deirdre Lang 121 N. Grayson St.  
Franceil S. Lang 121 N. Grayson St - Alex., VA 22304  
Vivian T. Green 6004 Edsall Rd  
Audrey Sniper 7803 Belvidere Dr  
Shamequa Smith 3831 Elliott Ave.  
Izetta Littlejohn 5044 Otisendowick Ave  
Alberta Gray 11605 Princess St  
Derrick Thompson 1137 Colonial St  
Edna B. Clarke 1137 Colonial Ave  
Monica Johnson-Gary 3318 Lockheed Blvd. #1  
Osia Gary  
Shahonna Johnson 11715 Cameron St  
Susie Stanfield 206 N. Howard St #401  
Stephanie Hamlett 5604 Bishop Ct  
Oliver L Norton 4548 Canton Rd  
Earl Smith  
Mildred Pullie 483 N. Armistead St. #103

Department of Planning and Zoning  
301 King Street  
Alexandria, VA 22314

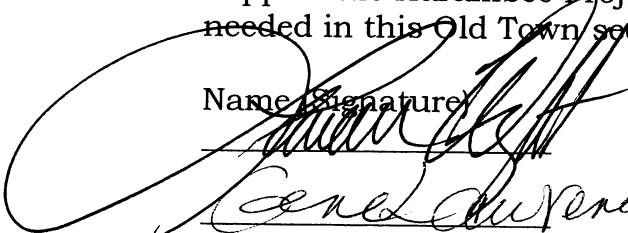
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Name (Signature)	Printed name	Address
	<u>Laurena Wright</u>	<u>248 Earl St, A-Va 22314</u>
<u>Gene Lawrence</u>	<u>Gene Lawrence</u>	<u>227 Buckanon St. 22314</u>
<u>ZELMA CARR</u>	<u>Zelma Carr</u>	<u>229 Buckanon St. 22314</u>
_____	_____	_____
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Department of Planning and Zoning  
301 King Street  
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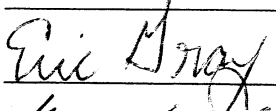



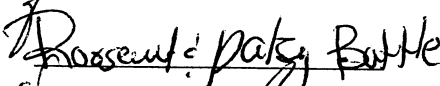
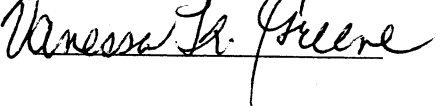
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Name (Signature)	Printed name	Address
<u></u>	<u>Eric Gray</u>	<u>1605 Princess St.</u>
<u></u>	<u>George Hardy</u>	<u>827 N. Columbus St.</u>
<u></u>	<u>Veronica Pice</u>	<u>3773 Gunston Rd.</u>
<u></u>	<u>John E. Fennell</u>	<u>2611 E. Randolph Ave</u>
<u></u>	<u>Rosseent patsy</u>	<u>316 Laverne Ave</u>
<u></u>	<u>Vanessa Greene</u>	<u>610 N. Payne St.</u>





X-BigFish: vpcs-33(zzfb0P1415M7efILzzzzz2dh)  
From: "Sara Donahue" <scdonahue@comcast.net>  
To: <erwagner@comcast.net>, <richleibach@aol.com>, <donna\_fossum@rand.org>, <komorosj@nasd.com>, <hsdunn@ipbtax.com>, <jlr@cpma.com>, <jssjennings@aol.com>  
Subject: Harambee proposal for 1323 Duke Street  
Date: Sun, 5 Dec 2004 22:08:27 -0500  
Thread-Index: AcTbQNsfJEnOXcmiQ4uAoBAhkW4kHA==  
X-OriginalArrivalTime: 06 Dec 2004 03:08:58.0520 (UTC)  
FILETIME=[EDADD980:01C4DB40]

Dear Members of the Alexandria Planning Commission:

I am writing to you to express my deep concerns about the proposed project at 1323 Duke Street (Beasley Square) which will come before you for consideration on December 7, 2004. It is simply not appropriate to build an 8 unit facility around this small historic home on a lot that is intended for a single family residential home. I have seen the plans and personally, I find that they look extremely peculiar considering the small lot. I know that the architects are trying to be creative since they are not allowed to demolish the historic home but I just don't think that this is a feasible project on this particular site.

Our family has lived in 300 Commerce Street for 7 years and we have seen a steady increase in the parking problems in our neighborhood. This project would certainly exacerbate this problem but more importantly, we as a community can do better for our seniors. As a social worker and member of the Alexandria Commission for Women, I am well aware of the problems that low income seniors, especially women, face in Alexandria. The proposed development is not a proper solution to this problem.

The traffic on West and Duke Street is extremely busy and the project does not enable the seniors to park near their new homes. During several meetings with local civic association, the developers maintain that 3 parking places are sufficient for this building which would house 8-16 seniors since "most seniors do not have cars". Seniors do have cars; and so do their friends, family members, service providers, etc. who will use cars to visit. I know that my parents and in-laws certainly drive and will continue to drive for many years to come.

The developers have also maintained that the residents could possibly park across the street at Shiloh Baptist Church but I find this unrealistic and unlikely. Will the seniors be asked to move their cars every Sunday and during funerals, weddings and other church functions when the lot is full? Is it likely that the seniors will want to park and walk across the busy road?

I respectfully request that you deny the applicant and I look forward to attending the public hearing on December 7th.

Sincerely,  
Sara Donahue  
300 Commerce Street

*136*

X-BigFish: vpcs2(zze75S1436M22a2m200bkzz632kzz29a2k2fd4k36b2iz2dh)

Comment: DomainKeys? See <http://antispam.yahoo.com/domainkeys>

DomainKey-Signature: a=rsa-sha1; q=dns; c=noaws;  
s=s1024; d=yahoo.com;

b=XFSsnjsrPrGfYdUttIjavkHA4BrLenH98NqkXATN0RYcyO5OTTVv5mOfITjdVZXThh3tUC6  
CweZWnkIqiB3ph1ozD1XMytwvXIDcqUPLwPfvX7bU3u9grOcLis6luTM/+tvfF2Bv3lp3nat4l  
8pED71+fAv+YFgMSXI4aYC4H9Q= ;

Date: Sun, 5 Dec 2004 11:21:37 -0800 (PST)

From: mary gardner <foursistersellen@yahoo.com>

Subject: 1323 Duke Street

To: erwagner@comcast.net, richleibach@aol.com, donna\_fossum@rand.org,  
komorosj@nasd.com, hsdunn@ipbtax.com, jlr@cpma.com,  
jssjennings@aol.com

X-OriginalArrivalTime: 05 Dec 2004 19:21:41.0823 (UTC) FILETIME=[A68164F0:01C4DAFF]

Dear Members of the Planning Commission:

As a concerned citizen of the City of Alexandria, I am writing you to explain why I *oppose the proposed rezoning and special use permit changes to the historic building and site at 1323 Duke Street*. First, let me say, I do not oppose the purpose of this initiative -- to provide low-income elderly housing to Alexandria residents (elderly defined as 62 and older) -- and, therefore, would support the use of the current historic building for that purpose.

I do, however, oppose the plans to rezone and create an 8-unit, 2-person residence (possibly up to 16 individuals) with only 3 proposed parking spaces, and oppose the plans to alter a late 19th-century house with the loss of most of the surrounding green space. These changes would adversely affect our quality of life as Alexandria citizens by:

-- making an already bad parking situation very much worse. Many residents of S. West Street rely on unreserved street parking; and when they come home late from work, they often must find parking on another street. The parking situation will definitely become much worse with possibly up to 16 new residents with automobiles, not to mention their families and friends who will need a space to park when visiting. Further, the ongoing construction (at least 2 years and continues) of the building at the intersection of Commerce, Prince, and S. West Streets recently lost a parking level, which means the employees in this new commercial building will eventually be parking on S. West Street.

-- increasing density (both population and buildings) in an area that has too much density already. The population of S. West Street could increase considerably by this proposal.

-- eliminating the already inadequate open space in our immediate neighborhood, despite recent public policy initiatives to preserve and protect open space.

-- and, last but not least, increasing the size and altering the structure of a classic 1890 house, one of the oldest in this part of Old Town, despite public policy to protect and preserve historic structures.

Again, let me say, I do not oppose the purpose of this initiative -- a very worthy goal indeed -- but I do strongly oppose the current rezoning and special permit proposal to the site and historic building at 1323 Duke Street. Therefore, I respectfully request that you oppose the proposed changes at 1323 Duke Street.

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Thank you for your consideration,

Jane Gardner  
211 S. West St.

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X-BigFish: vpcs-85(zf6Mz7efIL8f9KJ1211hzzzz1d5eh21baRz2fh)  
Date: Mon, 6 Dec 2004 12:04:21 -0800 (PST)  
From: herbcl@earthlink.net  
Reply-To: herbcl@earthlink.net  
To: donna\_fossum@rand.org  
Subject: Fw: Beasley Square  
X-OriginalArrivalTime: 06 Dec 2004 20:04:23.0465 (UTC)  
FILETIME=[C7C6B190:01C4DBCE]

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

From: herbcl@earthlink.net  
Sent: Dec 6, 2004 10:07 AM  
To: erwagner@comcast.net, richleibach@aol.com, Donna.fossum@rand.org,  
John.komoroske@nasd.com, hsdunn@ipbtax.com, jlr@cpma.com,  
jssjennings@aol.com  
Subject: Beasley Square

To the chair and members of the Planning Commission

This is in regard to Beasley Square â•, Master Plan Amendment #2004-001, Rezoning #2004-0002 and Development Special Use Permit (DSUP) #2004-0015 on your December 7, 2004 docket. I ask that you support the proposed development of Beasley Square, which would provide a modest number of affordable housing units to elders.

The proposed development is not only needed for the affordable housing it will supply, but is consistent with the scale and massing of buildings along Duke Street in its immediate vicinity. This revised proposal provides for the construction of an infill unit that will actually assist in making the existing streetscape of the block coherent. At present, the existing building on the corner of Duke and West is dwarfed by the adjacent office building.

Some have argued against this construction by noting the African-American history of the area near the site. Much of the African-American presence in Old Town has dissappeared. Just as the Franklin-Armistead building is now occupied by the Northern Virginia Urban League, the use of this site to provide affordable housing honors African-American history by assisting in its continuance.

The proposed rezoning is consistent with the zoning pattern of developments along Duke Street, from Henry Street to Peyton Street.

Please approve Master Plan Amendment #2004-001, Rezoning #2004-0002 and Development Special Use Permit (DSUP) #2004-0015.

Thank you

Herb Cooper-Levy  
1527 Oronoco Street  
Alexandria, VA 22314

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X-BigFish: vpcs-13(zzfdeM18c1N12d2T23derzzzzz2dh)  
Subject: Beasley Square  
Date: Mon, 6 Dec 2004 12:53:54 -0500  
Thread-Topic: Beasley Square  
Thread-Index: AcTbvI1rL11zcu7DTBeZec2buOec4Q==  
From: "Randal Kell" <rkell@markwinkler.com>  
To: <Donna\_fossum@rand.org>  
X-OriginalArrivalTime: 06 Dec 2004 17:54:27.0261 (UTC)  
FILETIME=[A0E05ED0:01C4DBBC]

Chairman Wagner and Members of the Planning Commission  
Planning Commission  
City of Alexandria  
301 King Street, Room 2000  
Alexandria, VA 22314

Re: Beasley Square

Dear Chairman Wagner and Members of the Planning Commission:

I am writing this letter in support of the Beasley Square application. The provision of affordable housing, and the inclusion of a diverse pool of housing, is an important objective of our City, and one that the Mark Winkler Company, and I, personally, support.

Over the past several months, I have participated in many discussions concerning the City's affordable housing policy. Through this process, it has become clear that it will be increasingly difficult to create *new* affordable dwelling units within the City's boundaries. For a variety of reasons, Alexandria is not generally in a position to follow the model of most of our neighboring jurisdictions that encourage larger, new projects to include affordable housing as an additional component through the offer of greater density, more height, or relief from other zoning constraints. The fact is that, right or wrong, the sensitivities in Alexandria are such that it is difficult to reach consensus on when it is appropriate to make exceptions to the usual zoning rules governing these issues in order to try to provide the affordable housing that we say we want.

I do not believe, however, that the present case should present any such difficulty. The proposed project here is no taller, no bigger in terms of volume or FAR, no more intense in use or parking requirement, and no more restrictive in its provision of open space than what would be likely developed under the present zoning. The truth is that the proposed Harambee development is considerably better on all of these counts than would be most developments allowed under the present zoning. Moreover, the use is entirely compatible with the neighborhood, the architecture is very attractive and appropriate in quality for the prominence of the site, and last, but not least, this project directly and immediately accomplishes two

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important goals of our community—providing affordable housing and retaining our elderly residents.

I would therefore respectfully suggest that the City should embrace the Beasley Square project, which affords the City a rare opportunity to facilitate eight new affordable housing units for the elderly. No doubt, some may have expressed concerns that would otherwise merit your consideration. The City, however, must balance those concerns against the broader community housing needs, which have consistently been identified by the City as a policy priority. I believe that the proposed project here has all the positive attributes that we need in our community

I encourage you to support the Harambee CEDC application for Beasley Square.

Very Truly Yours,

Randal B. Kell

---

Randal B. Kell  
President and Chief Executive Officer  
The Mark Winkler Company  
Suite 900  
4900 Seminary Road  
Alexandria, Virginia 22311  
rkell@markwinkler.com  
[www.markwinkler.com](http://www.markwinkler.com)  
(703) 578-7782

141

X-BigFish: vpcs-48(zf6Mzfb0P7efIL122eh1211h1436Mzzzz21baRz2dh)  
From: "Romana Hatten" <rhatten@bynumandjenkinslaw.com>  
To: <Donna\_fossum@rand.org>  
Subject: FW: The Beasley Square Project  
Date: Mon, 6 Dec 2004 16:02:15 -0500  
Thread-Index: AcTb1kj4E0oc0KldRGu+F4psOfvqkgAAH7Ig  
X-OriginalArrivalTime: 06 Dec 2004 21:03:05.0402 (UTC) FILETIME=[FB03A1A0:01C4DBD6]

---

**From:** Romana Hatten [<mailto:rhatten@bynumandjenkinslaw.com>]  
**Sent:** Monday, December 06, 2004 3:58 PM  
**To:** 'erwagner@comcast.net'  
**Cc:** 'alexvamayor@aol.com'  
**Subject:** The Beasley Square Project

December 6, 2004

Chairman Wagner and Members of the Planning Commission  
Planning Commission  
City Of Alexandria  
301 King Street, Room 2000  
Alexandria, VA 22314

RE:Beasley Square - Master Plan Amendment#2004-001, Rezoning #2004-0002 and  
Development Special Use Permit (DSUP) #2004-0015

Dear Chairman Wagner and Members of the Planning Commission:

I am writing to state for the record my support for the Beasley Square Rezoning, Master Plan Amendment, and DSUP applications. We respectfully request that at the December 7th public hearing you vote in support of the staff recommendations for approval of the applications.

The Beasley project will provide (8) one-bedroom units for rent too low-income elderly members of our community. The applicant, Harambee Community and Economic Development Corporation, has worked long and diligently with the immediate neighbors, the Upper King Street and Old Town Civic Associations, City Staff and others to address concerns about the provision of on-site parking, the mass and architecture of the addition, the size and design of the open space and ways to appropriately commemorate African-American history related to this site.

The Beasley Square project is a small step in the right direction.

Please do your part in providing a safe, decent, affordable place to live for Alexandria's elderly by casting your vote in support of the applications. Thank you for your consideration.

Sincerely,

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X-BigFish: vpcs0(zzzzzz2dh)

From: "lisa" <lisa@berlinandassociates.com>

To: <erwagner@comcast.net>, <richleibach@aol.com>, <donna\_fossum@rand.org>, <komoroske@nasd.com>, <hsdunn@ipbtax.com>, <jlr@cpma.com>, <jssjennings@aol.com>

Subject: 1323 Duke Street Rezoning

Date: Mon, 6 Dec 2004 12:15:04 -0500

X-Priority: 3 (Normal)

Importance: Normal

X-OriginalArrivalTime: 06 Dec 2004 17:16:54.0817 (UTC) FILETIME=[6250B110:01C4DBB7]

My husband and I own property on S. West Street. We would be directly impacted, adversely, to the proposed rezoning proposal by Harambee. We are opposed to this project and would be very surprised and dismayed if the Alexandria Planning Commission allowed the rezoning. As homeowners, we are very happy to comply with the strict rules that maintain the historic nature of the neighborhood. It was one of the reasons we purchased here. We certainly expect the Alexandria Planning Commission to also maintain the integrity of the neighborhood and not allow this rezoning to change the historic character of an 1890's building and the neighborhood. The adverse affects of this plan are too numerous to outline here, but we will be at the meeting tomorrow night to do so.

We are completely opposed to this proposal. The site is clearly inappropriate.

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X-BigFish: vpcs-12(z60ehz1452Of67M122ehzzzzz2dh)  
Subject: Harambee Proposal on S. West Street  
Date: Mon, 6 Dec 2004 09:12:59 -0500  
Thread-Topic: Harambee Proposal on S. West Street  
Thread-Index: AcTbnYiPnyrsVzk+QEWytlvdS2KgPQAAAz9TAAAG2gM=  
From: "KIMBERLEY HORNING" <KIMBERLEY.HORNING@Longandfoster.com>  
To: <donna.fossum@rand.org>, <donna\_fossum@rand.org>  
X-OriginalArrivalTime: 06 Dec 2004 14:13:56.0876 (UTC) FILETIME=[D2F3D4C0:01C4DB9D]

Dear Ms Fossum,

I am writing to you regarding the Harambee project on S. West Street. I am totally against this project.

Let me explain why.

- 1) I am a new resident to the street that has a driveway to park in, but am usually unable to get out of my driveway very often, no matter what time of day. In the morning and afternoon, there are the police pulling cars over (no place to pull over so they usually park in one lane of the road) and all during the day, the street is constantly busy as a cut-through to Prince and Duke by cars, trucks, buses, construction vehicles, etc.
- 2) The traffic on the street is constantly turning around either in the middle of the street or in our driveways and blocking traffic. On bad weather days, you can't get in or out of your driveway until after rush hour because our street is used as a cut-through.
- 3) Our lovely street with some wonderful, well attended homes is often a construction zone and has the feeling of a major thoroughfare instead of a residential neighborhood already. I can't imagine another project that would bring more traffic during and after construction.
- 4) There is also the issue of rats in our neighborhood that we have put up with for a while now because of the construction at the corner of S. West, Prince, and Commerce. The disruption of this area would create more of such problem.
- 5) There is also no parking for any guests I have visit.
- 6) I am a realtor who knows there is not enough low-income housing in the City of Alexandria, but this is not the correct place for it. I am not against a place for these elderly residents; it's just that there is not enough space or parking for this home in this location. There is also the historic value of the property. It is nice to see some open area also.

I would appreciate your declining this proposal as it would definitely change the quality of our lives as residents of this street.

Thank you,

Kimberley Horning  
219 S. West Street  
Alexandria, VA 22314



X-BigFish: vpcs5(zz122eh22a2mzzzzz2dh)

Subject: 1323 Duke Street

Date: Mon, 6 Dec 2004 16:30:16 -0500

Thread-Topic: 1323 Duke Street

thread-index: AcTbrxQc/TpBNmVrRnS5zXk1eykuhA==

From: "Bob, Sharon" <Sharon.Bob@ppsv.com>

To: <hsdunn@ipbtax.com>, <fossum@rand.org>, <jssjennings@aol.com>,

<komoros@nasd.com>, <richleibach@aol.com>, <jlr@cpma.com>,

<erwagner@comcast.net>

X-OriginalArrivalTime: 06 Dec 2004 21:30:17.0736 (UTC) FILETIME=[C7F60880:01C4DBDA]

I moved to Alexandria about three years ago when I got married. I had been living in Montgomery County most of the time since moving from Buffalo, NY in 1971. I always enjoyed Montgomery County's devotion to the goal of ensuring a quality environment in which to live. For instance, the community wanted to save a historic hardware store on Wisconsin Avenue and the developer of the office building on that site was forced to build his building around this jewel of a building. Montgomery County also requires developers to provide public art so that any buildings that go up must be complemented by beautiful pieces of sculpture for all to enjoy.

To my surprise, I found the opposite philosophy to be true in Alexandria. I was appalled at the lack of concern for the quality of life of the residents. When I first moved to Old Town, the City wanted to put a Drug Rehabilitation Center (DRY) at 1400 Duke Street, and was unphased by the concern of the residents. It wasn't until one of the meetings of the City Counsel when the community was advised that people who went into the DRC were anything but volunteers (unless the staff considers a situation when a court gives a convicted felon the choice of incarceration or participating in a drug rehab program as being a volunteer) and in fact there were murders who would be participating in the program. Ironically, if the Shiloh Baptist Church had not signed the lease first, our neighborhood would have had the Drug Rehab Program across the street. Parenthetically, we just found out that the City already owned the property where the DRC found its home (why did you put the community through such a heart wrenching experience?)

I attended a meeting of the Old Town Civic Association to hear a panel discussion that included two representatives supporting the applicant, two representatives who opposed the applicant, and a city representative, Jeff Farner. I thought, as did others, that Mr. Farner was on the panel to hear the comments from the community. Many of us were appalled to hear him be an advocate for the applicant. I asked him why he made no pretense of being neutral. He just smiled. His task was clearly to impose his opinions on the residents. We were shocked!

But to the issue at hand. Harambee and the City staff want to destroy any kind of green space we have in our neighborhood. As Barbara Ross was quoted as saying- squeeze as many those apartment units into every bit of space. Aren't we crowded enough! What college of city planning did the Staff attend? Why can't the residents have any say in the process? Why is the City Planning Staff so blatantly opposed to serving the residents? The loudest advocates for the Harambee project are not even residents of Old Town.

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Certainly, no one is opposed to low-income housing for the elderly and no one is opposed to helping those who live in the community (although the City staff with all of its grand ideas want to also help those who worked in the City as referenced twice in the staff report), but why waste all of the energy and resources for a structure of only 8 units when it is so detrimental to the neighborhood? Why not use another property owned by the City to serve the residents (and only the residents) of the community?

Please oppose the Harambee Project!

Sharon Bob  
1301 Duke Street

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X-BigFish: vpc  
From: "halanyoung" <halan.young@verizon.net>  
To: "Stewart Dunn" <hsdunn@ipbtax.com>, "Donna Fossum" <fossum@rand.org>, "Eric Wagner" <erwagner@comcast.net>, "Jessee Jennings" <jssjennings@aol.com>, "John Komoroske" <komorosj@nasd.com>, "Larry Robinson" <jlr@cpma.com>  
Subject: 1323 Duke Street  
Date: Mon, 6 Dec 2004 01:23:31 -0500  
X-Priority: 3 (Normal)  
Importance: Normal  
X-Authentication-Info: Submitted using SMTP AUTH at out005.verizon.net from [138.88.210.162] at Mon, 6 Dec 2004 00:48:52 -0600  
X-OriginalArrivalTime: 06 Dec 2004 06:49:34.0785 (UTC) FILETIME=[BF1B9B10:01C4DB5F]

Dear Mr. Chairman and Members of The Commission.

I am attaching a letter to you and another attachment to which I made reference in my letter.

I have met with four of you and I know that the schedules of the remaining three do not permit a meeting before the hearing on December 7, 2004.

After you read my letter and if any one has any questions, I can be reached at either 703-549-2333 or 703-801-8574 (cell phone). I also plan on speaking at the hearing on December 7, 2004.

Respectfully,  
H. Alan Young

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**SUMMARY OF MEETING BETWEEN HARAMBEE CEDC DEVELOPMENT TEAM  
AND CITY STAFF  
MAY 29, 2003**

This is to summarize agreements reached at the meeting of May 29, 2003, between the Harambee Development Team and representatives from the City's Office of Housing and Department of Planning and Zoning (P&Z).

Present at the meeting were Carl Bennett, Loretta Young, Carolyn Harvey, Warren Almquist, Bill Hard, Jonathan Rak, Charles West, Alyson West, Reverend Lee Earl, Barbara Ross, Peter Smith, and Mildrilyn Davis.

Agreement was reached on the following game plan:

1. P&Z will continue to oppose the demolition based on the historic significance of the existing structure, but the project can proceed if demolition approval is obtained. To that end, Harambee will move forward to the Board of Architectural Review (BAR) with an application to demolish the existing structure. They will submit the application as soon as possible, in hopes of being heard in July; Ms. Ross suggested August might be more realistic.
2. The application will not include complete development plans, but may include a concept of what is proposed to be built. It will also request contingent approval, with assurances that demolition will not take place until the BAR has approved the design for the new building. Jonathan Rak will consult with P&Z w/regard to any conceptual ideas to be presented at BAR, or that are subsequently developed.
3. W/regard to the proposed building, the focus is on the building mass. Harambee will examine various zone requirements to see how the mass might be maximized through a rezoning. Harambee will also reconsider the size of its units, in order to maximize the number of units that can be achieved within the desirable building mass. While the zoning code will also stipulate a number of units, Ms. Ross and Mr. Smith consider building mass a more important factor. Ms. Ross advised the team to make the units as small as reasonably possible, in order to get the maximum number of units into an appropriately-sized building.
4. Ms. Ross and Mr. Smith talked in some detail about what would be considered compatible design for this location:
  - B The building has to relate to the other structures on West Street.
  - B The West Street side should not appear taller than three stories, and even that should be disguised, or stepped back. A full three stories on Duke Street is OK.
  - B There should be an entrance on Duke and an entrance from the parking area. An entrance on West could also be justified.

Barbara Ross May 29 2003.jpg

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**H. Alan Young**  
1301 Duke Street  
Alexandria, VA 22314  
703-549-2333  
Fax: 703-549-1571  
E-mail: halan.young@verizon.net

December 6, 2004

Eric Wagner, Chairman  
Members of the Planning Commission  
301 King Street, Room 2100  
Alexandria, VA 22314

Re: Docket Items #14-A, B, C

Dear Mr. Chairman and Members of the Commission:

As you know from an earlier letter, I have resided at my present home at the opposite corner (1301 Duke Street) of the applicant's site (1323 Duke Street) for over a quarter of a century and I oppose all three docket items.

This is a land use issue. The question to be asked is when should the City amend a Master Plan of which this Small Area Plan is a part, that encompasses all of Old Town and some abutting neighborhoods that total 550 acres in order to accommodate one small lot consisting of 3500 square feet. The very concept of a Master Plan implies that it should not be amended except for extraordinary reasons.

I submit that for this Commission to grant applicant's request for this tiny parcel is both unprecedented and inappropriate. The reason why the City adopted the Master Plan in 1992, which was a long and arduous process involving tax paying residents, city staff, this Commission and of course City Council, was to establish a well balanced land use of the entire area which should only be amended in the most critical of cases.

In amending the Master Plan, what comes to mind is the Berg, which is comprised of two large city blocks (thousands of square feet) that uprooted residents in subsidized housing with townhouses costing hundreds of thousands of dollars. Granted, provisions were made to relocate and provide for those displaced persons. And for as long as can be remembered, it has always been the desire of property owners in that neighborhood and City staff to have it developed for its intended new use. One cannot help but ask why, in light of the need for affordable senior housing, that City staff did not require the Berg developer to provide an affordable elderly housing facility of even more units than eight, as proposed here, if the need is so great.

In the instant matter, over 200 property owners and/or residents have signed a Petition opposing the application. Equally important is that over 70% of the owners of the

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residential dwelling units (part of the 200+) within 300 feet of the subject property signed the Petition. The remaining percentage includes residences owned by Shiloh Baptist Church, Alfred Street Baptist Church, other property owners who have not yet been contacted, and one property owner who has off street parking and has no objection to the project.

For almost two years the applicant expressed the need for affordable senior housing. At a meeting well over a year ago, the senior pastor of the Shiloh Baptist Church, the owner of the property and according to page 2 of the application, the 100% owner of the applicant made a passionate plea to "help our seniors who are being taxed out of their homes." The staff report also spends an inordinate amount of time expressing the need for affordable senior housing. It should be made clear that neither I, nor to my best knowledge any one of the over 200 persons that signed the petition in opposition, are opposed to affordable elderly housing. The text of the petition so states. Nor have I or the neighbors with whom I have spoken has any objection to a facility being located in **MY BACK YARD**. I feel confident that if presented with this issue, fellow Alexandrian James Carville would conclude, "It's the site, stupid."

The neighbors, as well as the Old Town Civic Association, all of whom met with and or wrote letters to the applicant as early as July 30, 2003 said that the site was inappropriate and appealed time and time again to consider an alternative and appropriate site. These same people even went the extra mile by suggesting some locations including the vacant Health Department building on St. Asaph Street, the vacant lot across the street on the 1300 block of Duke Street and to the west of the church's main sanctuary which it already owns. That latter parcel could accommodate many more units than proposed for 1323 Duke Street while at the same time eliminating the unsightly surface parking lot. And because of the topography, there would be no need for costly underground parking as was provided at 1321 Duke Street where there is surface parking over the building with entrances from Duke Street and the alley behind it. As late as last Wednesday, after meeting with the Mayor two days before, and at his suggestion, I emailed the applicant's lawyer seeking a meeting to discuss a possible compromise, but to date I have received no reply. The significant fact remains that this proposed lot is not the last parcel in Alexandria.

The need for this type of project was made abundantly clear in the staff report that said that "Rising housing prices and rents over the past several years threaten both the City's diversity and its affordability. This is especially true for the City's low and moderate income senior residents who are often on fixed incomes." (Page 3 staff report, Docket Item #14-C). No one questions the need for affordable elderly housing for Alexandria residents. And yet on page 16 of the staff report of Docket Item #14-A&B it states that "The age restriction, as well as the condition that at least one resident of each dwelling either live or **WORK** in Alexandria helps to ensure that people who currently call Alexandria their home can do so throughout their lifetimes." [emphasis added]. To permit a person who only **WORKS** in Alexandria flies in the face of the established policy by granting living accommodations to nonresidents of Alexandria at the expense of long time residents whom the policy was established to assist. And on page 21 of the same



staff report, Condition 20 provides "That the developer shall rent the affordable units only to households with at least one member who is age 62 or older who lives or **WORKS** in the city of Alexandria." (Emphasis added). Once again the City staff confirms its position that eligibility for affordable elderly housing is available to nonresident workers in Alexandria. Perhaps this is permitted to allow the seven most vocal proponents of the application to apply for an apartment in the facility. After all, they reside in Washington, DC, Fort Washington MD, Clinton MD, Oxon Hill MD, Bowie, MD, Burke VA, and Springfield Va. and at least three officials of Shiloh Baptist Church (SBC)/Harambee work in Alexandria. Parenthetically, it is worth asking just why the city "loaned" the applicant \$25,000, a fact that I obtained through a FOIA request and which I later learned in the staff report is now characterized as two \$25,000 "awards" or \$50,000. The terms of the loan is interest at the rate of 3% per annum payable in 10 equal annual installments, the first payment of which was due November 1, 2003 which was not paid and I dare say I would be surprised that the second payment was made especially since the City now characterizes in its report ( Item 14-C ) page 15 as being an "award" despite the governing document that is captioned "Cooperation and Loan Agreement Between The City and The Harambee Community and Economic Development Corporation. Given the fact that page 2 of the application reveals that Shiloh owns 100% of Harambee, and according to a church spokesperson at a recent OTCA meeting the church owns property assessed at "in excess of \$10,000,000." Under these circumstances and as a taxpayer, I want to know just why the City has "awarded" the applicant any money let alone \$50,000.

What is striking about the staff report is that there is no discussion of just how unique this request is. Granted, requests requiring amendments to the Master Plan have previously been made and approved, such as the Berg, but a request to amend the Master Plan and change the zoning on a 3500 square foot parcel I submit is unprecedented.

What is obviously missing in the staff report is a reference to a proposed project in 2000 just 3 blocks from 1323 Duke Street which was known as Henry Street Venture , LLC (Henry) (MPA# 2000-0002 and Development special Use Permit #2000-0016.) The treatment of that project illustrates that the Planning Department's recommendations are both "arbitrary and capricious." The staff does not operate in a fair and consistent manner.

