

Fri 12/2/2011 12:32 AM

From: asieh kehryari <akehyari@yahoo.com>

Dear Ms. Hynes:

I am writing to voice my concerns regarding a proposal to use the building at 2020 14th Street North in the Courthouse neighborhood for a year-round homeless shelter.

I am an owner and resident of Woodbury Heights (1301 North Courthouse Road). One of the main reasons I purchased my condo over seven years ago was because of its location. I felt that it was a vibrant community that was on an upward trajectory both for the many shops and restaurants that were coming into the neighborhood as well as for property values. I also chose this building because I felt very safe and secure in the neighborhood. Now, just this morning, I heard about this proposal to move a homeless shelter within 50 feet of my building. I am shocked and angered on many levels. First, how is it that the County could go about and propose such a major change to my community without providing adequate notice to the people who will be directly affected by the homeless shelter on a day to day basis? How can a FedEx letter the day before Thanksgiving with a meeting on December 13th be adequate notice? How long has this been in the works? Why weren't we told earlier?

Second, has the County given any consideration for what this proposal will do to property values in this area? Many of my neighbors have worked hard in order to be able to afford to live in this community. Instead of the County Board working to improve the community and make it safer, it plans on taking action that will wipe out 10-20% of my property value and potentially increase theft and vandalism around my community. That is not right. How can I possibly put my home on the market for sale or rent when a homeless shelter is located next door? Would you purchase a home next door to a homeless shelter? I think not. Also, when the value of my home goes down, so will my property taxes. As I am sure you are aware, less property tax means fewer resources for Arlington County.

I fear for my safety. I fear for my community. I fear for my property value. I hope you will put a stop to this ill conceived proposal.

Sincerely,

Asieh Kehryari

1301 N. Courthouse Rd., Apt 1512

Arlington, VA 22201

Thu 12/1/2011 8:14 PM
From: pyeh1815@comcast.net

Dear Mr. Chairman, Vice Chairwoman, and Council Members:

Attached is my letter to the County Board articulating my concerns regarding a proposed homeless shelter in the Courthouse neighborhood. I will also be sending you hard copies.

Thank you for your attention to this matter.

Best Regards,
Patricia Yeh

1301 North Courthouse Rd
#1507
Arlington, VA 22201

Thu 12/1/2011 3:15 PM

From: Michele Gallo <galloml@gmail.com>

I have heard the county board would like to re-locate the homeless shelter to our residential block. I would not have bought my condo if I had even dreamed this was possible.

As a single woman, I purchased in the safest neighborhood I could afford, with a lively streetscape where I can enjoy a walk for fresh air, the farmer's market, movie theater, restaurants, all the aspects of the ideal urban lifestyle I had in DC, without having to deal with the mess of the homeless in DC. I lived on Washington Circle in Washington, DC. After 9/11/2001, the the homeless were kicked out of the park in front of the Whitehouse and moved into the park at Washington Circle. We could no longer sunbath (who wants to sunbath with a leering audience), park benches starting smelling of urine, night time walks to the metro became tense, and I moved to Arlington.

I love the vibrant community in Courthouse and do not want to walk past the homeless to get to my CVS, my grocery store, the metro. To be honest, at the moment, I avoid the homeless by walking through the county parking lot instead of on the sidewalk on 15th Street. I don't know how I can avoid them when they are 40 feet from my door.

Troy Street between 13th and 14th Streets and 14th Street from Courthouse Road to Taft is a MAJOR walking thoroughfare for single women. Condos and luxury apartments line these streets. The new homeless shelter is Directly in the middle of the walking path to the metro for literally thousands of residents. We live the Arlington lifestyle, we love the Arlington lifestyle. Don't make us leave our neighborhood to find one that is clean and safe!! Single women walking to work in the morning do not want to walk past homeless men in the street. Can you prevent the homeless from lingering outside the building and from lingering in the park on the corner of 14th and Troy?

Have you done a site visit? Can we schedule one?

What other locations were considered and why were they rejected?

Will the county compensate residents for loss of value of property?

Will the county fund security measures for our buildings?

Will we be able to get special service from the police when someone wanders into the building?
Can we have a special phone number to call?

Will the county provide cleanup service for the area adjoining the shelter. What will be done to clean up bottles, cigarettes, smell of urine on neighboring properties?

What hours would the shelter be open? Would it be women and families, or the same people who use the emergency shelter?

Why does the county not retain the current shelter until the re-development of the courthouse parking lot is complete - then put the shelter into the new building on the courthouse parking lot?

Why does the county not use a vacant floor in the actual courthouse.

Why is this urgent *now*?

Why not use some of the Artisphere space?

How long have negotiations on purchasing the building been in process?

Why were local residents not informed of this until the day before Thanksgiving -- and then only by the media. Ragtime had to post flyers all around the block just to allow people to dance!

Why did the county not notify us before making plans for a homeless shelter On Our Block?

Thank you for your time and assistance,

Michele Gallo

Neighborhood Organizer and Woodbury Heights condo owner

1301 N Courthouse Rd, Apt 1508

Arlington, VA 22201

cell 202-904-4639

office 301-227-8450

The following comment has been submitted from the Arlington County Website:

Name : Jeremy Hicks
Thu 12/1/2011 2:17 PM

Submitter's E-Mail Address : jhicks703@gmail.com

Subject : WEBSITE COMMENT: Proposed Acquisition of 2020 N 14th St. -- ATTN: countyboard

Comments : What relocation assistance does the county plan to offer to the 20+ small businesses currently leasing space in 2020 N. 14th St. should the building purchase be approved?

-Thanks

Thank you.

From: Teresa Jeschke [<mailto:TJeschke@unirisc.com>]
Sent: Friday, December 02, 2011 11:56 AM
To: CountyBoard
Subject: New Homeless Shelter

Dear Madam/Sir:

I just want to write and let you know that I support your decision to purchase office building to house the homeless. While I don't live here, I do work in this area, and I just don't find anything wrong in doing this.

Respectfully,
Teresa Jeschke

Patricia P. Yeh
1301 North Courthouse Road
#1507
Arlington, VA 22201
pyeh1815@comcast.net

VIA Electronic Mail and Hard Copy

December 1, 2011

Chairman Christopher Zimmerman
Arlington Virginia County Board
2100 Clarendon Blvd.
Arlington, VA 22201

Re: Proposed Homeless Shelter at 2020 14th Street North

Dear Chairman Zimmerman:

I am writing to voice my concerns, and to request additional information, regarding a proposal to use the building at 2020 14th Street North in the Courthouse neighborhood for a year-round homeless shelter

As a resident of the Woodbury Heights building (1301 North Courthouse Road), I am concerned about the proximity of the shelter for the reasons articulated in this letter. As a resident of Arlington, I am further concerned about the way in which this process was conducted.

It is my understanding that the entry and exit of the shelter will be located near the southeast corner, at the back of, the building. This would put the entrance literally a few feet (approximately 50 feet) away from the Woodbury Heights entryway most often used by myself and my neighbors. Woodbury Heights has a back entrance that faces north, onto 14th Street. Since the building is located on a hill, for those who cannot walk up or down the hill on Courthouse Road, this entryway, which places residents at the top of the hill, is a convenient and often safer alternative.

First, placing the entry for the shelter in such close proximity would pose safety concerns for me. A homeless shelter, by its very nature, will have individuals who will be gathering outside of its entrance. I am a woman who, more often than not, have to take this path alone to get to and from the Metro to work. I work long hours, which often means I am in this area when it is dark. I would feel considerably less safe with the shelter's entrance so close to what is in essence the front door of my home.

Such proximity will also force Woodbury Heights, at a considerable cost to its homeowners, to revise the security measures currently in place.

Second, the shelter will drive down property values in the area, especially the values of the homes in Woodbury Heights. The reality is that, to prospective buyers, my home is in competition with other Arlington homes that are not located 50 feet from a homeless shelter. Considering the weak housing market, my home will be even less attractive and competitive to prospective buyers.

I am an Arlington taxpayer and voter. More importantly, my home represents my investment in Arlington. I happily purchased property in Arlington because I love the area, I love the community, and I love the atmosphere in the Courthouse neighborhood. This vibrant neighborhood will lose a great deal of its charm if this proposal is realized.

Third, the placement of the homeless shelter in the 2020 14th Street building may drive away the businesses currently in the building. I view these businesses as my neighbors and am a frequent customer. Again, this is a quality of life concern since these businesses bring value to the neighborhood.

It is my understanding that Arlington has articulated a plan to end homelessness in Arlington through long-term permanent housing.¹ This is a goal I share and support. Respectfully, this proposal seems haphazard and a questionable use of scarce resources since, by definition, this shelter will not be permanent housing. The building is an office building, and an old one at that. I question whether this is actually the best solution for some of Arlington's most vulnerable citizens.

Finally, I must voice my objections with how this entire process was handled. There was little transparency and certainly inadequate public notice. It is my understanding that my condo association received a letter regarding this proposal, via FedEx, the day before Thanksgiving. Were it not for my neighbors, I would not have known about the proposal. We do not know whether or when public hearings will be held. We do not know whether the county considered other options. There is no discussion of why this particular location is the most desirable for the community and the homeless we seek to serve. It is even unclear to us how far along this proposal is to being finalized. Is there even a public comment period? A letter sent to a condo association the day before a major holiday is hardly adequate notice. As such, I respectfully request that the Board and its staff provide further details to the community regarding this proposal.

¹ See, e.g., A Passageway Home: A 10 Year Plan to End Homelessness in Arlington County, Virginia, located at: <http://www.arlingtonva.us/departments/HumanServices/Xtend/XtendPassageHome.aspx>.

Thank you for considering my concerns. I hope that a solution beneficial to both the neighborhood and to the homeless can be reached. Please contact me if you wish to discuss further.

Sincerely,

A handwritten signature in black ink, appearing to read 'Patricia P. Yeh', with a stylized, flowing script.

Patricia P. Yeh

cc: Ms. Mary Hughes Hynes, Vice Chair
Arlington County Board
Ms. Barbara A. Favola, Member
Arlington County Board
Mr. Jay Fisette, Member
Arlington County Board
Mr. J. Walter Tejada, Member
Arlington County Board

FA

VIA Electronic Mail and Hard Copy

COUNTY BOARD OFFICE
RECEIVED

December 1, 2011

2011 DEC -2 P 12:14

Chairman Christopher Zimmerman
Arlington Virginia County Board
2100 Clarendon Blvd.
Arlington, VA 22201

Re: Proposed Homeless Shelter and Government Offices at 2020 14th Street North

Dear Chairman Zimmerman:

I am writing to voice my concerns regarding a proposal to use the building at 2020 14th Street North in the Courthouse neighborhood for a year-round homeless shelter and government offices.

I am an owner and resident of Woodbury Heights (1301 North Courthouse Road). Our side entrance which is continuously used by residents throughout the day and evening, is only 50 feet from the site in question. I am greatly concerned by the potential move next door to my home for many reasons. The new social service agencies will increase the flow of traffic and will fight for the few available parking spaces. Furthermore, the proposal wants to relocate the homeless shelter to a more residential area. The overflow and traffic of the residents of the shelter will most certainly block and hinder the businesses that are currently located in the building and will most certainly negatively impact residents in my building as well as the surrounding residential community. The parking area of the building flows onto a street that is not well lit and which accommodates hundreds of residents that go about their daily activities. I am very concerned about safety and vagrancy issues.

I am also troubled by the certain depressive impact on property values. County action has already diminished the value of my home. When I purchased my condo I had spectacular views of the monuments. However, because the County approved construction of the Pallatine, I no longer have the view that I had paid a premium for. Now, the County wants to decrease the value of my home even more? Eroding property values in one of the few areas where values are increasing will most certainly adversely affect the tax base.

Finally, I am surprised that during these difficult times the County seems to be so cavalier with spending the large sums of money necessary to acquire the proposed site. Have more affordable sites been considered? I sincerely hope that the County will take a fair and honest look at this situation and look for other locations that can more easily absorb the homeless shelter and social service offices without devastating the existing community.

