

## Hope Halleck

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**From:** Tracie Morris <traciegmorris@gmail.com>  
**Sent:** Wednesday, May 20, 2015 9:30 AM  
**To:** Mary Hynes  
**Cc:** Libby Garvey; CountyBoard; John Vihstadt; Jay Fiset; Walter Tejada; Sharon Dorsey; Alex Deucher  
**Subject:** WWCA - VHC Motion of Support  
**Attachments:** WWCA VHC Motion.pdf

Dear Chairman Hynes,

Attached please find a letter regarding a WWCA motion, which passed at last night's meeting regarding the VHC's desire to purchase the Edison Complex.

Please do not hesitate to contact me if you have any questions.

Tracie Morris  
WWCA President



**WAYCROFT - WOODLAWN**  
CIVIC ASSOCIATION  
ARLINGTON, VIRGINIA

Mary Hynes, Chair  
Arlington County Board  
2100 Clarendon Boulevard, Suite 300  
Arlington, Virginia

Dear Chairman Hynes:

The following motion was unanimously passed at the May 19, 2015 Waycroft-Woodlawn Civic Association's General Meeting:

The Waycroft Woodlawn Civic Association (WWCA) supports the transfer of the Arlington County-owned property just north of the existing Virginia Hospital Center (VHC) site to VHC for expansion of their campus. The WWCA looks forward to being integral to more specific planning, including any site plan amendment process, in the future. The WWCA reserves the right to reconsider its support of this proposed use in the future.

The motion was published in a special edition of our newsletter, *What-All Extra*, informing interested residents of this important vote.

If you have any questions, please do not hesitate to contact me at 703-966-2960.

Sincerely,

A handwritten signature in cursive script, appearing to read "Tracie Greenway Morris".

Tracie Greenway Morris, President  
Waycroft-Woodlawn Civic Association

Cc: J. Walter Tejada, Vice-Chair  
Jay Fisette, Board Member  
Libby Garvey, Board Member  
John E. Vihstadt, Board Member  
Hope L. Halleck, Clerk to the County Board  
Sharon Dorsey, Waycroft-Woodlawn Civic Association Vice-President  
Alex Deucher, Waycroft-Woodlawn Civic Association Secretary

# \* Direction to The Manager

Virginia Hospital Center is important to Arlington.

- Virginia Hospital Center is an important part of the **Arlington community**.
- Our intent is to help you achieve your vision to provide **optimal healthcare** and meet the growing needs of Arlington County.
- Meeting the needs of the Hospital is important to the County ... and we agree that the Edison site (or a portion of it) may be critical to allow for a future expansion of **health care uses, and in particular the hospital**, at this location.

We must think strategically about the site.

- The County has an obligation to the community to think **strategically** about any land disposition or acquisition.
- Thus, consideration of the Hospital request should include a **careful valuation** of the Edison site; any land transaction could include swapping sites owned by the Hospital, ground lease, or cash consideration.
  - a. Such assessment needs to be done not only from a pure "market value" consideration, but also from the **utility/functionality perspective**.
  - b. Only the County can determine the potential utility of each site and whether or not it meets the **strategic needs** of the County for our own purposes or APS purposes.
- The County must consider **strategic uses** of the site and look into all options.
  - c. For example, we could partner with a third party (e.g., medical office developer) that can work with the Hospital to meet your future facility needs, while perhaps providing a better overall deal to the County.

Next steps: conceptual plans and community involvement.

- In order to move forward with your request, we encourage Virginia Hospital Center to submit a **comprehensive facilities and business plan** intended to implement your **vision** for the delivery of healthcare in the future.
- We ask that such plan also include preliminary concepts that show how you propose to maximize the use of your own site to get the **best/most efficient use** of your property and demonstrate your need for additional land.
- We want to **hear from the community if they support the use of this site, whole, or in part by the Hospital**.
- ① We direct the County Manager to work with VHC to clarify the components of the facilities and business plan and, within a month of the submission of your facilities and business plan, to present to the CB with a proposal on how to move forward with the VHC request. Such a proposal must include a **process to gather community input** on the proposed expansion of the hospital at the Edison site, including neighborhood impacts that will need to be addressed in any subsequent planning process.
- We look forward to working with you to enhance the delivery of healthcare in our community.



## TARA-LEEWAY HEIGHTS CIVIC ASSOCIATION

Box 50022

Arlington, VA

22205

March 23, 2015

Ms. Mary Hynes, Chair  
Arlington County Board  
2100 Clarendon Boulevard, Suite 300  
Arlington, Virginia 22201

Dear Chairman Hynes:

The Tara Leeway Heights Civic Association urges Arlington County to take those steps necessary to enable Virginia Hospital Center (VHC) to increase in size to meet what we understand to be a quite significant increase in its patient population and patient care obligations. From the information available to us we believe the most cost effective and best way to meet patient care needs of Arlington County is to enable Virginia Hospital Center to expand its footprint around its existing campus. Probably the only available land area is to the North of VHC which is the Edison complex. It is our understanding from several meetings and discussions with the other two civic associations surrounding VHC that they are also in support. The data we have been provided supports the thoughts that such an expanded footprint at the Edison site will enhance patient care, increase Arlington employment opportunities, will be by far the most cost effective alternative and will be useful in working through the very difficult task of envisioning how to meet the plethora of needs of Arlington citizens in a County that is increasingly constrained by the lack of available land.

Our civic association believes quite strongly that Arlington County should begin the effort immediately. We are of this opinion because we have been provided data to show that VHC is now at capacity and has growing capacity needs. Further, any effort to meet these capacity needs can be 10 years in the future because of the multitude of disparate efforts necessary. Without some assurances from Arlington County regarding a commitment to meet Arlington's expanding patient care needs, VHC is unable to take those steps to begin to plan to meet the needs of our community.