The proposed project, at the corner of Duke and Henry (Route 1), sought to construct 20 multi-family dwelling units on a lot totaling 20,910 square feet, six times the size of 1323 Duke Street. The project, among other things, would have created an alley in the rear of 10 houses on the east side of Fayette Street and thus would have freed up at least 10 on-street parking spaces on Fayette Street. What else could have conferred more "...substantial public benefits accruing from the rezoning ..." than would have been the effect of removing at least 10 cars that normally would have been parked in a neighborhood that has already reached parking critical mass? Further, what about the substantial public benefit by eliminating an unsightly parking pit with a project that the staff described as having a "handsome façade" not to mention the substantial increase to

the tax base? The Planning staff found no public benefit and recommended against approval and this Commission deferred it on June 6, 2000.”

In the Henry application that staff recommended against approval ( page 11 DSUP # 2000-0016) it was asserted that the project had “...serious deficits... The proposed parking is not adequate. The open space is grossly inadequate [Yet the required open space of 40% was satisfied, but the staff arbitrarily and capriciously said that notwithstanding applicant’s compliance, there should have been more on ground open space] ...Ultimately, the project’s deficits are a result of squeezing more dwelling units on the site than are permitted under current zoning.” (This is precisely the situation in the application before the Commission.)

In the Henry case, the Master Plan calls for mix use on Henry Street and encourages more residences on that busy thoroughfare. There are historic townhouses to the west of the project on Fayette and townhouses to the north and east of the project. The intended use would have been compatible. The required FAR in the Henry Street case was 1.25 and the proposed was 1.25. Compare that to the request of Harambee that requires FAR of 1.00 and the proposed FAR which is 1.35. The open space requirement for the Henry project was 40% and the proposed was 40%. The open space requirement for Harambee is also 40% but its proposal allows for only 18.5%. Currently there is over 70% Green space at 1323 Duke Street. The staff, in its attempt to justify this project, makes a big issue about open space among the neighboring homes. But why not welcome this oasis of green space, a jewel, although tarnished by years of neglect, at the western gateway to Old Town. Required parking at the Henry Street project was 41 spaces and the proposed was 38. The required parking for Harambee is two spaces. But even the applicant and staff recognize how inadequate that is, so the applicant has proposed 3 on site and 5 off site spaces on the Church’s parking lot at 1401 Duke Street across the street. And staff says that the applicant will make up those five new spaces by “restriping and reconfiguring the existing parking lot.” (See page 13 of #14-C). First, there is no way to park 3 cars in the rear at any one time when given the alley is only 14 feet wide. Second, where is the study or other evidence that more cars can be accommodated at 1401 Duke Street? Where is a report, including required parking space dimensions and a made to scale site plan by the Department of T&ES or for that matter by a certified engineer retained by applicant that demonstrates that applicant’s restriping plan can be accomplished and not just deemed to be possible by an opinion made by an unqualified Planning staff. At a meeting of the Upper King Street Neighborhood Association, in response to my question as to why there was no parking and traffic study, a spokesperson for the applicant simply said it could not afford one. We neighbors have been down this road before with the ill advised Clubhouse where T&ES rejected parking as being inadequate and requiring a parking study by a certified engineer but reversed itself when it received a superficial self serving survey of the then current site, not the proposed site, prepared not by T&ES but by the unqualified Department of Planning. That information was also elicited as a result of a FOIA request I made. This again is another illustration of the arbitrary and capricious manner by which P&Z operates. I

submit that the parking lot is already packed to the gills with most cars parked in tandem. Absent any study, this Commission should treat the parking proffer as being unreliable.

There is another matter that I believe needs to be addressed. I always thought that "mass" was a four letter dirty word in the field of land use planning especially in any historic district such as Old Town Alexandria. My opinion does not appear to be shared by P&Z. Attached is a copy of a summary of a meeting of May 29, 2003 that I obtained through a FOIA request. Present were the city staff including the Deputy Director of P&Z and representatives for the applicant. (The neighbors were never consulted and the first time I heard of the BAR hearing to raze the historic building was 1 \_ hours before the meeting and that was a telephone call from civic activist Ellen Pickering who asked "Are you going to appear at BAR? ) Paragraph 3 of that summary states as follows: "W/regard to the proposed building, the focus is on the building mass. Harambee will examine various zone requirements to see how the **mass might be maximized** through a rezoning." (Emphasis added) And in the same paragraph, it was written that "Ms. Ross advised the team to **make the units as small as reasonably possible, in order to get the maximum number of units** into an appropriately sized-building." And of course the more units, the more cars with children and grandchildren visiting their parents and grandparents not to mention visiting vendors, which of course will exacerbate the parking hardship already imposed on the tax paying residents.

Where is the consistency of the Planning Department? It recommends rejection for a project that has a clear public benefit as in the Henry application with far fewer deviances of required zoning regulations than the application before this Commission which the staff enthusiastically supports.

This project should not be recommended to the city council for the aforesaid reasons. Simply put, this is an inappropriate site for the project. This is not the only available site in Alexandria. To recommend approval would set a terrible precedent allowing any owner of property of any small size to request an amendment to the Master Plan that should only be modified for the most extraordinary reason and for property that should certainly exceed 3500 square feet.

Respectfully submitted

H. Alan Young



"lisa"  
<lisa@berlinandassociat  
es.com>

12/06/2004 12:18 PM

To: <kendra.jacobs@alexandriava.gov>  
CC:  
Subject: 1323 Duke Street Project

*PC Docket Item # MAC  
Beasley Square*

My husband and I own property on S. West Street. We would be directly impacted, adversely, to the proposed rezoning proposal by Harambee. We are opposed to this project and would be very surprised and dismayed if the Alexandria Planning Commission allowed the rezoning. As homeowners, we are very happy to comply with the strict rules that maintain the historic nature of the neighborhood. It was one of the reasons we purchased here. We certainly expect the Alexandria Planning Commission to also maintain the integrity of the neighborhood and not allow this rezoning to change the historic character of an 1890's building and the neighborhood. The adverse affects of this plan are too numerous to outline here, but we will be at the meeting tomorrow night to do so.

We are completely opposed to this proposal. The site is clearly inappropriate.

# UPPER KING STREET NEIGHBORHOOD Civic Association

121 Harvard Street Alexandria, VA 22314  
paspencer@aol.com

*PC Docket Item #14a,c  
Beasley Square*

**President**

Peter Spencer

**Vice Presidents**

Trey Hanbury &  
Suzanna Kang

**Street Representatives**

*Cameron*

Trey Hanbury

*Commerce*

Sara & Darren Donahue

*Duke*

vacant

*Harvard*

Jocelyn Dyer

*Payne*

Hope Gibbs & Bob Lennox

*Peyton*

Velma & Reuben Allen

*Prince*

Chip Carlin

*West*

Mary Longacre

**Treasurer**

Chris Gregerson

**Secretary**

Alysa Wilson

**Counsel**

Mike Flanagan

December 6, 2004

To: The Chairman and members of the Planning Commission

From: Executive Committee, Upper King Street Neighborhood Civic Association

Re: Proposed development at 1323 Duke Street (Beasley Square) Docket Item #14a,b,c

The Upper King Street Neighborhood Civic Association (UKSNA) has followed the progress on this proposed development at 1323 Duke Street closely for more than a year. While UKSNA has not taken a formal vote on this proposal, it has sought through three public civic meetings to provide factual information and a forum for discussion of this proposal with city officials, the developer, and interested residents. In the course of these meetings, several issues have been raised and support for this project has been mixed, although residents living most closely to the development have been steadily opposed, expressing deep concerns. In light of this we respectfully request that the Commission take these concerns into account when deliberating the proposal.

The development seeks a rezoning for a multifamily residential use, raising density concerns; it seeks a special use permit to operate a low-income elderly-housing facility, raising concerns about management of the facility; it seeks special use permits to increase the FAR and to lower required open space; it has raised concerns regarding parking impact on the immediate neighborhood, as only 3 spaces may be provided for the 8 unit facility; and it has raised concerns about impact on a historic site generally.

Despite the mixed views, the neighbors surrounding this site have been most in agreement about their concern about the impact of this project on parking in their neighborhood. Although the developer has offered to address the principal concerns about parking impact, the offer has not satisfied the residents surrounding the property that it will be an effective remedy. The breadth of this view is exhibited in a petition to oppose the rezoning of the 1323 Duke property, signed by more than 190 residents surrounding this property, which was submitted to the City last week.

We believe you should consider these concerns about the rezoning very carefully. The case here should also be considered in a wider context of what is happening in the neighborhood. For example, as you know, just a block away a development at 124 South West is presenting potential for additional parking congestion, significantly more than originally approved by City Council, as the City recently choose, without consulting neighbors, to allow for fewer off street parking spaces.

Given the number of complex issues raised regarding the development as it is currently proposed, we trust that the Planning Commission will carefully consider whether or not these issues can be resolved, or

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whether this project in its current scale and magnitude, is appropriate for this particular site.

The UKSNA Executive Committee remains committed to attempting to resolve neighborhood concerns with the developer, and will continue to make every effort towards this goal.

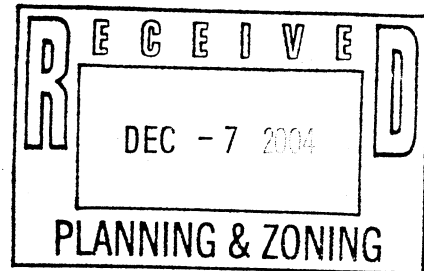
Respectfully,  
*UKSNA Executive Committee*

REDMON, PEYTON & BRASWELL, L.L.P.  
510 KING STREET, SUITE 301  
ALEXANDRIA, VIRGINIA 22314

TELEPHONE (703) 684-2000

December 6, 2004

Eric Wagner Chair  
and Members of the Alexandria  
Planning Commission  
City of Alexandria  
320 King Street  
Alexandria, Virginia 22314



*Re Docket Item # 14-A+C  
Beasley Square*  
Re: Re-zoning #2004-0002  
Special Use Permit # 2004-0015  
1323 Duke Street---Beasley Square

Dear Chairman Wagner and Members of the Planning Commission:

I am writing to request that you approve both the requested re-zoning and special use permit in the above-entitled items. I have reviewed the staff reports in both matters, and I believe that they reflect a careful balancing of the several concerns that have been raised as to both proposals on the one hand, with the applicant's desire to provide eight units of badly needed affordable housing for elderly persons on the other.

I would raise a small point that you may wish to consult on with the City Attorney concerning prohibiting residents of the housing from securing residential parking permits (Condition #4). Given that the housing is for the elderly, I suspect that the demand for such permits would be small. However, they will citizens of the residential parking district in this neighborhood. Accordingly, they should be entitled to the same rights and benefits of the parking district regulations as other persons in the neighborhood, and not be subject to discrimination simply because they happen to live in subsidized housing.

Thank you for your consideration.

Sincerely yours,

*Robert L. Calhoun*  
Robert L. Calhoun

12/6/04

Chairman Wagner and Members of the Planning Commission  
Planning Commission  
City of Alexandria  
301 King Street, Room 2000  
Alexandria, VA 22314

*PC Docket Item #14A-C  
Beasley Square*

RE: Beasley Square – Master Plan Amendment #2004-001, Rezoning #2004-0002 and  
Development Special Use Permit (DSUP) #2004-0015

Dear Chairman Wagner and Members of the Planning Commission:

I am writing to state for the record our support of the Beasley Square Rezoning, Master Plan Amendment, and DSUP applications. We respectfully request that at the December 7<sup>th</sup> public hearing you vote in support of the staff recommendations for approval of the applications.

The Beasley Square project will provide eight (8) one-bedroom units for rent to low-income elderly members of our community. The applicant, Harambee Community and Economic Development Corporation, has worked long and diligently with the immediate neighbors, the Upper King Street and Old Town Civic Associations, City staff and others to address concerns about the provision of on-site parking, the mass and architecture of the addition, the size and design of the open space and ways to appropriately commemorate African-American history related to this site.

As you know, in Alexandria, the lack and continual loss of affordable housing, especially affordable housing for low-income elderly, has reached a critical point. A recent “quality-of-life” survey of City residents confirmed this by identifying the lack of affordable housing as a primary unmet need.

The Beasley Square project is a small step in the right direction.

Please do your part in providing a safe, decent, affordable place to live for Alexandria’s elderly by casting your vote in support of the applications. Thank you for your consideration.

Sincerely,

Stephen Wade  
Washington Regional Network for Livable Communities  
4000 Albemarle Street, NW, Suite 305  
Washington, DC 20016

CC: Mayor William Euille, City of Alexandria, by email, alexvamayor@aol.com  
Phil Sunderland, City Manager, City of Alexandria, by email,  
phil.sunderland@alexandriava.gov  
Eileen Fogarty, Director of Planning, City of Alexandria, by email,  
eileen.fogarty@alexandriava.gov

*158*





Natalie Burch/Alex  
12/07/2004 12:30 PM

To Richard Josephson/Alex@ALEX  
cc Jeffrey Farner/Alex@Alex, David Sundland/Alex@Alex,  
Barbara Ross/Alex@Alex, Hal Phipps/Alex@Alex  
bcc  
Subject Fw: [Fwd: 1323 Duke st. - Application to re-zone property,  
and amend Master Plan]

FYI attached

Natalie D. Burch  
Department of Planning & Zoning  
703-838-4666, ext. 334  
natalie.burch@alexandriava.gov

----- Forwarded by Natalie Burch/Alex on 12/07/2004 12:29 PM -----



Chip Carlin  
<carlincollc@comcast.net>  
12/07/2004 12:28 PM

To Alan Young <halan.young@verizon.net>, "Alex.  
Gazette-Packet - Dale Smith, Editor"  
<dsmith@connectionnewspapers.com>  
Eileen Fogerty <Eileen.Fogarty@ci.alexandria.va.us>,  
"Hanbury, Trey" <Trey.Hanbury@nextel.com>,  
"PASpencer@aol.com" <PASpencer@aol.com>, "Spencer,  
cc Peter" <Peter.Spencer@mail.house.gov>, "Sara Donahue  
(E-mail)" <scdonahue@comcast.net>, MARK FELDHEIM  
<mark.feldheim@verizon.net>, Steve + Kim Vanhorn  
<kicg@yahoo.com>  
Subject [Fwd: 1323 Duke st. - Application to re-zone property, and  
amend Master Plan]

----- Message from Chip Carlin <carlincollc@comcast.net> on Tue, 07 Dec 2004 12:20:01 -0500 -----

komorosj@nasd.com, John.komoroske@nasd.com, erwagner@comcast.net,  
To: donna\_fossum@rand.org, richleibach@aol.com, hsdunn@ipbtax.com, jlr@cpma.com,  
jssjennings@aol.com

**Subject:** 1323 Duke st. - Application to re-zone property, and amend Master Plan

Dear John :

I enjoyed talking with you about land use trends at last night's King St. Retail Advisory Group meeting. As discussed, I am opposed to the rezoning of this property, as it will create a hardship on the neighborhood. If this were a " For profit " developer.....proposing an 8 unit apartment building w/ potential of 16 residents + periodic visitors.....w/ only 3 resident parking spaces, no loading space or visitor parking....and minimal landscaping and open space.....that developer would be " laughed out-of-town ".....it is only because of the " affordable housing " aspect, that this particular proposal has carried on this far.....I am also opposed to the amendment to the master plan, just to " accommodate " this particular applicant / project.

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Here are some thoughts.....in a wider perspective.....

Three dominant " points of consideration " have become established in Alexandria community awareness in recent years.....

- Preservation - This is long established....and has been given even greater importance...in recent years.
- Quality of Life - This " community dialogue " seeks to define the desirable levels of development intensification and economic development which give the maximum public benefit.....with the least amount of attendant negative impact....vis-a-vis....traffic congestion, parking problems, air pollution, open space retention, density / scale problems....noise....etc.
- Affordability - This dialogue looks at the changing nature of our community...and what can be done to maintain an environment that allows for socio-economic diversity.....this discussion should encompass employment opportunity.....levels of taxation....housing.....and a number of other related areas.

NOW.....Lets look at the background of this project in light of the above.....

Initially the applicant proposed tearing down the historic structure to make way for a 12 unit apartment house.....  
Their " expert witnesses "....ie. Jon Rak, and Warren Almquist....argued that it was not " economically feasible " to retain the existing house.....after major civic opposition was established.....this arguement was made in opposition :

Affordable housing.....YES.....but not at the expense of Preservation.....The BAR denied the demolition request.

The development " as it is currently proposed " will have a negative impact on the surrounding neighborhood  
I see it mainly stemming from the lack of adequate parking.....an increase in overall congestion.....and a loss of open space.....

I think a similar arguement in opposition can be made here :

Affordable housing.....YES.....but not at the expense of sacrificing " Quality of Life " for the existing neighborhood.

The Church and Harambee have a number of ways to go at this juncture :

- Sell the property....take the proceeds, ( most likely between 1 - 1.5 million dollars )....and build elsewhere on a more appropriate site that has enough land necessary to provide adequate parking and open space.
- Down scale and/or reconfigure the buildings so as to allow for adequate parking, open space, and other necessary facilities....." ON SITE ".

As you know.....most development projects do not " live or die "....by one decision....but evolve over time.....

As a result of all of the " jaw-boning ".....and resultant " adjustments and accomodations ".....usually a balance is achieved.

I hope that you and the other Commissioners will deny this application "as it is currently proposed".....and that the applicant will proceed with a direction for the project that is balanced and in harmony with the neighborhood, and community at large.

Regards,

Chip Carlin



carlincolic.vcf



carlincolic.vcf



Natalie Burch  
12/07/2004 11:47 AM

To: Kendra Jacobs/Alex@Alex, Jeffrey Farner/Alex@Alex, Hal Phipps/Alex@Alex  
cc:  
Subject: Beasley Square

Natalie D. Burch  
Department of Planning & Zoning  
703-838-4666, ext. 334  
natalie.burch@alexandriava.gov

*PC Docket Item # 14-A-C  
Beasley Square*

----- Forwarded by Natalie Burch/Alex on 12/07/2004 11:45 AM -----



"Pastor Mark Olsen"  
<pastormark@sharingpeace.org>  
12/07/2004 11:16 AM

To <erwagner@comcast.net>, <richleibach@aol.com>, <Donna.fossum@rand.org>, <John.komoroske@nasd.com>, <hsdunn@ipbtax.com>, <jlr@cpma.com>, <jssjennings@aol.com>  
cc <alexvamayor@aol.com>, <phil.sunderland@alexandriava.gov>, <eileen.fogarty@alexandriava.gov>

Subject

December 7, 2004

Chairman Wagner and Members of the Planning Commission

Planning Commission

City of Alexandria

301 King Street, Room 2000

Alexandria, VA 22314

RE: Beasley Square – Master Plan Amendment #2004-001, Rezoning #2004-0002 and Development Special Use Permit (DSUP) #2004-0015

Dear Chairman Wagner and Members of the Planning Commission:

*162*

I am writing to state for the record my support of the Beasley Square Rezoning, Master Plan Amendment, and DSUP applications. I respectfully request that at the December 7<sup>th</sup> public hearing you vote in support of the staff recommendations for approval of the applications.

The Beasley Square project will provide eight (8) one-bedroom units for rent to low-income elderly members of our community. The applicant, Harambee Community and Economic Development Corporation, has worked long and diligently with the immediate neighbors, the Upper King Street and Old Town Civic Associations, City staff and others to address concerns about the provision of on-site parking, the mass and architecture of the addition, the size and design of the open space and ways to appropriately commemorate African-American history related to this site.

As you know, in Alexandria, the lack and continual loss of affordable housing, especially affordable housing for low-income elderly, has reached a critical point. A recent "quality-of-life" survey of City residents confirmed this by identifying the lack of affordable housing as a primary unmet need.

The Beasley Square project is a small step in the right direction.

Please do your part in providing a safe, decent, affordable place to live for Alexandria's elderly by casting your vote in support of the applications. Thank you for your consideration.

Be at Peace,

**Mark W. Olsen**

Mark W. Olsen

Senior Pastor

703.354.5233

Peace Lutheran Church

6362 Lincolnia Road

Alexandria, VA 22312

CC: Mayor William Euille, City of Alexandria, by email, alexvamayor@aol.com

Phil Sunderland, City Manager, City of Alexandria, by email,  
phil.sunderland@alexandriava.gov

Eileen Fogarty, Director of Planning, City of Alexandria, by email,  
eileen.fogarty@alexandriava.gov

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Natalie Burch  
12/07/2004 12:39 PM

To: Kendra Jacobs/Alex@Alex, Hal Phipps/Alex@Alex, Jeffrey Farner/Alex@Alex  
cc:  
Subject: Fw: Beasley Square

More support letters...attached

----- Forwarded by Natalie Burch/Alex on 12/07/2004 12:37 PM -----



"Helen McIlvaine"  
<hmcilvaine@cavtel.net>  
12/07/2004 12:30 PM

To <erwagner@comcast.net>, <richleibach@aol.com>, <donna.fossum@rand.org>, <john.komoroske@nasd.com>, <hsdunn@ipbtax.com>, <jlr@cpma.com>, <jssjennings@aol.com>  
cc <alexvamayor@aol.com>, <phil.sunderland@alexandriava.gov>, <eileen.fogarty@alexandriava.gov>, <CarsonNCA@aol.com>, "Martha Paschal" <Martha@housingalexandria.org>, <JHoben@wpc-alex.org>  
Subject Beasley Square

*PC Docket Item # 14 AC  
Beasley Square*

December 7, 2004

Dear Chairman Wagner and Members of the Planning Commission:

I am writing to urge your enthusiastic support tonight for the various applications filed by Harambee Community and Economic Development Corporation to allow the Beasley Square project to proceed.

This outstanding project will serve some of Alexandria's most vulnerable citizens, its very low income seniors, in a superior location that provides ready access to transportation, shopping, amenities, and a range of supportive and social services critical to the success of the independent living experience planned for elderly households with low or fixed incomes. The eight units created at Beasley Square offer a significant response to the region's well-documented affordable housing crisis, and affirm the City's commitment to its truly "living" history.

As the built environment throughout Northern Virginia offers fewer and fewer opportunities for new development, it is particularly important that local governments tangibly support creative initiatives to redevelop property that include affordable housing components. I am hopeful that this faith-based project will inspire other philanthropically-minded individuals, churches and

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organizations that own land to consider how their assets might be better used to meet community needs. Imagine if the project proposed by Harambee became a model for other churches and institutions in Alexandria? Imagine if City planners and officials evaluated the sites where its offices, agencies, and public facilities were located to see if the maximum mixed-use potential of each property was being realized, given the region's affordable housing shortage?

Tonight, please say no to NIMBY-ism and vote to approve Harambee's applications and advance a good project. For more than a year I have been working with the First Baptist Church of Clarendon to help that group redevelop its church campus, located less than one block from a metro station, to include an affordable housing facility. From nine months of participation in the Arlington civic process, I am familiar with the pressures brought by affluent neighborhoods whose main interest is to protect against change and to intimidate public servants and officials with complaints about the diminished quality of life they will suffer unless others are permanently blocked from sharing their space. Of course, while they are protesting, the fair market value of their homes continues to appreciate by tens of thousands of dollars a month. Your vote of support for Beasley Square will speak volumes on behalf of those seniors who need affordable housing in their lifelong community.

In closing, thank you for your service to the City, and for your commitment to the needs of all citizens.

Sincerely,

Helen S. McIlvaine

Director of Development

Arlington Partnership for Affordable Housing (APAH)

703-276-2657 x 100



**Natalie Burch**  
12/07/2004 03:16 PM

To: Kendra Jacobs/Alex@Alex, Jeffrey Farner/Alex@Alex, Hal Phipps/Alex@Alex  
cc:  
Subject: Fw: Beasley Square

fyi attached

----- Forwarded by Natalie Burch/Alex on 12/07/2004 03:15 PM -----



**"Martha Paschal"**  
<martha@housingalexandria.org>  
12/07/2004 06:06 PM

To <erwagner@comcast.net>, <richleibach@aol.com>, <donna.fossum@rand.org>, <john.komoroske@nasd.com>, <hsdunn@ipbtax.com>, <jlr@cpma.com>, <jssjennings@aol.com>  
cc <alexvamayor@aol.com>, <phil.sunderland@alexandriava.gov>, <eileen.fogarty@alexandriava.gov>, <CarsonNCA@aol.com>, <DAbramprop@aol.com>, <JHoben@wpc-alex.org>, <cmurphy1225@aol.com>  
Subject Beasley Square

Dear Chairman Wagner and Members of the Planning Commission:

I am writing to state for the record the Alexandria Housing Development Corporation's support of the Beasley Square rezoning, master plan amendment, and DSUP applications, and to request that you vote in support of the staff recommendations for approval of these applications.

Beasley Square will provide eight affordable one-bedroom units for elderly members of the Alexandria community – a small step in the direction of re-establishing dedicated affordable housing in the city. As you are aware, the recent survey from the Center for Research and Public Policy, of Trumbull, CT found that city residents identified the lack of affordable housing as a primary unmet need, and the city has seen a continual loss of its affordable housing stock over the past decade. The ramifications of this loss in the long term will be huge unless steps are taken now to ameliorate this situation.

Harambee has worked closely with city staff and the neighborhoods to craft a proposal that would address concerns over parking, mass and architecture of the addition, open space issues, and the appropriate commemoration of the African-American historical context of this site. It has taken them two years and considerable cost and effort to get to this point. Please help support their efforts to provide safe, decent and affordable places to live for some of our neediest and most vulnerable citizens, and cast your vote in support of the applications.

Thank you so much for your consideration.

Sincerely,

Martha Paschal

Martha L. Paschal, Executive Director  
Alexandria Housing Development Corp.  
1900 North Beauregard Street  
Alexandria, VA 22311  
703/578-1835  
703/578-3144 fax  
703/623-0574 cell

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Statement of Michael E. Hobbs  
on behalf of the  
Old Town Civic Association  
Planning Commission  
December 7, 2004

Master Plan Amendment #2004-0001  
Rezoning #2004-0002  
Development Special Use Permit #2004-0015  
Beasley Square/Harambee

Thank you, Chairman Wagner and members of the Commission. I am Michael Hobbs, President of the Old Town Civic Association, and I thank you for this opportunity to share our views on the proposed Beasley Square development.

This project involves some very strong positive attributes, from our perspective (the provision of affordable housing, preservation of the existing historic building), but also some points of considerable concern (amendment of the Master Plan and zoning ordinance, loss of open space, loss of an historic site). We would like to address several of these points.

Affordable Housing. The project contemplates adaptation of the building at 1323 Duke Street, with the construction of an adjacent building on the site, to provide eight affordable housing units for the elderly. This is an admirable objective, which we warmly endorse. Affordable housing may be too much like the weather, which, in the old saw, everybody talks about, but too few do anything about. As you are aware, there are all too many instances in which a large new residential project is brought before the Planning Commission and you, we and the developer wind up arguing about whether one or two more or fewer affordable housing units ought to be included on-site, or whether the contribution to the Affordable Housing Trust Fund ought to be a few dollars more or less.

Here, affordable housing is the sole and central purpose of the project. It is affordable housing in Old Town, not in some distant location. It is affordable housing for the elderly, where the need may be the most acute. It is affordable housing in a caring, faith-based community, which may be the kind that best meets the needs of many of our aging population. Harambee Development Corp. and the Shiloh Baptist Church are to be commended for the fact that the energy and the initiative for this project comes from them, from the community, rather than waiting on "someone else" to try to address the need. Old Town Civic Association has urged and endorsed the inclusion of affordable housing units in other developments, and we are delighted to endorse the much more substantial and significant addition to our community's affordable housing stock, for those for whom the need is most urgent, that is contemplated here.

Historic Building. We are pleased, also, that the project as now proposed would not require the demolition of the existing 1890 building at 1323 Duke Street, although it would involve the partial demolition and encapsulation of one wall. We have urged from the beginning that any development at this site not demolish that building; so while an earlier iteration of the current

project would have done so, we were gratified that the Board of Architectural Review withheld approval for demolition, and we applaud Harambee for returning with a new proposal which both preserves as much of the historic fabric as possible and, indeed, reflects that history in the design for the addition.

Parking. The application as submitted would have provided three on-site parking spaces for the eight housing units. In a neighborhood for which on-street parking for residents is already in desperately short supply, that caused considerable concern to nearby residents. Staff's recommended conditions #3 and #4 require the provision of five additional dedicated spaces in the adjoining parking lot, and provide that residents of the proposed building may not acquire on-street residential parking permits. Those conditions seem to us a welcome response to the problem.

\* \* \*

Notwithstanding the positive attributes, there remain for us several substantial concerns.

Land Use Policy. Because of the constraints of the present zone for a project of this nature, it would be necessary both to amend the Old Town Small Area Plan chapter of the Master Plan, and to change the zoning ordinance, to permit the project to go forward on this parcel. The staff report advises that this should not be construed as the sort of "spot zoning" which would be illegal under Virginia law. Regardless of the merits of that question, however, there can be no doubt that what is requested here is both a zoning amendment and a Master Plan amendment for this particular site. The Master Plan and the Zoning Ordinance are, in a sense, the fundamental land use compact between and among the property owners, residents, and governing bodies of our community. Those who purchase property in Alexandria should be able to expect that the Master Plan and zoning categories will be maintained to the fullest degree possible. We believe, therefore, that both of these amendments are actions of the sort which should be undertaken rarely if at all, and only in the most compelling circumstances of public interest and necessity.

Open Space. As the Planning Commission is all too aware, there is much too little "open space" in Alexandria (particularly in the most densely built sections of the city)—and much too little in many of the applications which come before you which is truly green, open, accessible and enjoyable by the general public, which is probably the layman's common sense understanding of the term. The open space presently on this site, surrounding the existing building, is open space of the best sort: it is at ground level, not in a rooftop garden, and it is at least visually accessible and enjoyable by pedestrians and nearby residents. As the staff report points out, there is precious little open space in this neighborhood generally; and it would be a shame to lose much of what there is on this parcel by approving a reduction to less than half of the 40% standard that would ordinarily apply.

Historic Site. The block bounded by Duke, West, Prince and Payne Streets was, in the nineteenth century, the site of the Alexandria Slave Auction, and later of the Freedmen's Quarters and the L'Ouverture Hospital. Unfortunately, almost all of the street frontage on this block has now been built over; the open portion of the site at the corner of Duke and West Streets represents perhaps the last undisturbed parcel.

The significance of this site in American history, and in African-American history, is not trivial or incidental. The northward migration of African-Americans beginning during the Civil War was of profound importance not only to those directly involved, but to our nation's history. Before the war, Alexandria had been, shamefully, at the epicenter of the slave trade. It was now at the epicenter of this historic move toward freedom. The L'Ouverture Hospital and Freedmen's Quarters were central to this movement in Alexandria, and Alexandria was central to this movement in the nation. The African-American heritage and tradition in Alexandria are almost unique to any city in the country, and contributed fundamentally to the character of the city we are today. As the stewards of today's Alexandria, we have a responsibility to celebrate that rich heritage, never knowingly to compromise it.

We note that the staff recommends a condition requiring the erection of a historic marker on this site, and the publication of a booklet on its history and archaeology. We applaud the staff's attention to measures to preserve the history of the site as best possible, assuming that construction of this new building were to proceed. But we observe that there is now also a historic marker on the site of the Freedmen's Cemetery on South Washington Street, and while appreciated, that is a poor substitute for how that site might and should have been protected, had we been more aware and respectful of this history long ago.

When we look back on our City's decision years ago to permit the construction of a Mobil gas station on a portion of the site of the Freedmen's Cemetery, we can only ask, "what were they thinking?" We should take every possible step today to assure that our successors years hence have no need to ask the same question about our decisions regarding this site.

#### Neighbors' Concerns

We note the inclusion in your staff report of a petition from many of the nearby neighbors, addressing several of these concerns. Land-use decisions are, of course, the responsibility in the first instance of this Commission, and of the City Council. But where, as here, a very large number of the neighbors of a proposed project have expressed substantial concerns, that expression should weigh heavily in the balance in your deliberations on the merits.

\* \* \*

In sum, there are clear benefits which this project would yield for Old Town, and for the city generally. But there are also several points of deep concern about construction of the project at this site.

Weighing those advantages and disadvantages in the balance is no easier for us than it may have been for the staff, nor for you and the Mayor and Council. There have been presentations and discussions of this project at two of Old Town Civic Association's general membership meetings this year, and our Board has discussed it at length in three of our meetings.

On balance, we applaud the purpose, the objective and the benefits of this project; but we are not able to endorse it as presently configured, because we believe that the cost of achieving those

benefits at this site is too high. We would urge, rather, that the City governing bodies, management and staff render every assistance to Harambee and the church going forward in an intensive, good faith, high priority effort to identify an alternative site for this project which would so far as possible confirm the positives but eliminate the negatives. We fervently hope and believe that it should be possible through such a concerted and cooperative effort—with the city's full support—to achieve a “win-win” result: to identify a solution which would secure all of the benefits which we and Harambee and the staff see in this project, but without the costs of single-parcel Master Plan and zoning amendments, loss of open space, and loss of the last remaining parcel of this historic site.

