

Enclosure II
Other Consulting Party Correspondence and
Meeting Summaries

RAMSEY HOMES SECTION 106 REVIEW

- HUD has determined that this project is an undertaking and has delegated its Section 106 authority and responsibilities to the City Housing Office.
- Historic Properties have been identified:

ARCHITECTURAL RESOURCES

The Ramsey Homes include four buildings with 15 units, built in by the federal government in 1942 as housing for African American defense workers. The four Ramsey Homes buildings were previously recorded as seven resources in 2006 in anticipation of nominating the "Uptown/Parker-Gray Historic District" (DHR No. 100-0133) to the VLR and NRHP. Each resource contributes to the VLR district listed in 2008 and the NRHP district listed in 2010. Historic American Building Survey documentation for the Ramsey Homes (HABS VA-1511) was completed in December 2015 as part of this project.

ARCHEOLOGICAL RESOURCES

One previously recorded archeological site has been recorded on the property; site 44AX0160 represents a probable Civil War-era military barracks site that was investigated by Alexandria Archaeology in 1991. According to the DHR site record, the resource has not been evaluated for eligibility to the National Register of Historic Places.

SECTION 106 INITIATION AND IDENTIFICATION OF CONSULTING PARTIES

- On behalf of the City of Alexandria Office of Housing, Thunderbird Archeology formally initiated Section 106 coordination by contacting the Virginia Department of Historic Resources (VA SHPO) and the project owner (ARHA) on February 9, 2016. On this same date, Thunderbird invited fourteen (14) local, state, and national governmental agencies and non-governmental groups to participate in the Section 106 process as consulting parties.
- On March 1, 2016, the DHR (VA SHPO) requested additional information and completion of a project review form for the project, including contacts and general project information, HUD involvement, project description, current and past land use, proposed redevelopment plans, proposed Area of Potential Effect (APE), previously identified cultural resources, and methods for identifying consulting parties and seeking public involvement. Thunderbird completed the review form, which was accepted by the VA SHPO on March 18, 2016. On April 18, 2016, DHR responded requesting additional materials to make an informed decision about the undertaking.
- As requested by ARHA, the VA SHPO, the City of Alexandria Office of Housing, and other consulting parties, between March 18 and May 3, 2016, Thunderbird invited additional entities and individuals to consult on the project including: The Mataponi Indian Tribe, the Pamunkey Indian Tribe, Eastern Band of Cherokee Indians, National Public Housing Museum, the Parker-Gray District Board of Architectural Review, fifteen (15) residents of the Ramsey Homes, various local civic organizations, and the owners of fifty-six (56) properties located in the close vicinity of the project site. Thunderbird has also sent follow-up letters to all of the agencies and groups that failed to respond to the initial invitation letters.

RAMSEY HOMES SECTION 106 TIMELINE

COMPLETED ITEMS

Feb. 9, 2016	Section 106 coordination initiated.
Feb. 9, 2016	Potential consulting parties contacted.
Mar. 18, 2016	DHR Project Review Form completed.
Mar. 18-May 3, 2016	Additional potential consulting parties contacted
Apr. 5, 2016	Draft Documentary Study and Archaeological Resource Assessment submitted to Alexandria Archaeology.
June 6, 2016	First Ramsey Homes Section 106 Consulting Party meeting held.
June 21, 2016	Alexandria Archaeology provided comments on Documentary Study and Archaeological Resource Assessment.
July 7-29, 2016	Archaeological Evaluation (Phase I/II) field investigations conducted.

SCHEDULED ITEMS

Sept. 22, 2016	Response to DHR comments on Project Review Form, Final Documentary Study and Archeological Resource Assessment submitted to DHR, consulting parties, and Alexandria Archaeology.
Sept. 23, 2016	Phase I/II Archeological report submitted to DHR, consulting parties, and Alexandria Archaeology.
Oct. 19, 2016	Alexandria Archaeology, DHR, and consulting parties comment on all submissions.
Late Oct. 2016 (TBD)	Potential Third Ramsey Homes Section 106 Consulting Party meeting held.
Early Nov. 2016	Mitigation Plan and draft Memorandum of Agreement (MOA) prepared.
Late January, 2017	MOA executed.

STATE HISTORIC PRESERVATION OFFICE CONTACT

Mr. Roger Kirchen Virginia Department of 2801 Kensington Ave Richmond VA 23221 Roger.kirchen@dhr.virginia.gov
 Historic Resources

FEDERAL AGENCY CONTACTS

Mr. Eric Keeler City of Alexandria 421 King St Ste 200 Alexandria VA 22314 Eric.Keeler@alexandriava.gov
 Office of Housing
 Mr. Leroy W. Battle, CCIM, Virginia Housing 401 Wythe St Alexandria VA 22314 lbattle@ARHA.US
 AICP Development LLC,
 whose sole member is
 ARHA
 Ms. Connie Staudinger 401 Wythe St Alexandria VA 22314 cstaudinger@ARHA.US
 Alexandria
 Redevelopment and
 Housing Authority

CONSULTING PARTY CONTACTS

Ms. Francine Bromberg Alexandria Archaeology 105 N Union St Alexandria VA 22314 Francine.Bromberg@alexandriava.gov
 Mr. John Sprinkle Alexandria Historical Restoration and Preservation Commission john_sprinkle@nps.gov
 Mr. J. Lance Mallamo Director of Office of 220 N Washington St Alexandria VA 22314
 Historic Alexandria
 Ms. Audrey Davis Alexandria Black 902 Wythe St Alexandria VA 22314
 History Museum
 Mr. Seth Tinkham Alexandria Archaeology 734 S Fayette St #21 Alexandria VA 22314 seth.tinkham@gmail.com
 Commission
 Ms. Debbie Ackerman Alexandria Historical 201 S Washington St Alexandria VA 22314 alexandriahistoricalsociety@gmail.com
 Society
 Ms. Cheryl Malloy ALIVE! Inc. 2723 King St Alexandria VA 22302 CPM@malloyassoc.com
 Ms. Townley McElhiney Historic Alexandria 218 N Lee St Ste 310 Alexandria VA 22314 tmcelhiney@verizon.net
 Foundation
 Ms. Gail Rothrock Historic Alexandria 218 N Lee St Ste 310 Alexandria VA 22314 gcrothrock@gmail.com
 Foundation

CONSULTING PARTY CONTACTS

Mr. Boyd	Walker	Greater Alexandria Preservation Alliance	1307 King St	Alexandria VA	22314	boydwalker2012@gmail.com
Mr. Elliot	Bell-Krasner	Vice Chair of Historic Alexandria Resources Commission				ebk2020@googlemail.com
Ms. Delaitre J	Hollinger	National Association for the Preservation of African-American History and Culture	PO Box 6663	Tallahassee FL	32314	ceo@blackpreservation.org
Ms. Elsie M	Mosqueda	Adjacent Property Owner	900 Pendleton St	Alexandria VA	22314	lseaside900@comcast.net
Mr. Nathaniel	George	Adjacent Property Owner	908 Pendleton St	Alexandria VA	22314	ngeorge@vt.edu
Ms. Ninette	Sadusky	Adjacent Property Owner	PO Box 416	Alexandria VA	22313	saduskyni@yahoo.com
Mr. Robert G	Roe	Adjacent Property Owner	920 Pendleton St	Alexandria VA	22314	rglenroe@gmail.com
Ms. Lila	Mei Lee	Adjacent Property Owner	920 Pendleton St	Alexandria VA	22314	rglenroe@gmail.com
Mr. Gregory	Cord	Adjacent Property Owner	1013 Pendleton St	Alexandria VA	22314	gcord-mys@att.net
Ms. Vivian	Nava-Cord	Adjacent Property Owner	1013 Pendleton St	Alexandria VA	22314	gcord-mys@att.net
Mr. Al	Cox	Department of Planning & Zoning, Preservation	301 King St Ste 2100	Alexandria VA	22314	Al.Cox@alexandriava.gov
Ms. Catherine	Miliaras	Department of Planning & Zoning, Preservation	301 King St Ste 2100	Alexandria VA	22314	Catherine.Miliaras@alexandriava.gov
Ms. Karen S.	DeVito	Catholics for Housing, Inc.	18139 Triangle Shopping Plaza Ste 209	Dumfries VA	22026-2582	karen@cfhva.org

Thunderbird

Archeology

February 9, 2016

Via: U.S. Mail

Alexandria Black History Museum
Audrey Davis
Director
902 Wythe Street
Alexandria, VA. 22314

Re: National Historic Preservation Act (NHPA) Section 106 Consultation
Ramsey Homes
City of Alexandria, Virginia
WSSI#: 22682.01

Dear Ms. Davis:

The Virginia Department of Historic Resources (DHR) has been invited to proceed with review for the proposed redevelopment of the ±0.7 acre Ramsey Homes site, located on North Patrick Street between Pendleton and Wythe Streets in the City of Alexandria, Virginia (the "Project"). The Board of Commissioners of the Alexandria Redevelopment & Housing Authority (ARHA) propose to redevelop the Project consistent with the Braddock East Master Plan (BEMP) at a density high enough to sustain a critical mass of low-income residents in a mixed-income setting in order to maintain the strong social and support networks that are essential in low-income communities.

The United States Department of Housing and Urban Development (HUD) has determined that redevelopment of the Ramsey Homes site will constitute a federal undertaking; therefore the project requires compliance with Section 106 of the National Historic Preservation Act. HUD has also determined that the City of Alexandria Office of Housing is the responsible entity relevant to Section 106 review. Section 106 of 36 CFR 800.2(c) (4) allows federal agencies and their designees to authorize an applicant or group of applicants to initiate consultation with the SHPO and other consulting parties. In order to accomplish the Project, the City of Alexandria Office of Housing has delegated Section 106 consultation activities to the Virginia Housing Development LLC of Alexandria, Virginia; Virginia Housing Development LLC (whose sole member is ARHA) is in turn allowing the coordination of Section 106 activities to be administered by the consultant, Wetland Studies and Solutions, Inc. (WSSI) of Gainesville, Virginia. This letter initiates the Section 106 consultation process.

