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City of Alexandria, Virginia

MEMORANDUM

DATE: SEPTEMBER 23, 2004

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: PHILIP SUNDERLAND, CITY MANAGER *PS*

SUBJECT: PROPOSED ACTION PLAN TO PROTECT PROPERTIES IDENTIFIED IN THE OPEN SPACE PRIORITY LIST

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**ISSUE:** Consideration of proposed Open Space Priority List Action Plan.

**RECOMMENDATION:** That City Council:

- (1) Receive the proposed Open Space Priority List Action Plan (Attachment I) and Summary Matrix (Attachment II). The Action Plan proposes a number of actions to be taken to protect some or all of the open space characteristics of the properties included in the Open Space Priority List which Council adopted last June. The Action Plan also sets out the recommended time frame for these actions to take place, and recommends the issuance of \$10.0 million in general obligation bonds for open space acquisitions;
- (2) Schedule a Public Hearing on the proposed Open Space Priority List Action Plan for Saturday, October 16; and
- (3) Following the Public Hearing, at the October 26 legislative meeting, adopt the proposed Open Space Priority List Action Plan, and instruct City staff to begin implementation of the adopted Action Plan.

**BACKGROUND:** On June 22, 2004, Council adopted a list of "priority" properties that the Open Space Steering Committee had identified as the most significant open space sites in Alexandria. (This "Open Space Priority List" of properties is on pages 5 through 10 of Attachment 3 to the report of the Open Space Committee which is attached to this memorandum as Attachment III.)<sup>1</sup>

On June 22, Council also instructed the City Manager to provide to Council in the fall an Open Space Priority List Action Plan -- i.e., a plan of action which, as to each property on the adopted Open Space Priority List, provided recommendations regarding the following:

<sup>1</sup> On June 22, Council also adopted the recommendations of the Committee that related to the process and criteria to be used in the future for adding, or removing, properties from the Open Space Priority List.

- a. the actions that could be taken (either by the property owners or the City, or both) to protect the property's open space characteristics;
- b. the timing of these protective actions;
- c. the anticipated City cost, if any, of the protective actions, as well as any ongoing operation and maintenance costs resulting from the actions; and
- d. if applicable, the manner of financing the actions which, for some properties, could include financing the actions through the issuance of general obligation bonds, whose debt would be paid from a portion of the revenue generated by the one cent real estate tax dedication.

The Open Space Priority List, which Council adopted on June 22, places properties into three categories: "Immediate Priority," "Priority" and "Other Important Sites." Two properties are listed in the "Immediate Priority" category: a series of parcels along the waterfront between King and Duke Streets, and property along the waterfront behind Hunting Towers (now Hunting Point) to be used as an alignment for the Mount Vernon bike trail. Four properties are listed in the "Priority" category: a part of the Seminary Forest property between Braddock Road/Ivor Lane and Seminary Road, Clermont Cove, various parcels adjacent to Monticello Park, and the George Washington Masonic Memorial site. Four other properties are listed in the "Other Important Sites" category: the northeast corner of Seminary and Beaugard, a site at Lloyds Lane and Russell Road, a site at Valley Drive and Braddock Road, and the Second Presbyterian Church property.

Since this past June, open space preservation actions have occurred with respect to three of these ten properties on the Open Space Priority List. Council has approved, and allocated \$750,000 for, the acquisition of approximately five acres of the Seminary Forest site. Land use actions by Council have resulted in the preservation as open space of about one acre at the Lloyds Lane and Russell Road site. Land use actions by Council have resulted in approximately 20% percent of the Second Presbyterian property, or about 1.2 acres, being dedicated as public open space.

**DISCUSSION:** Attachment I contains the proposed Open Space Priority List Action Plan. It recommends various actions (or reflects the actions already taken) for the protection of the most important open space characteristics of the ten properties on the Open Space Priority List. It also divides these properties into three "timing" categories depending upon the need for "short-," "mid-" or "long-term" protective actions.

Two properties are recommended in the Action Plan for short-term action:

- (1) **Waterfront Properties:** acquisition of the seven parcels along the waterfront at 200, 204, 208, and 210 Strand Street, 0 Prince Street, and 1 and 2 King Street; and
- (2) **Mt. Vernon Trail Property:** acquisition of an appropriate public access easement over a linear strip of property behind Hunting Towers (1204-1206 South Washington Street) which can be used as an alignment for the Mount Vernon Trail.

1 **Waterfront Properties.** These seven parcels total 2.112 acres, and contain a current aggregate  
2 assessed value (which reflects the fact that title to the properties is in dispute and that they are the  
3 subject of litigation initiated by the federal government) of \$8.353 million. The Old Dominion  
4 Boat Club (ODBC) parking lot (2 King Street) is seen by staff as having the highest priority of the  
5 Waterfront Properties to be acquired. This is due to its location relative to the river, its location  
6 at the foot of King Street, and its relationship with and adjacency to Waterfront Park.

7  
8 The Action Plan recommends taking these actions for the Waterfront Properties:

- 9
- 10 • Begin and pursue the process for acquiring these properties, except for the  
11 property at 1 King Street that is occupied by the Old Dominion Boat Club  
12 building. This action will include obtaining an appraisal of the properties,  
13 discussing their sale with their respective owners, and eventually either reaching a  
14 voluntary sale of the properties or initiating condemnation proceedings in court (an  
15 action that would require specific Council authorization at a later time). As to the  
16 property at 1 King Street, we recommend that staff initiate discussions with ODBC  
17 and, based on these discussions, present a recommendation to Council at a later  
18 date.
  - 19 • Begin and pursue a planning process for the Waterfront. The recommended study  
20 area is the area bounded by Queen, Union and Wolfe Streets, and the Potomac  
21 River. The product of this process, among other things, would be  
22 recommendations to the Planning Commission and Council regarding the use or  
23 uses of the Waterfront Properties that the City is acquiring. We envision this  
24 planning process, if approved by Council, beginning early in 2005 and running for  
25 12-15 months.

26  
27  
28 The anticipated cost of these Waterfront Properties actions is as follows:

- 29 • \$10-15 million, or possibly more, to acquire the properties
- 30 • Site development costs, such as bulkhead repair and construction -- to be  
31 determined during the planning process
- 32 • Ongoing maintenance costs -- to be determined during the planning process.

33  
34 **Mt. Vernon Trail Property.** The Action Plan recommends obtaining this easement as a short-  
35 term priority action. This easement for the future trail alignment would provide a waterfront  
36 connection for the existing Mt. Vernon Trail, which is designated as part of the Potomac Heritage  
37 National Trail System. Negotiations have begun with The Virginia Department of Transportation  
38 (VDOT), which currently owns Hunting Towers (Hunting Point). These negotiations include the  
39 Woodrow Wilson Bridge project, the National Park Service, and City staff. It is our intention to  
40 bring closure to these negotiations before the end of the year and before the sale of the Hunting  
41 Towers (Hunting Point) property, by obtaining an appropriate easement along the desired trail  
42 alignment.

43  
44 Specific actions for the Mt. Vernon Trail Property are:

- 45 • Continue negotiations on securing the easement necessary to construct a trail  
46 adjacent to the Potomac River at Hunting Towers (Hunting Point) with access to

1 the Mt. Vernon Trail, including environmental permit modifications, wetland  
2 mitigation if necessary, written approvals from VDOT, Army Corp of Engineers,  
3 National Park Service, and Virginia DEQ.

4  
5 The anticipated City cost of these actions are:

- 6 • Donated easement (no cost)
- 7 • \$10,000 a year to maintain the easement
- 8 • \$250,000-\$500,000 to construct the desired trail and provide, at another location,  
9 new wetlands to offset those removed by the trail construction.

10  
11 The Action Plan places four properties on the Open Space Priority List in the mid-term action  
12 category. These are: **Monticello Park Area Properties** (306 & 312 Beverly, 3104, 3104B,  
13 3106 & 3106A Russell Road); the **George Washington Masonic Temple Property** (101  
14 Callahan Drive); the **Seminary/Beauregard Property** (5101 Seminary Road); and the  
15 **Braddock/Valley Property** (2416 & 2430 Ridge Road, 1101 & 1103 Braddock Road, 2419  
16 Valley Drive).

17  
18 These sites represent properties that the City should begin discussing protection measures with  
19 the property owners related to developing a plan for the protection of their most important open  
20 space characteristics. The methods to achieve this protection include purchase options, rights of  
21 first refusal, and different forms of easements. It is not anticipated that we will make any effort to  
22 acquire the Monticello Park properties or the Braddock Valley properties. In general, all of the  
23 sites above represent significant locations for future open space protective actions, although  
24 efforts need to be undertaken now to prepare for these more permanent actions. See Attachment  
25 I for additional discussion of these mid-term action properties.

26  
27 The Action Plan places one property on the Open Space Priority List in the long-term action  
28 category. This is **Clermont Cove** (200 Clermont Avenue). It is placed in this category because,  
29 although it is privately owned, there are numerous restraints that makes it development unlikely at  
30 this time.

31  
32 **FISCAL IMPACT:** The City expense to acquire the short-term action properties is estimated to  
33 be in the range of at least \$10-15 million. Site planning, design and site development (not  
34 applicable for all sites) would be an additional not-as-yet determined cost. Maintenance of these  
35 properties will require an estimated \$50,000-\$100,000 per year, depending on the uses to which  
36 they are put. For instance, intensive maintenance operations, such as highly landscaped areas,  
37 would require higher levels of funding estimated to be in the range of \$30,000-\$45,000 per site  
38 per year. Planning, design and site development costs for each of the properties will be dependent  
39 on the specific program and amenities that are implemented for each location and would be  
40 coordinated through the Capital Improvement Projects process.

41  
42 Potential expense related to the recommended protection measures for the mid-term action  
43 properties is estimated conservatively to be in the range of \$5-8 million. Maintenance costs  
44 would be limited to the properties that the City would assume care of. In the case of conservation  
45 easements provided by the owners, maintenance expense would not occur if the owner maintained  
46 the property while these protective measures were set in place. In addition, the right of first

1 refusal does not obligate the City to maintenance expenses until the City has purchased the  
2 property. Based on recommendations of the current plan, yearly maintenance expense would be  
3 approximately \$30,000-\$45,000 per year and pertain to some sites only, and is based on minimal  
4 levels of maintenance for open space and parkland.

5  
6 The recommended actions for the short-term and mid-term properties are contemplated to be  
7 funded from a number of sources. First, if federal and state funds can be obtained, then those  
8 sources may be used. However, it is likely, given the federal and state budget situation, that  
9 nearly all of the costs of acquiring open space, obtaining easements and negotiating options and  
10 rights of first refusal will need to be financed with City funds. The primary source for City funds  
11 will be cash capital or open space bond funds which derive from the 1-cent in dedicated real estate  
12 tax revenues. These revenues can be used to directly finance cash capital acquisitions (this is the  
13 method used in the FY 2005-FY 2010 Capital Improvement Program) or can be leveraged as debt  
14 service for open space bonds which Council can authorize.

15  
16 I recommend that for the planned November 2004 general obligation bond sale, Council authorize  
17 (see the general obligation bond issuance docket item) the issuance of \$10 million in open space  
18 bonds as part of the overall City bond issue. This level of open space bonds, coupled with over  
19 \$4 million in FY 2004 and FY 2005 cash capital funds from the dedicated 1-cent in real estate tax  
20 revenues, will provide a total of over \$14 million in open space acquisition funds. This should be  
21 sufficient to carry the City until the end of calendar year 2005, which is when the next bond sale is  
22 planned.<sup>2</sup>

23  
24 In the event that the \$10.0 million in open space bonds is not sufficient to cover open space  
25 acquisition needs over the next year, then a number of options are open to the City: (1) some of  
26 the over \$4.0 million in remaining FY 2004 and FY 2005 open space cash capital funds could be  
27 utilized, (2) an advance from the planned FY 2006 bond sale could be authorized, or (3) bond  
28 funds could be reallocated from other City capital accounts where project implementation might  
29 be delayed.

30  
31 **ATTACHMENTS:**

- 32 Attachment I. Open Space Priority List Action Plan  
33 Attachment II. Open Space Priority Site Matrix  
34 Attachment III. Open Space Steering Committee Report (July 2004)

35  
36 **STAFF:**

- 37 Mark Jinks, Assistant City Manager  
38 Kirk Kincannon, Director, Recreation, Parks & Cultural Activities  
39 Eileen Fogarty, Director, Planning & Zoning  
40 Aimee Vosper, Supervisor Landscape Architect, Recreation, Parks & Cultural Activities  
41 Barbara Ross, Consultant, Planning & Zoning

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<sup>2</sup> In a related matter, as to the City's open space use tax assessment policy, staff has discussed the matter with the Park and Recreation Commission and the Budget and Fiscal Affairs Committee, and we plan to bring a proposal to Council before the end of the calendar year.

# Proposed Open Space Priority List Action Plan

## Timing Category I: Short-Term

**Short-Term Time Frame:** Sites listed as the top priorities and deemed to have special issues and concerns regarding the status of the properties.

### Waterfront Properties: 200, 204, 208 & 210 Strand, 0 Prince Street, 1 & 2 King Street

Staff regards these waterfront properties as one of the two highest priority areas in the City for protection. Of these specific sites identified, staff regards the Old Dominion Boat Club (ODBC) parking lot (Strand Street) as the highest priority of the waterfront properties to be acquired. This is due to its location relative to the water, the relationship and adjacency to existing Waterfront Park and its location at the foot of King Street.

#### 1. Specific actions and recommendations for these sites are:

- Begin and pursue the process for acquisition of all these properties, except for the property at 1 King Street that is occupied by the Old Dominion Boat Club building. This will entail obtaining an appraisal of the properties, discussing their sale with their owners, and eventually either reaching a voluntary sale of the properties or initiating condemnation proceedings in court. As to the property at 1 King Street, staff will initiate discussions with ODBC and, based on these discussions, present a recommendation to Council at a later date.
- Begin and pursue a planning process for the Waterfront study area. The recommended study area is the area bounded by Queen, Union and Wolfe Streets, and the Potomac River. The product of this process, among other things, would be recommendations to the Planning Commission and Council regarding the use or uses of the Waterfront Properties that the City is acquiring. We envision this planning process, if approved by Council, beginning early in 2005 and running for 12-15 months.<sup>1</sup>

#### 2. The anticipated City cost of the action:

- \$10-15 million acquisition cost
- Site development costs, such as bulkhead repair and construction -- to be determined during the planning process
- Ongoing maintenance costs -- to be determined during the planning process

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<sup>1</sup> We do not envision any changes to the City marina or many of the privately developed properties in the study area. We have included the marina and these private properties in the study area in order to present a proper context in which to plan for the Waterfront Properties and the privately-owned properties in the area that are south of Prince and east of Union.

1 Mt. Vernon Trail Easement: 1204-1206 S. Washington Street

2 Staff regards this easement as the second highest priority in the City for protection. This  
3 easement for the future trail alignment, would provide a waterfront connection for the  
4 existing Mt. Vernon Trail, which is designated as part of the Potomac Heritage National  
5 Trail System. Negotiations have begun with The Virginia Department of Transportation  
6 (VDOT), which currently owns the property. These negotiations include the Woodrow  
7 Wilson Bridge project, the National Park Service, and City staff. It is the desire of the  
8 City to bring closure, in the form of a trail and easement along the waterfront, prior to the  
9 sale of the property.

10  
11 1. Specific actions for the Mt. Vernon Trail Property are:

- 12 • Continue negotiations on securing the easement necessary to construct a trail  
13 adjacent to the Potomac River at Hunting Towers (Hunting Point) with access to  
14 the Mt. Vernon Trail, including environmental permit modifications, wetland  
15 mitigation if necessary, written approvals from VDOT, Army Corps of Engineers,  
16 National Park Service, and Virginia DEQ.

17  
18 2. The anticipated City cost of these actions are:

- 19 • Donated easement (no cost)  
20 • \$10,000 a year to maintain the easement  
21 • \$250,000-\$500,000 to construct the desired trail and provide, at another location,  
22 new wetlands to offset those removed by the trail construction.

23  
24 **Timing Category II: Mid-Term**

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26 **Mid-Term Time Frame:** Timing associated with this category indicates that although measures  
are to be initiated, and in some cases, underway, property status may not be in current jeopardy  
of loss.

27  
28 Monticello Park Area: 306 & 312 Beverly, 3104, 3104B, 3106, 3106A Russell Road

29 Parcels adjacent to Monticello park are hilly, with mature tree canopy. Migratory bird  
30 habitat contiguous to the habitat of Monticello Park. The area is an important natural  
31 resource and is known for migratory bird stop-over habitat in this region. Discussions  
32 have been initiated with property owners through the Northern Virginia Conservation  
33 Trust (NVCT).

34  
35 1. Specific actions and recommendations for these sites are:

- 36 • Continue the dialogue with the property owners for the protection of the land  
37 through conservation easements in coordination with NVCT.

38  
39 2. The anticipated City cost of the action:

- 40 • No maintenance costs probable

41  
42 George Washington Masonic Temple: 101 Callahan Drive

43 A nine (9) acre portion of the overall 36 acre site is one of the largest green open space  
44 sites in the City, that currently does not allow public access. The Open Space Steering

1 Committee's Report recommended that a full suite of tools be utilized to facilitate  
2 protection and possible public access. This site is suitable for various levels of recreational  
3 activities. This Action Plan recommends that the City enter into a dialogue with the  
4 Property owners to explore various options and relationships that would facilitate possible  
5 public access, or at the very least, the preservation of the open green space.  
6

7 1. Specific actions and recommendations for this site are:

- 8 • Meet with the property owner to assess the direction of the GW Temple board  
9 regarding long term plans for the green space.
- 10 • Begin a dialogue with the property owners to explore the right of first refusal.
- 11 • Undertake an internal Open Space Use Study for the 9 acres within the next 18  
12 months to research uses in relation to various protection measures for this site.  
13

14 2. The anticipated City cost of the action:

- 15 • Right of first refusal monetary compensation
- 16 • Maintenance costs (TBD)  
17

18 Seminary/Beauregard: 5101 Seminary Road

19 This site, which currently has an ongoing commercial enterprise on it, is situated between  
20 two City-owned parcels of land in the west end of the City. Staff believes that this area,  
21 identified in the Open Space Plan as deficient in recreational services, could possibly  
22 become a neighborhood park. This Action Plan recommends that the site be reviewed and  
23 researched in relationship to its surrounding open space and neighborhood properties.  
24

25 1. Specific actions and recommendations for this site are:

- 26 • Conduct an internal Open Space Use Study of the area to determine the long term  
27 feasibility of a neighborhood or recreational use possibility on the site and  
28 adjoining City owned land.
- 29 • If determined feasible for such use, discuss with property owner obtaining a right  
30 of first refusal  
31

32 2. The anticipated City cost of the action:

- 33 • Maintenance and capital costs (TBD)  
34

35 Braddock/Valley/Ridge: 2416 & 2430 Ridge, 1101 & 1103 Braddock Road, 2419 Valley Drive

36 Staff initiated discussions as to the potential of a public access easement within the  
37 properties listed. The specific Resource Protection Area and Timberbranch headwaters  
38 make these properties a valuable natural resource within the City. This Action Plan  
39 recommends continued progress toward the possibility of protection and easement  
40 acquisition.  
41

42 1. Specific actions and recommendations for these sites are:

- 43 • Continue the dialogue with the Property Owners and the Northern Virginia  
44 Conservation Trust to secure city easements and conservation measures to protect  
45 and provide public access to these sites.  
46  
47

- 1 2. The anticipated City cost of the action:  
2 • Donation or unknown monetary compensation  
3 • Maintenance costs of \$10,000 year  
4

5 **Timing Category III: Long-Term**  
6

7 **Long-Term Time Frame: Priority Sites identified that are not in jeopardy at this time.**  
8

9  
10 Clermont Cove: 200 Clermont Avenue

11 This site includes a significant Resource Protection Area. This limits the potential  
12 development.  
13

- 14 1. Specific actions and recommendations for the site are:

