

City of Alexandria, Virginia

MEMORANDUM

DATE: FEBRUARY 20, 2007
TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL
FROM: JAMES K. HARTMANN, CITY MANAGER 
SUBJECT: OPEN SPACE MASTER PLAN IMPLEMENTATION

ISSUE: Continued implementation of the Open Space Master Plan

RECOMMENDATION: See docket items #6, #7, #8 and #9.

BACKGROUND: On January 9, 2007, Council received the attached report on the Implementation of the City of Alexandria's Open Space Plan, and set for public hearing on January 24 the following proposed actions.

- (1) Adoption of a revised valuable Open Space Site list (#6).
- (2) Adoption of a revised Pocket Park Site list (#7).
- (3) Adoption of a revised Voluntary Conservation Easement List (#8).
- (4) Adoption of a changed structure for the Open Space Steering Committee (#9).

Each of the above actions is described in separate docket items which follow this report.

ATTACHMENT: Report on the City of Alexandria's Open Space Plan Implementation

1-9-07

City of Alexandria, Virginia

MEMORANDUM

DATE: JANUARY 4, 2007

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: JAMES K. HARTMANN, CITY MANAGER 

SUBJECT: REPORT ON THE CITY OF ALEXANDRIA'S OPEN SPACE PLAN IMPLEMENTATION

ISSUE: Increasing and preserving Open Space in the City.

RECOMMENDATION: That Council receive this report on Open Space Plan implementation.

BACKGROUND: At the September 20, 2005, City Council Public Hearing, I recommended deferral of two docket items related to open space: the "*Recommendations of the Open Space Steering Committee (OSSC) 2005 Report*" and the "*Open Space Steering Committee Pocket Park Recommendations*." Deferral was requested in order to provide staff time for additional analysis of the sites, and further communication with property owners associated with the listed sites. Staff completed this work, and in the ensuing time period, the City has focused on acquiring additional open space and has achieved significant gains in our open space program through voluntary and cooperative work with property owners and the community. Since 2004 the City has acquired via purchase or dedication some 21.455 acres of open space which represents a major achievement toward Council's adopted Open Space Plan goals. In addition, some 26.675 acres are planned for future dedication or acquisition. This brings the total acquisition or future dedication to 48.1 acres. This does not count other open space dedications planned before 2004, such as the 60 acres of open space to be obtained from the Potomac Yard development. The purpose of this docket item is to provide City Council with an update regarding:

1. Additional community outreach and analysis of potential Valuable Open Space Sites;
2. Significant gains in achieving the goals of the Open Space Master Plan;
3. Additional information regarding estimated maintenance costs for parks/open space;
4. Future planned open space preservation activities and a strategy for increased public outreach and education; and
5. Significant efforts and work of the Open Space Steering Committee.

1. *Additional Community Outreach and Analysis of Potential Open Space Sites:*

As a result of the September 2005 deferral and based on City Council direction, staff worked closely with the Open Space Steering Committee to undertake the following actions:

1. Additional outreach to property owners listed in the 2005 Priority Open Space, Pocket Park, and Voluntary Conservation Easement reports;
2. Further research and analysis of each nominated open space property in the reports listed above;
3. Revisions to the open space priority recommendations, including information on recent acquisitions;
4. Revisions to the pocket park recommendations, including removal of sites based on owners' requests; and
5. Revisions to the voluntary conservation easement list, including removal of sites based on owners' requests.

Four separate docket items follow this report including Recommendations on Valuable Open Space sites (updated from 2005 report); Revised List of Pocket Park sites (updated from 2005); Revised Potential Voluntary Conservation Easements (updated from 2005); and a Report on the Recommended Future Structure for the City of Alexandria's Open Space Steering Committee.

2. *Significant Gains In Achieving the Goals of the Open Space Master Plan:*

Since the inception of the Open Space Master Plan in 2003, the City has set forth and achieved many of the goals outlined in the plan. Of particular note, in the 2005-2006 time period, staff has worked with property owners to protect a number of the significant open space sites identified in the Open Space Master Plan and the 2004 Open Space Recommendations, as well as additional open space throughout the City. Important sites that have been protected include:

1. The acquisition of three of the Waterfront/Strand parcels;
2. The acquisition of property to expand Holmes Run Park;
3. Two conservation easements on listed properties;
4. Nearly completed acquisition (expected closing on January 10, 2007) of four parcels on Mount Vernon Avenue, shown as part of the Open Space Master Plan's "Green Crescent" and identified as valuable open space in the Four Mile Run Stream Restoration Master Plan;
5. Open space at 2600 Business Center Drive;
6. The first of two Freedmen's Cemetery parcels (expected closing in the first quarter of 2007);

7. A number of dedicated public access easements for open space, initiated through the development process; and
8. A number of properties dedicated to the City from private owners for use as open/park space.

A list of all open space protected since the inception of the Open Space Master Plan is attached to this memorandum (Attachment 1: Open Space Preserved Since Open Space Master Plan 2003 Approval). In addition, a matrix demonstrating achievement to date of the Open Space Master Plan Goals is included (Attachment 2: Open Space Master Plan Goals Achieved to Date). These achievements address Council's Strategic Master Plan Goal #2: "A City that Respects, Protects and Enhances the Natural Environment."

3. **Additional Information Regarding Estimated Maintenance Costs for Parks/Open Space:**

In response to Council's request, staff has developed an estimate of the required costs for maintenance of newly protected/acquired open space and other parkland. An overview of these maintenance requirements for open space, including the estimated yearly cost for the life of any viable park, is provided for additional information (Attachment 3: Estimated Yearly Maintenance Requirements for Open Space). By the end of FY 2007 staff will develop the projected total maintenance costs for newly acquired property.

4. **Future Planned Open Space Preservation Activities and A Strategy For Increased Public Outreach and Education:**

Actions to achieve the goals of the Open Space Master Plan and to preserve and protect open space in the City of Alexandria continue to be taken. This memorandum to Council provides additional information on staff's planned future strategies for continued preservation of open space (Attachment 4: Future Open Space Preservation Strategies).

5. **Significant Efforts and Work of the Open Space Steering Committee:**

Staff would like to take this opportunity to acknowledge the extensive efforts of the Open Space Steering Committee (OSSC) members throughout the three years since they were each appointed. OSSC members were directly involved in all of the activities listed above, including their continued efforts to identify, analyze and rank open space sites across the City. Through dedicated service and ongoing public outreach, the members each played a significant role in achieving the goals of the Open Space Master Plan and enabled the City to successfully preserve valuable open space in Alexandria.

The following four docket items discuss these open space issues and plans in more detail, and propose recommendations for Council action, after the February 24 public hearing on these matters.

1. Revised List of Proposed Valuable Open Space Sites
2. Revised List of Proposed Pocket Park Sites
3. Revised Potential Proposed Voluntary Conservation Easement Sites
4. Recommended Future Committee Structure for the City of Alexandria's Open Space Steering Committee

ATTACHMENTS:

Attachment 1: Open Space Preserved Since Open Space Master Plan 2003 Approval

Attachment 2: Open Space Master Plan Goals Achieved to Date

Attachment 3: Estimated Yearly Maintenance Requirements for Open Space

Attachment 4: Future Open Space Preservation Strategies

STAFF:

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OPEN SPACE PRESERVED SINCE OPEN SPACE MASTER PLAN 2003 APPROVAL (100 ACRE GOAL)

Open Space Dedications and Purchases

Location	Year Approved	Preservation Method	Held By	Acreage
Oak Grove - 1400 Janney's Lane	2004	Dedication	City	1.16 acres
Seminary Forest - 2200 Ivor Lane	2004	Purchase	City	5.00 acres
1301 Powhatan Street	2004	Dedication	City	.15 acres
210 Strand Street	2006	Purchase	City	0.102 acres
0 Prince Street and 200 Strand Street	2006	Purchase	City	0.443 acres
4630 Raleigh Avenue	2006	Purchase	City	.14 acres
Four Mile Run 4109, 4115, 4121, 4125 Mount Vernon Avenue	2007	Purchase	City	1.46 acres
2600 Business Center Drive	2007	Purchase	City	13.9 acres
Total Dedications and Purchases				21.455 acres

Planned Future Open Space Dedications and Purchases

Location	Year Approval Expected	Preservation Method	Held By	Acreage
ATA 2203 Mill Road	2006-2007	Dedication	City	1.01 acres
204 & 208 Strand Street, 1 Duke St.	2007	Purchase	City	0.675 acres
Eisenhower East Underway/Completed	2004-2006	Dedication	City	.26 acres
Proposed/Approved	2008-2010	Dedication	City	2.38 acres
Proposed/Approved	Future - no later than 2015	Dedication	City	20.70 acres
Eisenhower East Total Open Space				23.34 acres

1001 S. Washington & 714 Church St	2007	Purchase	City	1.01 acres
Total Future Dedications and Purchases				26.675 acres

Several areas previously captured within the Open Space Master Plan prior to the 10 year goal include: Cameron Station Linear Park, and Potomac Yard. In areas where open space is already accounted for, staff is working to incorporate additional improvements to the open space.