Such a solution would have our enthusiastic support, and we stand ready to assist in any way possible.

Thank you for your consideration.



December 7, 2004

Dear Chairman Wagner and Members of the Planning Commission:


I am writing to state for the record the Alexandria Housing Development Corporation's support of the Beasley Square rezoning, master plan amendment, and DSUP applications, and to request that you vote in support of the staff recommendations for approval of these applications.

Beasley Square will provide eight affordable one-bedroom units for elderly members of the Alexandria community – a small step in the direction of re-establishing dedicated affordable housing in the city. As you are aware, the recent survey from the Center for Research and Public Policy, of Trumbull, CT found that city residents identified the lack of affordable housing as a primary unmet need, and the city has seen a continual loss of its affordable housing stock over the past decade. The ramifications of this loss in the long term will be huge unless steps are taken now to ameliorate this situation.

Harambee has worked closely with city staff and the neighborhoods to craft a proposal that would address concerns over parking, mass and architecture of the addition, open space issues, and the appropriate commemoration of the African-American historical context of this site. It has taken them two years and considerable cost and effort to get to this point. Please help support their efforts to provide safe, decent and affordable places to live for some of our neediest and most vulnerable citizens, and cast your vote in support of the applications.

Thank you so much for your consideration.

Sincerely,

  
Martha Paschal  
Executive Director

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Proposed Development at 1323 Duke St. (Beasley Square)

PC Docket Item #14AC  
Beasley Square

To Whom it May Concern:

I am writing in regard to the proposed rezoning of the property at 1323 Duke St. (Beasley Square) that is scheduled for discussion at the Commission's meeting on December 7. My wife, Lori Farnsworth, and I have both signed a citizen petition objecting to the project. While we continue to object to the building in its current form, I don't believe the petition we signed captures precisely our position.

We believe strongly that the integrity of historic structures and open space should, to the fullest extent possible, be preserved in Alexandria. We also believe that the city should work to ensure an adequate supply of low income/elderly housing throughout the city. Admittedly, sometimes values such as these can come into conflict with each other -- but we think that need not be the case in this instance because a reasonable compromise solution appears to exist.

The development at 1323 Duke, as planned, does not appear to give sufficient consideration to either historic preservation or open space. The elevations and work descriptions we've seen suggest that the open space will largely be filled in and that the existing structure will connect to, and essentially become part of, a structure roughly three times its current size. This doesn't strike us as a particularly sensitive approach to preserving the character or history of the neighborhood. It seems to us that a more sensitive approach would be to (1) restore the existing building; (2) build a separate three or four story structure in the gap between the existing building and the adjacent commercial structure; and (3) forego filling in the open space on the West St. side of the property. This approach would still allow for a total of 5 or 6 housing units for the elderly while largely preserving what we assume to be "Beasley Square."

After reading the staff recommendation, we understand that the property owner may well have the right, as the property is currently zoned, to do away with almost all the open space. And given the choice between housing for the elderly and yet another outsized office building in our neighborhood, we'd favor the proposed elderly housing option. Certainly the cause is worthy, and the elevations, as currently rendered, are attractive and sensitive to the architecture of the neighborhood -- so this development is a whole lot better than a lot of development that's gone on lately and that perhaps could go in at Beasley Square. But we'd like to think that as a non-profit institution and a member of the community, the property owner here would strive to come up with a compromise that better fits the several community interests at stake. We think the option discussed above could do that and that the City should make efforts to forge that compromise with the developer.

Thank you for your consideration,

Mark Dyer  
110 Commerce St.  
Alexandria, VA 22314

APPLICATION FOR:

REVISED

13

[X] MASTER PLAN AMENDMENT

MPA # 2004-0001

[X] ZONING MAP AMENDMENT

REZ # 2004-0002

PROJECT NAME: Beasley Square

PROPERTY LOCATION: 1323 Duke Street

APPLICANT Name: Harambee Community & Economic Development Corporation

Address: 1400 Duke Street, Alexandria, VA 22314

PROPERTY OWNER Name: Shiloh Baptist Church, c/o C. Johnson, Treasurer

Address: 8615 Yardley Drive, Alexandria, VA 22308

Interest in property:  Owner  Contract Purchaser  
 Developer  Lessee  Other \_\_\_\_\_

If property owner or applicant is being represented by an authorized agent such as an attorney, a realtor, or other person for which there is some form of compensation, does this agent or the business in which they are employed have a business license to operate in Alexandria, VA:

yes: If yes, provide proof of current City business license.  
 no: If no, said agent shall obtain a business license prior to filing application.

THE UNDERSIGNED certifies that the information supplied for this application is complete and accurate, and, pursuant to Section 11-301B of the Zoning Ordinance, hereby grants permission to the City of Alexandria, Virginia, to post placard notice on the property which is the subject of this application.

Jonathan P. Rak, Esquire, Agent  
Print Name of Applicant or Agent

Jonathan P. Rak  
Signature

McGuireWoods LLP  
1750 Tysons Boulevard, Suite 1800  
Mailing/Street Address

703-712-5411 703-712-5231  
Telephone # Fax #

McLean, VA 22102  
City and State Zip Code

June 29, 2004  
Date

FOR CITY STAFF USE ONLY:

Date application received: \_\_\_\_\_ Fee Paid: \$ \_\_\_\_\_  
Date application complete: \_\_\_\_\_ Staff Reviewer: \_\_\_\_\_

ACTION - PLANNING COMMISSION: MPA - 12/7/2004 APPROVED 6-0-1  
REZ - 12/7/2004 RECOMMEND APPROVAL 6-0-1

ACTION - CITY COUNCIL: 12/18/2004 City Council approved 7-0

14

**REVISED**

APPLICATION for  
DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN  
DSUP # 2004-0015

PROJECT NAME: Beasley Square

PROPERTY LOCATION: 1323 Duke Street, Alexandria, VA

TAX MAP REFERENCE: 074.01-11-32 ZONE: CD

APPLICANT Name: Harambee Community & Economic Development Corporation

Address:  
1400 Duke Street, Alexandria, VA 22314

PROPERTY OWNER Name: Shiloh Baptist Church  
c/o C. Johnson, Treasurer

Address:  
8615 Yardley Drive, Alexandria, VA 22308

SUMMARY OF PROPOSAL: To remodel the existing structure and add a three-story structure for a total of eight (8) one-bedroom rental units.

MODIFICATIONS REQUESTED: To reduce open space provided to below 40% required.

SUP's REQUESTED: (1) To increase FAR to 1.5; (2) to reclassify use as "home for the elderly".

THE UNDERSIGNED hereby applies for Development Site Plan, with Special Use Permit, approval in accordance with the provisions of the Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his knowledge and belief.

Jonathan P. Rak, Esquire, Agent  
Print Name of Applicant or Agent  
McGuireWoods LLP  
1750 Tysons Boulevard, Suite 1800  
Mailing/Street Address

Jonathan P. Rak  
Signature  
703-712-5411 703-712-5231  
Telephone # Fax #

McLean, VA 22102  
City and State Zip Code

June 29 2004  
Date

**DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY**

28  
PLANNING COMMISSION ACTION 12/7/2004 RECOMMEND APPROVAL 6-0-1  
CITY COUNCIL ACTION 12/18/2004 City Council approved 7-0





13, 14, 15  
12-18-04

December 3, 2004

The Rev. Dr. Jonathan F. Smoot  
*Interim Pastor*

The Rev. Lisa D. Kenkeremath  
*Associate Pastor  
for Congregational Care  
and Evangelism*

The Rev. Ann E. Herlin  
*Associate Pastor  
for Mission  
and Adult Education*

Dr. Wayne N. Earnest  
*Minister of Music*

Ms. Gwen Carr  
*Educator for Children  
and Their Families*

Ms. Charlotte Nance  
*Educator for Youth*

Mrs. Jeannette Smalling  
*Associate for Community Ministries*

The Rev. Dr. William R. Sengel  
*Pastor Emeritus*

Chairman Wagner and Members of the Planning Commission  
Planning Commission  
City of Alexandria  
301 King Street, Room 2000  
Alexandria, VA 22314

Dear Chairman Wagner and Members of the Planning Commission,

We write to support the Beasley Square project of the Harambee Community and Economic Development Corporation. We firmly believe that the community of Alexandria is enriched by diversity, and impoverished when rising housing costs drive elderly and low-income residents out of the community. As Christians, we also feel a strong moral imperative to care for the needs of those people who are most vulnerable in our society, including those on fixed and low incomes. Thus, we feel that this project's development of affordable housing units for the elderly will be an important and much needed contribution to our community.

We recognize that in any given project, there will always be some competing interests at the table. However, Harambee has worked closely with the city over more than a year to help this project fit historic, neighborhood, access, and aesthetic goals. We feel the compelling need that this project meets should give significant weight to its approval, and note that it is in keeping with the city's renewed commitment to providing affordable housing. Many in the city tout the value of affordable housing, but acknowledge the difficulty of implementing specific projects in a tight real estate market. Here is an opportunity to realize one such project.

Finally, we would like to acknowledge the contributions that many of our elderly residents have made to Alexandria. We are grateful to them for bequeathing us the community in which we now live. We hope you will honor their gifts to us by supporting those who would now care for them. Please vote in favor of Beasley Square.

Sincerely,

The Rev. Jon Smoot

The Rev. Ann Herlin

The Rev. Lisa Kenkeremath

316 South Royal Street  
Alexandria, VA 22314  
Phone: 703 549-6670  
Fax: 703 549-9425  
Email: [opmh@opmh.org](mailto:opmh@opmh.org)  
[www.opmh.org](http://www.opmh.org)

Elder Rob Dunn, Clerk of Session

Elder Phil Brennan

Elder Robin Lehman

*David Moser*  
Elder David Moser

*Elder Richard Leveridge*

*Elder Mattie Poe*

*Elder Paul Bee*

*Elder Fred Markhart*

*Elder Susan Markhart*

*Elder Harold L. Blakeman*

*Dennis Bailey*

*Jim John*

*Charlotte Vance, MA, MSW*

*Jeanette Smalting, Assoc  
Community  
Ministers*

*Meredith Starks*

*Queen Carr, educator, children  
families*

cc: Mayor Bill Euille  
Alexandria City Council

**WILLIAM P. HARRIS**

1106 Tuckahoe Lane • Alexandria, VA 22302

Phone: (703) 684-1106

Fax: (703) 684-6432

E-mail: wpharris@comcast.net

December 18, 2004

Re: Beasley Square Project

Mr. Mayor and Members of the City Council:

I speak today in support of this most important project. Compared to most of the Council's considerations this is *a very small* matter, but for a few lucky people this project will be matter *a great deal*.

I speak as Vice Chair of the Commission on Aging, which voted its unanimous support. I speak as a retired Alexandrian who is fortunate enough to be able to live in this City without financial assistance. And I speak from 37 years experience as a manager of retirement housing for low-income elderly. I know first hand how important "affordable" housing is for low-income elderly. And, I know first hand how long the waiting lists are for the few facilities we have.

A few days ago I emailed to each of you the rational for my support, but today I want to stress a couple of points:

1. I am aware of the concerns expressed by neighbors. However, I have heard them several times before, and from personal experience I know that most of them will not be realized. Two of the low-income facilities I managed are located in middle-income neighborhoods, and two in upper-income. In the beginning no one wanted the facilities as neighbors, but as time went by they realized their property values continued to increase, and they came to see elderly people make real good neighbors.
2. Affordable housing is greatly needed in Alexandria for all ages, but especially for the elderly. Eight units is a pittance in the scheme of things, but it will be a whole new world for some eight lucky elderly people.
3. The Church is to be commended for giving up valuable land to help meet needs of our less fortunate elderly citizens. Would that more churches follow this example.

In conclusion, elderly people often are not able to speak for themselves, and this is especially true for those with low-incomes. Today I speak on their behalf. I urge you, please do not let them down. Vote to approve this project.

Thank you for listening.

12/18/04

SPEAKER'S FORM

DOCKET ITEM NO. 13

PLEASE COMPLETE THIS FORM AND GIVE IT TO THE CITY CLERK  
BEFORE YOU SPEAK ON A DOCKET ITEM

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: Jonathan Rake

2. ADDRESS: 1750 Tysons Blvd.

TELEPHONE NO. 7037025411 E-MAIL ADDRESS: \_\_\_\_\_

3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? \_\_\_\_\_  
Applicant

4. WHAT IS YOUR POSITION ON THE ITEM?  
FOR:  AGAINST: \_\_\_\_\_ OTHER: \_\_\_\_\_

5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST, CIVIC INTEREST, ETC.):  
Attorney

6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL?  
YES \_\_\_\_\_ NO

This form shall be kept as a part of the permanent record in those instances where financial interest or compensation is indicated by the speaker.

A maximum of three minutes will be allowed for your presentation, except that one officer or other designated member speaking on behalf of each *bona fide* neighborhood civic association or unit owners' association desiring to be heard on a docket item shall be allowed five minutes. In order to obtain five minutes, you must identify yourself as a designated speaker, and identify the neighborhood civic association or unit owners' association you represent, at the start of your presentation. If you have a prepared statement, please leave a copy with the Clerk.

Additional time not to exceed 15 minutes may be obtained with the consent of the majority of the council present; provided notice requesting additional time with reasons stated is filed with the City Clerk in writing before 5:00 p.m. of the day preceding the meeting.

The public normally may speak on docket items only at public hearing meetings, and not at regular legislative meetings. Public hearing meetings are usually held on the Saturday following the second Tuesday in each month; regular legislative meetings on the second and fourth Tuesdays in each month. The rule with respect to when a person may speak to a docket item at a legislative meeting can be waived by a majority vote of council members present but such a waiver is not normal practice. When a speaker is recognized, the rules of procedures for speakers at public hearing meetings shall apply. If an item is docketed *for public hearing* at a regular legislative meeting, the public may speak to that item, and the rules of procedures for speakers at public hearing meetings shall apply.

In addition, the public may speak on matters which are not on the docket during the Public Discussion Period at public hearing meetings. The mayor may grant permission to a person, who is unable to participate in public discussion at a public hearing meeting for medical, religious, family emergency or other similarly substantial reasons, to speak at a regular legislative meeting. When such permission is granted, the rules of procedures for public discussion at public hearing meetings shall apply.

Guidelines for the Public Discussion Period

(a) All speaker request forms for the public discussion period must be submitted by the time the item is called by the city clerk.

(b) No speaker will be allowed more than three minutes; except that one officer or other designated member speaking on behalf of each *bona fide* neighborhood civic association or unit owners' association desiring to be heard during the public discussion period shall be allowed five minutes. In order to obtain five minutes, you must identify yourself as a designated speaker, and identify the neighborhood civic association or unit owners' association you represent, at the start of your presentation.

(c) If more speakers are signed up than would be allotted for in 30 minutes, the mayor will organize speaker requests by subject or position, and allocated appropriate times, trying to ensure that speakers on unrelated subjects will also be allowed to speak during the 30 minuet public discussion period.

(d) If speakers seeking to address council on the same subject cannot agree on a particular order or method that they would like the speakers to be called on, the speakers shall be called in the chronological order of their request forms' submission.

(e) Any speakers not called during the public discussion period will have the option to speak at the conclusion of the meeting, after all docketed items have been heard.

13,14,15  
-----  
12-18-04

Docket Items 13, 14, and 15

Mayor Euille, Vice Mayor Pepper, and Members of City Council,

I am Lillian J. White, co-president of the League of Women Voters of Alexandria. The League of Women Voters urges you to approve the special use permit for these eight affordable rental units at Beasley Square.

The League has long supported affordable housing in Alexandria. Our position, affirmed each year at our annual meeting, states in part: "We support maintenance of adequate, suitable, safe, affordable housing for all citizens of Alexandria, including adequate rental housing stock."

The initial proposal for this project required demolition of the historic house facing Duke Street. The League board discussed that proposal. We also believe strongly in historic preservation and decided we could not support any project involving the complete destruction of a home dating from the 1890s. We understand why some historic preservationists have misgivings about this project which will still entail alterations to an historic property.

However, in the balance the fact that this project provides rental housing for low income elderly outweighs all other considerations for the League. To our knowledge these eight units are the first such rental units other than public housing replacement units which have been built in many years.

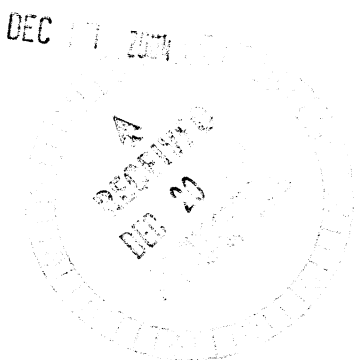
When the City Council first created the affordable housing trust fund, the League president of that time testified in favor of its creation. We have been disappointed in the years since that the affordable housing funds have been directed mainly toward creating home ownership opportunities. We would like the City Council to change its housing policy and devote more of its efforts to creating affordable rentals. This is important if we are to maintain income diversity in our community, an important goal.

We commend the Shiloh Baptist Church and its friends and benefactors for their effort, but everyone here understands that eight affordable rental units are far less than are needed. We urge you to approve this project, but more importantly to involve the entire community through Council action in doing much more to protect existing affordable rental units and create new ones. Thank you.

13,14,15  
12-18-04

# St. Charles Borromeo Church

3304 North Washington Boulevard  
Arlington, Virginia 22201  
(703) 527-5500  
Fax: (703) 527-5505



Dec. 16, 04

Letters  
City Council  
City Hall  
301 King Street  
Alexandria, VA 22314


email  
delpepper@aol.com, alexvamayor@aol.com, PaulCSmedberg@aol.com,  
CouncilmanGaines@aol.com, rob@krupicka.com, MacdonaldCouncil@msn.com,  
Council@joycewoodson.net

Dear Council Member

As pastor of St Charles Parish in Arlington, where many of our members come from Alexandria, I have been a long time advocate of housing opportunities for area residents, especially the low income and the elderly.

I support Beasley Square, and ask you to vote to approve this proposal on Saturday. Alexandria desperately needs decent housing for our low-income elderly residents, and Beasley Square is a vital first step toward meeting this commitment.

The combination of donated land, high quality design that respects the historic area, adequate parking, and protection for any artifacts discovered on the property make this an excellent proposal. Harambee CEDC has worked hard to meet neighbors' concerns. This property could be developed at a much higher density as commercial property, without open space or parking. The unanimous support of the Planning Commission underscores the excellence and value of this proposal.

Sincerely, 

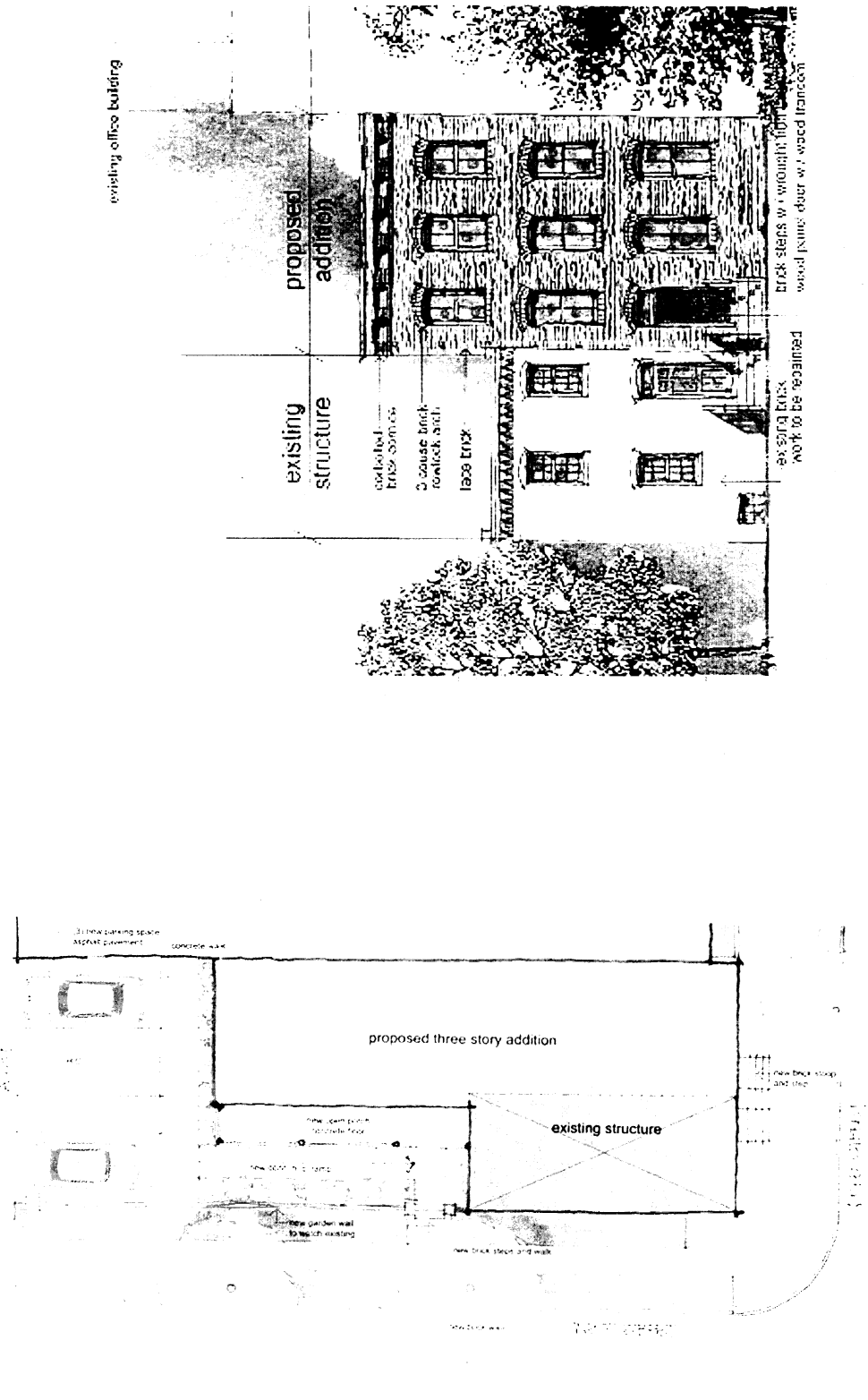
Rev Gerry Creedon  
Chair , Peace and Justice Commission, Catholic Diocese of Arlington Community  
Pastor, St Charles, Arlington

EMAIL : GerryCreedon  
@ ERols.com.

13,14,15  
12-18-04

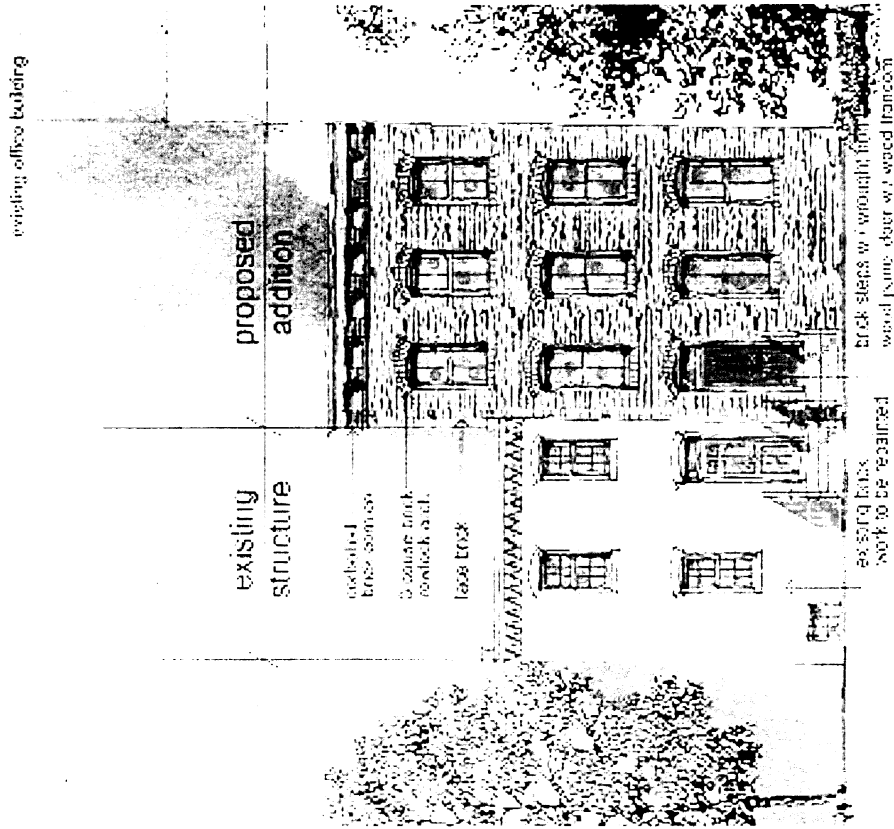
# SUMMARY

BEASLEY SQUARE (HARAMBEE)  
MPA # 2004-0001, REZ # 2004-0002, DSUP # 2004-0015



# PROPOSAL:

BEASLEY SQUARE (HARAMBEE)  
 MPA # 2004-0001, REZ # 2004-0002, DSUP # 2004-0015



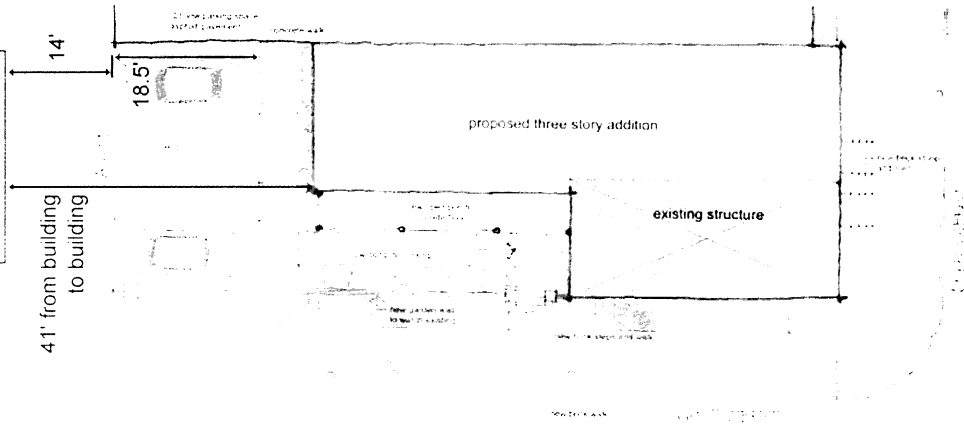
FRONT ELEVATION

- Requesting MPA amendment & rezoning from CD to CRMU/L (w/ proffer)
- Requesting SUPs for home for the elderly & FAR increase
- Requesting modifications for open space & drive aisle width



# OVERVIEW

BEASLEY SQUARE (HARAMBEE)  
MPA #2004-0001, REZ #2004-0002, DSUP #2004-0015



- 8 affordable, age-restricted units
- 3 on-site parking spaces, 5 off-site parking spaces
- FAR of 1.36
- 18.6% open space

# BALANCING of CITY GOALS

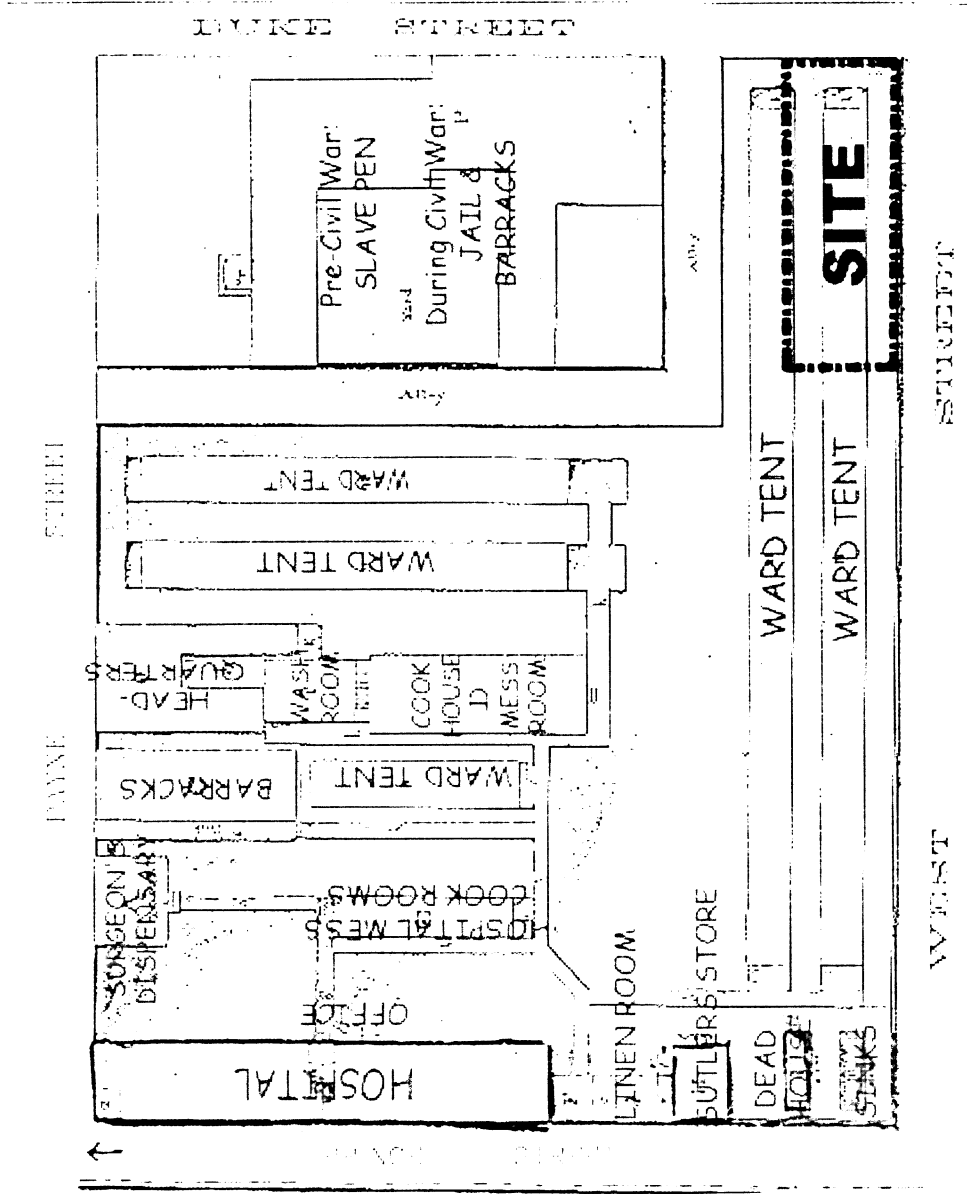
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BEASLEY SQUARE (HARAMBEE)  
MPA # 2004-0001, REZ # 2004-0002, DSUP # 2004-0015

- Archaeology / History
  - Building Design
  - Open Space
  - Parking
  - Affordable Housing
-