- 15 • This site should be reviewed and assessed in relation to the East and West  
16 Eisenhower Small Area Plans, and as development plans are discussed or  
17 submitted.  
18

- 19 2. The anticipated City cost of the action:

- 20 • Acquisition costs (TBD)  
21 • Maintenance (TBD)  
22

23 \*\*\*\*\*  
24

25 The following properties on the Open Space Priority List adopted by City Council in June 2004  
26 have been effectively removed as a result of City Council actions and approvals.  
27

28 Seminary Forest, between Braddock Road/Ivor Lane and Seminary Road

29 The City Council has approved the acquisition of this five acre property as permanent  
30 open space.  
31

32 Lloyd's Lane/Russell Road: 1901-1910 Russell Road

33 A portion of the site was secured as a Conservation Easement through the land use  
34 development process.  
35

36 Second Presbyterian Church: 1400 Janney's Lane

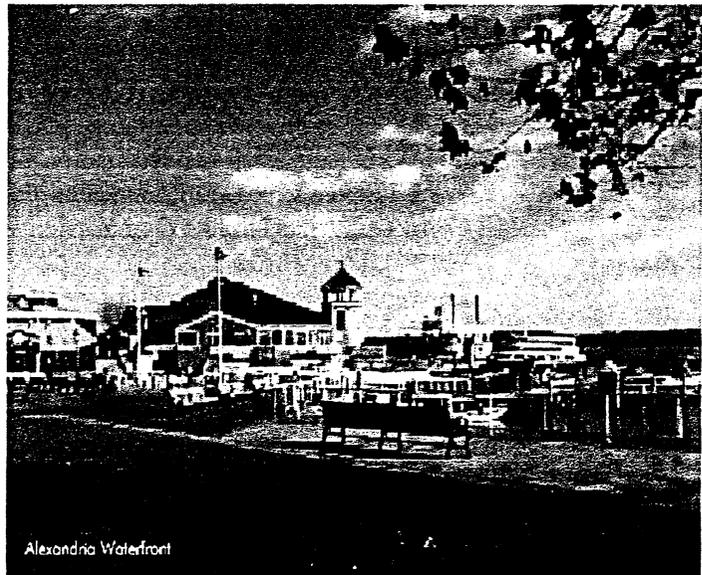
37 Approximately 1.2 acres of this six acre site will be dedicated to the City for open space as  
38 part of the development conditions.  
39

September 21, 2004

## OPEN SPACE PRIORITY SITE MATRIX

Sites:	Acres	City Real Estate 2004 Assessment	Possible Use	Potential Protection Measures	Acres Under Review	Potential Acquisition Cost	Manner of Financing	Timing of Measure	Status
1 <u>Waterfront:</u> 200, 204, 206 & 210 Strand, 0 Prince, 1 & 2 King.	1.97 ac.	\$7,646,800	Enhanced Parkland	Acquisition	1.97 ac.	\$10-15 mil	Open Space Bonds/ Cash Capital	Short-Term	Talks initiated
2 <u>Mt. Vernon Trail Alignment:</u> 1204-1206 S. Washington.	5 ac.	\$4,500,000	Trail Alignment	Donated Easement	5 ac.	\$0	Donation	Short-Term	Talks initiated
3 <u>Ivor Lang:</u> 4575 & 4609 Seminary.	6 ac.	\$1,500,000	Park Area, Trail	Acquisition	5 ac.	\$750,000	Open Space Bonds/ Cash Capital	Near Completion	Near Completion
4 <u>Clermont Cove:</u> 200 Clermont.	14.5 ac.	\$4,560,000	Natural Area	Acquisition or Conservation Easement	14.5 ac.	To be Determined	Open Space Bonds/ Cash Capital	Mid-Term	To be Initiated
5 <u>Monticello Park Area:</u> 306 & 312 Beverly, 3104, 3104B, 3106, 3106A Russell.	4.55 ac.	\$3,242,000	Natural Area	Conservation Easement	2 ac. +/-	\$0	n/a	Mid-Term	Initiated with NVCT and REC
6 <u>GW Masonic Temple:</u> 101 Callahan.	9 ac. in review	\$23,459,300 (entire 36 ac. site)	Active Recreational	Public Access or Future Acquisition, right of first refusal	9 ac.	To be Determined	Open Space Bonds/ Cash Capital	Mid-Term	To be Initiated
7 <u>Seminary/Beauregard:</u> 5101 Seminary.	.32 ac.	\$536,500	Neighborhood Park	Acquisition, right of first refusal	.32 ac.	To be Determined	Open Space Bonds/ Cash Capital	Mid-Term	To be Initiated
8 <u>Braddock Valley/Ridge:</u> 2416 & 2430 Ridge, 1101 & 1103 Braddock, 2419 Valley.	3.90 ac.	\$3,567,000	Public Natural Area	Donated or Purchased Conservation Easement	2 ac. +/-	\$0	n/a	Mid-Term	Initiated by P&Z and REC & NVCT
9 <u>Lloyd's Lane/Russell Rd.:</u> 1901-1910 Russell.	1.97 ac.	\$1,600,000	Conservation Easement	Donation	.36 ac.	n/a	Donation	Approved	Approved
10 <u>Second Pres. Church:</u> 1400 Janneys.	6.07 ac.	\$6,350,000 Based on Appraisal	Pocket Park	Donation	1.16 ac.	n/a	Donation	Approved	Approved

# ALEXANDRIA OPEN SPACE



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## **OPEN SPACE STEERING COMMITTEE REPORT**

JULY 2004

## I. THE OPEN SPACE STEERING COMMITTEE

The Open Space Steering Committee is composed of citizens who volunteer their time in order to assist the city government with the implementation of the City's Open Space Plan. Created in October 2003 by the City Manager, the Committee was asked to:

educate the public, engage in outreach activities and begin the process whereby the city identifies and prioritizes property sites for potential acquisition and other means of protection.

The members of the Committee include the chairpersons and representatives of the Planning Commission, the Environmental Policy Commission and the Park and Recreation Commission, as well as citizens.

Co-chairs Judy Guse-Noritake, Chair, Park and Recreation Commission

Eric R. Wagner, Chair, Planning Commission

Members: Cynthia Degrood, Environmental Policy Commission

William Dickinson, Citizen

Bruce Dwyer, Citizen

Glenn Eugster, Citizen

Mark Fields, Archaeology Commission

Bill Hendrickson, Park and Recreation Commission

Kenyon Larsen, Chair, Environmental Policy Commission

Richard Leibach, Planning Commission

Ellen Pickering, Citizen

J. Lawrence Robinson, Planning Commission

By borrowing the expertise of other Commissions, the work of the Committee gains insights into the specialized areas of, for example, the environment, recreation needs, and planning and development goals. Likewise, we have been supported by senior level personnel from the Department of Recreation Parks and Cultural Activities, the Department of Planning and Zoning, the Department of Transportation and Environmental Services and the Office of Historic Alexandria. Without the assistance and guidance of key staff and Commission representatives, our Committee would have had difficulty accomplishing its mission.

We have met ten times since our inception in October 2003, always at 7:00 a.m., before members must start their workdays, and leaving evenings free for our Commission and family responsibilities.

## II. RECENT OPEN SPACE ADVANCES

The City of Alexandria has taken great strides in its open space efforts over the past few years. About four years ago, public concerns had began to surface about the quality and quantity of open space in the community. These concerns had been raised at the Planning Commission, the Park and Recreation Commission and the Environmental Policy Commission, in different contexts. Citizens were asking questions about the care we were giving natural resources, where new ball field sites would come from and the amount of open space planned as a part of new developments. The chairs of these respective commissions came together to forward a notion that a comprehensive open space plan addressing all these aspects needed to be undertaken. The City Council and the City Manager agreed and allocated funds to retain a professional planning firm to lead this effort.

### Open Space Plan

Over the course of a year or more, public meetings were held throughout the City to solicit ideas and information from all of the neighborhoods. GIS maps were produced which illustrate the current open space situation as well as trends in growth and other factors that might influence the development and implementation of an open space plan. Though it was no surprise, a picture soon emerged of a city that grew facing the river, with its back to the neighborhoods, which had sprung up behind that important zone of commerce as the centuries slipped by. No overall plan for parks and green space-no plan for the relief of urbanness-had ever been considered, and it seemed almost too late.

The Open Space Plan proposed to trace a broad, green line around the City, drawing on the two channelized "runs" that defined the boundary of Alexandria at the north and the south, joined by pieces of trails and possible linkages to the Potomac waterfront on the east. The protection of our stream valleys, the natural resources they contain, and the connections they provide are the highest priority in this plan. This Green Crescent, a zone of hope and possibilities, strung with pieces of trails and gems of parks, is now the backbone of a plan to connect our City and its neighborhoods.

At the end of a long and full process of discovery and community discussion, last spring the three commissions forwarded recommendations to Council to accept the Open Space Plan as a part of the City's Master Plan. After conducting a public hearing at which broad support was expressed, the City Council voted unanimously to make the plan a formal part of the Master Plan for the City in May 2003, not six weeks after the ink was dry and the finished product was delivered. One of the realities which the plan pointed out very clearly was that in the next ten years, our small and bounded City of seemingly few opportunities needed to protect an additional 100 acres of meaningful open space. The cost to do so is high.

### Open Space Funding

The availability of open space funds at both the state and federal levels has been slowing in the past few years. Enlightened, undaunted, and realizing that no one was going to save us but us, a proposal was forwarded during the annual budget process to allocate one cent of the real estate assessments to a dedicated open space fund, to be used for the acquisition of easements or land in fee simple.

City Council has voted unanimously for this one-cent allocation, and it must be voted upon each year.

There was much discussion last summer about how to start the implementation of the Open Space Plan. As a first important step, an MOU was signed with the Northern Virginia Land Trust (NVCT) to investigate and execute easements with private landowners which had been identified by the Plan or through other opportunities. The City Manager asked the Open Space Steering Committee to serve for another interim two-year period as a citizen-based group to help guide the implementation process (see Attachment 1). Several citizens knowledgeable in land conservation were added (see Attachment 2). Staff from the relevant departments were asked to continue their work to assist in the work of the Committee. This Committee has been charged with forwarding a recommendation as to a permanent citizens' structure, in order to guide the continued work on open space at the end of the two-year period.

The first year is nearly up, and the Steering Committee is forwarding this report to the City Council to highlight some of the progress that has been made. The group has used the Open Space Plan over the past year as a roadmap to objectively: rank the top priority sites in the City, to look for further opportunities and to refine ranking criteria. A healthy public debate has ensued about what land to save and how to spend the money that has been set aside. The whole level of awareness and discussion across the community about open space has been raised to a very high level, and headed into the second year of implementation, we are

hopeful that several of the highest priority purchases and easements will be put in place.

In the end, in the span of just a few short months last spring, the Open Space Plan was made a part of the City's Master Plan, dedicated funds were allocated, an implementation group of knowledgeable citizens on these issues had been assembled, an MOU with NVCT had been signed and staff had been assigned. Work has begun in earnest. We will debate what to save for years to come, but we are well on our way to saving something. It has been a remarkable journey and only now are we beginning, with some perspective, to understand what it is that we have accomplished.

The Open Space Plan and our ability to implement it is the direct result of a wonderful community debate and a City Council which moved to embrace a better future for this City. It is quite remarkable that in a few short years, we have come to this moment where we can engage in a debate about what to acquire first.

### III. COMMITTEE ACHIEVEMENTS

By meeting generally once a month, and twice a month this spring, the Committee has successfully worked on several implementation steps called for in the Open Space Plan. The Committee established a mission statement early on:

*To thoughtfully improve, maintain, and expand the open space, parks, natural resources, urban landscapes and recreational areas of Alexandria, through public and private partnerships, into the premier urban open space system in the metropolitan area and to serve as an example to the United States.*

#### **A. Outreach**

The Committee has also developed a series of outreach materials and organized meetings with civic associations and other groups to deliver the open space message. Its specific efforts include:

- **Brochures.** Committee members worked with staff to develop the attached brochures for dissemination to the public. One brochure focuses generally on the benefits of open space. The second is more technical and outlines the benefits but also the methods for preserving land with easements.
- **Web Presence.** The Committee has arranged with the City to have the Open Space Plan, the Parks and Recreation Master Plan, downloadable open space brochures, and contact information posted on the City's website, providing the public with maximum access to information.
- **Civic Association and Commission Meetings.** Committee members have volunteered their time to attend a number of meetings, including meetings of the North Ridge and Old Town civic associations, the Federation of Civic Associations, and the Archaeological Commission. Members explained the City's emphasis on open space, the benefits of open space, and the variety of options available, including easements and donations, for protecting citizens' private property. Additional civic association discussions are scheduled for the coming year.
- **Easement Seminar.** On March 27, the Alexandria Historical Restoration and Preservation Commission, the Open Space Steering Committee, and the Northern Virginia Conservation Trust joined forces to sponsor a public seminar on the methods by which property owners can preserve land. Discussion included different types of easements, tax credits and other benefits, and donation techniques.

- Developer, Attorney, Investment Advisors Meeting. Additional meetings are scheduled for the near future with representatives of the development, real estate and investment communities, in order to heighten awareness about the benefits of open space for the private sector developer and investor.

**B. First Year Milestones of the Open Space Plan**

The Open Space Plan outlines the City's work to be achieved in advancing open space initiatives over the first seven years after the Plan's adoption, and has stated targets for Year 1, Years 2-3, Year3-5, Years 5-7. The City has met all of its Year 1 goals, including creating the citizen committee and defining a strategy to identify at risk properties needing protection. The City has also hired a part-time grants writer for the Department of Recreation, Parks and Cultural Activities. And the Planning Department's work on planning for special areas of the City and on individual developments has elevated and addressed the open space issue in new development areas. By beginning the work of an Urban Forestry Plan, updating its Chesapeake Bay regulations, and focusing a planning effort on the Potomac River waterfront, the City has also begun work on items slated for future years.

**C. Prioritization of Open Space Sites**

The most difficult Committee undertaking has been to fulfill the City Manager's request to find and prioritize open space properties which present opportunities for the city either to preserve or protect our existing resources, or to create new ones.

The Committee's identification process has been guided by the selection criteria listed under Goal 2 of the Open Space Plan and in the Committee's Open Space Priorities and Opportunities List. These criteria constitute the factors that the Committee used to assess candidates for open space in making its recommendation to the City Manager and City Council.

Working through the efforts of a subcommittee, a long list of potential properties was presented for review by the Committee. The subcommittee identified its top ten Priority Sites for the Committee's consideration, providing extensive information regarding acreage, ownership, assessment and open space or natural features of each top site. Through discussions at a series of Committee meetings, the full group applied the criteria from the Open Space Plan to the group of priority sites to establish a methodology with which to rank open space sites.

The attached "Open Space Priorities and Opportunities" report (Attachment 3) contains the Committee's recommendations as to the most important sites in the City that require attention, either in the form of acquisition or another protection method, so that their open space values are not lost. This separate report also states the criteria used by the Committee in reviewing and evaluating potential open space sites, and provides pertinent information regarding those sites that received the Committee's recommendation.

The Committee's recommendations include a list often proposed "Priority Sites" and group those properties into three categories, based on how they were ranked under the evaluation criteria (see Attachment 3, pp. 5-10).

Immediate priority:      Waterfront properties  
    Mount Vernon Trail section

Priority:                        Ivor Lane/Seminary Forest connection  
    Clermont Cove  
    Monticello Park expansion  
    Masonic Temple

Other important sites: Seminary/ Beauregard  
Braddock / Valley Ridge  
Lloyds Lane  
Second Presbyterian

In the Committee's view, these are the ten sites in the City that most warrant the Council's consideration for acquisition or other protection measures.

Attachment 4 is a chart with the evaluation criteria applied by the Committee to these ten properties, and Attachment 5 contains individual graphics depicting these sites.

In addition to identifying these ten "Priority Sites," the Committee also has compiled (a) an "Open Space Opportunities List" (see Attachment 3, pp. 11-16), which contains properties that are potential acquisition/protection candidates, but require further evaluation, (b) a list of "Trails Opportunities" (see Attachment 3, pp. 17-19), which contains potential sites deserving attention for trail (walking and/or bicycling) connectivity, and (c) a list of "Additional Opportunities" (see Attachment 3, pp. 20-22), which contains a number of additional properties and opportunities that require additional review and evaluation before becoming acquisition/protections candidates.

#### IV. PROCESS AND CRITERIA RECOMMENDED FOR FUTURE ADDITIONS TO LIST

The Committee has assembled and organized a list of candidates for close attention as priority sites. The Priority Sites have been carefully reviewed and assessed. In the years ahead, each of the other sites in the Committee's "Open Space Priority and Opportunities" lists should be evaluated for its potential for open space value and assessed against appropriate criteria. In addition, it is the intent of the Committee to invite civic associations and citizens to add to the Committee's lists other parcels of land that are important in their neighborhood. One of the tasks of the Committee over the next year will be to collect information about and sort through these properties (i.e., those identified by the public and those now listed by the Committee but not as "Priority Sites"), and with staff assistance, to make recommendations about additional Priority Sites for the City. The Committee may also be asked by City Council or the City Manager to make recommendations on individual parcels that are suggested to them by citizens.

To effectively deal with each of these circumstances - the Committee's own list of many parcels, citizen and civic associations' suggestions, and individual properties the Committee is asked to review - the Committee and the City must establish a consistent approach to determining which of the many candidates are true Priority Sites for action by the City. We therefore are including here a proposed set of criteria and process to guide all of us in the future.

##### Criteria

The criteria listed in Goal 2 of the Open Space Plan have been critical to the Committee's effort to assess potential open space sites and to be consistent in its consideration of differing properties with a wide range of attributes. The Committee has discussed the issue of criteria at length and, while satisfied with the criteria it has been using, it notes that important criteria are also listed under Goal 9 of the Open Space Plan. Given the length of the plan, its conceptual approach, and the potential for differing interpretations, the Committee determined that there is value in restating the Open Space Plan criteria in a differently articulated form. The existing criteria, for example, focus on whether the property is adjacent to an existing open space property, capturing and emphasizing that value. In its new rendition, the Committee has captured that value issue, but expanded it and added others to ask the principal open question: What is the open space value of the proposed site? In addition, as pointed out by Committee members and by

Council, the existing criteria do not address the following questions:

1. Will the benefits identified above be shared by everyone in the City/city-wide?
2. Does the benefits provide open space in a neighborhood or area that is deficient in open space?
3. Is the site identified in the Open Space Plan or the RP&CA Strategic Master Plan or does it otherwise meet the goals of those plans?
4. What is the cost of acquiring the property or otherwise protecting the benefits identified?
5. Is there an urgent need to protect the site because of an immediate threat or potential loss of historical, cultural, natural or recreation resource?
6. Is there a way to develop the site and keep the open space values of the property?

While these questions do not relate to the Open Space *value* question, they are important ones for the City Council and the community in any decision about whether to buy or otherwise act to protect a particular site, and how. Therefore, the Committee's restated criteria (Attachment 6) incorporates the first three questions, which can be used as part of or in addition to the "value" criteria. The remaining three questions are important factors and circumstances that must be considered in the ultimate City decision, to acquire or otherwise protect, but are not true criteria by which to judge a site's importance for protection.

#### Process

In addition to criteria, there should be an established process by which the City determines whether to add a particular site to the "Priority Sites" list in the future. There are two types of situations that require a procedural approach.

1. Development of Committee's Recommended 2005 "Priority Sites" List. After the approval by Council of a 2004 "Priority Sites" list, the Committee hopes to continue its work assessing potential open space sites by taking several steps over the next year. It intends to invite additional suggestions from the community to add to its existing "Open Space Opportunities" list, in order to ensure that important neighborhood sites are not overlooked. It also hopes to hold a public work session with the public to explain its program, to solicit additional site suggestions and to hear from the public generally about its methodology. From the larger list of candidates, including the "Open Space Opportunities" sites and additions from the Committee and the community, it then plans to spend several months reviewing, assessing, and applying criteria to this larger group, in order to revise the "Priority Sites" list and recommend the revised list to the City Manager in 2005. That recommendation will be a proposed "Priority Sites" list for 2005, which may add sites to the 2004 list, reorder it or otherwise alter it.