Public Access or Open Space Conservation Easements

Location	Year Approved	Preservation Method	Held by	Acreage
Cameron Station Phase VII	2004	Dedication	City	0.75 acres
Cooper Dawson - 206 N. Quaker Lane	2004	Conservation easement	Private	0.41 acres
Pickett's Ridge - 1101 Finley Lane	2004	Public Access Easement Conservation Easement	Private	0.01 acres
Quaker Ridge - 3511 Duke Street	2004	Conservation Easement	Private	0.52 acres
1900 Russell Road	2004	Conservation Easement	NVCT/ Private	0.36 acres
1500 King Street	2005	Public Access Easement	Private	0.11 acres
Hennage - 500 Henry Street	2005	Public Access Easement	Private	0.52 acres
Old Club - 555 South Washington Street	2005	Public Access Easement	Private	0.09 acres
Postmasters - 329 First Street	2005	Public Access Easement	Private	0.02 acres
403 West Masonic View	2006	Conservation Easement	NVCT/Private	1.91 acres
3401 Russell Road	2006	Conservation Easement	NVCT/ Private	2.83 acres
INOVA Alexandria 1200 Howard Street	2006	Public Access Easement	Private	7.95 acres
Total Public Access or Open Space Conservation Easements				15.48 acres

Total Open Space Approved and/or Planned for Protection	63.61 acres
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Open Space Change in Status

Location	Year Approved	Status change	Acreage
3759 Jefferson Davis Highway - Alexandria Toyota Donation	2006	Easement to City ownership	3.98 acres
Holmes Run Parkway-1201 Beauregard Street Mark Winkler Donation	2006	Easement to City ownership	2.86 acres

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Historic Preservation Easements in Alexandria

Not included in the open space acreage totals, but very important to note, are a number of historic preservation easements that also include open space. As of July, 2006 the easements according to the Office of Historic Alexandria are listed below. Properties with Historic Preservation Easements that include open space/scenic preservation on this list are:

118 N. Alfred Street	601 Oronoco Street
216 N. Alfred Street	609 Oronoco Street
115 & 117 S. Alfred Street	614 Oronoco Street & 429 N. Washington Street
219 S. Alfred Street	206 N. Pitt Street
Battery Heights (near Trinity and N. Quaker Lane)	201 Prince Street
211 Cameron Street	805-807 Prince Street
514 Cameron Street	808 Prince Street
607 Cameron Street	1020 Prince Street
202 Duke Street	1122 Prince Street
514-516 Duke Street	506 Queen Street
215 N. Fairfax Street	508 Queen Street
	518 Queen Street
209 S. Fairfax Street	520 & 522 Queen Street
508 S. Fairfax Street	908 Queen Street
311 E. Howell Street	910 Queen Street
1007 King Street	912 Queen Street
2413 King Street	13 Russell Road
216, 218, 220 N. Lee Street	208 S. Saint Asaph Street
218 S. Lee Street	209 S. Saint Asaph Street
310 S. Lee Street	223 S. Saint Asaph Street (601 Duke Street)
401 S. Lee Street	312 S. Saint Asaph Street
418 S. Lee Street	220 N. Washington Street
420 S. Lee Street	
428 S. Lee Street	
619 S. Lee Street (207 Franklin Street)	
735 S. Lee Street	
205 North View Terrace	

OPEN SPACE MASTER PLAN REPORT ON GOALS ACHIEVED TO DATE

Goals, Recommendations and Implementations

As listed in the Open Space Plan, fifteen goals and associated recommendations provide the overall framework for the Open Space Master Plan adopted by City Council in 2003. These goals include:

1. Protecting and enriching existing parks;
2. Developing innovative opportunities for creating additional open space;
3. Completing implementation of the Potomac River Waterfront Plan;
4. Protecting and preserving institutional space;
5. Creating an open space network, "The Green Crescent" in new development areas;
6. Protecting and preserving institutional space;
7. Maximizing the use of public school open space areas to satisfy local needs
8. Preserving and protecting cemeteries;
9. Creating public open space from vacant land;
10. Linking and expanding the pedestrian, bicycle and trail system;
11. Enhancing streetscapes and gateways;
12. Expanding citywide street tree program and protecting existing trees and woodland areas;
13. Encouraging the creation of Civic Parks at Metro Stations;
14. Beautifying interchanges and highway corridors;
15. Protecting privately-owned open space.

Based on the above goals, the Open Space Master Plan (2003) laid out the timeframe sequence shown below as a guideline for implementing the fifteen goals and actions. The status of these items is indicated in italics.

Year 1 (2004):

- **Create the Alexandria Open Space Conservancy.** *In 2003 the Open Space Steering Committee (OSSC) was created by the City Manager and has been active each year since its inception. At this time, the City also initiated a partnership with the Northern Virginia Conservation Trust (NVCT) (Goals 1-15).*
- **Hire a grant writer.** *In 2003 RP&CA created a position to, in part, work with staff to identify and submit for grant dollars on the City's behalf (Goal 2).*
- **Begin to define a strategy that will allow the City to respond quickly to preserve "at risk" sites as open space as these become available.** *Staff and the OSSC work on a regular annual basis to identify sites for protection, and submit these recommend these sites to City Council to ensure our ability to take action if and when they become available. (Goals 1,2,9,15).*
- **Revise zoning requirements for new developments.** *The small area planning and Coordinated Development district planning process help the City to accomplish this goal by creating overlay zoning for areas of current and ongoing development. In addition, the City is developing a long term infill development strategy with revised requirements that will be submitted to the Planning Commission and City Council in 2007 (Goals 1,3,5,9,10,11,13).*

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Years 2-3 (2005-2006):

- **Work to achieve settlement on 1 and 2 King Street, and 0 Prince Street in order to begin completion of the Alexandria Waterfront Plan.** *The City is involved in ongoing discussions related to 1 & 2 King Street (ODBC) and had successfully negotiated acquisition of 0 Prince Street. (Goals 1,2,3,10).*
- **Begin preparation of a greenway management plan for Holmes Run.** *The City's Department of Environmental Quality (DEQ) developed and uses the Homes Run Management Plan related to flood control and stream valley restoration (Goals 1,2,4,5,10,15).*
- **Initiate a system of monitoring the City's progress on its protection and enhancement of RPA's.** *This goal is achieved and RPA protection ensured as development proposals are analyzed through the City's interdepartmental review (IDR) process (Goals 1,4).*
- **Begin a dialogue between the Open Space Conservancy and the City's major institutional landholders to develop a strategy for conserving such land.** *The City communicates regularly with the major institutional landholders, including Episcopal High School, Virginia Theological Seminary, INOVA Hospital, Bishop Ireton, Virginia-American Water and the George Washington Masonic Temple in an effort to preserve and protect open space on respective properties. Conservation easements and other protective measures are encouraged and implemented when possible (Goals 1,6,9,15).*

Years 3-5 (2006-2008):

- **Establish new trail crossing of Holmes Run at Chambliss Street.** *The City hired a Bicycle/Pedestrian Coordinator in 2006 and the process for establishing this connection is now being discussed (Goals 5,10).*
- **Connect the off-street Eisenhower Valley path to Old Town at Payne Street.** *In 2006, the Eisenhower East Plan and Design Guidelines were approved by City Council and include a requirement for this connection as development occurs in the area (Goals 10,11).*
- **Develop a strategy for creating additional open space near Simpson Field.** *The Potomac Yard Plan and negotiations with the developers of that property includes a strategy to create additional open space in this area, including additional active and passive parkland (Goals 1,2,9).*

Years 5-7 (2008-2010):

- **Rehabilitate Commonwealth Avenue.** *RP&CA begin this process in 2005, conduction communications with the civic associations in this area its support of some improvements to the median (including community maintained garden plots) and continues to work with these groups as they participate in efforts to maintain the area (Goals 2,5,11,12).*
- **Create a trail along Backlick Run, from Boothe Park to the Fairfax County line.** *As development projects are submitted*

and reviewed in the interdepartmental review process, sites along this potential trail area are identified and negotiations with the property owners are initiated to establish public access easements and /or dedication of the necessary property to create this trail. One such easement was approved in 2006 (Goals 1,4,5,10).

- **Begin a City green analysis of Alexandria tree cover.** *In 2005 the City Arborist and the newly established Urban Forestry Steering Committee performed this analysis. The Department is working with the Urban Forestry Committee to identify additional methods to preserve and enhance the City's tree cover (Goals 11,12) through the drafting of a proposed Urban Forestry Master Plan.*

- **Establish a streetscape and gateway enhancement plan for Route 1 (to be implemented in years 7-10/2010-2014).** *Design guidelines for Potomac Yard were approved that include such enhancements, and through its interdepartmental review process, the City has begun this long range planning effort for the surrounding the Route 1 area as well (Goals 5,10,11,12,14).*

The information provided in the following table includes implementation strategies which show that the City has achieved the majority of these goals, often in advance of the timeline created.