# ARCHAEOLOGY / SITE HISTORY

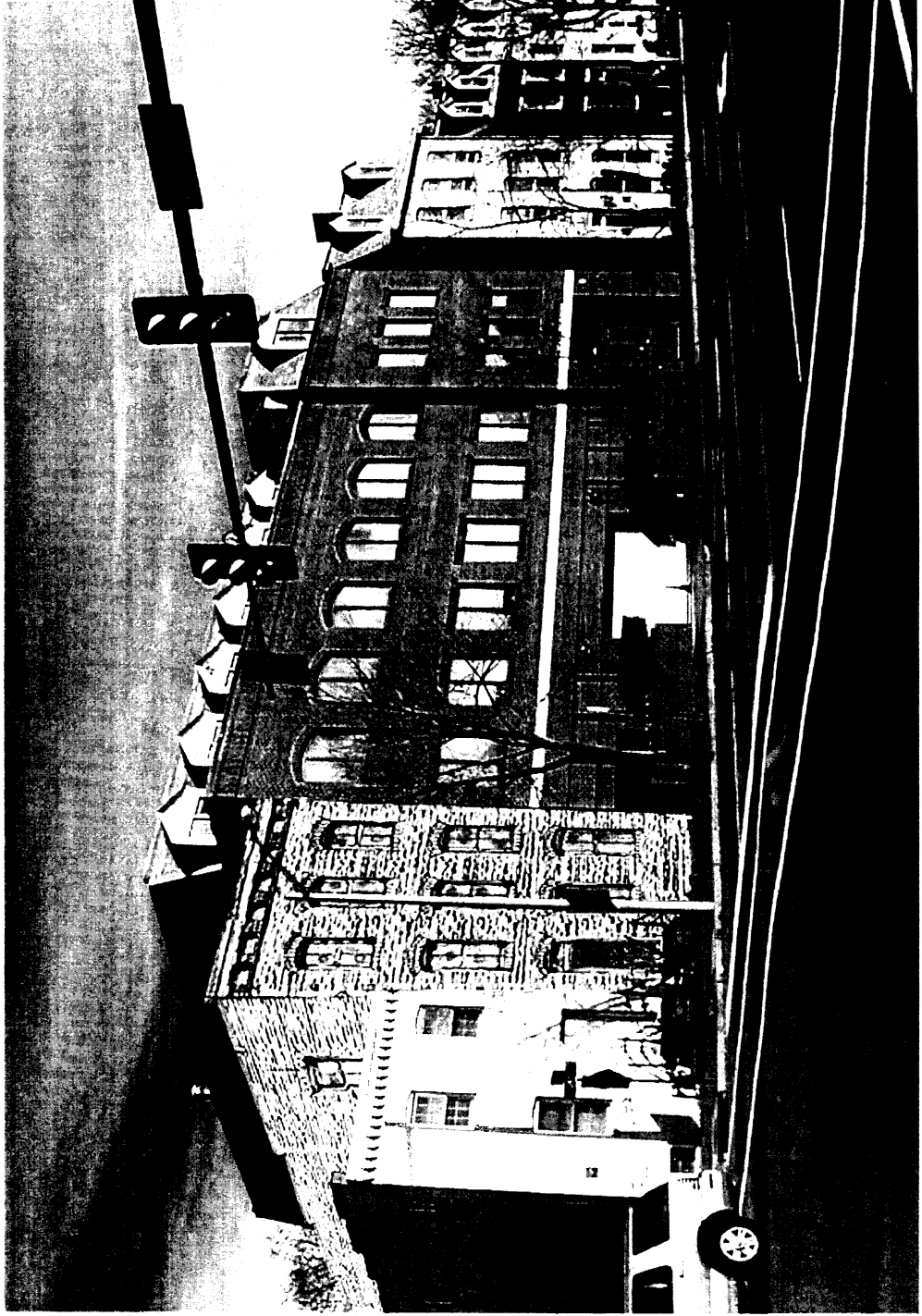
BEASLEY SQUARE (HARAMBEE)  
 MPA #2004-0001, REZ #2004-0002, DSUP #2004-0015



# BUILDING MASSING / HISTORIC PRESERVATION

---

BEASLEY SQUARE (HARAMBEE)  
MPA # 2004-0001, REZ # 2004-0002, DSUP # 2004-0015



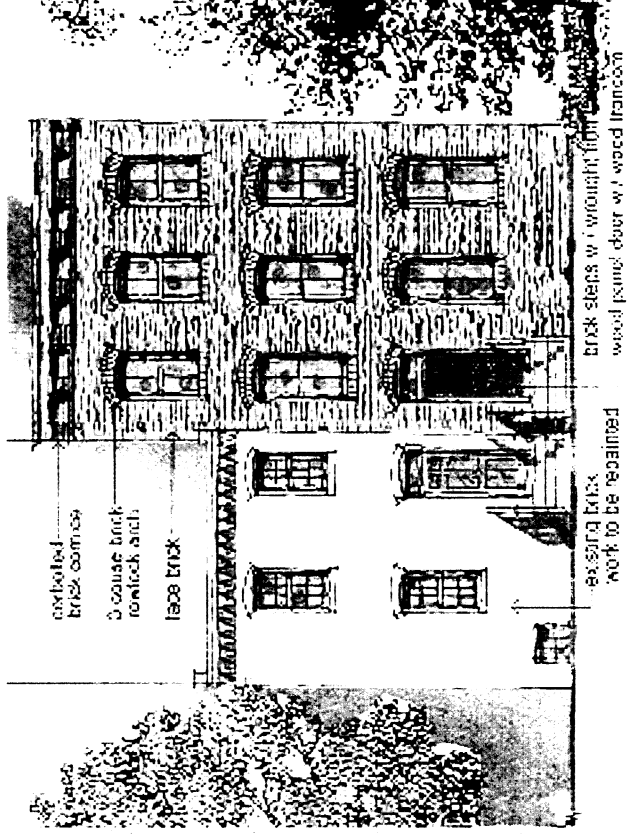


# NEIGHBORHOOD COMPATIBILITY

BEASLEY SQUARE (HARAMBEE)  
MPA # 2004-0001, REZ # 2004-0002, DSUP # 2004-0015



1307 Prince Street



Proposed Duke Street Elevation

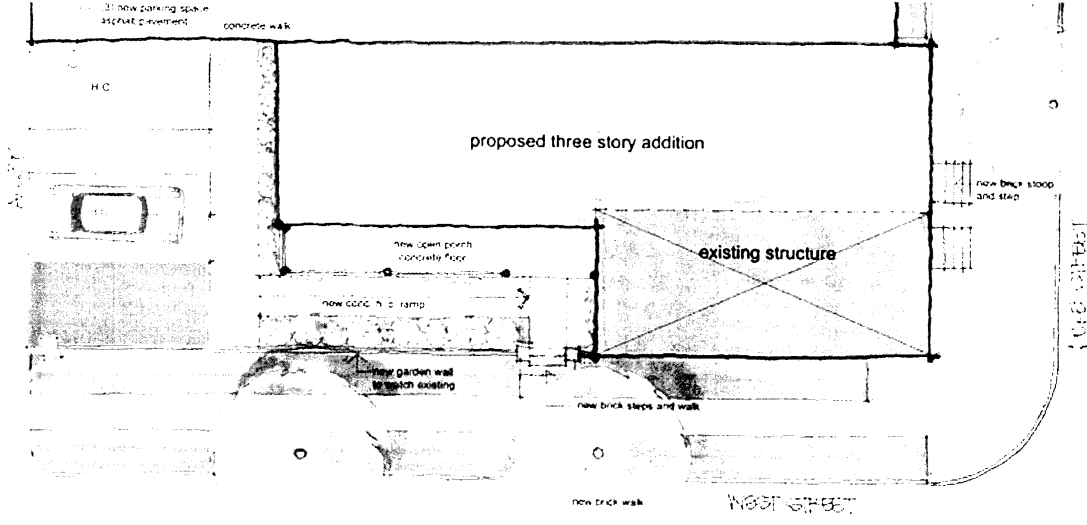
# OPEN SPACE

BEASLEY SQUARE (HARAMBEE)  
MPA #2004-0001, REZ #2004-0002, DSUP #2004-0015

- 18.6% open space (650 s.f.)
- 750 s.f. modification
- Porch is 4.6% of site area
- Applicant will be landscaping ROW

Staff / P.C.

- Eliminating parking space adds 4.8% (167 sq. ft.; an increase to 23.4%)



# OPEN SPACE

BEASLEY SQUARE (HARAMBEE)  
MPA # 2004-0001, REZ # 2004-0002, DSUP # 2004-0015



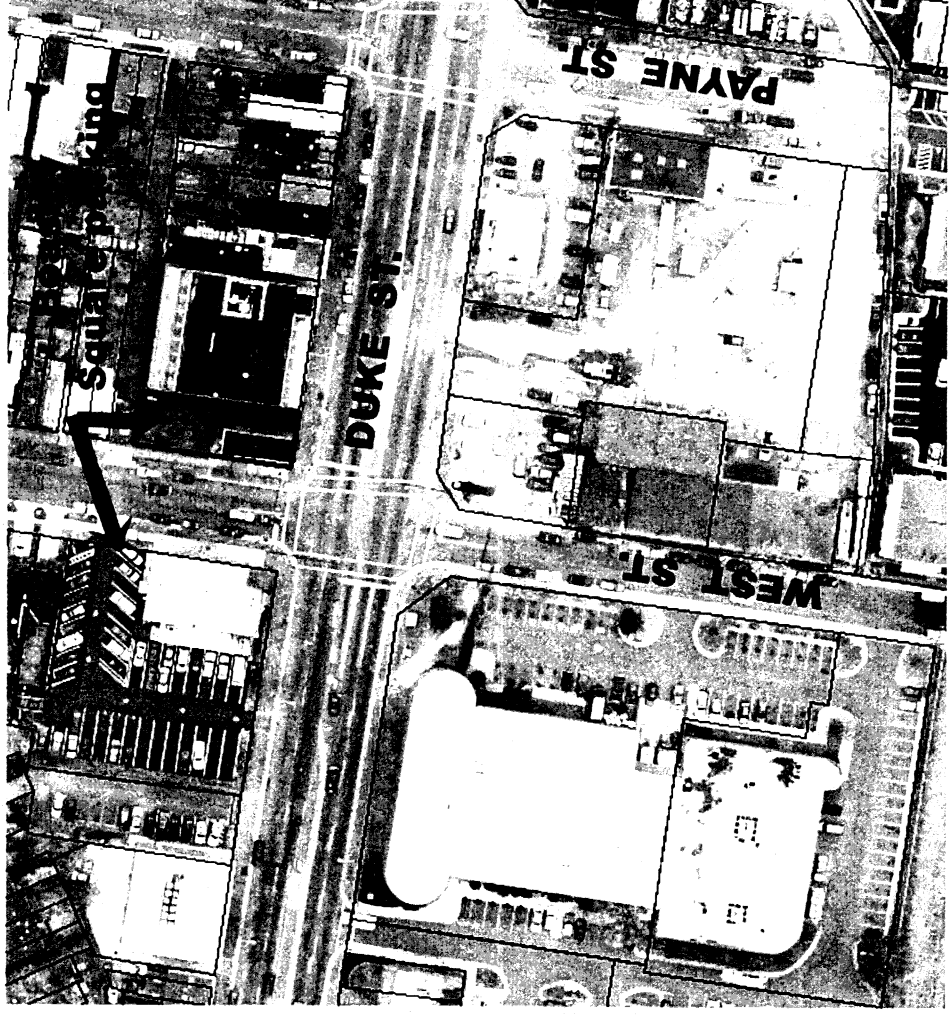


# PARKING

---

BEASLEY SQUARE (HARAMBEE)  
MPA #2004-0001, REZ #2004-0002, DSUP #2004-0015

- 2-3 on-site parking spaces provided
- 5-6 off-site parking spaces provided
- No residential parking permits

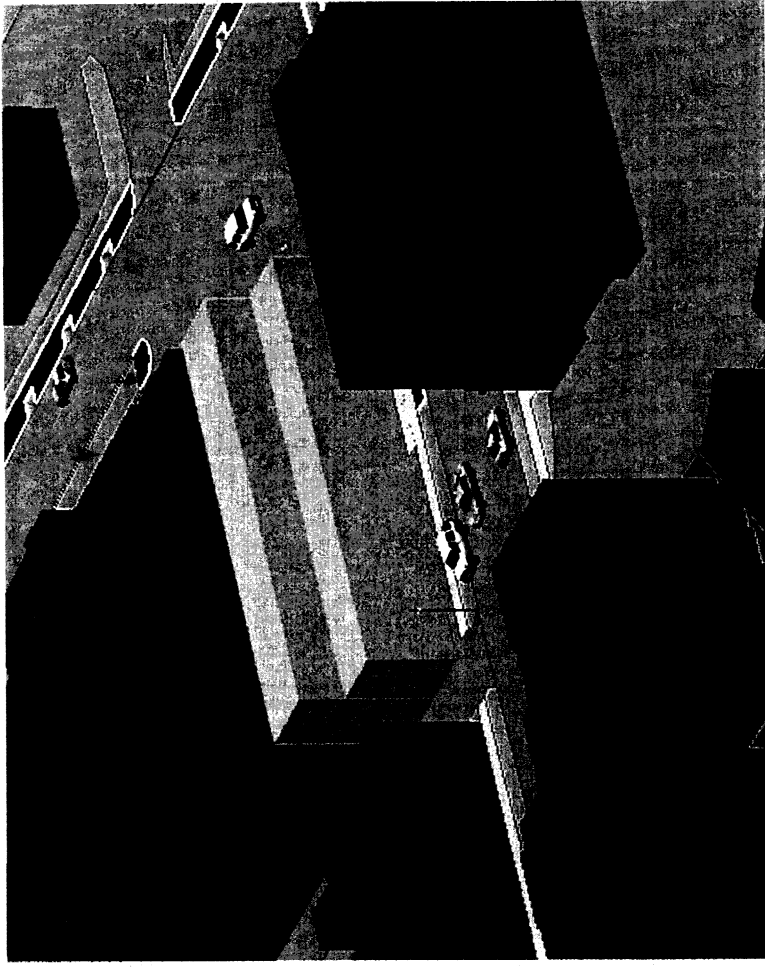


# CURRENT ZONING (CD)

---

BEASLEY SQUARE (HARAMBEE)  
MPA #2004-0001, REZ #2004-0002, DSUP #2004-0015

- 1.50 to 2.50 F.A.R.
- 8,750 sq. ft. retail or office building (2.50 F.A.R.)
- No parking or open space required for retail or office use

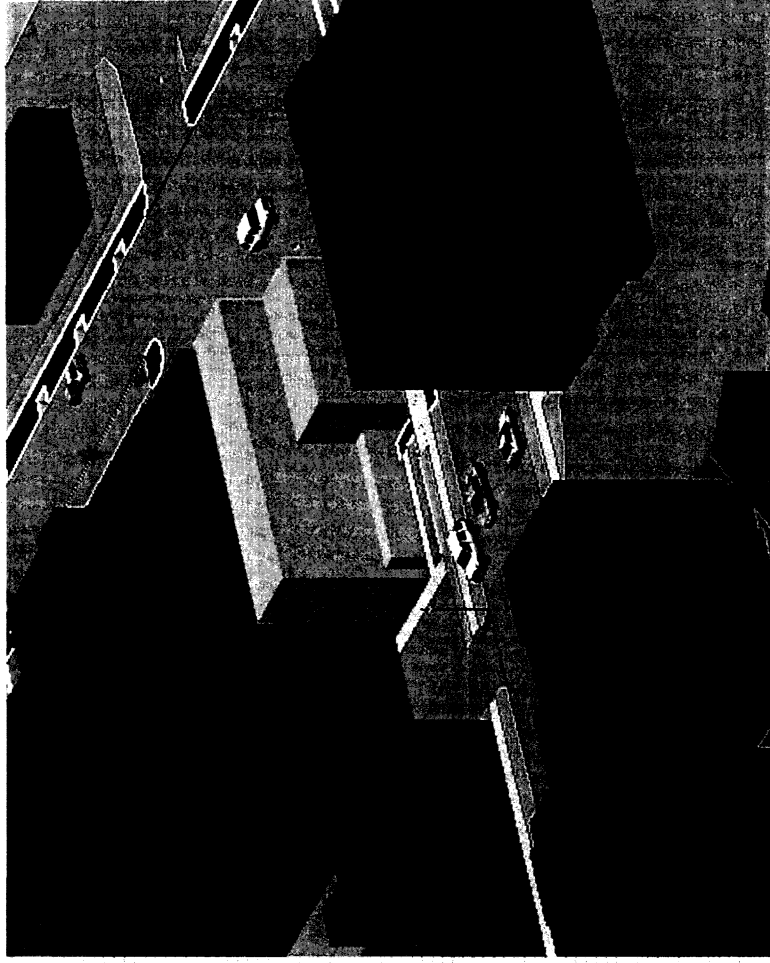


2.50 F.A.R.

# PROPOSED (CRMU/L w/ PROFFER)

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BEASLEY SQUARE (HARAMBEE)  
MPA # 2004-0001, REZ # 2004-0002, DSUP # 2004-0015



1.36 F.A.R.

# AFFORDABLE HOUSING

---

BEASLEY SQUARE (HARAMBEE)  
MPA #2004-0001, REZ #2004-0002, DSUP #2004-0015

- 8 one-bedroom units
- Minimum age of 62
- Maximum income of 60% of metropolitan D.C. median income

# PLANNING COMMISSION:

---

BEASLEY SQUARE (HARAMBEE)  
MPA #2004-0001, REZ #2004-0002, DSUP #2004-0015

The Planning Commission approved the applications by a 6-0 vote and found the following:

- Recommended approval of the Master Plan amendment, rezoning, and DSUP
  - Appropriate location for affordable housing
  - Affordable housing is a clear public benefit and meets City goals
-

13, 14, 15  
12-18-04

Statement of Michael E. Hobbs  
on behalf of the  
Old Town Civic Association  
City Council  
December 18, 2004

Master Plan Amendment #2004-0001  
Rezoning #2004-0002  
Development Special Use Permit #2004-0015  
Beasley Square/Harambee

Thank you, Mayor Euille, Vice Mayor Pepper and members of the Council. I am Michael Hobbs, speaking for the Old Town Civic Association.

The Beasley Square project involves some very strong positive attributes, including the provision of affordable housing and preservation of the existing historic building, but also some points of considerable concern, including amendment of the Master Plan and zoning ordinance, loss of open space, and damage to an historic site, which we address in our written statement. I would like to emphasize two of those points.

First, affordable housing. In all too many instances we seem to find ourselves arguing on the margin about one or two affordable units more or less in a large new development. Those efforts are important, but they will not solve the problem.

In this case, providing eight affordable housing units for the elderly is the whole purpose. It is affordable housing in Old Town, not some distant location. And it is affordable housing in a caring, faith-based community, which may be the kind that best meets the needs of many of our aging population. Harambee Development Corp. and the Shiloh Baptist Church are to be commended for the fact that the initiative for this project comes from them, rather than waiting on "someone else" to address the need. This is an admirable objective, which we warmly endorse.

Our foremost concern is with the impact on this historic site.

The significance of this site in our history is not trivial or incidental. This block was the site of the Alexandria Slave Auction, and later of the Freedmen's Quarters and the L'Ouverture Hospital. Before the Civil War, Alexandria had been, shamefully, at the epicenter of the slave trade. It was now at the epicenter of this historic northward migration toward freedom. The L'Ouverture Hospital and Freedmen's Quarters were central to this movement in Alexandria, and Alexandria was central to this movement in the nation. That rich heritage contributed fundamentally to the character of the city we are today, and we have a responsibility to celebrate and preserve it.

When we look back on the decision years ago to permit construction of a Mobil gas station on a portion of the site of the Freedmen's Cemetery on South Washington Street, we can only ask,

“what were they thinking?” We should take every precaution to assure that our successors years hence have no need to ask the same question about our decisions today regarding this site.

I want to stress that the issue for us is not whether more affordable housing is needed. In our testimony before the Planning Commission, we have strongly supported the inclusion of more on-site affordable housing units in every large new development in Old Town, and we will continue to do so. And as you know, we argued vigorously for the preservation of the Gunston Hall Apartments, because of their historic significance and also because of their affordability.

Nor is the issue the location of this project in our neighborhood. In fact, we have urged consideration of an alternative site, east of Washington Street, in the heart of Old Town, where it would be physically possible to accommodate many more affordable units than here. And we understand that some of the nearby neighbors urge consideration of possible sites literally just across the street from this one.

We applaud the purpose and the public benefits of this project; but we have not endorsed it as it is presently configured because we believe that the cost of achieving those benefits at this specific historic site is too high. We would urge, rather, that the City render every assistance to Harambee going forward in an intensive effort to secure an alternative site. We believe that such a concerted and cooperative effort—with the city’s full support and firm commitment—could achieve a solution which would secure all of the affordable housing benefits of this project, but without any damage to this historic site.

Such a solution would have our enthusiastic support.

Thank you.

13, 14, 15  
12-18-04

**WILLIAM P. HARRIS**

1106 Tuckahoe Lane • Alexandria, VA 22302  
Phone: (703) 684-1106  
Fax: (703) 684-6432  
E-mail: wpharris@comcast.net

December 18, 2004

Re: Beasley Square Project

Mr. Mayor and Members of the City Council:

I speak today in support of this most important project. Compared to most of the Council's considerations this is *a very small* matter, but for a few lucky people this project will be matter *a great deal*.

I speak as Vice Chair of the Commission on Aging, which voted its unanimous support. I speak as a retired Alexandrian who is fortunate enough to be able to live in this City without financial assistance. And I speak from 37 years experience as a manager of retirement housing for low-income elderly. I know first hand how important "affordable" housing is for low-income elderly. And, I know first hand how long the waiting lists are for the few facilities we have.

A few days ago I emailed to each of you the rationale for my support, but today I want to stress a couple of points:

1. I am aware of the concerns expressed by neighbors. However, I have heard them several times before, and from personal experience I know that most of them will not be realized. Two of the low-income facilities I managed are located in middle-income neighborhoods, and two in upper-income. In the beginning no one wanted the facilities as neighbors, but as time went by they realized their property values continued to increase, and they came to see elderly people make real good neighbors.
2. Affordable housing is greatly needed in Alexandria for all ages, but especially for the elderly. Eight units is a pittance in the scheme of things, but it will be a whole new world for some eight lucky elderly people.
3. The Church is to be commended for giving up valuable land to help meet needs of our less fortunate elderly citizens. Would that more churches follow this example.

In conclusion, elderly people often are not able to speak for themselves, and this is especially true for those with low-incomes. Today I speak on their behalf. I urge you, please do not let them down. Vote to approve this project.

Thank you for listening.



December 14, 2004

Letters

City Council  
City Hall  
301 King Street  
Alexandria, VA 22314

Dear Members of the City Council:

The Northern Virginia Affordable Housing Alliance is a recently formed entity whose mission is to collectively advocate for the preservation and production of all types of affordable housing in Northern Virginia. The Alliance is currently comprised of affordable housing developers, non-profit organizations, social services agencies, financial institutions, regulatory entities and philanthropic organizations present and active in Northern Virginia.

We are aware of the efforts of the Harambee Community Economic Development Corporation regarding Beasley Square – an eight unit affordable housing development for senior citizens. We support Beasley Square, and ask you to vote to approve this proposal on Saturday, December 18, 2004. Alexandria desperately needs decent affordable housing for our low-income elderly residents, and Beasley Square is a vital first step toward meeting this commitment.

The combination of donated land, high quality design that respects the historic area, and provides open space, parking provisions that accommodate the tight parking situation in that neighborhood and protection for any artifacts discovered on the property make this an excellent proposal. Harambee CEDC has worked diligently to meet neighbors' concerns. This property could be developed at a much higher density as commercial property, without open space or parking. The unanimous support of the Planning Commission underscores the excellence and value of this proposal.

You have spoken in favor of retaining the vibrant, diverse nature of Alexandria, and of broadening housing choices. This is a perfect opportunity to make good on that pledge.

Thank you for your consideration and support.

Sincerely,

*Northern Virginia Affordable Housing Alliance (as noted on the following page)*

## Northern Virginia Affordable Housing Alliance

Metropolitan Washington Bankers Group, Muriel Garr, President  
Charles Buki, Principal, czbLLC  
Ernest Skinner, Vice President, Citibank  
Housing Action Inc., Nancy Carson and James Hoben , Co-Chairs  
RPJ Housing, Herb Cooper Levy, Executive Director  
Housing and Community Services of Northern Virginia, Inc., Ann Goergen-Jacobs, Executive Director  
New Hope Housing, Inc., Pam Michell, Executive Director  
Good Shepherd Housing & Family Services, Shannon Steene, Executive Director  
Reston Interfaith, Inc., Kerrie B. Wilson, CEO  
Reston Interfaith Housing Corporation, Kerrie B. Wilson, CEO  
Craig Pascal, Senior Vice President, Riggs Bank  
Terri Copeland, Senior Vice President, SunTrust Bank  
Unitarian Universalist Affordable Housing Corporation, Mark Knight Executive Director  
Ventures In Community, Alexandria, VA, Robert Trimble  
Don Gilbert, Vice President, Wachovia Bank  
Wesley Housing Development Corporation, Alvin W. Smuzynski, President/CEO

13,14,15  
12-18-04

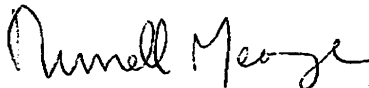
December 17, 2004

Dear Mayor Euille and City Council Members:

My name is Russell George and I am requesting permission to address the City Council for 7 minutes at tomorrow's City Council meeting on the zoning change and other changes proposed for 1323 Duke Street, a.k.a. Beasley Square. I am a neighborhood activist and have been asked by a number of my neighbors to speak on their behalf.

As the City Council prepares to take action on the proposal I believe that I possess unique information that would further inform you during your deliberations on this matter.

Sincerely yours,



Russell George



**THE ALEXANDRIA SOCIETY FOR THE  
PRESERVATION OF BLACK HERITAGE, INC.**  
P.O. BOX 3527, ALEXANDRIA, VIRGINIA 22302

**OFFICERS**

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Corresponding Secretary  
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Chaplain

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Clarence Cooper  
Ardelia M. Hunter  
Thomas H. Lee  
Samuel Lang  
Akinsola Akiwowo  
Jamal Koram

December 16, 2004

Mayor William D. Euille &  
All City Council Members  
301 Cammeron Street  
City Hall  
Alexandria, Virginia 22314

Dear Mayor Euille and City Council Members,

My name is Carlton A. Funn Sr. and I am the chairman of the Alexandria Society for the Preservation of Black Heritage, Inc.. The organization was founded in 1980 to support efforts to preserve historic sites in Alexandria that are important to African-American history.

As the City Council prepares to take action on the proposal to construct housing at 1323 Duke Street, the members of the Society ask that you take into consideration the historical significance of the location.

Sincerely yours,

---

Carlton A. Funn Sr.  
Chairman

13, 14, 15  
12-18-04



Serving People and Communities in the Greater Washington Area:

Alexandria \* Arlington \* District of Columbia \* Fairfax-Falls Church \* Loudoun  
Montgomery \* Prince George's \* Prince William

December 16, 2004

Alexandria United Way  
Regional Advisory Council

Allen C. Lomax,  
Chair

Keith D. Burner,  
Vice Chair

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Barbara Beach  
Lillian Brooks  
Garrett C. Burke, PLLC  
Allison Cryor DiNardo  
The Hon. Kerry J. Donley  
The Hon. Claire Eberwein  
The Hon. William D. Euille  
Rabbi Arnold Fink  
David Fiske  
Kim Fiske  
The Hon. Ludwig P. Gaines  
Paul Hertel  
Ariene M. Hewitt  
James E. Hoben  
The Hon. Stephen Kenealy  
Charles Konigsberg, M.D.  
Richard Leibach  
Lulu Lopez  
Rev. Timothy Mabbott  
Ken Moore  
The Hon. Brian Moran  
Patty Moran  
Kimberly Mullins  
Karen Parker-Thompson  
John L. Porter  
Cheryl Anne Povallsz  
Scott Pnce  
William T. Rice  
Jim Roberts  
YADM Norbert R. Ryan, Jr.  
Guadalupe Silva  
Cathy Thompson  
Homer Walkup  
Converse West

The Honorable William D. Euille  
and Members of City Council  
301 King St.  
Alexandria, VA 22314

Dear Mayor Euille and Members of City Council:

I am writing on behalf of the Alexandria United Way in support for the Beasley Square project. At our December 14 meeting, the Executive Committee voted unanimously to express their endorsement of this proposed development.

As you know, the lack of affordable housing in the city is of major concern. When we conducted our survey of the working poor in Alexandria several years ago, we met with a group of low-income seniors who expressed their worry about the long-term availability of housing for themselves and others.

This project is an important first step in meeting the housing needs of some of the city's most vulnerable citizens. We urge you to approve the project.

Thank you,

Allen C. Lomax  
Chair

LAW OFFICE OF ROBERT C. DUNN

13, 14, 15  
12-18-04

Telephone: 703/836-9000  
Facsimile: 703/684-0204

E-Mail: RDUNN@DUNNCURCIO.COM

December 16, 2004

Hand-Delivered

Hon. William Euille and  
Members of City Council  
City Hall  
Alexandria, VA 22314

Re: Beasley Square Project

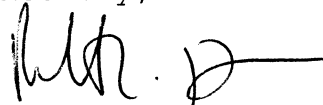
Dear Mr. Mayor and Members of City Council:

I am a City resident and business owner, having practiced law at the corner of Duke and South Alfred Street for more than twenty years.

As all of you know, affordable housing is one of our City's greatest challenges. The Beasley Square project, in a small but significant way, attempts to address that challenge. I believe the worthiness of the project is evidenced by Planning Commission's unanimous approval.

With all due respect, I believe that all legitimate objections have been addressed. I urge you to vote to approve this project.

Sincerely,



ROBERT C. DUNN

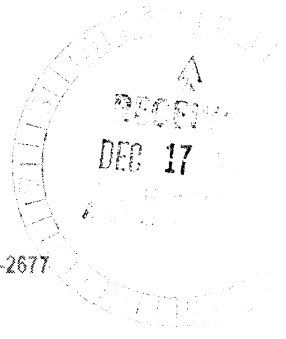
RCD/pla

13, 14, 15  
12-18-04



# Christ Church

118 North Washington Street • Alexandria, Virginia 22314 • (703) 549-1450 • FAX (703) 683-2677  
[www.HistoricChristChurch.org](http://www.HistoricChristChurch.org)



December 14, 2004

City Council  
City Hall  
301 King Street  
Alexandria, VA 22314

Dear City Council Member,

As the Rector of Christ Church, I support the Beasley Square development initiative and ask that you to vote to approve this proposal on Saturday. I understand Harambee CEDC's project to be a faithful and practical response to a moral imperative to care for our low-income elderly residents. By approving this proposal, Alexandria can demonstrate its commitment to being a community that honors its past while also treasuring the people who themselves are living history. Beasley Square is a vital first step toward caring for people who represent this living history.

The combination of donated land, high quality design that respects the historic area, adequate parking, and protection for any artifacts discovered on the property make this an excellent proposal. Harambee CEDC has worked hard to meet neighbors' concerns. This property could be developed at a much higher density as commercial property, without open space or parking. The unanimous support of the Planning Commission underscores the excellence and value of this proposal.

You have spoken in favor of retaining the vibrant, diverse nature of Alexandria, and of broadening housing choices. This is a perfect opportunity to make good on that pledge. Thank you for your consideration and support.

Sincerely,

The Reverend Pierce W. Klemmt  
Rector

13, 14, 15  
12-18-04



Natalie Burch/Alex  
12/17/2004 03:40 PM

To Jackie Henderson/Alex@Alex  
cc  
bcc  
Subject Fw: 1323 Duke council hearing 12/18/04

FYI just in case you didn't get a copy.

Natalie D. Burch  
Department of Planning & Zoning  
703-838-4666, ext. 334  
natalie.burch@alexandriava.gov

----- Forwarded by Natalie Burch/Alex on 12/17/2004 03:39 PM -----



"halanyoung"  
<halan.young@verizon.net>  
12/17/2004 03:28 PM

To "Rob Krupicka" <Rob@krupicka.com>, "Andrew Macdonald" <macdonaldcouncil@msn.com>, "Bill Euille" <alexvamayor@aol.com>, "Dell Pepper" <delpepper@aol.com>, "joyce woodson" <council@joycewoodson.net>, "Ludwig Gaines" <ludwig@gainwithgaines.com>, "Paul Smedberg" <paulsmedberg@aol.com>  
"russell george" <jrussellgeorge@comcast.net>, "John Fonte" <johnf@hudsondc.org>, "Annie Gowen" <gowena@washpost.com>, "Chuck Hagey" <cg.hagee@comcast.net>, "Journal" <ablakely@jrnl.com>, "sandy rangel" <srangel@ygvb.com>, "Ellen Pickering" <elpickering@juno.com>, "Yvonne Weight" <ydw@att.net>, "Boyd Walker" <boydwalker@hotmail.com>, "Carolyn Merck" <cmerck@comcast.net>, "Charlie Huettner" <huettner@comcast.net>, "David Olinger" <703.dsolinger@erols.com>, "Jim Dorsch" <VLPitcher@comcast.net>, "Jon Wilbur" <jwilbor@coldwellbankermove.com>, "Linda Couture" <coutalex@aol.com>, "Mark Feldheim" <mark.feldheim@jmwsettlements.com>, "Mike Hobbs" <Mhobbs27@comcast.net>, "Robert Ray" <OTCAnews@aol.com>, "Teresa Miller" <rmillerco@erols.com>  
cc "tony Distefano" <tonyroma@starpower.net>, "Vicki Cutwright" <vicki.cutwright@capitalone.com>, "Carlene Kim" <carleneskim@yahoo.com>, "Chip Carlin" <carlincollc@comcast.net>, "Cliff Martin" <clpmartin@cox.net>, "kathy huettner" <thehuettners@comcast.net>, "Kim and Steve Van Horn" <kicg@yahoo.com>, "peter-Inga dinsdale" <pdinsdale@ifc.org>, "Sara Donahue" <scdonahue@comcast.net>, "Sharon Bob" <sharon.bob@ppsv.com>, "Rich Baier" <rich.baier@alexandriava.gov>, "Barbara Ross" <barbara.ross@alexandriava.gov>, "David Sundland" <david.sundland@alexandriava.gov>, "Eileen Fogarty" <eileen.fogarty@alexandriava.gov>, "Ignacio Pessoa" <ignacio.pessoa@alexandriava.gov>, "Jean Federico" <jean.federico@alexandriava.gov>, "Jeff Farnar" <jeffrey.farnar@alexandriava.gov>, "Mildrilyn Davis" <mildrilyn.davis@alexandriava.gov>, "Phil Sunderland" <phil.sunderland@alexandriava.gov>

Subject 1323 Duke council hearing 12/18/04





Dear Mr. Mayor and Members of City Council:

As a resident of 1301 Duke street since 1978, I oppose Docket items 13.