The Committee's process will include the following procedural steps and timeline:

- |            |   |
|------------|---|
| July 2004: | Committee will send letter to civic associations and other groups inviting their suggestions for sites with open space value to be considered as part of the Committee process. A nomination form will be included. |
| Sept-Oct:  | Committee will hold public work session to solicit input on the nominated and any other open space sites, and ways to evaluate sites for inclusion on the "Priority sites" list.                                    |
| Oct-Feb:   | Committee will review, assess, and distill the open space candidate sites and create a 2005 "Priority Sites" list.  |
| Feb 2005:  | Committee will propose its 2005 "Priority Sites" list to City Manager".   |

2. Addition of Sites to "Priority Sites" List Outside of Committee Process. The Committee suggests that the City adopt the following process for adding to the "Priority Sites" list a site that is suggested outside of the regular Committee process. With the benefit of the recent debates about the Second Presbyterian site, the Committee believes it is important that there be such a process so that all participants know what to expect.

- a. The recommendation that a site be added to the "Priority Sites" list must come from City Council;
- b. The recommendation should be vetted through the Open Space Steering Committee, in order to create consistency in approach and to ensure the recommended site is reviewed in the same manner as properties already on the "Priority Sites" list;
- c. Staff should be asked to gather important background information to assist the Committee and Council make a decision; and
- d. The Open Space Steering Committee should make a recommendation to the City Manager who forwards it to Council; and
- e. City Council should hold a public hearing on the issue and decide whether to add the site in question to the "Priority Sites" list.

#### V. OPEN SPACE STEERING COMMITTEE RECOMMENDATIONS

Based on its work over the last year, the Committee recommends that Council take the following steps:

1. approve an Open Space "Priority Sites" list, as recommended by the Committee, after a public hearing;
2. approve the Committee's proposed criteria and process for revising and adding properties to the "Priority Sites" list;
3. renew its commitment to the "one cent set aside" for open space;
4. renew its agreement with the Northern Virginia Conservation Trust for another year; and
5. explore options for capitalizing the money represented by the one cent allocation in order to obtain additional monies right away for purchasing and protecting land for open space.

#### Attachments

1. CMO memo to Council, September 18, 2003
2. CMO letter to Committee member, September 11, 2003
3. Open Space Priorities and Opportunities list
4. Ranking chart of "Priority Sites"
5. Graphics of "Priority Sites"
6. Recommended Criteria for Open Space "Priority Sites" List

# ALEXANDRIA OPEN SPACE



## **OPEN SPACE PRIORITIES AND OPPORTUNITIES**

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**PREPARED BY  
THE ALEXANDRIA OPEN SPACE STEERING COMMITTEE**

**INCLUDES:**

- PROPERTIES
- OPPORTUNITIES LIST
- TRAILS OPPORTUNITIES
- ADDITIONAL OPPORTUNITIES

**JULY 2004**

The Alexandria Open Space Steering Committee was asked by the City Manager as a part of our work in this first year to develop a list of sites in the City that merit attention because they, contain open space features that convey public benefit to the community. A subgroup of the Steering Committee spent several months doing on the ground investigations of potential candidate sites. A list of these sites follows but they are offered with several caveats.

First, it should be noted that information given relative to any of these properties is from publicly available sources and as a group of citizens with limited access to information and resources, we cannot verify the accuracy of specific descriptions, ownership or characterizations that are related in this document. We recommend that further work be done by City staff to verify these details as each property becomes ripe for consideration.

Second, we note that the Open Space Plan adopted by the Alexandria City Council in the spring of 2003 specifically addresses a need to develop strategies and goals for the protection of a number of important open space sites that are held by private citizens or institutions. We have included some such sites in this document and know that doing so may cause questions and raise concerns with some property owners. Our intent in listing these sites is to underscore that they possess characteristics that are important to the overall character of our community and that there is a full range of conservation tools available if the owners choose to preserve these aspects of their property. These property owners are being contacted by mail about their inclusion on this list.

This report is the recommendation by the Open Space Steering Committee which begins a process of review by the Alexandria City Council and the public related to opportunities for preserving open space within the City. The report is not intended to imply that City Council will take specific action on any of the specific properties that the report identifies below. Rather, the report's listing of properties is only a recognition that the properties are viewed by the Committee as possessing important open space values and as representing valuable open space resources.

The properties listed in this document are only those that seemed obvious to us for inclusion in this first iteration. We note that this Steering Committee has been in operation only since October of 2003 and in the intervening time we have worked to lay important groundwork for the broad scope of the open space agenda in this community. We expect that this candidate list will change over time, with properties being removed for some reason and others being added. As an example, many oversized properties, especially not for profit institutional lands such as churches, schools, and utilities, were not identified here because we had no basis to believe they might be developed to their zoned potential in any time soon. We fully expect that candidate sites will be offered from all parts of the City by members of the community over the coming years and we welcome that. In particular we urge creative thinking in the whole of our community, particularly in areas of the City where there seems to be little in the way of open space assets, to help us to find places and ways to reclaim open space. We also expect that unforeseen opportunities will arise and sites not on this list will merit attention.

The Steering Committee encourages the City to move forward to protect the most important public aspects of each parcel using the full range of tools, including right of first refusal, easements, beneficial development, etc. If parts of these sites are developed, the open space aspects should drive that development process as a prime consideration. Real estate matters in Alexandria are currently very volatile and consequently create a very complicated dynamic. Timing, cost, availability of public resources, location of property, opportunities for partnerships with others, engagement of the public in site selection and negotiations leading to property sale are all factors that must be considered by the City Council in reaching final parcel decisions.

In this document we have set out to identify, describe, and group potential future open space properties consistent with the criteria specified in the recommendations of the Alexandria Open Space Plan.

Goal 2 of the Open Space Plan recommends using the following selection criteria for identifying privately-owned land suitable for acquisition or other protection by the City for parkland/open space use:

1. Privately owned land near or adjacent to existing parks and trails
2. Near or adjacent to existing schools
3. Near or adjacent to natural resource areas
4. At street endings to provide neighborhood linkages
5. Next to institutional properties with extensive open space, valuable natural resources, and/or potential public access
6. Adjacent to or linking existing or proposed trails or greenways
7. Small lots in dense urban neighborhoods for pocket parks, gardens, green spaces, and playgrounds
8. Lands with significant trees, sloping-terrain, and other natural resource features
9. Properties with known or potential historic or cultural significance
10. Lands in areas identified in the Needs Assessment as those with a high need for open space
11. Excess rights-of-way
12. Open space and trail connections adjacent to or linking open spaces, natural areas, greenways and trails in Arlington, or Fairfax Counties

### **Search Approach**

To most efficiently review the entire city, a subcommittee was assembled and broke the city into several sections for on-the ground review.

For protection opportunities, we documented seven "considerations," or necessary pieces of information, to help evaluate and group properties. This level of information is not provided for all of the opportunities sites listed. The seven categories are presented below and are noted in the footer on each page for reference:

- A. The property location and address;
- B. A description of the property, including unique environmental features that are observable;
- C. Descriptions of all development;
- D. Parking availability;
- E. Possible future uses;
- F. Property assessment, if available; and
- G. Comments, if appropriate.

The following factors did, to some degree, limit the searches conducted:

- Winter weather limited the ability to visit each site.
- Limited information was available about properties that were not "inside" the Open Space Plan "Green Crescent" or adjacent to existing parks/open space areas.

- We did not have historical or recent information for every property.
- Unknown "situational" information about current owner/developer plans or intentions might significantly change priorities for purchase or easement.
- We did not ask owners or other knowledgeable individuals about each property's situation or probable disposition.
- We could not trespass on to the properties.

### **General Open Space Observations**

Denser areas of the City, such as Del Ray and Old Town, are noticeably absent of neighborhood pocket parks. Park and open space re-greening, (that is creating parks or open space from land that currently may have another commercial or residential use) is essential in established neighborhoods. Infill development of some over-zoned properties will fundamentally change the open space ambiance and character of neighborhoods such as Seminary Hill and Northridge/ Beverly Hills. One of the biggest challenges to implementing the concept of the continuous "Green Crescent", which is a foundation of the Open Space Plan, will come from potential opposition to public open space connector trails and the attendant easements that might be required for these routes on private property in residential neighborhoods. Yet trails and pedestrian connections are imperative for the long term and easier to achieve than other open space goals.

### **Organization of this Report**

Open space opportunities are presented in four groups:

#### **1. Priority Sites**

This list of properties, representing all areas of the City, was selected by the subcommittee for close consideration and scoring by the full Committee. They are either listed in the Open Space Plan or otherwise present themselves as obvious priority sites. As priorities, these properties were discussed individually by the Committee and scored based on the selection criteria under Goal 2 of the Open Space Plan.

#### **2. Open Space Opportunities**

In addition to the Priority Site list, the subcommittee listed a large number of additional sites in the City which are worthy of attention because of their potential open space features. Many of these sites have not been reviewed as closely as the ones on the Priority Sites list, but should be reviewed in the future by the Committee. We expect this list to grow as community input is sought in the coming year.

#### **3. Trails Opportunities**

Trail segments are listed separately from the above categories because they deserve special attention. Achieving connections through the City for non-vehicular travel is one of the central goals of the Open Space Plan. Many of the trail connections or new segment opportunities listed in this document are included in either the Open Space Plan or the Bicycle Transportation and Multi-use trail Master Plan, adopted by City Council in 1998.

#### **4. Additional Easement and Reclamation Opportunities**

This group of additional land areas deserving attention is comprised of a variety of open space opportunities. They are smaller areas and may not need immediate attention. However, they are known to Committee members, have been discussed in the past, and have not escaped our attention. "Reclamation" opportunities are areas owned by the City that may simply need improvements or encroachment evictions to become usable public open space areas.

The Priority Sites are listed in their ranked order, following Committee action based on the Open Space Plan criteria. The properties listed in the other categories are not presented in any particular order. The Open Space Steering Committee recognizes that the City cannot purchase or acquire easements on all of the properties described in this document. Thus, this report lists as many recommended options for City consideration at this time. We expect this list to change, evolve and grow over time. We also expect that some of these properties will be developed in whole or in part and that all tools available, from easements to partial purchase and good planning, will be brought to bear on them in order to preserve the important open space attributes we now enjoy.

## I. PRIORITY SITES

The following is a list of "Priority Sites" that the Committee recommends for City Council consideration. Our listing of these properties is based upon our view that the properties possess very important open space values, and that the City, working with the property owners, should explore the alternative means that may be available to achieve the preservation of those values.

The following ten properties were selected by the Committee for special consideration. They were proposed by a subcommittee as priorities, and researched individually. They were then discussed by the full committee and scored according to the selection criteria included under Goal 2 of the Open Space Plan. The ten sites are grouped, based on their scores, into three categories: Immediate Priority, Priority and Other Important Sites.

### IMMEDIATE PRIORITY

These two sites are considered the highest priority for attention. Both listings relate to the City's waterfront, which is our key open space and recreation asset, and represent a value to the City as a whole. The Committee's message to the City here is that immediate action is warranted.

1. **Waterfront Lots -Seven+lots on Potomac River**
  - A. Addresses: 200 Strand; 204 Strand; 208 Strand; 210 Strand; #0 Prince St.; 1 King St.; 2 King St.
  - B. #210 Strand is an abandoned boat house; 200, 204, and 208 Strand is a parking lot; #0 Prince is a gun shop and an office for the "Dandy" boat; 1 & 2 King Street are owned by the Old Dominion Boat Club.
  - C. #0 Prince has a former restaurant/club on pilings, with ground level rented for office space for the Dandy and Marianne dinner boats; 1 King St. has a private boat club, restaurant; 2 King St. has private parking lot.
  - D. Private or public parking lots are on most lots. Street parking and public parking on Strand.
  - E. Fulfills Goals 4 and 10 of the Open Space Plan -conservation and expansion of riverfront and links and expands the waterfront trail. Potential boating launch. opportunities (e.g., kayaking, canoeing). In the event full fee acquisition were possible this could complete green framing of the Torpedo Factory blocks to offset future development on Robinson Terminal properties north and south parcels.
  - F. City 2004 assessments: #0 Prince (\$650,700); 210 Strand (\$382,200); 200-208 Strand (\$953,900); 1 King (\$2,212,000); 2 King (\$1,541,000). All parcels have a clouded title and are in a court suit with the Federal govt.
  - G. #0 Prince and 210 Strand are highest priority, acquire others with purchase or land swap. Would complete a coordinated waterfront park and walkway system. Has benefits for the entire city and tourism market.
  
2. **Mount Vernon Trail Waterfront Alignment**
  - A. 1204-1206 South Washington Hunting Point Apartment Complex. Map # 083.02-01-04 & 07
  - B. Area is included within 2 parcels. It is on the waterfront side of the apartment buildings with Potomac River frontage of 653 ft. The other sides are adjacent to Porto Vecchio (247 ft.) and Jones Point wetlands. In Potomac River flood plain. Approximate 5 acres. Zoned RC. Currently owned by VDOT which plans to sell entire property in 2005.

- C. Included within this area are tennis courts, swimming pool, parking lot, driveway, temporary 9-foot wide asphalt Mount Vernon path, and temporary construction trailers.
- D. Nearest public parking is on South Royal Street. Future parking will be available at Jones Point.
- E. Permanent alignment along waterfront for Mount Vernon Trail and possible pedestrian paths closer to waterfront. Currently there are plans in this specific area to reconstruct wetlands as mitigation for some lost to the Woodrow Wilson Bridge Project. We strongly suggest a joint planning effort with those parties involved in the bridge project to find a creative way to accomplish both goals: the wetlands and this trail.
- F. Appropriate for easement. 1206 Washington (no apartment building) 2004 assessment is \$1.3 million. 1204 Washington "land only" 2004 assessment is \$3.2 million.
- G. Easement with public access is appropriate.

**PRIORITY**

This group includes strong candidates for priority attention and, depending on resources and threat level, a variety of tools may be appropriate for one or more of these sites, including partnerships, bargain sales, donations, easement, beneficial development, and outright acquisition. However it is done, the City should move over the next year to protect open space values for which the properties in this group have been cited.

3. **Wide Trail/Park -Between Ivor Lane and Seminary Road**

- A. 4575 & 4609 Seminary Rd; and one large unnumbered open space track attached to and east of the Seminary Forest Apartments.
- B. Many large trees and heavy vegetation. Refuge for urban wildlife. Cited in Open Space Plan for a north/south trail from Braddock to Seminary by fire station.
- C. Area zoned R-8. City owns two lots already (fire station, vacant lot). Owners of Seminary Forest Apartments own the large 6+ acres.
- D. Parking on Braddock/Ivor end not a problem. Parking near fire station may be across Seminary Rd.
- E. Trail within long park.
- F. 2004 assessment is \$1.5 million.
- G. Recent land sales and inquiries by developers to Planning and Zoning Dept. make this imminent.

4. **Clermont Cove**

- A. 201 Clermont Avenue occupies land behind office and warehouse buildings between the 4600 block and the 5000 block of Eisenhower Avenue on the south and the railroad tracks on the north Map # 069.00-01-15.81
- B. Area occupies about 15 acres, 100 feet wide and 3/4 mile long. It is heavily wooded and includes several Resource Protection Areas (RPAs). Appears to be one of the largest natural wooded areas in the city. Contains wildlife, including fox, deer, and other small mammals. Zoned UT. Currently owned by Norfolk Southern, or its successor.

- C. Two requests for use and development have been unsuccessful since 2000: 1. Seven story building and parking garage for 500 rental units and 2. VDOT highway construction staging yard. No current development proposals pending.
- D. All nearby parking is in private lots associated with nearby warehouse/commercial uses.
- E. Retain as natural area in the short term. Longer-term uses could include a nature park with trails to provide both access to the interior of the site and a pedestrian and bike link between east and west Eisenhower Avenue and nearby offices.
- F. 2004 assessment is \$4.6 million.
- G. Right of first refusal, acquisition or an easement with public access trail. Some streambank restoration may be necessary if acquired.

**5. Monticello Park Area**

- A. 312 Beverly, a lot behind 306 Beverly, and 3104, 3104B, 3106A, & 3106 Russell.
- B. Hilly with lots of oaks and mature canopy. Fences separate properties from Monticello Park. Migratory bird habitat contiguous to the habitat of Monticello Park. Could not access because private property.
- C. One property (3104B) is vacant (no frontage, 1.3 acres) and owned by the same person as 3104 (1.6 acre lot, but with a house on it). 306 (lot behind) and 312 Beverly are along the east side of Monticello Park. 306 (lot behind) is 0.5 acre and 312 is 0.26 acre.
- D. Street parking.
- E. The park is an important natural area and area known for migratory bird stop-over habitat in this region.
- F. Russell Rd. properties are \$7-12/sq. ft. Beverly properties are \$3-4/sq. ft.,
- G. 306 Beverly (lot behind) is adjacent to 3104B, making the total cluster development nearly 4 acres. The park is known as an important stop over for migratory bird species and as such is a well known and important bird watching location due to the dense congregation of migratory warblers and other rare birds found here during the migration season.

**6. George Washington Masonic Memorial**

- A. George Washington Memorial Association -King St. and Callahan Drive; 101 Callahan Dr..
- B. The area of approximately 9 acres of open land behind the Temple is situated on a large terraced hill with grass and landscaping. The site abuts the American Water Company land and reservoir.
- C. An archaeological dig site is currently being excavated on the back 9 acre lot at the location of the old Dulaney Mansion.
- D. A large parking lot is located on the back side of the temple.
- E. Large back 9 acres could meet recreational needs for this area of Alexandria. Currently, access is restricted, but public can access grounds around the Temple itself.
- F. The total Masonic Temple land, 36 acres, is assessed at \$23,459,300 and zoned R-5.

- G. A full suite of tools should be considered on these nine acres, starting with a right of first refusal, and looking at easements and full purchase of some portion.

### **OTHER IMPORTANT SITES**

Each of these other sites contains important open space attributes. The first is listed because it includes the only large undeveloped City-owned parcels in the western part of the City. Although ultimately an active recreation area at this location may not be feasible, its location and the potential to combine it with other nearby properties merits serious attention. The remaining three lots are existing open sites in residential areas which should be reviewed to determine how best their open space attributes can be retained, which may include a combination of protection along with existing or future development.

#### **7. Seminary/Beauregard**

- A. Three (maybe more) properties at the northwest corner of Seminary Road and Beauregard Street. Property #1 is the corner right of way property; property #2 is 5101 Seminary Rd; and Property #3 is 5143 Seminary Rd.
- B. Major Intersection with traffic lights. Flowing north along Beauregard from the property is a wooded intermittent stream. Mostly flat vacant land. Trees to the south end of lot on Beauregard. Several properties around the corner are undeveloped, including two down Beauregard that have a wooded intermittent stream.
- C. Two of three properties (#1 and #3) owned by City. Property #1 was originally acquired for the widening of Beauregard Street and is to be enhanced with landscaping as a condition of CDD for Winkler Development. Property #2 contains Potomac Dry Cleaners, parking area and nearly surrounds the corner property. Property #3 is a fairly level lot with a few small trees.
- D. No parking on street; possible parking at the end of nearby cul-de-sac or on dry cleaner parking area.
- E. Park in West End of City.
- F. Property #1 (corner lot) is 47,670 sq. feet and City owns it; property #2 is approximately 14,000 square feet and assessed at \$536,500; property #3 is 24,784 square feet and assessed at \$203,400.
- G. Good prospect for open space, as two of the three lots are already owned by the City.