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Goal 1: Protecting and Enriching Existing Parks

Achieved Recommendations and Implementation	Actions to Date
Continue the recent emphasis on increased maintenance of the existing park system and other public open spaces.	City Council has increased both the operational and CIP funding related to management of open space and parkland. RP&CA is currently updating its maintenance standards.
Carefully assess the existing heavily used parklands and recreation facilities in the Needs Assessment and determined methods for minimizing overuse	RP&CA is completing the master planning effort for all City fields to improve conditions of existing heavily used fields. The plan emphasizes the strategic use of synthetic turf and the engineering of natural turf areas with a set of City Council approved field standards. A synthetic turf informational session was held in June 2006 to initiate potential use of synthetic turf to address this need. Minnie Howard will have the City's first synthetic turf field constructed during the Summer of 2007.
Work with Alexandria's business and residential communities to create an open space conservancy and stewardship program that can: (1) accept financial and property donations, (2) support renovation and expansion of parks and other public open spaces, and (3) created new parks and preserve existing open space.	The Open Space Steering Committee (OSSC) was established by the City Manager in 2003 in part to act as a stewardship group for open space. The City also entered into an agreement with the Northern Virginia Conservation Trust to promote the OSSC mission and work with citizens in an effort to educate them on the value of open space and their options in helping the City to preserve it. In the summer of 2005, an online method for contributions to the City's Open Space Fund was established. 48 acres have been approved for acquisition or other conservation methods as of June, 2006 (see Attachment 1, pages 1 and 2).
Establish an open space endowment for the purchase and development of public open space.	Effective FY 2004, one cent from the Real Estate tax was set aside and used for the purchase of open space (the Open Space Fund). For FY 2007, this ordinance was redefined to be 1% of the real estate tax revenues, to continue to provide money yearly for open space initiatives.

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Continue to seek increased City funding and other sources of funding for park maintenance, renovation and expansion, as well as for staff training and professional management to improve use of existing resources.	Through the budgeting process, funding for the continued maintenance and park improvements for the acquired open space is considered annually. Staff continues to seek and identify grant dollars such as TEA-LU, TSCP, Land and Water Conservation, Trail Funds, CMAQ and Federal earmarks to support/enhance department functions such as park maintenance, renovation and expansion.
Expand the City's volunteer programs, such as Adopt-a-Park, Adopt-a-Garden and Tree Stewards to encourage organized groups to help with the maintenance of open space resources.	RP&CA continues to partner with other City agencies to promote the Adopt-a-Park, Adopt-a-Garden and the Tree Stewardship program. Brochures for these respective programs have been developed to market and expand the programs. The Urban Forestry Steering Committee was established in June 2004 to work on developing and implementing an Urban Forestry Master Plan.

Goal 2: Develop Innovative Opportunities for Creating Additional Public Open Space

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Achieved Recommendations and Implementation	Actions to Date
Utilize air rights over roadways to create new open space, recreation, habitat, and educational facilities	In March, 2006 the City approved the Four Mile Run Restoration Master Plan which includes efforts to create new open space, including the use of bridge/railroad areas.
Expand sections of existing roadways to create traffic-free bike trails, pedestrian paths, and landscaped medians and sidewalks.	Top trail priorities have been established. The City hired a Bicycle/Pedestrian Coordinator in 2006 to continue to work with T&ES, RP&CA and P&Z to improve pedestrian and bicycle trail access. The Eisenhower Avenue Greenway Trail is scheduled for completion in 2008 with implementation on schedule for completion by 2008.
Utilize selection criteria to identify privately owned land suitable for acquisition by the City for parkland/open	Since approval of the Open Space Plan in 2003, the OSSC has regularly reviewed sites using Council-approved criteria to assess valuable open space. New criteria for Pocket Parks was approved and used to review

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space use.	smaller sites in the spring of 2005. To date, approximately 48 acres have been protected.
Create a City Hall "Action Team" comprised of representative's form the City Managers Office and appropriate City Departments as needed to create a coordinated strategy for rapid action on land disposition.	Coordinated action to preserve open space occurs (ongoing) through work with the already established Interdepartmental Review group (IDR), and follow-up meetings with the City Manager's Office. Development proposals and open space acquisition opportunities are brought forward to City Council on a regular basis.
Enhance existing requirements for open space in new developments and make amendments as needed to ensure that new projects will provide sufficient usable open space	City staff works on an ongoing basis to negotiate with developers as development proposals are submitted to the City to ensure that new projects provide quality open space.
Strategically seek and develop additional funding sources that will allow the City to realize the recommended strategies for creating new open space opportunities.	In Eisenhower East, the City recently approved an open space fair share contribution open space/and or dollars for the acquisition and development of open space in the area. In addition, the City links with federal and state agencies to secure matching and non matching funds to continue preservation of open space.

Goal 3: Review and Complete Implementation of the Potomac River Waterfront Plan

Achieved Recommendations and Implementation	Action to Date
Continue to require implementation of the existing 25-foot wide easement or zone for open space linkage along the Potomac River waterfront as represented in zoning and settlement agreements, and create new parkland on parcels with title questions.	Through development and building permit review, each development site is reviewed for potential encroachment into the established RPA. The City will be initiating the waterfront planning process in early 2007, which will include an emphasis on continued implementation of the easement or zone area and the creation/preservation of waterfront open space.

<p>Seek and encourage all available opportunities to add missing parcels to the Potomac River Waterfront Plan. These strategies include acquisition gift of land, easements, purchase of development rights, etc.</p>	<p>In the Spring of 2006, three priority parcels along the waterfront were purchased by the City as open space. The waterfront planning process is scheduled to begin early in 2007. Negotiations for additional properties is ongoing.</p>
<p>The Department of Recreation Parks and Cultural Activities, Planning and Zoning, and the Office of Historic Alexandria should collaborate to develop an Alexandria Waterfront Education Plan, including interpretive and directional signs, written and electronic materials, and interpretive events.</p>	<p>In the winter of 2005 a Wayfinding Coordinator was hired by the City to coordinate this effort. The City established an interdepartmental committee to work with the coordinator and a to-be-selected contractor to achieve this goal.</p>

Goal 4: Protect, Expand and Connect Stream Valleys and Other Environmentally Sensitive Areas

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Achieved Recommendations and Implementation	Action to Date
<p>Coordinate existing stream management programs including: flood control, stormwater management urban habitat recreation, etc.</p>	<p>An updated Watershed Management Plan incorporates new programs to help achieve this goal. Existing regulations already protect approximately 20 miles of streams and Potomac River shoreline with Resource Protection Areas. The City protects an additional 1.8 miles of stream based on the results of a Citywide stream reclassification study.</p>
<p>Look for opportunities for stream valley protection and educational programs near school sites.</p>	<p>The Department of Transportation and Environmental Quality and RP&CA have programs at the Cora Kelly Recreation Center/School and at Buddie Ford Nature Center adjacent to William Ramsay Elementary School. The recent Four Mile Run Restoration Plan will provide additional future opportunities to meet this goal.</p>
<p>Upgrade the health of stream valleys by developing a citywide stream protection strategy as part of a Watershed Management Plan</p>	<p>Working with information provided by the U.S. Environmental Protection Agency, DEQ staff published a Best Management Practices Manual for Automotive Related Industries. Compliance with the manual is required of all such businesses that require a Special Use Permit (SUP) by placing appropriate conditions on their SUP's.</p>

Encourage wetland creation and protection projects throughout the City to help clean our streams and increase wildlife habitat.	The City of Alexandria has adopted an Environmental Management Ordinance to help protect the Chesapeake Bay from pollution and urban run-off. With the Wilson bridge project, the protection and creation of new wetlands adjacent to Four Mile Run and Hunting Creek is ensured. Staff continues to explore additional opportunities.
Seek funding from State, Federal and other sources for site protection demonstration projects, and environmental education programs.	City staff continues to research and seek funding from federal sources to support programs such as Four Mile Run Restoration. City partnerships with the EPA, the Army Corp of Engineers and STAG grants also have increased available funding
Curtail or eliminate the granting of encroachments in stream valley RPA's and adjacent areas. Enhance identified RPA's with natural area buffers.	The newly revised Chesapeake Bay Ordinance adopted by City Council outlines the strict new RPA's for stream valleys and wetland areas. The restrictions will limit encroachment into RPA's in all development.
Establish on-going coordination with Arlington and Fairfax Counties for stream valley and natural resource protection, building on the model established for Four Mile Run.	Discussions have been initiated with Fairfax County on projects in the Cameron Run stream valley. The Four Mile Run Restoration Master Plan was approved in March, 2006 and is in its initial implementation stage.
Develop financial and other incentives for private property owners within watershed areas to protect the natural resources of those areas (e.g., by reducing impervious surface, reusing rainwater, etc.)	Through its partnership with the Northern Virginia Conservation Trust (NVCT), the City actively encourages conservation easements with an associated tax benefit, for property owners within watershed and other valuable areas.

