



June 25, 2020

Ms. Jennifer Endo, Vice President, Community Relations  
Mr. Alan Goldstein, Director, Multifamily Division  
Mr. David Brotman, Development Manager, Multifamily Division  
AHC, Inc.  
2230 North Fairfax Drive  
Suite 100  
Arlington, VA 22201

Dear Alan, David, Jennifer:

Thank you for speaking with us on April 16, 2020, about your plans to redevelop Fort Henry Gardens, located in the Green Valley community. We waited until now to reply to that conversation in hopes of you addressing the issues we raised during that call. Since AHC, Inc. has moved forward with a submission to Arlington County, we are using this letter to reiterate our initial concerns.

Overall, we understand AHC, Inc. wishes to demolish the current 82 garden-style apartments in a Green Valley residential neighborhood and rebuild with an expanded footprint. You propose to construct an additional 270 units within four new apartment buildings, including a five-story and three-story development. Fifty percent of the apartment mix would include one-bedroom apartments; 40 percent as two-bedroom apartments; and the remaining ten percent three-bedroom units. We understand further that AHC, Inc. proposes for ten percent of the units to be offered at 30 percent of area median income (AMI); 40 percent of the units would be offered at 50 percent of AMI; and half of the units would be offered at 60 percent of AMI.

Green Valley welcomes affordable housing in our community. In fact, AHC, Inc. has three housing facilities within a couple blocks of each other in Green Valley. The Fort Henry Garden apartments are the ones most embedded within a residential community of single-family homes and duplexes.

#### Current Residents

Our first thought is with the current residents of Fort Henry Gardens. We ask that you inform them of your plans and relocation options before news is unveiled to the public. We also stress that current residents should be provided with a variety of options on where to relocate during construction and be offered first priority for returning to new units. Though we do not know if every current resident will meet the proposed area median income mix, we do ask that accommodations be made to ensure that all current residents that wish to return to Fort Henry Gardens are able to do so.

### Height and Density and Design

Placing a dense, five-story building in the middle of a residential neighborhood is unacceptable. The drab quotidian architectural design proposed only exacerbates these concerns. The buildings of the size and design you propose do not belong in this residential area.

The Green Valley community has spent decades planning for the future of our community. The proposed five-story and three-story buildings would be better placed along Shirlington Road, where the height and density you propose would be more welcomed. In addition, the five-story building you propose would sit on top of a large hill, creating unwelcome environmental conditions. These concerns range from a decrease in open green space to a lack of sunlight for the surrounding neighbors to the development of a new ecosystem for a valley trapped between your building, a cement plant, and the increased heights of Shirlington. These large buildings are not appropriate in this location.

### Infrastructure

We have not yet heard how Arlington County or AHC, Inc. will address infrastructure issues with the increased density. This part of our community would grow more than three times its current population. Independent transportation and environmental assessments are needed.

### Future Residents

We strongly encourage a greater mix of affordable units that accommodate families, not just individuals and couples. It is not clear from the AMI mix and bedroom unit sizes as to how many of these apartments will actually be affordable to low income families.

We also encourage you to consider dedicating affordable units to senior citizens from Green Valley. Many of our residents would like to stay in the community as they age, but require affordable options.

### AHC, Inc. Properties

We would be remiss if we did not mention concerns that exist at The Shelton, an AHC, Inc. property. Living conditions there, from the sterile entranceway to the treatment of residents, need improvement. When invited, we attend meetings at The Shelton, along with AHC, Inc. leadership, but are dismayed at the lack of actionable items and accountability. Several suggestions have been made to AHC, Inc., from us, the Arlington County Police Department, and numerous nonprofit leaders, but little is shown for it. Repeated disturbances at this property do not bode well for what another, larger AHC, Inc. property might bring to our community. While this letter is focused on the proposed redevelopment of Fort Henry Gardens, the conditions at the neighboring Shelton weigh heavily on our minds.

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In Closing

We have discussed these issues with the executive committee of the Green Valley Civic Association. It is our intention to speak also with the greater Green Valley community, but the COVID-19 pandemic has hindered a formal meeting.

Please let us know how you will address each of these concerns. We wish to work with you on solutions that benefit the community.

Sincerely,

Portia Clark  
President  
Green Valley Civic Association

Robin Stompler  
Chair, Community Affairs  
Green Valley Civic Association