#### **8. Lloyds Lane/Russell Road Park**

- A. 1904-1910 Russell Road. Northwest corner of Lloyds Lane and Russell Rd.
- B. Many large, specimen trees. Wetland area (former pond/creek) at front of property with an intermittent stream running along the north property boundary. Adjacent to other large, overzoned parcels to south, east and north across W. Windsor at the St. Stevens/St. Agnes grade school. Highlighted on Figure 15 (OS Opportunities) of the Open Space Plan.
- C. One large home and tennis court on property. Circular driveway in front of home and driveway back to tennis court. Proposed development by current owner would put three new residences, one replacing the existing home. Proposed development

would protect many of the large trees on the hillside and protect the wooded corner parcel at Lloyds and Russell with the spring.

- D. If circular drive kept, parking off street, otherwise only street parking.
- E. Potential for nearly 3 acre park in an area of the city with no parks nearby. Another large, undeveloped parcel exists directly across Lloyds lane that could expand the park.
- F. Sold for \$1.6 million to developer in Spring 2003. Probably sell \$2.5 million to cover lost profits. \$20/sq. ft. estimated to buy from developer.

**9. Braddock/Valley/Ridge**

- A. 2416 & 2430 Ridge Road.
- B. Wooded hillside with many trees and understory -best appreciated from Braddock Road view. Timber Branch stream runs through the property. Has high natural resource value.
- C. Zoned R-8. Property includes five separate parcels, includes 3.9 acres, and has two large homes on it facing Ridge Road. Some private land may not be developable due to slope and Timber Branch resource protection area on the property.
- D. Limited street parking.
- E. Public natural area.
- F. Land assessed at \$3.5 million (all five parcels).
- G. Donated or purchased easement should be explored for those portions that could be developed.

**10. Second Presbyterian Church -North Quaker/Janneys Lane**

- A. 1400 Janneys Lane. Property of the National Capital Presbytery. 6.07 acres (237, 895 sq.ft).
- B. A number of historic and specimen trees on property.
- C. Zoned R-20. Current structures include a house built 1910 (in disrepair) and a brick auxiliary church building built early 1960s (in good repair). Under current zoning could yield up to 12 lots. Ten lots and a public road, are being proposed by a developer. The developer has indicated it would donate 1.1 acres of open space in the form of two of these lots located at the corner to the City. Historic and specimen trees will remain.
- D. Parking is available now on two church parking lots on site. Under proposed development plan, parking will be removed and all residences will have ample off street parking. Public parking will be permitted on the interior public street.
- E. The developer and current owner have worked with the Planning Department to preserve the most important public aspects of the site including specimen trees and keeping the site open at the corner. The applicant is willing to deed 1.1 acres at the corner to the City with no outlay of city funds. Although this particular area does not lack for open space, its location is at the geographic center of City and its proximity to other open institutional land nearby merited attention in the Open Space Plan. If the City were to acquire it, the design and use of the full site and the two existing structures would have to be evaluated in relationship to the Park and Recreation Strategic Plan and Needs Assessment.

- F. Assessed value (04) -\$2,807,900. Based on a recent appraisal for the City, the fair market value of the site is deemed to be \$6.3 million. A higher price may be necessary to acquire the entire site given the contract purchasers' profit expectation.
- G. At the request of City Council and the City Manager, the Committee ranked this property under the goals criteria. Although it is included in this priority site list because it is cited in the Open Space Plan, when evaluated in relation to the other priority sites, it received the lowest score. The proposed site plan for eight houses with a one acre open corner of open space satisfies the goals of the Open Space Plan. The Committee does not recommend that the City acquire the property.

## II. OPEN SPACE OPPORTUNITIES LIST

The list that follows contains a number of properties around the City which merit close examination as open space candidates. They are listed in no particular order and we know more investigation will be required for many of these parcels. This list is also not exhaustive. We had more candidates ourselves and we expect and will ask for and certainly will welcome proposed additions from the community. Each of these on this list will also need to be weighed carefully against appropriate criteria.

As the Open Space Steering Committee and the community at large adds to this list and works through a criteria and ranking process, we expect some of the opportunities found here to rise in importance for consideration. In addition, threats and opportunities we cannot anticipate at this time may also make some of these sites rise to the top for consideration. We hope the City will have a thoughtful process in place to afford opportunity in these cases, without foreclosing action on the identified and agreed-upon priority sites.

### **1. Del Ray Corner Community Garden**

- A. Numbers 1 & 7 East Del Ray are located at the southeast corner of Del Ray Ave and Commonwealth Ave.
- B. Two adjacent lots on the corner at a 4-way stop. Just over 1/3 acre.
- C. No impervious cover.
- D. Street parking, unrestricted on opposite side of Del Ray.
- E. Passive use.
- F. \$21-24/sq. ft. (\$300,000 total).

### **2. King Street to Rosemont Neighborhood Path**

- A. 2723 King Street First Christian Church (rear portion). Map # 052.02-06-06
- B. Deep (784 ft.) lot that connects King Street to Summers Drive cul de sac. Back 100 feet of lot is wooded area with a short, but steep, slope. 2.6 acres. Zoned R-8.
- C. Church building and driveway on front portion of lot. Parking lot and playground on middle portion of lot.
- D. N/a
- E. Two uses: 1. Neighborhood path (on driveway and through wood) to connect King Street /Janneys Lane area and Rosemont. Path has been used for years for cut through pedestrian traffic and as a safe route to school. There are currently no official pedestrian or bicycle routes connecting these neighborhoods between Scroggins and Walnut, a distance of about 3/4 mile. 2. Back 100 feet of lot is a nice wooded area suitable for preservation as open space.
- F. Property assessment for 2004 is \$2.1 million for entire site.

3. **Forest Behind Beth El Temple -Col. Ellis Ave.**
  - A. 3832 and 3834 Seminary Rd. Owned by Carrier Keating and Patricia Ruffner.
  - B. Total of 3.1 acres. Historically drained to Strawberry Run until interrupted by Seminary Ridge development.
  - C. R-20 zoning. No CBA or RPA or wetland designations. Site plan submitted about 6 years ago but withdrawn. Home on the property fronting Seminary Road. City installed a storm drain system in lower areas.
  - D. Street parking or provided by Beth El Temple.
  - E. Small walking park. Potential for easements.
  - F. 2004 assessment \$2.3 million for property with house.
  - G. Would change the character of the Seminary Ridge neighborhood if developed.
  
4. **Alexandria Water Co -Duke St., Abutting GW Masonic Memorial**
  - A. 2505 Duke St. on the southwest side of the George Washington Masonic Memorial.
  - B. Zoned UT (utilities) adjacent to property zoned R-5. Open space areas on property.
  - C. Maintenance and administrative office buildings exist on the property, as well as a large, currently unused reservoir. D. Parking lot on site.
  - E. Public open space. Could be combined with purchasing the back part of the GW Masonic Memorial property to make a larger public open space.
  - F. Unknown -assessed by State Corp.
  - G. It should be addressed as part of any open space opportunity on the GW Masonic Memorial. A right of first refusal could be a good tool here.
  
5. **Strawberry Hills/Tarleton Area Neighborhood Park .**
  - A. 4214 Duke Street at southwest corner with South Gordon Street Map # 060.01-02- 02
  - B. Area is triangular on 1 & 1/3 acre with 174 feet of frontage on Duke Street. Mature trees border the property along Duke and Gordon Streets. Ground slopes off from trees to provide a bowl like effect and buffer from Duke. Zoned R-2-5. Currently owned by the Commonwealth of Virginia.
  - C. A parking lot and driveway mostly take up the site. The parking lot appears to be unused and may have been used by the adjacent Verizon Building when it had a much larger workforce.
  - D. Street parking is available on Gordon and use of the site could include a parking lot. As a neighborhood park, most visits would be by foot or bike.
  - E. Neighborhood park with uses best determined by local residents. Park would provide urban relief in a densely populated area on busy Duke Street.
  - F. Assessment for 2004 is \$987,200.
  - G. Acquisition or perhaps explore a trade with the State.

6. **Mt. Vernon/Del Ray Community Gathering Place**
- A. Two options (see descriptions 1 & 2 below): (1) Southeast corner of Mt. Vernon & E. Del Ray and vacant parcel south on Mt. Vernon (201 E. Del Ray and 2207 Mt. Vernon); and (2) the parcel next to the city parking lot at the southeast corner of E. Oxford and Mt. Vernon (2309 Mt. Vernon).
  - B. (1) Two adjacent parcels; one vacant (1<sup>st</sup> south of intersection on east side of street); and one developed. Vacant parcel used for dancing/music at Art on the Avenue. One old oak and a medium-old blue spruce. (2) Parcel next to (south of) the City parking lot is 2958 ft<sup>2</sup>. No significant natural features, but is a good central location and is next to the Del Ray Farmers Market.
  - C. (1) One structure on corner lot (occupied by Bean Creative Web Services). (2) One dwelling built in 1920 covers about half the lot.
  - D. (1) Street parking only; (2) City parking lot next to lot.
  - E. (1,2) Potential community square, gathering area. In heart of Del Ray neighborhood.
  - F. (1) Assessment unknown, but over \$20/sq. ft. (2) 2004 assessment = \$230,500.
  - G. Second option is being considered by the Mt. Vernon Planning Committee as a high priority.
7. **Mirant Power Plant**
- A. On the Potomac River, north of Old Town.
  - B. Large industrial plant.
  - C. Huge coal piles and power plant. In time (undetermined) this plant will likely convert to different fuel source and the operational foot print of the facility could be greatly reduced, as much as 50%, presenting a critical waterfront open space opportunity.
  - D. Critical opportunity at some point for potential park, neighborhood ball fields, paths, trails, boating facilities.
  - E. Street parking only, unless purchased. F. Price Unknown.
  - G. There is no current indication of change of ownership and/or operation which might result in a decrease in the footprint of the operation which would allow for open space creation. High priority if Mirant decides to close down.
8. **Forest Behind Free Methodist Church -Polk Ave. at Buzzard's Gap**
- A. Portions of 4915 and 4901 Polk Ave.
  - B. Forested steep slope with large trees and wildlife. Adjacent to private open space conservation area protected by recent Pickett Ridge development approval. Natural resource areas.
  - C. Zoned R-20. If church sold, could be developed for 4-5 residences.
  - D. On street and school parking.
  - E. Nature trail and natural public open space surrounding trail. Easement approved as part of the Pickett Ridge development.

- F. Assessed at \$8.19 per square foot. Purchase price would be between \$300,000 and \$500,000. Might consider purchasing a "right of first refusal" option from church.

**9. Finks Property -Southview Terrace**

- A. 720 Southview Terrace
- B. Two lots zoned R-5 -large sloping back yards leveling at the bottom. Lot #1 is 41,103 sq. ft. and Lot #2 is 14,036 sq. ft.
- C. House on Lot #1 -Lot #1 abuts a triangular lot on Moncure and Southview.
- D. Driveway and street parking.
- E. Potential passive park and gardens. City could acquire lot #2 and portion of Lot #1 or look into easement options on both or just Lot #1.
- F. Lot #1 assessed at \$830,800; Lot #2 = \$278,900. Price per square foot = \$20.13.

**10. Inner City Urban Park**

- A. 724, 726, & 728 North Patrick Street at the southwest corner with Madison Street across Patrick from the Charles Houston Recreation Center Map # 054.04-05-02, 03, 04.
- B. 724 and 726 Patrick total 6600-sq. ft. and are vacant. 728 Patrick is 3649-sq. ft. with a building. Combined area is 10200-sq. ft. Zoned CSL. Rest of block is zoned RB. Site location and proximity to recreation center, but is separated from it by busy Route 1.
- C. Small brick 1800 sq. ft. building.
- D. Limited street parking in the area; visits would be by bike or foot.
- E. Neighborhood park. Park would provide urban relief in a densely populated area. Charles Houston Rec. Center property has limited space and the building will soon be undergoing renovation.
- F. Assessment for 2004 on all 3 lots totals \$782,000. Property is currently on the market.
- G. Alternatives for an urban park in the area of the city are at nearby undeveloped properties on the northeast and northwest comers of Columbus and Madison. 735 and 736 Columbus (Map # 054.04-08-01 & 02) combined have an area of 6200 sq. ft. and assessed value of \$500,000. Adjacent St. Joseph's Church owns lots. 9700-sq. ft. parcel assessed at \$773,800 at 805 Columbus (Map # 054.04-02-08) owned by Beulah Baptist Church. The church also owns 2 adjacent parcels totaling an additional 7200 sq. ft. and assessed at an additional \$578,000.

- 11. Yates Properties – King Street Across from Janneys**
- A. 2525, 2605, 2705, 2705A, 2705B King Street
  - B. Two historic homes (2525 and 2605) built in 1819 and 1870, respectively. 2525 is mostly grassy with some trees and slopes down to the east and abuts another lot in Rosemont. 2605 is mostly grassy and slopes down to a property on Summers Drive and West Masonic View. Other lots are also grassy with some trees. All undergrowth has been cleared on all properties.
  - C. All lots are zoned R-8. Homes are built on 2525, 2605, and 2705. Lot sizes are: 2525 = 108,130 sq.ft.; 2605 = 86,858 sq. ft.; 2705 = 20,530 sq. ft.; 2705A = 21,043 sq. ft.; 2705B = 7,013 sq. ft.
  - D. Street parking.
  - E. Passive manner due to the topography. Lots at 2525 and 2605 have historic houses and these could have private easements. Passive, privately-owned open space
  - F. Assessed values are totals (lot and home): 2525 = \$2,303,800; 2605 = \$927,000; 2705 = \$612,300; 2705A = \$292,500; and 2705B = \$43,900.
  - G. Strong easement opportunities.
- 12. Ball Property -604/604A Janney's Lane**
- A. Two adjacent properties owned by William and Patricia Ball III.
  - B. Out lots with Janneys Lane entrance. Large lot with house and sloping wooded area towards East Taylor Run.
  - C. Zoned R-8. House with driveway. 604 is 90,387 sq. ft; 604A is 3,947 sq. ft.
  - D. Parking.
  - E. Urban forest and natural resource area. Easement to protect trees and terrain.
  - F. Assessed at: 604 = \$1,993,100; 604A = \$18,100.
- 13. Arlandria Urban Playground**
- A. Property is on west side of Commonwealth Ave. between Reed Ave. and W. Glebe. A church is to the south and an electrical substation is to the north.
  - B. Vacant land. Grassy area between town home parking lot and Commonwealth.
  - C. Vacant. Less than a half acre.
  - D. Parking at townhomes and on Commonwealth.
  - E. Two other tot lots and Cora Kelly School are very near to this lot.
  - F. Unknown.
- 14. Hufty Property- 214 West Alexandria Ave.**
- A. 214 West Alexandria Ave. Can be partially viewed from Russell Road at elevated sidewalk.
  - B. Hidden, mostly-wooded lot with many large trees.
  - C. Historic home built in 1890. Lot is 59,513 sq. ft. Property is only directly accessible from a small frontage on Alexandria Ave.

- D Onsite parking. Street parking.
- E Urban forest and tree canopy. Natural resources. Easement. It has no frontage other than Alexandria Ave.
- F Total assessment = \$1,071,200.

**15. 2627 Foster Avenue.**

- A. 2627 Foster Avenue. Foster is a short dead end street off Fairbanks Avenue off Seminary Road in the far West End of the City.
- B. The property is gently sloping with a house (954 sq. feet) situated on the left end of the property. The house was built in 1950. The property is the last lot on the dead end street, with few trees.
- C. Property zoned R-12.
- D. Driveway. Parking at the end of the street.
- E. Potential small passive park area. Good candidate for easement.
- F. Lot size is 20,602 sq. feet. Current assessment is \$335,200 for property.
- G. Open space in West End of the City.

### III. TRAILS OPPORTUNITIES

"Connecting Alexandria's Neighborhoods" with multi-use paths is one of the objectives of the Open Space Plan. Following is a list of potential sites for trail connectivity. Sites may be owned by a governmental entity, or could be candidates for easements or acquisition. Excluded are on-street bike routes. Meetings with neighborhood groups may identify more opportunities, and are needed relative to the inclusion of any future sites into the City's Multi-Use Trail and Bicycle Transportation Master Plan. Future additions would come before City Council through a separate process related to proposed additions in the master plan.

#### **Non-City owned properties**

1. Make permanent the temporary Mt. Vernon Trail alignment at Hunting Towers' waterfront. Property is owned by VDOT. (See Priority Site history #2 for detail.)
2. King Street to Rosemont connection path at the First Christian Church. Property is privately owned. (See Opportunities List #2 for detail.)
3. Buzzard's Gap/Pickett's Ridge. This trail would provide a safe and short route connecting schools and neighborhoods and extended between Pickett Street and Polk Avenue. City Council approved an easement on private property on February 24, 2004.
4. Between Seminary Road and Braddock Road behind the fire station would be an extension of the Buzzards Gap route to get to Ft. Ward Park on land that is a part of the Seminary Forest Apartments property. (See Priority Site history #3 for detail.)
5. Dartmouth Road between Crown View Drive and Skyhill Road is currently dead-ended and needs a path. Walkers currently make their way around a fence. Property is privately owned.
6. Trail between the end of Francis Hammond Parkway and Forest Park has been used for many years. A stream runs along FH Pkwy so this land is in an RPA. However, it is not clear from the site if the path is on city or private land.
7. Stevenson Park to Yoakum Parkway to connect this city park to condo community. Steep terrain would make this a difficult project. Private property.
8. Potomac Yards Linear Park and trail is to be funded and constructed by the developer.
9. Potomac Yards to Potomac Greens pedestrian bridge over rail line has been subject of potential change in approved plans. Local neighborhood concerns have been raised about public access from the proposed bridge.
10. Hooffs Run Bridge needed at the southern boundary of the Alexandria Sanitation Authority (ASA) Plant. Reconstruction of previous trail along the ASA southern boundary is included in WWB Plan. Previous trail through ASA is no longer feasible. Alexandria Bike Plan identified need for bridge in 1998. Private, public, and ASA property.

11. East Eisenhower development plan contemplates trails along Mill Race and Hooffs Run.
12. Woodrow Wilson Bridge Project has off--street bicycle and pedestrian trails and side paths included in plans for Jones Point, Washington Street, US Route 1, and Telegraph Road. Plans need to be implemented.
13. Develop a pedestrian trail along the back of the Northern Virginia Regional Park Authority Cameron Run Regional Park and the City Animal Shelter. NVRP A and City property.
14. Include a trail in the future as part of a natural stream reclamation of Backlick Run west from Booth Park to the City line. Private property.

#### **City-owned property**

15. Open the Mt. Jefferson Greenway in Del Ray between Raymond and Jeff Davis Highway. This is city owned property that is currently fenced off. A connecting Trail proposal was rejected in 1998 bike plan because of promises made by city officials in years past that it would not be developed. Probably only reclamation by City. A former WO&D railroad track. The Greenway extension northwest is problematic, since the city has already allowed development to occur in the fonner railroad right-of-way.
16. Complete Tarleton Park trail by placing a gravel path across 200 feet of grassy area. Neighbors have been favorable to this path improvements but have concerns about the number and frequency of city vehicles using the paths and they fear improvements would promote city vehicle use.
17. Construct a path from Raleigh Avenue to connect to Holmes Run, Foxchase Shopping Center with Foxchase Apartments and other neighborhoods.
18. Path and bridge or weir across Holmes Run at Chambliss would make a safe neighborhood connection and join with Fairfax County planned trail running west to Columbia Pike.
19. Build a trail underpass for the Holmes Run trail to avoid a dangerous street crossing at Beauregard.
20. Build a short trail to connect the backside of Ft. Ward Park to Van Dorn Street.
21. Complete trail loop on the south side of Backlick Run in Ben Brenman Park.
22. Bike Path Easement on North Commonwealth. On the last quarter mile Commonwealth, ending at Four-Mile Run, a green strip of land exists in all but a short spot from the intersection of Reed Ave. This green strip is on the east side of Commonwealth, opposite of the school. This is a very popular commute route for Alexandria residents into the District. A bike path in this green strip would keep

bikes off the roadway, which is barrow in front of the school. This may be city right-of-way, or be done with an easement from Jack Taylor and the new townhome development on their western property lines (past their fences).