Goal 5: Create An Open Space Network In New Development Areas

Achieved Recommendations and Implementation	Actions to Date
Plan for potential development and redevelopment sites to include open space areas in overall plans.	Coordinated work with Planning and Zoning and other departments in review of development plans to ensure open space creation and/or protection. P&Z and RP&CA are responsible for negotiating open space for development proposals. For example, the Eisenhower East Small area Plan includes a network of new open space.

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Consider both significant large, green areas, as well as smaller parks and visual linkages as part of any development area.	Any new development proposal undergoes review by an interdepartmental team to achieve this goal. Conditions of approval are recommended to the Planning Commission and City Council by staff to ensure that development areas include adequate open space as outlined in the Open Space Master Plan.
Utilize design guidelines to make the City's objectives clear and ensure development sites achieve coordination of open space area among separate developments in adjacent areas	Small Area Plans, including Eisenhower East (recently approve), Potomac Yard, Landmark/Van Dorn, Mount Vernon Avenue and Arlandria establish design guidelines that address achievement of this goal.
Encourage use of conservation easements to the maximum extent appropriate.	The City's partnership with NVCT encourages outreach and education regarding the use of conservation easements by private property owners. The partnership has sponsored a number of recent and upcoming outreach/education events in 2006-2007, including an open house a newly acquired easement property and two conservation easement breakfasts at local hotels.
Incorporate historical and archeological resources in planning for open space and new development projects were appropriate.	The Office Historic Alexandria is represented on the OSSC and is included in IDR reviews of development plans.
Consider the use of all available planning tools to create an open space network in new development areas.	Developer contributions for open space, proffers, master plan development, transit-oriented development, conservation easements, tax incentives, design guidelines and stream valley setbacks are each used when appropriate throughout the City's development approval process.
Require coordination in the planning and design of open space areas for new developments in order to maximize and link spaces in a definable, useable manner.	The coordinated IDR team reviews all proposed projects. Conditions of approval are recommended to the Planning Commission and City Council by staff to ensure that development areas include adequate open space.
Evaluate all new development proposals in the context of their impact on Alexandria's public and private open space	RP&CA staff evaluate all proposed projects for impact on both public and private open space and creates conditions of approval that are included in the recommendation to the Planning Commission and City Council to ensure that development areas include significant open space.

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Review existing zoning and development standards and requirements in order to achieve adequate open space in all developments citywide and make revisions as necessary.	Staff goals in the Small Area Planning process include: that open space serves a public function, ground level open space, urban design and landscape guidelines, limits on infill development, required contributions to open space funding, and open space components in all revised small area plans.
Require significant open space areas that are large, connected and green as part of any discretionary approval. Require the creation and maintenance of visual linkages among open spaces and key vistas.	Coordinated IDR team review of all proposed projects. Conditions of approval are reviewed in the context of the Open Space Master Plan to ensure that development areas include adequate open space.
Create requirements for the maintenance of proffered open spaces in new development areas that may include the creation of endowments for such purposes.	In many instances, private owners (HOAs, etc.) are required to maintain in perpetuity public open space/parks on their properties. Examples include developments in the Eisenhower East Area, Hennage (the Monarch), Mark Center, Potomac Yard BMPs, and other development sites throughout the City.
Where development has already occurred, consider conservation and scenic easements, taxation programs, and other techniques for the creation, preservation and maintenance of open space on these sites.	The City's partnership with NVCT encourages outreach and education regarding the use of conservation easements by private property owners.
Coordinate with Arlington and Fairfax Counties to implement the plan to protect and connect open space linkages in new development areas.	The recently approved Four Mile Run Restoration Master Plan, Cameron Run Watershed study, and the Holmes Run area are examples of the City's successful efforts to achieve this goal.

Goal 6: Protect and Preserve Institutionally-Owned Open Space

Achieved Recommendations and Implementation	Action to Date
Encourage conservation easements or other similar actions, with benefits to institutional and nonprofit organizations.	RP&CA works in coordination with Planning and Zoning in discussions with institutional and non-profit land owners (i.e., INOVA Hospital, Episcopal High School, Virginia-American Water, Masonic Temple, Bishop Ireton, Virginia Theological Seminary) regarding the benefits of preserving open space and utilizing conservation easements on their properties.

Encourage the City to explore additional actions for preservation on institutional open space.	The City continues to seek voluntary gifts of land, voluntary conservation easements, tree cover protection measures, trail, scenic, and historic easements on institutional properties. For example, INOVA Hospital in 2006 established a public open space easement for 7.95 acres.
--	---

Goal 7: Maximize the Use of Public School Open Space Areas to Satisfy Local Needs

Achieved Recommendations and Implementation	Actions to Date
Continue to upgrade school open space properties to serve the local needs of the surrounding communities.	Recent and upcoming improvements at T.C. Williams, Minnie Howard, Jefferson Houston, Ramsay, George Washington Middle School, Cora Kelly, and Lyles Crouch incorporate improved use of open space on these sites.
Continue to coordinate the planning of parks and schools with the goal of making efficient use of these important public resources.	RP&CA is currently undertaking a working with the Schools to identify methods to strengthen the planning process between the Schools and the City. Coordination includes revisions to the existing Schools and Facilities Memorandum of Understanding (MOU) to identify efficiencies and operational changes that will address the importance of achieving this goal.
Where appropriate, cluster active recreation uses near school properties to serve local needs.	Improvements at the new T.C. Williams are examples of the City's commitment to achieving this goal.
Establish a team for each school project that is representative of the each involved City agency in order to identify innovative and effective solutions for use of school open space areas by neighborhood residents while satisfying outdoor school programs, including the planning and design of new and renovated school facilities.	The established IDR team works directly with the schools as each proposed project/improvement enters into the City's required review process. Projects are reviewed with the same standards as private developments. A community liaison team is typically established to communicate City/School development project activities

20

Goal 8: Preserve and Protect Cemeteries

Achieved Recommendations and Implementation	Action to Date
Protect natural and cultural resources (e.g., trees and streams) in cemeteries, recognizing that some may be important also as features of the cultural landscape.	Interdepartmental review of any potential effects on these areas is ongoing with the intent of preserving the natural and cultural resources.
Support the restoration and commemoration efforts at Freedmen's and other historic cemeteries.	City acquisition of the Freedmen's Cemetery was authorized by Council with a restoration plan that includes future development of a commemorative park setting. One parcel should be acquired in early 2007, with the second parcel likely to be acquired later in 2007.

Goal 9: Create Public Open Space from Vacant Land

Achieved Recommendations and Implementation	Actions to Date
Preserve, protect and enhance vacant lands as public open space amenities, including vacant land near existing parks, schools, natural resource areas, at street endings, next to institutional properties, adjacent or linking to existing/proposed trails, with significant trees and/or slopping terrain, with historic resources, etc.	A number of initiatives have occurred and/or are underway to achieve this goal, including: preservation of key properties such as the Jack Taylor dedication, Roth/Witter settlement area site, Winkler dedication, 4630 Raleigh Ave. acquisition and the Kust property conservation easement at Monticello Park Approval of the Pocket Park Program to encourage City acquisition of smaller, neighborhood serving open space parcels, and development infill development guidelines by Planning and Zoning.
Undertake a detailed survey of all vacant lands, rights-of-way, and alleys/street ends in order to understand the City's potential open space opportunities for these areas.	To date, staff has compiled a survey of vacant properties, right-of-ways, and alleys. Coordination with City GIS has begun to compile and map all such properties.

21

Goal 10: Link and Expand Pedestrian, Bicycle and Trail System

Achieved Recommendations and Implementation	Action to Date
Expand the City's multi-use trail system to address the objective of the City's bicycle and trail master	Top trail priorities such as the Eisenhower East multi-use trail, Eisenhower East Connection, and the Holmes Run trail were established

22

transportation plant to “reduce the rate of increase of vehicle trips.”	in the Multi-use Trails Master Plan. These priorities are coordinated with the Transportation Master Plan and the City’s Bike and Pedestrian Coordinator.
Expand the City’s multi-use trail system to address the need to expand recreational opportunities to improve the physical health of the citizens of Alexandria.	Coordination between RP&CA and T&ES is ongoing to expand/support a multi-use trail system. Trail easements have been secured, and funds sought through state funding/grants. Trail Easements are also provided on individual development/SUP sites, such as Virginia Paving, Hooff’s Run and Pickett’s Ridge.
Implement the Alexandria Heritage Trail as a component of multi-use trail plan to promote historical and cultural understanding of the City, thereby promoting educational and tourism opportunities.	Work has been initiated and is underway. RP&CA and T&ES are working on combined projects and have made financial and staff commitment to continue improving pedestrian/bike and multi-use access ways. The Transportation Task Force will likely include trail recommendations in its report.
Work with the Department of Transportation and Environmental Services to implement bike trails in public right-of-ways.	Work has been initiated and is underway. RP&CA and T&ES are working on combined projects and have made financial and staff commitment to continue improving pedestrian/bike and multi-use access ways. The Transportation Task Force will likely include bike trail recommendations in its report .
Work on a site by site basis with private property owners to seek easements for trail development and expansion.	Trail easements are encouraged through small area planning efforts and development review. Through development and building permit review, each development site is reviewed for potential trail development and expansion (e.g., VA Paving, Pickett’s Ridge, etc.)
Reassess and revise the Alexandria Trails Plan to provide the connections identified in the Open Space Plan.	Staff has worked to draft changes to the plan that will be vetted through the community process throughout FY2006-2007.
Coordinate regional planning efforts for trail linkages with Fairfax and Arlington Counties, VDOT and National Park Services.	Partnership with the Northern Virginia Regional Commission to provide all regional trail maps online completed. New work to create a map demonstrating regional linkages is underway. The City has an ongoing partnership with the National Park Service, Arlington and Fairfax Counties to achieve this goal.
Aggressively seek private, state and Federal funding for continued trail development.	Federal funds and state funds are aggressively sought by the City on a yearly basis.