Section 9.13 of the Charter of the City of Alexandria and Section 11-808 of the Zoning Ordinance requires the vote of six council members to permit the Master Plan to be amended and consequently the property in question to be rezoned if the owners of at least 20% of all land within 300 feet of the property proposed to be rezoned object to the proposed rezoning. The purpose of this code section is twofold: first it provides the neighbors in the immediate area to express its disapproval of the proposed rezoning which should be given great weight by the council and secondly, it clearly establishes that by requiring a super majority the council should only vote to rezone under the most critical circumstances. Even the lawyer for the applicant made a public statement that if this project was for a for profit applicant he could assure the neighbors that he would never even have considered the rezoning. And he was unable to answer what the difference would be on the adverse impact on the neighbors whoever the applicant be it profit or not for profit. What comes to mind when considering rezoning is the Berg which encompasses 316,000 square feet and which rezoning the neighbors supported. Compare this to the 3500 square foot property which rezoning proposal is opposed by EIGHTY PER CENT (80%) of the owners of the residential dwelling units within the 300 foot radius. (See attached green zone map). The property marked by hatch marks and cross hatch marks are respectively owned and leased by Shiloh Baptist Church, (Shiloh) the same owner of 1323 Duke Street. The latter also owns two residences on the 200 block of South West Street. Presently only 2 residential property owners expressed support and the few remaining owners were unreachable. The underlying question is just whose rights should the City Council support, its constituents of tax paying residents or the applicant whose seven strongest supporters reside in Washington, DC, Fort Washington MD, Clinton MD, Oxon Hill MD, Bowie MD, Springfield VA and Burke VA. And the majority of directors of Harambee reside outside Alexandria. The answer is found in the question itself. Were this the last parcel of property in the City, the council would have a Solomon-like decision to render after weighing the pro and cons. It is not the last parcel. As a matter of fact from the very outset, approximately two years ago, many people and organizations such as the Old Town Civic Association, and neighbors including the undersigned wrote letters and met with the applicant on numerous occasions telling the representatives that the site was inappropriate. In addition, alternative sites such as directly across Duke Street and directly across West to the west of the main sanctuary which the Church also owns which would accommodate MORE apartments and eliminate two eyesores, the latter being an unsightly surface parking lot. The OTCA suggested the old Health department building on St. Asaph but each suggestion was met with silence.

Shiloh Baptist Church (Shiloh) owns 1323 Duke Street. It has said from the outset that it wanted to use that property to house its elderly parishioners across the street so it would be convenient for them to attend church services and presumably other church functions. That original intent was confirmed by the Mayor when I was in his office. Many times, the senior pastor of Shiloh and others said that there is a need for "...long time elderly residents who have been assessed/taxed out of their homes." If you have any doubts, I would suggest that you look into the enabling legislation to confirm the mission.

You may recall the article about the 89 year old long time City resident of 55 years, Dorothy Taylor, who was featured on the front page (Alexandria-Arlington magazine) of the March 18, 2004 Washington Post in which she sought a few hundred dollars per month to make ends meet. It was I and not one person in

the City, elected or otherwise, who ever contacted her let alone suggest to Ms. Parker that she could get a reverse mortgage (rm) that would permit her to receive as much as \$2560 per month! The Director of the Housing Authority said that no one has ever asked for an rm and that the city was not in the business of writing them! It took me three minutes to find out that Ms. Taylor was eligible for an rm from a mortgage broker. It is my suggestion that any person seeking assistance for housing must first make application for an rm and thus it would free up money to persons who do not have the sufficient equity in their homes as does Ms. Taylor. This is something that council members should look into. But the importance of the Ms. Taylor matter in this context is that she and other long time RESIDENTS like her were the intended recipients of the affordable elderly housing program not additionally non resident workers as in the case of applicant's proposal. People who have been long time residents could lose out to persons who WORK in this city.

When Shiloh learned that it could not be awarded public funds to a church AND for the exclusive use of their parishioners, Shiloh formed a 501(c) (3) named Harambee. By creating this non profit corporation, which states on the second page of the application is owned 100% by Shiloh, it will accomplish indirectly what it can not accomplish directly. Even if Shiloh does not own Harambee, Shiloh is its alter ego and for the past two years both the names of Harambee and Shiloh have been used interchangeably. In addition to all the non residents of the 7 most avid supporters of Shiloh and the majority of the Harambee Board, a survey of the cars parked at Shiloh on Sunday reveal that the vast majority are NOT residents of Alexandria. This explains why among the eligibility requirements people are eligible if they "either live or WORK in Alexandria". This flies in the face of the purpose of this program for long time residents who are being taxed out of Alexandria. It is not for non residents especially since our taxes are paying for it. And our taxes should not pay for a project that will accommodate parishioners of one church, which increasingly appears to be the case. Parenthetically, and with all due respect to Shiloh/Harambee I find it hard to believe that their altruism would extend to leasing a \$600,000+ property and have persons other than church members reside there. And where are the safeguards that this shall be open to all lower income residents. I have little faith in the housing authority that "loaned" the applicant \$25,000 and later characterized it as being an "award" not to mention that it gave another \$25,000 award which included architectural fees that the Director of P&Z when asked earlier about possible architectural fees being paid by the city was offended and said they were not. So the city "awards" money to the applicant for architectural fees among other costs and I assume in a "clear conscience" say the city did not pay those fees. It is astounding. Parenthetically

Parking is an issue that must be pursued. The applicant says that it will provide 5 off-street parking spaces across the street (1401 Duke) on the Shiloh parking lot. And those 5 cars that will be displaced will be provided through a "...reconfiguration and restriping." And this proclamation is made with no study or site plan of the existing lot or a site plan of the "reconfigured and restriped" lot! Why is council expected to believe this unsupported statement? The applicant and the city have been meeting for almost two years. And when I asked the applicant many, many months ago I was told that Shiloh did not have enough money to conduct a parking study, yet Shiloh owns over \$10,000,000 assessed property in Alexandria. And the worthless feasibility study which was paid for by the taxpayers did not address parking. There is something clearly untoward about this entire matter.

I could go on and on, including being told by the Deputy Director of P&Z that I could not file an appeal in this matter with the BZA when it was so clear that she was so wrong. Incredibly my filing fee of \$350 was refunded. In all my 35 years in legal practice, this has never occurred and I dare say I know of no lawyer that had his or her filing fee refunded. The decision by P&Z to first bring this matter to the BAR and not the Planning commission was a clear contravention of the ordinance and was so egregious that the unheard of refund was made. And this same official after I filed the appeal, which automatically stayed further proceedings subject to the hearing before BZA, kept telling neighbors who inquired if the BAR meeting

was to be heard said that the applicant/city had not yet decided what to do, as if the city or the applicant had any discretion. They did not. Ask yourself just how many people unlike me, who is an attorney or who may not be sophisticated believes as they should that the advice of a civil servant is accurate and not misleading. How many of these people just go away when such a civil servant advises them erroneously. That is disgraceful and someone should be held accountable, not be praised at her "retirement" party. Apparently some elected officials are impressed with her work of "getting things done". Yes, at any price including hardships being visited upon taxpaying residents.

And what about "open space"? I recall when Russell George and I stood with 2 of your members at Quaker Lane looking over the pastoral setting of the Seminary. Those people were protesting the proposed construction I believe of 10 homes on 11 acres and the developer offered to donate one acre to the city. Here we have a 3500 square foot property that now has 70% of GREEN space (18.5% of "open" space if the project is completed). Not one person including 3 Planning Commissioners who serve on the open space committee said a word about purchasing this "green space" in the middle of Old Town that yearns for open space especially in this neighborhood. What is the purpose of the "vest pocket park" committee that met at Mt. Vernon Recreation Center? But not one word is said to preserve this oasis of open space at the western gateway to Old Town. We residents pay for ADDITIONAL open space on the river and the West end yet no one champions the need of green space here that will be built upon. The city could retain an asset of the diminishing green space in this neighborhood. I submit that the City purchase it through eminent domain by using part of our 1 cent set aside from taxes. And what about establishing a Black history museum in the current structure at 1323 Duke Street? Where is the foresight, initiative and courage for someone to propose this? After all Alexandria was built on the back of Black slaves and Black freedmen.

As you can see "all is not well in Mudville." We need strong leadership that can ask the tough questions and have staff be accountable. Regrettably this is not currently the case. Hopefully the new City Manager will be strong and principled enough to make certain that he and the city staff treat all taxpaying property owners and others equally and fairly which unfortunately is not now the case.

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Green Zone revised 12 6 04.jpg

13,14,15  
12-18-04

December 17, 2004

RE: Docket numbers  
13. Master Plan Amendment 2004-0001  
1323 Duke Street  
Beasley Square

14. Rezoning 2004-0002  
1323 Duke Street  
Beasley Square

Protest Petition  
for 1323 Duke St  
Proposed

Mayor Bill Euille  
Vice-Mayor Del Pepper  
City Council Members  
Paul Smedberg  
Ludwig Gaines  
Joyce Woodson  
Andrew Macdonald  
Rob Krupicka

C/O Jackie Henderson  
The Clerk of the City Council

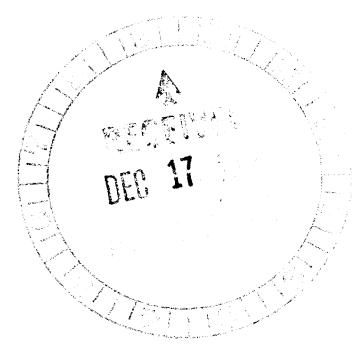
Dear Mayor Euille and City Council Members:

Attached is the landowners' protest petition to oppose the re-zoning proposal at 1323 Duke Street. It is being filed in accordance with the provisions of Section 9.13 of the Charter of the City of Alexandria and of Section 11-808 of the Zoning Ordinance of that city. The undersigned landowners within 300 feet of the boundary of the land of the proposed changes at 1323 Duke Street have stars or asterisks by their names. The remaining signatures belong to other residents of Alexandria who live in the area and likewise oppose the proposal. We respectfully request the implementation of Section 11-808 (D) requiring three-fourths affirmative vote of the members of City Council in the case of the above-mentioned Docket items on rezoning and proposed amendment to the Master Plan concerning 1323 Duke Street. .

*John Fonte*  
John Fonte  
205 S. West Street  
Alexandria, VA

*work phone*  
202-974-2435

*J. Russell George*  
J. Russell George  
220 S. West Street  
Alexandria, VA





# PETITION TO OPPOSE REZONING PROPOSAL AT 1323 DUKE STREET

As concerned citizens of the City of Alexandria we oppose the proposed re-zoning and special use permit changes to the historic building and site at 1323 Duke Street. We do not oppose the purpose of this initiative, which is to provide low-income elderly housing to Alexandria residents. Therefore, we would support the use of the current historic building for that purpose.

We do, however, oppose the plans to rezone and create an eight-unit two-person residence (thus up to 16 people) with only three proposed parking spaces. These changes would adversely affect our quality of life as Alexandria citizens by:

- making an already bad parking situation very much worse. Many residents of South West Street rely on unreserved street parking. They often come home from work and are lucky to find a parking place. The situation will be much worse with up to 16 new residents, and who knows how many visitors with automobiles. Moreover, most elderly (defined as 62 and older) do drive. Further, despite our objections the city has recently eliminated more parking spaces on South West Street.
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We strongly oppose the current proposal. If the city approves this project, it will be against the wishes of Alexandria citizens who live in the immediate area and are most affected. Therefore, we respectfully request you to oppose the proposed changes at 1323 Duke Street.

★ ROGERSON  
★ John Rogerson      John H. Rogerson      211 South Payne St  
PRINT NAME      SIGNATURE      ADDRESS

★ Wanda K Rogerson      Wanda K Rogerson      211 South Payne St  
PRINT NAME      SIGNATURE      ADDRESS

\_\_\_\_\_  
PRINT NAME      SIGNATURE      ADDRESS

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LYNN TURNER

12/14/04

316 Commerce St. 316 Commerce St.



LYNN TURNER

ADDRESS

PRINT NAME SIGNATURE

ADDRESS

PRINT NAME SIGNATURE

ADDRESS

3





# PETITION TO OPPOSE REZONING PROPOSAL AT 1323 DUKE STREET


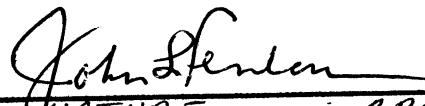

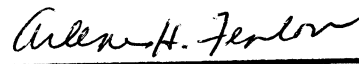
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FENLON

 John L. Fenlon		220 S. Payne St
PRINT NAME	SIGNATURE	ADDRESS
 Arlene H. Fenlon		220 S. Payne St
PRINT NAME	SIGNATURE	ADDRESS
_____	_____	_____
PRINT NAME	SIGNATURE	ADDRESS





PETITION TO OPPOSE REZONING PROPOSAL AT 1323 DUKE ST.

WP Partners  
Phillips

Names	Addresses	Owner Resident
<del>Keith [unclear]</del>	<del>225 S. Payne St.</del>	<del>Owner Resident</del> <i>duplent</i>
	Alexandria, Va. 22314	Owner Resident
WP Partners, LLC	219 S. Payne St Alexandria 22314	Owner Resident
by: <i>Dm Phillips</i>		Owner Resident
David m Phillips Jr., Partner		Owner Resident
David Welch, Partner		Owner Resident
<i>David Welch / DmP Jr.</i> <i>Adam O'Callan</i> ADAM O'CALLAN	326 COMMERCE ST ALEXANDRIA VA 22314	Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident

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	Names	Addresses	Owner	Resident
JACQUES (*)	STEPHEN JACQUES	318 COMMENCE ST.	Owner	Resident
	MARCE CORNELL	318 COMMENCE ST.	Owner	Resident
MARCUS (*)	Ellen Marcus	212 S. West St	Owner	Resident
			Owner	Resident



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★	ADAMS		
	Scott G. Adams Esq. C.P.A.		314 Commerce St
	PRINT NAME	SIGNATURE	ADDRESS
★	Susan F. Adams		314 Commerce St.
	PRINT NAME	SIGNATURE	ADDRESS
	ADAMS		
	PRINT NAME	SIGNATURE	ADDRESS



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MANUEL



JACQUELINE A. MANUEL ✓

Jaqueline A.

Manuel

210 S. WEST ST.

PRINT NAME

SIGNATURE

ADDRESS

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Names	Addresses	Owner	Resident
<i>PICKERING</i> * Kella Pickering	1308 Prince	Owner	Resident
* Dee Viehman	1306 Prince St	Owner	Resident
Robert J. Moran	1304 Prince	Owner	Resident
Mal [unclear]	1311 Prince St	Owner	Resident

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Names	Addresses	Owner	Resident
Grant Gertman	1411 Prince St	Owner	Resident
Trace Gertman	1411 Prince St	Owner	Resident
Nigel Curtis	1210 Prince St	Owner	Resident
⊛ * Darren Donahue	300 Commerce	Owner	Resident

Donahue ↗  
 ↓ 66  
 wife next page

14  
24

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Names

Addresses Owner Resident

Suprenant James Suprenant	310 Commerce	Owner	Resident
Stanley Jennifer Stanley	310 Commerce	Owner	Resident
West Jerry West	302 Commerce	Owner	Resident
Donahue Lana C. Donahue	300 Commerce	Owner	Resident

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19

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Names

Addresses Owner Resident

Fonte	John D Fonte	205 S. West St	Owner	Resident	Alex, 22314
Fonte	Susan Fonte	205 S. West St.	Owner	Resident	Alex, 22314
Olson	Sydney Olson	203 S. West Street	Owner	Resident	Alex. VA 22314
BARR	Patricia Barr	201 S. West St.	Owner	Resident	Alex. 22314

68

16

26

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Kimberly BROWN	219 S. West St.	Owner	Resident
GEORGE Russell Meorge	220 S. West St	Owner	Resident
Richard Jonte	342 S. West St.	Owner	Resident
Jalay Jonte	342 S. West St.	Owner	Resident

69

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27

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We strongly oppose the current proposal. If the city approves this project, it will be against the wishes of Alexandria citizens who live in the immediate area and are most affected. Therefore, we respectfully request you to oppose the proposed changes at 1323 Duke Street.

Names	Addresses	Owner	Resident
GARDINER <i>[Signature]</i>	Jane Gardner 211 S. West St	Owner	Resident
CUTWRIGHT <i>[Signature]</i>	Wicki Cutwright 2225 West St	Owner	Resident
	Paul Thompson 211 N. Payne St.	Owner	Resident
		Owner	Resident

*[Handwritten mark]*

18

30

## PETITION TO OPPOSE REZONING PROPOSAL AT 1323 DUKE STREET

As concerned citizens of the City of Alexandria we oppose the proposed re-zoning and special use permit changes to the historic building and site at 1323 Duke Street. We do not oppose the purpose of this initiative, which is to provide low-income elderly housing to Alexandria residents. Therefore, we would support the use of the current historic building for that purpose.

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Names	Addresses	Owner	Resident
John Stroh	219 S. West St	Owner	Resident
Ed Stroh	218	Owner	Resident
Jeff Whisenant	216 S West St	Owner	Resident
Ed Askinazi	216 S. West St	Owner	Resident

CB

19

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**PETITION TO OPPOSE REZONING PROPOSAL AT 1323 DUKE STREET**

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Names	ADDRESSES	Owner Resident
LISA NELSON	Lisa Nelson 228 S. West	Owner Resident
GREGG NELSON	Gregg Nelson 228 S. West	Owner Resident
NELSON		Owner Resident
		Owner Resident



~~Mailed~~  
faxed in

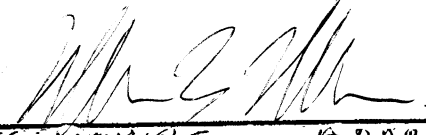
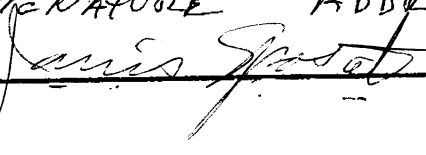
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★	BONVILLIAN WILLIAM B. BONVILLIAN		-owner 1311 Duke St., Alexandria
★	Janis Sposato Sposato		-owner 1311 Duke St. Alexandria

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# PETITION TO OPPOSE REZONING PROPOSAL AT 1323 DUKE STREET


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SPICER

★ George V Spicer  1223 Duke St  
PRINT NAME SIGNATURE ADDRESS

★ Agnes G. Spicer  -----  
PRINT NAME SIGNATURE ADDRESS

SPICER

\_\_\_\_\_  
PRINT NAME SIGNATURE ADDRESS

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*PARKER FOR Commerce Street Partnership - owner*



*JAMES R. PARKER*  
PRINT NAME

*[Signature]*  
SIGNATURE

*308 Commerce St*  
ADDRESS

PRINT NAME

SIGNATURE

ADDRESS

PRINT NAME

SIGNATURE

ADDRESS

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Names

Addresses

*Van Horn*  
*Van Horn*  
Kimberly VanHorn *K VanHorn* 1310 Prince St Alex

Steven VanHorn *Steven VanHorn* 1310 Prince St Alex.

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PETITION TO OPPOSE REZONING PROPOSAL AT 1323 DUKE ST.

Names	Addresses	Owner Resident
<u>Michael Gambelius</u>	<u>801 N Pitt St.</u>	<u>Owner Resident</u>
<u>Leah Fay</u>	<u>801 N Pitt St #1001</u>	<u>Owner Resident</u>
<u>J. Wolf</u>	<u>801 N Pitt St #1205</u>	<u>Owner Resident</u>
<u>Maurice B Silverman</u>	<u>406 Wolfe St</u>	<u>Owner Resident</u>
<u>Kim</u>	<u>Angela Saunders 406 Wolfe St</u>	<u>Owner Resident</u>
<u>D Cheryl Fleenor</u>	<u>Office → 1320 Prince St Res. 509 Cathedral Dr Alexandria VA 22314</u>	<u>Owner Resident</u>
<u>John King</u>	<u>5003 Taney Ave, Alex. VA 22304</u>	<u>Owner Resident</u>
<u>Stephanie A. Collier</u>	<u>5021 Somerville Rd #104</u>	<u>Owner Resident</u>
Hickox ★ <u>Debrah Nicky</u>	<u>213 S. Payne St.</u>	<u>Owner Resident</u>
Brooks ★ <u>Donald Brooks</u>	<u>1318 Prince St.</u>	<u>Owner Resident</u>
Brooks ★ <u>Mary Lou Brooks</u>	<u>(mailing) 1318 Prince St</u>	<u>Owner Resident</u>

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Names

Addresses

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Moncure

~~Richard Moncure, President~~ (Centennial Row Parking Lot) 074.01-11-5

Centennial Row Homeowners Assoc. Inc. 209 S. Payne St

Vincent A. CARLIN III Treasurer Centennial Row Homeowners Assoc. Inc.

Vincent A. Carlin III 074.01-11-5  
Parking Lot

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PETITION TO OPPOSE REZONING PROPOSAL AT 1323 DUKE ST.

WILLIAM  
Turner  


Names	Addresses	Owner Resident
<del>John</del>	1300 Prince	Owner Resident
<del>John</del>	1200 Prince	Owner Resident

MARK DYNER	110 COMMERCE ST	Owner Resident
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~~duplicate~~ ~~Steve Van Horn~~ 1310 Prince St. ~~Owner Resident~~

~~duplicate~~ ~~Steve Van Horn~~ 1310 Prince St. ~~Owner Resident~~

Stacy & Freehill	911 E. WASHINGTON ST #110 Alexander	Owner Resident
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Susan Relyea	1211 Hillside Terrace	Owner Resident
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Ken Relyea	1211 Hillside Ter	Owner Resident
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JC Whitmore	2401 DAVIS AVE	Owner Resident
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Pete Clark <small>State Representative</small>	6 WEST MAPLE	Owner Resident
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<del>John</del>	154 MARTIN LN.	Owner Resident
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~~BURKE~~ ~~John~~ 1307 Duke Street. ~~Owner Resident~~



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SUSAN R. KATTN *Susan R. Kattn* 613 N. OVERLOOK DR. OWNER  
 PRINT NAME SIGNATURE ADDRESS 22305

Richard C. Bourne *Richard Bourne* 2307 Valley Dr. OWNER  
 PRINT NAME SIGNATURE ADDRESS Alexandria VA 22302

*CARLIN* Vincent A. Carlin III *Vincent A. Carlin III* 1302 Prince St OWNER  
 PRINT NAME SIGNATURE ADDRESS

**PETITION TO OPPOSE REZONING PROPOSAL AT 1323 DUKE STREET**

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Names	Addresses	Owner	Resident
Leah & Jon Warner	1315 Prince St.	Owner	Resident
Craig T Coburn	1218 Prince St.	Owner	Resident
Katherine Coburn	1218 Prince St	Owner	Resident
John J. [Signature]	1216 Prince	Owner	Resident

45

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23

**PETITION TO OPPOSE REZONING PROPOSAL AT 1323 DUKE STREET**

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Names	Addresses	Owner	Resident
Bryce VanDiver	1313 Prince St.	Owner	Resident
Todd Jeffery	1313 Prince St	Owner	Resident
Tom Jacob	1313 Prince St	Owner	Resident
		Owner	Resident

70

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28



**PETITION TO OPPOSE REZONING PROPOSAL AT 1323 DUKE STREET**

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Names	Addresses	Owner Resident
<i>Paul Yeff</i>	<i>1203 PRINCE</i>	<i>OWNER RESIDENT</i>
<del><i>Christopher Smith</i></del>	<del><i>1208 Prince</i></del>	<del><i>Owner Resident</i></del>
<i>Amara Jocelyn</i>	<i>1209 Prince St</i>	<i>Owner Resident</i>
<i>Vern J. Jocelyn</i>	<i>1209 Prince</i>	<i>Owner Resident</i>

*7*

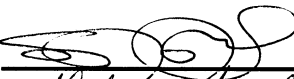

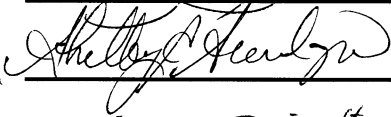
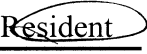



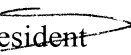
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Names	Addresses	Owner Resident
	1407 PRINCE	Owner Resident 
	1407 Prince	Owner Resident 
	<del>1407 Prince</del> 1409 Prince	Owner Resident 
	1409 Prince	Owner Resident 



34



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Names	Addresses	Owner	Resident
<i>Bob Hehner</i>	<i>1204 Prince St.</i>	<u>Owner</u>	Resident
<i>Mary July</i>	<i>1204 Prince St.</i>	Owner	Resident
		Owner	Resident
		Owner	Resident

*V*

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33

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Names	Addresses	Owner	Resident
<del>Dr. Shara Posner</del>	<del>1217 Prince St Alexandria</del>	<del>Owner</del>	<del>Resident</del>
<del>Stephan Will</del>	<del>1211 Prince St Alexandria</del>	<del>Owner</del>	<del>Resident</del>
Paul Cooper	1403 Prince St Alex	Owner	Resident
		Owner	Resident

*PC*

36

37



**PETITION TO OPPOSE REZONING PROPOSAL AT 1323 DUKE STREET**

As concerned citizens of the City of Alexandria we oppose the proposed re-zoning and special use permit changes to the historic building and site at 1323 Duke Street. We do not oppose the purpose of this initiative, which is to provide low-income elderly housing to Alexandria residents. Therefore, we would support the use of the current historic building for that purpose.

We do, however, oppose the plans to rezone and create an eight-unit two-person residence (thus up to 16 people) with only three proposed parking spaces. These changes would adversely affect our quality of life as Alexandria citizens by:

- making an already bad parking situation very much worse. Many residents of South West Street rely on unreserved street parking. They often come home from work and are lucky to find a parking place. The situation will be much worse with up to 16 new residents, and who knows how many visitors with automobiles. Moreover, most elderly (defined as 62 and older) do drive. Further, despite our objections the city has recently eliminated more parking spaces on South West Street.
- eliminating the already inadequate open space in our immediate neighborhood, despite recent public policy initiatives to preserve open space
- increasing density (both population and buildings) in an area that has too much density already. The population of South West Street could almost be doubled by this proposal
- and, increasing the size and altering the structure of a classic 1890 house, one of the oldest in this part of Old Town.

We strongly oppose the current proposal. If the city approves this project, it will be against the wishes of Alexandria citizens who live in the immediate area and are most affected. Therefore, we respectfully request you to oppose the proposed changes at 1323 Duke Street.

Names	Addresses	Owner	Resident
Carl E. Hazna	114 HARVARD ST. Alex., VA 22314	Owner	Resident
J. Dye	106 Harvard St.	Owner	Resident
Paul W. Finley	108 N. West St.	Owner	Resident
Marjorie Pankelburg	108 N. West St	Owner	Resident

~~10~~

37  
20

## PETITION TO OPPOSE REZONING PROPOSAL AT 1323 DUKE STREET

As concerned citizens of the City of Alexandria we oppose the proposed re-zoning and special use permit changes to the historic building and site at 1323 Duke Street. We do not oppose the purpose of this initiative, which is to provide low-income elderly housing to Alexandria residents. Therefore, we would support the use of the current historic building for that purpose.

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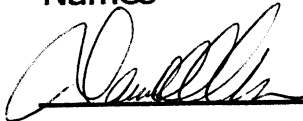
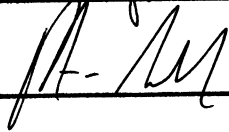
Names	Addresses	Owner Resident
Michelle Willey	1317 Prince St	Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident

~~38~~

38

40

PETITION TO OPPOSE REZONING PROPOSAL AT 1323 DUKE ST.

Names	Addresses	Owner Resident
	1211 PRINCE ST	<u>Owner</u> Resident
Kathryn Dunbar	206 S. Fayette St.	<u>Owner</u> Resident
	706 S. FAYETTE ST	<u>Owner</u> Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident



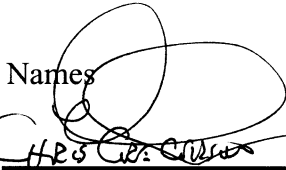

**PETITION TO OPPOSE REZONING PROPOSAL AT 1323 DUKE STREET**

As concerned citizens of the City of Alexandria we oppose the proposed re-zoning and special use permit changes to the historic building and site at 1323 Duke Street. We do not oppose the purpose of this initiative, which is to provide low-income elderly housing to Alexandria residents. Therefore, we would support the use of the current historic building for that purpose.

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Names	Addresses	Owner Resident
	125 HARVARD ST.	Owner Resident
	1302 Prince St.	Owner Resident
	↓ duplicate	Owner Resident
		Owner Resident





PETITION TO OPPOSE REZONING PROPOSAL AT 1323 DUKE ST.

Names	Addresses	Owner Resident
<i>Willie Randolph</i> Willie Randolph	<i>4801 Kenmore Ave</i>	Owner <u>Resident</u>
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident

PETITION TO OPPOSE REZONING PROPOSAL AT 1323 DUKE ST.

Names	Addresses	Owner Resident
John J. Hyman	405 S. Fairfax St Alex. VA 22304	Owner Resident
<i>[Signature]</i>	413 S. Fairfax St ALEXANDRIA, VA 22314	Owner Resident
H. Alexander Alexander	541 S. St. Asaph St	Owner Resident
David Amadio	413 S. Fairfax	Owner Resident
Charlotte J. Miller	415 S. Fairfax CHARLOTTE S. M. VA	Owner Resident
Ann Harris	ANN HARRIS 409 S. FAIRFAX ST.	Owner Resident
Bette Gorman	Bette Gorman 412 S. Royal St	Owner Resident
<i>[Signature]</i>	RICHARD HARRIS 409 S. FAIRFAX ST.	Owner Resident
Linda Sernoff	Linda Sernoff 2181 Jamieson Ave #906 ALEXANDRIA, VA 22314	Owner Resident
Robert Gants	R. GANTS 103 POMMANDER AVE ALEX 22314	Owner Resident
Norma Gants	NORMA GANTS 103 Pommander Alex VA	Owner Resident

## PETITION TO OPPOSE REZONING PROPOSAL AT 1323 DUKE STREET

As concerned citizens of the City of Alexandria we oppose the proposed re-zoning and special use permit changes to the historic building and site at 1323 Duke Street. We do not oppose the purpose of this initiative, which is to provide low-income elderly housing to Alexandria residents. Therefore, we would support the use of the current historic building for that purpose.

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Names

Addresses

<i>James H. Dorroh</i>	<i>1111 O'Leary St.</i>
<i>Imda Canture</i>	<i>505 Duke</i>
<i>Glenn West</i>	<i>735 A. Lee St.</i>

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PETITION TO OPPOSE REZONING PROPOSAL AT 1323 DUKE ST.

Names	Addresses	Owner Resident
<u>DAVID VILLION</u>	<u>1600 PRINCE ST</u>	<u>Owner Resident</u>
<u>Sally Trebbe</u>	<u>222 S. Fayette</u>	<u>Owner Resident</u>
<u>C. H. H.</u>	<u>216 S. FAYETTE ST</u>	<u>Owner Resident</u>
<u>David Ramsay</u>	<u>220 S. FAYETTE ST</u>	<u>Owner Resident</u>
<u>Susan Meyer</u>	<u>214 S. FAYETTE ST.</u>	<u>Owner Resident</u>
<u>Molly Meyer</u>	<u>214 S. Fayette St.</u>	<u>Owner Resident</u>
<u>Leslie Ramsay</u>	<u>220 S. Fayette St</u>	<u>Owner Resident</u>
<u>Michelle Gray</u>	<u>209 S. FAYETTE ST.</u>	<u>Owner Resident</u>
<u>Mindy E. Anau</u>	<u>21750 Fayette St.</u>	<u>Owner Resident</u>
<u>Jan P. Canelos</u>	<u>217 So. Fayette St.</u>	<u>Owner Resident</u>
<u>Randy Van Curen</u>	<u>209 S FAYETTE ST</u>	<u>Owner Resident</u>

*[Handwritten mark]*

44  
8





PETITION TO OPPOSE REZONING PROPOSAL AT 1323 DUKE ST.