We are proposing the Project's area of potential effect (APE) for direct effects is limited to the development parcel; we will coordinate with the DHR in order to define the APE for the Project's indirect effects.

The site includes four standing buildings with 15 units; the buildings were previously recorded with DHR as seven resources in 2006 in anticipation of nominating the "Uptown/Parker-Gray Historic District" (DHR No. 100-0133) to the VLR and NRHP.

Building I. 912 and 914 Wythe Street (DHR No. 100-0133-1328)
625 and 627 Patrick Street (DHR No. 100-0133-0754)
Building II. 619, 621, and 623 Patrick Street (DHR No. 100-0133-0751)
Building III. 609 and 611 Patrick Street (DHR No. 100-0133-0747)
613 and 615 Patrick Street (DHR No. 100-0133-0749)
Building IV. 605 and 607 Patrick Street (DHR No. 100-0133-0745)
913 and 915 Pendleton Street (DHR No. 100-0133-0948)

Each resource contributes to the Virginia Landmark Register (VLR) district listed in 2008 and the National Register of Historic Places (NRHP) district listed in 2010. One previously recorded archeological site is mapped within the redevelopment site; site 44AX0160 represents a probable Civil War-era military barracks site that was investigated by Alexandria Archaeology in 1991. According to the DHR site record, the resource has not been evaluated for eligibility to the NRHP. Phase I archeological investigations have not been conducted at the site to date.

Your response to this letter acknowledges interest in participating in this undertaking as a consulting party. Please respond by March 8 2016. We invite your comments on the proposed project APE, request that you provide any information that you may have relevant to Historic Properties within the APE, and ask that you suggest additional key contacts for consultation.

If you have any questions or require additional information, please contact Boyd Sipe, M.A., RPA (WSSI) at 703.679.5623 or bsipe@wetlandstudies.com.

Sincerely,

WETLAND STUDIES AND SOLUTIONS, INC.



Boyd Sipe, M.A., RPA
Manager - Archeology

cc: Mr. Kerry Johnson (HUD), Mr. Eric Keely (Alexandria Housing Office), Ms. Connie Staudinger (ARHA)



MEMORANDUM



TO: Consulting Parties

CC: Leroy Battle, Alexandria Redevelopment and Housing Authority
Connie Staudinger, Alexandria Redevelopment and Housing Authority
Eric Keeler, City of Alexandria Office of Housing
Amanda Lee, Virginia Dept. of Historic Resources

FROM: Boyd Sipe

RE: Ramsey Homes, City of Alexandria Section 106 Coordination
DHR Project No. 2015-0558
WSSI #22682.03

DATE: May 18, 2016

Thunderbird Archeology (Thunderbird), a division of Wetland Studies and Solutions, Inc., of Gainesville, Virginia is assisting the Alexandria Redevelopment and Housing (ARHA) of Alexandria, Virginia, Ramsey Homes, LP of Alexandria, Virginia, and the City of Alexandria Office of Housing with review of the proposed Ramsey Homes redevelopment project under Section 106 of the National Historic Preservation Act.

In advance of the initiation of Section 106 review for the site, Thunderbird conducted several cultural resources studies pursuant to meeting local agency requirements. Thunderbird prepared the report *Ramsey Homes, City of Alexandria, Virginia Historic Context and Significance Statement* in June 2015. Said report was submitted to the Parker-Gray District Board of Architectural Review and City Council. Thunderbird prepared a Historic American Buildings Survey (HABS) of Ramsey Homes located in the City of Alexandria, Virginia and submitted this documentation to the National Park Service Heritage Documentation Programs of Washington, D.C., the Alexandria Black History Museum of Alexandria, Virginia, and the Kate Waller Barrett Branch Library of Alexandria, Virginia in December 2015.

On behalf of the City of Alexandria Office of Housing, Thunderbird formally initiated Section 106 coordination by contacting the Virginia Department of Historic Resources (VA SHPO) and the owner (ARHA) on February 9, 2016. On this same date, Thunderbird invited fourteen (14) local, state, and national governmental agencies and non-governmental groups to participate in the Section 106 process as consulting parties.

On March 1, 2016, the VA SHPO requested additional information and completion of a project review form for the project, including contacts and general project information, HUD involvement, project description, current and past land use, proposed redevelopment plans, proposed Area of Potential Effect (APE), previously identified cultural resources, and methods for identifying consulting parties and seeking public involvement. Thunderbird completed the review form, which was accepted by the VA SHPO on March 18, 2016. On April 18, 2016, DHR responded requesting additional materials to make an informed decision about the undertaking. Please find enclosed the response regarding DHR Project No. 2015-0558. The DHR staff member assigned to this project is:

Ms. Amanda Lee
Virginia Department of Historic Resources
2801 Kensington Ave
Richmond, VA 23221
amanda.lee@dhr.virginia.gov

As requested by ARHA, the VA SHPO, the City of Alexandria Office of Housing, and other consulting parties, on March 18, 2016, Thunderbird invited additional entities and individuals to consult on the project including: The Mataponi Indian Tribe, the Pamunkey Indian Tribe, Eastern Band of Cherokee Indians, National Public Housing Museum, the Parker-Gray District Board of Architectural Review, fifteen (15) residents of the Ramsey Homes, and the owners of fifty-six properties located in the close vicinity of the project site. Thunderbird also sent follow-up letters to all of the agencies and groups that failed to respond to the initial invitation letters on March 18, 2016. On May 3, 2016, Thunderbird invited an additional 32 consulting parties at the request of current consulting parties.

Thunderbird continues to prepare cultural resources documentation studies for the project. A draft report, *Documentary Study and Archeological Resource Assessment* was submitted to Alexandria Archaeology for review. Said report recommended that a Phase I/II archeological investigation (*Archeological Evaluation*) be conducted of the site. Upon agency concurrence and completion and finalization of these studies, reporting will be submitted to the VA SHPO and all Section 106 consulting parties for review.

Finally, a Ramsey Homes Section 106 Community Meeting will be held on June 6, 2016, from 6:30 PM - 8:00 PM at ARHA Headquarters 401 Wythe Street, 1st Floor Board Room. All consulting parties are invited to attend.

Comments or questions regarding this memorandum may be addressed to:

Boyd Sipe, M.A., RPA
Manager – Archeology
Thunderbird Archeology, a Division of Wetland Studies and Solutions, Inc.
5300 Wellington Branch Drive, Suite 100, Gainesville, VA 20155
o: 703.679.5623
m: 703.307.6951
bsipe@wetlandstudies.com

Sincerely,

WETLAND STUDIES AND SOLUTIONS, INC.



Boyd Sipe, M.A., RPA
Manager - Archeology



May 31, 2016

John L. Porter
ACT for Alexandria
1421 Prince Street, Suite 220
Alexandria, VA 22314

Re: National Historic Preservation Act (NHPA) Section 106 Consultation
Ramsey Homes
City of Alexandria, Virginia
WSSI#: 22682.03
DHR Project No. 2015-0558

Dear Mr. Porter:

The Virginia Department of Historic Resources (DHR) has been invited to proceed with review for the proposed redevelopment of the ±0.7 acre Ramsey Homes site, located on North Patrick Street between Pendleton and Wythe Streets in the City of Alexandria, Virginia (the "Project"). The Board of Commissioners of the Alexandria Redevelopment & Housing Authority (ARHA) propose to redevelop the Project consistent with the Braddock East Master Plan (BEMP) at a density high enough to sustain a critical mass of low-income residents in a mixed-income setting in order to maintain the strong social and support networks that are essential in low-income communities.

The United States Department of Housing and Urban Development (HUD) has determined that redevelopment of the Ramsey Homes site will constitute a federal undertaking; therefore, the project requires compliance with Section 106 of the National Historic Preservation Act. HUD has also determined that the City of Alexandria Office of Housing is the responsible entity relevant to Section 106 review. Section 106 of 36 CFR 800.2(c) (4) allows federal agencies and their designees to authorize an applicant or group of applicants to initiate consultation with the SHPO and other consulting parties. In order to accomplish the Project, the City of Alexandria Office of Housing has delegated Section 106 consultation activities to the Virginia Housing Development LLC of Alexandria, Virginia; Virginia Housing Development LLC (whose sole member is ARHA) is in turn allowing the coordination of Section 106 activities to be administered by the consultant, Wetland Studies and Solutions, Inc. (WSSI) of Gainesville, Virginia.

On behalf of the City of Alexandria Office of Housing and the United States Department of Housing and Urban Development (HUD), we are identifying organizations and individuals who may have an interest in the project and its potential to affect historic properties. By becoming a consulting party, you will be actively informed of steps in the Section 106 process, including public meetings, and your views will be actively sought. We previously contacted you with an invitation to act as a consulting party during Section 106 review for this project but have yet to receive your response.

We would like to note that an aim of the Section 106 legislation is to involve diverse stakeholders in the community in the decision-making process regarding the effects of a federal undertaking on historic properties and the determination of appropriate mitigation for adverse effects to historic resources.



John L. Porter
NHPA Sec. 106 Consultation
May 31, 2016
WSSI #22682.03
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Neither expertise in historic resources or substantial time investment is required to participate as a consulting party.

The Virginia Department of Historic Resources (DHR) and the City of Alexandria Housing Office (on behalf of HUD) will consider the purpose and need for the undertaking in determining the project's effects and appropriate mitigation for adverse effects to historic resources. As a consulting party, you would have the opportunity to present information relevant to the need for affordable housing in the city and the City Housing Office and DHR would be required to consider said information when evaluating the project's purpose and need.

If you would like to be a consulting party on this project, please respond by June 30, 2016. We also ask that you suggest additional key contacts for consultation. If you do not wish to consult on this project, please inform us. Finally, a Ramsey Homes Section 106 Community Meeting will be held on June 6, 2016, from 6:30 PM - 8:00 PM at ARHA Headquarters 401 Wythe Street, 1st Floor Board Room. All consulting parties are invited to attend.