Sincerely,



Paul Soukup
1301 North Courthouse Road, Apt. 1512
Arlington, VA 22201

↓
CB
HAR/ Attach

From: Pablo Cantillana [<mailto:Pablo.Cantillana@asg.com>]
Sent: Thursday, December 01, 2011 10:35 AM
To: CountyBoard; Christopher Zimmerman
Cc: Mary Hynes; Barbara Favola; Walter Tejada; Jay Fiset
Subject: Proposed Homeless Shelter at 2020 14th Street North

Pablo Cantillana
1301 N Courthouse Road
#1216
Arlington, VA 22201
pablo.cantillana@asg.com

Chairman Christopher Zimmerman
Arlington Virginia County Board
2100 Clarendon Blvd.
Arlington, VA 22201

Re: Proposed Homeless Shelter at 2020 14th Street North

Dear Chairman Zimmerman:

I am writing today to notify you of my concerns regarding a proposal to use the building at 2020 14th Street North in the Courthouse neighborhood for a year-round homeless shelter

As unit owner 1216 of the Woodbury Heights building (1301 N Courthouse Road), I am very concerned about the proximity of the shelter for the reasons listed letter.

As a resident of Arlington, I am also concerned about the way in which this process was conducted.

1/ It is my understanding that the entry and exit of the shelter will be located near the southeast corner, at the back of, the building. This would mean the entrance would be about 45 feet away from put the Woodbury Heights entrance most commonly used by the residents.

2/ Safety - placing the entry for the shelter in such close proximity would pose safety concerns for me. A homeless shelter, by its very nature, will have individuals who will be gathering outside of its entrance. Most people use this path to walk to the Metro from home to work. Most people do not get home until it is dark outside.

3/ There is also the concern of people hanging outside the 5th floor garage at night, being pan handled, dealing with the mentally unstable and fear or personal safety.

4/ There is also the concern of cost to its homeowners, to revise the security measures currently in place. This most likely mean higher condo fees.

5/ The increase in garbage, people urinating outdoors. The concern of sanitation is huge.

6/ Property value. People will definitely choose NOT to buy here. With all the competition and more on the way this will be a big drawback. This will specifically affect the values in the area, especially the values of the homes in Woodbury Heights. The reality is that, no prospective buyers would consider Woodbury Heights as oppose to other Arlington homes that are not located 50 feet from a homeless shelter. Considering the weak housing market, my home will be even less attractive and competitive to prospective buyers.

I am an Arlington taxpayer and voter. More importantly, my home represents my investment in Arlington.

I happily purchased property in Arlington because I love the area, I love the community, and I love the atmosphere in the Courthouse neighborhood. This vibrant neighborhood will lose a great deal of its charm if this proposal is realized.

I view the businesses currently located in the 2020 14th Street Building as my neighbors. It would be a great shame if they are forced to leave. Again, this is a quality of life concern since these businesses bring value to the neighborhood.

It is my understanding that Arlington has articulated a plan to end homelessness in Arlington through long-term permanent housing. This is a goal I share and support. Respectfully, this proposal seems haphazard and a questionable use of scarce resources since, by definition, this shelter will not be permanent housing. The building is an office building, and an old one at that. I question whether this is actually the best solution for some of Arlington's most vulnerable citizens.

Finally, I must voice my objections with how this entire process was handled. It is my understanding that my condo association received a letter regarding this proposal, via FedEx, the day before Thanksgiving. Were it not for my neighbors, I would not have known about the proposal. We do not know whether or when public hearings will be held. We do not know whether the county considered other options. There is no discussion of why this particular location is the most desirable for the community and the homeless it seeks to serve. It is even unclear to us how far along this proposal is to being finalized. There was little transparency and certainly no adequate public notice. Is there even a public comment period? A letter sent to a condo association the day before a major holiday is hardly adequate notice. As such, I respectfully request that the Board and its staff provide further details to the community regarding this proposal.

Thank you for considering my concerns. I hope that a solution beneficial to both the neighborhood and to the homeless can be reached.

Sincerely,

Pablo Cantillana

cc: Ms. Mary Hughes Hynes, Vice Chair
Arlington County Board
Ms. Barbara A. Favola, Member
Arlington County Board
Mr. Jay Fisette, Member
Arlington County Board
Mr. J. Walter Tejada, Member
Arlington County Board

Ilene Muhlberg

From: Angela Brackett
Sent: Monday, December 05, 2011 4:25 PM
To: Ilene Muhlberg
Subject: FW: Homeless Shelter and Eminent Domain

[fa-tuesday meeting-homeless](#)

Angela Brackett
Administrative Asst.
County Board Office
2100 Clarendon Blvd., Suite 300
Arlington, VA 22201
703-228-3121

From: browe60411@aol.com [<mailto:browe60411@aol.com>]
Sent: Sunday, December 04, 2011 6:42 PM
To: CountyBoard
Subject: Homeless Shelter and Eminent Domain

I have read articles in the newspapers about your intention to purchase the office building (possibly using eminent domain) above Ragtime and move a homeless shelter into the residential block. I am very concerned for the value of the homes in the area as well as the security of the people living there. I feel sure that there are plenty of properties in Arlington that you could purchase for this purpose without buying property in one of the prime locations in Arlington, along the Orange Line. I have already seen the effects on the property near Ragtime with a slowdown in getting property rented. I am perplexed by your decision making in that your job as elected officials is to provide a safe environment for the population and to create conditions where people's investments in property are not adversely affected by poor decisions. Homes are the biggest investment that people make, generally speaking, and as elected officials you should be trying to help protect that investment.

Ilene Muhlberg

From: Angela Brackett
Sent: Monday, December 05, 2011 4:26 PM
To: Ilene Muhlberg
Subject: FW: Arlington Shelter Planned (1345 North Courthouse)

[fa-tuesday meeting-homeless](#)

Angela Brackett
Administrative Asst.
County Board Office
2100 Clarendon Blvd., Suite 300
Arlington, VA 22201
703-228-3121

From: John Bryan [<mailto:johnvbryan@yahoo.com>]
Sent: Saturday, December 03, 2011 7:53 PM
To: CountyBoard
Subject: Arlington Shelter Planned (1345 North Courthouse)

Dear Sir or Madam,

I heard from one of the neighborhood business owners about a proposed purchase of a shelter. I have been in this neighborhood for 11 years and I share their concerns. ASPAN appears to be able to effectively operate from their current location, although the property itself has been an eyesore for more than a decade and it steers businesses away from the neighborhood. Now, you want to move the facility, already poorly managed, closer to the hotels and the tourists. Will the new facility look like a vacant building, like the current facility does?

I would like some more information. Specifically, please send me the website where the County posted notice of this proposed purchase and details as to what type of zoning is involved here and how many people will stay there and what services will be provided. Will people stay there overnight or can someone stay there for a few months? I would like to know what this is.

Please call me or email me at your convenience.

Thank you.

Sincerely,
John Bryan
2005 North Fairfax Drive, Apt. 301
Arlington, VA 22201
Cell: 703-606-0417

Ilene Muhlberg

From: Angela Brackett
Sent: Monday, December 05, 2011 4:26 PM
To: Ilene Muhlberg
Subject: FW: 2020 14th Street Purchase-NO FAST TRACK!

fa-tuesday meeting-homeless

Angela Brackett
Administrative Asst.
County Board Office
2100 Clarendon Blvd., Suite 300
Arlington, VA 22201
703-228-3121

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

From: Thomas Crumley [<mailto:tfcrumley@yahoo.com>]
Sent: Saturday, December 03, 2011 12:29 PM
To: CountyBoard
Subject: 2020 14th Street Purchase-NO FAST TRACK!

Arlington County Board:

I live in Arlington County in Palisades Park and am strongly opposed to the purchase of 2020 14th Street. The county is going to dislocate several vibrant small businesses in an effort to redevelop an important public area in the community--with little to no input from residents. this 25 milion dollars could be much better utilized for other improvements in our community.

If you are going to radically change an important public area their should be much more consultation with the residents. Dropping an announcement shortly before thanksgiving to fast track this plan is not the way to get community input.

I will be wearing black to show my opposition to the current plan.

Sincerely,

Thomas F Crumley
1579 21st Court North
Arlington, VA

Ilene Muhlberg

From: Angela Brackett
Sent: Monday, December 05, 2011 4:24 PM
To: Ilene Muhlberg
Subject: FW: December 13th Agenda Request

FA-tuesday meeting homeless shelter

Angela Brackett
Administrative Asst.
County Board Office
2100 Clarendon Blvd., Suite 300
Arlington, VA 22201
703-228-3121

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

From: Brian Cunneff [<mailto:bcunneff@postopmedia.com>]
Sent: Monday, December 05, 2011 8:03 AM
To: Christopher Zimmerman; Mary Hynes; Barbara Favola; Jay Fisette; Walter Tejada
Subject: December 13th Agenda Request

Good Morning Board Members,

I am a longtime tenant of the Thomas Building (2020 North 14th Street), which is the subject of one of the agenda items at the December 13th board meeting. The property is being considered for purchase by the county through means which include eminent domain. The stated purpose for this acquisition in the public press release is neighborhood re-development, including the creation of a new homeless shelter.

The hearing is scheduled exactly three weeks from the first public notification of the potential purchase. That time frame is completely insufficient. I am requesting that the agenda be postponed, allowing residents and businesses in the affected area to be notified, educated as to the plans for the homeless shelter, to determine impact to their businesses and residences, to prepare for the public hearings and allow for legal consultation of all affected parties.

The impact this potential purchase will have on my business is devastating. I have had two face to face meetings with representatives from Arlington County and have made no progress in regards to long term solutions to the survival of my company. We are a permanent installation in this building and are not easily moved. The suggested path for consideration at this meeting is an absolute death sentence for my company. We have paid over \$130,000 in Arlington taxes in 7 years and would hope that our representatives would act to protect and promote our business, but certainly not act to euthanize it. Instead we have been presented a letter that informs us of Arlington County's intent to condemn our lease, and have yet to be shown any interest in working with us to find a solution for relocation. We are a healthy and well managed company that will fail for no reason other than the aggressive actions and inactions of Arlington County.

On a broader and more selfless level, three weeks is nowhere near enough notice for members of the community to assess the impact this will have on their homes and businesses. Arlington County has also done nothing publicly to inform affected parties as to the size and scope of the homeless shelter they are proposing. It is not simply a move of the existing services two blocks away. It is the creation of a much larger, 24 hour, year round shelter with increased services, directly adjacent to residential buildings and Class A office buildings in a very expensive community. Eminent Domain is a very serious and unique action to take on an office building. Creating a homeless shelter is a very serious change for a community. It is imperative that the community is given the facts and the time it needs to respond.

Environmental impact studies can take years. Please allow the community more than three weeks to assess the impact this will have on their lives and livelihoods! This is a serious matter with meaningful consequences and many

adversely affected victims. This is not a fast track issue. I am shocked at how quickly this matter is being thrust upon the businesses and residents of Arlington.

I am eager to discuss this further. I'm appealing to you in the name of fairness to allow the community adequate time for discovery, education, and to learn their options.

I am available to discuss this individually at any time. I can be reached on my cell at (703) 470-3695. I cannot stress enough the urgency of this matter for me and an business owner who has dedicated his life to his company and his employees at great personal expense.

I am hoping that you will direct my company's situation to people who have the ability to negotiate a way forward for my company. Left unattended, these actions unnecessarily will destroy a terrific high-tech company and eliminate jobs.

This postponement is really an appeal for the bare minimum of respect for the community. On a larger level, I am a problem solver, not a problem. I am eager to work cooperatively and be a resource for you if I am met with that common purpose of advancing Arlington County and the businesses and citizens it represents.

Thank you for your attention and consideration.

Sincerely, Brian Cunneff

--

Brian Cunneff
President/Owner
Post-Op Media
2020 North 14th Street
Suite 406
Arlington, Virginia 22201
(703) 525-7000 - v
(703) 525-7001 - f
bcunneff@postopmedia.com
www.postopmedia.com

Ilene Muhlberg

From: Angela Brackett
Sent: Monday, December 05, 2011 4:29 PM
To: Ilene Muhlberg
Subject: FW: AGAINST proposed sheter site at 14th & Courthouse ...

[fa-tuesday meeting-homeless](#)

Angela Brackett
Administrative Asst.
County Board Office
2100 Clarendon Blvd., Suite 300
Arlington, VA 22201
703-228-3121

From: Jon Garcia [<mailto:jon.d.garcia@gmail.com>]
Sent: Sunday, December 04, 2011 1:25 PM
To: CountyBoard
Cc: arlingtonshelter@gmail.com; jon.d.garcia@gmail.com
Subject: AGAINST proposed sheter site at 14th & Courthouse ...