23. 2619 Randolph. Connects the Mt. Jefferson Greenway with Randolph. Could be nice bike access to Greenway if completed.

#### IV. ADDITIONAL OPPORTUNITIES

This section includes additional sites and opportunities that require attention and research. Reclamation opportunities are those involving public land that needs to be reclaimed because private uses have been allowed to encroach over the years, depriving the public of the benefits of open space.

1. Reclamation Opportunity at Francis Hammond School. Referred to sometimes as "Death Valley", this area west of the school is currently an athletic area for schools and Recreation, Parks & Cultural Activities. Some storage on the property and signs indicate restricted use.
2. Russell Road easement opportunities exist in several locations on the west side of the street between Alexandria Country Day School and Braddock Road. Four parcels on the west side of Russell Road, north of St. Stevens/St. Agnes school and south of Woodland Terrace are overzoned. An easement (or easements) would protect these wooded areas as open space. These parcels connect to wooded portions of St. Stevens/St. Agnes and the proposed park one more block south. Lloyds lane parcel (see description above) is in this stretch of Russell Rd. Another parcel exists on Russell and Lloyds lane on the southwest corner of that intersection. The parcel is approximately 1acre.
3. 4817 Peacock Ave. Wooded glade surrounded by steep slopes. Zoned R-20 and approximately 1.25 acre. Could act as a buffer against new Pickett Ridge development. Easement candidate.
4. 150 South Gordon Street has a nice open space next to a residential area and across for Tarleton footpath that is part of a lot with an industrial building on it suitable for an easement for a neighborhood park and permanent buffer for residential area.
5. 1301 Powhatan Street 6541-sq. ft. vacant lot owned by the Commonwealth of Virginia.
6. 460 Strathblane Place one acre lot with 1860 Civil War house and adjacent 4638 Strathblane place 3/4 acre vacant lot
7. 1201 Key Drive. Wooded corner lot. Approximately 2.2 acres zoned R-20. Easement candidate.
8. Corner lot on southeast corner of Russell and Rosecrest Ave. Small triangular lot. Would make nice small native plant and tree garden. Most likely an easement opportunity.
9. Scroggins lots on southeast side of street. At least eight oversized lots with homes located along Scroggins Lane. Because of zoning, these are possible infill locations.
10. Oakland Terrace oversized lots. Several oversized lots could be infilled due to zoning.
11. Additional old homes on oversized lots (year built):
  - 1001A Janneys Lane (1840)
  - .403 W. Masonic View (1850) .418 Summers Dr. (1890)
  - .614 W. Braddock Rd. (1900) .1203 Orchard St. (1910)
  - .622 W. Braddock Rd. (1910) .2203 Scroggins Rd. (1901)
  - .1200 Russell Rd. (1900)

## 12. CLARENS

- A. 318 North Quaker Lane. Owner since 1994 is V. Thomas Lankford.
- B. 3.5 acres. Hill with House on top of rise and several outbuildings. Broad lawns, large caliper trees and historical structure on property built circa 1814-16. An 1850's school operated by Rev. George Smith, US military hospital and James M. Mason -a pre Civil War member of Congress. Mason drafted the fugitive slave law and Chairman of the US Senate foreign relations committee. During the War Mason was emissary to Great Britain of the Confederate States of America and involved in the "Trent" affair. Former Confederate President Jefferson Davis visited Clarens in 1870 for his final meeting with Mason and CSA General Samuel Cooper. CSA General Robert Lee also visited Clarens. Subsequently a girls school. Latter owned by William G. Thomas. Upon his sale of the property in the late 1980's, the property was subdivided (see 310 Quaker Lane).
- C. Zoned R-20. Tract was subdivided in 1968 creating the current 3.5-acre Clarens and adjacent 1.1 acre 310 Quaker lane property. It could not be ascertained if conservation, subdivision or historical easements exists on the house or land.
- D. Not applicable
- E. Clarens is an important architectural and cultural resource for the City of Alexandria and deserves high priority for protection of the structures, trees and land.
- F. Property is currently assessed at \$3.1 M (land -\$1.3).

## 13. THE COTTAGE

- A. 502 Quaker Lane, access from Trinity Drive and garden plot (3550 Trinity Drive). "The Cottage," early 19th. Century house. All properties are owned by Charles Hooff Jr. 502 Quaker Lane property (with the cottage) is 77,941 sq. ft. Side garden lot (3550 Trinity Pr.) is 26,943 sq. ft.
- B. Beautiful trees surrounding the house and old boxwood in adjacent garden.
- C. Zone R-20.
- D. N/A
- E. "The Cottage" is an important architectural and cultural resource in the City of Alexandria and deserves high priority for protection of the structure, trees and land.
- F. Assessment for 502 Quaker Lane is \$1.2M (land -\$792,300) and Trinity Dr. property \$ 418,900.
- G. Appropriate for a conservation and historical easement.

## 14. POTOMAC YARD DEVELOPMENT

Buy additional acreage either to create a real "central park" in this development, or to add to the active field acreage already allocated in the planning process (7 acres shared with the School Board for a potential school site).

### **City State and federal government owned properties**

In our review of parcels as candidates for open space consideration, many properties were identified with city and state ownership. We recommend a thorough review of property records to better identify government owned properties where a mutual open space interest may be served. Examples:

- 4214 Duke Street at southwest corner with South Gordon Street owned by the Commonwealth of Virginia.
- 1301 Powhatan Street at the northeast with Bashford Lane owned by the Commonwealth of Virginia.

### **Reclaim public land that has been encroached upon**

There are many parcels of city land and rights-of-way that have been encroached upon by private landowners, thus effectively removing land from the city's open space inventory. Reclaiming these lost parcels is an enforcement issue that would not require use of any open space acquisition funds, yet could add considerably to the open space inventory. It would also demonstrate to city residents that the city places a high priority on its open space and public land, which belongs to all our citizens. We underscore the recommendation contained in the Open Space Plan that the city undertake a project to identify these encroachments and reclaim them as public open space. Examples:

- 2655 Duke Street at the corner with West Taylor Run Parkway. Encroachment by a commercial establishment using what may be RPA land as a parking lot. Taylor Run Citizens Association reported this about 2 years ago.
- W & OD right-of-way in Del Ray.
- Yates Gardens by Jones Point Park.

**Recommended  
Criteria For Open Space "Priority Sites" List**

1. To what degree does the property provide the public with benefits related to human values and experience?
  - a. To what degree does the property include trail connections or open space adjacent to or linking open spaces, natural areas, greenways and trails?
  - b. To what degree does the property meet an identified need for active or passive recreation?
  - c. To what degree is the property, or does the property contain elements or attributes, of known or potential historic or cultural significance?
  - d. To what degree does the property provide an opportunity to expand existing open space resources, such as parks, schools or institutional or private open spaces?
  - e. To what degree does the property provide an opportunity for pocket parks, gardens, green spaces or playgrounds?
  - f. To what degree does the property provide visual relief (light, air and green space) from the built environment?
  
2. To what degree does the property provide green infrastructure, including the protection of natural resources?
  - a. To what degree does the property provide for the protection of natural areas and maintain natural ecological processes?
  - b. To what degree does the property provide for the protection of habitat and support of native species?
  - c. To what degree does the property provide opportunities for improving the quality of air and water resources?
  - d. To what degree does the property provide the opportunity for stream restoration or preservation?
  - e. To what degree does the property include stands of mature trees?
  - f. To what degree does the property provide for the development or protection of wetlands?

3. To what degree will the benefits identified above be shared by or available to everyone in the City/city-wide?
4. To what degree will the open space benefits identified above be available to a neighborhood or other area of the City that is particularly deficient in open space?
5. Is the site identified in the Open Space Plan or the RP&CA Strategic Master Plan; if it is not, then to what degree would it, if acquired or protected as open space, meet the goals of those plans?

**Open Space Steering Committee  
Criteria Matrix**

**Ranking Chart  
Priority Sites**

Criterion	Sites									
	1. Waterfront	2. Mt. Vernon Trail	3. Seminary/Beauregard	4. Second Presbyterian	5. Ivor Lane	6. Lloyds Lane	7. Masonic Memorial	8. Ridge Road/Valley Drive	9. Monticello Park	10. Clermont Cove
1. Proximity to existing parks and trails.	3	3	1	1	3	1	1	1	3	3
2. Proximity to Schools.	1	1	1	1½	3	1	1	1	1	1
3. Proximity to natural resources areas.	3	3	1	1	1	1	1	3	3	3
4. At street ending to provide neighborhood linkages.	3	3	2	2	3	1	3	1	3	1
5. Next to institutional properties with extensive open space.	3	3	3	3	3	1	3	2	3	3
6. Adjacent to or linking existing/proposed trails, greenways.	3	3	1	1	3	1	3	1	1	3
7. Small lots in dense urban areas for pocket parks.	3	1	3	1	2	3	1	1	1	1
8. Land with significant trees, stopping terrain.	3	3	1	2	3	3	2	3	3	3
9. Properties of known historic value or cultural significance.	3	1	1	2	1	2	3	2	2	1
10. Areas with a high need for open space.	3	3	3	1	2	3	2	1	1	2
11. Open space and trail connections to Fairfax and Arlington counties.	1	3	1	1	1	1	1	1	1	3
<b>Total Score</b>	<b>29</b>	<b>27</b>	<b>18</b>	<b>16½</b>	<b>25</b>	<b>18</b>	<b>21</b>	<b>17</b>	<b>22</b>	<b>24</b>



# United States Department of the Interior

NATIONAL PARK SERVICE  
National Capital Region  
1100 Ohio Drive, S.W.  
Washington, D.C. 20242

IN REPLY REFER TO:

L3215 (NCR-LRP)

Mayor and Members of the Alexandria City Council  
301 King Street  
Alexandria, VA. 22314

Dear Mr. Mayor and Members of the Council:

This is written with regard to the October 16, 2004, City of Alexandria Public Hearing and the proposed adoption of the Open Space Priority List Action Plan whereby, with Council direction, the City would acquire several waterfront properties identified as "short term action properties". These properties include the Strand properties and a parcel of property now used as a private parking lot at the foot of King Street.

In 1973, the Attorney General of the United States, at the request of the Department of the Interior, instituted litigation to determine the property interests of the United States and to quiet title to certain fast and submerged lands along the Alexandria waterfront. Each of the "short-term action properties" identified as Waterfront Properties are claimed by the United States.

In 1981, the City and the National Park Service completed a joint land-use plan to protect and enhance the 39.5 acres of disputed waterfront. Central to the plan was a policy that the Federal Government would protect the public interest in the waterfront. Out of Court settlements have been negotiated between the United States with the City of Alexandria and most private property owners. Settlement on the Old Town Yacht Basin is nearing completion. This process has resulted in approximately 28 acres having been protected as open space

Although we are proceeding with confidence in our claim toward resolution of these properties, the proposed City action to secure open space and complete a publicly accessible waterfront is welcome. Protecting these lands as parks is preferable to private development as envisioned for some of these parcels in the

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10-16-04

1981 plan. In that context we concur and support the proposed action and are prepared to work with the City in the plan's implementation. Further, should the waterfront parcels be acquired, we look forward to a negotiated settlement with the city.

Sincerely,

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke at the end.

John G. Parsons  
Associate Regional Director, Lands, Resources and Planning



# Office of Lands, Resources, and Planning

National Capital Region  
National Park Service  
1100 Ohio Dr. SW  
Washington, DC 20242  
Fax: (202) 401-0017  
Phone: (202) 619-7025

## FAX

Please deliver the following pages

To:  
Name: Jackie Meinderson  
Phone: \_\_\_\_\_

From:  
Name: John Parsons  
Phone: \_\_\_\_\_

Date & Time: 10/15/2004

Number of pages to follow: Two

Message:

Original letter will follow  
by mail

Nancy Young  
for John Parsons

# Vorys, Sater, Seymour and Pease LLP

277 South Washington Street • Suite 310 • Alexandria, Virginia 22314 • Telephone (703) 837-6999 • Facsimile (703) 549-4492

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10-16-04

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LEONARD S. SATER  
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October 7, 2004



City Council  
City of Alexandria  
301 King Street  
Alexandria, VA 22314

Re: Alexandria Waterfront Committee  
Endorsement of Open Space Acquisition along the Potomac Waterfront

Dear Mayor and City Council Members:

This letter, originally delivered in the Spring of 2004, is resubmitted to you in light of the public hearing scheduled for October 16, 2004, to discuss the Open Space Priority List Action Plan. I regret that prior commitments preclude my attendance at your meeting. For the reasons set forth below, the Waterfront Committee expresses its desire that potential sites for open space along the City's river front be given the highest priority.

In my capacity as Chair of the Alexandria Waterfront Committee (the "Committee"), I have been instructed by a unanimous vote of the Committee to inform you of the Committee's endorsement of the recommendations of the Open Space Task Force, chaired by Judy Noritake and Eric Wagner. Specifically, the Committee wishes to emphasize to Council the urgency of resolving title disputes to, and future development of, disputed parcels adjacent to, and in close proximity of, the Potomac River.

The Committee maintains that Alexandria's waterfront is a cherished resource to be nurtured, improved and preserved for the betterment of the citizens of Alexandria and our many guests visiting from across the United States and abroad. In this regard, the acquisition of land along the City's waterfront is critical to ensuring that the parcels in question are developed in a manner that best benefits the aesthetic and economic interests of the City.

The Committee acknowledges the many pressing demands facing the City and the economic realities imposed by the current value of the parcels in question. Nevertheless, the Committee believes that the City will benefit dramatically from a well-conceived plan for the acquisition, development and preservation of these sites.

Finally, with regard to the review of and potential amendment to the Waterfront Plan, the Committee is anxious to assist the City Council and the Planning Commission in this process. Please provide the Committee with some guidance as to how it may serve a meaningful role in this process.

In the event that you have any questions with respect to this matter, please do not hesitate to contact me.

Sincerely,



Andrew F. Palmieri  
Chair, Alexandria Waterfront Committee

cc: Phillip Sunderland, City Manager  
Kirk Kincannon, Director of Recreation, Parks and Cultural Activities  
Eileen Fogarty, Director of Department of Planning and Zoning  
Eric Wagner, Chair of Planning Commission  
Judy Noritake, Chair of Parks and Recreation Commission  
Members of the Alexandria Waterfront Committee

Good Morning, my name is Ray Cobean and I've been asked to give you a brief history of the Old Dominion Boat Club.

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10-16-04

The following article appeared in the Alexandria Gazette on August 14, 1880

"A meeting will be held at the Mansion House tonight for the purpose of organizing a boat club for this City. Alexandria has a splendid riverfront and there is no reason there should not be a first class organization of this kind here. It is hoped the effort will meet with the success it deserves and a large number of the citizens will enroll their names."

The very first members, the founders were Alexandrians of the highest order, leaders in business, civic and social life of the city. Many were from long time Alexandria families with familiar names such as Carlin, Herbert, Uhler, Smoot, Burke, Windsor and Hufty.

On September 10, 1880 the Club elected <sup>MAJOR</sup> Edward Herbert, ~~Major in the Confederate Army~~ as its first president. Mr. Herbert resigned the following month because he was leaving the city. George A. Mushbach, a prominent attorney was elected president.

The first club meetings were held in the Chamber of Commerce meeting room, then in December 1880 the Club rented the hall over Paff's shoe store at 99 King Street ( the 400 block of present King Street). This hall was not only a meeting place but was fitted out as a gymnasium with all sorts of exercise equipment that was open to all in the City.

In May of 1881, the property located on the Strand near Pioneer Mill between Duke and Prince Streets was leased ~~for five years~~. This property was purchased in August 1883. A Clubhouse was erected in 1881 and used until destroyed by fire in March 1922.

In May of 1921 it was proposed that the Club purchase the property know as the old Alexandria-Washington Ferry Company. Thus the present site of the Old Dominion Boat Club was purchased, ~~with the final price being \$2,750.00~~. This deed is recorded in the Clerks office in the Alexandria Court House.

AT THE FOOT OF KING STREET

The present clubhouse was completed in June of 1923 with an addition being made in 1933. In 1935 the Club purchased the property south of the building that is now the parking lot and part of the Strand.

Since its organization the ODBC has been involved in sports of all kinds with the main interests being rowing. Up until the time that the Club gave up its rowing crews it hosted many regattas on the Potomac and entered regattas all over the East Coast that brought state and national recognition to itself and Alexandria as being one of the top racing crews in the country. In 1948 the Club hosted and won the Middle States ~~Regatta~~ Rowing Associations 57<sup>th</sup> Annual Regatta with Clubs coming from as far away as Cambridge, Mass.

Under the leadership of two long time Club members, Julian Whitestone and Jack Franklin, ODBC initiated schoolboy rowing in the City schools which is still a large part of high school activities. With the coaching of these two men, the local high school won many state and national championships that again brought recognition to the program and the city of Alexandria.

The Club also participated in other city sports. A basketball team was formed in 1921 that over the years won city championships and at one time the ODBC bowling league was the oldest in the city.

The club has had many distinguished members over the years, among them being Congressmen, City Officials and bank presidents. Westmoreland Davis, one-time governor of Virginia and radio/tv personality Arthur Godfrey. A former mayor of the City is currently a fifty-year member.

I hope this enlightens you on how the ODBC got started and some of its history. We no longer have shells or rowing crews or basketball teams but we are known all over the East Coast as a premier club and have entertained members of other boat clubs and Yacht Club from all over the world that were visiting the city and found us at the foot of King Street. We have grown from the original 37 members to 700 with a waiting list of 220 and next year we look forward to our 125 anniversary on the waterfront and as a part of Alexandria,

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10-16-04

**BRADDOCK PLACE CONDOMINIUM**  
**1200 Braddock Place**  
**Alexandria, VA 22314**  
**(703) 548-5184**

June 21, 2004

City of Alexandria  
Honorable William D. Euille and Members of the City Council  
301 King Street  
Alexandria, VA 22314

Dear Honorable William D. Euille and members of the City of Alexandria City Council,

On behalf of the Board of Directors of the 120 Unit Braddock Place Condominium Association, I am writing to express our desire that this Commission consider a proposal to purchase a vacant lot located next to our building on Braddock Place, for the reasons set forth below. It is our understanding the City Council has the authority to allocate monies for the purchase of open space within the City of Alexandria. Although this request may not have sufficient time for review this fiscal year, we understand that budget for the purchase of open space will increase significantly next year. Therefore, please consider the information below either for this fiscal year or the following year.

Our building is located at 1200 Braddock Place. Adjoining our lot is a small, odd shaped vacant lot, currently well maintained with flowers, grass and trees. This vacant lot is surrounded by our building, some smaller town homes and some office buildings, one of which is currently occupied by the Public Broadcasting Service (PBS). Over the last few years, the owner of this small odd shaped lot has proposed various condominium structures, complete with several zoning height variances, in order to maximize the number of units, and therefore maximize profit to its owner. The proposed site is referred to either as the "Parker Gray Site" or the "Braddock Metro Plaza." During various neighborhood meetings over the last few years, those representing the Parker Gray Site have encountered some stiff resistance to the proposed structure. As a result of such feedback, the owners of the Parker Gray Site have revised their structure in an attempt to address the concerns that have been raised at these meetings. In our opinion, these concerns, however, remain largely unresolved.

It is our belief that growth in Alexandria, especially near a metro facility, should be founded based on principles of smart growth. We acknowledge and agree that tax revenue to the city and affordable housing are important goals. However, such goals should not be realized to the detriment of existing, hardworking, taxpaying and voting residents who have invested money in the purchase of property at Braddock Place. Moreover, there is inherent value to Alexandria to preserve some land for its use and enjoyment by residents. This odd-shaped lot, which already has grass, flowers and trees, would be ideal to preserve and even enhance with minimal investment to become a park in order to provide meaningful space for residents, as there is no remaining open space in the vicinity of our building, the Meridian Towers or the town homes for residents to enjoy.