Improve trail signage, provide public education through pamphlets, maps and websites, mark historic sites and natural resources and create events to encourage trail use by both walkers and riders.	Design and installation of new trail signage (20 miles of multi-use trails) is slated for completion in FY2007. Alexandria's local bicycle advocacy group offers regular trail and street rides to promote alternative transportation routes, historical sites and scenic views within the City.
Collaborate with schools to identify "Safe Routes to School" using the trail system and other public streets.	"Safe Walk Route" seminars held to promote walk/biking to school (e.g. Walk to School Day in October, 2006). Efforts with children and parents are continued each year as a joint effort between RP&CA, Schools, Health Department and T&ES. The City has also applied for additional state grant funds to help meet this goal.
Encourage developers to include facilities for bicyclists and walkers in their Transportation Management Plans.	Through the IDR process and small area planning efforts, the City reviews all projects and development submissions. Recommended requirements for approval include pedestrian and bicycle access. Current successes include Eisenhower East and Potomac Yard plans.

Goal 11: Enhance Streetscapes and Gateways

23

Achieved Recommendations and Implementation	Action to Date
Enact comprehensive streetscape enhancements on existing roadways and create additional enhanced roadways	Mount Vernon Avenue, Commonwealth Avenue, Russell Road, King Street, Washington Street, Route 1, Duke Street, Eisenhower Avenue and other significant roadways have recently seen protection and enhancements. Enhancements include additional plantings, benches, trash cans, improved paving materials and curb/gutter improvements.
Establish an interagency working group to create and implement a comprehensive streetscape program for the City.	An interdepartmental group comprised of all involved departments reviews all plans to ensure compliance with established streetscape guidelines, including those approved for Eisenhower East, Potomac Yard and Mount Vernon Avenue.
Consider implementation of a gateway improvement program.	There is an established Gateway Improvement Program that incorporates redesign and replanting of gateways to include seasonal color, ornamental trees, evergreen plant material and irrigation where feasible.

Establish guidelines for streetscape elements that recognize and reflect the individual character of each neighborhood or area of the city, derived in part from the historical features of each area.	Long Range Planning initiatives, including the Braddock Metro Small Area Plan, Waterfront Plan and other neighborhood planning efforts will seek to incorporate streetscape guidelines that help address the importance of historical features. Open space is also an essential component of these plans.
Require adherence to design guidelines for development applications and other approvals affecting streetscape.	All building permits and site plan approvals require adherence to applicable streetscape guidelines and are reviewed by IDR accordingly.
Provide adequate levels of infrastructure to support and maintain these streetscape/gateway program	Continued implementation and promotion of Urban Forestry, Adopt-a-Park, Adopt-a-garden programs and increased funding to support these programs, is part of the RP&CA annual operating budget process.

Goal 12: Expand Citywide Street Tree Program and Protect Existing Trees and Woodland Areas

24

Achieved Recommendations and Implementation	Action to Date
Protect significant tree-lined arterials, parkways, thoroughfares and boulevards.	The Urban Forestry Steering Committee is working to develop a plan that helps to achieve this goal.
Identify and protect potential tree cover protection areas.	The IDR review process ensures that any development site with potential tree conservation area is identified and conditions are made accordingly. Ongoing discussions with property owners who are not currently seeking development approvals are also underway (i.e. Episcopal High School and Virginia Theological Seminary, etc.)
Establish an aggressive campaign to involve community organizations in protecting existing trees and planting new trees within each neighborhood.	The Urban Forestry Steering Committee has already completed three successful tree sales (for residents who want to plant trees in the City)
Strengthen existing tree protection regulations and establish a City Tree Plan to identify areas for increased forestation.	A review of the City's Landscape Guidelines for development is currently underway, with any necessary revisions planned to be submitted to City Council.
Support and strengthen the newly established Arlington and Alexandria Tree Steward Program to assist in tree maintenance, planting and public education.	City staff continues to be dedicated to this work, with additional outreach planned through the Urban Forestry Steering Committee.

Evaluate existing City tree crown cover based on current American Forests recommended standards for residential and commercial areas.	The existing crown coverage for the City is approximately 34%. The City Arborist and the Urban Forestry Steering Committee are currently reviewing standards and creating a proposed plan to achieve this goal.
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Goal 13: Encourage the Creation of Civic Parks At and Adjacent to Metro Stations

Achieved Recommendations and Implementation	Actions to Date
Coordinate with WMATA to enhance opportunities at each Metro station area to create and upgrade civic space and provide safe pedestrian connections.	Work sessions with WMATA to discuss long range planning efforts are ongoing, including consideration of: Braddock Metro, Potomac Yard, Eisenhower Station and Landmark Van Dorn sites.
Develop signs at Metro stations to mark access to trails and open spaces.	A study of existing signage and necessary improvements is currently underway in coordination with the Wayfinding Coordinator (Planning and Zoning). Temporary wayfinding signs (King Street Metro to the waterfront) have been installed.

25

Goal 14: Beautify Interchanges and Highway Corridors

Achieved Recommendations and Implementation	Actions to Date
Collaborate with VDOT on upgrading all maintenance of and developing design guidelines for highway interchanges and corridors throughout Alexandria.	East Eisenhower Design Guidelines approved. Maintenance memorandums of agreement and the South Washington Street Gateway designs are underway.
Monitor all highway expansion programs proposed by VDOT to ensure protection of existing landscape plans.	All highway expansion programs are coordinated through T&ES and impacts to landscape and natural habitats are addressed my remediation requirements (Wilson Bridge construction damage/interference remediation addressed).

Goal 15: Protect Privately Owned Open Space

Achieved Recommendations and Implementation	Action to Date
Educate private landowners on the importance of their open spaces and on available tools for preservation and protecting that space.	In partnership with NVCT, the City has conducted a series of outreach seminars. Most recently, a Conservation Easement Educational Forum (Breakfast) was held in December, 2006 with additional seminars and community outreach to civic associations and neighborhoods planned for the spring of 2007. Open space information and educational pieces are sent to all citizens with regular Recreation brochures and mailings.
Explore legal and planning strategies to encourage private landowners to preserve and protect their open space areas.	Planning and Zoning is studying revised infill regulations to achieve this goal. Temporary subdivision regulations have been approved.
Support an increase to recordation tax for real property deeds recorded for conveyance of land within the City. If then approved by the General assembly, This authorization could provide the beginning of an open space purchase fund.	The Open Space Fund was approved in 2003 for a one cent set aside of Real Estate tax. This was amended to 1% of real estate tax revenues in 2007.
Consider zoning mechanisms to address the problem of infill development and the incremental loss of open space as a result of home additions and individual land use decisions.	With the completion of an extensive study/analysis, new infill regulations will be proposed to Council in 2007. Temporary regulations for subdivisions were approved in June 2006.
Appropriate significant public financial resources and grant real estate tax relief in order to demonstrate a commitment by the City to the protection of privately owned open space through conservation easements and other preservation tools.	In 2005, using some of the real estate tax revenues dedicated for open space acquisition the City commenced to sell general obligation bonds that facilitated the implementation of OSSC recommendations. Through its partnership with NVCT, the City actively encourages private conservation easements and other preservation tools.

26

ESTIMATED YEARLY MAINTENANCE AND OPERATIONAL COSTS FOR OPEN SPACE

Based on FY2007 costs for parkland maintenance and operations, staff produced a program for estimating the yearly maintenance costs for acquired open space. The exact costs depend directly on the type and use of the open space. Future use is determined through a public process that involves community input. The process also involves thorough staff analysis of each site. These costs would therefore be more closely determined at the time of potential acquisition.

Estimated Yearly Maintenance and Operational Costs Per Acre

- | | | |
|----|----------------------|---|
| 1. | \$2,000 to \$5,000 | Natural (includes streams, wooded areas, etc. with no to few plantings) |
| 2. | \$5,000 to \$10,000 | Turf/lawn with passive uses (includes benches, trash cans, etc. with plantings) |
| 3. | \$10,000 to \$15,000 | Active recreational uses and programming (includes playgrounds and small fields) |
| 4. | \$15,000 to \$40,000 | Heavy landscape/hardscape areas and active recreational fields/uses (includes athletic fields, Market Square level of landscaping, ball courts, etc.) |

The categories above reflect the different types of park/open space land the City maintains. Properties acquired and/or preserved through the Open Space Programs are most likely to fall under the first two categories of Natural use or Turf/lawn with passive uses, but more intensive uses may also occur with future open space planning for the areas.