If you have any questions or require additional information, please contact Boyd Sipe, M.A., RPA (WSSI) at 703.679.5623 or bsipe@wetlandstudies.com.

Sincerely,

WETLAND STUDIES AND SOLUTIONS, INC.



Boyd Sipe, M.A., RPA
Manager - Archeology

cc: Kerry Johnson (HUD)
Eric Keely (Alexandria Housing Office)
Connie Staudinger (ARHA)



August 31, 2016

Ms. Audrey Davis
Alexandria Black History Museum
902 Wythe Street
Alexandria, VA 22314

Via U.S. Mail

Re: Section 106 Consulting Party Meetings
National Historic Preservation Act (NHPA) Section 106 Consultation
Ramsey Homes - City of Alexandria, Virginia
DHR Project No. 2015-0558/WSSI#: 22682.03

Dear Ms. Davis:

On behalf of the City of Alexandria Office of Housing and the United States Department of Housing and Urban Development (HUD), we are contacting you because you previously accepted an invitation to act as a consulting party during Section 106 review for the proposed redevelopment of the ±0.7 acre Ramsey Homes site, located on North Patrick Street between Pendleton and Wythe Streets in the City of Alexandria, Virginia (the "Project").

You are invited to attend upcoming meetings for consulting parties. Two meetings will be held:

**Morning Consulting Party Meeting: Thursday September 15, 2016 10 AM-12 Noon and
Evening Consulting Party Meeting: Thursday September 15, 2016 6:30 PM- 8:30 PM.**

**Both meetings will be held at the Charles Houston Recreation Center (Multipurpose Room),
located at 901 Wythe St, Alexandria, VA 22314.**

Mr. Roger Kirchen, a representative of the Virginia Department of Historic Resources (DHR), will attend the morning meeting and will be available to answer questions and discuss the project during the Morning Consulting Party Meeting 10 AM to 12 Noon on September 15, 2016. Mr. Kirchen will not be able to attend the evening meeting. As a consulting party, you will receive an update on the status of the Section 106 review and have the opportunity to ask questions and present information relevant to the Project.

If you have any questions or require additional information, please contact Boyd Sipe, M.A., RPA (WSSI) at 703.679.5623 or bsipe@wetlandstudies.com.

Sincerely,

WETLAND STUDIES AND SOLUTIONS, INC.

A handwritten signature in blue ink, appearing to be "Boyd Sipe".

Boyd Sipe, M.A., RPA
Manager - Archeology

cc: Mr. Kerry Johnson (HUD); Mr. Eric Keeler (Alexandria Housing Office); Ms. Connie Staudinger (ARHA)

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November 18, 2016

Consulting Party Name 1
Consulting Party Name 2
Street Address
City, State Zip

Re: Section 106 Consulting Party Meetings
National Historic Preservation Act (NHPA) Section 106 Consultation
Ramsey Homes - City of Alexandria, Virginia
DHR Project No. 2015-0558/WSSI#: 22682.03

Dear Consulting Party Name 1:

On behalf of the City of Alexandria Office of Housing and the United States Department of Housing and Urban Development (HUD), we are contacting you because you previously accepted an invitation to act as a consulting party during Section 106 review for the proposed redevelopment of the ±0.7 acre Ramsey Homes site, located on North Patrick Street between Pendleton and Wythe Streets in the City of Alexandria, Virginia (the "Project").

You are invited to attend upcoming meetings for consulting parties. The meeting will be held:

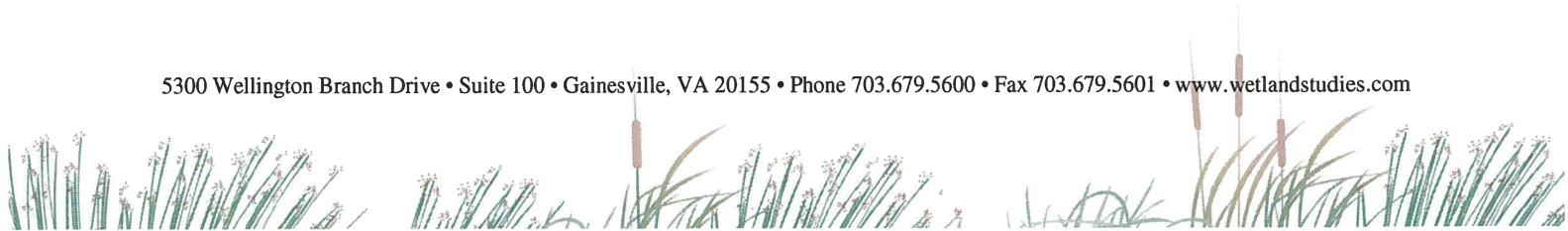
Tuesday November 29, 2016 6:30 PM- 8:30 PM at the Charles Houston Recreation Center (Multipurpose Room), located at 901 Wythe St, Alexandria, VA 22314.

A meeting agenda will be provided to you in advance of the meeting. Mr. Roger Kirchen, a representative of the Virginia Department of Historic Resources (DHR), will attend the meeting and will be available to answer questions and discuss the project. A focus of this meeting will be discussion of appropriate mitigation for the project's adverse effects on historic archeological and architectural resources. We request that you come prepared to suggest and discuss mitigation strategies.

Finally, we recently contacted you regarding submission of cultural resource reports to the DHR and consulting parties for review. It is anticipated that these reports will be discussed at the upcoming meeting. Project information and updates are being archived to the Virginia Housing Development (VHD LLC) Ramsey Homes Site at <http://www.vhdllc.us/ramsey-homes.html> or http://www.vhdllc.us/uploads/7/1/8/4/71842297/2016.10.31_history_report_dhr.pdf

The download package includes the following.

- A. October 31, 2016 Letter Response to DHR comments with Enclosures:
 1. December 2015 Historic American Buildings Survey (HABS) Documentation
 2. April 2016 (Revised September 2016) Documentary Study and Archeological Resource Assessment
 3. September 2016 Phase I/II Archeological Investigation (Archaeological Evaluation)
 4. Agency and Consulting Parties Contact List
 5. Exhibits and Photographs of Resources and Neighborhood Context
 6. Area of Potential Effects Generated in V-CRIS
 7. January 21, 2016 ARHA Alternative Options Design and Cost Analysis



Name

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8. Existing Conditions Site Plan
9. Joint Work Group Preferred Concept Site Plans, Elevations, Perspectives, and Details

If you have any questions, require additional information, or would like to submit suggestions for potential mitigation of the project's adverse effects on historic archeological and architectural resources, please contact Boyd Sipe, M.A., RPA (WSSI) at 703.679.5623 or bsipe@wetlandstudies.com.

Sincerely,

WETLAND STUDIES AND SOLUTIONS, INC.



Boyd Sipe, M.A., RPA
Manager - Archeology

cc: Mr. Kerry Johnson (HUD); Mr. Eric Keeler (Alexandria Housing Office); Ms. Connie Staudinger (ARHA)

January 23, 2016

Audrey Davis
Alexandria Black History Museum
902 Wythe Street
Alexandria, VA 22314

Re: Section 106 Consulting Party Meetings
National Historic Preservation Act (NHPA) Section 106 Consultation - Mitigation
Ramsey Homes - City of Alexandria, Virginia
DHR Project No. 2015-0558/WSSI#: 22682.03

Dear Ms. Davis:

On behalf of the City of Alexandria Office of Housing and the United States Department of Housing and Urban Development (HUD), we are contacting you because you previously accepted an invitation to act as a Consulting Party during the Section 106 review for the proposed redevelopment of the ±0.7 acre Ramsey Homes site, located on North Patrick Street between Pendleton and Wythe Streets in the City of Alexandria, Virginia (the "Project").

You are invited to attend an upcoming meeting for consulting parties. The meeting will be held:

Wednesday February 15, 2017 from 5:30 PM- 7:00 PM at the Charles Houston Recreation Center (Multipurpose Room), located at 901 Wythe St, Alexandria, VA 22314.

An open house display of currently proposed mitigation measures will be held at the same date and location from 5:00 PM -5:30 PM.

A meeting agenda will be provided to you in advance of the meeting. Mr. Roger Kirchen, a representative of the Virginia Department of Historic Resources (DHR), will attend the meeting and will be available to answer questions and discuss the project. A focus of this meeting will be presentation of proposed mitigation for the project's adverse effects on historic archeological and architectural resources. We request that you come prepared to discuss mitigation strategies.

Also please note that formal DHR comments on the Project and adverse effects on archeological and architectural resources have been issued; these comments are enclosed. Additionally, comments received from consulting parties regarding potential mitigation measures have also been in enclosed with this letter. This information and all other updates are being archived to the Virginia Housing Development LLC (VHD LLC) website at the Ramsey Homes pulldown or <http://www.vhdlc.us/ramsey-homes.html>.

Ms. Audrey Davis
Alexandria Black History Museum
NHPA Sec. 106 Consultation
January 23, 2017
WSSI #22682.03
Page 2 of 2

If you have any questions or require additional information, please contact: Boyd Sipe, M.A.,
RPA (WSSI) at 703.679.5623 or bsipe@wetlandstudies.com.

Sincerely,

WETLAND STUDIES AND SOLUTIONS, INC.

A handwritten signature in black ink, appearing to be 'B Sipe', with a long horizontal stroke extending to the right.

Boyd Sipe, M.A., RPA
Manager - Archeology

cc: Mr. Kerry Johnson (HUD)
Mr. Eric Keeler (Alexandria Housing Office)
Mr. Roger Kirchen (DHR)
Ms. Connie Staudinger (ARHA)
Mr. Leroy Battle (ARHA)



Alexandria, Virginia

Historic Alexandria Resources Commission

*220 North Washington Street
Alexandria, Virginia 22314-2521
(703) 746-4554*



November 22, 2016

Roger Kirchen, Director
Division of Review and Compliance
Virginia Dept. of Historic Resources
2801 Kensington Avenue
Richmond, VA 23221

RE: Ramsay Homes, Alexandria, VA, Sec. 106 Review

Dear Director Kirchen:

The Historic Alexandria Resources Commission (HARC), a City of Alexandria commission comprised of representatives reflecting geographic areas, historic sites and historical organizations, has been concerned for some time about the preservation and interpretation of the four Ramsay Homes buildings now undergoing Sec. 106 review. During the course of this controversial issue in the Alexandria community, HARC has supported preservation of all or part of this historic resource for multiple reasons, including their unusual architectural, social, and cultural significance.