Additionally, a building the size and density of which is currently being proposed presents inherent danger to residents of Braddock Place. Ingress and egress during rush hour is difficult, especially when spill-over traffic from Route One blocks N. Fayette street. A new building would exacerbate these problems. In an emergency, the health and safety of our residents would be threatened with the increased traffic associated with a new building. The small cull-de-sac which is Braddock Place is already over-burdened from high traffic flow associated with the PBS and other office buildings, as well as the two large apartments which comprise the Meridian Apartments. Braddock Place simply cannot handle additional traffic associated with a building at the Parker Gray Site. We feel that the increased density associated with a new building would potentially endanger residents of Braddock Place and all the buildings on this cull-de-sac in the event of an emergency such as a fire or, heaven forbid, a terrorist threat at the metro or any other nearby facility.

Moreover, the use and enjoyment of certain facilities such as our pool, the reception of our satellite and television signals (due to the height of the building currently being proposed as a result of the height variances) and the services provided by city water and sewer services (since the existing services provided by the city apparently flow under the vacant lot) will be threatened by the existence of this structure. Furthermore, residents will no longer be able to throw a frisbee, walk a dog, or play with their infant on the small, limited green space which is already surrounded by office buildings, two large apartment buildings, our building, warehouses and town homes. As stated previously, what little green space which remains ought to be preserved and enhanced in order to circumvent any problems associated with increased and unmanageable density which a new building on this lot would present to residents of Braddock Place and the nearby town homes and apartments.

Finally, the integrity of our foundation may be threatened by the placement of a larger structure so close to our building. Because the lot is small and has an odd shape, the existing proposal calls for the foundation of the building to come very close to the edge of our parking lot. Such a massive structure could potentially and negatively impact the integrity of our building or associated structures (pool, parking garage, parking lot), not to mention add an eye sore to residents as compared with the existing open field with trees, flowers and grass.

Accordingly, we propose that this Commission allocate money to purchase the Parker Gray site. Certainly, the owner of this lot should not lose his investment. Allocating money to purchase this open space would help preserve the goal of smart growth, and it would help alleviate the concerns of many residents at Braddock Place, as well as residents occupying the adjoining town homes and the Meridian Tower apartments. If the City then made a minimal investment to formally create a small park, then Alexandria's goal of smart growth could be realized. We hope that the Council will give serious consideration to the above proposal. As residents, taxpayers and voters, we sincerely appreciate your time and attention. If you have any questions, please do not hesitate to contact our General Manager, Mark Adams, at (703) 548-5184.

Cordially,

*Joel A. Kravetz /s/*

Joel A. Kravetz

President, Braddock Place Condominium Association

cc: City of Alexandria Planning and Zoning Commission

STATEMENT OF  
MARIANNE MCINERNEY  
MEMBER: OLD DOMINION BOAT CLUB

Mr. Mayor, Vice Mayor and City Council Members, thank you for the opportunity to come before you today. My name is Marianne McInerney; I am a resident of Alexandria and reside on Russell Road. Today, I would like to express my concerns regarding the City's stated intent to purchase the Old Dominion Boat Club property.

While I have stood before you and the Planning Commission many times in the past to stop approval of building requests on tracts of existing open space, today I come before you to say that while open space must be preserved within our city limits ---- such goals can not and should not threaten historical organizations such as the Old Dominion Boat Club, which for over 120 years has been an active volunteer organization contributing to the well being of the city and its residents.

Nationally, the Old Dominion Boat Club is noted as the second oldest rowing club in the United States. Today, with over 100 years dedicated to rowing on the waters of the Alexandria, we boast of one of the oldest active crew teams on the Potomac. Locally, our history is equally robust although often understated. We were founded in 1880 to support Alexandrians in the pursuit of charitable and water-related activities, most notably rowing and sailing.

Our constitution notes that the object of our club to be the promotion of charitable, community service, athletic, and water-related activities. And within that construct, we have always placed paramount importance on our charitable and community service activities.

I joined the ODBC because I was attracted to the strong sense of community it embodies. We have active members ranging in age from 22 – 95 years of age.

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Among our members are city employees, leading local business men and women, expert tradesmen, retired military members, and former Members of Alexandria's many elite athletic teams. All bound by a desire to preserve our nautical history and to give back to our community.

The Old Dominion Boat Club sits on a parcel of land that we have owned and operated since 1921. Like many other clubs in this city, the Departmental Progressive Club, the Eagles, and the VFW, we have taken pride in owning our own facility and opening it for use for the residents as needed. More than four generations of Alexandrians have utilized our club for rowing, boating, and sailing as well as joined us as we hosted events, charitable activities and fundraisers for non-profit organizations.

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Since 1921, the Old Dominion Boat Club has maintained its facility and grounds. Each week throughout the year, a group of volunteers sweeps shovels, gardens, and plants. We not only care for our property but also for the adjoining park at the foot of King Street. While we treasure our club and what we believe is its historical beauty, we have many times sought to add additional beautification to our property – and at each turn have been effectively blocked.

Despite those rejections, we continue to be a good neighbor to the city.

We offered our location for consideration as a major staging area to be used should our region be subject to future terrorist attacks. We have hosted community meetings, opened our facility for the use of the Seaport Foundation and for over 15 years hosted the City's special needs children twice annually.

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In the year 2000, we established the Susan B. Komen Charitable Golf Tournament – which in its three years of operation has raised collectively over \$40,000. We have established scholarships for two schools within the City. We are generous sponsors and supporters of City organizations. We are faithful sponsors of two high school rowing teams.

In addition, we also make our property available for non-members – something that many Alexandria families, corporations and organizations have chosen to accept many times over.

Locally, our 700 members, their families and guests patronize the city's restaurants and shops.

Our club is also a destination. Over 154 boating clubs travel to and visit the Old Dominion Boat Club bringing visitors from other cities in the US and across the world.

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These visitors not only discover what we offer—but become acquainted with one of the country's first hometowns – Alexandria.

Long ago, Alexandria determined that the city's waterfront should be zoned for mixed use ---- parks, residential and commercial real estate combining office building -- beginning with 211 N. Union and restaurants, most prominently the Chart House.

For more than two decades, the city has been asleep as our open space has been encroached upon. Now at the 11<sup>th</sup> hour, there is a new awakening --- sadly it comes at a time when there is little left to protect. And as a result, vibrant organizations with great history stand at risk.

---

And with that risk comes a price -- the possible loss of our city's waterfront and rowing history, the loss of an active group of people who continued to patronize our shops and restaurants in the years when few others did and the loss of an organization that gives back to a city it has been proud to be a part of.

Now, we are at a point, where there is little left to preserve and we are entering a climate where our city seeks to acquire vibrant, privately owned, highly used parcels of land.

We have been devastated to learn that there is a desire to take our property from us.

To take our 125- year history, to take our land, and to take our access to our one main recreational activity – rowing, kayaking and boating.

The Old Dominion Boat Club owns and operates 1 King Street. In doing so since 1921, we have been a good neighbor. We contribute to the city, we have taken the lead in establishing and supporting charitable activities, our members support the city's restaurants and shops. Moreover, we are a long-standing part of Alexandria's history – we deserve to remain in our location at 1 King Street where we have been and remained one of the only active waterfront organizations in the city.

•  
**Our City's foundation is in history.** And in accordance with that, the contributions of the Old Dominion Boat Club should be noted with pride and exempted from any consideration for acquisition or condemnation.

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Mr. Mayor and distinguished council members:

My name is Jan Epstein and I am a member of the Board of Governors of the ODBC, but today I would like to speak to you as an Alexandrian.

I was born in Alexandria hospital, I am a product of the Alexandria public school system, and a product of the public school rowing program.

Julian Whitestone and Jack Franklin at the ODBC founded the first rowing program for public high school students in the entire USA, in the 1940s. Their memories live on as we dedicate a scholarship in their names annually to the Alexandria Scholarship fund. As a matter of fact, last year's recipient of this scholarship was Ms. Noritake, daughter of the author of your Open Space Plan.

I would like to share some history of the ODBC that affected my life.

When I was in elementary school, my neighbor rowed for Hammond High School and got me interested in the sport. My class went directly to TCW in the 8<sup>th</sup> grade. I was then small enough to become a coxswain and join the crew team. We rowed out of the ODBC along with the teams from GW and Hammond. I attracted the interest of another younger neighbor, who wanted to row when it was his time to go to high school. The summer before he entered his freshman year of high school, he learned how to row in the ODBC summer crew program. Mr. Mayor, I believe you remember this individual, as he went on to win a silver medal in the Olympics.

Many prominent professionals and businessmen, some still in the City of Alexandria, were teammates of mine at the ODBC. One is now a 2 Star General in the US Army. A prominent Crew Booster parent then who regularly came to watch us race, was a Congressman who eventually became the President of the United States.

When we put our colors back on the water some years ago by starting our select HS rowing program, this event was noticed nationally. Vesper Boat Club, home of the famous Olympian John B. Kelley, was one Club to applaud our return to the Schuylkill River in Philadelphia.

It is almost unimaginable to realize how much Alexandria and national history that is part of the ODBC.

I believe, as many of my former teammates and classmates do, that to dismantle this Alexandria institution for open space or future development would be the equivalent of razing the Old Friendship Firehouse or Gadsby's tavern.

I urge you to consider the same philosophy.

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10-16-04

**To: Alexandria City Council; Open Space Steering Committee**  
**From: James B. Rapp, JR Resident, Fort Ellsworth Condominiums,**  
**110 Roberts Lane, #101, Alexandria, VA 22314, (703) 836-4273, fortellsworth@comcast.net**  
**Subject: Open Space—Masonic Temple Grounds**  
**Date: October 16, 2004**

**My name is Jim Rapp, I am a long-time resident of Fort Ellsworth Condominiums (www.fortellsworth.us), a garden style multi-unit complex constructed in the mid-1970's contiguous to the George Washington Masonic Temple grounds.**

**The Masonic Temple is truly an Alexandria landmark and institution. What makes the Temple special is not simply the monument, but the surrounding grounds, which both frame the structure and offer a sense of pastoral solitude. The Temple and grounds are quite historic, as a civil war fort (Fort Ellsworth) once sat on them, Orville Wright made a historic over grounds flight, and today archaeological digs take place.**

**The Masons and Fort Ellsworth had for many years enjoyed a cordial relationship whereby they allowed utilization of an access gate for Fort Ellsworth (see map). This worked well, in that it afforded us, and our neighbors at Shuter's Hill town homes the opportunity for a leisurely walk, to fly a kite in the Spring, and perhaps walk a leashed 'under control' pet. In the mid-1990's the grounds were 'discovered' resulting in the back nine acres turning into a massive unofficial dog park, with autos constantly clogging up Upland Place (another access point), and nearby streets. The grass and shrubs were ruined due to foot traffic and dog waste. I and other local residents stopped using the grounds due to the sheer number of people, not wishing to be jumped on by off leash dogs, and frankly not knowing what you might step in.**

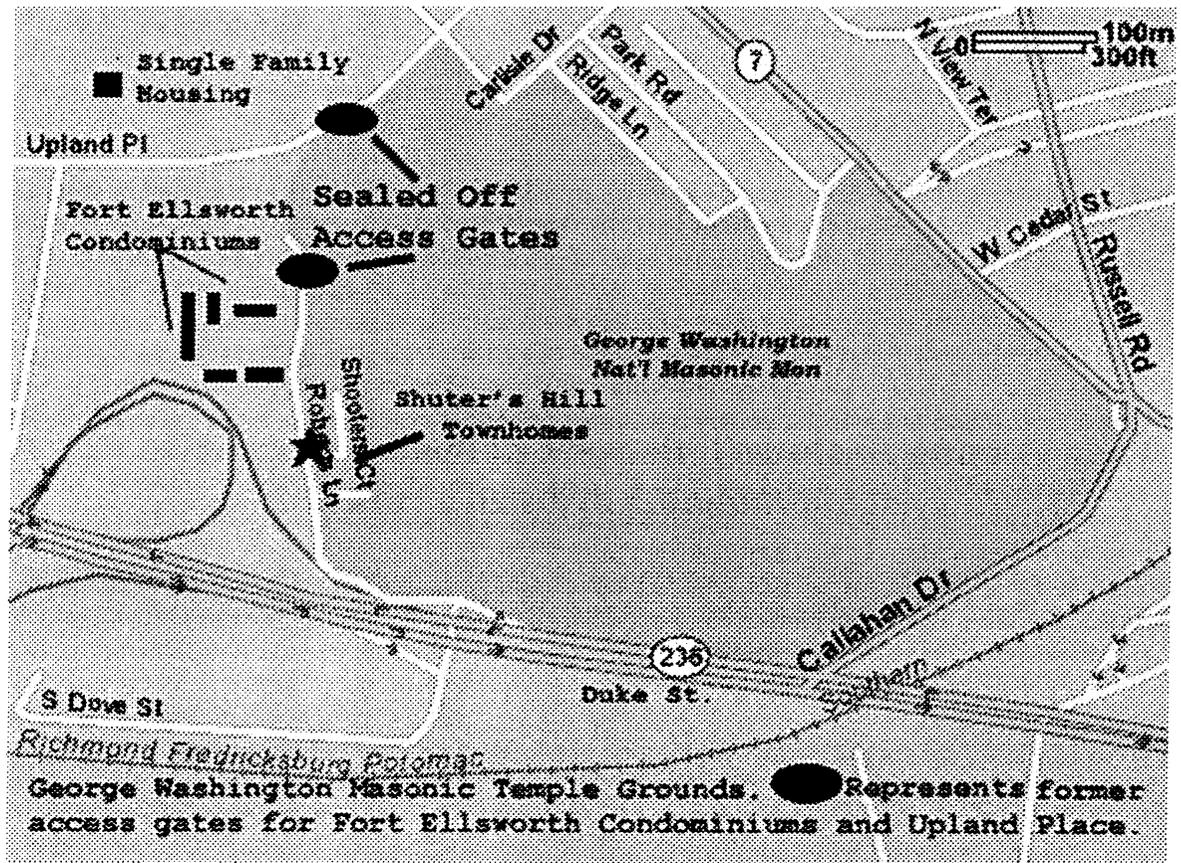
**Apparently the Masons had had enough, as in 2000 they banned all dogs from the premises and sealed off the entry gates to Fort Ellsworth and Upland Place. Our property manager contacted them about reopening the Fort Ellsworth gate, which they indicated they were predisposed to do after grass reseeding and re-landscaping had been accomplished, but they ultimately decided to leave the gate sealed.**

**I would like to see the following as pertains to the Masonic Temple Grounds:**

- 1. Maintain the entire nine acres as open space. Allowing development of even a few acres will ruin what amounts to historic grounds.**
- 2. The City and Open Space Steering Committee should not seek to force the Masons to turn the open space into a giant public park or dog walk area, as this will cause it to see the devastation that took place in the 1990's. To do this is unfair to the Masons and surrounding residents in a quality of life, security, and property value sense.**
- 3. The Masons should enter into a dialogue with their neighbors at Fort Ellsworth, Shuter's Hill, and the Upland Place neighborhood about the notion of again allowing grounds access, while ensuring guidelines are put in place to promote harmony, managed use, and security for all interests.**

**Thank you.**

# George Washington Masonic Temple Grounds and Fort Ellsworth Condominiums



*I prepared these comments earlier this week. On Wednesday, a long-time Alexandrian and my 8<sup>th</sup> grade science teacher, Mrs. Jo Torpy, passed away, and I am attending her memorial service this morning.*

Good morning, Mr. Mayor and Members of Council. I appreciate the opportunity to stand before you this morning and offer some comments about open space preservation in Alexandria—a subject that is critically important to this entire community. I would also like to take this opportunity to compliment the Council, staff, and especially the Open Space Steering Committee for the methodical and thoughtful effort that all of you have undertaken to assess and plan for open space needs in Alexandria. When the previous City Council made the decision to designate funding for open space acquisition and preservation, that was, in a sense, the easy part of this task. The “heavy lifting” is what you all are doing now and that is figuring out the most effective way to use the funds for the good of the entire city.

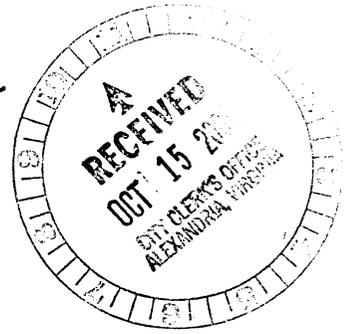
I want to speak to you briefly this morning, not about what parcels to acquire, although I am certain you will hear plenty about that before the day is over, but rather about one aspect of open space preservation that I have come to realize is extremely important to the long-term goals that we all share. As a result of my service on the board of the Northern Virginia Conversation Trust, I have learned how difficult purchase or easement opportunities become when those opportunities become public. Once it becomes apparent that a property is to be sold or developed, and the only way to ameliorate or prevent that is to buy it or place an easement on it, it is pretty much too late. Not only do these matters get tangled up in the political process, but the decision-making is driven by market forces rather than preservation. No one needs to be reminded about the dramatic increases in real estate values in Northern Virginia over the past few years, nor do we need to be reminded about the impact those valuations have on open space acquisition or easements. It is expensive and getting more so every month, and there is only so much money that we can spend or borrow before we jeopardize our own fiscal constraints.

That is why I think it is more important than ever to pursue opportunities before they become obvious, and that means a much more concerted effort for outreach and education in the community. Some of the brochures that have been produced in partnership with NVCT have been excellent as have been the recent and upcoming efforts by the Steering Committee, but the ability for landowners and residents to recognize preservation opportunities as the first alternative and not the last resort really depends on a constant effort to educate and publicize the information. I come hear today to encourage you to set aside some of the open space funding for an on-going, professionally-administered campaign to educate and publicize the opportunities and techniques for land preservation that are available to property owners, and how those opportunities may more be beneficial to the owner or donor than a market-driven sale or development. In relative terms, this is a small amount of money compared to the funds committed for purchase, but on the long-term it is money well-spent. Whenever there can be a negotiation conducted quietly and privately and not caught up in the glare of public attention, it can almost result in a less-costly transaction. Equally important is trying to avoid negotiating for purchase when the developable market value has already

been established. The best way to avoid that is to begin the discussion before the “site planning” begins and I hope you will consider making the proactive effort of open space preservation an integral component to your efforts. Thank you again for the opportunity to speak with you this morning and for your good work in helping to preserve our community.

David G. Speck

5  
10-16-04



Susan Pettey  
220 North Royal St.  
Alexandria, VA 22314  
October 13, 2004

Dear Mayor Euille,

I strongly urge the City Council to approve the recommendations of the Open Space Task Force and City Manager to acquire important parcels of land for open space. The waterfront parcels that have been proposed for acquisition by the City would vastly improve the waterfront and would be a great asset to all the citizens of Alexandria, and an attraction for tourists. They are essential to knit together other waterfront open space, and to draw people to the waterfront. This is an opportunity to create a beautiful, cohesive green space along the water that can provide much-needed open space and enhance the attractiveness of local businesses and homes.