Names	Addresses	Owner Resident
<del>Edith Brown</del>	<del>251 GIBSON</del>	<del>Owner Resident</del>
Christa Thurston	work - 2145 Payne Street, Alexandria home - 2406 Clyde Ave, Alexandria	Owner Resident
Lynne D'Amico-Reimer	1228 Prince St Alex VA	Owner Resident
Korel Mayo	1228 Prince St Alex VA	Owner Resident
John Rogers	2115 Payne St Alex VA	Owner Resident
Bill [unclear]	1223 DUKES Alex VA	Owner Resident
Bob [unclear]	1409 Round House Ln	Owner Resident
Bill [unclear]	114 W Monroe Alex VA 2230	Owner Resident
Yosa Gumbirano	114 W. Monroe VA 2230 Alexandria	Owner Resident
[unclear]	2215 Payne St. Alexandria VA	Owner Resident
Jama [unclear]	227 S. Payne St. Alex. VA 22314 22301	Owner Resident

46

46

11

**PETITION TO OPPOSE REZONING PROPOSAL AT 1323 DUKE STREET**

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Names	Addresses	Owner Resident
<i>J Le Marshall</i>	<i>1305 Prince St Alexandria</i>	Owner <u>Resident</u>
		Owner Resident
		Owner Resident
		Owner Resident

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*47*  
*35*

PETITION TO OPPOSE REZONING PROPOSAL AT 1323 DUKE ST.

Names	Addresses	Owner Resident
 Bradley Dean	357 CAMERON STATION BLVD ALEXANDRIA VA 22304	Owner Resident

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Owner Resident

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Owner Resident

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Owner Resident

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Owner Resident

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Owner Resident

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Owner Resident

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Owner Resident

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Owner Resident

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Owner Resident

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Owner Resident



48  
36



**PETITION TO OPPOSE REZONING PROPOSAL AT 1323 DUKE STREET**

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Names	Addresses	Owner	Resident
<u>Bobbie Rideout</u>	<u>710 Fitzhugh Ave</u>	<u>Alex VA 22314</u>	<u>Owner Resident</u>
_____			Owner Resident
_____			Owner Resident
_____			Owner Resident

*ds*

*50*



PETITION TO OPPOSE REZONING PROPOSAL AT 1323 DUKE ST.

Names	Addresses	Owner Resident
<i>Sandra T. Rangel</i>	<i>2930 Hickory Alex VA 22305</i>	<u>Owner</u> Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident

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57  
42

PETITION TO OPPOSE REZONING PROPOSAL AT 1323 DUKE ST.

Names	Addresses	Owner Resident
<i>Elliott Turner</i>	221 GIBBON	Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident

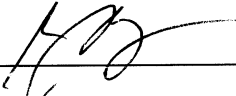

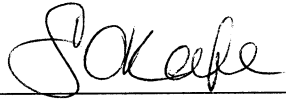


52

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43



PETITION TO OPPOSE REZONING PROPOSAL AT 1323 DUKE ST

NAME (PRINT)	SIGNATURE	ADDRESS
Suzanne Pyles		118 N. Patrick Street
Edward O'Keefe		1310 Michigan Ave
Sheryl O'Keefe		1310 Michigan Ave.
JAN SCALIA		932 SECOND ST.
JOHN SCALIA		932 Second St. Alex.

53  
45

PETITION TO OPPOSE REZONING PROPOSAL AT 1323 DUKE ST.

Names	Addresses	Owner Resident
<i>duplicate</i> <del>Evelyn Saug</del>	<del>1323 Duke St.</del>	<del>Owner Resident</del>
<del>SEE ATTACHED</del>		Owner Resident
<i>duplicate</i> <del>[Signature]</del>	<del>1323 Duke St.</del>	<del>Owner Resident</del>
Barbara Coons	709 Arch Hall Lane	Owner Resident
Shirley McManus	710 Arch Hall	Owner Resident
Frank Dawson	710 Arch Hall Ln	Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident
		Owner Resident

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~~56~~  
14

# REAL ESTATE ASSESSMENTS

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[Search by Map Number](#)

## Search Results

Found 1 item for Street Number: 216. Street Name: WEST ST - S

### 1. 216 WEST ST S, ALEXANDRIA, VA 22314

[PROPERTY DETAILS](#) | [SALES USED FOR ASSESSMENT](#) | [RECENT SALES DATA](#)

Property Address:  
216 WEST ST S 22314  
Owner Information:  
ASKINAZI EDWARD H AND WHISENANT JEFFERY S  
216 S WEST ST  
ALEXANDRIA VA 22314-2827

Tax Assessment Map Number:  
074.01-11-39  
Data Bank Number:  
50255400  
Description:  
LOT 23-1 R/S LOTS 210-218  
S WEST ST  
Total Assessed Value:  
\$424,800

Assessment Date:  
01/2004  
Sale Date:  
05/26/2004



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# REAL ESTATE ASSESSMENTS

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[Search by Map Number](#)

## Search Results

Found 1 item for Street Number: 214. Street Name: WEST ST - S

### 1. 214 WEST ST S, ALEXANDRIA, VA 22314

[PROPERTY DETAILS](#)

[SALES USED FOR ASSESSMENT](#)

[RECENT SALES DATA](#)

Property Address:  
214 WEST ST S 22314  
Owner Information:  
MCKENZIE NANCY E TR  
214 S WEST ST  
ALEXANDRIA VA 22314-2827

Assessment Date:  
01/2004  
Sale Date:  
10/02/2003

Tax Assessment Map Number:  
074.01-11-40  
Data Bank Number:  
50255500  
Description:  
LOT 24 R/S 210-218  
S WEST ST  
Total Assessed Value:  
\$357,100



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## Search Results

Found 1 item for Street Number: 212. Street Name: WEST ST - S

### 1. 212 WEST ST S, ALEXANDRIA, VA 22314

<a href="#">PROPERTY DETAILS</a>	<a href="#">SALES USED FOR ASSESSMENT</a>	<a href="#">RECENT SALES DATA</a>
----------------------------------	---	-----------------------------------

Property Address:  
212 WEST ST S 22314  
Owner Information:  
MARCUS ELLEN DEBORAH  
212 WEST ST S  
ALEXANDRIA VA 22314

Tax Assessment Map Number:  
074.01-11-41  
Data Bank Number:  
50255600  
Description:  
LOT 24.01 R/S 210-218  
S WEST ST  
Total Assessed Value:  
\$379,500

Assessment Date:  
01/2004  
Sale Date:  
02/22/2000



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# REAL ESTATE ASSESSMENTS

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[Search by Map Number](#)

## Search Results

Found 1 item for Street Number: 210. Street Name: WEST ST - S

### 1. 210 WEST ST S, ALEXANDRIA, VA 22314

[PROPERTY DETAILS](#) | [SALES USED FOR ASSESSMENT](#) | [RECENT SALES DATA](#)

Property Address:  
210 WEST ST S 22314  
Owner Information:  
MANUEL JACQUELINE A  
1519-A CROFTON PKY % J DeMILIO  
CROFTON MD 21114-1531

Tax Assessment Map Number:  
074.01-11-42  
Data Bank Number:  
50255700  
Description:  
LOT 24-02 R/S 210-218  
S WEST ST  
Total Assessed Value:  
\$386,000

Assessment Date:  
01/2004  
Sale Date:  
01/27/1986



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**Search by Map Number**

## Search Results

Found 1 item for Street Number: 225. Street Name: WEST ST - S

### 1. 225 WEST ST S, ALEXANDRIA, VA 22314

[PROPERTY DETAILS](#) | [SALES USED FOR ASSESSMENT](#) | [RECENT SALES DATA](#)

Property Address:  
225 WEST ST S 22314  
Owner Information:  
SHILOH BAPTIST CHURCH OF ALEX VA (TR OF)  
1401 DUKE ST  
ALEXANDRIA VA 22314

Tax Assessment Map Number:  
074.01-12-19  
Data Bank Number:  
10266000  
Description:  
LOT W SIDE OF WEST ST  
BETWEEN DUKE & COMMERCE  
Total Assessed Value:  
\$245,300

Assessment Date:  
01/2004  
Sale Date:  
11/23/1998



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[Search by Map Number](#)

## Search Results

Found 1 item for Street Number: 223. Street Name: WEST ST - S

### 1. 223 WEST ST S, ALEXANDRIA, VA 22314

[PROPERTY DETAILS](#)

[SALES USED FOR ASSESSMENT](#)

[RECENT SALES DATA](#)

Property Address:

223 WEST ST S 22314

Owner Information:

SHILOH BAPTIST CHURCH TRS OF

1401 DUKE ST

ALEXANDRIA VA 22314

Assessment Date:

01/2004

Sale Date:

08/06/2001

Tax Assessment Map Number:

074.01-12-18

Data Bank Number:

50212120

Description:

LOT 504 WALTER L PHILLIPS

(B768)

Total Assessed Value:

\$580,600



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[Search by Map Number](#)

## Search Results

Found 1 item for Street Number: 221. Street Name: WEST ST - S

### 1. 221 WEST ST S, ALEXANDRIA, VA 22314

[PROPERTY DETAILS](#)

[SALES USED FOR ASSESSMENT](#)

[RECENT SALES DATA](#)

Property Address:  
221 WEST ST S 22314  
Owner Information:  
BARR PAMELA S  
221 S WEST ST  
ALEXANDRIA VA 22314-2826

Assessment Date:  
01/2004  
Sale Date:  
10/04/2002

Tax Assessment Map Number:  
074.01-12-17  
Data Bank Number:  
50212110  
Description:  
LOT 503 WALTER L PHILLIPS  
(B768)  
Total Assessed Value:  
\$524,800



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# REAL ESTATE ASSESSMENTS

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[Search by Data Bank Number](#)

[Search by Map Number](#)

## Search Results

Found 1 item for Street Number: 219. Street Name: WEST ST - S

### 1. 219 WEST ST S, ALEXANDRIA, VA 22314

[PROPERTY DETAILS](#)

[SALES USED FOR ASSESSMENT](#)

[RECENT SALES DATA](#)

Property Address:  
219 WEST ST S 22314  
Owner Information:  
ROSE DEBBE A OR DONALD R  
219 S WEST ST  
ALEXANDRIA VA 22314-2826

Tax Assessment Map Number:  
074.01-12-16  
Data Bank Number:  
50212100  
Description:  
LOT 502 WALTER L PHILLIPS  
(B768)  
Total Assessed Value:  
\$577,400

Assessment Date:  
01/2004  
Sale Date:  
05/26/2004



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[Search by Data Bank Number](#)

[Search by Map Number](#)

## Search Results

Found 1 item for Street Number: 211. Street Name: WEST ST - S

### 1. 211 WEST ST S, ALEXANDRIA, VA 22314

[PROPERTY DETAILS](#) | [SALES USED FOR ASSESSMENT](#) | [RECENT SALES DATA](#)

Property Address:  
211 WEST ST S 22314  
Owner Information:  
GARDNER MARY J  
211 S WEST ST  
ALEXANDRIA VA 22314-2826

Tax Assessment Map Number:  
074.01-12-15  
Data Bank Number:  
50257000  
Description:  
LOT 10 CHELSEA COMMONS  
(A301)  
Total Assessed Value:  
\$533,700

Assessment Date:  
01/2004  
Sale Date:  
10/16/2000



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[Search by Map Number](#)

## Search Results

Found 1 item for Street Number: 209. Street Name: WEST ST - S

### 1. 209 WEST ST S, ALEXANDRIA, VA 22314

[PROPERTY DETAILS](#)

[SALES USED FOR ASSESSMENT](#)

[RECENT SALES DATA](#)

Property Address:  
209 WEST ST S 22314

Owner Information:  
DINSDALE, PETER HOWARD OR INGEBOG ILSE  
209 S WEST ST  
ALEXANDRIA VA 22314-2826

Assessment Date:  
01/2004

Sale Date:  
11/30/1994

Tax Assessment Map Number:  
074.01-12-14

Data Bank Number:  
50256900

Description:  
LOT 9 CHELSEA COMMONS  
(A301)

Total Assessed Value:  
\$489,900



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[Search by Map Number](#)

## Search Results

Found 1 item for Street Number: 207. Street Name: WEST ST - S

### 1. 207 WEST ST S, ALEXANDRIA, VA 22314

[PROPERTY DETAILS](#) | [SALES USED FOR ASSESSMENT](#) | [RECENT SALES DATA](#)

Property Address:  
207 WEST ST S 22314  
Owner Information:  
SHILOH BAPTIST CHURCH TRS OF  
1401 DUKE ST  
ALEXANDRIA VA 22314

Tax Assessment Map Number:  
074.01-12-13  
Data Bank Number:  
50256800  
Description:  
LOT 8 CHELSEA COMMONS  
(A301)  
Total Assessed Value:  
\$488,700

Assessment Date:  
01/2004  
Sale Date:  
03/26/2002



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Data Bank Number](#)

[Search by  
Map Number](#)

## Search Results

Found 1 item for Street Number: 205. Street Name: WEST ST - S

### 1. 205 WEST ST S, ALEXANDRIA, VA 22314

[PROPERTY  
DETAILS](#)

[SALES USED  
FOR  
ASSESSMENT](#)

[RECENT  
SALES  
DATA](#)

Property Address:  
205 WEST ST S 22314  
Owner Information:  
FONTE JOHN D OR F SUSAN  
205 S WEST ST  
ALEXANDRIA VA 22314-2826

Assessment Date:  
01/2004  
Sale Date:  
06/12/1987

Tax Assessment Map Number  
074.01-12-12  
Data Bank Number:  
50256700  
Description:  
LOT 7 CHELSEA COMMONS  
(A301)  
Total Assessed Value:  
\$479,800



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# REAL ESTATE ASSESSMENTS

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[Search by Data Bank Number](#)

[Search by Map Number](#)

## Search Results

Found 1 item for Street Number: 203. Street Name: WEST ST - S

### 1. 203 WEST ST S, ALEXANDRIA, VA 22314

[PROPERTY DETAILS](#)

[SALES USED FOR ASSESSMENT](#)

[RECENT SALES DATA](#)

Property Address:  
203 WEST ST S 22314  
Owner Information:  
OLSON, SYDNEY J  
203 S WEST ST  
ALEXANDRIA, VA 22314-2826

Tax Assessment Map Number:  
074.01-12-11  
Data Bank Number:  
50256600  
Description:  
LOT 6 CHELSEA COMMONS (A301)  
Total Assessed Value:  
**\$479,800**

Assessment Date:  
01/2004  
Sale Date:  
08/25/1987



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# REAL ESTATE ASSESSMENTS

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[Search by Map Number](#)

## Search Results

Found 1 item for Street Number: 201. Street Name: WEST ST - S

### 1. 201 WEST ST S, ALEXANDRIA, VA 22314

[PROPERTY DETAILS](#) | [SALES USED FOR ASSESSMENT](#) | [RECENT SALES DATA](#)

Property Address:  
201 WEST ST S 22314  
Owner Information:  
MELLOR JOHN W  
801 PENNSYLVANIA AVE NW APT PH18  
WASHINGTON DC 20004-2615  
  
Assessment Date:  
01/2004  
Sale Date:  
11/16/1990

Tax Assessment Map Number:  
074.01-12-10  
Data Bank Number:  
50256500  
Description:  
LOT 5 CHELSEA COMMONS  
(A301)  
Total Assessed Value:  
\$529,500



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[Search by  
Data Bank Number](#)

[Search by  
Map Number](#)

## Search Results

Found 1 item for Street Number: 228. Street Name: WEST ST - S

### 1. 228 WEST ST S, ALEXANDRIA, VA 22314

[PROPERTY  
DETAILS](#)

[SALES USED  
FOR  
ASSESSMENT](#)

[RECENT  
SALES  
DATA](#)

Property Address:  
228 WEST ST S 22314  
Owner Information:  
NELSON GREGG G OR LISA  
12468 WENDELL HOLMES RD  
HERNDON VA 20171  
Assessment Date:  
01/2004  
Sale Date:  
04/29/2004

Tax Assessment Map Number:  
074.01-11-33  
Data Bank Number:  
10291500  
Description:  
LOT 228 S WEST ST  
Total Assessed Value:  
\$395,100



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[Search by Map Number](#)

## Search Results

Found 1 item for Street Number: 226. Street Name: WEST ST - S

### 1. 226 WEST ST S, ALEXANDRIA, VA 22314

[PROPERTY DETAILS](#)

[SALES USED FOR ASSESSMENT](#)

[RECENT SALES DATA](#)

Property Address:  
226 WEST ST S 22314

Owner Information:  
ALFRED STREET BAPTIST CHURCH  
313 S ALFRED ST  
ALEXANDRIA, VA 22314-3640

Assessment Date:  
01/2004

Sale Date:  
10/01/1981

Tax Assessment Map Number:  
074.01-11-34

Data Bank Number:  
10292000

Description:  
LOT 226 S WEST ST

Total Assessed Value:  
\$383,400



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# REAL ESTATE ASSESSMENTS

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[Search by Data Bank Number](#)

[Search by Map Number](#)

## Search Results

Found 1 item for Street Number: 224. Street Name: WEST ST - S

### 1. 224 WEST ST S, ALEXANDRIA, VA 22314

<a href="#">PROPERTY DETAILS</a>	<a href="#">SALES USED FOR ASSESSMENT</a>	<a href="#">RECENT SALES DATA</a>
----------------------------------	---	-----------------------------------

Property Address:  
224 WEST ST S 22314  
Owner Information:  
DOVER DALE WARREN  
224 S WEST ST  
ALEXANDRIA VA 22314-2827  
Assessment Date:  
01/2004  
Sale Date:  
04/12/2004

Tax Assessment Map Number:  
074.01-11-35  
Data Bank Number:  
10292500  
Description:  
LOT 224 S WEST ST  
Total Assessed Value:  
\$410,400



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[Search by Data Bank Number](#)

[Search by Map Number](#)

## Search Results

Found 1 item for Street Number: 222. Street Name: WEST ST - S

### 1. 222 WEST ST S, ALEXANDRIA, VA 22314

[PROPERTY DETAILS](#) [SALES USED FOR ASSESSMENT](#) [RECENT SALES DATA](#)

Property Address:  
222 WEST ST S 22314  
Owner Information:  
CUTWRIGHT VICKI A  
222 S WEST ST  
ALEXANDRIA VA 22314-2827  
Assessment Date:  
01/2004  
Sale Date:  
09/23/2002

Tax Assessment Map Number:  
074.01-11-36  
Data Bank Number:  
10293000  
Description:  
LOT 222 S WEST ST  
Total Assessed Value:  
\$452,400



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[Search by  
Map Number](#)

## Search Results

Found 1 item for Street Number: 220. Street Name: WEST ST - S

### 1. 220 WEST ST S, ALEXANDRIA, VA 22314

[PROPERTY  
DETAILS](#)   [SALES USED  
FOR  
ASSESSMENT](#)   [RECENT  
SALES  
DATA](#)

Property Address:  
220 WEST ST S 22314  
Owner Information:  
GEORGE, JOEY RUSSELL  
220 S WEST ST  
ALEXANDRIA VA 22314-2827  
Assessment Date:  
01/2004  
Sale Date:  
07/12/1995

Tax Assessment Map Number:  
074.01-11-37  
Data Bank Number:  
10293500  
Description:  
LOT 220 S WEST ST  
Total Assessed Value:  
\$309,100



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Data Bank Number](#)

[Search by  
Map Number](#)

## Search Results

Found 1 item for Street Number: 218. Street Name: WEST ST - S

### 1. 218 WEST ST S, ALEXANDRIA, VA 22314

[PROPERTY  
DETAILS](#)   [SALES USED  
FOR  
ASSESSMENT](#)   [RECENT  
SALES  
DATA](#)

Property Address:  
218 WEST ST S 22314  
Owner Information:  
LYNCH JOSEPH C  
3321 OLD DOMINION BV  
ALEXANDRIA VA 22305

Assessment Date:  
01/2004  
Sale Date:  
02/21/2003

Tax Assessment Map Number:  
074.01-11-38  
Data Bank Number:  
50255300  
Description:  
LOT 23 R/S 210-218  
S WEST ST  
Total Assessed Value:  
\$400,600



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## Search Results

Found 1 item for Street Number: 209. Street Name: PAYNE ST - S

### 1. 209 PAYNE ST S, ALEXANDRIA, VA 22314

[PROPERTY DETAILS](#)

[SALES USED FOR ASSESSMENT](#)

[RECENT SALES DATA](#)

Property Address:

209 PAYNE ST S 22314

Owner Information:

CENTENNIAL ROW HOMEOWNERS ASSOCIATION INC

1316 PRINCE ST %BOBBIE RIDEOUT

ALEXANDRIA VA 22314

Assessment Date:

01/2004

Sale Date:

07/09/1976

Tax Assessment Map Number:

074.01-11-15

Data Bank Number:

50147200

Description:

PCL A PRINCE ST CLUSTER

Total Assessed Value:

\$0



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# REAL ESTATE ASSESSMENTS

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[Search by Data Bank Number](#)

[Search by Map Number](#)

## Search Results

Found 1 item for Street Number: 205. Street Name: PAYNE ST - S

### 1. 205 PAYNE ST S, ALEXANDRIA, VA 22314

[PROPERTY DETAILS](#) [SALES USED FOR ASSESSMENT](#) [RECENT SALES DATA](#)

Property Address:  
205 PAYNE ST S 22314  
Owner Information:  
MONCURE RICHARD C L  
205 S PAYNE ST  
ALEXANDRIA VA 22314  
Assessment Date:  
01/2004  
Sale Date:  
12/12/2001

Tax Assessment Map Number:  
074.01-11-13  
Data Bank Number:  
50147000  
Description:  
LOT 2 PRINCE ST CLUSTER  
Total Assessed Value:  
\$419,400



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## Search Results

Found 1 item for Street Number: 220, Street Name: PAYNE ST - S

### 1. 220 PAYNE ST S, ALEXANDRIA, VA 22314

[PROPERTY DETAILS](#) | [SALES USED FOR ASSESSMENT](#) | [RECENT SALES DATA](#)

Property Address:  
220 PAYNE ST S 22314  
Owner Information:  
FENLON, JOHN L OR ARLENE H  
220 S PAYNE ST  
ALEXANDRIA VA 22314-3530  
Assessment Date:  
01/2004  
Sale Date:  
05/09/1995

Tax Assessment Map Number:  
074.01-10-37  
Data Bank Number:  
10665500  
Description:  
LOT 220 S PAYNE ST  
Total Assessed Value:  
\$490,800



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[Search by Data Bank Number](#)

[Search by Map Number](#)

## Search Results

Found 1 item for Street Number: 216. Street Name: PAYNE ST - S

### 1. 216 PAYNE ST S, ALEXANDRIA, VA 22314

[PROPERTY DETAILS](#)

[SALES USED FOR ASSESSMENT](#)

[RECENT SALES DATA](#)

Property Address:  
216 PAYNE ST S 22314  
Owner Information:  
TOMNES PTNSHP LP (THE)  
216 S PAYNE ST  
ALEXANDRIA VA 22314-3530  
Assessment Date:  
01/2004  
Sale Date:  
12/27/1996

Tax Assessment Map Number:  
074.01-10-38  
Data Bank Number:  
10666000  
Description:  
LOT 216-218 S PAYNE ST  
Total Assessed Value:  
\$565,600



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[Search by Map Number](#)

## Search Results

Found 1 item for Street Number: 214. Street Name: PAYNE ST - S

### 1. 214 PAYNE ST S, ALEXANDRIA, VA 22314

[PROPERTY DETAILS](#) | [SALES USED FOR ASSESSMENT](#) | [RECENT SALES DATA](#)

Property Address:  
214 PAYNE ST S 22314  
Owner Information:  
TOMNES PTNSHP LP (THE)  
216 S PAYNE ST  
ALEXANDRIA VA 22314-3530  
Assessment Date:  
01/2004  
Sale Date:  
12/27/1996

Tax Assessment Map Number:  
074.01-10-39  
Data Bank Number:  
10666500  
Description:  
LOT 212-214 S PAYNE ST  
Total Assessed Value:  
\$947,400



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## Search Results

Found 1 item for Street Number: 203. Street Name: PAYNE ST - S

### 1. 203 PAYNE ST S, ALEXANDRIA, VA 22314

[PROPERTY DETAILS](#) [SALES USED FOR ASSESSMENT](#) [RECENT SALES DATA](#)

Property Address:  
203 PAYNE ST S 22314  
Owner Information:  
TENNANT MARGARET R  
203 S PAYNE ST  
ALEXANDRIA VA 22314  
Assessment Date:  
01/2004  
Sale Date:  
08/03/1998

Tax Assessment Map Number:  
074.01-11-12  
Data Bank Number:  
50146900  
Description:  
LOT 3 PRINCE ST CLUSTER  
Total Assessed Value:  
\$426,300



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[Search by Map Number](#)

## Search Results

Found 1 item for Street Number: 227. Street Name: PAYNE ST - S

### 1. 227 PAYNE ST S, ALEXANDRIA, VA 22314

[PROPERTY DETAILS](#)

[SALES USED FOR ASSESSMENT](#)

[RECENT SALES DATA](#)

Property Address:  
227 PAYNE ST S 22314  
Owner Information:  
HEDERMAN REA S JR  
31 E LINDEN ST  
ALEXANDRIA VA 22301-2219  
Assessment Date:  
01/2004  
Sale Date:  
04/25/2001

Tax Assessment Map Number:  
074.01-11-22  
Data Bank Number:  
10289000  
Description:  
LOT K/A 227 S PAYNE ST  
Total Assessed Value:  
\$416,000



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« PREVIOUS (No Items)

(No Items) NEXT »

## Search Results

Found 2 items for Street Number: 225, Street Name: PAYNE ST - S

### 1. 225 PAYNE ST S, ALEXANDRIA, VA 22314

[PROPERTY DETAILS](#) [SALES USED FOR ASSESSMENT](#) [RECENT SALES DATA](#)

Property Address:  
225 PAYNE ST S 22314  
Owner Information:  
O'LEARY KATHLEEN  
225 S PAYNE ST  
ALEXANDRIA, VA 22314-3529  
Assessment Date:  
01/2004  
Sale Date:  
05/01/1981

Tax Assessment Map Number:  
074.01-11-21  
Data Bank Number:  
10288500  
Description:  
LOT 225 S PAYNE ST  
Total Assessed Value:  
\$418,200

### 2. 225 A PAYNE ST S, ALEXANDRIA, VA 22314

[PROPERTY DETAILS](#) [SALES USED FOR ASSESSMENT](#) [RECENT SALES DATA](#)

Property Address:  
225 A PAYNE ST S 22314  
Owner Information:  
NORTHERN VIRGINIA URBAN LEAGUE INC  
1315 DUKE ST  
ALEXANDRIA VA 22314-3541  
Assessment Date:  
01/2004  
Sale Date:  
10/23/1997

Tax Assessment Map Number:  
074.01-11-23  
Data Bank Number:  
50314200  
Description:  
LOT REAR OF 225 & 227 S  
PAYNE ST  
Total Assessed Value:  
\$135,300

« PREVIOUS (No Items)

(No Items) NEXT »



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[Search by Map Number](#)

## Search Results

Found 1 item for Street Number: 219. Street Name: PAYNE ST - S

### 1. 219 PAYNE ST S, ALEXANDRIA, VA 22314

[PROPERTY DETAILS](#)

[SALES USED FOR ASSESSMENT](#)

[RECENT SALES DATA](#)

Property Address:

219 PAYNE ST S 22314

Owner Information:

WP PARTNERS LLC

1600 PRINCE ST #109 %PROP MGMT ASSOC INC

ALEXANDRIA VA 22314

Assessment Date:

01/2004

Sale Date:

05/12/1999

Tax Assessment Map Number:

074.01-11-20

Data Bank Number:

10288000

Description:

"AV ADMIN CONS - 9/6/94"

219 & 221 S PAYNE ST

Total Assessed Value:

\$1,342,000



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## Search Results

Found 1 item for Street Number: 217. Street Name: PAYNE ST - S

### 1. 217 PAYNE ST S, ALEXANDRIA, VA 22314

[PROPERTY DETAILS](#) | [SALES USED FOR ASSESSMENT](#) | [RECENT SALES DATA](#)

Property Address:  
217 PAYNE ST S 22314  
Owner Information:  
LENOX ROBERT  
217 S PAYNE ST  
ALEXANDRIA VA 22314  
Assessment Date:  
01/2004  
Sale Date:  
06/07/1999

Tax Assessment Map Number:  
074.01-11-19  
Data Bank Number:  
10287500  
Description:  
LOT 217 S PAYNE ST  
Total Assessed Value:  
\$682,500



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## Search Results

Found 1 item for Street Number: 215. Street Name: PAYNE ST - S

### 1. 215 PAYNE ST S, ALEXANDRIA, VA 22314

[PROPERTY DETAILS](#)

[SALES USED FOR ASSESSMENT](#)

[RECENT SALES DATA](#)

Property Address:  
215 PAYNE ST S 22314  
Owner Information:  
KIM CARLELE SUNKI  
215 S PAYNE ST  
ALEXANDRIA VA 22314-3529  
Assessment Date:  
01/2004  
Sale Date:  
05/07/2004

Tax Assessment Map Number:  
074.01-11-18  
Data Bank Number:  
50212020  
Description:  
LOT 9-01 LANDY-KIDD  
Total Assessed Value:  
\$481,100



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## Search Results

Found 1 item for Street Number: 213, Street Name: PAYNE ST - S

### 1. 213 PAYNE ST S, ALEXANDRIA, VA 22314

[PROPERTY DETAILS](#)

[SALES USED FOR ASSESSMENT](#)

[RECENT SALES DATA](#)

Property Address:  
213 PAYNE ST S 22314  
Owner Information:  
HICKOX DEBORAH J  
213 S PAYNE ST  
ALEXANDRIA VA 22314-3529  
Assessment Date:  
01/2004  
Sale Date:  
06/23/2003

Tax Assessment Map Number:  
074.01-11-17  
Data Bank Number:  
50212010  
Description:  
LOT 08-01 LANDY-KIDD  
Total Assessed Value:  
\$590,700



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## Search Results

Found 1 item for Street Number: 211. Street Name: PAYNE ST - S

### 1. 211 PAYNE ST S, ALEXANDRIA, VA 22314

[PROPERTY DETAILS](#) | [SALES USED FOR ASSESSMENT](#) | [RECENT SALES DATA](#)

Property Address:  
211 PAYNE ST S 22314  
Owner Information:  
ROGERSON JOHN K OR LYNN K  
211 S PAYNE ST  
ALEXANDRIA VA 22314-3529  
Assessment Date:  
01/2004  
Sale Date:  
06/17/2004

Tax Assessment Map Number:  
074.01-11-16  
Data Bank Number:  
50212000  
Description:  
LOT 07-01 LANDY-KIDD  
Total Assessed Value:  
\$737,500



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## Search Results

Found 1 item for Street Number: 207. Street Name: PAYNE ST - S

### 1. 207 PAYNE ST S, ALEXANDRIA, VA 22314

[PROPERTY DETAILS](#)

[SALES USED FOR ASSESSMENT](#)

[RECENT SALES DATA](#)

Property Address:  
207 PAYNE ST S 22314  
Owner Information:  
KUDRAC STEFANIE A  
207 S PAYNE ST  
ALEXANDRIA VA 22314-3529  
Assessment Date:  
01/2004  
Sale Date:  
03/31/2003

Tax Assessment Map Number:  
074.01-11-14  
Data Bank Number:  
50147100  
Description:  
LOT 1 PRINCE ST CLUSTER  
Total Assessed Value:  
\$432,000



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## Search Results

Found 1 item for Street Number: 1322. Street Name: PRINCE ST

### 1. 1322 PRINCE ST, ALEXANDRIA, VA 22314

[PROPERTY DETAILS](#) [SALES USED FOR ASSESSMENT](#) [RECENT SALES DATA](#)