FUTURE OPEN SPACE PRESERVATION STRATEGIES

Strategy for Increased Public Outreach and Education:

Going forwards, it will be very important to continue and enhance its efforts in public outreach regarding open space opportunities within the City. In order to ensure that the City responds to citizens' interests and concerns about open space, public outreach and education will be increased with a goal of encouraging property owners and community groups in identifying available open space and approaching the City with options. In this way, the City can ensure that those property owners who are interested in voluntary discussions and negotiations have the opportunity to work with the City and are knowledgeable about the options available to them. In addition, staff will work to educate and encourage citizens about successful preservation of open space and specific options that include: voluntary conservation easements, right-of-first refusal and sales/acquisition opportunities. Information about the City's Open Space Programs and Plan is included regularly in the Recreation, Parks and Cultural Activities Program Guide, which is distributed three times a year to the general public.

The City's partnership with the Northern Virginia Conservation Trust is an essential component of our public outreach and education plan related to open space. The City has been working for three years with NVCT to encourage landowners to preserve their property with conservation easements, and this partnership with NVCT has proven to be beneficial to the City's goal of preserving and protecting open space. NVCT now holds four conservation easements in the City of Alexandria and conducts ongoing outreach to promote additional conservation easements. To increase and improve public education and outreach, the City's agreement with NVCT includes a number of planned activities during FY 2007.

- Property owner outreach events - invitation only breakfasts targeting approximately 50 land owners each at hotel locations in the West End and Old Town. These events provide information regarding conservation easement opportunities and benefits;
- Opening of the Kust property (conservation easement adjacent to Monticello Park) - public viewing of the property at a "Birding and Breakfast" with an additional emphasis on outreach to nearby property owners. A requirement of the Kust's conservation easement is to open the site to the public twice a year;
- Expanded NVCT mailing list to include 2,500 new Alexandria households - each will receive a NVCT newsletter;
- NVCT ad in the Recreation, Parks and Cultural Activities quarterly brochure/program guide - provides information about NVCT programs and conservation easements; and
- Real Estate Mailing insert - January tax assessment mailing will include information on preservation and easement opportunities for property owners.

Strategy for Exploration of Currently Vacant Parcels:

As requested, staff have identified over 100 vacant parcels of land as potential open space sites. Staff will continue its efforts to research and determine the value of these sites as potential open space opportunities in the City.

Open Space Trust Fund Update:

In 2003, Council unanimously approved a dedicated one cent set aside of the real property tax rate revenue toward the acquisition of open space. In 2004, Council leveraged some of those dedicated real estate tax revenues by issuing general obligation bonds, borrowing \$10 million for open space acquisition. As part of the FY2007 budget approval, City Council amended and passed changes to the set aside rate from one cent to one percent of real property tax revenues, which will continue to provide funds yearly. As of March 2004, citizens and other interested parties could make contributions to the Open Space Trust Fund online at the City's website through the City's E-Check program.

6-9

2-24-07



<nsabatini2@comcast.net>

02/25/2007 09:51 PM

Please respond to
<nsabatini2@comcast.net>

To <alexvamayor@aol.com>, <macdonaldcouncil@msn.com>,
<timothylovain@aol.com>, <councilmangaines@aol.com>,
<council@krupicka.com>, <delpepper@aol.com>,

cc

bcc

Subject COA Contact Us: Opposition to High Density condo development
at 1261 Madison St.



Time: [Sun Feb 25, 2007 21:51:33] IP Address: [76.21.207.215]

Response requested:

First Name: Nick
Last Name: Sabatini
Street Address: 504 Colecroft Court
City: Alexandria
State: Virginia
Zip: 22314
Phone: 703 548 9523
Email Address: nsabatini2@comcast.net
Subject: Opposition to High Density condo development at
1261 Madison St.
Mr. Mayor, Vice-Mayor and City Council
Members,

Comments: I respectfully request that you preserve the open
space at 1261 Madison St. for the residents and
office workers of our city and oppose the
construction of the proposed high rise condo
development at that same location.

Respectfully
Nick Sabatini
Citizen and resident of Alexandria.

6-9
2-24-07



<steve_sabatini@yahoo.com>

02/25/2007 11:08 PM

Please respond to
<steve_sabatini@yahoo.com>

To <alexvamayor@aol.com>, <macdonaldcouncil@msn.com>, <timothylovain@aol.com>, <councilmangaines@aol.com>, <council@krupicka.com>, <delpepper@aol.com>,

cc

bcc

Subject COA Contact Us: Please preserve the soul of our city...



Time: [Sun Feb 25, 2007 23:08:29] IP Address: [76.21.207.215]

Response requested: []

First Name: Stephen
Last Name: Sabatini
Street Address: 504 Colecroft Court
City: Alexandria
State: VA
Zip: 22314
Phone: 703-863-5499
Email Address: steve_sabatini@yahoo.com
Subject: Please preserve the soul of our city...

Dear Mr. Mayor and City Council Members:

As a citizen of the city of Alexandria and a resident of the neighborhood near the Braddock Road Metro I am deeply concerned about the possibility of a high density condo development at 1241 Madison Street.

Comments: Please preserve this open space as a pocket park for residents and office workers. A community is always much less without scenic, open places for residents and visitors to gather and share. Don't let this open space slip away from us.

Sincerely,
Steve Sabatini
Concerned citizen



<michael.allenlake@gmail.com>

02/26/2007 12:24 AM

Please respond to
<michael.allenlake@gmail.com>

To <alexvamayor@aol.com>, <macdonaldcouncil@msn.com>,
<timothylovain@aol.com>, <councilmangaines@aol.com>,
<council@krupicka.com>, <delpepper@aol.com>,

cc

bcc

Subject COA Contact Us: Open Space at 1261 Madison Street

6-9
2-24-07

Time: [Mon Feb 26, 2007 00:24:26] IP Address: [72.66.42.57]

Response requested:

First Name: Michael
Last Name: Lake
Street Address: 1200 Braddock Place, #701
City: Alexandria
State: VA
Zip: 22314
Phone: 703-599-1300
Email Address: michael.allenlake@gmail.com

Subject: Open Space at 1261 Madison Street

I was unable to attend the City Council Hearing held on Saturday regarding the preservation of the open space at 1261 Madison Street as a pocket park.

I would, however, like to add my voice to those requesting that it remain as a green space.

Not only is there the psychological benefit to having a patch of greenery in the midst of offices and housing; but it also serves as an important community spot to the community of the Braddock Road/Braddock Place area.

1. It has been used for casual group events such as impromptu snowball fights, frisbee football, playing catch among friends and such. A place for people to come together and grow the community spirit.

2. It has provided a sense of connection among pet owners in our immediate community. They meet there while out walking their dogs and this has led to social and professional connections between tenants of different buildings, townhomes, and houses in the area. It is not a "dog park," it is a place where those with animals

and those without animals can meet, spend time, and get to know their neighbors and their community.

Comments:

3. It is a much needed touchstone of nature in the midst of our city whether it involves just having a place to sit on the grass during a crisp Fall day or a parent taking their young child out to play in the new fallen snow on a brisk Winter's day. And one should never underestimate the quiet power of a piece of nature accessible to us all.

There are several new developments going up in the area, some straight residential, others appear to be a mixture of commercial and residential possibilities. All of these bring positives to the community -- but the open space at 1261 Madison Street is the only bit of public greenery left in our area.

To grow Alexandria as a city and a successful municipality, we need to embrace all the aspects of growth -- residential, commercial, AND natural. Keeping a park that is open for people is in keeping with the public good. Sometimes sacrifices have to be made in order to ensure the maintenance of specific public goods -- this is not one of those sacrifices.

Thank you for your time.

Best regards,
Michael Lake



<rls0606@yahoo.com>

02/26/2007 01:58 PM

Please respond to
<rls0606@yahoo.com>

To <alexvamayor@aol.com>, <macdonaldcouncil@msn.com>,
<timothylovain@aol.com>, <councilmangaines@aol.com>,
<council@krupicka.com>, <delpepper@aol.com>,

cc

bcc

Subject COA Contact Us: Braddock Metro Area

6-9
2-24-07

Time: [Mon Feb 26, 2007 13:58:26] IP Address: [141.116.142.28]

Response requested:

First Name: Robert
Last Name: Saylor
Street Address: 1113 wyth St
City: Alexandria
State: va
Zip: 22314
Phone: 703-614-1079
Email Address: rls0606@yahoo.com
Subject: Braddock Metro Area
Mayor/City Council

This past Saturday I attended my first City Council meeting. I was truly impressed by the professional manner the major/city council conducted the meeting. I feel confident that the mayor/city council and the staffs are representing the best interests of the citizens. Thank you.

