

**MOA Summary Progress  
January 2018**

*Memorandum of Agreement among the Alexandria Redevelopment and Housing Authority (ARHA), The Virginia State Historic Preservation Office, The Advisory Council on Historic Preservation, and The City of Alexandria, Virginia, Regarding the Ramsey Homes Redevelopment Project in the City of Alexandria, Virginia dated July 31, 2017*

**STIPULATIONS**

The City, in coordination with ARHA, shall ensure that the following measures are carried out:

**I. PROFESSIONAL QUALIFICATIONS**

All archeological and/or architectural work carried out pursuant to this Agreement shall be conducted by or under the direct supervision of an individual or individuals who meets, at a minimum, the Secretary of the Interior's *Professional Qualifications Standards* (48 FR 44738-9, September 29, 1983) in the appropriate discipline.

**ARHA Response:** Acknowledged.

**II. DECONSTRUCTION**

ARHA shall coordinate with City staff {Office of Historic Alexandria (OHA) and Planning and Zoning (P&Z)} to prepare a careful deconstruction and exploratory demolition plan for one of the Ramsey Homes buildings prior to release of demolition permits. ARHA shall solicit comments on the draft demolition plan from the City, SHPO, and other consulting parties in accordance with the Stipulation VII and consider those comments in the preparation of the final plan. The plan, once approved by City staff (OHA and P&Z) will be carried out prior to any demolition activity occurs of said structure. The goal of the exploratory demolition will be to provide additional information and understanding about the materials, building methods, and phases of construction and alteration. The plan shall include additional documentation of the building using 3D laser scanning and/or photogrammetry during this investigative process. Additionally, ARHA shall make arrangements for Consulting Parties and other interested members of the public to tour the building during the exploratory deconstruction and selective demolition.

**ARHA Response:** The Draft Plan for Careful Deconstruction and Exploratory Demolition (the "Plan") was forwarded to SHPO, ACHP and Concurring parties on December 21, 2017.

Comments on the plan were due January 21, 2018 for consideration and inclusion in the final Plan. We have reviewed and incorporated the comments into the final Plan.

Working with City staff, we have been able to essentially eliminate the cost associated with the proposed plan. The sketching and documenting will be conducted by the Planning staff for submission to the history consultant who will use the information to append the earlier report. Additionally, the required photogrammetry is being replaced by volunteer efforts. Board of Architectural Review Member, Ms. Purvi Irwin, has volunteered to take the Historic American Buildings Survey (HABS) documentation prepared for this project and use architectural software to create the 3-D imaging. The HABS documentation was secured from Wetlands in AutoCad format and Ms. Irwin has confirmed that she is able to use the prior work to create this imagery. Additionally, the final scope will not require a demolition permit and will save considerable costs from the General Contractor.

There will be an open house on February 9th and 10th for members of the general public. This will be an opportunity for persons interested in learning more about early examples of the use of precast "Fabcrete" concrete panels to come view the exposed concrete shell as well as to view one of the units as it currently exists. Invitations for this Open House have been sent out.

### **III. PUBLIC EDUCATION AND INTERPRETATION**

- a. ARHA and/or its assignee shall design, produce and install wayfinding signage relevant to the historic component of site 44AX0160, the Uptown/Parker-Gray Historic District (DHR No. 100-0133), and the Ramsey Homes (DHR No. 100-0133-1328, 100-0133-0754, 100-0133-0751, 100-0133-0747, 100-0133-0749, 100-0133-0745, and 100-0133-0948) prior to the release of certificates of occupancy. ARHA shall solicit comments on the draft content and location of the signage from the City, SHPO, and other consulting parties in accordance with Stipulation VII and consider those comments in the preparation of the signage plan. Up to three (3) signs shall be installed on-site or in the site vicinity. Signage will be produced and installed in accordance with the City of Alexandria Wayfinding System Design Guidelines Manual (2010).

**ARHA Response:** The location of the Wayfinding was determined in coordination with City staff and has been incorporated into the final site plan which has been approved by the City and included as part of the building permit submission package. The content of the signage is post-archeology work and will be coordinated with the City depending on the results of the discovery phase.

- b. ARHA in coordination with OHA shall engage a genealogical consultant to conduct additional historical research aimed at identifying past occupants of the Ramsey Homes. Oral histories will be conducted of identified Ramsey Homes residents if possible. Electronic audio and/or video recordings and transcriptions of all completed oral

histories will be coordinated by and curated with Alexandria Legacies the Alexandria Oral History Program within two (2) years of the execution of this agreement.

**ARHA Response:** Acknowledged.

- c. ARHA and/or its assignees shall make necessary arrangements and host a symposium focused on interdisciplinary education and outreach relevant to the archaeological, historic, genealogical, and architectural research, including analysis of the historic construction materials and methods of the Ramsey Homes buildings as well as include a broader understanding of the context of public housing in Alexandria prior to the release of certificates of occupancy. ARHA shall solicit comments on the draft symposium plan from the City, SHPO, and other consulting parties in accordance with the Stipulation VII and consider those comments in the preparation of the final program. The symposium shall be held within two (2) years of the execution of this agreement.