I'm a home owner in the Woodbury Heights building. My unit faces the proposed site. I already hear inmates yelling from the jail during exercise and police sirens & chirps at all hours. Sound and voices already echo through the spaces between our buildings, making it difficult to keep my windows open as it is. Now you want to add dozens if not hundreds of homeless to that cacophony? Can you all seriously NOT find a DIFFERENT location for a homeless shelter? There must be a viable option elsewhere. Our neighborhood already endures enough being so close to the county buildings. We do not need any more noise nor increased traffic nor any possible increase in crime nor any possible devaluation in our homes.

Please locate the shelter somewhere else.

Thank you,

Jon Garcia
Woodbury Heights #1616
703-528-8886

Ilene Muhlberg

From: Angela Brackett
Sent: Monday, December 05, 2011 4:30 PM
To: Ilene Muhlberg
Subject: FW: Proposed Homeless Shelter

fa-tuesday meeting-homeless

Angela Brackett
Administrative Asst.
County Board Office
2100 Clarendon Blvd., Suite 300
Arlington, VA 22201
703-228-3121

From: Tom Hargett [<mailto:cthargett@hotmail.com>]
Sent: Saturday, December 03, 2011 10:56 AM
To: CountyBoard
Subject: Proposed Homeless Shelter

As a resident of 1301 N Courthouse Rd for over five years, I am adamantly opposed to converting the office building above Rag Time to a homeless shelter.
Who's bright idea is this?

Getting to and from Route 50 during rush hour is already a huge problem in this neighborhood. Traffic, both pedestrian and vehicle is a considerable problem, so now you propose to add numerous homeless folks to this congested area? I can already see it now, instead of "occupy wall street", let's block Route 50.
How about the Board use some forethought and common sense.

Tom Hargett
1301 N Courthouse Rd

Ilene Muhlberg

From: Angela Brackett
Sent: Monday, December 05, 2011 4:28 PM
To: Ilene Muhlberg
Subject: FW: Homeless shelter

fa-tuesday meeting-homeless

Angela Brackett
Administrative Asst.
County Board Office
2100 Clarendon Blvd., Suite 300
Arlington, VA 22201
703-228-3121

From: Stephen William Cooper Holbrook [<mailto:stephenholbrook@comcast.net>]
Sent: Friday, December 02, 2011 9:10 PM
To: CountyBoard; arlingtonshelter@gmail.com
Subject: Homeless shelter

I am retired. Moreover, over the last 14 years my pay has gone up 40 % and my Arlington real estate taxes on my home have gone up 300 %. I have seen nothing coming from Arlington County that justifies that kind of increase in tax payments and I have not received any increase in Arlington County services that could justify that tax increase. Please cut my real estate taxes by at least 50 % to 75 % now. It is apparent that Arlington County is getting in to much money in tax revenue and as a result is getting into spending areas that Arlington County should leave to the people of this county to handle. Arlington County government is not a charity organization but a government entity that was formed to handle the very limited county government issues and it must not become a church to deal with needy people. If Arlington County continues along its uncontrolled and unauthorized path of spending of our tax dollars there will be no money for us tax payers to spend so we can live. Arlington county is run by a bunch of Democrats that are thieves and as a result they are taking in more taxes then necessary and spending those taxes on excessive union pay and benefits and other unnecessary things that it is not authorized to spend that money on. Stop the unionization of Arlington County employees especially teachers and bring in people that will work as non union employees like I did. As a kid and as a non union employee I put cow manure around plants to earn money to buy my school clothes and I turned out just fine. I paid my own way through college and feed myself without help. And sometimes I went hungry but that was OK it was a learning experience that kept me going and made me appreciate the limited things that I have earned. No government organization has ever helped me. No one has ever given me anything in life. I have work for everything that I have and the county wants to take what I have. We can't continue to pay these union people more then we the people of the county have in our pockets. Now you want to build slums next to my home and cause my home to go down in value and to threaten my life by putting people next to me and my neighbors that could very well cause us all unnecessary harm. I am telling you don't do it. It will be a biggest mistake you all ever will make in your life. These type of homeless places should be built by churches next to Arlington County commissioners' homes only. You should have learned from the last election that our government has a blotted budget and the county commissioners must cut spending by at least 50% to 75 % and not increase spending.

I am telling you don't build or put in place a homeless shelter anywhere near my property. If you do it will be the last time you and the Democrats will ever do anything like that again in my county. I am getting older but I am not stupid and I need what I have saved through my working seven days a week doing my working life to live on.

Where is all these billions of The Microsoft foundation moneys of Bill Gates and charitable donations going? I have never gotten a dime of that money nor has any of my family.

With Respect,
Stephen Holbrook

Ilene Muhlberg

From: Angela Brackett
Sent: Monday, December 05, 2011 4:31 PM
To: Ilene Muhlberg
Subject: FW: Proposed Homeless Shelter at 2020 14th Street North

Importance: High

fa-tuesday meeting-homeless

Angela Brackett
Administrative Asst.
County Board Office
2100 Clarendon Blvd., Suite 300
Arlington, VA 22201
703-228-3121

From: CAROLINE HUMER [<mailto:humer@cheerful.com>]
Sent: Friday, December 02, 2011 4:10 PM
To: Christopher Zimmerman
Cc: Mary Hynes; Barbara Favola; Walter Tejada; Jay Fiset; CountyBoard
Subject: Proposed Homeless Shelter at 2020 14th Street North
Importance: High

Dear Chairman Zimmerman,

I was recently informed about your intention of establishing a homeless shelter at 2020 14th Street North in Arlington. I am concerned for various reasons outlined below and also would like to request additional information regarding the proposal.

I have been a resident of the Woodbury Heights building (1301 N Courthouse Road) for over 5 years. I bought my condo because of the quality of life and safety in the neighborhood. I am concerned about the proximity of the shelter to my building and how the shelter will affect me and my neighbors.

It is my understanding that the entry and exit of the shelter will be located near the southeast corner, at the back of, the building. This would put the entrance literally a few feet (approximately 50 feet) away from the Woodbury Heights entryway most often used by myself and my neighbors. I also park my car there which is the Woodbury Heights back entrance that faces north, onto 14th Street. I use this entry mostly in the dark as I leave for work and return late in the evening.

For this reason, placing the entry for the shelter in such close proximity concerns me. I am a single woman and thus walk in and out of the building by myself. If people who are waiting to enter the homeless shelter are loitering outside this entrance it would make me feel considerably less safe with the shelter's entrance so close to what is my entrance to my door. Please also consider that Woodbury Heights also has residents with young children who use this entrance too.

Second, the shelter will drive down property values in the area, especially the values of the homes in Woodbury Heights. The reality is that, to prospective buyers, my home is in competition with other Arlington homes that are not located 50 feet from a homeless shelter. Considering the weak housing market, my home will be even less attractive and competitive to prospective buyers. With only one income I cannot afford to lose my equity because of a homeless shelter situated at my front door step.

I am an Arlington taxpayer and purchased my property in Arlington to invest in the community and because I love the area, and I love the atmosphere in the Courthouse neighborhood. This vibrant neighborhood will lose a great deal of its charm if this proposal is realized.

Third, what do you propose the local businesses in the 2020 14th building should do? It would be a big loss to the community and the county if we lost them and it would again reduce the quality of life, I so enjoy in this neighborhood.

It is my understanding that Arlington has articulated a plan to end homelessness in Arlington through long-term permanent housing. This is a goal I share and support. I am happy to work with the County to make sure Arlington achieves its goals but without compromising the quality of life you have built yourself.

Lastly, I would like to request further detailed information about your proposal as the information I have read online is scarce and very confusing. Is your proposal to build a daily shelter or a permanent resident? Also have you looked into the viability of using an office building as a space for a shelter? How are you envisioning how you will deal with the delivery of food etc as the streets both on 14th North and Troy are narrow and always occupied by parked cars? Will you increase security in the area and who will cover any damage to our building as a result of the shelter? Have you considered other options? There was little transparency and certainly no adequate public notice. I would be grateful if the County Board members and its staff could provide further details to me and the community regarding this proposal.

Thank you for considering my concerns. I hope that a solution beneficial to both the neighborhood and to the homeless can be reached.

Sincerely,

Caroline Humer

1301 N Courthouse Road

#1211

Arlington, VA 22201

humer@cheerful.com

Ilene Muhlberg

From: Angela Brackett
Sent: Monday, December 05, 2011 4:28 PM
To: Ilene Muhlberg
Subject: FW: vote against moving the homeless shelter in to the new building

[fa-tuesday meeting-homeless](#)

Angela Brackett
Administrative Asst.
County Board Office
2100 Clarendon Blvd., Suite 300
Arlington, VA 22201
703-228-3121

From: Will Tham [<mailto:suwint@hotmail.com>]
Sent: Monday, December 05, 2011 2:41 AM
To: CountyBoard
Subject: RE: vote against moving the homeless shelter in to the new building

Dear Sir/Madam,

I'm a resident and the owner of a condo unit in Woodbury Heights building at 1301 N. Courthouse Rd. I'm writing to voice my opinion "against" the decision of the Arlington County Manager to buy the office building above Ragtime and move the homeless shelter there. I'm hoping that the County manager would consider the well-being of the residence in this neighborhood. Moving homeless shelter in the building would promote the living environment that is against the vibrant and secure neighborhood. As a resident in the Woodbury Heights Condominium for 8 years, I'm hoping that the Arlington County Manager would reconsider the decision.

Regards,
Suwin Thammanee Wong
(703)312-0654
1301 N Courthouse Rd. #909
Arlington, VA 22201

From: John Barbian [<mailto:jbarbian@terra.com.net>]
Sent: Tuesday, December 06, 2011 6:16 PM
To: CountyBoard
Subject: Proposed Purchase of Thomas Building

County Board Members,

Attached for your review, please find a letter expressing concern over the proposed purchase of the Thompson Building on 14th Street. Please feel free to contact me with any questions you may have.

Sincerely,

John Barbian
1301 N. Courthouse, #1402
Arlington, VA
22201

VIA Electronic Mail and Hard Copy

December 6, 2011

Chairman Christopher Zimmerman
Arlington Virginia County Board
2100 Clarendon Blvd.
Arlington, VA 22201

Re: Proposed Homeless Shelter at 2020 14th Street North

Dear Chairman Zimmerman:

I am writing to voice my concerns regarding a staff proposal to use the Thompson Building at 2020 14th Street North as a year-round homeless shelter.

You have received other emails and letters from my neighbors at Woodbury Heights expressing their concerns over this proposal, outlining issues such as the proximity of the shelter to our homes, the safety concerns surrounding the proposed location of the shelter, the impact on property values from the proposed re-location of the shelter and the overall impact on the neighborhood. I will not repeat these concerns in this letter, but please understand that I support these arguments fully.

The reported cost of the acquisition of the Thompson Building is \$27 million. This price does not include costs needed to remove the existing tenants or renovations needed to convert the existing commercial use to residential / shelter. This is, simply put, too expensive in the County's current fiscal environment and contrary to the Board's own financial guidance provided to staff.

In late November, the Board announced its FY 2013 budget plans, the first principle of which was to provide a balanced budget that limits FY 2013 ongoing County expenditures to the FY 2012 adopted level plus 1.0%. The FY 2012 budget, according to the County's website, is approximately \$ 1 billion. The Board's growth target is, therefore, approximately \$10 million. The proposed purchase of the Thompson Building, excluding associated costs, represents 2.7% of the FY 2012 budget and exceeds the Board's growth target for the *entire* County budget. Even if funded with off-budget money from borrowing or bonds, this purchase goes far beyond the Board's vision for County spending.

I live, vote and pay taxes in Arlington and have made it my home for over 6 years. My home is my largest and most important investment. I moved to Arlington and Courthouse after careful consideration of other areas. No other area offered Courthouse's unique amenities. Were the Board to adopt this proposal, I fear Courthouse's residents would lose many of the things that brought them here.

Thank you for considering these points. As the stewards of the Arlington's public purse and public trust, I ask you to make the right decision in this case. Please reject the staff proposal as

presented, search for less costly, less deleterious alternatives and reach a solution that benefits both the neighborhood and the homeless. Please feel free to contact me with any questions you may have about this matter.