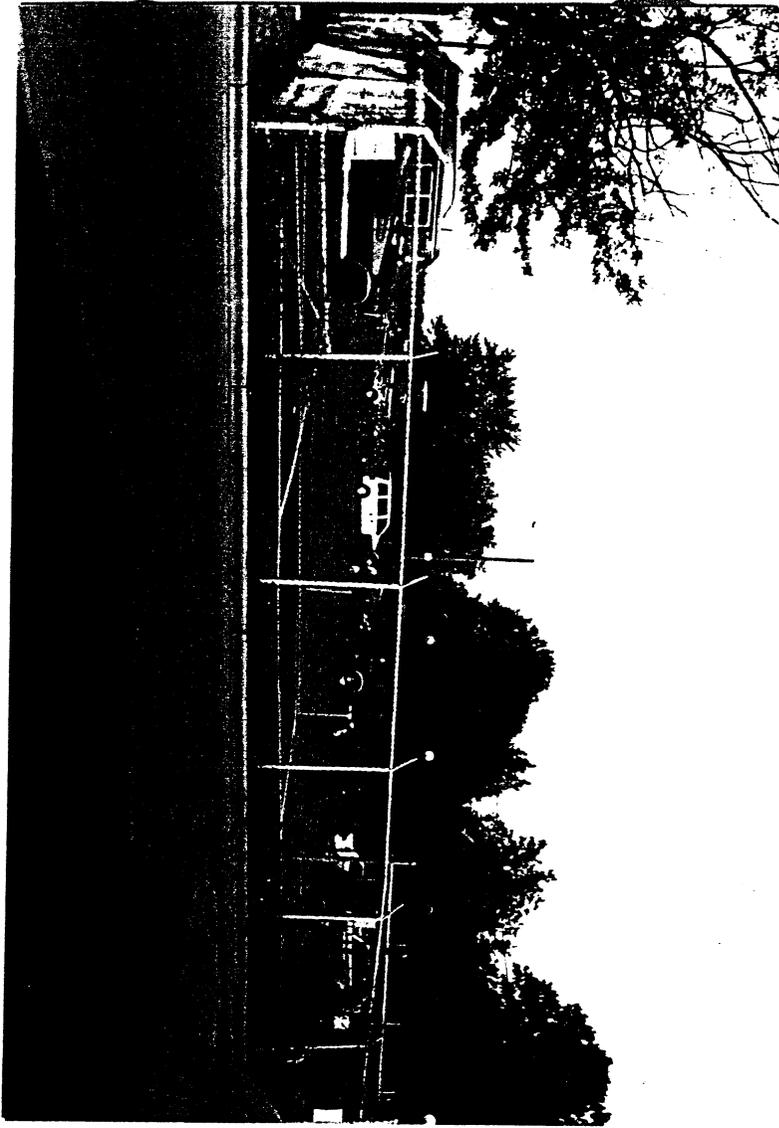
The best and highest use of property immediately along the waterfront is for open space to be used for active and passive recreation. Instead, the waterfront between King and Duke Streets is a shabby collection of littered parking lots and dilapidated buildings, as you can see from the enclosed copies of photos.

I support continued use of the waterfront for water activities, including boat tours and boating. The boat companies serve tourists and "natives" alike, and are an active reminder of Alexandria's history as a port. I also support nearby restaurants and other businesses which help make the waterfront an attractive destination. I believe that open space would draw even more people to this area, and contribute to a vibrant waterfront with even more trade for these businesses. While I am certainly sympathetic to the need for parking to support these businesses, there are already several parking lots within three blocks.

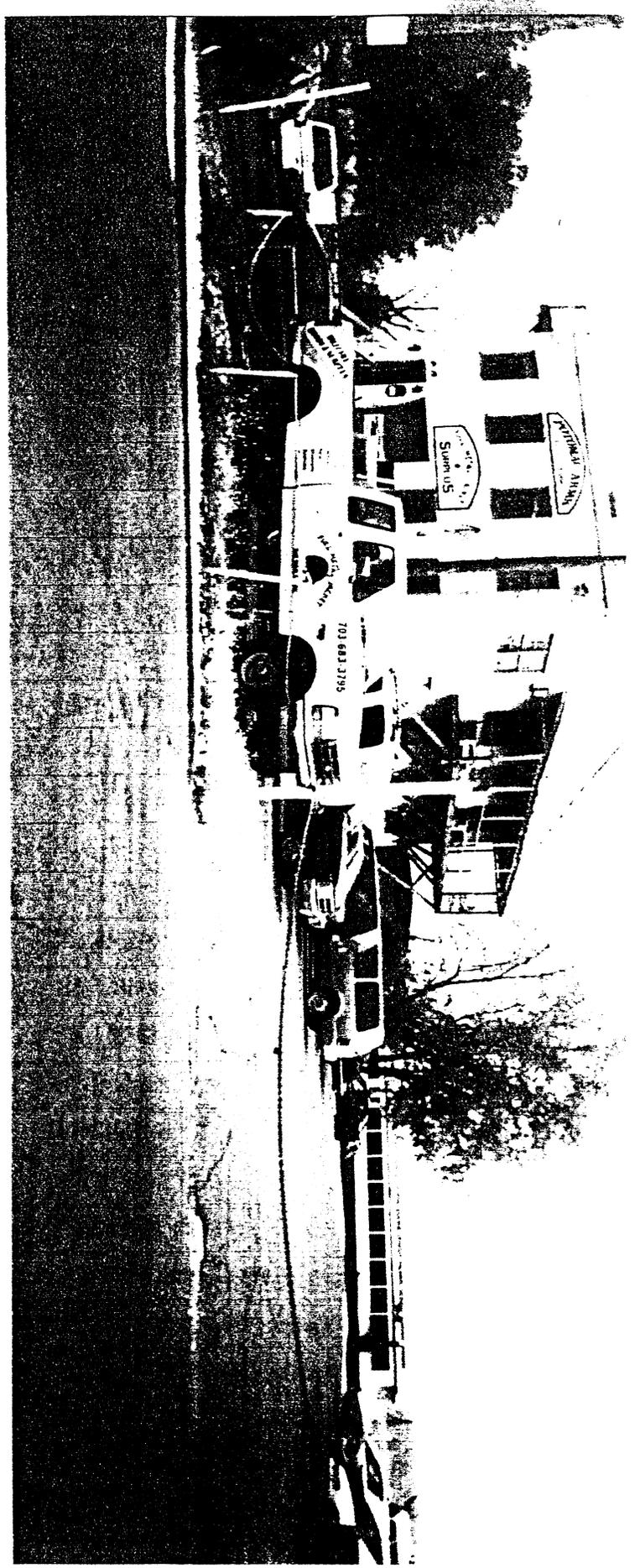
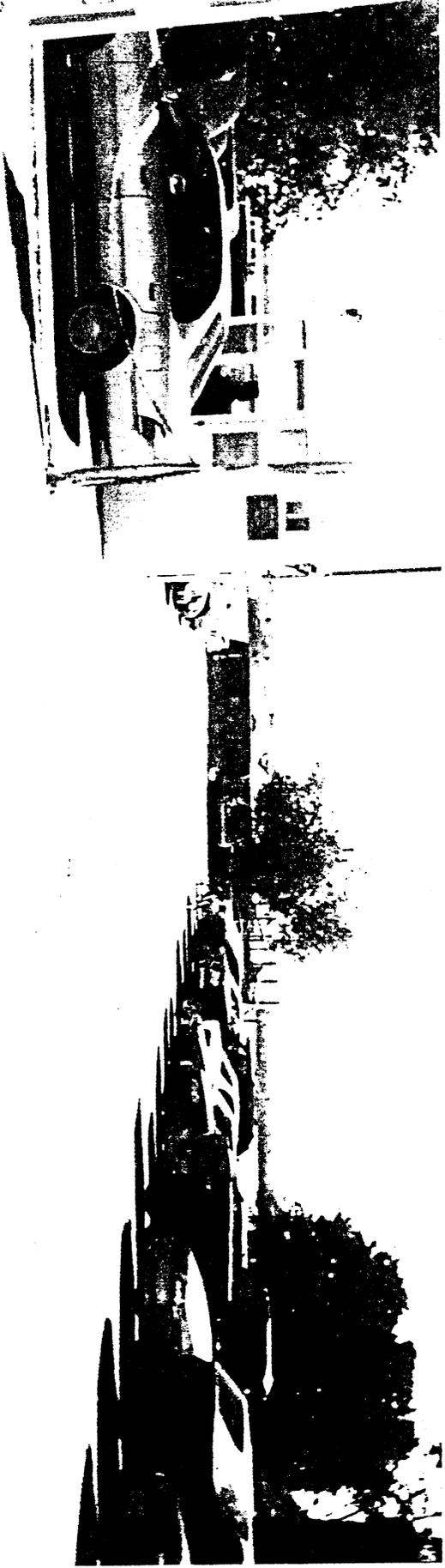
I recognize that there will be strong opposition to acquisition of these proposals, but I urge you to have the vision of what an open waterfront could do for our community, and the courage to lead the City toward that vision. I hope that the City can obtain these parcels by sale, but urge you to be willing to take them by eminent domain if necessary. You could leave no greater legacy to the City than to obtain these lots for open space.

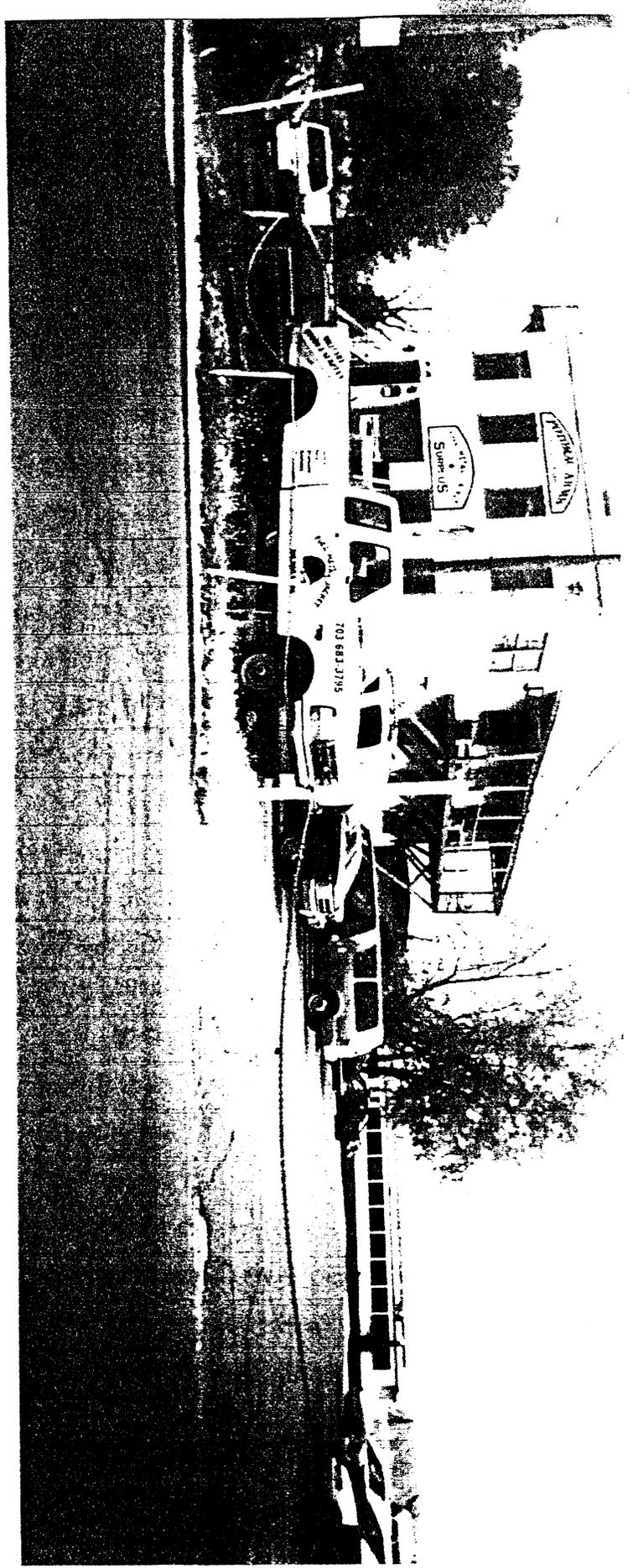
Sincerely,

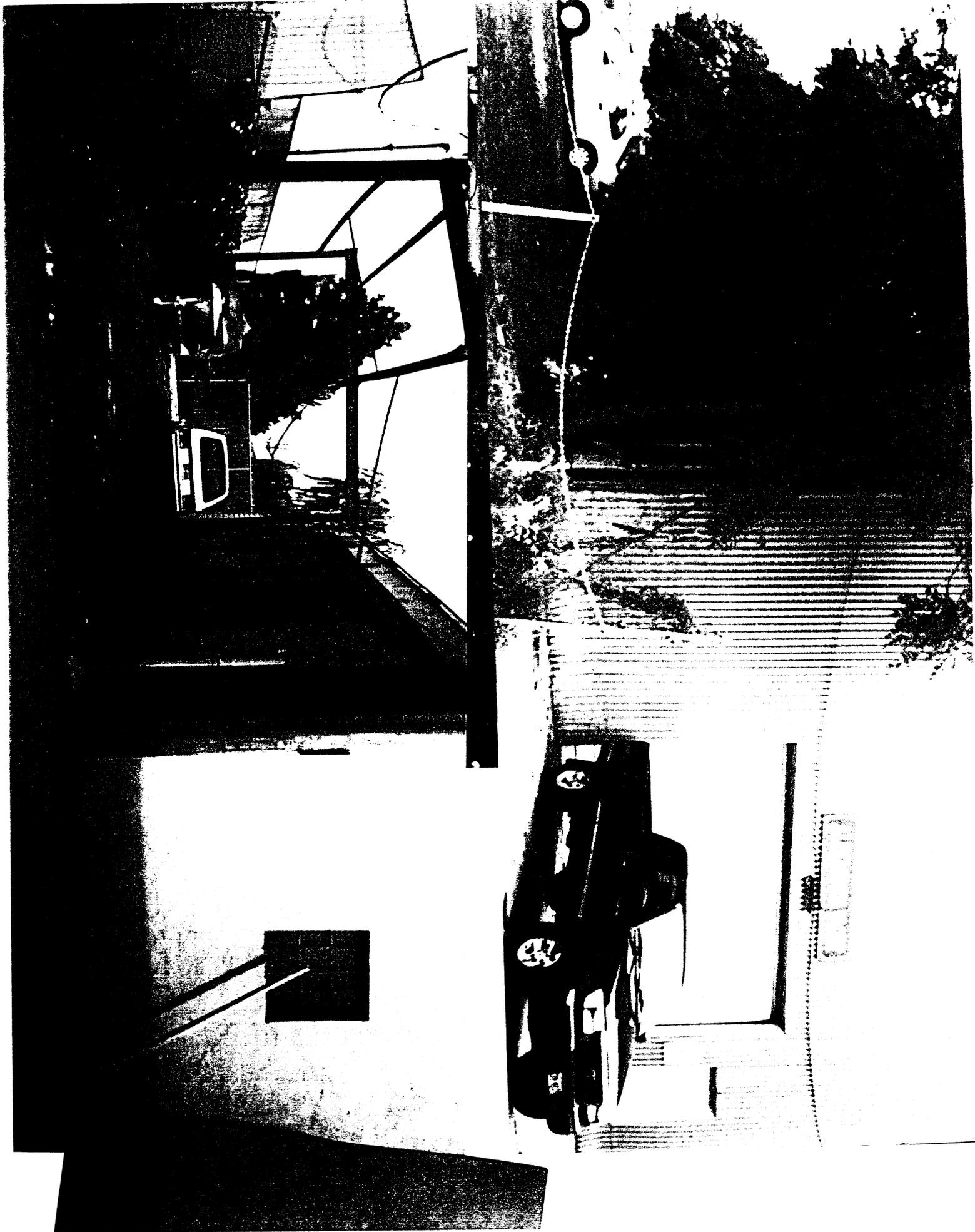
  
Susan Pettey



We need  
parking, not  
lots.







SPEAKER'S FORM

DOCKET ITEM NO. 5

**PLEASE COMPLETE THIS FORM AND GIVE IT TO THE CITY CLERK BEFORE YOU SPEAK ON A DOCKET ITEM.**

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

- 1. NAME: David Hart
- 2. ADDRESS: 307 N. Wash St  
TELEPHONE NO. 703-836-5757 E-MAIL ADDRESS: \_\_\_\_\_
- 3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? \_\_\_\_\_  
ODBC
- 4. WHAT IS YOUR POSITION ON THE ITEM? ODBC  
FOR: \_\_\_\_\_ AGAINST: Lehigh Parking Lot OTHER: \_\_\_\_\_
- 5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST, CIVIC INTEREST, ETC.): \_\_\_\_\_
- 6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL?  
YES  NO

This form shall be kept as a part of the permanent record in those instances where financial interest or compensation is indicated by the speaker.

A maximum of three minutes will be allowed for your presentation. If you have a prepared statement, please leave a copy with the Clerk.

Additional time not to exceed 15 minutes may be obtained with the consent of the majority of the council present; provided notice requesting additional time with reasons stated is filed with the City Clerk in writing before 5:00 p.m. of the day preceding the meeting.

The public normally may speak on docket items only at public hearing meetings, and not at regular legislative meetings. Public hearing meetings are usually held on the Saturday following the second Tuesday in each month; regular legislative meetings on the second and fourth Tuesdays in each month. The rule with respect to when a person may speak to a docket item at a legislative meeting can be waived by a majority vote of council members present but such a waiver is not normal practice. When a speaker is recognized, the rules of procedures for speakers at public hearing meetings shall apply. If an item is docketed for public hearing at a regular legislative meeting, the public may speak to that item, and the rules of procedures for speakers at public hearing meetings shall apply.

In addition, the public may speak on matters which are not on the docket during the Public Discussion Period at public hearing meetings. The Mayor may grant permission to a person, who is unable to participate in public discussion at a public hearing meeting for medical, religious, family emergency or other similarly substantial reasons, to speak at a regular legislative meeting. When such permission is granted, the rules of procedures for public discussion at public hearing meetings shall apply.

Guidelines for the Public Discussion Period

- (a) All speaker request forms for the public discussion period must be submitted by the time the item is called by the City Clerk.
- (b) No speaker will be allowed more than three minutes.
- (c) If more speakers are signed up than would be allotted for in 30 minutes, the Mayor will organize speaker requests by subject or position, and allocate appropriate times, trying to ensure that speakers on unrelated subjects will also be allowed to speak during the 30 minute public discussion period.
- (d) If speakers seeking to address council on the same subject cannot agree on a particular order or method that they would like the speakers to be called on, the speakers shall be called in the chronological order of their request forms' submission.
- (e) Any speakers not called during the public discussion period will have the option to speak at the conclusion of the meeting, after all docketed items have been heard.

5  
10-16-04



<Sherry.H.Browne@Kp.org>

11/02/2004 11:44 AM

Please respond to  
<Sherry.H.Browne@Kp.org>

<alexvamayor@aol.com>, <delpepper@aol.com>, <council@joycewoodson.net>, <councilmangaines@aol.com>, <rob@krupicka.com>, <macdonaldcouncil@msn.com>

cc  
bcc

City of Alexandria Website Contact Us - EMail for Mayor, Vice-Mayor and Council Members (alexvamayor@aol.com, delpepper@aol.com, council@joycewoodson.net, councilmangaines@aol.com, rob@krupicka.com, macdonaldcouncil@msn.com, paulcsmedberg@aol.com, rose.boyd@ci.alexandria.va.us, jackie.henderson@ci.alexandria.va.us, tom.raycroft@ci.alexandria.va.us)

**City of Alexandria Website Contact Us - EMail for Mayor, Vice-Mayor and Council Members (alexvamayor@aol.com, delpepper@aol.com, council@joycewoodson.net, councilmangaines@aol.com, rob@krupicka.com, macdonaldcouncil@msn.com, paulcsmedberg@aol.com, rose.boyd@ci.alexandria.va.us, jackie.henderson@ci.alexandria.va.us, tom.raycroft@ci.alexandria.va.us)**

Time: [Tue Nov 02, 2004 11:44:58] IP Address: [162.119.240.104]

Response requested:

First Name: Sherry  
Last Name: Browne  
Street Address: 6211 Florence Lane  
City: Alexandria  
State: Va  
Zip: 22310  
Phone: 703-329-0433  
Email Address: Sherry.H.Browne@Kp.org

Dear Members of Alexandria City Government:

I cannot fathom the rumors I hear about the City possibly closing the Old Dominion Boat Club. Please do not let such a thing happen. It seems incredulous to me (even surrealistic - have aliens with hostile take-over plans invaded the elected stewards of Alexandria?) that people are even discussing it as a viable concept.

The Boat Club has always been a fine

**Comments:**

organization and an asset to the community in many ways, not to mention its role in the history of our town and waterfront. I ask you to protect The Old Dominion Boat Club rather than harm it. Let us not destroy any more of the historic fabric of Alexandria. Let us maintain and enthusiastically support this fine old institution which has been a good friend to our city.