Additionally, research on the part of HARC member John Dumsick has recently revealed new information on the Ramsay Homes construction. The Ramsey Homes incorporate a proprietary structural system utilizing reinforced concrete floors and walls that were prefabricated to eliminate the need for shoring (as used in cast-in-place concrete). They were also designed to be built quickly (to serve the war effort), to be fireproof and watertight, and to permit the integration of architectural finishes. Fabcrete Corporation, a company located in Richmond, Virginia, designed this proprietary system. Per a review of the manuscript/original drawings, it also appears they incorporated radiant floor heating. The Fabcrete patent application submission can be found here: <https://www.google.com/patents/US2270846>.

On further review, this structural system is fairly unique in that the concrete panels were constructed in narrow planks. These planks incorporate a lapped connection on one end and a flange at the other. This permits interlocking and fastening with through-bolts. These planks were used for both floor and wall construction. They are supported on conventional spread footings.

From an engineering perspective, this was innovative at a time when modern construction techniques were implemented to facilitate the war effort. Efficiency and regional fabrication were necessary because of the limited availability of building materials during the war). Although this is an antiquated structural system, it is an important resource in the field of preservation technologies of our modern heritage.

In light of the new and already assembled research concerning the Ramsay Homes, as well as recent events supporting the possible replacement of the complex by a new, high-density structure, a committee of HARC members met on November 21 to recommend potential interpretation measures that should be considered if demolition of all four buildings is determined. The recommendations are as follows:

- Retention of a web professional to create a “Ramsay Homes” website on the official site of the City of Alexandria’s Office of Historic Alexandria (OHA) focused on the documents that record the architectural, social, and cultural significance of the buildings, including experimental prefabricated building components, early public housing, segregation, and residents who lived at the complex and participated in the World War II effort. This website should include original blueprints, recently prepared Historic American Buildings Survey (HABS) drawings, the Fabcrete Corporation patent, and all archaeological and historical reports prepared for the current project, and provide opportunities for interactive engagement, such as being able to assemble/disassemble the virtual buildings.
- Retention of a licensed preservation architect or engineer to perform an exploratory evaluation of each building to identify, document, and oversee dismantling of important building elements and fabric, such as prefabricated concrete wall panels, railroad track steel floor beams, and original roof structure components at each building to be demolished, for permanent preservation in the collections/exhibits of OHA. It is further recommended that just before demolition, a guided “community walk-through” of the site be made available to the general public on one or more days.
- Re-use salvaged building elements as landscape or interpretive features at the new building site; for example, the base for educational signage, integration into play structures, visitor amenities or public art. It will be important to include original parts of the building(s) as physical components for historical interpretation both onsite and in future museum exhibits..
- Develop a connection between the Alexandria City Public Schools, American Institute of Architects, Association of Preservation Technology, Pre-Cast Concrete Association of America, OHA and local colleges and universities to develop interdisciplinary learning opportunities, educational tools, and outreach programs for lifelong learners.
- Retain a genealogist to identify early residents and/or their descendants of the Ramsay Homes to determine their collective mobility, educational and work opportunities, and long-term life issues that were enhanced or hindered by their public housing experience in Alexandria. The genealogical consultant should prepare resultant findings in such a form that it can be added or linked to the Ramsey Homes website material.
- Preparation of a three-dimensional architectural model of the Ramsay Homes site for the Alexandria Black History Museum displays to include at least one building model that

can be taken apart and reassembled to illustrate the prefabricated nature, fire safety elements, and ease of construction of the housing complex.

We particularly ask that you consider that the Section 106 report make the finding that the Ramsey Homes buildings are individually eligible for the National Register, as recently indicated by the historical consultant, and we hope you will agree that the above-listed mitigation and interpretation measures are the minimum that should be required.

Thank you for the opportunity to provide these comments to you.

Very truly yours,



William Hendrickson
Chairman, HARC

Cc: Helen McIlvaine, Director, Office of Housing
Eric Keeler, Division Chief, Program Administration, Office of Housing
Karl Moritz, Director, Dept. of Planning and Zoning
Al Cox, Historic Preservation Manager, Dept. of Planning and Zoning
Lance Mallamo, Director, Office of Historic Alexandria



MEETING SUMMARY

- Purpose:** Section 106 Mitigation Measures Ramsey Homes Development Site
- Date/Time:** November 29, 2016, 6:30 PM
- Location:** Charles Houston Recreation Center – 901 Wythe Street, Alexandria, VA
- Attendees:** Connie Staudinger (ARHA), Audrey Davis (Alexandria Black History Museum), J. Lance Mallamo (Historic Alexandria), Catherine Miliaras (City of Alexandria Planning & Zoning), Boyd Sipe (Thunderbird Archeology/Wetlands), Purvi Gandhi Irwin (Chair, Parker-Gray BAR), Leroy Battle (ARHA), Anthony Lowe, Al Cox (City of Alexandria Planning & Zoning), Eric Keeler (City of Alexandria Office of Housing), Roger Kirchen (Virginia Department of Historic Resources), Roy Priest (ARHA), Gail Rothrock (HAF, HARC), Seth Tinkham, Martha Harris, Penny Jones, Charles Ablard, Bill Hendrickson, McArthur Myers, Kendrick Meyers
- Attachments:** Attachment 1 - Presentation, City of Alexandria
Attachment 2 - Presentation, Thunderbird Archeology, a division of Wetlands
Attachment 3 - Presentation, Alexandria Redevelopment and Housing Authority

Eric Keeler opened the meeting by introducing himself and explaining that the Office of Housing has been delegated the authority to manage the Section 106 process on behalf of the responsible federal agency which is HUD. He further informed the attendees that this was our third Section 106 meeting.

Mr. Keeler presented a series of slides (see Attachment 1), which illustrated the prior nine-month history of the project, including recalling the City Council's decision in approving the current development plan.

Mr. Kirchen asked that someone describe the process the Council went through. Mr. Keeler stated that there were several Work Group Meetings that were open to the public as well as community meetings and public hearings to get public input. Mr. Kirchen asked if there were meeting minutes available for those meetings. Mr. Keeler confirmed that minutes were available. Bill Hendrickson stated that it was his opinion that the Council's decision did not result from consultation with the public. Mr. Keeler stated that Mr. Hendrickson's view was a matter of interpretation.

Connie Staudinger informed Mr. Kirchen and the attendees that the VHDLLC website [www.vhdllc.us] includes a full history of the proceedings and other relevant information on all of the iterations the development concept has taken to get to the current approved concept.

Mr. Keeler continued his presentation with slides that illustrate the current architecture and elevations, along with photos for site context. Finally, a slide was presented showing a list of public meetings held for the purpose of soliciting community input.

The presentation continued with a representative of Thunderbird Archeology, Boyd Sipe, who reviewed the legal justification for the Section 106 process and offered the attached presentation (see Attachment 2)

Mr. Kirchen asked if considerations were made to record findings under the existing buildings. Mr. Sipe stated that data recovery would address those issues as a part of the demolition of the buildings. He stated that they were not sure what was under the buildings, but assumed that any findings would be in the shallow soil strata within 20 inches in soil depth. Mr. Sipe further stated that the Phase I and Phase II studies were required by the City and were performed in accordance with the City guidelines and the Section 106 obligations.

Mr. Cox stated that the architecture is significant in illustrating the Modernist style, as was the use of early precast concrete (Fabcrete). This was not shown on Mr. Sipe's presentation but was documented in the completed documentary study (Thunderbird Archeology's October 2016 History Report). Mr. Cox stated both the cultural aspects as well as the historic architectural aspects of Ramsey Homes were well documented in the report. Ms. Staudinger pointed out that the earlier reports noted that the buildings had been altered significantly from their as-built condition. Mr. Cox disagreed with the findings in the report that concluded the buildings had been so far altered that they had lost their significance, and in his opinion the changes were limited to additions like shutters and a hipped roof, both easily reversible.

Mr. Mallamo asked if there was evidence of a Revolutionary War Encampment. Mr. Sipe stated that there was no evidence of an 18th century occupation of the site.

Mr. Sipe then presented the ideas recommended by the Historic Alexandria Resources Commission (HARC) in a recent letter forwarded to the Virginia Department of Historic Resources (DHR). Ms. Staudinger asked that all ideas offered be priced out and prioritized due to the limitations on the project budget. Mr. Keeler stated that cost should be only one of several factors that should be considered and that we would discuss this further.

Gail Rothrock stated that she believed the information in latest edition of the Thunderbird History Report to be a "game-changer," and as such, we should reconsider saving at least one of the buildings. Mr. Kirchen responded that, while Thunderbird's report stated that the buildings are individually eligible for listing on the National Register of Historic Places, he would not interpret it as a "game-changer". He stated that there were no regulations that required saving such structures unless they are of national significance as determined by the National Park Service.

Mr. Battle presented additional slides (see Attachment 3) which included mitigation alternatives being recommended by ARHA, including: community gardens to recall early uses of the site, incorporating the building foundation as a part of the open space design, and historical documentation displayed on historical markers. Mr. Sipe pointed out that the historic markers used at the James Bland development are the City standard and, in many cases, are the only items that are required for mitigation. In addition, an example was provided illustrating historic mitigation at the University of Virginia, which provided for a decorative wall outlining a prior structure occupied by Catherine Foster, a freed African-American woman who lived near the University between 1833 and 1863. Mr. Kirchen stated that he was familiar with this site at the University and that DHR was involved in the project.