Sincerely,

John W. Barbian

cc: Ms. Mary Hughes Hynes, Vice Chair
Arlington County Board
Ms. Barbara A. Favola, Member
Arlington County Board
Mr. Jay Fisette, Member
Arlington County Board
Mr. J. Walter Tejada, Member
Arlington County Board

Kerry O. Britton
1301 N. Courthouse Rd. #606
Arlington, VA 22201

COUNTY BOARD OFFICE
RECEIVED
December 5, 2011

2011 DEC -6 P 1:02

To: Arlington County Board

I was appalled to receive a letter from Arlington County, dated 11/23/2011, informing me as a resident of Woodbury Heights of the county's intention to buy or take by eminent domain the adjacent property known as the Thomas Building (2020 14th Street), to house a new Homeless Service Center.

It was even more astonishing to read that the Board will DECIDE on this at its December 13 meeting. How can the Board be ready to decide such an important issue when we have had no discussion as a community of the costs and benefits, or the alternatives considered?

In response to our unit owners outraged protests, the Deputy Manager has agreed to host a meeting to explain the details to our residents on December 6. Will one short pacification meeting be all the consideration we get of our concerns?

Perhaps the many other affected residents, who live in buildings nearby, won't have even heard about the meeting, or the plan to put a full time and year-round 75-bed Comprehensive Homeless Service Center smack in the center of their current route to Metro, restaurants and shopping. While the entire neighborhood will be affected by the sights, sounds, and smells of the homeless hanging around in the small, recently renovated plaza across the street, the effect on Woodbury Heights residents may be the greatest. The proposed entrance to the Homeless Center is 50 feet from our most frequently used door.

We put \$50,000 down when we purchased our unit 9 years ago. The value has gone up some, but not much. We are considering moving when I retire (in about 2 years) to be closer to our grandchildren. If the value of our unit were to decrease significantly (and some say it would drop as much as 20% due to the presence of the Homeless in the immediate vicinity), we wouldn't be able to roll that over for a down payment, to buy a new home. In effect, we wouldn't be able to move at all.

CB/378351

Many of our Woodbury Heights residents are young professional people. This may be their first home and, like most of us, they struggled to scrape together the smallest necessary down payment. If values declined much, these younger folks would be in even worse shape than us... they would be "under water".

I support the County in its efforts to find a better solution to the Homeless situation in Arlington. I've met with Kathy Sibert, and appreciate that the Integrated Center approach is a much better solution than having only an Emergency Winter Shelter in one place, and day services elsewhere.

What I don't appreciate is the lack of opportunity to participate in the deliberations about where that Center should be. Presenting such affected residents with a *fait accompli* just isn't the Arlington way.

Furthermore, I doubt that Arlingtonians are ready to fund the Courthouse Sector revitalization vision without revisiting it. This plan was last revised 18 years ago, in 1993. Things have changed! For example, the acquisition of Artisphere negates the need to build a premier exhibit and public performance space adjacent to county offices. We can't afford two. So why are we tearing down the current County office building that requires acquisition of the Thomas Building? Sometimes it seems like some parts of the county infrastructure just aren't talking to other parts. Are we blindly following a plan that's almost 20 years out of date? The whole thing needs to be revisited.

Given the state of our investment returns, rising taxes, rising grocery and utility bills, and flat government salaries, Arlingtonians will likely view the development of a lovely expanse of open space as an unnecessary luxury at this time. Weren't we deep in the red just 2 years ago? I don't think things are much better today.

I hope you will give this matter serious reconsideration.

Sincerely,

A handwritten signature in cursive script that reads "Kerry Britton". The signature is written in black ink and is positioned above the printed name.

Kerry Britton

Ilene Muhlberg

From: Angela Brackett on behalf of CountyBoard
Sent: Wednesday, December 07, 2011 3:36 PM
To: Ilene Muhlberg
Subject: FW: Opposition to Proposed Move of Homeless Shelter

FA-tuesday's meeting-homeless

Angela Brackett
Administrative Asst.
County Board Office
2100 Clarendon Blvd., Suite 300
Arlington, VA 22201
703-228-3121

From: Chad Camilli [<mailto:chadcamilli@gmail.com>]
Sent: Wednesday, December 07, 2011 11:09 AM
To: CountyBoard
Subject: Opposition to Proposed Move of Homeless Shelter

To Whom it May Concern,

As an 8 year resident of Woodbury Heights, I write with tremendous concern regarding the proposal to use the Thomas Building as a homeless shelter. I trust that the County Board will come to learn the negative implications that this will have and elect to find a non-residential area to place this 24/7 center.

Of specific concern:

- **Proximity** – this proposed shelter will be no further than 50 feet from primary entrances to Woodbury Heights. No reasonable home-owner (and, certainly not a single person involved in making this decision) would ever desire to have their home placed this close to a homeless shelter.
- **Environment** – across the street from the existing shelter is a park that is simply not fit for public use because it is consistently occupied by individuals using the homeless shelter. A reasonable person, who has spent any time near the proposed sight, would have to ask themselves – “where will these homeless individuals now occupy?”
 - o Has anyone associated with this proposal spent any time in this “park” where the current homeless population congregates? It is utterly disgusting. You are now asking this population to use my lawn as their own personal dumping ground. This is not right.
- **Safety** – simply put, our block will be less safe. There is not a single person on the Arlington County Board, not the County Manager, nor or anyone associated with this decision, that would feel safe having a community of homeless individuals congregating outside of their home. Literally, outside of their home. There are children that walk up and down this street every day – they will be put at risk. Women who use this as a commuting route day/night – they will be less safe.
- **Depreciation** – I’m not even going to take your time to share the obvious implications that this will have to our real estate values. The fact that this proposal will pose such a dramatic security risk should be reason alone to immediately stop this idea.

Why would the County take a homeless shelter, that is placed in a commercial area, and move it to within mere feet of over 300 residents? What about this makes sense? Nothing. If you were to spend any amount of time outside of our home, and the 5th floor parking garage, you would recognize the lack of planning put into this proposal. This is one our main arteries of transportation.

It will only take one incident, and let’s be honest – it could be a grave/serious incident, for this to become a story that the County will forever wish had a different beginning.

Simply put, this is irresponsible. It is irresponsible to the dedicated tax-payers and home-owners, who will now live in a constant state of fear, as to who might be in their garage, sitting outside their building door as they walk their pets, verbally confronting their children, creating an uncomfortable environment for women, and going so far as to use our law (which is less than 80 feet from the entrance of the proposed center) as a loitering spot.

I am vehemently opposed to this plan. Many of us are. Any rational/reasonable person would be. It demands further investigation, and consideration.

I look forward to your response.

Chad M. Camilli

267.566.2655

chadcamilli@gmail.com

Jennifer Clister
1301 N. Courthouse Rd. #1110
Arlington, VA 22201
Clister75@gmail.com

COUNTY BOARD OFFICE
RECEIVED

2011 DEC -6 P 12:58

December 5, 2011

Chairman Christopher Zimmerman
Arlington Virginia County Board
2100 Clarendon Blvd.
Arlington, VA 22201

Re: Proposed Homeless Shelter at 2020 14th Street North

Dear Chairman Zimmerman:

I am writing to voice my concerns regarding a proposal to use the building at 2020 14th Street North in the Courthouse neighborhood for a year-round homeless shelter. As a homeowner in the Woodbury Heights building located at 1301 North Courthouse Road, I am concerned about the proximity of the shelter.

- Placing the entry for the shelter next to Woodbury Heights' main point of entry for metro riders is a safety concern, particularly for women. We would feel far less safe with the shelter's entrance so close to what is, practically speaking, the main entrance and exit for metro riders.

Such proximity will also force Woodbury Heights to revise the security measures currently in place. This expense would be significant, and would have to be absorbed by the homeowners in the building. With the current state of the economy, it is not fair or realistic to place this burden on the residents of the neighboring buildings.

- The shelter will also drive down property values in the area, especially the values of the homes in Woodbury Heights. It is neither reasonable nor fair to force the Woodbury Heights homeowners to pay not only the increased security fees, but also to face a significant reduction in home value – assuming the units could be sold because the proximity to the homeless shelter would be a deal-breaker for many potential buyers.

I am an Arlington taxpayer and voter. I purchased property in the Courthouse neighborhood because I love the neighborhood, the neighbors, and the atmosphere. The residents clearly take pride in the neighborhood, which is one of the reasons it has always felt so safe at all hours of the day and night.

- I support the county's goals to end homelessness in Arlington. This proposal seems like an ill-conceived step toward attaining that goal since it would only provide temporary housing to the homeless in a neighborhood they would likely not be able to afford to rent or purchase property in the neighborhood once they transitioned to a home of their own.

Thank you for considering my concerns. I hope that a solution beneficial to both the neighborhood and to the homeless can be reached.

Sincerely,

Jennifer Clister



CB/ 378357

Ilene Muhlberg

From: Angela Brackett on behalf of CountyBoard
Sent: Wednesday, December 07, 2011 3:40 PM
To: Ilene Muhlberg
Subject: FW: Proposed Homeless Shelter at 2020 14th Street North

FA-tuesday's meeting-homeless

Angela Brackett
Administrative Asst.
County Board Office
2100 Clarendon Blvd., Suite 300
Arlington, VA 22201
703-228-3121

From: mgervasio@bbandtcm.com [mailto:mgervasio@bbandtcm.com]
Sent: Tuesday, December 06, 2011 3:27 PM
To: CountyBoard
Subject: Proposed Homeless Shelter at 2020 14th Street North

Dear Members of the Arlington County Board:

I am writing voice my concerns and to request additional information regarding the proposal for a year-round adult homeless shelter to be located at 2020 14th Street North.

As resident of Woodbury Heights (1301 N. Courthouse Road), I am deeply concerned about the proximity of the shelter to my home and I am further concerned about the manner in which this process was conducted.

From the information that I have received on this matter, it is my understanding that the County intends to house an adult homeless shelter with an entry and exit located near the southeast corner, at the back of the building. This point of entrance would be approximately 50ft away from the Woodbury Heights entryway most often used by myself and my neighbors in Woodbury Heights. This back entrance to my building, facing north onto 14th Street, allows residents of Woodbury Heights quick and direct access to the Courthouse Plaza and the Courthouse Metro. Additionally, this entrance is critical in enabling those residents who cannot walk up or down the steep hill that leads to the front entrance of the building to safely and conveniently get to the top of the hill onto Courthouse Rd.

First, I completely understand the need to find year round housing for the homeless, but I do not understand why this housing is best situated in a high-value residential area. As a resident and taxpayer, I question spending \$25 million in a very tight budgetary environment, when there are other areas of Arlington that would allow for more than two floors of a building at a fraction of the cost.

Second, statistics show that well over 80% of homeless are single men and about half of homeless have a "chemical dependency" problem. Then it stands to reason that a large number of homeless men with a history of chemical dependency will suddenly be my neighbors. These facts generate safety concerns and potential risks. The current homeless shelter is on an "animated streetscape"; however, the planned shelter would open into a darker, off-the-main-drag area. An area, in particular, that houses primarily young professionals who are quite often walking late at night.

Over half the people living in Woodbury Heights -- and, adjacent apartment buildings -- are women. As young professionals, a significant portion of these women work long hours that require them to walk to and from public transport early in the morning and late at night. As part of a cost-savings program, Arlington County has greatly reduced street level illumination along N. 14th and N. Troy Streets. Yet under the County's plan, everyday women will be required to walk under reduced lighting past a homeless shelter filled with single men.

As a woman resident and taxpayer this is of significant concern. A homeless shelter, by its very nature, will have individuals who will be gathering outside of its entrance and I, as a frequent traveler of the Woodbury Height's back entrance path alone to and from the Metro, would feel considerably less safe with the shelter's entrance so close to what is in essence the door of my home. Notwithstanding the fact that such proximity will also force Woodbury Heights at a considerable cost to its homeowners to revise the security measures currently in place.

Third, the shelter will drive down property values in the area, especially the values of the homes in Woodbury Heights. The reality is that to prospective buyers, my home is in competition with other Arlington homes and Woodbury Heights stands to become the only condominium with a homeless shelter at its doorstep. Considering the highly competitive housing market, my home will be significantly less attractive to prospective buyers as a proposed shelter inevitably will dissuade many from buying into the building. It is difficult to imagine a single woman, such as myself, new to Arlington, wanting to make a significant long-term investment in a condominium apartment just a few feet from a large (and, possibly growing) homeless operation.

My home represents my investment in Arlington. I happily purchased property in Arlington, despite a 90 min round trip commute to work, because I love the area. I love the community, and I love the atmosphere in the Courthouse neighborhood. This vibrant neighborhood will lose a great deal of its charm if this proposal is realized.