We believe that a commitment to VHC now will enable the County to begin the lengthy process of working out details such as potential land swaps, zoning changes and GLUP updates. AT the same time, VHC will gain assurance that will permit the costly steps it must take to meet rapidly increasing patient care needs such as preliminary designs for the site and proceeding with gaining State approval for such items as Certificate of Need

agreements. VHC simply cannot begin these most expensive endeavors until it has assurances from Arlington County that Arlington County will support expansion of Arlington's patient care needs at the Edison site.

The three civic associations surrounding the VHC and Edison sites have worked for many months with VHC to understand what are the medical care needs of Arlington and how VHC can meet these needs. As part of that process, VHC has held two community meetings within the past month. At these community meetings, there were no citizen issues raised that could not be worked through and resolved, as VHC and Arlington County address all of the requisite details.

In summary the Tara Leeway Heights Civic Association strongly believes that Arlington County should move forward forthwith to commit to the expansion of Virginia Hospital Center at the Edison site and to begin active and speedy deliberations so that VHC can continue to meet the increasing health needs of all Arlington.

Sincerely,

A handwritten signature in black ink, appearing to be 'K. Person', with a long horizontal line extending to the right.

Kim Person  
President, TLHCA



**WAYCROFT - WOODLAWN**  
CIVIC ASSOCIATION  
ARLINGTON, VIRGINIA

Mary Hynes, Chair  
Arlington County Board  
2100 Clarendon Boulevard, Suite 300  
Arlington, Virginia 22201

Dear Chairman Hynes:

Last year, Barbara Donellan met with leadership from the High View Park Civic Association, Tara Leeway Heights Civic Association and Waycroft-Woodlawn Civic Association regarding the property referred to as the Edison Complex. While this large parcel of county-owned property is situated within the boundaries of the High View Park Civic Association, Tara Leeway Heights and Waycroft Woodlawn Civic Associations, which abut the property, will be impacted by the ultimate land use change.

The Waycroft-Woodlawn association urges the County Board to begin its decision making process to determine the best use of this property immediately rather than waiting until 2018 as stated by the County Manager. The WWCA understands there are numerous stated needs for this parcel, both governmental and non-governmental. We encourage the County Board to swiftly vet the needs of all interested entities and render a timely decision, which will benefit the citizens of Arlington County as a whole, while limiting the adverse impacts, such as increased traffic, parking issues, and noise, to the residents in the adjacent neighborhoods.

In selecting an ultimate use for this property, please recognize that you are choosing our neighbor. The WWCA asks the Board to choose wisely, taking into consideration whether they will be a good neighbor for the short-term or the long into the future.

The WWCA, along with the two other neighborhoods, must be involved all stages of the selection process, the development, and more importantly after it is put into use. The WWCA asks that a decision regarding this parcel be made by September 30, 2015.

Sincerely,

A handwritten signature in cursive script, appearing to read "Tracie Morris".

Tracie Morris  
President, Waycroft Woodlawn Civic Association

April 2, 2015

Mary Hynes, Chair  
Arlington County Board  
2100 Clarendon Boulevard, Suite 300  
Arlington, Virginia 22201

Dear Chairman Hynes:

As you are aware, there are many issues impacting High View Park. The greatest at this moment is the division within our civic association. The growth and transition of the neighborhood has generated animosity with a small group of residents. As I serve as the association president, I felt as to not further aggravate the situation, it was prudent to not use association letterhead or to assert my role as President, but as a resident in conjunction with a few of my fellow neighbors. These neighbors are active within our community and represent a cross section of our 600 households/1100 residents.

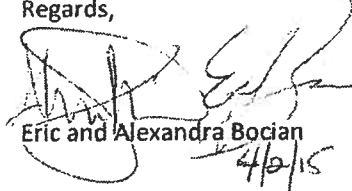



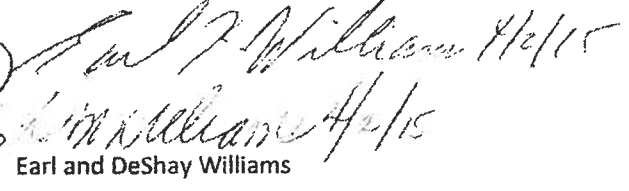
Recently, we and others within our community canvassed our neighborhood and spoke with residents on a variety of issues, including VA Hospital and the Edison property. In addition, many of our residents had attended the hospital informational meetings this past February where they were able to listen to the issues impacting the hospital and in turn hospital managers were able to address the questions of our residents. It was a very useful exchange and provided an insight to each other's perspectives.

There are still outstanding issues residents have with the hospital. We are hopeful the hospital will address them as they develop their plans and will allow High View Park community input. The primary concern we heard from residents is centered around vehicular issues such as addressing the already shortage of parking for hospital visitors and staff, the expanded parking needs of an even larger hospital center, and the resulting traffic on the surrounding streets.

The hospital has been a good neighbor to the community, but we will need to work together to come up with better solutions so that this expansion will not create greater strain on the area.

That said, we agree with our surrounding neighborhoods, who have also expressed their opinions, and urge the County Board to begin its decision making process to determine the best use of this property immediately rather than waiting until 2018 as stated by the County Manager.

Regards,

 Eric and Alexandra Bocian 4/2/15  
 Long and Stephanie Westerlund  
 Jim and Stephanie Derrig  
 James and Raquel Page  
 Earl and DeShay Williams 4/2/15