Ms. Irwin stated that the buildings could be scanned and printed in a three dimensional form for mitigation. Mr. Keeler reiterated additional ideas including: establishing an online database to include an oral history of the site, outlining the building footprint, including the use of bricks engraved with the names of people who lived at the site, walking tours, and way finding signage.

Mr. Sipe suggested that by the next meeting we should have a catalog of ideas for mitigation shared by the Consulting Parties which would form some basis for a draft Memorandum of Agreement that would be forwarded to the Department of Historic Resources. Mr. Keeler asked that ideas be submitted by the end of December 2016. Mr. Sipe stated that he would send out letters to confirm the December deadline. [Note: The deadline was later revised to January 6, 2017 in a letter that went out to each of the Consulting Parties]. It was agreed that we should attempt to meet mid-January.

Mr. Tinkham asked, if the open space and mitigation are not both resolved, how can we determine what we are mitigating? Mr. Kirchen stated that he understood Mr. Tinkham's concern in that we do not have a full understanding of what the impacts of the mitigation may be. Mr. Kirchen stated that in other projects, there are design constraints and objectives whereby one could contain the impacts regarding height, setback, and even design review. He stated that he does not like to have one process define the other, but they could go forward concurrently and added that there are always post-review discoveries whereby DHR may be required to reach a determination as to whether there was an impact that was not considered at first.

Mr. Sipe stated that archeological monitoring was conducted on the James Bland site, but that none of the buildings were determined to be significant. Ms. Irwin asked if a determination could be made to prevent demolition from taking place. Mr. Kirchen stated, that it is not likely a determination that DHR would make. He stated that the level of documentation that has been required by the City and produced by ARHA is more than DHR has required on other projects for Section 106 based on the analysis provided. He stated we must have a balance between project needs, economics, and preservation. DHR would not come back with a requirement that the buildings be preserved. He stated that DHR is only acting in an advisory capacity. If DHR made a recommendation and the City disagreed, it could go to the Advisory Council on Historic Preservation, but the Advisory Council's decision would not be binding.

Mr. Kirchen further added that the City should be commended for the number of meetings that have taken place, and cautioned that preservation is not a mandate of the Section 106 process. He stated that his role is to police the process, but he is not an expert on the financial analysis and economics of the project.

Ms. Irwin reiterated her opposition to the demolition of the buildings. She also restated Mr. Cox's comments that the hipped roof could be removed, along with the porches and shutters, to restore the buildings to their earlier appearance. As a BAR member, she stated that we are losing something that is unique and, again, recommended saving a building as an option. She stated that as BAR members appointed by the City Council, we believe preservation should be an option.

Mr. Hendrickson stated that he never saw evidence that there was a thorough vetting for to why the building could not be saved. He stated that he asked Council Member Justin Wilson, who responded that the HUD Disposition process would not support the renovation of a building.

Mr. Myers asked if we had considered moving one of the buildings and stated that he is concerned about the interpretive impact and structural impacts on the Watson Reading Room and the Black History Museum and asked if an in-kind contribution was an alternative. His concern now was to see how we can make this better for the community-at-large.

Ms. Staudinger stated that as a result of input from the BAR, ARHA has moved the proposed building south twenty feet from Wythe Street so that it would not overwhelm the scale of the Watson Reading Room and Black History Museum.

Mr. Priest stated that ARHA respects the decision that the City Council made and added that ARHA is carrying out the will of the public body. ARHA exhaustively studied various mitigation options for nearly two years, and the Council made its decision which completely surprised all of us, but we accept their decision.

Ms. Jones asked how we would make a decision on which mitigation options to accept going forward. Will we vote? Mr. Keeler stated that we hope that we can get a consensus, but the decision ultimately rests with the City, ARHA and the State. Mr. Priest stated that the development process established a \$50,000 threshold in the approved development conditions.

Ms. Jones again asked if there were any ideas on the list that were objectionable. Mr. Tinkham stated that he has seen many disrespectful websites and that phone apps can quickly become obsolete if they are not maintained.

Mr. Priest stated that we should come to an agreement on a range of options that are a meaningful manifestation of what we could do.

Mr. Cox stated that he agreed, saving a portion of the existing walls and incorporating it into the current architecture would not be appropriate. Ms. Irwin added that she agreed and was against “façade-ctomy”. She stated that a single façade of the building is insignificant. Mr. Cox added that the shape of the proposed building was to recall the current rhythm of the existing buildings which contributed to the current “W” shaped building.

Mr. Myers stated that having a list of the former residents would be helpful. Ms. Staudinger responded the Wetlands had found some of those names and they could be reviewed in the report.

Ms. Irwin stated that having something that preserved the volume [three-dimensional aspect] of the building would be desirable.

Mr. Tinkham asked if there was consideration for creating an endowment for similar efforts going forward. Mr. Cox responded that since Virginia Tech has a campus in town, perhaps there could be an endowment going forward by creating a relationship with the University. Mr. Tinkham reinforced that the effort should be about more than just the building – that it should be about the history, about being black in this City, and many other things.

Mr. Keeler stated that we would attempt to put costs to the mitigation suggestions as well as develop ways to vote and get additional ideas. He then adjourned the meeting at 8:55 PM.

MEETING SUMMARY

Purpose:	Ramsey Homes Development, Section 106
Meeting Date & Time:	September 15, 2016, 10:00 AM
Location:	Charles Houston Center
Attendees:	Al Cox (City of Alexandria Planning & Zoning), Connie Staudinger (ARHA), Catherine Miliaras (City of Alexandria Planning & Zoning), Boyd Sipe (Thunderbird Archeology/Wetlands), Leroy Battle (ARHA), Eric Keeler (City of Alexandria Office of Housing), Gail Rothrock (HAF, HARC), Bill Hendrickson, Boyd Walker (Greater Alexandria Preservation Alliance), Ninette Sadusky, Elizabeth Jolly, Roger Kirchen, (Virginia Department of Historic Resources), Judy Noritake, Audrey Davis

Mr. Keeler, with the Office of Housing, opened the meeting by introducing himself and stating that the Ramsey Homes project has been determined by HUD to be a federal undertaking and that HUD has delegated its authority in this matter to the City Office of Housing.

The attendees were asked to introduce themselves. Ms. Staudinger provided an update on the project and schedule. There were a series of questions and comments as follows:

Would HUD have to approve the Disposition before or after resolution of the Section 106 process? It was stated that the Section 106 process would have to be completed before HUD would give final approval for the disposition.

Ms. Sadusky stated that she felt that the current design was not an option that the community endorsed.

Mr. Kirchen, stated that the state would like to see more of the proposed architecture.

Ms. Noratacki stated that the community, city staff and Council work has been exhaustive and that Mr. Kirchen should be aware of that work.

Ms. Staudinger added that the summary reviews and iterative studies were also extensive. She informed the attendees that there would be an open house on the Ramsey open space on September 22, 2016.

A presentation was given on the current architecture using the exhibits submitted to the BAR. In plan-view, the architecture is in the form of a rectangular shaped building with a North/South orientation and three East-West wings giving it a "U" shape. The design concept was endorsed by the ARHA Work Group, consisting of the Vice Mayor, Councilman Chapman, the Planning Commission Chair, and the Chair and Vice Chair of the ARHA Board of Commissioners. The Planning Staff supported the layout due to the overall form and scale being more compatible with existing architecture prevalent throughout the Parker-Gray Historic District. The color scheme for the 3/4-story building consists predominantly of red

brick and grey cementitious siding with Juliette balconies, and metal sun shades for accent. The BAR asked that ARHA restudy several elements including the sun shades and the pergola.

Ms. Ault, provided a live orientation of the ARHA/Ramsey website with navigational insights for locating architectural drawings, history, and the events calendar. It was suggested that the calendar reflect the dates and timelines provided in the introduction.

Mr. Kirchen provided an overview of the Section 106 process. He stated that there were a lot of misconceptions of the Section 106 process, its intent and role. The Federal government created the process to protect historic property and considerations. It does not state preservation in its mission, but only protection, and requires that we minimize or mitigate impacts. HUD has delegated its authority to facilitate the Section 106 Process to the Office of Housing. He further stated that the delegation is official and that the steps are clear:

- Identify an undertaking that affects an historic property.
- Consider the indirect effect on the surrounding area.
- Once the area is determined, there shall be an effort to identify the impacts as it relates to archeological findings. Critical questions include how does the demolition of contributing resources have an adverse effect and how does the redevelopment add positive impacts. The undertaking includes both demolition and redevelopment. Effects of both should be explored.
- The Agency directs the party to consider alternatives. There is not a prescribed outcome to the negotiation. The process will consider the attempts to minimize adverse effects; however, some adverse effects are unavoidable in some cases.

Mr. Kirchen stated that they try not to put a price tag on mitigation, but developers have contributed to a fund to support preservation of other structures or education. Department of Historic Resources (DHR) will try to stay away from monetization to have a reasonably proportionate benefit that is valued by the community.

Mitigation should benefit the affected area. Efforts to document the historic property is an act of mitigation. Mr. Kirchen stated that mitigation is a negotiated outcome among interested parties. A question was raised as to whether or not consultation could result in redesign. Mr. Kirchen stated that redesign is outside of the scope of the 106 process and hopefully those considerations would have been resolved prior to the Section 106. Certain design aspects or features could be included in the Memorandum of Agreement (MOA) as part of the mitigation.

Ms. Sadusky asked who the signatory on the MOA is for the City. Mr. Kirchen stated that the City Manager would sign the MOU along with the Consulting Parties. Mr. Sipe stated that if the Consulting Parties wish to sign the MOA, they must formally request that signatory authority be granted by the federal agency. He also suggested that a letter be sent out to each Consulting Party to ask if they want to be a signing authority.