Fourth, the placement of the homeless shelter in the 2020 14th Street building may drive away the businesses currently in the building. I view these businesses as my neighbors and am a frequent customer. Again this is a quality of life concern since these businesses bring value to living in this community.

Finally, I must voice my objections with how this entire process was handled. There was little transparency and certainly inadequate public notice. It is my understanding that my condo association received a letter regarding this proposal, via FedEx, the day before Thanksgiving. Were it not for my neighbors I would not know whether or when public hearings will be held. We do not know whether the county considered other options. There is no discussion of why this particular location is the most desirable for the community and the homeless we seek to serve. It is even unclear to us how far along this proposal is to being finalized. Is there even a public comment period? A letter sent to a condo association the day before a major holiday is hardly adequate notice. As such, I respectfully request that the Board and its staff provide further details to the community regarding this proposal.

It is my understanding that Arlington has articulated a plan to end homelessness in Arlington through long-term permanent housing. This is a goal I share and support. Respectfully this proposal seems like a questionable use of scarce resources, since, by definition this shelter will not be permanent housing. The building is an office building, and an old one at that. I question whether this is actually the best solution for some of Arlington's most vulnerable citizens.

Thank you for considering my concerns. I hope that a solution beneficial to both the neighborhood and to the homeless can be reached. Please contact me if you wish to discuss further.

Sincerely,
Melissa

Melissa A. Gervasio
Woodbury Heights Resident
1301 N. Courthouse Rd.
Arlington, VA 22201

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If you no longer wish to receive commercial messages from our organization through electronic means, please email the following address (donotemailcommercial@scottstringfellow.com) with the word "stop" in the subject line.

Ilene Muhlberg

From: Angela Brackett on behalf of CountyBoard
Sent: Wednesday, December 07, 2011 3:36 PM
To: CBO-County Board Assistants
Subject: FW: Acquisition of the Thomas Building (2020 14th Street North)

Angela Brackett
Administrative Asst.
County Board Office
2100 Clarendon Blvd., Suite 300
Arlington, VA 22201
703-228-3121

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

From: Richard Pollack [<mailto:richard.pollack@gmail.com>]
Sent: Wednesday, December 07, 2011 11:06 AM
To: CountyBoard
Subject: Acquisition of the Thomas Building (2020 14th Street North)

Members of the Arlington County Board,

I am a resident of the Woodburry Heights condominium (1301 N Courthouse Road) concerned about the County's proposed acquisition of the Thomas Building (2020 14th Street North). I would like to set up a today, tomorrow or Friday to speak to members of the Board and/or their staffs about my concerns. As time is of the essence, I am flexible on meeting times. I appreciate your immediate attention to this request.

Sincerely,

Richard Pollack

From: KENNETHGROBINSON@cs.com [mailto:KENNETHGROBINSON@cs.com]

Sent: Wednesday, December 07, 2011 6:34 AM

To: woodburyheightscondo@prodigy.net

Subject: Arlington Shelter Meeting.

Notes regarding last night's meeting with the Arlington County staff are attached. This is just an appalling situation.

Let me reiterate what Michele Gallo has said: We must contact the County Board and appear next Tuesday. What I think offended me the most was seeing that the entire County apparatus had been completely preoccupied catering to 100 derelicts -- with ABSOLUTELY no regard to the impact on this residential community. And, when I say ABSOLUTELY, that is 100% correct. We would have done better if we all showed up and pretended to be homeless with a chemical addiction, right?

Remember, until we complained -- right after Thanksgiving -- we were nowhere whatsoever on their radar screen. The County staff cared intensely for the convenience and needs of the homeless. But the 2,400 taxpayers resident in the immediate area? Are you kidding? They literally told us our interests, concerns, and investments are a matter of total indifference -- or, at least they were, until we started complaining. Indeed, they have no idea how many buildings or people will be affected and have apparently never even visited the neighborhood!

Also amazing is the total indifference to the merchants and businesses in the impact area. Several asked why they had never been consulted. So I guess we can commiserate. The County staff don;t seem to care about the businesses anymore than they do us. It's just appalling, isn't it?

What this demonstrates is that no one will safeguard your interests as well as you can. Please take action.

ARLINGTON SHELTER MEETING

Notes

COMMUNITY IN UPROAR. Deputy County Manager Marsha Allgeier and staff from the County's Human Services staff met with residents of the Woodbury Heights condominium the evening of Tuesday, December 6, 2011, in the County Board Room. More than 50 people attended. Present, too, were the merchants who will be directly affected, as well as Thomas Building tenants. The meeting started at 6:30 PM and lasted until 8:45 PM. The discussion became more and more heated. Indeed, one attendee remarked that the staff plan to relocate the homeless shelter into a residential neighborhood was "like declaring war on the 2,400 people who live in this community." The meeting, unfortunately, did not "de-escalate" the hostilities. But these are obviously very hard-nosed, determined government workers, with no intention at all to allow the public to interfere with their projects.

A COVER STORY. The plan was initially described as part of a Court House sector development plan – and, an effort to accommodate an unspecified number of County employees performing unspecified tasks. In actuality, the County staff wants to construct a new, expanded, year 'round homeless shelter. They did not note that the current Court House sector plan is some 18 years old, and predates the emergence of Ballston and Clarendon! All the rest of the pitch is part of a not-very-convincing cover story. (Does this affect the bond offering which the County plans to make to generate the needed funds? Will they be telling investors the funds will be used for one purpose when, in fact, they plan to use them for another?)

NON-DISCLOSURE. The County staff will not say when plans were devised and "finalized" for this new shelter (the first community notice was a FedEx'ed letter received the day before Thanksgiving). We believe that they had made up their mind by August, if not earlier. The County will not say what the budget for this project might be. But they will be spending at least \$7 million to purchase two floors of the Thomas Building. One staffer let slip that they will spend \$150 per square foot renovating about 15,000 square feet -- \$2.25 million. By far the largest cost of the project, however, will be borne by Woodbury Heights. That condominium is conservatively valued at \$70 million – almost three times the value of the Thomas Building. Experts forecast a 20% reduction in property values. The County was asked how they will reimburse the community for \$14 million in costs, as well as the costs of substantially upgrading area security. The County said they do not believe there will be an adverse impact on property values over time (no time frame was offered).

AMAZING INDIFFERENCE. One commenter noted that there are some 2400 people living, within three blocks of this new, expanded homeless shelter. These individuals pay taxes, work, and vote. The evidence shows that the County staff has focused on the interests and needs of 100 homeless, not area residents. No effort was made to count the number of apartment buildings and residents in the area. No effort was made to survey commuter patterns. It seemed to come as a surprise, for instance, that nearly all the women in the area walk through a large parking lot to get to the Metro Court House station, rather than to walk in from of this facility. Not until the community complained was any effort undertaken to survey area crime statistics. In that regard, the County staff seemed indifferent to the fact that many offending actions – public urination and defecation, panhandling, etc. – are not reflected in the County's crime statistics.

NOT SYMPATHETIC. The County staff said that they already have several homeless shelters located in residential areas. They also said that the communities always complain – but, over time, reconcile to the presence of these facilities. They do not seem to differentiate between hotels and single-family dwellings and high-rise condominiums. There is also no empirical basis for any of their views. The County staff showed no sympathy at all for the dozen or more women who expressed concern about the relocation of the homeless shelter. Indeed, no changes in the "streetscape" were suggested (one resident noted, for instance, that in 2008-09 the County drastically reduced street lighting in the relevant area. It was noted that there are no police call boxes in the area and, indeed, the police have no plans to alter their operations).

NON-NEGOTIABLE. The County staff said they will not change their plans in any significant regard. The community is free to say what it wants. But they will make no changes whatsoever. They are willing to discuss minor design changes to the planned shelter. But they have already engaged an architect and

begun drawing up plans. The County staff said that they would apply for a “use permit” after the building was required. But they noted that the County has never denied itself a use permit for anything.

NO ALTERNATIVE SITES. The County staff said that the current location is the only one possible. Many challenged the idea that 15,000 square feet of space is unavailable in Arlington County – except by acquiring the Thomas Building by eminent domain. They told the audience that it was inappropriate for them to explore alternative locations! Several alternatives were mentioned, but dismissed.

BAD FAITH & DUPLICITY. It was noted that The Palatine was recently purchased by TIAA-CREF, and that the Erkeletian family had spent two years in site plan negotiations with the County. The Hilton Hotel – 20 feet from the planned shelter – had a \$6 million capital improvement project planned. At no time did the County inform these investors what they were planning. Indeed, there is no indication that the County’s elaborate land use management process was used to assess any aspect of this project.

Ilene Muhlberg

From: Angela Brackett on behalf of CountyBoard
Sent: Wednesday, December 07, 2011 3:40 PM
To: Ilene Muhlberg
Subject: FW: Support for homeless shelter on Courthouse Rd.

FA-tuesday's meeting-homeless

Angela Brackett
Administrative Asst.
County Board Office
2100 Clarendon Blvd., Suite 300
Arlington, VA 22201
703-228-3121

From: Gordon Scott [<mailto:gmscott@gmail.com>]
Sent: Tuesday, December 06, 2011 1:43 PM
To: CountyBoard
Subject: Support for homeless shelter on Courthouse Rd.

To Whom It May Concern:

We live in the Woodbury Heights apartment building at 1301 N. Courthouse Road (the building behind the Hilton hotel on Courthouse Rd.). Recently members of our building association have been circulating flyers speaking out against the proposed homeless shelter project to go in above the Ragtime restaurant near our building. For what it's worth, we wanted to take this opportunity to express our support for the homeless shelter project and commend Arlington County for taking this step to provide for those who are less fortunate. We think it's supremely uncharitable and selfish for those who are well off, sitting comfortably in their luxury apartments, to not only do nothing to help those who are less fortunate, but to actively oppose it when others try to provide the barest necessities simply because it makes them feel uncomfortable. Thank you for your efforts to provide shelter to the homeless, and please know that there are those who support this project.

Sincerely,
Gordon S.
Niranjali A.

Ilene Muhlberg

From: Angela Brackett
Sent: Wednesday, December 07, 2011 4:27 PM
To: Ilene Muhlberg
Subject: FW: SUPPORT purchase & use of 2020 14th St as a shelter

FA-tuesday's meeting-homeless

Angela Brackett
Administrative Asst.
County Board Office
2100 Clarendon Blvd., Suite 300
Arlington, VA 22201
703-228-3121

From: Mjgraves2 [<mailto:mjgraves2@aol.com>]
Sent: Monday, December 05, 2011 12:45 PM
To: CountyBoard
Subject: SUPPORT purchase & use of 2020 14th St as a shelter

Dear County Board,

I am writing to voice my support for the purchase, renovation and use of the building located at 2020 14th Street as a shelter. This building is located across the street from the Arlington County police and will be managed by Arlington County, thus I do not share the safety concerns of some of my neighbors.

Sincerely,
Martha J Graves, home owner
1301 N Courthouse Road, #709
Arlington, VA 22201

Jason M. Silverman
1301 N. Courthouse Road
#1207
Arlington, VA 22201
jmsilver@comcast.net

VIA Electronic Mail and Hard Copy

December 6, 2011

Chairman Christopher Zimmerman
Arlington Virginia County Board
2100 Clarendon Blvd.
Arlington, VA 22201

Re: Proposed Homeless Shelter at 2020 14th Street North

Dear Chairman Zimmerman:

My neighbor, Patricia Yeh, shared with me her letter to you dated December 1 regarding the above subject. Rather than repeating Ms. Yeh's well-articulated points verbatim, I write to express my whole-hearted agreement with them and add a few of my own.

For all of the reasons Ms. Yeh's letter states, a homeless shelter in such proximity to Woodbury Heights would severely impair residents' use and enjoyment of our home and would negatively impact its value. My condominium at Woodbury Heights is my only home and it is by far my largest investment. The impact of a significant loss in both its value and its location in a quiet, clean and safe area would be devastating to me, as I'm sure it would be for my neighbors.

This is not an easy letter to write. I give generously of both my time and money to charities that aid needy people in our area. I understand the need to provide shelter to the homeless and I am proud to live in a community that takes this need seriously.