Property Address:  
1322 PRINCE ST 22314  
Owner Information:  
WHITEHEAD DAVID A OR ELEANOR L  
783 JACKSON VALLEY RD  
OXFORD NJ 07863

Tax Assessment Map Number:  
074.01-11-01  
Data Bank Number:  
50464500  
Description:  
PAR 74.01-11-01.1 PLAT  
CONS & RES/D 1320 &1322  
PRINCE ST  
(INCS 200&202 S WEST ST)  
Total Assessed Value:  
\$668,700

Assessment Date:  
01/2004  
Sale Date:  
11/28/1985



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[Search by Map Number](#)

## Search Results

Found 1 item for Street Number: 1320. Street Name: PRINCE ST

### 1. 1320 PRINCE ST, ALEXANDRIA, VA 22314

[PROPERTY DETAILS](#) | [SALES USED FOR ASSESSMENT](#) | [RECENT SALES DATA](#)

Property Address:  
1320 PRINCE ST 22314

Owner Information:  
SHROPSHIRE, HENRY D OR CANDACE  
1116 GREENLEAF AVE  
CHARLOTTE NC 28202-1038

Assessment Date:  
01/2004

Sale Date:  
10/10/1985

Tax Assessment Map Number:  
074.01-11-02

Data Bank Number:  
50464510

Description:  
PAR 74.01-11-02.1 PLAT  
CONS & RES/D 1320 & 1322

Total Assessed Value:  
\$429,100



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[Search by Map Number](#)

## Search Results

Found 1 item for Street Number: 1318. Street Name: PRINCE ST

### 1. 1318 PRINCE ST, ALEXANDRIA, VA 22314

[PROPERTY DETAILS](#)

[SALES USED FOR ASSESSMENT](#)

[RECENT SALES DATA](#)

Property Address:  
1318 PRINCE ST 22314  
Owner Information:  
BROOKS DONALD H OR MARY L  
1212 QUINCY ST  
ALEXANDRIA, VA 22302-3215  
Assessment Date:  
01/2004  
Sale Date:  
04/22/1977

Tax Assessment Map Number:  
074.01-11-03  
Data Bank Number:  
50146000  
Description:  
LOT 12 PRINCE ST CLUSTER  
Total Assessed Value:  
\$420,000



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## Search Results

Found 1 item for Street Number: 1316. Street Name: PRINCE ST

### 1. 1316 PRINCE ST, ALEXANDRIA, VA 22314

[PROPERTY DETAILS](#) | [SALES USED FOR ASSESSMENT](#) | [RECENT SALES DATA](#)

Property Address:  
1316 PRINCE ST 22314  
Owner Information:  
SMITH ROBERT C OR STOCKDALE ELLEN  
1316 PRINCE ST  
ALEXANDRIA VA 22314-2914  
Assessment Date:  
01/2004  
Sale Date:  
11/18/2002

Tax Assessment Map Number:  
074.01-11-04  
Data Bank Number:  
50146100  
Description:  
LOT 11 PRINCE ST CLUSTER  
Total Assessed Value:  
\$765,400



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[Search by  
Data Bank Number](#)

[Search by  
Map Number](#)

## Search Results

Found 1 item for Street Number: 1312. Street Name: PRINCE ST

### 1. 1312 PRINCE ST, ALEXANDRIA, VA 22314

[PROPERTY  
DETAILS](#)

[SALES USED  
FOR  
ASSESSMENT](#)

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SALES  
DATA](#)

Property Address:  
1312 PRINCE ST 22314  
Owner Information:  
SCHELTENS GREGORY K  
1312 PRINCE ST  
ALEXANDRIA VA 22314-2914  
Assessment Date:  
01/2004  
Sale Date:  
11/30/1999

Tax Assessment Map Number:  
074.01-11-05  
Data Bank Number:  
50146200  
Description:  
LOT 10 PRINCE ST CLUSTER  
Total Assessed Value:  
\$421,300



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## Search Results

Found 1 item for Street Number: 1310. Street Name: PRINCE ST

### 1. 1310 PRINCE ST, ALEXANDRIA, VA 22314

[PROPERTY DETAILS](#) [SALES USED FOR ASSESSMENT](#) [RECENT SALES DATA](#)

Property Address:  
1310 PRINCE ST 22314  
Owner Information:  
VANHORN KIMBERLY OR STEVEN  
1310 PRINCE ST  
ALEXANDRIA VA 22314-2914  
Assessment Date:  
01/2004  
Sale Date:  
12/27/2001

Tax Assessment Map Number:  
074.01-11-06  
Data Bank Number:  
50146300  
Description:  
LOT 9 PRINCE ST CLUSTER  
Total Assessed Value:  
\$414,500



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## Search Results

Found 1 item for Street Number: 1308. Street Name: PRINCE ST

### 1. 1308 PRINCE ST, ALEXANDRIA, VA 22314

[PROPERTY DETAILS](#)

[SALES USED FOR ASSESSMENT](#)

[RECENT SALES DATA](#)

Property Address:  
1308 PRINCE ST 22314  
Owner Information:  
PICKERING WILLA E  
1308 PRINCE ST  
ALEXANDRIA VA 22314-2914  
Assessment Date:  
01/2004  
Sale Date:  
04/04/1985

Tax Assessment Map Number:  
074.01-11-07  
Data Bank Number:  
50146400  
Description:  
LOT 8 PRINCE ST CLUSTER  
Total Assessed Value:  
\$414,500



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[Search by Data Bank Number](#)

[Search by Map Number](#)

## Search Results

Found 1 item for Street Number: 1306. Street Name: PRINCE ST

### 1. 1306 PRINCE ST, ALEXANDRIA, VA 22314

[PROPERTY DETAILS](#) | [SALES USED FOR ASSESSMENT](#) | [RECENT SALES DATA](#)

Property Address:  
1306 PRINCE ST 22314  
Owner Information:  
VIEHMAN DOLORES B  
1306 PRINCE ST  
ALEXANDRIA VA 22314-2914  
Assessment Date:  
01/2004  
Sale Date:  
10/08/1999

Tax Assessment Map Number:  
074.01-11-08  
Data Bank Number:  
50146500  
Description:  
LOT 7 PRINCE ST CLUSTER  
Total Assessed Value:  
\$519,900



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[Search by Data Bank Number](#)

[Search by Map Number](#)

## Search Results

Found 1 item for Street Number: 1304. Street Name: PRINCE ST

### 1. 1304 PRINCE ST, ALEXANDRIA, VA 22314

- [PROPERTY DETAILS](#)
- [SALES USED FOR ASSESSMENT](#)
- [RECENT SALES DATA](#)

Property Address:  
1304 PRINCE ST 22314  
Owner Information:  
MICHELOW DAVID R JR OR JILL F  
1612 MONUMENT AV  
RICHMOND VA 23220-2907  
Assessment Date:  
01/2004  
Sale Date:  
05/25/2000

Tax Assessment Map Number:  
074.01-11-09  
Data Bank Number:  
50146600  
Description:  
LOT 6 PRINCE ST CLUSTER  
Total Assessed Value:  
\$508,500



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[Search by Map Number](#)

## Search Results

Found 1 item for Street Number: 1302. Street Name: PRINCE ST

### 1. 1302 PRINCE ST, ALEXANDRIA, VA 22314

[PROPERTY DETAILS](#)

[SALES USED FOR ASSESSMENT](#)

[RECENT SALES DATA](#)

Property Address:  
1302 PRINCE ST 22314  
Owner Information:  
CARLIN VINCENT A III  
1302 PRINCE STREET  
ALEXANDRIA VA 22314-2914  
Assessment Date:  
01/2004  
Sale Date:  
02/23/1990

Tax Assessment Map Number:  
074.01-11-10  
Data Bank Number:  
50146700  
Description:  
LOT 5 PRINCE ST CLUSTER  
Total Assessed Value:  
\$399,200



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## Search Results

Found 1 item for Street Number: 1300. Street Name: PRINCE ST

### 1. 1300 PRINCE ST, ALEXANDRIA, VA 22314

[PROPERTY  
DETAILS](#)

[SALES USED  
FOR  
ASSESSMENT](#)

[RECENT  
SALES  
DATA](#)

Property Address:  
1300 PRINCE ST 22314  
Owner Information:  
TURNER WILLIAM H  
1300 PRINCE ST  
ALEXANDRIA VA 22314-2914  
Assessment Date:  
01/2004  
Sale Date:  
08/20/2001

Tax Assessment Map Number:  
074.01-11-11  
Data Bank Number:  
50146800  
Description:  
LOT 4 PRINCE ST CLUSTER  
Total Assessed Value:  
\$415,600



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[Search by Map Number](#)

## Search Results

Found 1 item for Street Number: 1429. Street Name: DUKE ST

### 1. 1429 DUKE ST, ALEXANDRIA, VA 22314

[PROPERTY DETAILS](#)

[SALES USED FOR ASSESSMENT](#)

[RECENT SALES DATA](#)

Property Address:  
1429 DUKE ST 22314  
Owner Information:  
SHILOH BAPTIST CHURCH (TRS OF)  
1401 DUKE ST  
ALEXANDRIA VA 22314

Tax Assessment Map Number:  
073.02-07-17  
Data Bank Number:  
50512600  
Description:  
LOT 14-01 CONS PORTION  
PROP E L C CORP ETC  
Total Assessed Value:  
\$3,008,400

Assessment Date:  
01/2004  
Sale Date:  
01/16/2002



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## Search Results

Found 1 item for Street Number: 1415. Street Name: DUKE ST

### 1. 1415 DUKE ST, ALEXANDRIA, VA 22314

[PROPERTY DETAILS](#)

[SALES USED FOR ASSESSMENT](#)

[RECENT SALES DATA](#)

Property Address:  
1415 DUKE ST 22314  
Owner Information:  
AMERICAN SOC OF CONSULTANT PHARMACISTS INC  
ETAL  
1321 DUKE ST  
ALEXANDRIA VA 22314-3563  
Assessment Date:  
01/2004  
Sale Date:  
06/01/1992

Tax Assessment Map Number:  
074.01-12-24  
Data Bank Number:  
50413610  
Description:  
LOT 601  
(D14)  
Total Assessed Value:  
\$490,400



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## Search Results

Found 1 item for Street Number: 1401. Street Name: DUKE ST

### 1. 1401 DUKE ST, ALEXANDRIA, VA 22314

<a href="#">PROPERTY DETAILS</a>	<a href="#">SALES USED FOR ASSESSMENT</a>	<a href="#">RECENT SALES DATA</a>
----------------------------------	---	-----------------------------------

Property Address:  
 1401 DUKE ST 22314  
 Owner Information:  
 SHILOH BAPTIST CHURCH (TR OF)  
 8615 YARDLEY DR %C JOHNSON TREAS  
 ALEXANDRIA VA 22308-2415

Tax Assessment Map Number:  
 074.01-12-23  
 Data Bank Number:  
 50413600  
 Description:  
 "AV ADMIN CONS - 9/8/94"  
 LOT 500 & PAR 1 & 2  
 (A393)  
 Total Assessed Value:  
 \$2,320,300

Assessment Date:  
 01/2004  
 Sale Date:  
 10/15/1985



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[Search by Map Number](#)

## Search Results

Found 1 item for Street Number: 1323. Street Name: DUKE ST

### 1. 1323 DUKE ST, ALEXANDRIA, VA 22314

<a href="#">PROPERTY DETAILS</a>	<a href="#">SALES USED FOR ASSESSMENT</a>	<a href="#">RECENT SALES DATA</a>
----------------------------------	---	-----------------------------------

Property Address:  
 1323 DUKE ST 22314  
 Owner Information:  
 SHILOH BAPTIST CHURCH (TR OF)  
 8615 YARDLEY DR %C JOHNSON TREAS  
 ALEXANDRIA VA 22308-2415  
 Assessment Date:  
 01/2004  
 Sale Date:  
 NA

Tax Assessment Map Number:  
 074.01-11-32  
 Data Bank Number:  
 10291000  
 Description:  
 LOT NE CORNER DUKE & WEST  
 Total Assessed Value:  
 \$601,800



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[Search by Map Number](#)

## Search Results

Found 1 item for Street Number: 1321. Street Name: DUKE ST

### 1. 1321 DUKE ST, ALEXANDRIA, VA 22314

[PROPERTY DETAILS](#)

[SALES USED FOR ASSESSMENT](#)

[RECENT SALES DATA](#)

Property Address:  
1321 DUKE ST 22314  
Owner Information:  
AMERICAN SOC OF CONSULTANT PHARMACISTS INC  
ETAL  
1321 DUKE ST  
ALEXANDRIA VA 22314-3563  
Assessment Date:  
01/2004  
Sale Date:  
06/01/1992

Tax Assessment Map Number:  
074.01-11-31  
Data Bank Number:  
50044600  
Description:  
LOT 501 NORMAN S/D  
  
Total Assessed Value:  
\$3,412,800



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## Search Results

Found 1 item for Street Number: 1315, Street Name: DUKE ST

### 1. 1315 DUKE ST, ALEXANDRIA, VA 22314

[PROPERTY DETAILS](#)

[SALES USED FOR ASSESSMENT](#)

[RECENT SALES DATA](#)

Property Address:  
1315 DUKE ST 22314

Owner Information:  
NORTHERN VIRGINIA URBAN LEAGUE INC  
1315 DUKE ST  
ALEXANDRIA VA 22314-3541

Assessment Date:  
01/2004

Sale Date:  
10/23/1997

Tax Assessment Map Number:

074.01-11-30

Data Bank Number:

50044500

Description:

LOT 500 NORMAN S/D

Total Assessed Value:

\$1,837,700



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## Search Results

Found 1 item for Street Number: 1311, Street Name: DUKE ST

### 1. 1311 DUKE ST, ALEXANDRIA, VA 22314

[PROPERTY DETAILS](#)

[SALES USED FOR ASSESSMENT](#)

[RECENT SALES DATA](#)

Property Address:  
1311 DUKE ST 22314  
Owner Information:  
BONVILLIAN WILLIAM B & JANIS A SPOSATO  
930 HICKORY RUN LN  
GREAT FALLS VA 22066-1903  
Assessment Date:  
01/2004  
Sale Date:  
07/22/1977

Tax Assessment Map Number  
074.01-11-29  
Data Bank Number:  
50041400  
Description:  
LOT 500 C D FOUR NO 1  
Total Assessed Value:  
\$512,300



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## Search Results

Found 1 item for Street Number: 1309. Street Name: DUKE ST

### 1. 1309 DUKE ST, ALEXANDRIA, VA 22314

[PROPERTY DETAILS](#)

[SALES USED FOR ASSESSMENT](#)

[RECENT SALES DATA](#)

Property Address:  
1309 DUKE ST 22314  
Owner Information:  
SCHEFER ANTON E B  
610 FULTON AVE  
FALLS CHURCH VA 22046-3223  
Assessment Date:  
01/2004  
Sale Date:  
07/09/1976

Tax Assessment Map Number:  
074.01-11-28  
Data Bank Number:  
50041300  
Description:  
LOT 501 C D FOUR NO 1  
Total Assessed Value:  
\$478,900



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# REAL ESTATE ASSESSMENTS

[Welcome and Help](#)

[Search by Property Address](#)

[Search by Data Bank Number](#)

[Search by Map Number](#)

## Search Results

Found 1 item for Street Number: 1307. Street Name: DUKE ST

### 1. 1307 DUKE ST, ALEXANDRIA, VA 22314

[PROPERTY DETAILS](#)

[SALES USED FOR ASSESSMENT](#)

[RECENT SALES DATA](#)

Property Address:  
1307 DUKE ST 22314  
Owner Information:  
BURKE PATRICK S OR MOLINA-BURKE JENNY K  
1307 DUKE ST  
ALEXANDRIA VA 22314-3509  
Assessment Date:  
01/2004  
Sale Date:  
03/30/2001

Tax Assessment Map Number:  
074.01-11-27  
Data Bank Number:  
50041200  
Description:  
LOT 502 C-D FOUR NO 1  
Total Assessed Value:  
\$460,900



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# REAL ESTATE ASSESSMENTS

[Welcome and Help](#)

[Search by Property Address](#)

[Search by Data Bank Number](#)

[Search by Map Number](#)

## Search Results

Found 1 item for Street Number: 1305. Street Name: DUKE ST

### 1. 1305 DUKE ST, ALEXANDRIA, VA 22314

[PROPERTY DETAILS](#)

[SALES USED FOR ASSESSMENT](#)

[RECENT SALES DATA](#)

Property Address:  
1305 DUKE ST 22314

Owner Information:  
BRYAN EVADNE SANG OR GASNEL  
1305 DUKE ST  
ALEXANDRIA VA 22314-3509

Assessment Date:

01/2004

Sale Date:

09/25/1996

Tax Assessment Map Number:

074.01-11-26

Data Bank Number:

50041100

Description:

LOT 503 C-D FOUR NO 1

Total Assessed Value:

\$462,900



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# REAL ESTATE ASSESSMENTS

[Welcome and Help](#)

[Search by Property Address](#)

[Search by Data Bank Number](#)

[Search by Map Number](#)

## Search Results

Found 1 item for Street Number: 1303. Street Name: DUKE ST

### 1. 1303 DUKE ST, ALEXANDRIA, VA 22314

[PROPERTY DETAILS](#)

[SALES USED FOR ASSESSMENT](#)

[RECENT SALES DATA](#)

Property Address:  
1303 DUKE ST 22314  
Owner Information:  
SCHEFER ANTON E B  
610 FULTON AVE  
FALLS CHURCH VA 22046-3223  
Assessment Date:  
01/2004  
Sale Date:  
03/14/2000

Tax Assessment Map Number:  
074.01-11-25  
Data Bank Number:  
50041000  
Description:  
LOT 504 C D FOUR NO 1  
Total Assessed Value:  
\$455,800



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# REAL ESTATE ASSESSMENTS

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[Search by Property Address](#)

[Search by Data Bank Number](#)

[Search by Map Number](#)

## Search Results

Found 1 item for Street Number: 1301. Street Name: DUKE ST

### 1. 1301 DUKE ST, ALEXANDRIA, VA 22314

[PROPERTY DETAILS](#)

[SALES USED FOR ASSESSMENT](#)

[RECENT SALES DATA](#)

Property Address:  
1301 DUKE ST 22314  
Owner Information:  
YOUNG, H ALAN  
1301 DUKE ST  
ALEXANDRIA VA 22314-3509  
Assessment Date:  
01/2004  
Sale Date:  
04/04/1990

Tax Assessment Map Number:  
074.01-11-24  
Data Bank Number:  
50040900  
Description:  
LOT 505 C D FOUR NO 1  
Total Assessed Value:  
\$547,200



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# REAL ESTATE ASSESSMENTS

[Welcome and Help](#)

[Search by Property Address](#)

[Search by Data Bank Number](#)

[Search by Map Number](#)

## Search Results

Found 1 item for Street Number: 1223 Street Name: DUKE ST

### 1. 1223 DUKE ST, ALEXANDRIA, VA 22314

[PROPERTY DETAILS](#)

[SALES USED FOR ASSESSMENT](#)

[RECENT SALES DATA](#)

Property Address:

1223 DUKE ST 22314

Owner Information:

SPICER GEORGE W OR AGNES G

5714 TREEMONT DR

ALEXANDRIA VA 22303-1238

Assessment Date:

01/2004

Sale Date:

12/31/1986

Tax Assessment Map Number:

074.01-10-35

Data Bank Number:

10664500

Description:

LOT 1223 DUKE ST

Total Assessed Value:

\$422,300



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# REAL ESTATE ASSESSMENTS

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[Search by Property Address](#)

[Search by Data Bank Number](#)

[Search by Map Number](#)

## Search Results

Found 1 item for Street Number: 1225. Street Name: DUKE ST

### 1. 1225 DUKE ST, ALEXANDRIA, VA 22314

[PROPERTY DETAILS](#)

[SALES USED FOR ASSESSMENT](#)

[RECENT SALES DATA](#)

Property Address:

1225 DUKE ST 22314

Owner Information:

FRIEDRICH DIETER S

1225 DUKE ST

ALEXANDRIA VA 22314

Assessment Date:

01/2004

Sale Date:

03/20/2003

Tax Assessment Map Number:

074.01-10-36

Data Bank Number:

10665000

Description:

NE CORNER DUKE & PAYNE

Total Assessed Value:

\$469,600



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# REAL ESTATE ASSESSMENTS

[Welcome and Help](#)

[Search by Property Address](#)

[Search by Data Bank Number](#)

[Search by Map Number](#)

## Search Results

Found 1 item for Street Number: 344. Street Name: COMMERCE ST

### 1. 344 COMMERCE ST, ALEXANDRIA, VA 22314

[PROPERTY DETAILS](#)

[SALES USED FOR ASSESSMENT](#)

[RECENT SALES DATA](#)

Property Address:  
 344 COMMERCE ST 22314  
 Owner Information:  
 NATIONAL SOCIETY OF BLACK ENGINEERS  
 1454 DUKE ST  
 ALEXANDRIA VA 22314-3403  
 Assessment Date:  
 01/2004  
 Sale Date:  
 08/10/1987

Tax Assessment Map Number:  
 073.02-07-02  
 Data Bank Number:  
 50368600  
 Description:  
 LOT 501 S/D BOGLE NO 1  
 Total Assessed Value:  
 \$525,200



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## REAL ESTATE ASSESSMENTS

[Welcome and Help](#)[Search by Property Address](#)[Search by Data Bank Number](#)[Search by Map Number](#)

### Search Results

Found 1 item for Street Number: 342. Street Name: COMMERCE ST

#### 1. 342 COMMERCE ST, ALEXANDRIA, VA 22314

[PROPERTY DETAILS](#)[SALES USED FOR ASSESSMENT](#)[RECENT SALES DATA](#)

Property Address:

342 COMMERCE ST 22314

Owner Information:

GRISWOLD, JOHN MATTHEW OR EVELYN LEE

342 COMMERCE ST

ALEXANDRIA VA 22314-2802

Assessment Date:

01/2004

Sale Date:

04/30/1992

Tax Assessment Map Number:

073.02-07-03

Data Bank Number:

10276500

Description:

LOT 342 COMMERCE ST

Total Assessed Value:

\$289,700



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# REAL ESTATE ASSESSMENTS

[Welcome and Help](#)

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[Search by Data Bank Number](#)

[Search by Map Number](#)

## Search Results

Found 1 item for Street Number: 340. Street Name: COMMERCE ST

### 1. 340 COMMERCE ST, ALEXANDRIA, VA 22314

[PROPERTY DETAILS](#)

[SALES USED FOR ASSESSMENT](#)

[RECENT SALES DATA](#)

Property Address:  
340 COMMERCE ST 22314  
Owner Information:  
KRAEBEL CHARLOTTE M  
340 COMMERCE ST  
ALEXANDRIA VA 22314-2802  
Assessment Date:  
01/2004  
Sale Date:  
02/21/1986

Tax Assessment Map Number:  
073.02-07-04  
Data Bank Number:  
10277000  
Description:  
LOT 340 COMMERCE ST  
Total Assessed Value:  
\$313,000



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# REAL ESTATE ASSESSMENTS

[Welcome and Help](#)

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[Search by Data Bank Number](#)

[Search by Map Number](#)

## Search Results

Found 1 item for Street Number: 338. Street Name: COMMERCE ST

### 1. 338 COMMERCE ST, ALEXANDRIA, VA 22314

[PROPERTY DETAILS](#)

[SALES USED FOR ASSESSMENT](#)

[RECENT SALES DATA](#)

Property Address:  
338 COMMERCE ST 22314  
Owner Information:  
OTTO OLAF N  
6317 OLDE TOWN COURT  
ALEXANDRIA VA 22307-1228  
Assessment Date:  
01/2004  
Sale Date:  
12/05/1978

Tax Assessment Map Number:  
073.02-07-05  
Data Bank Number:  
10277500  
Description:  
LOT 338 COMMERCE ST  
Total Assessed Value:  
\$312,000



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# REAL ESTATE ASSESSMENTS

[Welcome and Help](#)

[Search by Property Address](#)

[Search by Data Bank Number](#)

[Search by Map Number](#)

## Search Results

Found 1 item for Street Number: 336, Street Name: **COMMERCE ST**

### 1. 336 COMMERCE ST, ALEXANDRIA, VA 22314

[PROPERTY DETAILS](#)

[SALES USED FOR ASSESSMENT](#)

[RECENT SALES DATA](#)

Property Address:  
336 COMMERCE ST 22314  
Owner Information:  
MCAULIFFE, DOUGLAS J  
336 COMMERCE ST  
ALEXANDRIA VA 22314-2802  
Assessment Date:  
01/2004  
Sale Date:  
02/09/1990

Tax Assessment Map Number:  
073.02-07-06  
Data Bank Number:  
10278000  
Description:  
LOT 336 COMMERCE ST  
Total Assessed Value:  
\$331,700



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## REAL ESTATE ASSESSMENTS

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[Search by Data Bank Number](#)

[Search by Map Number](#)

### Search Results

Found 1 item for Street Number: 334. Street Name: COMMERCE ST

**1. 334 COMMERCE ST, ALEXANDRIA, VA 22314**

[PROPERTY DETAILS](#)

[SALES USED FOR ASSESSMENT](#)

[RECENT SALES DATA](#)

Property Address:  
334 COMMERCE ST 22314  
Owner Information:  
JURINSKI, NEIL B OR SHEILA O  
334 COMMERCE ST  
ALEXANDRIA VA 22314  
Assessment Date:  
01/2004  
Sale Date:  
09/15/1993

Tax Assessment Map Number:  
073.02-07-07  
Data Bank Number:  
10278500  
Description:  
LOT 334 COMMERCE ST  
Total Assessed Value:  
\$353,800



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# REAL ESTATE ASSESSMENTS

[Welcome and Help](#)

[Search by Property Address](#)

[Search by Data Bank Number](#)

[Search by Map Number](#)

## Search Results

Found 1 item for Street Number: 332. Street Name: COMMERCE ST

### 1. 332 COMMERCE ST, ALEXANDRIA, VA 22314

[PROPERTY DETAILS](#)

[SALES USED FOR ASSESSMENT](#)

[RECENT SALES DATA](#)

Property Address:  
332 COMMERCE ST 22314

Owner Information:  
HANLON BRENDA OR JAMES ORTTE  
332 COMMERCE ST  
ALEXANDRIA VA 22314-2802

Assessment Date:  
01/2004  
Sale Date:  
06/11/1984

Tax Assessment Map Number:  
073.02-07-08

Data Bank Number:  
50452900

Description:  
LOT 2 BOGLE NO 2 R/S LOTS  
8 & 8-0

8 & 8-0 BL 07 MAP 73.02  
Total Assessed Value:  
\$347,600



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# REAL ESTATE ASSESSMENTS

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[Search by Data Bank Number](#)

[Search by Map Number](#)

## Search Results

Found 1 item for Street Number: 330. Street Name: COMMERCE ST

### 1. 330 COMMERCE ST, ALEXANDRIA, VA 22314

[PROPERTY DETAILS](#)

[SALES USED FOR ASSESSMENT](#)

[RECENT SALES DATA](#)

Property Address:  
330 COMMERCE ST 22314  
Owner Information:  
CALVERT, JOHN J SR OR CHRISTINE B  
330 COMMERCE ST  
ALEXANDRIA VA 22314-2802  
Assessment Date:  
01/2004  
Sale Date:  
12/29/1994

Tax Assessment Map Number:  
073.02-07-09  
Data Bank Number:  
50452910  
Description:  
LOT 1 BOGLE NO 2  
Total Assessed Value:  
\$453,200



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## REAL ESTATE ASSESSMENTS

[Welcome and Help](#)[Search by Property Address](#)[Search by Data Bank Number](#)[Search by Map Number](#)

### Search Results

Found 1 item for Street Number: **328**. Street Name: **COMMERCE ST**

#### 1. 328 COMMERCE ST, ALEXANDRIA, VA 22314

[PROPERTY DETAILS](#)[SALES USED FOR ASSESSMENT](#)[RECENT SALES DATA](#)

Property Address:  
328 COMMERCE ST 22314  
Owner Information:  
GRIFFIN KAREN S  
328 COMMERCE ST  
ALEXANDRIA VA 22314  
Assessment Date:  
01/2004  
Sale Date:  
01/10/2000

Tax Assessment Map Number:  
073.02-07-10  
Data Bank Number:  
10279500  
Description:  
LOT 328 COMMERCE ST  
Total Assessed Value:  
\$395,800



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# REAL ESTATE ASSESSMENTS

**Welcome and Help**

**Search by Property Address**

**Search by Data Bank Number**

**Search by Map Number**

◀◀ **PREVIOUS** (No Items)

(No Items) **NEXT** ▶▶

## Search Results

Found 2 items for Street Number: 326, Street Name: COMMERCE ST

### 1. 326 COMMERCE ST, ALEXANDRIA, VA 22314

**PROPERTY DETAILS** | **SALES USED FOR ASSESSMENT** | **RECENT SALES DATA**

Property Address:  
326 COMMERCE ST 22314  
Owner Information:  
GALVIN REALTY CO  
PO BOX 19229% MCENEARNEY ASS INC PROP MGT  
ALEXANDRIA VA 22320-0229

Tax Assessment Map Number:  
073.02-07-12  
Data Bank Number:  
50211630  
Description:  
LOT 11-01 COMMERCE STREET  
TOWNHOUSES  
Total Assessed Value:  
\$424,700

Assessment Date:  
01/2004  
Sale Date:  
08/31/1983

### 2. 326 A COMMERCE ST, ALEXANDRIA, VA 22314

**PROPERTY DETAILS** | **SALES USED FOR ASSESSMENT** | **RECENT SALES DATA**

Property Address:  
326 A COMMERCE ST 22314  
Owner Information:  
GALVIN REALTY CO  
PO BOX 19229%MCENEARNEY ASSOC., INC  
ALEXANDRIA VA 22320-0229

Tax Assessment Map Number:  
073.02-07-11  
Data Bank Number:  
50211640  
Description:  
LOT 11-02 COMMERCE STREET  
TOWNHOUSES  
Total Assessed Value:  
\$469,500

Assessment Date:  
01/2004  
Sale Date:  
08/31/1983

◀◀ **PREVIOUS** (No Items)

(No Items) **NEXT** ▶▶



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# REAL ESTATE ASSESSMENTS

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[Search by Property Address](#)

[Search by Data Bank Number](#)

[Search by Map Number](#)

## Search Results

Found 1 item for Street Number: 324. Street Name: COMMERCE ST

### 1. 324 COMMERCE ST, ALEXANDRIA, VA 22314

[PROPERTY DETAILS](#)

[SALES USED FOR ASSESSMENT](#)

[RECENT SALES DATA](#)

Property Address:  
324 COMMERCE ST 22314

Owner Information:  
GALVIN REALTY CO  
PO BOX 19229 % MCENEARNEY ASS INC PROP MGT  
ALEXANDRIA VA 22320-0229

Assessment Date:  
01/2004  
Sale Date:  
08/31/1983

Tax Assessment Map Number:  
073.02-07-13  
Data Bank Number:  
50211620  
Description:  
LOT 11 COMMERCE STREET  
TOWNHOUSES  
Total Assessed Value:  
\$423,500



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# REAL ESTATE ASSESSMENTS

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[Search by Data Bank Number](#)

[Search by Map Number](#)

## Search Results

Found 1 item for Street Number: 310. Street Name: COMMERCE ST

### 1. 310 COMMERCE ST, ALEXANDRIA, VA 22314

[PROPERTY DETAILS](#) | [SALES USED FOR ASSESSMENT](#) | [RECENT SALES DATA](#)

Property Address:  
310 COMMERCE ST 22314  
Owner Information:  
STANLEY JENNIFER A AND SUPRENANT JAMES A  
310 COMMERCE ST  
ALEXANDRIA VA 22314-2802

Tax Assessment Map Number:  
074.01-12-04  
Data Bank Number:  
10282000  
Description:  
LOT 310-312 COMMERCE ST & COURT  
Total Assessed Value:  
\$957,000

Assessment Date:  
01/2004  
Sale Date:  
07/17/2004



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# REAL ESTATE ASSESSMENTS

[Welcome  
and Help](#)

[Search by  
Property Address](#)

[Search by  
Data Bank Number](#)

[Search by  
Map Number](#)

## Search Results

Found 1 item for Street Number: 308. Street Name: COMMERCE ST

### 1. 308 COMMERCE ST, ALEXANDRIA, VA 22314

[PROPERTY  
DETAILS](#)   [SALES USED  
FOR  
ASSESSMENT](#)   [RECENT  
SALES  
DATA](#)