Mr. Kirchen stated that the designated agency can make whatever decision it wants to make relative to mitigation because it bears the legal responsibility, as long as the prescribed process is adhered to in making the decision. DHR is only an advisory and has no regulatory authority which rests with the delegated (Alexandria Office of Housing) or federal agency. Under the regulations, only two signatures

are required, the federal agency and DHR. There are invited signatories that agree to uphold responsibilities such as ARHA. The 4th class are concurring parties. Concurring signatories cannot amend the agreement. Only required signatories or invited signatories can make changes. If the concurring parties choose not to sign the agreement, it is still valid. Mr. Kirchen stated that the City can move forward without the State's sanction. Mr. Kirchen stated that complainants can mount a legal challenge to the Section 106 process or appeal to the Advisory Council. Mr. Kirchen also stated that adverse effects are allowed. The law was not enacted to stop a project, but only to allow agencies to pause, assess, and mitigate adverse impacts.

Mr. Sipe provided an overview of the Section 106 law, ARHA's obligations, the status of the archeological findings and Historic Study. He stated that most of the findings indicated that the substrata for the site outside of the building footprint is fairly disturbed from several inches down to approximately 2 feet. The artifacts found thus far include civil war era artifacts, stoneware, bottles, and glass. Wetlands is wrapping up the study which will be submitted to the City, State and Consulting Parties within the next several weeks. Mr. Walker asked if the study would include an oral history. Mr. Sipe stated that was done for James Bland, but they did not do it for Ramsey. Mr. Sipe stated the identity of the residents was found to be classified. Ms. Sadusky mentioned that she went to the Suitland Federal Service Center to search for records on the earlier occupants.

Mr. Kirchen was asked what recourse Alexandria Archeology has. He stated that they could suggest that a Resource Management Plan be prepared along with monitoring during the demolition.

Ms. Noratake inquired as to when we will be able to have substantive discussion of the mitigation. Mr. Kirchen replied the mitigation should be commensurate with the scale and impact of the adverse effect. As demolition is a point of no return, the mitigation should consist of more than a commemorative plaque. Ms. Noratake asked that the HABS drawings be made available. Ms. Staudinger agreed to send these to Ms. Noratake.

Tentative Schedule of Events

Oct. 19 – Alexandria Archeology, DHR and Consulting Parties comment on report

Late Oct. 2016 – Potential 3rd Ramsey Homes 106 Meeting

November 2016 Mitigation Plan and draft Memorandum of Agreement prepared

January 2017 – MOA executed.

MEETING SUMMARY

Purpose:	Ramsey Homes Development, Section 106
Meeting Date & Time:	June 6, 2016, 6:30 PM
Location:	Alexandria City Hall, City Council Work Room
Attendees:	Al Cox(City of Alexandria Planning & Zoning), Connie Staudinger (ARHA), Catherine Miliaras (City of Alexandria Planning & Zoning), Boyd Sipe (Thunderbird Archeology/Wetlands), Leroy Battle (ARHA), Karen DeVito, Katherine Dixon (AHAAC), Cheryl Malloy (Alive), Helen McIlvaine, (City of Alexandria Office of Housing), Karl Moritz (City of Alexandria Office of Housing), Eric Keeler (City of Alexandria Office of Housing), Roy Priest (ARHA), Gail Rothrock (HAF, HARC), Charles Ablard (HAF), Bill Hendrickson, McArthur Myers, Kendrick Meyers
Minutes Prepared by:	Leroy Battle, ARHA
Attachments:	Attachment 1 – Presentation, Thunderbird Archeology

The meeting was convened at 6:39 PM by Roy Priest who stated the purpose of the meeting was to inform the public of the Section 106 efforts to date and yet to occur, for the Ramsey Homes development proposal and to provide an overview of the federal regulations and legal requirements and each of ARHA's and the City's obligations and responsibilities pursuant to the Historic Preservation Act of 1965.

Karl stated that we were here to discuss the Ramsey Homes Preferred Concept and the Alternate Concept, to be followed by a discussion on the Section 106 process and what will occur moving forward.

Karl presented the Preferred Concept consisting of:

1. Two buildings;
2. 53 units with underground parking;
3. The buildings are U in shape with one opening facing the alley and forming the entry to the garage and the other facing North Patrick Street and forming a courtyard.

The massing perspectives demonstrated the neighborhood context and how the Preferred Concept would relate.

The Alternate Concept was to preserve one of the existing buildings and build one new building with 52 units. The new building would include the following:

1. 4 stories at the alley, with 3 story shoulders at Wythe, Pendleton and Patrick Streets;
2. Underground parking;
3. Recessed courtyards along North Patrick.

Alternative uses of the preserved building considered were residential dwelling units and a day care.

Graphics of the Alternate Concept elevations were presented along with the massing perspectives.

Mr. Moritz turned the presentation over to Ms. McIlvaine who informed the attendees that because HUD no longer retains a person on staff to perform the Section 106 responsibilities, the Department of Housing will serve as a liaison with HUD and the State Department of Historic Resources.

Ms. McIlvaine asked if there were any questions for Mr. Moritz. Mr. Moritz was asked about the origin of the determination for 2 or 4 residential units proposed in the preserved building? Mr. Moritz stated that we had a meeting on the 26th of May with residents and one of the things that was learned was that the square footage in the existing building (2-bed unit) was limited and consisted of approximately 750 SF for each of the 4 units in the buildings. These are very Spartan plans and are much smaller than ARHA's standards, thus the determination was made that converting the 4 units to 2 units would create larger, more livable units and was therefore more appropriate.

A follow up question was asked as to how we should determine that the units are the right size and that we have the best program? Mr. Priest stated that the units are in keeping with the current market standards and meet the current tax credit guidance to maximize the scoring.

Ms. McIlvaine then introduced Boyd Sipe as ARHA's consultant who would be leading the Section 106 related archeological and historical study. Mr. Sipe stated that he had sent out notifications to many in the room and stated for those who were not familiar with the process he would provide an overview of the Section 106 process. He stated his professional credentials sharing that he has been an archeologist since 1985 and is currently working on behalf of Wetlands Solutions located in Gainesville, VA. This has been his practice for the last 5 years. He stated that the federal agency will expect the applicant to do the heavy lifting. Mr. Sipe placed added emphasis on clarifying his role, who he was working for, and his relationship with and the various roles of ARHA, VHD LLC, and the State of Virginia Office of Historic Resources.

Mr. Sipe presented a series of slides (see Attachment 1) indicating what has occurred to date and what is required to occur to satisfy the requirements of the Section 106 process.

Boyd opened the floor to questions:

Ms. Rothrock – As the Federal Agency makes the final decision, how does that square with the City Council's decision in reversing the BAR Decision and granting the permit to demolish the building? Mr. Sipe stated that if there was a determination that the adverse effect could not be mitigated, the project could not proceed with federal funding. In addition, the project would have to get through the City's entitlement process. For example, even if the Section 106 was completed, the process would not be able to proceed without appropriate City approval.

Mr. Sipe then moved to discuss the Ramsey Homes project. HUD has determined that the project is a federal undertaking and has delegated its responsibility to the City Housing Office. Mr. Sipe gave an overview of Ramsey and the Historic Preservation register as a part of the Uptown/Parker-Gay Historic District which is a Part of the Virginia Landmark Register and the National Register of Historic Preservation. It does not matter that they are not individually eligible, but they are culturally relevant pursuant to the 2008 list in the Virginia Landmark Register and the NRHP district listed in 2010.

Historic Documentation has been completed with copies to the Department of Historic Resources (DHR) Black History Museum.

One archeological finding on the site 44AX0160 – represented a 1991 finding; however, there was no physical record and the entire site has not been investigated currently. A documentary study was submitted to Alexandria Archeology and Thunderbird is expecting comments soon to identify any additional resources and the prior finding.

Questions: Ms. Rothrock asked why the public was not allowed to review the report before the public agency opines. Mr. Sipe stated that this is the process and the public will have an opportunity to comment, and added that the state could require revisions if there were mistakes or omissions.

Section 106 was initiated on Feb. 9, 2016 with notices to the City of Alexandria Office of Housing and the Department of Historic Resources. On March 1, 2016, DHR requested additional information regarding the area of potential effect; what would be done to increase future involvement. On April 18, 2016, DHR requested additional materials. He added that we invited DHR to attend this meeting, but they declined due to staffing issues.

Following the slide presentation and after answering questions raised by the attendees, the meeting concluded.



Historic Alexandria Foundation

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Email: h.a.f@erols.com • Website: HistoricAlexandriaFoundation.org

November 29, 2016

Mr. Roger Kirchen, Director
Division of Review and Compliance
Virginia Department of Historic Resources
2811 Kensington Avenue
Richmond, VA 23221

Re: Ramsey Homes, Alexandria VA Section 106 Review

Dear Mr. Kirchen:

The Historic Alexandria Foundation has participated in the City of Alexandria's public review process for the Ramsey Homes project, and is a consulting party in the Section 106 review. The HAF has consistently taken the position that the Ramsey Homes are significant historic resources, and that they contribute to the character of the Parker Gray Historic District; moreover, that their presence is the physical embodiment of the story of African American housing during World War II. After the City Council and ARHA agreed to a Work Plan which was to consider the preservation of one or more of the existing buildings (in March 2016) HAF was dismayed at the political change of course when the Council voted on June 28, 2016 to allow the demolition of all four buildings.

Thus, reviewing the final consultant report of October 31, 2016, we are even more persuaded as to the architectural and social significance of these buildings, and note that the consultant found that they are individually eligible for the National Register of Historic Places. Because of this finding, we believe that Section 106 review by your office of this material should lead you to seek the opinion of the Advisory Council on Historic Preservation. The ACHP adopted an "Affordable Housing Policy" in 2006 which states as its first implementation principle:
"Rehabilitating historic properties to provide affordable housing is a sound historic preservation strategy." <http://www.achp.gov/docs/fr7387.pdf>

The work of the City Council/ARHA work group last spring showed that the buildings could be renovated. It is possible that one could be converted to two or three apartments, or that a use related to public housing, such as day care, could be found. Because of the remarkable and advanced prefabricated structural system, it is possible that if a solution to preserve one or more buildings in place cannot be agreed to, one of the buildings could be moved to a nearby location. Alternatively, a module of the building, such as one unit, could be moved, and interpreted within another building.

In summary, it appears to us that the excellent documentation that has occurred should lead to a decision that consultation with the ACHP is necessary because these buildings could be saved and reused.