Locating a shelter at the Thomas Building, however, is simply the wrong choice. It is a residential block that is also home to small businesses. By contrast, the existing shelter on 15th Street is on a commercial block, buffered from residences by some distance. But the impact of that shelter on the immediate area is clear. The public park across from it is disused by residents, covered in litter and used as a loitering place for shelter residents. Loitering and panhandling in that immediate vicinity are commonplace, as is increased litter. There is every reason to believe that moving the shelter to the Thomas Building will simply move those problems away from the current location and

closer to County residents. In fact, the problems may well be worse because of the relative lack of space for shelter residents to gather or spend time when they are not physically in the shelter itself. Placing a homeless shelter squarely in the midst of a residential community will invariably lead to persistent conflict between all persons and organizations involved: permanent residents, businesses and associations; shelter staff and residents; and the County.

This bad idea - as is often the case - has evidently arisen from a total absence of appropriate process for making such important decisions. My fellow residents and I first learned of this proposal shortly before Thanksgiving, yet we are the persons most directly and substantially affected by the proposal. I am not aware of any formal decision-making process that led to this proposal. As I understand it, the County has a Planning Commission process in place to ensure that land use decisions are made wisely and in a manner that advances the interests of the County and its residents. I cannot imagine that, with the abundance of non-residential, Metro accessible land in the County (areas of Rosslyn, Crystal City, Pentagon City, Columbia Pike, and Ballston come immediately to mind), an adequate process has led to the conclusion that the Thomas Building is the best option for this shelter. The County Board should not let this proposal proceed unless and until an appropriate, transparent Planning Commission process has played out that considers the broad array of possible solutions, documents its deliberations, and reaches an appropriate conclusion that poses maximum benefit for shelter residents and minimum harm to County residents. Clearly neither that process nor that conclusion have yet been attained.

I have long advocated Arlington County to my friends, family and colleagues as an exceptional community to be a resident, a stable place to invest in a home, and a rare example of a well-functioning local government. I trust that the Board will vote in a manner consistent with my expectations and my positive views of the County and its government. I urge you to vote to reject the proposal to locate a homeless shelter in the Thomas Building and insist that an appropriate location for such an important service be identified.

Thank you for considering my concerns, and please contact me if you wish to discuss further.

Sincerely,



Jason M. Silverman

cc: Ms. Mary Hughes Hynes, Vice Chair

Arlington County Board
Ms. Barbara A. Favola, Member
Arlington County Board
Mr. Jay Fisetto, Member
Arlington County Board
Mr. J. Walter Tejada, Member
Arlington County Board

Ilene Muhlberg

From: Angela Brackett
Sent: Thursday, December 08, 2011 10:09 AM
To: Ilene Muhlberg
Subject: FW: opposed to homeless shelter

Angela Brackett
Administrative Asst.
County Board Office
2100 Clarendon Blvd., Suite 300
Arlington, VA 22201
703-228-3121

From: Calli Groff [mailto:calli_groff@yahoo.com]
Sent: Monday, December 05, 2011 4:33 PM
To: CountyBoard
Subject: opposed to homeless shelter

I am opposed to the homeless shelter being planned above Ragtime.

Ilene Muhlberg

From: Angela Brackett
Sent: Thursday, December 08, 2011 10:06 AM
To: Ilene Muhlberg
Subject: FW: Don't Destroy The Courthouse Neighborhood With Your Homeless Shelter

Angela Brackett
Administrative Asst.
County Board Office
2100 Clarendon Blvd., Suite 300
Arlington, VA 22201
703-228-3121

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

From: rsweetland@mindspring.com [<mailto:rsweetland@mindspring.com>]
Sent: Tuesday, December 06, 2011 9:51 AM
To: CountyBoard
Subject: Don't Destroy The Courthouse Neighborhood With Your Homeless Shelter

I am writing to express my extreme concern over the County's ill-conceived plans to locate a massive homeless shelter in a high-density residential area. This action will endanger the safety of the residents in the neighborhood and destroy millions of dollars in the property value of middle class peoples' homes. There are areas in Rosslyn where such a shelter could be constructed without adversely affecting a residential neighborhood. In its selection of a residential area for the site the Board is demonstrating that it cares far less about the people of Arlington than it does for the commercial landlords which it is protecting by siting the shelter far away from their pristine office buildings.

Very truly yours,

Rodney R. Sweetland, III
Courthouse Neighborhood Resident

Angela Brackett

From: matchison@earthlink.net
Sent: Thursday, December 08, 2011 6:40 AM
To: CountyBoard
Subject: Fwd: Wash Post-Homeless Shelter (12/8/11)

I assume you all are aware of this article and will take it onto consideration at 0630PM on the 13th? I also have a NY Times article I will send you to show the County Manager and her staff may have been lax in doing their due diligence to the taxpayers of Arlington. Thank you.

V/R,
Marina Atchison

Sent from my iPad

Begin forwarded message:

From: KENNETHGROBINSON@cs.com
Date: December 8, 2011 6:23:18 AM EST
To: Woodburyheightscondo@prodigy.net
Subject: Wash Post-Homeless Shelter (12/8/11)

From the Washington Post (p. B6, 12/8/11):

Arlington plan for homeless shelter faces neighborhood opposition

By [Patricia Sullivan](#),

Residents and small-business owners in an Arlington neighborhood, outraged over the county's plan to put a year-round homeless shelter in an office building it plans to buy, are circulating petitions, organizing meetings and planning to fight the proposal before the County Board next week.

Residents of the Woodbury Heights condominium learned of the county's plan, in a letter sent by FedEx, the day before Thanksgiving, one day after county officials issued [a news release](#). The residents of the 18-story, 170-unit condo immediately mobilized.

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Arlington County Manager Barbara Donnellan [recommended that the county buy](#) the seven-story Thomas Building at 2020 14th St. North. Most of the property would be used for county offices, but Donnellan also

HR/ CB Attach 1 378351

#35

envisioning a two-floor homeless shelter for single adults there, which would replace the winter-only emergency shelter that is two blocks away.

Donnellan said the homeless shelter would be sealed off from the rest of the county offices and have a separate entrance. Woodbury Heights residents say the only place for a separate entrance is at their back door, which they frequently use because it cuts a block off the trek to the Court House Metro stop. Not only do they not want to encounter crowds of homeless people, but they are also worried about the shelter's impact on property values.

"Every morning and evening, hundreds of folks will get to thread their way through lines of homeless, and some of us will get to be even closer to the situation," said Kenneth Robinson, who has lived in the condo complex since 1987. "It will be the only condo in the county with a homeless shelter at its doorstep."

The building is in a high-rise neighborhood, across the street from the county's justice center, adjacent to a Hilton Garden Inn and near several apartment complexes, which residents estimate house 2,400 people. The county's main offices are a block away.

A two-hour meeting with Deputy County Manager Marsha Allgeier and staff from the county's Human Services Department on Tuesday night didn't calm their concerns.

"They aren't interested in those of us who pay taxes, only the 100 who are homeless," said January Holt, a seven-year resident of Woodbury Heights who has set up a Facebook page and passed out leaflets at weekend farmers markets. The officials, she said, were condescending and unhelpful in their answers.

"We understand the homeless need a place, and we don't want to come off as NIMBYs but .??. there are other options that could be explored," Holt said.

Allgeier said Wednesday that she heard the residents' concerns but does not plan to ask Donnellan to change her recommendation. Donnellan, in a Nov. 29 presentation to the County Board, called the purchase "a strategic acquisition" that will allow consolidation of some county offices, construction of underground parking, and the development of a livelier mix of government, commercial and retail space.

County Board members generally supported it. They will hold a public hearing Tuesday night.

"The fact is we have a current shelter a block away, and in my opinion it has operated without significant problems," Allgeier said. "I do not feel there is a danger."

The current emergency shelter, which sleeps up to 75 people, opens at 4 p.m. and closes early in the morning during the cold months, which forces many homeless people to congregate outside just as commuters are walking to and from Metro. The proposed new shelter, with 50 permanent beds and an additional 25 during winter, would not require people to wait to get in or push them out, Allgeier noted, and services would be available that would help get people off the streets.

"I think that's a benefit to the neighborhood," Allgeier said.

The county still needs to buy the 14th Street building, which it has valued at \$25.5 million. If it cannot come to terms with the owner, Donnellan said, the building will be acquired by eminent domain. Virginia lawmakers are considering limiting the use of eminent domain by local governments in its session next year.

Donnellan also said that the county would work with businesses currently in the building to find other retail space.

Jeremy Hicks, practice operations manager at Navigant Inc., which rents office space there, wasn't assuaged.

"Needless to say, the tenants of our building and residents of the surrounding condominiums are furious with the county's under-the-radar proposal and failure to study the impact this acquisition would have on the small businesses and residents of the area," he said, adding that the businesses are starting a petition to the County Board.

"We don't believe due diligence on the county's part has been taken," Holt said. "It seems they're trying to fast-track it. Our homes are our biggest investment, and we're all concerned about property values."

Angela Brackett

From: KENNETHGROBINSON@cs.com
Sent: Thursday, December 08, 2011 6:27 AM
To: CountyBoard
Subject: Arlington Co. vs. Community - Washington Post (12/8/11)

To celebrate Christmas, Arlington County declares war on the public, seeks to undermine support for social programs.

From the Washington Post (p. B6, 12/8/11):

Arlington plan for homeless shelter faces neighborhood opposition

By Patricia Sullivan,

Residents and small-business owners in an Arlington neighborhood, outraged over the county's plan to put a year-round homeless shelter in an office building it plans to buy, are circulating petitions, organizing meetings and planning to fight the proposal before the County Board next week.

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Loading...

Comments

Weigh In
Corrections?

Tweet

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VIA Electronic Mail and Hard Copy

COUNTY BOARD OFFICE
RECEIVED

December 2, 2011

2011 DEC -8 A 10:36

Chairman Christopher Zimmerman
Arlington Virginia County Board
2100 Clarendon Blvd.
Arlington, VA 22201

Re: Proposed Homeless Shelter at 2020 14th Street North

Dear Chairman Zimmerman:

I was recently informed about your intention of establishing a homeless shelter at 2020 14th Street North in Arlington. I am concerned for various reasons outlined below and also would like to request additional information regarding the proposal.

I have been a resident of the Woodbury Heights building (1301 N Courthouse Road) for over 5 years. I bought my condo because of the quality of life and safety in the neighborhood. I am concerned about the proximity of the shelter to my building and how the shelter will affect me and my neighbors.

It is my understanding that the entry and exit of the shelter will be located near the southeast corner, at the back of, the building. This would put the entrance literally a few feet (approximately 50 feet) away from the Woodbury Heights entryway most often used by myself and my neighbors. I also park my car there which is the Woodbury Heights back entrance that faces north, onto 14th Street. I use this entry mostly in the dark as I leave for work and return late in the evening.

For this reason, placing the entry for the shelter in such close proximity concerns me. I am a single woman and thus walk in and out of the building by myself. If people who are waiting to enter the homeless shelter are loitering outside this entrance it would make me feel considerably less safe with the shelter's entrance so close to what is my entrance to my door. Please also consider that Woodbury Heights also has residents with young children who use this entrance too.

Second, the shelter will drive down property values in the area, especially the values of the homes in Woodbury Heights. The reality is that, to prospective buyers, my home is in competition with other Arlington homes that are not located 50 feet from a homeless shelter. Considering the weak housing market, my home will be even less attractive and competitive to prospective buyers. With only one income I cannot afford to lose my equity because of a homeless shelter situated at my front door step.

I am an Arlington taxpayer and purchased my property in Arlington to invest in the community and because I love the area, and I love the atmosphere in the Courthouse neighborhood. This vibrant neighborhood will lose a great deal of its charm if this proposal is realized.

HHR/CB Attach 378351

Third, what do you propose the local businesses in the 2020 14th building should do? It would be a big loss to the community and the county if we lost them and it would again reduce the quality of life, I so enjoy in this neighborhood.

It is my understanding that Arlington has articulated a plan to end homelessness in Arlington through long-term permanent housing.¹ This is a goal I share and support. I am happy to work with the County to make sure Arlington achieves its goals but without compromising the quality of life you have built yourself.

Lastly, I would like to request further detailed information about your proposal as the information I have read online is scarce and very confusing. Is your proposal to build a daily shelter or a permanent resident? Also have you looked into the viability of using an office building as a space for a shelter? How are you envisioning how you will deal with the delivery of food etc as the streets both on 14th North and Troy are narrow and always occupied by parked cars? Will you increase security in the area and who will cover any damage to our building as a result of the shelter? Have you considered other options? There was little transparency and certainly no adequate public notice. I would be grateful if the County Board members and its staff could provide further details to me and the community regarding this proposal.