Sherry Browne

5  
10-16-04

November 8, 2004

Mayor and City Council  
City of Alexandria  
301 King Street  
Alexandria, VA 22314

**DELIVERY BY HAND**

Re: Old Dominion Boat Club

Dear Mr. Mayor and Members of City Council:

I am a resident of the City of Alexandria and have lived here for over 13 years. The residents of Alexandria can take justifiable pride in the cultural and historic aspects of this community, as there are few places in the country that can rely upon such a rich tradition.

I personally have enjoyed the Old Dominion Boat Club during my time her in Old Town and strongly feel it is an integral part of the community's heritage, having existed and contributed to the City of Alexandria for almost 125 years.

I understand the City is considering alternate uses for the Old Dominion Boat Club property. I strongly urge you to reconsider this position. As a local historic preservationist, I believe losing the Old Dominion Boat Club would result in losing part of our community's past and tradition and it certainly cannot be replaced.

Sincerely,



Mary Frances Varner  
112 South Columbus Street  
Alexandria, VA 22314

5  
10-16-04

**BLACKBURN & COMPANY**  
I N C O R P O R A T E D  
Media Brokers & Appraisers Since 1947

November 8, 2004

Mayor and City Council  
City of Alexandria  
301 King Street  
Alexandria, VA 22314

**DELIVERY BY HAND**

Re: Old Dominion Boat Club

Dear Mr. Mayor and Members of City Council:

I am a resident of the City of Alexandria, and a business owner in Old Town. I have enjoyed the "Alexandria experience" for over 50 years. The residents of Alexandria can take justifiable pride in the cultural and historic aspects of this community, as there are few places in the country that can rely upon such a rich tradition.

My wife is a "second generation" member of the Old Dominion Boat Club and I joined 12 years ago. I strongly feel it is an integral part of the community's heritage, having existed and contributed to the City of Alexandria for almost 125 years.

I understand the City is considering alternate uses for the Old Dominion Boat Club property. I strongly urge you to reconsider this position. Losing part of our community's past and tradition is something that cannot be replaced.

Sincerely,



James W. Blackburn  
316 Franklin Street  
Alexandria, VA 22314  
(703) 683-4094

JWB/mfv

5  
10-16-04



**Aimee Vosper/Alex**  
10/25/2004 04:21 PM

To Jackie Henderson/Alex@Alex  
cc  
bcc  
Subject Fw: City of Alexandria Website Contact Us - EMail for Tom Fairchild (tom.fairchild@ci.alexandria.va.us)

History: This message has been replied to and forwarded.

Jackie,  
this was sent to us, and it probably should go into the information going out Tuesday night, for the open space action plan docket.  
Thanks-  
a

Aimee Vosper  
Landscape Architect Supervisor  
Department of Recreation, Parks and Cultural Activities  
----- Forwarded by Aimee Vosper/Alex on 10/25/2004 04:20 PM -----



**Natalie Burch**  
10/25/2004 10:32 AM

To: Aimee Vosper/Alex@Alex  
cc:  
Subject: Fw: City of Alexandria Website Contact Us - EMail for Tom Fairchild (tom.fairchild@ci.alexandria.va.us)

Sorry, Aimee. Here is the email we were referring to...

Natalie D. Burch  
Department of Planning & Zoning  
703-838-4666, ext. 334  
natalie.burch@alexandriava.gov  
----- Forwarded by Natalie Burch/Alex on 10/25/2004 10:31 AM -----

**Tom Fairchild/Alex**  
10/25/2004 09:43 AM

To <jmcdadejr@cox.net>  
cc  
Subject Re: City of Alexandria Website Contact Us - EMail for Tom Fairchild (tom.fairchild@ci.alexandria.va.us)

Mr. McDade,  
Thank you for contacting me on this matter. I will forward your comments to the appropriate persons here in City Hall.

Tom Fairchild  
Business Facilitator

City of Alexandria  
301 King St., Room 3400  
Alexandria, VA 22314

703-838-4227  
703-836-6476 Fax  
<jmcdadejr@cox.net>



<jmcdadejr@cox.net>

10/23/2004 09:56 PM

Please respond to  
<jmcdadejr@cox.net>

To <tom.fairchild@ci.alexandria.va.us>

cc

Subject City of Alexandria Website Contact Us - EMail for Tom Fairchild  
(tom.fairchild@ci.alexandria.va.us)

**City of Alexandria Website Contact Us - EMail for Tom Fairchild  
(tom.fairchild@ci.alexandria.va.us)**

**Time: [Sat Oct 23, 2004 21:56:44] IP Address: [68.100.213.188]**

**Response requested: []**

**First Name:** Joseph  
**Last Name:** McDade  
**Street Address:** 8416 Masters Court  
**City:** Alexandria  
**State:** VA  
**Zip:** 22308  
**Phone:** 703 799-5336  
**Email Address:** jmcdadejr@cox.net

Dear Mr. Fairchild:

I am strongly opposed to the City's proposed taking of the ODBC parking lot or any of the property at 1 and 2 King Street for the following reasons:

1. The ODBC has been and remains a good citizen and neighbor in Alexandria. We are valuable to the City and should not be taken:  
• As a member of the ODBC, my wife and I bring boating visitors from reciprocating boat clubs who use our docks, and they contribute to tourism for the City.

- Our club membership is 700 with another 230 on the Waiting List so we are an active and have about 300 City residents within our membership or on the waiting list.
- Our club has many special events annually such as the Oyster Roast that draws members, family and friends to lower King Street for which we supply parking.
- In short, the ODBC has become a very valuable asset to our members and the Alexandria community as a whole.

2. The ODBC engages in many charitable and civic action endeavors that benefit community as a whole.

- Our Club allows law enforcement, fire and rescue and, now, Homeland Security patrols openly to use and train at our facilities to better serve the public. It cannot be overstated, our current facilities provide needed infrastructure for our security forces. The clubhouse, docks and boat ramp provide facilities on an as needed basis. In fact, Station 51 and public safety officials in the City have unrestricted access to our facilities such as the parking lot and boat ramp.

- We contribute to the T. C. Williams Graduation Party, The Alexandria Scholarship Fund, (home of) the Sportsmen Club (for 50 years) and The Alexandria Crew Boosters in addition to the rowing program.

**Comments:**

- We sponsor the Select Fall H.S. Rowing program that takes the best area high school rowers to compete in a 5-boat regatta.

- For over 30 years, the ODBC has sponsored and manned a Salvation Army Christmas Ringing of the bell for contributions.

- Semiannually, we have our Retrain-able Children program for special needs children of Lyles Crouch and John Adams schools. At Christmas we hold a party with a Santa Claus and provide \$1000 in toys. In the spring we have another party that allows these kids to enjoy a safe and fun field trip.

- We Sponsor the Parade of Lights and the annual flag-raising at the foot of King Street.

- We have donated to the Susan G. Komen Breast Cancer Foundation and as well as the Make a Wish Foundation of VA and the Victims of 9/11 Fund.

- We founded the Colin Casey Scholarship and the Jack Franklin and Julian Whitestone Annual Scholarship to the T. C. Williams H.S. for rowing.

In conclusion, ODBC has a historical significance and modern day value to Alexandria. We maintain our past traditions with relevance. Long before the

5  
10-16-04



<DMullVA@aol.com>

10/26/2004 01:38 PM

Please respond to  
<DMullVA@aol.com>

<alexvamayor@aol.com>, <delpepper@aol.com>, <council@joycewoodson.net>, <councilmangaines@aol.com>, <rob@krupicka.com>, <macdonaldcouncil@msn.com>

cc

bcc

City of Alexandria Website Contact Us - EMail for Mayor, Vice-Mayor and Council Members (alexvamayor@aol.com, delpepper@aol.com, council@joycewoodson.net, councilmangaines@aol.com, rob@krupicka.com, macdonaldcouncil@msn.com, paulcsmedberg@aol.com, rose.boyd@ci.alexandria.va.us, jackie.henderson@ci.alexandria.va.us, tom.raycroft@ci.alexandria.va.us)

**City of Alexandria Website Contact Us - EMail for Mayor, Vice-Mayor and Council Members (alexvamayor@aol.com, delpepper@aol.com, council@joycewoodson.net, councilmangaines@aol.com, rob@krupicka.com, macdonaldcouncil@msn.com, paulcsmedberg@aol.com, rose.boyd@ci.alexandria.va.us, jackie.henderson@ci.alexandria.va.us, tom.raycroft@ci.alexandria.va.us)**

Time: [Tue Oct 26, 2004 13:38:44] IP Address: [152.163.190.1]

Response requested:

First Name: Daryl  
Last Name: Mull  
Street Address: 1403 Russell Road  
City: Alexandria  
State: VA  
Zip: 22301  
Phone: 703-683-2740  
Email Address: DMullVA@aol.com  
Mayor William Euille  
Vice Mayor Del Pepper  
City Council

I am writing to express my concerns regarding the City's stated intent to purchase the Old Dominion Boat Club property.

While I believe that open space must be preserved within our city limits -- such goals cannot and should not threaten historical organizations such as the Old Dominion Boat

Club, which for over 120 years has been an active volunteer organization contributing to the well being of the city and its residents. In this case, two wrongs (the city's failure to adequately plan for and retain open space in the past and its current desire to purchase private property) do not make a right.

Since 1921, the Old Dominion Boat Club has maintained its facility and grounds. Each week throughout the year, a group of volunteers sweeps shovels, gardens, and plants. They not only care for the property but also for the adjoining park at the foot of King Street. I'm also aware, through my relationships with many ODBC members (including my wife), of the many occurrences over the years where they have sought to add additional beautification to their property – and at each turn have been effectively denied. I'm sure you've seen many letters over the last week or so that also allude to this.

And despite those rejections, the ODBC continues to be a good neighbor to the city.

They have offered their location for consideration as a major staging area to be used should our region be subject to future terrorist attacks. They have hosted community meetings, opened their facility for the use of the Seaport Foundation and for over 15 years hosted the City's special-needs children twice annually.

In 2000, they established the Susan B. Komen Charitable Golf Tournament – which in its three years of operation has raised collectively over \$40,000. They have established scholarships for two schools within the City, are generous sponsors and supporters of City organizations, and are faithful sponsors of two high school rowing teams.

In addition, they also make their property available for non-members – something that many Alexandria families, corporations and organizations have chosen to accept many times over.

Locally, their 700 members, their families and guests patronize the city's restaurants and shops. In fact, many is the time I've seen members enter the parking lot and then go about their Old Town shopping and dining -- before they set foot in the ODBC.

For more than two decades, the city has been

**Comments:**

asleep as our open space has been encroached upon. Now at the 11th hour, there is a new awakening -- sadly it comes at a time when there is little left to protect. And as a result, vibrant organizations with great history stand at risk

And with that risk comes a price -- the possible loss of our city's waterfront and rowing history, the loss of an active group of people who continued to patronize our shops and restaurants in the years when few others did, and the loss of an organization that gives back to a city it has been proud to be a part of.

Now, we are at a point, where there is little left to preserve and we are entering a climate where our city seeks to acquire vibrant, privately owned, highly used parcels of land. We should not have to pay the price for past mistakes.

Our City's foundation is its history. And in accordance with that, the contributions of the Old Dominion Boat Club should be noted with pride and exempted from any consideration for acquisition or condemnation.

In the Washington Business Journal, Larry Grossman was quoted as follows: "Making the waterfront more accessible will bring more people down here, and they'll spend more money. These things enhance the tax base." There are already two parks on either side of the ODBC. Neither one ever appears to be overutilized, so it's very clear that your intentions are not to "preserve the open space" but to devise more ways to bring in revenue to the city.

Having worked with my neighborhood group a few years ago in an attempt to preserve open space -- a double lot was subdivided and a new house proposed and built without any precedent to support it -- I know how futile efforts like these from citizens can be.

Even so, I'm holding out for a glimmer of hope that you will collectively do the right thing and preserve the ODBC and its parking lot in their current locations.

Sincerely,

Daryl Mull

5  
10-16-04



<wmoyer15@aol.com>  
10/26/2004 04:43 PM  
Please respond to  
<wmoyer15@aol.com>

To <alexvamayor@aol.com>, <delpepper@aol.com>, <council@joycewoodson.net>, <councilmangaines@aol.com>, <rob@krupicka.com>, <macdonaldcouncil@msn.com>,  
cc  
bcc

Subject City of Alexandria Website Contact Us - EMail for Mayor, Vice-Mayor and Council Members (alexvamayor@aol.com, delpepper@aol.com, council@joycewoodson.net, councilmangaines@aol.com, rob@krupicka.com, macdonaldcouncil@msn.com, paulcsmedberg@aol.com, rose.boyd@ci.alexandria.va.us, jackie.henderson@ci.alexandria.va.us, tom.raycroft@ci.alexandria.va.us)

**City of Alexandria Website Contact Us - EMail for Mayor, Vice-Mayor and Council Members (alexvamayor@aol.com, delpepper@aol.com, council@joycewoodson.net, councilmangaines@aol.com, rob@krupicka.com, macdonaldcouncil@msn.com, paulcsmedberg@aol.com, rose.boyd@ci.alexandria.va.us, jackie.henderson@ci.alexandria.va.us, tom.raycroft@ci.alexandria.va.us)**

Time: [Tue Oct 26, 2004 16:43:21] IP Address: [63.91.80.190]

Response requested:

First Name: Bill  
Last Name: Moyer  
Street Address: 807 N Howard St.  
City: Alexandria  
State: Va.  
Zip: 22304  
Phone: 703-751-5635  
Email Address: wmoyer15@aol.com  
Mr Mayor and City Council Members,

Subject, Old Dominion Boat Club

I wish to go on record in support of the position taken by Mr Charles Hulfish, President of the Alexandria Businessmen's Club regarding the Old Dominion Boat Club.

It is my opinion that the City of Alexandria and the ODBC ought to be able to work out something amicable to allow the ODBC to continue to

**Comments:** operate at its current location and satisfy the aims and desires of the city to make the waterfront more accessible to local citizens and visitors to the area.

Condemnation of the ODBC seems inappropriate and oblivious to the hundreds of local citizens who belong to the club. I would hope an alternate solution can be found.

Thank you,

Bill Moyer

5  
10-16-04



<butlers2@erols.com>

10/26/2004 03:48 PM

Please respond to  
<butlers2@erols.com>

To <alexvamayor@aol.com>, <delpepper@aol.com>, <council@joycewoodson.net>, <councilmangaines@aol.com>, <rob@krupicka.com>, <macdonaldcouncil@msn.com>

cc

bcc

Subject City of Alexandria Website Contact Us - EMail for Mayor, Vice-Mayor and Council Members (alexvamayor@aol.com, delpepper@aol.com, council@joycewoodson.net, councilmangaines@aol.com, rob@krupicka.com, macdonaldcouncil@msn.com, paulcsmedberg@aol.com, rose.boyd@ci.alexandria.va.us, jackie.henderson@ci.alexandria.va.us, tom.raycroft@ci.alexandria.va.us)

**City of Alexandria Website Contact Us - EMail for Mayor, Vice-Mayor and Council Members (alexvamayor@aol.com, delpepper@aol.com, council@joycewoodson.net, councilmangaines@aol.com, rob@krupicka.com, macdonaldcouncil@msn.com, paulcsmedberg@aol.com, rose.boyd@ci.alexandria.va.us, jackie.henderson@ci.alexandria.va.us, tom.raycroft@ci.alexandria.va.us)**

Time: [Tue Oct 26, 2004 15:48:32] IP Address: [65.201.149.33]

Response requested:

**First Name:** Jim  
**Last Name:** Butler  
**Street Address:** 406 Skyhill Road  
**City:** Alexandria  
**State:** VA  
**Zip:** 22314  
**Phone:** 703/370-3334;703/797  
**Email Address:** butlers2@erols.com;jbutler@nachri.org  
Dear Mayor Euille, Vice-Mayor Pepper and Members of Council:

I support the Open Space list proposed to Council. I especially want to bring attention to the inclusion of an effort to preserve more of the waterfront, which is essential to the City's tourist, economic, recreational and cultural future.

Dedication to open space of as much of the waterfront as possible is supported by a variety of groups and individuals interested in the

**Comments:** community's well-being - business, environmental, recreational and neighborhood. My work with leaders of civic associations throughout the City certainly confirms my belief that there is widespread support for such action.

I urge the Council to include preservation of land along the waterfront as one of the immediate priorities in current Open Space planning.

Sincerely,  
Jim Butler

5  
10-16-04



<mhernly@cox.net>

10/26/2004 02:46 PM

Please respond to  
<mhernly@cox.net>

To <alexvamayor@aol.com>, <delpepper@aol.com>, <council@joycewoodson.net>, <councilmangaines@aol.com>, <rob@krupicka.com>, <macdonaldcouncil@msn.com>

cc

bcc

Subject City of Alexandria Website Contact Us - EMail for Mayor, Vice-Mayor and Council Members (alexvamayor@aol.com, delpepper@aol.com, council@joycewoodson.net, councilmangaines@aol.com, rob@krupicka.com, macdonaldcouncil@msn.com, paulcsmedberg@aol.com, rose.boyd@ci.alexandria.va.us, jackie.henderson@ci.alexandria.va.us, tom.raycroft@ci.alexandria.va.us)

**City of Alexandria Website Contact Us - EMail for Mayor, Vice-Mayor and Council Members (alexvamayor@aol.com, delpepper@aol.com, council@joycewoodson.net, councilmangaines@aol.com, rob@krupicka.com, macdonaldcouncil@msn.com, paulcsmedberg@aol.com, rose.boyd@ci.alexandria.va.us, jackie.henderson@ci.alexandria.va.us, tom.raycroft@ci.alexandria.va.us)**

Time: [Tue Oct 26, 2004 14:46:51] IP Address: [24.253.128.82]

Response requested:

First Name: Mary Ann  
Last Name: Hernly  
Street Address: 1276 Laskin Rd. Ste. 302  
City: Virginia Beach  
State: VA  
Zip: 23451  
Phone: 757-222-2248  
Email Address: mhernly@cox.net

Dear Honorable Mayor, Vice Mayor and Members of the City Council:

As a member of the Old Dominion Boat Club and former resident of Alexandria for 28 years, I would like to comment on the proposal to acquire the ODBC parking lot. I will not spend time with a lot of facts, because it simply seems WRONG to me that an organization that has had a property for roughly 100 years should have it taken away on the grounds that the City needs more open space, or perhaps wants to develop

**Comments:**

the waterfront in a different way. The ODBC is a public spirited organization that sponsors Alexandria Crew Teams and contributes to various organizations. The Grounds Committee of ODBC has also maintained the City Park between the Club and the Parking Lot. The City has had many opportunities to develop other sections of waterfront (Harborside and Ford's Landing to name 2). By virtue of occupancy or squatter's rights, this property should remain as a part of ODBC. I visit Alexandria frequently where I am still a member of Christ Church.

The Bottom Line - Is it right to take property that has been occupied by the same organization for over 100 years?

Respectfully,

Mary Ann H. Hernly

5  
10-16-04



"David S. Olinger"  
<dsolinger@erols.com>  
10/26/2004 03:13 PM

To "Henderson, Jackie" <jackie.henderson@ci.alexandria.va.us>  
cc  
bcc  
Subject Open Space Plan

History: This message has been replied to and forwarded.

Dear Ms. Henderson;

I am unable to attend this evening's Council meeting and therefore ask that you forward my comments to Mayor Euille and the Council members. Thank you.

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Dear Mayor Euille, Vice-Mayor Pepper and members of the Council;

Alexandria's waterfront is an irreplaceable resource that can add immeasurably to the City's charm, unique character and overall quality of life. Its future development and potential value as a tourist resource is important to the business community as well as to all of Alexandria's citizens.

I urge the Council to give waterfront parcels the immediate priority accorded them in the Open Space priority list and to take whatever steps are needed to accelerate their acquisition. Delay only puts the future of our wonderful waterfront at further risk!

Sincerely,

David Olinger  
100 Prince Street  
Alexandria, VA 22314