Finally, if a building cannot be preserved in its entirety, or partially, HAF would like to be on record as supporting the November 22, 2016 letter and recommendations of the Historic Alexandria Resources Commission (on which HAF has a representative).

Sincerely,

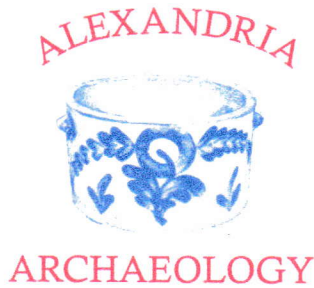
Charles D. Ablard, and

A handwritten signature in black ink that reads "Gail C Rothrock". The signature is written in a cursive, slightly slanted style.

Gail C. Rothrock

On behalf of the Board of Trustees, Historic Alexandria Foundation

Cc: William Hendrickson, Chairman HARC
Lance Mallamo, Director, Office of Historic Alexandria
Al Cox, Historic Preservation Manager, Dept. of Planning and Zoning
Eric Keeler, Division Chief, Program Administration, Office of Housing
Morgan Delaney, President, Historic Alexandria Foundation



December 29, 2016

Roger W. Kirchen, Director
Review and Compliance Division
Department of Historic Resources
2801 Kensington Avenue
Richmond, VA 23221

RE: Ramsey Homes, Section 106 Consultation

Dear Mr. Kirchen:

Thank you so much for the opportunity to serve as a Consulting Party on the Section 106 project for Ramsey Homes in Alexandria, Virginia. Alexandria Archaeology has had an opportunity to review the history, documentary study, and archaeological evaluation reports and concurs with the assessment of eligibility for listing in the National Register of Historic Places. As documented in the reports, we agree that that the Ramsey Homes development property is eligible for listing under Criterion D for its potential to provide significant information about domestic life and military history during the second and third quarters of the 19th century. We also support the evaluation that the four structures on the property are eligible for listing under Criterion A for their association with African-American defense workers, the history of affordable public housing, and the history of wartime housing.

While the consultant did not specifically recommend the structures' eligibility under Criterion C due to changes in style, we would argue that the stylistic alterations are reversible and that the innovations implemented in construction of the homes also make them eligible under this criterion for incorporating the distinctive characteristics of a type, period, or method of construction. The Fabrete Corporation's proprietary plans for the Ramsey Homes incorporated a prefabricated structural system using reinforced concrete floors and walls with no need for interior bearing walls. Developed in wartime, the design represents an example of innovation sparked by the need for efficiency in construction techniques.

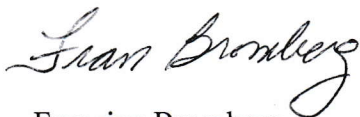
In accordance with the Alexandria Archaeological Protection Code, the City is requiring additional archaeological work by the Alexandria Rehabilitation and Housing Authority (ARHA)

prior to any construction on this property. Excavations to date have indicated the presence of a buried surface that has potential to provide insight into daily life and market-gardening activities in the first half of the 19th century. During the Civil War, the block served as the headquarters, barracks, and post hospital of Battery H of the Pennsylvania Independent Light. The buried surface has also yielded evidence of this military presence on the site, and there is potential for the discovery of documented Civil War features, including two privies. We look forward to working with you to coordinate the archaeological data recovery plan for this project.

Residents of Alexandria have also expressed concern about the preservation and interpretation of the Ramsey Homes buildings given the plans to replace the complex with new high-density structures. We understand that members of the Historic Alexandria Resources Commission (HARC) have already submitted recommendations for interpretation of these properties, as City Council has voted to allow for the demolition of the four buildings for the new construction. The HARC recommendations include: retention of a licensed architect or engineer to identify and document important building elements and fabric during demolition; hiring a professional to create of a website that focuses on the social, cultural and architectural significance of the property; hiring a genealogist to identify early residents and/or their descendants and analyze the effects of public housing on their lives; reusing salvaged building materials as landscape or interpretive features in open space on the property; creating a model of one of the homes to provide insight into construction methods; and supporting coordination between professional preservation and technical associations, City staff, and local public schools and universities to develop educational programming. Other individuals and groups have suggested interpretive signage, development of a community garden, retention of one of the buildings, development of a cell phone walking tour, and conducting oral history interviews of former residents and/or descendants. We look forward to working with you as these mitigation options for interpretation are considered.

Again, we appreciate the opportunity to serve as a Consulting Party on this project.

Sincerely,



Francine Bromberg
City Archaeologist

jeb

cc Boyd Sipe, Thunderbird Archaeology
Lance Mallamo, Director, Office of Historic Alexandria
Eric Keeler, Division Chief, Program Administration, Office of Housing
Al Cox, Historic Preservation Manager, Department of Planning and Zoning
Audrey Davis, Director, Alexandria Black History Museum



ALEXANDRIA BLACK HISTORY MUSEUM

902 Wythe Street
Alexandria, Virginia 22314
(703) 838-4356
Fax (703) 706-3999



January 5, 2017

Mr. Roger W. Kirchen, Director
Review and Compliance Division
Department of Historic Resources
Richmond, VA 23221

RE: Ramsey Homes, Section 106 Consultation

Dear Mr. Kirchen:

Thank you for the opportunity to serve as a Consulting Party on the Section 106 project for Ramsey Homes in Alexandria, Virginia. I have had an opportunity to review the history which was sent to the consulting parties. As documented in the reports, I agree that the Ramsey Homes development property is eligible for listing under Criterion D for its potential to provide significant information about domestic life and military history during the second and third quarters of the 19th century. I also support the evaluation that the four structures on the property are eligible for listing under Criterion A for their association with African-American defense workers, the history of affordable public housing, and the history of wartime housing.

Under Criterion C due to changes in style, I agree with Alexandria Archaeology that the stylistic alterations are reversible and that the innovations implemented in construction of the homes also make them eligible under this criterion for incorporating the distinctive characteristics of a type, period, or method of construction. The Fabcrete Corporation's proprietary plans for the Ramsey Homes incorporated a prefabricated structural system using reinforced concrete floors and walls with no need for interior bearing walls. Developed in wartime, the design represents an example of innovation sparked by the need for efficiency in construction techniques. It is my hope that the new research by John Dumsick of the Historic Alexandria Resources Commission (HARC) will be given serious consideration for its possible impact building preservation.

I support City Archaeologist, Fran Bromberg's assessment regarding requirements in accordance with the Alexandria Archaeological Protection Code which requires additional archaeological work by the Alexandria Rehabilitation and Housing Authority (ARHA) prior to any construction on this property, since previous excavations indicated the presence of a buried surface that has potential to provide insight into daily life in the first half of the 19th century and later during the Civil War.

Many of my constituents have concerns about the preservation and interpretation of the Ramsey Homes buildings given the current plans to replace the complex with new high-density structures. I am aware that members of the Historic Alexandria Resources commission (HARC) submitted recommendations for interpretation of these properties. I want to state for the record that I support their recommendations which include: retention of a licensed architect or engineer to identify and document important building elements and fabric during demolition; hiring of a professional to create of a website that focuses on the social, cultural and architectural significance of the property; hiring a genealogist to identify early residents and/or their descendants and analyze the effects of public

*The Watson Reading Room
Alexandria African American Heritage Park*

housing on their lives; reusing salvaged building material as landscape or interpretive features in open space on the property; creating a model of one of the homes to provide insight into construction methods; and supporting coordination between professional preservation and technical associations, City staff, and local schools and universities to develop future educational programming.

Other individuals and groups have suggested interpretive signage, development of a cell phone walking tour, conducting oral history interviews of former residents and/or descendants, and development of a community garden. One important interest from the public is that the foundation for one of the buildings be exposed within the planned open space. I believe these recommendations are valid as well.

For many in the African American community, there is the strong desire for saving one of the buildings. This building could become a site for a permanent exhibition on the history of African American housing patterns in Alexandria, Virginia. It could also be used as neighborhood meeting space and extension of the Alexandria Black History Museum complex which would create a stronger sense of community.

By saving the building on the Wythe Street side of the development, you create an African American history corridor to interpret the lives of the men and women who built this city, but for generations were treated as second-class citizens. As we celebrate a new national African American history museum, we have the opportunity to make history in Alexandria as well.

One final suggestion for interpretation is the possible expansion of the Watson Reading Room to create a community meeting space that may be used by the community, and which contains an exhibition on the history of African American housing patterns in Alexandria, Virginia.

I look forward to working with you as these mitigation options for interpretation are evaluated, and I appreciate serving as a Consulting Party on the project.

Best regards,



Audrey P. Davis
Director

Cc: Lance Mallamo, Director, Office of Historic Alexandria,
Fran Bromberg, City Archaeologist
Al Cox, Historic Preservation Manager, Department of Planning and Zoning,
Eric Keeler, Division Chief, Program Administration, Office of Housing
William Hendrickson, Chair, HARC
Boyd Snipe, Thunderbird Archaeology

The Watson Reading Room
Alexandria African American Heritage Park



Alexandria Archaeological Commission
America's First Archaeological Commission



January 6, 2017

Mr. Boyd Sipe, M.A., RPA
Thunderbird Archeology
5300 Wellington Branch Drive, Suite 100
Gainesville, Virginia 20155

RE: Ramsey Homes (City of Alexandria), Section 106 Consultation
DHR Project No. 2015-0558

Dear Mr. Sipe:

Thank you for the opportunity to present comments on proposed mitigation efforts for work at the Ramsey Homes site in Alexandria, Virginia. The Alexandria Archaeological Commission (AAC), as a consulting party, highlights the following comments and concerns.