Thank you for considering my concerns. I hope that a solution beneficial to both the neighborhood and to the homeless can be reached.

Sincerely,

Caroline Humer
1301 N Courthouse Road
#1211
Arlington, VA 22201
humer@cheerful.com

cc: Ms. Mary Hughes Hynes, Vice Chair
Arlington County Board
Ms. Barbara A. Favola, Member
Arlington County Board
Mr. Jay Fisette, Member
Arlington County Board
Mr. J. Walter Tejada, Member
Arlington County Board

¹ See, e.g., A Passageway Home: A 10 Year Plan to End Homelessness in Arlington County, Virginia, located at: <http://www.arlingtonva.us/departments/HumanServices/Xtend/XtendPassageHome.aspx>.

Angela Brackett

From: Kerry O. Britton <kbritton001@comcast.net>
Sent: Wednesday, December 07, 2011 6:58 PM
To: Christopher Zimmerman; Walter Tejada; jfissette@arlingtonva.us; Mary Hynes; Barbara Favola
Subject: Re: Arlington Shelter Meeting.
Attachments: ARLINGTON SHELTER MEETING.doc

Dear Chris et al., I am sure sorry I was out of town and had to miss this meeting, and totally appalled to read the notes. What has happened to the Arlington way?

Have you seen these notes? (See attached) Clearly my neighbors felt totally disregarded, and so do the affected business people. Have you all gone off the deep end, or has the staff run amok?

I'll be back in town Dec 13, in time for the Board meeting, where I sincerely hope you will instill the voice of reason, and put the brakes on this runaway process, until we can at least have a reasonable discussion. This is pretty shocking for such a "participatory" government as we've been proud of in the past.

Thanks,
Kerry Britton

Dr. Kerry O. Britton
National Pathologist
for USDA Forest Service Research
Washington, DC

From: KENNETHGROBINSON@cs.com
To: woodburyheightscondo@prodigy.net
Sent: Wednesday, December 7, 2011 5:33:59 AM
Subject: Arlington Shelter Meeting.

Notes regarding last night's meeting with the Arlington County staff are attached. This is just an appalling situation.

Let me reiterate what Michele Gallo has said: We must contact the County Board and appear next Tuesday. What I think offended me the most was seeing that the entire County apparatus had been completely preoccupied catering to 100 derelicts -- with ABSOLUTELY no regard to the impact on this residential community. And, when I say ABSOLUTELY, that is 100% correct. We would have done better if we all showed up and pretended to be homeless with a chemical addiction, right?

Remember, until we complained -- right after Thanksgiving -- we were nowhere whatsoever on their radar screen. The County staff cared intensely for the convenience and needs of the homeless. But the 2,400 taxpayers resident in the immediate area? Are you kidding? They literally told us our interests, concerns, and investments are a matter of total indifference -- or, at least they were, until we started complaining. Indeed, they have no idea how many buildings or people will be affected and have apparently never even visited the neighborhood!

Also amazing is the total indifference to the merchants and businesses in the impact area. Several asked why they had never been consulted. So I guess we can commiserate. The County staff don't seem to care about the businesses anymore than they do us. It's just appalling, isn't it?

What this demonstrates is that no one will safeguard your interests as well as you can. Please take action.

HHR/CB Attach 3/78351¹

ARLINGTON SHELTER MEETING

Notes

COMMUNITY IN UPROAR. Deputy County Manager Marsha Allgeier and staff from the County's Human Services staff met with residents of the Woodbury Heights condominium the evening of Tuesday, December 6, 2011, in the County Board Room. More than 50 people attended. Present, too, were the merchants who will be directly affected, as well as Thomas Building tenants. The meeting started at 6:30 PM and lasted until 8:45 PM. The discussion became more and more heated. Indeed, one attendee remarked that the staff plan to relocate the homeless shelter into a residential neighborhood was "like declaring war on the 2,400 people who live in this community." The meeting, unfortunately, did not "de-escalate" the hostilities. But these are obviously very hard-nosed, determined government workers, with no intention at all to allow the public to interfere with their projects.

A COVER STORY. The plan was initially described as part of a Court House sector development plan – and, an effort to accommodate an unspecified number of County employees performing unspecified tasks. In actuality, the County staff wants to construct a new, expanded, year 'round homeless shelter. They did not note that the current Court House sector plan is some 18 years old, and predates the emergence of Ballston and Clarendon! All the rest of the pitch is part of a not-very-convincing cover story. (Does this affect the bond offering which the County plans to make to generate the needed funds? Will they be telling investors the funds will be used for one purpose when, in fact, they plan to use them for another?)

NON-DISCLOSURE. The County staff will not say when plans were devised and "finalized" for this new shelter (the first community notice was a FedEx'ed letter received the day before Thanksgiving). We believe that they had made up their mind by August, if not earlier. The County will not say what the budget for this project might be. But they will be spending at least \$7 million to purchase two floors of the Thomas Building. One staffer let slip that they will spend \$150 per square foot renovating about 15,000 square feet -- \$2.25 million. By far the largest cost of the project, however, will be borne by Woodbury Heights. That condominium is conservatively valued at \$70 million – almost three times the value of the Thomas Building. Experts forecast a 20% reduction in property values. The County was asked how they will reimburse the community for \$14 million in costs, as well as the costs of substantially upgrading area security. The County said they do not believe there will be an adverse impact on property values over time (no time frame was offered).

AMAZING INDIFFERENCE. One commenter noted that there are some 2400 people living, within three blocks of this new, expanded homeless shelter. These individuals pay taxes, work, and vote. The evidence shows that the County staff has focused on the interests and needs of 100 homeless, not area residents. No effort was made to count the number of apartment buildings and residents in the area. No effort was made to survey commuter patterns. It seemed to come as a surprise, for instance, that nearly all the women in the area walk through a large parking lot to get to the Metro Court House station, rather than to walk in from of this facility. Not until the community complained was any effort undertaken to survey area crime statistics. In that regard, the County staff seemed indifferent to the fact that many offending actions – public urination and defecation, panhandling, etc. – are not reflected in the County's crime statistics.

NOT SYMPATHETIC. The County staff said that they already have several homeless shelters located in residential areas. They also said that the communities always complain – but, over time, reconcile to the presence of these facilities. They do not seem to differentiate between hotels and single-family dwellings and high-rise condominiums. There is also no empirical basis for any of their views. The County staff showed no sympathy at all for the dozen or more women who expressed concern about the relocation of the homeless shelter. Indeed, no changes in the "streetscape" were suggested (one resident noted, for instance, that in 2008-09 the County drastically reduced street lighting in the relevant area. It was noted that there are no police call boxes in the area and, indeed, the police have no plans to alter their operations).

NON-NEGOTIABLE. The County staff said they will not change their plans in any significant regard. The community is free to say what it wants. But they will make no changes whatsoever. They are willing to discuss minor design changes to the planned shelter. But they have already engaged an architect and

begun drawing up plans. The County staff said that they would apply for a “use permit” after the building was required. But they noted that the County has never denied itself a use permit for anything.

NO ALTERNATIVE SITES. The County staff said that the current location is the only one possible. Many challenged the idea that 15,000 square feet of space is unavailable in Arlington County – except by acquiring the Thomas Building by eminent domain. They told the audience that it was inappropriate for them to explore alternative locations! Several alternatives were mentioned, but dismissed.

BAD FAITH & DUPLICITY. It was noted that The Palatine was recently purchased by TIAA-CREF, and that the Erkeletian family had spent two years in site plan negotiations with the County. The Hilton Hotel – 20 feet from the planned shelter – had a \$6 million capital improvement project planned. At no time did the County inform these investors what they were planning. Indeed, there is no indication that the County’s elaborate land use management process was used to assess any aspect of this project.

Angela Brackett

From: asieh kehyari <akehyari@yahoo.com>
Sent: Wednesday, December 07, 2011 1:36 PM
To: CountyBoard
Subject: 2020 14th Street - Meeting with County Staff

I am writing to you about my concerns over the proposed homeless shelter at 2020 14th Street. I live at Woodbury Heights Condominiums (1301 North Courthouse Road). Several neighbors and I, including business owners who will be impacted by this proposal, met with County staffers last night to find out more specifics about the proposal and to have our questions addressed.

Even though I vehemently disagree with the proposal I was certain that the County had conducted detailed and thorough analysis before they reached the conclusion that it was a good idea to place a low barrier homeless shelter literally next door to 2,400 residents. Imagine my shock when County staffers couldn't address even our most basic questions regarding the project. They didn't even have the crime statistics to determine the potential impact on the community. All they said was that there were other shelters in other residential areas and they had no complaints. When we asked for more details about those other shelters it turns out that they serve other types of residents (women and children) or were located in drastically different settings (lower density, separated from neighbors by a major road, etc.). The reason the proposal is being recommended is simply because it fits the County needs. What about other considerations?

It was obvious to me last night that very little thought was put into the project and even less thought about the impact on the community. To say I have lost respect for how Arlington County makes its decisions is an understatement. I truly hope that the County Board will realize that this proposal was made without adequate research and totally disregards the residential community. The proposal is incomplete at best and truly reckless. Please don't make a decision that will ruin my community, my sense of safety and my property values.

Thank you for your consideration.

Asieh Kehyari

HR / CB Attach 378351

#35

Angela Brackett

From: Marina Atchison <1301boat@gmail.com>
Sent: Wednesday, December 07, 2011 12:57 PM
To: Christopher Zimmerman; Mary Hynes; Barbara Favola; Jay Fisette; Walter Tejada
Subject: Fwd: Arlington Shelter Meeting.
Attachments: ARLINGTON SHELTER MEETING.doc; ATT00001.htm

Please see below. I have owned a unit at 1301 N. Courthouse Rd. since 1984. I have diligently supported Democrats running for the Arlington County Board, have paid my Arlington real estate taxes diligently, have paid my personal property taxes diligently, etc. I am a Federal worker so I don't necessarily like the depiction of the Arlington County Government employees in the attachment. But I will say I am scared of most of the men I see waiting to enter the current winter homeless shelter on 15th Street North. I wonder how many of them are mentally ill, substance abusers, come from other jurisdictions, etc. I did not attend last night's meeting because I feared what happened was going to happen. Is there any hope of changing things in the meeting on the 13th at 0630PM or is this a done deal? I know Arlington county has a hiring freeze. I know the global economy is troubled and the US real estate market is dim. Are you going to reduce my real estate taxes and assessment by 20% if you locate a homeless shelter in the Thomas building? My salary is frozen for two years as a Federal employee. I am hurting. I certainly could respond to families without jobs and homes with small children who are homeless, but this shelter plan does not seem aimed at hard working people down on their luck who are still trying to find jobs in a dismal economy. If my appearance at next Tuesday's meeting could influence you to defer a decision on this issue until after the Holiday Season and to consider the impact to the community, then I will show up. You need to consider the residents in the Meridian, the Palatine, Taft towers, Woodbury heights, etc. There are a lot of single young women in our community. I am a single old woman. I look forward to a response prior to the 13th. Thank you.

V/R,

Marina E. Atchison

Sent from my iPad

Begin forwarded message:

From: KENNETHGROBINSON@cs.com
Date: December 7, 2011 6:33:59 AM EST
To: woodburyheightscondo@prodigy.net
Subject: Arlington Shelter Meeting.

Notes regarding last night's meeting with the Arlington County staff are attached. This is just an appalling situation.

Let me reiterate what Michele Gallo has said: We must contact the County Board and appear next Tuesday. What I think offended me the most was seeing that the entire County apparatus had been completely preoccupied catering to 100 derelicts -- with ABSOLUTELY no regard to the impact on this residential community. And, when I say ABSOLUTELY, that is 100% correct. We would have done better if we all showed up and pretended to be homeless with a chemical addiction, right?

Remember, until we complained -- right after Thanksgiving -- we were nowhere whatsoever on their radar screen. The County staff cared intensely for the convenience and needs of the homeless. But the 2,400 taxpayers resident in the immediate area? Are you kidding? They literally told us our interests, concerns, and investments are a matter of total indifference -- or, at least they were, until we started complaining. Indeed, they have no idea how many buildings or people will be affected and have

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apparently never even visited the neighborhood!

Also amazing is the total indifference to the merchants and businesses in the impact area. Several asked why they had never been consulted. So I guess we can commiserate. The County staff don;t seem to care about the businesses anymore than they do us. It's just appalling, isn't it?