**ARHA Response:** A symposium will be scheduled after completion of the work related to archaeological, historic, genealogical, and architectural research, including analysis of the historic construction materials and methods of the Ramsey Homes buildings is complete and incorporated into the final technical report.

- d. ARHA and/or its assignees may photograph the work and artifacts, and display on a temporary or permanent basis artifacts or images, in an appropriate place within the City to be coordinated with OHA.

**ARHA Response:** The display of any artifacts will be coordinated with City staff after the field work is complete.

- e. OHA will prepare and maintain a City-hosted web page based on information currently located on ARHA and other City web sites to be updated as additional information is provided.

**ARHA Response:** The webpages for Ramsey Homes have been created and updated with the relevant information and can be viewed at [www.vhdllc.us/ramsey-homes](http://www.vhdllc.us/ramsey-homes) and [www.alexandriava.gov/housing/info/default.aspx?id=90874](http://www.alexandriava.gov/housing/info/default.aspx?id=90874).

#### **IV TREATMENT OF ARCHEOLOGICAL RESOURCES**

- a. The archeological work will be conducted in accordance with the Archeological Protection Code Section 11-411 of the zoning code of the City of Alexandria and archeology conditioning on the final site plan.

**ARHA Response:** Acknowledged.

- b. Prior to initiating any Project activities that could affect the archeological site(s). ARHA shall coordinate with SHPO, ACHP, City staff (Alexandria Archaeology), and other Consulting Parties for approval of the Archeological Data Recovery Plan entitled Resource Management Plan (Archeological Data Recovery Treatment Plan) for the portion of site 44AX0160 located within the Ramsey Homes Property, City of Alexandria, Virginia (May 2017).

**ARHA Response:** Acknowledged.

- c. The archeological work will follow the approved Archeological Data Recovery Plan

**ARHA Response:** Acknowledged.

- d. ARHA shall ensure that the approved Archeological Data Recovery Plan is implemented prior to those Project activities that could affect the archeological site(s). If such plan is not implemented before disturbance, this stipulation is not fulfilled.

**ARHA Response:** Acknowledged.

- f. ARHA and/or its assignees shall notify the City, SHPO, and the other Consulting Parties in writing once the fieldwork portion of the Archeological Data Recovery Plan is complete and provide a brief management summary so that a site visit may be scheduled, if requested. The City, SHPO, and the other Consulting Parties will respond with any comments and/or requests for a site visit within fifteen (15) calendar days of receipt of the Management Summary. Following receipt of comments and any requested site visit, the City may approve implementation of the undertaking's construction or construction related ground disturbing activities in the area and within the boundary of the affected archeological site while the technical report is in preparation.

**ARHA Response:** Field work pertaining to the Treatment Plan, including trenches, archeological monitoring, feature excavation, and laboratory work is pending the razing of the buildings on site. The demolition permit application has been submitted and all units are in the process of being vacated. Site demolition is expected to commence March 1, 2018, after which time the Phase III archeology (Treatment Plan) work will be completed.

- f. ARHA and/or its assignees shall prepare a report (following the requirements for preparation and review of draft and final reports in Stipulation VII) of the results of the Archeological Data Recovery Plan investigations within one (1) year of the notification that fieldwork has been completed. When the final report has been approved by Alexandria Archaeology, ARHA and/or its assignees shall provide two (2) copies of that document, bound and on acid-free paper and one electronic copy in Adobe® Portable Document Format (.pdf) to the SHPO; and a copy electronically to Consulting Parties.

**ARHA Response:** The Final Technical Report is pending completion of all activities per the previously listed items above; however, Wetlands has been procured to update their earlier History report based on the findings of the MOA work required.

## **V. CURATION**

Within thirty (30) days of the City's approval of the final technical report documenting the Phase III Data Recovery conducted at site 44AX0160, ARHA shall deposit all archeological materials and appropriate field and research notes, maps, drawing and photographic records collected as a result of archaeological investigations arising from this Agreement (with the exception of human skeletal remains and associated funerary objects) for permanent curation with the City of Alexandria, Virginia, a repository which meets the requirements in 36 CFR 79, *Curation of Federally Owned and Administered Archeological Collections*. ARHA and/or its assignees shall provide the City with a copy of the curation agreement (Deed of Gift) as evidence of its compliance with this stipulation. All such items shall be made available to educational institutions and individual scholars for appropriate exhibit and/or research under the operating policies of the City.

**ARHA Response:** Acknowledged.

## **VI. REPORTING REQUIREMENTS**

Each January and July following the execution of this MOA until it expires or is terminated, ARHA shall provide all parties to this MOA a summary report detailing work undertaken pursuant to its terms. Such report shall be provided by the 30<sup>th</sup> day of the relevant month and shall include any scheduling changes proposed, any problems encountered, and any disputes and objections received in ARHA's efforts to carry out the terms of this MOA. Upon the completion of all stipulations to this Agreement, ARHA shall provide to the City, the SHPO, ACHP, and other Consulting Parties a signed memorandum documenting that ARHA has fulfilled all its responsibilities under this Agreement.

**ARHA Response:** Acknowledged, provided herein.

Respectfully submitted,

Martin Lucero  
Senior VP of Development