Property Address:  
308 COMMERCE ST 22314

Owner Information:  
308 COMMERCE STREET PARTNERSHIP  
112 S WEST STREET #310 %JIM PARKER  
ALEXANDRIA VA 22314

Assessment Date:

01/2004

Sale Date:

09/27/1985

Tax Assessment Map Number:

074.01-12-05

Data Bank Number:

10282500

Description:

LOT 308 COMMERCE ST

Total Assessed Value:

\$413,900



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# REAL ESTATE ASSESSMENTS

[Welcome and Help](#)

[Search by Property Address](#)

[Search by Data Bank Number](#)

[Search by Map Number](#)

## Search Results

Found 1 item for Street Number: 306. Street Name: COMMERCE ST

### 1. 306 COMMERCE ST, ALEXANDRIA, VA 22314

[PROPERTY DETAILS](#) | [SALES USED FOR ASSESSMENT](#) | [RECENT SALES DATA](#)

Property Address:  
306 COMMERCE ST 22314  
Owner Information:  
MAY MARILYN F  
306 COMMERCE ST  
ALEXANDRIA VA 22314-2802

Tax Assessment Map Number:  
074.01-12-06  
Data Bank Number:  
50256110  
Description:  
LOT 501 CHELSEA COMMONS  
(A301-1)  
Total Assessed Value:  
**\$496,400**

Assessment Date:  
01/2004  
Sale Date:  
09/13/2000



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# REAL ESTATE ASSESSMENTS

[Welcome and Help](#)

[Search by Property Address](#)

[Search by Data Bank Number](#)

[Search by Map Number](#)

## Search Results

Found 1 item for Street Number: 304. Street Name: COMMERCE ST

### 1. 304 COMMERCE ST, ALEXANDRIA, VA 22314

[PROPERTY DETAILS](#)

[SALES USED FOR ASSESSMENT](#)

[RECENT SALES DATA](#)

Property Address:  
304 COMMERCE ST 22314  
Owner Information:  
RAZO ANGEL JUAN FERNANDO OR CHRISTINE PETERSON  
304 COMMERCE ST  
ALEXANDRIA VA 22314-2802  
Assessment Date:  
01/2004  
Sale Date:  
04/27/1999

Tax Assessment Map Number:  
074.01-12-07  
Data Bank Number:  
50256210  
Description:  
LOT 502 CHELSEA COMMONS (A301-1)  
Total Assessed Value:  
\$466,900



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# REAL ESTATE ASSESSMENTS

[Welcome and Help](#)

[Search by Property Address](#)

[Search by Data Bank Number](#)

[Search by Map Number](#)

## Search Results

Found 1 item for Street Number: 302. Street Name: COMMERCE ST

### 1. 302 COMMERCE ST, ALEXANDRIA, VA 22314

[PROPERTY DETAILS](#)

[SALES USED FOR ASSESSMENT](#)

[RECENT SALES DATA](#)

Property Address:  
302 COMMERCE ST 22314

Owner Information:  
WEST TERRY B OR ROBIN L RIVKIND  
302 COMMERCE ST  
ALEXANDRIA VA 22314-2802

Assessment Date:  
01/2004  
Sale Date:  
04/14/2000

Tax Assessment Map Number:  
074.01-12-08

Data Bank Number:  
50256300

Description:  
LOT 3 CHELSEA COMMONS  
(A301)

Total Assessed Value:  
\$430,000



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# REAL ESTATE ASSESSMENTS

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## Search Results

Found 1 item for Street Number: 300. Street Name: COMMERCE ST

### 1. 300 COMMERCE ST, ALEXANDRIA, VA 22314

[PROPERTY DETAILS](#) | [SALES USED FOR ASSESSMENT](#) | [RECENT SALES DATA](#)

Property Address:  
300 COMMERCE ST 22314  
Owner Information:  
DONAHUE DARREN P OR SARA C  
300 COMMERCE ST  
ALEXANDRIA VA 22314-2802

Tax Assessment Map Number:  
074.01-12-09  
Data Bank Number:  
50256400  
Description:  
LOT 4 CHELSEA COMMONS (A301)  
Total Assessed Value:  
\$507,500

Assessment Date:  
01/2004  
Sale Date:  
11/21/1997



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# REAL ESTATE ASSESSMENTS

[Welcome and Help](#)

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[Search by Map Number](#)

## Search Results

Found 1 item for Street Number: 322. Street Name: COMMERCE ST

### 1. 322 COMMERCE ST, ALEXANDRIA, VA 22314

[PROPERTY DETAILS](#) | [SALES USED FOR ASSESSMENT](#) | [RECENT SALES DATA](#)

Property Address:  
322 COMMERCE ST 22314  
Owner Information:  
GALVIN REALTY CO  
PO BOX 19229%MCNEARNEY ASSOC., INC  
ALEXANDRIA VA 22320-0229

Tax Assessment Map Number:  
073.02-07-14  
Data Bank Number:  
50211610  
Description:  
LOT 10-01 COMMERCE STREET  
TOWNHOUSES  
Total Assessed Value:  
\$424,700

Assessment Date:  
01/2004  
Sale Date:  
08/31/1983



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# REAL ESTATE ASSESSMENTS

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[Search by Map Number](#)

## Search Results

Found 1 item for Street Number: 320. Street Name: COMMERCE ST

### 1. 320 COMMERCE ST, ALEXANDRIA, VA 22314

[PROPERTY DETAILS](#) [SALES USED FOR ASSESSMENT](#) [RECENT SALES DATA](#)

Property Address:  
320 COMMERCE ST 22314

Owner Information:  
ROSENKRANS WAYNE E OR DREAMA J  
320 COMMERCE ST  
ALEXANDRIA VA 22314

Assessment Date:  
01/2004  
Sale Date:  
07/20/1998

Tax Assessment Map Number:  
073.02-07-15  
Data Bank Number:  
50211600  
Description:  
LOT 10 COMMERCE STREET  
TOWNHOUSES  
Total Assessed Value:  
\$492,800



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# REAL ESTATE ASSESSMENTS

[Welcome and Help](#)

[Search by Property Address](#)

[Search by Data Bank Number](#)

[Search by Map Number](#)

## Search Results

Found 1 item for Street Number: 318. Street Name: COMMERCE ST

### 1. 318 COMMERCE ST, ALEXANDRIA, VA 22314

[PROPERTY DETAILS](#) | [SALES USED FOR ASSESSMENT](#) | [RECENT SALES DATA](#)

Property Address:  
318 COMMERCE ST 22314  
Owner Information:  
JACQUES STEPHEN C  
318 COMMERCE ST  
ALEXANDRIA VA 22314-2802  
Assessment Date:  
01/2004  
Sale Date:  
12/05/2002

Tax Assessment Map Number:  
073.02-07-16  
Data Bank Number:  
10281000  
Description:  
LOT 318 COMMERCE ST  
Total Assessed Value:  
\$508,400



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# REAL ESTATE ASSESSMENTS

[Welcome and Help](#)

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[Search by Data Bank Number](#)

[Search by Map Number](#)

## Search Results

Found 1 item for Street Number: 316. Street Name: COMMERCE ST

### 1. 316 COMMERCE ST, ALEXANDRIA, VA 22314

[PROPERTY DETAILS](#) [SALES USED FOR ASSESSMENT](#) [RECENT SALES DATA](#)

Property Address:  
316 COMMERCE ST 22314  
Owner Information:  
TURNER LYNN  
2210 WHITEOAKS DR  
ALEXANDRIA VA 22306-2435

Tax Assessment Map Number:  
074.01-12-02  
Data Bank Number:  
50255900  
Description:  
LOT 600 R/S 314-316  
COMMERCE & LOT 501 LAND  
OF SHILOH BAPTIST CHURCH  
& CASSIUS C CARTER JR  
(D-14)  
Total Assessed Value:  
\$519,900

Assessment Date:  
01/2004  
Sale Date:  
09/29/1998



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# REAL ESTATE ASSESSMENTS

Welcome  
and Help

Search by  
Property Address

Search by  
Data Bank Number

Search by  
Map Number

## Search Results

Found 1 item for Street Number: 316. Street Name: COMMERCE ST

### 1. 316 COMMERCE ST, ALEXANDRIA, VA 22314

PROPERTY  
DETAILS

SALES USED  
FOR  
ASSESSMENT

RECENT  
SALES  
DATA

Property Address:  
316 COMMERCE ST 22314  
Owner Information:  
TURNER LYNN  
2210 WHITEOAKS DR  
ALEXANDRIA VA 22306-2435

Tax Assessment Map Number:  
074.01-12-02  
Data Bank Number:  
50255900  
Description:  
LOT 600 R/S 314-316  
COMMERCE & LOT 501 LAND  
OF SHILOH BAPTIST CHURCH  
& CASSIUS C CARTER JR  
(D-14)  
Total Assessed Value:  
\$519,900

Assessment Date:  
01/2004  
Sale Date:  
09/29/1998



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# REAL ESTATE ASSESSMENTS

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[Search by Data Bank Number](#)

[Search by Map Number](#)

## Search Results

Found 1 item for Street Number: 314. Street Name: COMMERCE ST

### 1. 314 COMMERCE ST, ALEXANDRIA, VA 22314

[PROPERTY DETAILS](#)   [SALES USED FOR ASSESSMENT](#)   [RECENT SALES DATA](#)

Property Address:  
314 COMMERCE ST 22314  
Owner Information:  
ADAMS SCOTT G OR SUSAN F  
PO BOX 520  
EAST BOOTHBAY ME 04544-0520

Tax Assessment Map Number:  
074.01-12-03  
Data Bank Number:  
50256000  
Description:  
LOT 2 R/S 314-316  
COMMERCE ST  
(A302)  
Total Assessed Value:  
\$722,100

Assessment Date:  
01/2004  
Sale Date:  
01/15/1998



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13,14,15  
12-18-04



<reponen@msn.com>

12/17/2004 12:08 PM

Please respond to  
<reponen@msn.com>

To <alexvamayor@aol.com>, <delpepper@aol.com>, <council@joycewoodson.net>, <councilmangaines@aol.com>, <rob@krupicka.com>, <macdonaldcouncil@msn.com>

cc

bcc

Subject City of Alexandria Website Contact Us - EMail for Mayor, Vice-Mayor and Council Members (alexvamayor@aol.com, delpepper@aol.com, council@joycewoodson.net, councilmangaines@aol.com, rob@krupicka.com, macdonaldcouncil@msn.com, paulcsmedberg@aol.com, rose.boyd@ci.alexandria.va.us, jackie.henderson@ci.alexandria.va.us, tom.raycroft@ci.alexandria.va.us)

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Time: [Fri Dec 17, 2004 12:08:05] IP Address: [64.139.69.182]

Response requested:

First Name: Stefanie  
Last Name: Reponen  
Street Address: 1461 North Highview Lane #210  
City: Alexandria  
State: VA  
Zip: 22311-2330  
Phone: 703-845-9212  
Email Address: reponen@msn.com

Dear Mayor and Members of City Council:  
Cc: The City Manager

The Alexandria Commission on Aging Commission voted unanimously at its last meeting on December 9, 2005, in support of the Beasley Square Project and urges you to do likewise.

The need for affordable housing for seniors is well documented.  
The Commission commends Shiloh Baptist

Church and its affiliate Harambee for their vision and courage and wishes there were more like them in Alexandria.

**Comments:** As your appointed council of advice on issues of concern to the senior citizens of our City, we ask you to remember that a society is judged by how it treats its elders.  
Please honor our senior citizens and vote affirmatively.

Thank you for your consideration.

Sincerely yours,  
Stefanie W. Reponen  
Chair  
Alexandria Commission on Aging

1461 N. Highview Lane #210  
Alexandria, VA 22311-2330  
703-824-13454 (o)  
703-845-9212 (h)

13,14,15  
12-18-04



<jwomach@webname.com>  
12/15/2004 10:22 AM  
Please respond to  
<jwomach@webname.com>

To <alexvamayor@aol.com>, <delpepper@aol.com>,  
<council@joycewoodson.net>, <councilmangaines@aol.com>,  
<rob@krupicka.com>, <macdonaldcouncil@msn.com>,  
cc  
bcc

Subject City of Alexandria Website Contact Us - EMail for Mayor,  
Vice-Mayor and Council Members (alexvamayor@aol.com,  
delpepper@aol.com, council@joycewoodson.net,  
councilmangaines@aol.com, rob@krupicka.com,  
macdonaldcouncil@msn.com, paulcsmedberg@aol.com,  
rose.boyd@ci.alexandria.va.us,  
jackie.henderson@ci.alexandria.va.us,  
tom.raycroft@ci.alexandria.va.us)

**City of Alexandria Website Contact Us - EMail for Mayor,  
Vice-Mayor and Council Members (alexvamayor@aol.com,  
delpepper@aol.com, council@joycewoodson.net,  
councilmangaines@aol.com, rob@krupicka.com,  
macdonaldcouncil@msn.com, paulcsmedberg@aol.com,  
rose.boyd@ci.alexandria.va.us,  
jackie.henderson@ci.alexandria.va.us,  
tom.raycroft@ci.alexandria.va.us)**

Time: [Wed Dec 15, 2004 10:22:39] IP Address: [140.147.154.128]

Response requested:

First Name: Jasper  
Last Name: Womach  
Street Address: 1107 Wilkes Street  
City: Alexandria  
State: VA  
Zip: 22314  
Phone: 703-739-9361  
Email Address: jwomach@webname.com

I support and encourage your approval of the Beasley Square project. I read that many nearby neighbors to this project are opposed. That position is not unanimous. I am a nearby neighbor and walk Duke Street to the metro each workday.

Comments: Arguements that Beasley Square will contribute to parking problems are absurd. The occupants will be elderly. Affordable housing for the elderly is desparately needed. The objections from nearby residents smack of greed and lack of concern for the disadbvantaged.

Please follow the advice of the Planning Commission and the many supporters of the project.



13, 14, 15  
12-18-04



"Kerry Donley"  
<KDonley@VCBOnline.com>  
12/15/2004 03:27 PM

To <alexvamayor@aol.com>, <delpepper@aol.com>,  
<councilmangaines@aol.com>, <rob@krupicka.com>,  
<MacdonaldCouncil@msn.com>, <PaulCSmedberg@aol.com>,  
<CMurphy1225@aol.com>,  
cc <jackie.henderson@ci.alexandria.va.us>,  
<phil.sunderland@ci.alexandria.va.us>, "Schukraft, Mary B."  
bcc  
Subject Beasley Square

Dear Mayor Euille and Members of City Council:

I write to you today in strong support of the Beasley Square proposal put forth by the Harambee Community and Economic Development Corporation. The proposal is deserving of your support for a number of reasons.

First, the proposal provides for eight units of affordable housing for seniors citizens. In your Strategic Plan, you place affordable housing as a primary goal in order to maintain diversity and permit folks on fixed incomes to remain in the city. This proposal allows you to make progress toward that goal, and it does so with little city financial involvement. I have spoken with many of you in the past about the importance of affordable housing in Alexandria, and you were kind enough to approve the development of a new housing corporation with the goal of expanding and preserving the supply of affordable housing in the City. Your support of Beasley Square would be seen as a continuation of your commitment to affordable housing in Alexandria. Granting a special use permit should be granted when an application meets city goals, and by providing affordable housing to senior citizens, this project is deserving of your support.

Second, this proposal is aimed at an at-risk population for housing, and Harambee has selected the appropriate target of those over 62 years old and at or below 60% of median income. Seniors eligible for these eight housing units are most vulnerable to the escalating rents of today's market and most in need of housing of the sort assistance proposed by Harambee.

Third, the Planning Commission has unanimously approved this project and they are your most trusted land-use advisor. The Planning Commission has reviewed and addressed elements such as parking, open space, and density and they have found this property to be worthy of approval. Together with the staff recommendation, the Planning Commission has provided you with the firm foundation for your support of the project. Parking has been addressed off-site; open space is in keeping with that provided on properties within the same area; and the project density is in line with that permitted in the current zoning.

Fourth, when considering any land-use decision it is always appropriate to ask, "if not this, then what?" In reviewing the staff report I find that a mixed-use building of greater density is permitted without a parking requirement and an open space requirement. Thus, to those who oppose this project due to concerns and open space to considerations, the prospects for a building to be constructed without regard to these concerns presently exists. I feel it is preferable to approve a project such as Beasley Square when these concerns can be addressed rather than to allow these prospects to remain where community concerns can go unanswered.

Finally, the City has always looked to form partnerships with community organizations to assist in meeting community-wide goals. Approval of Beasley Square is just this very partnership where a newly formed community organization has come forward with a modest proposal which helps our City meet its goals of affordable housing for seniors. This kind of partnership is in keeping with our Alexandria traditions and provides further justification for your support of the project.

I hope to join you at the Public Hearing and testify in support of Beasley Square, but I also wanted to take a moment to let you know my thoughts on this important proposal.

Thank you for your kind consideration.

Sincerely,

Kerry J. Donley

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13, 14, 15  
-----  
12-18-04



<jrussellgeorge@comcast.net>

12/17/2004 12:10 AM

Please respond to  
<jrussellgeorge@comcast.net>

To <alexvamayor@aol.com>, <delpepper@aol.com>,  
<council@joycewoodson.net>, <councilmangaines@aol.com>,  
<rob@krupicka.com>, <macdonaldcouncil@msn.com>,

cc  
bcc

Subject City of Alexandria Website Contact Us - EMail for Mayor,  
Vice-Mayor and Council Members (alexvamayor@aol.com,  
delpepper@aol.com, council@joycewoodson.net,  
councilmangaines@aol.com, rob@krupicka.com,  
macdonaldcouncil@msn.com, paulcsmedberg@aol.com,  
rose.boyd@ci.alexandria.va.us,  
jackie.henderson@ci.alexandria.va.us,  
tom.raycroft@ci.alexandria.va.us)

**City of Alexandria Website Contact Us - EMail for Mayor,  
Vice-Mayor and Council Members (alexvamayor@aol.com,  
delpepper@aol.com, council@joycewoodson.net,  
councilmangaines@aol.com, rob@krupicka.com,  
macdonaldcouncil@msn.com, paulcsmedberg@aol.com,  
rose.boyd@ci.alexandria.va.us,  
jackie.henderson@ci.alexandria.va.us,  
tom.raycroft@ci.alexandria.va.us)**

Time: [Fri Dec 17, 2004 00:10:35] IP Address: [69.140.85.16]

Response requested:

First Name: Russell  
Last Name: George  
Street Address: 220 South West Street  
City: Alexandria  
State: Virginia  
Zip: 22314  
Phone: 703-548-7773  
Email Address: jrussellgeorge@comcast.net

Dear Mr. Mayor and Members of the City Council:

My name is Russell George and I am writing to express my concerns about the Harambee/Beasley Square application to be considered by the Council Saturday.

By way of background, I reside at 220 South West Street, just a few houses down from the proposed development. I also represent this area on the board of the Old Town Civic Association and am a member of the Upper King Street

Neighborhood Association and the Alexandria Society for the Preservation of Preserve Black Heritage.

While my concerns to the proposal are very much based on the adverse impact the development would have on the area, I am very much concerned about the impact the project would have on the last remaining open site of one of the most important historical locations in American history.

**Comments:**

I know that the Planning Commission's staff report touches on the history of the site, but it does not convey the great import this land has to all Americans, but especially, to those like me, African Americans. After the nightmare of the Freedmen's Cemetery being desecrated, I am asking you to not allow a similar fate to this site. I know that there is division within the congregation of the Shiloh Baptist Church on this point. Please do not allow this generation to do what the previous one did to the cemetery.

The people who were enslaved here and who were hospitalized and died here cannot speak out for themselves. That responsibility falls to us. I implore you to respect their memory and deny the application. I cannot imagine any other group of people whose forefathers experienced horrors that would allow the covering up of such sacred land.

In closing, I would support the applicant's proposal if it were in any other location, including across the street in the property currently owned by the church and used for parking.

I have many thoughts on the parking, open space, spot zoning and other issues, and am willing to discuss them with you at your convenience. I can be reached during office hours at 202-431-6748 and at home at 703-548-7773.

Thank you for your consideration and help with this.

Sincerely,

Russell George

13, 14, 15  
-----  
12-18-04

December 16, 2004

By email: erwagner@comcast.et; richleibach@aol.com; Donna.fossum@rand.org;  
John.komoroske@nasd.com; hsdunn@ipbtax.com; jlr@cpma.com; jssjennings@aol.com

Chairman Wagner and Members of the Planning Commission  
Planning Commission  
City of Alexandria  
301 King Street, Room 2000  
Alexandria, VA 22314

RE: Beasley Square – Master Plan Amendment #2004-001, Rezoning #2004-0002 and Development  
Special Use Permit (DSUP) #2004-0015

Dear Chairman Wagner and Members of the Planning Commission:

I am writing to state for the record my support of the Beasley Square Rezoning, Master Plan Amendment, and DSUP applications. We respectfully request that at the December 7<sup>th</sup> public hearing you vote in support of the staff recommendations for approval of the applications.

The Beasley Square project will provide eight (8) one-bedroom units for rent to low-income elderly members of our community. The applicant, Harambee Community and Economic Development Corporation, has worked long and diligently with the immediate neighbors, the Upper King Street and Old Town Civic Associations, City staff and others to address concerns about the provision of on-site parking, the mass and architecture of the addition, the size and design of the open space and ways to appropriately commemorate African-American history related to this site.

As you know, in Alexandria, the lack and continual loss of affordable housing, especially affordable housing for low-income elderly, has reached a critical point. A recent “quality-of-life” survey of City residents confirmed this by identifying the lack of affordable housing as a primary unmet need.

The Beasley Square project is a small step in the right direction.

Please do your part in providing a safe, decent, affordable place to live for Alexandria's elderly by casting your vote in support of the applications. Thank you for your consideration.

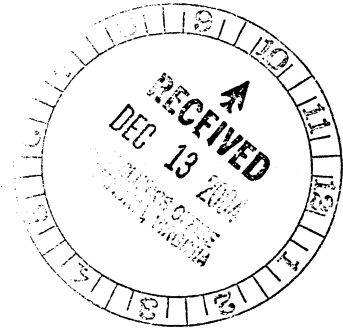
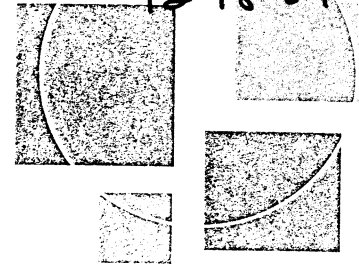
Sincerely,

Tyrone Queen  
6593 Windham Avenue  
Alexandria, VA 22315

Cc: Mayor William Eulle, City of Alexandria, by email, [alexvamayor@aol.com](mailto:alexvamayor@aol.com)  
Phil Sunderland, City Manager, City of Alexandria, by email, [phil.sunderland@alexandriava.gov](mailto:phil.sunderland@alexandriava.gov)  
Eileen Fogarty, Director of Planning, City of Alexandria, by email, [Eileen.fogarty@alexandriava.gov](mailto:Eileen.fogarty@alexandriava.gov)

- Community Planning
- Heritage Development
- Visioning + Public Involvement
- Implementation Strategies

13, 14, 15  
12-18-04



December 2, 2004

Mayor William Euille  
 Members of Council  
 City of Alexandria  
 300 King Street  
 Alexandria VA 22314

Re: Proposed Beasley Square Project, Duke and West Streets

Mr. Mayor and Council Members:

I write in strong support of the proposal by Shiloh Baptist Church and the Harambee Development Corporation to build housing for elderly low income residents of Alexandria on the northeast corner of Duke and West Streets.

Having closely examined the concept and plans for Beasley Square, the project is very sensitive to the context of the surrounding historic district, and compatible in scale, materials and quality with Shiloh Church and other nearby buildings. The developer has gone to considerable cost and effort to retain green space on a tight site while providing eight units of desperately needed elderly housing.

I am particularly concerned that what would appear to be an effort to prevent low income housing from being constructed in a higher income area is being camouflaged as concern for loss of African American history. Shiloh Church is spearheading the project, and surely the leaders of this venerable African American institution have evaluated the claims and found them lacking.

Not only do I offer the perspective of a neighbor (I've lived three blocks away, on Commerce Street, for nearly 20 years); my professional life is centered on community revitalization and heritage. Highlights of a 30+ year career:

- Vice President, National Trust for Historic Preservation, founder of the National Main Street program
- President, American Institute of Architects Foundation
- President, Mary Means & Associates, Inc, an Alexandria-based community planning firm with a national practice in heritage development. Relevant examples of our work include:
  - Revitalization plans for two nationally significant historically African American neighborhoods – Jackson Ward in Richmond, and Farish Street Historic District in Jackson, MS


- Reuse strategies for Jefferson School, Charlottesville's historic African American school building
- Master plan for Historic St. Mary's City, the 1200 acre 17<sup>th</sup> century colonial capital of Maryland, now a major archeological site .
- Neighborhood revitalization plans for urban corridors in Philadelphia and York, PA
- Statewide strategic plan for heritage tourism development for Pennsylvania
- Historic preservation plan for Arlington VA

I have also served on the jury for numerous award programs and design competitions for affordable housing, major civic buildings, parks, and urban design /landscape projects.

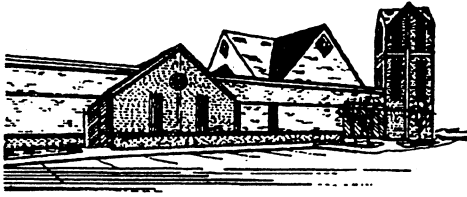
Knowing the difficulty of financing and building housing for the elderly poor, this project needs to be seen for the outstanding model it is. Our city is blessed that far-sighted, community minded institutions like Shiloh and Harambee are bringing us Beasley Square. I'll be proud to have them as my neighbor.

As a citizen who deeply values the historic character and diversity of our caring community, I am confident that as members of City Council, you will give this project your full support.

Sincerely,

  
Mary C. Means





Bethlehem Baptist Church 12-18-04

7836 Fordson Road  
Alexandria (Gum Springs), Virginia 22306  
(703) 360-4170

13, 14, 15

The Reverend Darrell K. White  
*Pastor*

Herman Deberry  
*Chairperson, Trustee Ministry*

December 3, 2004

James F. Williams  
*Chairman, Deacons Ministry*

Carolyn S. Butler  
*Church Clerk*

MANAGER'S OFFICE  
ALEXANDRIA, VA  
DEC 7 AM 11:07

Mr. Phil Sunderland  
City Manager  
City of Alexandria  
301 King Street  
Alexandria, VA 22314

RE: Beasley Square – Master Plan Amendment #2004-001, Rezoning #2004-0002 and Development Special Use Permit (DSUP) #2004-0015

Dear Mr. Sunderland:

I am writing to state for the record my support of the Beasley Square Rezoning, Master Plan Amendment, and DSUP applications. We respectfully request that at the December 7<sup>th</sup> public hearing you vote in support of the staff recommendations for approval of the applications.

The Beasley Square project will provide eight (8) one-bedroom units for rent to low-income elderly members of our community. The applicant, Harambee Community and Economic Development Corporation, has worked long and diligently with the immediate neighbors, the Upper King Street and Old Town Civic Associations, City staff and others to address concerns about the provision of on-site parking, the mass and architecture of the addition, the size and design of the open space and ways to appropriately commemorate African-American history related to this site.

As you know, in Alexandria, the lack and continual loss of affordable housing, especially affordable housing for low-income elderly, has reached a critical point. A recent "quality-of-life" survey of City residents confirmed this by identifying the lack of affordable housing as a primary unmet need.

The Beasley Square project is a small step in the right direction.

Please do your part in providing a safe, decent, affordable place to live for Alexandria's elderly by casting your vote in support of the applications. Thank you for your consideration.

Sincerely,

*Darrell K White*

Reverend Darrell K. White, Pastor

TO PE  
H-De  
CC Jackie

13,14,15  
12-18-04



<maria\_clendenin@ml.com>  
12/08/2004 08:05 AM  
Please respond to  
<maria\_clendenin@ml.com>

To <alexvamayor@aol.com>, <delpepper@aol.com>,  
<council@joycewoodson.net>, <councilmangaines@aol.com>,  
<rob@krupicka.com>, <macdonaldcouncil@msn.com>,  
cc  
bcc

Subject City of Alexandria Website Contact Us - EMail for Mayor,  
Vice-Mayor and Council Members (alexvamayor@aol.com,  
delpepper@aol.com, council@joycewoodson.net,  
councilmangaines@aol.com, rob@krupicka.com,  
macdonaldcouncil@msn.com, paulcsmedberg@aol.com,  
rose.boyd@ci.alexandria.va.us,  
jackie.henderson@ci.alexandria.va.us,  
tom.raycroft@ci.alexandria.va.us)

**City of Alexandria Website Contact Us - EMail for Mayor,  
Vice-Mayor and Council Members (alexvamayor@aol.com,  
delpepper@aol.com, council@joycewoodson.net,  
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macdonaldcouncil@msn.com, paulcsmedberg@aol.com,  
rose.boyd@ci.alexandria.va.us,  
jackie.henderson@ci.alexandria.va.us,  
tom.raycroft@ci.alexandria.va.us)**

Time: [Wed Dec 08, 2004 08:05:39] IP Address: [199.43.32.17]

Response requested:

First Name: Maria B.  
Last Name: Clendenin  
Street Address: 604 Pendleton Street  
City: Alexandria  
State: VA  
Zip: 22314  
Phone: 7038382177  
Email Address: maria\_clendenin@ml.com

Comments: Good morning, Mayor, Vice-Mayor and Council  
Members,  
I was thrilled with the Planning Commissions  
unanimous decision, last night, to approve the  
Beasley Square Project. I am confident you will  
hear numerous presentations next week as to  
why this project should go forward so I won't go  
into my reasons for why you should approve the  
application.  
I would urge each of you to approve The Beasley  
Square Affordable Housing for Seniors.  
Thank you for your time,

Maria B. Clendenin

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13,14,15  
12-18-04



<lweber@holladaycorp.com>

12/09/2004 03:44 PM

Please respond to  
<lweber@holladaycorp.com>

To <alexvamayor@aol.com>, <delpepper@aol.com>, <council@joycewoodson.net>, <councilmangaines@aol.com>, <rob@krupicka.com>, <macdonaldcouncil@msn.com>

cc  
bcc

Subject City of Alexandria Website Contact Us - EMail for Mayor, Vice-Mayor and Council Members (alexvamayor@aol.com, delpepper@aol.com, council@joycewoodson.net, councilmangaines@aol.com, rob@krupicka.com, macdonaldcouncil@msn.com, paulcsmedberg@aol.com, rose.boyd@ci.alexandria.va.us, jackie.henderson@ci.alexandria.va.us, tom.raycroft@ci.alexandria.va.us)

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Time: [Thu Dec 09, 2004 15:44:15] IP Address: [209.225.149.194]

Response requested:

First Name: Lee  
Last Name: Weber  
Street Address: 604 Pendleton Street  
City: Alexandria  
State: VA  
Zip: 22314  
Phone: 703-838-2177  
Email Address: lweber@holladaycorp.com

Dear Mayor Eulle, Vice Mayor Pepper and Council Members:

My name is Lee Weber and I reside at 604 Pendleton Street. Although you may know me from my involvement in the development of Liberty Row and , most recently, the Postmaster's Property, I am writing to you in my capacity as Chairman of the Alexandria Affordable Housing Advisory Committee.

We support the Beasley Square affordable

housing proposal that will come before you this weekend. I was able to speak at the Planning Commission but will be out of town and unfortunately will not be able to attend your meeting.

As you may know, our committee reviews every affordable housing proposal filed as part of a zoning application in the City. So we, more than anyone, know how difficult these proposals are to conceive, finance, and to make a reality. The majority of these proposals generally contain an affordable housing component of less than 5%. You can imagine how pleased we were to have a living, breathing proposal before us that contained 100% affordable housing.

**Comments:**

It is our understanding that the applicant has worked hard to address the concerns of the neighborhood regarding parking, greenspace, density, and the historic significance of the property. It is important to note that many of these issues would not even exist if the property were developed commercially under its current zoning. A "by-right" office building would have far greater impact on the neighborhood than what is being proposed. Therefore, any minor modifications necessary are well worth the end result of providing affordable housing for our local seniors.

Most importantly, this application may set the tone for future affordable housing proposals. We certainly would like to send the message that Alexandria has a serious affordable housing problem that needs to be addressed and that excellent proposals such as Beasley Square are not only welcome but are encouraged.

For the reasons stated above, the Affordable Housing Advisory Committee respectfully requests that you support the Beasley Square proposal.

Thank you for your kind consideration.