What this demonstrates is that no one will safeguard your interests as well as you can. Please take action.

ARLINGTON SHELTER MEETING Notes

COMMUNITY IN UPROAR. Deputy County Manager Marsha Allgeier and staff from the County's Human Services staff met with residents of the Woodbury Heights condominium the evening of Tuesday, December 6, 2011, in the County Board Room. More than 50 people attended. Present, too, were the merchants who will be directly affected, as well as Thomas Building tenants. The meeting started at 6:30 PM and lasted until 8:45 PM. The discussion became more and more heated. Indeed, one attendee remarked that the staff plan to relocate the homeless shelter into a residential neighborhood was "like declaring war on the 2,400 people who live in this community." The meeting, unfortunately, did not "de-escalate" the hostilities. But these are obviously very hard-nosed, determined government workers, with no intention at all to allow the public to interfere with their projects.

A COVER STORY. The plan was initially described as part of a Court House sector development plan – and, an effort to accommodate an unspecified number of County employees performing unspecified tasks. In actuality, the County staff wants to construct a new, expanded, year 'round homeless shelter. They did not note that the current Court House sector plan is some 18 years old, and predates the emergence of Ballston and Clarendon! All the rest of the pitch is part of a not-very-convincing cover story. (Does this affect the bond offering which the County plans to make to generate the needed funds? Will they be telling investors the funds will be used for one purpose when, in fact, they plan to use them for another?)

NON-DISCLOSURE. The County staff will not say when plans were devised and "finalized" for this new shelter (the first community notice was a FedEx'ed letter received the day before Thanksgiving). We believe that they had made up their mind by August, if not earlier. The County will not say what the budget for this project might be. But they will be spending at least \$7 million to purchase two floors of the Thomas Building. One staffer let slip that they will spend \$150 per square foot renovating about 15,000 square feet -- \$2.25 million. By far the largest cost of the project, however, will be borne by Woodbury Heights. That condominium is conservatively valued at \$70 million – almost three times the value of the Thomas Building. Experts forecast a 20% reduction in property values. The County was asked how they will reimburse the community for \$14 million in costs, as well as the costs of substantially upgrading area security. The County said they do not believe there will be an adverse impact on property values over time (no time frame was offered).

AMAZING INDIFFERENCE. One commenter noted that there are some 2400 people living, within three blocks of this new, expanded homeless shelter. These individuals pay taxes, work, and vote. The evidence shows that the County staff has focused on the interests and needs of 100 homeless, not area residents. No effort was made to count the number of apartment buildings and residents in the area. No effort was made to survey commuter patterns. It seemed to come as a surprise, for instance, that nearly all the women in the area walk through a large parking lot to get to the Metro Court House station, rather than to walk in from of this facility. Not until the community complained was any effort undertaken to survey area crime statistics. In that regard, the County staff seemed indifferent to the fact that many offending actions – public urination and defecation, panhandling, etc. – are not reflected in the County's crime statistics.

NOT SYMPATHETIC. The County staff said that they already have several homeless shelters located in residential areas. They also said that the communities always complain – but, over time, reconcile to the presence of these facilities. They do not seem to differentiate between hotels and single-family dwellings and high-rise condominiums. There is also no empirical basis for any of their views. The County staff showed no sympathy at all for the dozen or more women who expressed concern about the relocation of the homeless shelter. Indeed, no changes in the "streetscape" were suggested (one resident noted, for instance, that in 2008-09 the County drastically reduced street lighting in the relevant area. It was noted that there are no police call boxes in the area and, indeed, the police have no plans to alter their operations).

NON-NEGOTIABLE. The County staff said they will not change their plans in any significant regard. The community is free to say what it wants. But they will make no changes whatsoever. They are willing to discuss minor design changes to the planned shelter. But they have already engaged an architect and

begun drawing up plans. The County staff said that they would apply for a “use permit” after the building was required. But they noted that the County has never denied itself a use permit for anything.

NO ALTERNATIVE SITES. The County staff said that the current location is the only one possible. Many challenged the idea that 15,000 square feet of space is unavailable in Arlington County – except by acquiring the Thomas Building by eminent domain. They told the audience that it was inappropriate for them to explore alternative locations! Several alternatives were mentioned, but dismissed.

BAD FAITH & DUPLICITY. It was noted that The Palatine was recently purchased by TIAA-CREF, and that the Erkeletian family had spent two years in site plan negotiations with the County. The Hilton Hotel – 20 feet from the planned shelter – had a \$6 million capital improvement project planned. At no time did the County inform these investors what they were planning. Indeed, there is no indication that the County’s elaborate land use management process was used to assess any aspect of this project.

Angela Brackett

From: Allison Gervasio <gerval6@gmail.com>
Sent: Wednesday, December 07, 2011 12:37 PM
To: CountyBoard
Subject: Proposed Homeless Shelter at 2020 14th Street North

Dear Members of the Arlington County Board:

I am writing voice my concerns and to request additional information regarding the proposal for a year-round adult homeless shelter to be located at 2020 14th Street North.

As resident of Woodbury Heights (1301 N. Courthouse Road), I am deeply concerned about the proximity of the shelter to my home and I am further concerned about the manner in which this process was conducted.

From the information that I have received on this matter, it is my understanding that the County intends to house an adult homeless shelter with an entry and exit located near the southeast corner, at the back of the building. This point of entrance would be approximately 50ft away from the Woodbury Heights entryway most often used by myself and my neighbors in Woodbury Heights. This back entrance to my building, facing north onto 14th Street, allows residents of Woodbury Heights quick and direct access to the Courthouse Plaza and the Courthouse Metro. Additionally, this entrance is critical in enabling those residents who cannot walk up or down the steep hill that leads to the front entrance of the building to safely and conveniently get to the top of the hill onto Courthouse Rd.

First, I completely understand the need to find year round housing for the homeless, but I do not understand why this housing is best situated in a high-value residential area. As a resident and taxpayer, I question spending \$25 million in a very tight budgetary environment, when there are other areas of Arlington that would allow for more than two floors of a building at a fraction of the cost.

Second, statistics show that well over 80% of homeless are single men and about half of homeless have a "chemical dependency" problem. Then it stands to reason that a large number of homeless men with a history of chemical dependency will suddenly be my neighbors. These facts generate safety concerns and potential risks. The current homeless shelter is on an "animated streetscape"; however, the planned shelter would open into a darker, off-the-main-drag area. An area, in particular, that houses primarily young professionals who are quite often walking late at night.

Over half the people living in Woodbury Heights -- and, adjacent apartment buildings -- are women. As young professionals, a significant portion of these women work long hours that require them to walk to and from public transport early in the morning and late at night. As part of a cost-savings program, Arlington County has greatly reduced street level illumination along N. 14th and N. Troy Streets. Yet under the County's plan, everyday women will be required to walk under reduced lighting past a homeless shelter filled with single men.

As a woman resident and taxpayer this is of significant concern. A homeless shelter, by its very nature, will have individuals who will be gathering outside of its entrance and I, as a frequent traveler of the Woodbury Height's back entrance path alone to and from the Metro, would feel considerably less safe with the shelter's entrance so close to what is in essence the door of my home. Notwithstanding the fact that such proximity will also force Woodbury Heights at a considerable cost to its homeowners to revise the security measures currently in place.

Third, the shelter will drive down properly values in the area, especially the values of the homes in Woodbury Heights. The reality is that to prospective buyers, my home is in competition with other Arlington homes and Woodbury Heights stands to become the only condominium with a homeless shelter at its doorstep. Considering

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the highly competitive housing market, my home will be significantly less attractive to prospective buyers as a proposed shelter inevitably will dissuade many from buying into the building. It is difficult to imagine a single woman, such as myself, new to Arlington, wanting to make a significant long-term investment in a condominium apartment just a few feet from a large (and, possibly growing) homeless operation.

My home represents my investment in Arlington. I happily choose to live in Arlington, despite a 60 minute commute to work, because I love the area. I love the community, and I love the atmosphere in the Courthouse neighborhood. This vibrant neighborhood will lose a great deal of its charm if this proposal is realized.

Fourth, the placement of the homeless shelter in the 2020 14th Street building may drive away the businesses currently in the building. I view these businesses as my neighbors and am a frequent customer. Again this is a quality of life concern since these businesses bring value to living in this community.

Finally, I must voice my objections with how this entire process was handled. There was little transparency and certainly inadequate public notice. It is my understanding that my condo association received a letter regarding this proposal, via FedEx, the day before Thanksgiving. Were it not for my neighbors I would not know whether or when public hearings will be held. We do not know whether the county considered other options. There is no discussion of why this particular location is the most desirable for the community and the homeless we seek to serve. It is even unclear to us how far along this proposal is to being finalized. Is there even a public comment period? A letter sent to a condo association the day before a major holiday is hardly adequate notice. As such, I respectfully request that the Board and its staff provide further details to the community regarding this proposal.

It is my understanding that Arlington has articulated a plan to end homelessness in Arlington through long-term permanent housing. This is a goal I share and support. Respectfully this proposal seems like a questionable use of scarce resources, since, by definition this shelter will not be permanent housing. The building is an office building, and an old one at that. I question whether this is actually the best solution for some of Arlington's most vulnerable citizens.

Thank you for considering my concerns. I hope that a solution beneficial to both the neighborhood and to the homeless can be reached. Please contact me if you wish to discuss further.

Sincerely,
Allison

Allison L. Gervasio
Woodbury Heights Resident
1301 N. Courthouse Rd.
Arlington, VA 22201

Angela Brackett

From: Jessica Boyle <JessicaBoyle@lmo.com>
Sent: Wednesday, December 07, 2011 12:09 PM
To: CountyBoard
Subject: Homeless Shelter- 2020 N. 14th St.

Arlington County Board Members,

I live and work in Arlington County. My office is next door to your proposed build out of a county year around homeless shelter. I am **against this proposal** and would like to voice my opinion to keep this neighborhood vibrant and secure.

Thank you,

Jessica Boyle

Angela Brackett

From: Stephanie Santell <ss3272a@student.american.edu>
Sent: Thursday, December 08, 2011 9:17 AM
To: CountyBoard
Cc: palatine.pm@kettler.com
Subject: Homeless shelter at 2020 Courthouse Road

Hello,

I am contacting you because I strongly oppose the motion to open a homeless shelter in the 2020 N. Courthouse Road building.

I have lived in Arlington in an apartment building across from 2020 for two years now, and I chose to do so because it is a safe environment where I do not have to worry about crime and being harassed on the street as a young woman. I understand that this shelter would be for adult men with substance (alcohol/drug) abuse. Given these circumstances, it is undeniable that the reasons why I presently chose to live in Arlington and support the northern VA housing market would no longer hold.

These men would pose a serious safety risk to not only the renters surrounding this area, but primarily to the many women, children, and families that I am aware of that currently reside in my building. Many of these families play with their children right outside our building on Troy street and depend on our neighborhood being a safe place for their children and family members to reside in. Placing a year round men's homeless shelter directly across the street would undoubtedly remove this security from these families, as well as removing many young professionals desire to live in this area because paying higher rents to live in such a safe area would no longer be justifiable. This effect would obviously have negative economic repercussions for the renting and housing market in the Courthouse/Clarendon area, as well as for the many small businesses which we currently support as long-term residents.

Homelessness is an issue and homeless people should continue to take advantage of the opportunities our area presents for them, whether they are the already existing seasonal shelters or organizations. The fact that these men are ineligible for these current shelters is evidence that they pose a safety risk these public organizations are not willing to accept- and neither should we. I hope that, given these more than likely effects of the shelter, you rescind your decision to jeopardize our neighborhood.

Thank you.

Stephanie Santell

HR/CO Attach 378364

Angela Brackett

From: sethmotel@gmail.com
Sent: Thursday, December 08, 2011 9:25 AM
To: CountyBoard
Subject: WEBSITE COMMENT: Proposed Homeless Shelter near Courthouse -- ATTN: countyboard

The following comment has been submitted from the Arlington County Website:

Name : Seth Motel

Submitter's E-Mail Address : sethmotel@gmail.com

Subject : WEBSITE COMMENT: Proposed Homeless Shelter near Courthouse -- ATTN: countyboard

Comments : I strongly support providing space for a homeless shelter near Courthouse. Please do the right thing and help our citizens who are less fortunate.

Thank you.

HHR/CB Attach 378361 #35