Project work at the Ramsey Homes site will result in the elimination of both tangible and intangible elements of the broader cultural landscape in Alexandria. In addition, the last consulting party meeting in November 2016 emphasized that the Alexandria Redevelopment and Housing Authority (ARHA) intends to undertake similar projects with similar impacts in the near future at other public housing sites throughout the city. As currently planned, ARHA will execute separate programmatic agreements (PAs) for each project site. Given that there are a number of similarities between the Ramsey Homes and other potential project sites throughout the city, AAC wishes to emphasize that individual PAs, individual impacts, and individual resources require individualized approaches to mitigation. At this time, then, we are commenting only on the Ramsey Homes with an exclusive eye towards mitigating adverse impacts on the multiple historic resources, viewsheds, and other cultural landscape features present at the project site.

In that vein, we remain concerned by the current approach taken by ARHA, by delegation from the US Department of Housing and Urban Development, to propose, evaluate, and select mitigation methods in advance of finalized project plans and specifications. It is fundamentally impossible to mitigate fully the effects of a project when that project is not completely conceptualized. We wonder how one can fully analyze and understand the visual impact of planned buildings and open space when the design, location, and relationship of these are still uncertain. Recognizing that, in the process of concluding design proposals, it may nevertheless be valuable to have community input on potential mitigation activities for potential impacts, we offer the following suggestions.

Alexandria Archaeology Museum 105 North Union Street, #327 Alexandria, Virginia 22314-3217
Phone: 703/746-4399 fax: 703/838-4691

In general, we seek to propose mitigation activities that might address:

- Psychosocial dimensions of the removal of the built environment;
- Materiality of the project site;
- Context and setting of new against old; and
- Understanding of the full historical record of the site including its role in the Civil War, World War II, African American history, and as an example of modern architecture.

Proposed Mitigation Activities

- ARHA, Virginia Department of Historic Resources, Alexandria Office of Planning & Zoning, and Office of Historic Alexandria staff will meet with and provide homeowners in the Parker Grey Historic District information on local, statewide, and federal preservation incentives available. These meetings will be held annually for five years following the date demolition begins and all costs will be paid for by ARHA.
- ARHA will provide a one-time payment \$150,000 to a mutually acceptable citywide preservation nonprofit which shall solely control the disbursement of the funds (until they are fully expended) for the following uses:
 - Scholarships to an accredited college, university, or vocational program for former residents for coursework, technical certificates, or other organized program of study. All scholarships must fund activities exclusively related to historic preservation, cultural resource management, public history, public archaeology, traditional building methods, or the building arts and relevant trades or disciplines concentrating on the restoration, preservation, or reconstruction of building elements or methods.
- ARHA staff with direct project management responsibilities for historic properties will attend and complete training in Section 106 as offered by the Advisory Council on Historic Preservation. This training must include Section 106 Essentials and Advanced Section 106 Seminars at a minimum and be completed within the first year of the programmatic agreement.
- ARHA will fund the cost of soliciting, organizing, recording, and transcribing at least 15 oral histories from past and present residents of the Ramsey Homes and larger Parker Grey community, documenting the lived experiences of citizens. Funding will be provided to the Office of Historic Alexandria.
- ARHA will fund and undertake a variety of interpretive activities highlighting the various historical contexts of the project site including:
 - Creation of content for Office of Historic Alexandria website; this content should present a detailed chronology of the site in a way that is accessible to the public and include photographs and other illustrations of key architectural and archeological features; and
 - Creation of interpretive elements at the project site; these elements must be carefully sited and integrated within larger landscape planning efforts and must interpret the full history of the site.

We look forward to continuing to discuss appropriate mitigation of the adverse effects this project will have, particularly as designs are finalized. In addition, we offer whatever assistance we can provide in ensuring that the programmatic agreement meets and exceeds the minimum standards established between HUD and the Advisory Council on Historic Preservation for PAs.

Sincerely,

Seth Tinkham
for the Alexandria Archaeological Commission (as consulting party)
AAC Commission Member

jeb

cc Roger Kirchen, VADHR, Roger.Kirchen@dhr.virginia.gov
Lance Mallamo, Director, Office of Historic Alexandria,
Lance.Mallamo@alexandriava.gov
Eric Keeler, Division Chief, Program Administration, Office of Housing,
Eric.Keeler@alexandriava.gov
Al Cox, Historic Preservation Manager, Planning Department,
Al.Cox@alexandriava.gov
Catherine Miliaras, Historic Preservation Office, Planning Department,
Catherine.Miliaras@alexandriava.gov
Audrey Davis, Director, Alexandria Black History Museum,
Audrey.Davis@alexandriava.gov



ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

Roy O. Priest, Chief Executive Officer

January 9, 2017

Boyd Sipe, M.A., RPA
Thunderbird Archeology, a Division of Wetland Studies and Solutions, Inc.
5300 Wellington Branch Drive, Suite 100
Gainesville, VA 20155

RE: Section 106 Historic Mitigation Alternatives

Dear Mr. Sipe:

Thank you for soliciting input from Consulting Parties regarding the history mitigation necessary as a result of the redevelopment of the Ramsey Homes development site (the "Project"). To date ARHA and the City either have, or will have spent **\$609,583** as a result of the city codes/ordinances and development process relative to history associated with development projects. This evidences a substantial commitment made by both ARHA and the City towards preservation and, as such, ARHA believes that the **\$609,583** should be credited towards the satisfaction of the mitigation requirements.

City Regulatory Requirements

To date, ARHA, has put forth considerable efforts and resources toward studying the history and potential for the preservation of any part of the structures at Ramsey Homes. All of the work was completed as a result of local or federal regulatory processes. In order to comply with these requirements, ARHA hired a history consultant to conduct historical and archeological data collection at the Ramsey site, which to date has resulted in completion of the following work product:

1. Historic Context and Significance Statement (Aug. 2015)
2. Historic American Building Survey (HABS) drawings prepared by Encore Sustainable Designs (Sept. 2015)
3. Documentary Study and Archeological Resource Assessment (April. 2016; Rev. Sept. 2016);
4. Archeological Evaluation – Phase I/II Archeological Investigations (Sept. 2016)
5. Resource Management Plan (Nov. 2016)

In order to complete the above referenced work, ARHA has obligated and/or expended consultant fees in the amount of \$140,435, which does not include additional estimated fees of \$173,600 for the Phase III Data Recovery and Treatment Plan to be incurred at the time the existing structures are demolished. Additionally, the City development review process resulted in entitlements that are conditioned upon ARHA spending \$50,000 toward mitigation efforts. It is ARHA's request that the \$314,000 that ARHA will have invested with the completion of the Phase III, be counted toward this \$50,000 condition. This means that, at a minimum, ARHA will invest **\$364,000** in development funds toward the recordation and mitigation of the history at this development site (see Table 1). This is a significant project outlay for an



affordable housing project that is dependent on competitive tax credit funding scored largely on the efficiency of the cost to develop.

TABLE 1: Summary of City Regulatory Requirements

History Documentation & Archeological Investigation (Actual)	\$140,435
Phase III Documentary Recovery/Mitigation (Proposal)	\$173,600
Development Condition for Historic Mitigation (Contribution)	<u>\$ 50,000</u>
TOTAL	<u>\$364,435</u>

Joint ARHA/City of Alexandria efforts to Study Preservation as a Design Alternative

On October 5, 2015, ARHA and the City of Alexandria held a design charrette specifically for the purpose of exploring additional design alternatives to enhance compatibility in the scale, design, and fenestration of the project with the Braddock East Master Plan, and to study the viability of preserving one or more of the existing buildings. After this charrette, and associated follow-up work, the ARHA Board of Commissioners determined that the potential to preserve a building was not feasible given HUD Disposition regulations. This determination was based on the cost/benefit analysis of the cost to renovate some number of units versus constructing new units. This obsolescence testing is used by HUD in determining whether preservation is viable. While the exercise did not result in an outcome to preserve any structures, the City paid **\$31,903** for the cost to conduct the first exercise.

In their legislative meeting held March 12, 2016, the Alexandria City Council approved Ordinance No. 5011 (Map Amendment) and Ordinance No. 5012 (Rezoning) requested for the redevelopment of Ramsey Homes but denied ARHA’s request for a Development Special Use Permit that would result in the necessary density for the proposed Project, effectively denying the required zoning approvals that would allow ARHA to apply for tax credit funding in 2016. In the same hearing, the Council approved Resolution 2713 (Joint City-ARHA Work Plan for Ramsey Homes) which included several objectives; among those to identify the optimal concept that best balanced maximizing the project’s success in competing for tax credits with the project’s ongoing sustainability, the compatibility of the proposed design with the neighborhood character, historic preservation, and other important issues raised by stakeholders during the prior year. In furtherance of their desire to continue to study the viability of preserving some part of the structures, the City committed to reimburse all of the cost of this prescribed study period so that the Project budget would not have to carry them in a tax credit application.

In June of 2016, at the conclusion of this study period, the Council approved a concept for the Ramsey site consisting of the demolition of all structures and the construction of one building sited to create significant (approximately 6,000 square feet) community open space. During this second study phase, the City of Alexandria paid all related consultant costs resulting in a **\$213,245** City commitment to study preservation measures.

The total amount spent by the City in the course of the two different study efforts is **\$245,148**.

Proposed Mitigation Alternatives

In addition to those mitigation suggestions proposed by other Consulting Parties, ARHA proposed the following at the November 29, 2016 meeting.

1. Community gardens recalling early uses of the site during the Civil War era;
2. Incorporating the building foundation as a part of the open space design;
3. Providing historical markers to incorporate the documentary study of the Ramsey Homes site history similar to the markers installed at the James Bland development project.
 - a. *Please note:* ARHA has been advised that in many cases, the historical markers are the only items that are required for historic mitigation.

Again, we are asking that all suggestions be cataloged and priced so that the cost/benefit of each can be weighed, including the substantial investment already made by ARHA and the City, toward the final recommendations to be made in the Memorandum of Agreement. We look forward to continued participation in the Section 106 process and the forthcoming Memorandum of Agreement. If you have any questions, please contact me at rpriest@arha.us with a copies to cstaudinger@arha.us and lbattle@arha.us. Thank you for your continued cooperation and assistance.

Sincerely,



Roy O. Priest
Chief Executive Officer

Cc: Eric Keeler, City of Alexandria Office of Housing