Regarding the meeting, I just wanted to let you know that I walked over the madison st. area that one speaker referred to as the "poop lot" I did not see any poop but did see that this area, if bought and turned into a park, would be mostly for the benefit of the immediate surrounding homes. While I want more green areas in the Braddock Metro area I don't think this is the best choice or return on investment. I think a better place for open space is the metro area. I'm sure your decision will do what is best.

Comments:

Also, regarding the development proposed at Payne St. (corner of Wythe and Fayette, I support this development.

I remain concerned about the loss of Harris Teater and still believe that the city could have

and should have done more to get the deal signed. If there is any possibility to get Harris Teater back I would recommend it.

No response is necessary, I just wanted you to know how I feel.

Thank you

v/r

Rob Saylor

6-9
2-24-07



<ttshawibm@yahoo.com>

02/26/2007 09:33 PM

Please respond to
<ttshawibm@yahoo.com>

To <alexvamayor@aol.com>, <macdonaldcouncil@msn.com>, <timothylovain@aol.com>, <councilmangaines@aol.com>, <council@krupicka.com>, <delpepper@aol.com>,

cc

bcc

Subject COA Contact Us: Park @ E. Del Ray & Commonwealth



Time: [Mon Feb 26, 2007 21:33:34] IP Address: [72.66.36.21]

Response requested:

First Name: Tim
Last Name: Shaw
Street Address: 21 East Del Ray Ave.
City: Alexandria
State: VA
Zip: 22301
Phone: 703-684-1202
Email Address: ttshawibm@yahoo.com
Subject: Park @ E. Del Ray & Commonwealth
Hi all-

Comments:

I have heard there is discussion about turning the vacant lot at the corner of E. Del Ray & Commonwealth into a small city park. This is an excellent idea and the city should pursue it. For as long as we have lived at the other end of this block, that lot has been a quintessential vacant lot - not clean enough for enjoyment, but encumbered enough to prevent a better use. I understand acquiring the property will be expensive, but this would put a great open space where there is none and create a public green space within a fairly densely developed area. Well designed, this space could be a crown jewel of Del Ray, and it seems this is one of the last shots we have to get such a space. Yes, there are costs, but there are benefits that outweigh them. Please consider this initiative seriously.

Thank you for considering this note,

-TTS



<shewsh@comcast.net>

02/21/2007 11:15 PM

Please respond to
<shewsh@comcast.net>

To <alexvamayor@aol.com>, <macdonaldcouncil@msn.com>,
<timothylovain@aol.com>, <councilmangaines@aol.com>,
<council@krupicka.com>, <delpepper@aol.com>,

cc

bcc

Subject COA Contact Us: 1 & 7 E. Del Ray / Future Pocket Park?

6-9

2-24-07

Time: [Wed Feb 21, 2007 23:15:06] IP Address: [68.50.211.113]

Response requested:

First Name: The
Last Name: Newshams
Street Address: 1905 Commonwealth Avenue
City: Alexandria
State: VA
Zip: 22301
Phone: (703) 739 2925

Email Address: shewsh@comcast.net

Subject: 1 & 7 E. Del Ray / Future Pocket Park?

Comments:

We would like to add the Newshams to the list of residents supporting the City's acquisition of the property at 1 & 7 East Del Ray Avenue for use as a pocket park. We know you've received many other e-mails detailing the benefits of this action and won't repeat those points. We also know the land comes with a steep price tag, but firmly believe it's an opportunity the City must not let slip away. Should this parcel be acquired as a pocket park, we will support its development and ongoing maintenance, in much the same way our family has volunteered in other parks (Commonwealth Medians, Simpson Gardens, Hoofs Run) over the past 12 years.

Regards,

Chris, Rebecca, Katie and Scott Newsham

6-9
2-24-07



<shewsh@comcast.net>

02/21/2007 11:15 PM

Please respond to
<shewsh@comcast.net>

To <alexvamayor@aol.com>, <macdonaldcouncil@msn.com>, <timothylovain@aol.com>, <councilmangaines@aol.com>, <council@krupicka.com>, <delpepper@aol.com>

cc

bcc

Subject COA Contact Us: 1 & 7 E. Del Ray / Future Pocket Park?



Time: [Wed Feb 21, 2007 23:15:06] IP Address: [68.50.211.113]

Response requested:

First Name: The
Last Name: Newshams
Street Address: 1905 Commonwealth Avenue
City: Alexandria
State: VA
Zip: 22301
Phone: (703) 739 2925

Email Address: shewsh@comcast.net

Subject: 1 & 7 E. Del Ray / Future Pocket Park?

Comments:

We would like to add the Newshams to the list of residents supporting the City's acquisition of the property at 1 & 7 East Del Ray Avenue for use as a pocket park. We know you've received many other e-mails detailing the benefits of this action and won't repeat those points. We also know the land comes with a steep price tag, but firmly believe it's an opportunity the City must not let slip away. Should this parcel be acquired as a pocket park, we will support its development and ongoing maintenance, in much the same way our family has volunteered in other parks (Commonwealth Medians, Simpson Gardens, Hoofs Run) over the past 12 years.

Regards,

Chris, Rebecca, Katie and Scott Newsham

6-9

2-24-07



<chrispearl@aol.com>

02/21/2007 04:54 PM

Please respond to
<chrispearl@aol.com>

To <alexvamayor@aol.com>, <macdonaldcouncil@msn.com>, <timothylovain@aol.com>, <councilmangaines@aol.com>, <council@krupicka.com>, <delpepper@aol.com>

cc

bcc

Subject COA Contact Us: Braddock Place Open Space

Time: [Wed Feb 21, 2007 16:54:23] IP Address: [69.140.74.162]

Response requested:

First Name: Christine
Last Name: Martin
Street Address: 1251 Madison St
City: Alexandria
State: VA
Zip: 22314
Phone: 703 683 0642
Email Address: chrispearl@aol.com
Subject: Braddock Place Open Space
Dear Council Members and Mayor,

Comments:

I have lived in North Old Town at Braddock Place for 2.5 years. I have a small dog and we use the Open Space near my house everyday. The Open Space is where I have met my neighbors and it is the how we have become friends. In the summer I use my back yard everyday. If there is a building or parking garage built behind my house I will never get any sun in my back yard again. That means no flowers, no tomatoes, no basil. If the Open Space is developed with new condos or apartments, I will have no place to meet my neighbors and run with my dog. Please keep Braddock Place - Open Space - Open.

Respectfully,
Christine Martin
1251 Madison
Alexandria VA
22314
703 683 0642



<phviola@aol.com>

02/21/2007 04:35 PM

Please respond to
<phviola@aol.com>

To <alexvamayor@aol.com>, <macdonaldcouncil@msn.com>,
<timothylovain@aol.com>, <councilmangaines@aol.com>,
<council@krupicka.com>, <delpepper@aol.com>,

cc

bcc

Subject COA Contact Us: Preserve open space at 1261 Madison Street

6-9
2-24-07

Time: [Wed Feb 21, 2007 16:35:07] IP Address: [68.34.27.43]

Response requested:

First Name: Pamela
Last Name: Viola
Street Address: 510 N. West Street
City: Alexandria
State: VA
Zip: 22314
Phone: 7034660179
Email Address: phviola@aol.com
Subject: Preserve open space at 1261 Madison Street
Hello!

Comments:

My husband and I moved to Old Town last summer after looking at many communities in the DC metro area. We purchased a townhouse in Colecroft and plan to settle here.

The biggest reason why I chose Alexandria is that I feel it still has a soul. So many of the towns and communities in this region have become mind numbingly similar stretches of high-density condo developments.

We need to preserve the character, charm and soul of our historic community. Please do what you can to limit and minimize the impact of the development at 1261 Madison Street on the Braddock Metro neighborhood. Please help to maintain the diversity of our neighborhood.

Sincerely,
Pamela Viola



The
Northern Virginia
Conservation Trust

6-9
2-24-07
4022 Hummer Road
Annandale, Va. 22003
Tel. 703-354-5093
Fax 703- 354-5169
www.NVCT.org

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February 15, 2007

Ms. Jackie M. Henderson
City Clerk & Clerk of Council
City of Alexandria
301 King Street
Alexandria, Va. 22314

Re: Upcoming Open-Space Docket Items

Dear Ms. Henderson:

ADVISORY PANNEL

- Hon. Donald Beyer, Jr.
- Preston Caruthers
- Hon. Joseph Gartlan
- Paul Gilbert
- Grayson Hanes
- Jean Hocker
- Hon. Thomas Richards
- Barbara Ross

The Northern Virginia Conservation Trust (NVCT) regrets that a representative of NVCT cannot be available to testify in person at the February 24, 2007 meeting of City Council. Unfortunately, last year the NVCT Board of Directors scheduled NVCT's Annual Retreat for that date at Riverbend Park where the NVCT Board, Staff and Advisory Panel Members will gather to develop a new Three Year Strategic Plan for NVCT. In 2005, Mayor Euille gave the Keynote Address at NVCT's Annual Retreat when we held it in Alexandria. This year, the Chairman of the Fairfax Board of Supervisors Gerry Connolly will be giving similar remarks at the start of our Annual Retreat.

