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Sent: Tue, Oct 19, 2021 6:16 pm

Subject: Comments for 10-20-2021 Meeting: Agenda Item - Special GLUP Study for Sunrise/2000 N. Glebe Road

Dear James,

I'm unable to attend tomorrow night's LRPC, so I'm submitting public comments in advance in the hope that you (or Tim) will share them with LRPC members prior to the meeting.

Though in principle I support the creation of senior housing, naturally I defer to the wishes of those living proximate to the site. I also question the need for this very expensive type of senior housing.

Below are the current prices listed for Sunrise in Arlington at 2000 N. Glebe Road:

<https://www.seniorly.com/assisted-living/virginia/arlington/sunrise-of-arlington-2000-north-glebe-road-arlington>

## Pricing at Sunrise Of Arlington Virginia

Pricing ranges from

**\$5,233 - \$6,802/month**

Assisted Living	Monthly Cost
Shared Bedroom	From \$5,233
Studio	From \$6,802
Private Room	From \$6,279

Your total monthly costs will vary depending on room type and the level of care needed. Click the button below to connect with your Seniorly Local Advisor for more accurate pricing.

These figures are just the beginning. Assisted living facilities charge extra for every service they provide, charges that can easily run an additional \$2,000–\$3,000 a month—sometimes more. Assisted living isn't affordable for the vast majority of people. I have two friends/acquaintances living here in Bluemont who are serving as the primary caregivers for their parents. They have sacrificed their own financial future

because they cannot work a demanding job while juggling care responsibilities. It isn't that they wouldn't like to have another option, but these facilities are way beyond their and their parents' means.

Money spent on assisted living care (where residents must [meet physical/health requirements](#) to enter the facility) can drain seniors' resources and leave them without a nest egg that will be needed later in order to be accepted into a decent nursing home or other skilled care facility. Medicaid beds are few because they are money-losers, so nursing homes can pick and choose whom they will accept for Medicaid spend-down—usually requiring a healthy amount of assets to be utilized before spend-down kicks in.

We need more committed affordable, subsidized senior housing, something similar subsidized units available at [Culpepper Garden](#) or [The Carlin](#), or even nonprofit, continuing-care facilities like Goodwin house—which will keep you until the end so you don't end up [stranded/dumped in a hospital bed](#).

I'm not seeing any particular community benefit beyond the addition of some very expensive beds that are unlikely to meet the needs of local residents. There is nothing new about the overall lack of affordable housing for seniors. So that's not a change. In 2000, [9.4%](#) of Arlington's population was 65+. In 2020, that percentage increased to [11.1%](#), or a 1.7% increase over 20 years—it's barely budged despite burgeoning population growth in Arlington. Almost 80% of Arlington's population today is under 55, so there is no reason to expect a large bump-up in the senior population for at least 10 years.

Sunrise operates The Jefferson, a nearby senior condominium building with [325 units](#) (plus another 57 skilled nursing beds and 31 nursing facility beds). Sunrise at Bluemont Park has [175 beds](#). Sunrise of Falls Church has another [53 beds](#). With Sunrise of Arlington's 57 beds, that's **698 beds/units within a 3-mile radius**.

The large number of senior facilities within a close proximity comes with a cost. Fire Station 2 (corner of Wilson and Geo. Mason) receives the largest number of EMS calls of any fire station in Arlington (over 3,000 calls annually per the 2012 TriData report). One reason for the disproportionate number of emergency medical service calls is the large number of senior facilities nearby: The Jefferson, The Carlin, Culpepper Garden, Sunrise at Bluemont Park and Sunrise in Arlington (with others not too far away).

According to the report, Fire Station 2 could only meet its response-time goal (9 years ago) when there was a unit sitting in the bay, which frequently isn't the case. To my knowledge, here have been no plans to expand EMS capacity at Fire Station 2 or in Arlington. For convenience, I have attached a copy of the TriData report, **which is no longer accessible on the county website due to a broken link**.

What's also unclear to me is why a building that's just 35 years old must be razed. That seems excessive, wasteful and disregards the embodied carbon and energy in those existing materials, which will end up in landfill—running counter to Arlington's zero waste policy. (My house is still going strong at almost 70 years old.)

Doubling the building footprint on this site (and presumably adding more paved parking, etc.) will increase impervious, heat-trapping surfaces that are inconsistent with the goals in Arlington's Community Energy Plan. (**The link to the document is broken**, so here is a link to the updated draft document: [https://arlington.granicus.com/MetaViewer.php?view\\_id=2&clip\\_id=3672&meta\\_id=188787](https://arlington.granicus.com/MetaViewer.php?view_id=2&clip_id=3672&meta_id=188787).) Then there's all that added storm runoff that runs counter to Arlington's stated flood mitigation goals.

In short, I'm having trouble discerning the community benefit to this proposal. Given the [acute labor shortage](#) in the long-term care sector, nationwide, it seems like a mighty strange time to be planning on adding more beds for which staff is a problem. Today, Sunrise is advertising 60 open positions on Indeed.com that are within a 10-mile radius of Arlington: <https://www.indeed.com/jobs?q=Sunrise%20Senior%20Living&l=Arlington%2C%20VA&radius=10&start=30&vjk=42269df5038ab946>.

I'd urge LRPC as well as staff to think holistically about this proposal, and not just from a GLUP/zoning standpoint. Thank you for your time and consideration.

Suzanne Smith Sundburg