Accordingly, in lieu of a personal appearance, please find enclosed the written testimony of NVCT concerning the open-space docket items scheduled for public hearing on February 24th. We would request that these remarks be made available to Mayor Euille and all Members of City Council and incorporated as part of the Record.

As always, NVCT appreciates the opportunity to share its views with City Council on the open-space challenges facing the City.

Sincerely,

Michael Nardolilli

STAFF

- Michael Nardolilli
President
- Whit Field
Vice President &
General Counsel
- Whitney Bailey
Director of Stewardship
and Adventures In
Conservation
- Alison Mize
Director of
Outreach
- Caitlin Myers
Manager of Land
Protection

Enclosure

Written Testimony of the Northern Virginia Conservation Trust On Open Space Issues Before City Council

Pursuant to its Memorandum of Understanding with the City of Alexandria, The Northern Virginia Conservation Trust (NVCT) has reviewed the four open-space items on City Council's Public Hearing Docket scheduled for February 24, 2007.

Unfortunately, due to NVCT's long-scheduled Annual Retreat set for that date, NVCT will not be able to participate in those discussions. Accordingly, after a brief overview of NVCT's recent outreach efforts to date, NVCT offers these written comments on each of these Docket items and stands ready to respond to any questions that City Council may have.

NVCT Landowner Outreach Efforts

NVCT is aware that previous efforts to identify specific properties that contain valuable open space have raised some concerns by the specific landowners involved. As a result, NVCT --- in consultation with Alexandria Staff --- have developed a series of outreach tools especially related to conservation easements, that help to explain the voluntary nature of such a list and the benefits to a landowner of being so designated.

NVCT sponsored landowner outreach efforts in the City of Alexandria have included the following:

- September 12, 2006 Address to the Alexandria Rotary Club;
- October 28, 2006 "Birding and Breakfast" at the Kust Easement bordering Monticello Park;
- December 2, 2006 Conservation Easement Seminar (Hilton Alexandria);
- January 27, 2007 Alexandria Conservation Celebration (Lyceum); and
- February 6, 2007 NVRPA Lecture (Lyceum).

Already planned future landowner outreach efforts are listed below:

- March 6, 2007 NVRPA Lecture (Lyceum)
- March 24, 2007 Conservation Easement Seminar (Embassy Suites, 1900 Diagonal Road)
- June 5, 2007 NVRPA Lecture (Lyceum)
- September 25, 2007 NVRPA Lecture (Lyceum)
- November 13, 2007 NVRPA Lecture (Lyceum)

NVCT believes that this outreach work can and will be successful. NVCT recalls that an Alexandrian family originally objected to their property being included on the City's list of valuable open space properties. Through numerous subsequent discussions, these concerns were addressed and NVCT recorded an easement on the property in 2006.

Staff Report on Implementation of the City Open Space Plan

NVCT is pleased to have played its part as the City's partner in the implementation of the City's Open Space Plan. As detailed in the overall Staff Report, there have already been many significant accomplishments to achieving the City's ten-year goal of securing an additional 100 acres of open-space. NVCT now has permanently protected 7.97 acres of land in the City through four conservation easements: Battery Heights (514 N. Quaker Lane); 1900 Russell Road; 403 West Masonic View; and Kust (3104 Russell Road). Each of these easements is annually monitored by NVCT in order to assure compliance with the original terms of the easements.

In partnership with the City, NVCT also co-drafted and helped to lead the City's efforts to secure funding for the acquisition of a permanent bike trail easement along the Potomac waterfront from the Virginia Land Conservation Foundation. Although this request for funds ultimately proved unsuccessful, it did help to publicize the City's efforts to permanently protect this heavily used portion of the Mount Vernon Bike Trail.

NVCT has had numerous discussions with numerous other property owners in the City. NVCT is hopeful that many of these on-going conversations will lead to permanent conservation easements. NVCT's experience to date suggests that the easement process is not subject to a rigid timetable; for example, many of NVCT's most successful projects in Alexandria and elsewhere in the region have taken many years to bear fruit.

List of Proposed Valuable Open-Space

While NVCT concentrates on securing voluntary conservation easements to preserve open space, NVCT remains available to assist the City in the acquisition of properties as set forth in this Docket Item. Possible roles for NVCT may include grant writing and working as an intermediary to secure these properties.

List of Proposed Pocket Parks

Similarly, NVCT may be able to assist the City in the acquisition of these pocket parks for future public use.

List of Proposed Voluntary Conservation Easements

NVCT appreciates the City's efforts to identify valuable open-space sites in the City that are appropriate for voluntary conservation easements. This list is not only important for NVCT's work-plan but also because such designations may help qualify landowners to claim tax benefits from their donation of conservation easements.

For example, the “Conservation Value Review Criteria” adopted by the Virginia Land Conservation Foundation on November 21, 2006, will be used by the Virginia Department of Conservation and Recreation to verify the conservation value of donated interests in land for landowners claiming more than \$1 million in tax credit applications. The Criteria lists a number of “safe harbor” provisions to qualify, including “lands designated by local governments”:

“To qualify under this category, a local government must have adopted, in an official public ordinance or comprehensive plan, one of the following as worthy of protection:

- (1) the specific property in question;
- (2) a specific land area that contains the property in question;
- (3) a designated class of land with specific, identified conservation value, defined by use, location and attributes; or
- (4) land that is used a public garden such as a shared green space for the use of the entire community for raising flowers, vegetables, fruit, or other produce.”

The Criteria makes it clear that a “general statement of conservation goals” is not sufficient to qualify under that category.

Accordingly, the type of designation proposed in this Docket Item benefits the landowners by making it easier for them to claim the available tax credits for the preservation of their land.

Future Structure of the Open Space Steering Committee

NVCT has reviewed the recommended proposal for the re-structuring of the Open Space Steering Committee. As part of the Memorandum of Understanding with the City, NVCT consults with the Open Space Steering Committee on a regular basis.

NVCT feels that it is important that the City have such a body that will continue previous efforts to implement the Open Space Plan. The exact composition and form of that group to accomplish its future activities is best left in the hands of City Council. NVCT looks forward to working with whatever new entity is created for this purpose.



"M.A. Shelton"
<mashelton@hotmail.com>
02/21/2007 12:43 PM

To <alexvamayor@aol.com>, <macdonaldcouncil@msn.com>, <timothylovain@aol.com>, <councilmangaines@aol.com>, <council@krupicka.com>, <delpepper@aol.com>,
cc
bcc
Subject Green Space @ Braddock Place/ Metro PBS Plaza

6-9

2-24-07

Dear Mayor & Council,

Before you vote to destroy the only patch of green in our concrete jungle here at Braddock Place, please consider this historic fact that cannot be reversed without your help:

Braddock Place Metro area is already blighted by poor planning that elected to erect ugly elevated Metro tracks that divide our community in two like the Berlin Wall. Because of our elevated train track, our area is unattractive and inaccessible to businesses, shoppers, tourists, community.

It is inconceivable that Democrats elected to preserve & protect Alexandria's heritage would elect to wipe out the existing narrow pedestrian access and green space in front of the former PBS building--which current high-rise occupants and city residents from the East rely on to get to Metro.

Please do not follow our governor Tim Kaine's misguided example of supporting ugly elevated tracks at Tysons Corner which 80% of the public oppose. People prefer tunnels and walkable communities with pedestrian access, green space and commerce, instead of more sky-high concrete sterile Crystal City kinds of development.

Please elect to keep this small green pedestrian area for the communities that use it daily.

Sincerely,

Mary Ann Shelton
1200 Braddock Place #703
Alexandria, VA 22314
mashelton@hotmail.com

Refi Now: Rates near 39yr lows! \$430,000 Mortgage for \$1,399/mo - Calculate new payment

6-9
2-24-07



<donalddewey@verizon.net>

02/21/2007 11:58 AM

Please respond to
<donalddewey@verizon.net>

To <alexvamayor@aol.com>, <macdonaldcouncil@msn.com>, <timothylovain@aol.com>, <councilmangaines@aol.com>, <council@krupicka.com>, <delpepper@aol.com>,

cc

bcc

Subject COA Contact Us: Pocket Park Purchase

Time: [Wed Feb 21, 2007 11:58:41] IP Address: [72.66.47.4]

Response requested:

First Name: Donald
Last Name: Dewey
Street Address: 7A E. Howell Ave
City: Alexandria
State: VA
Zip: 22301
Phone: 703-548-4883
Email Address: donalddewey@verizon.net
Subject: Pocket Park Purchase

Please consider purchasing the property at E. Del Ray and Commonwealth Aves for use as a pocket park for our community.

Comments: We have few such open areas here, and the use of the land as a park will enhance the quality of life for our residents and their kids. Also, such use will help to insure the desirability of our area for residents, supporting property values and tax rates.

Thanks,

Don Dewey



<susanariel@earthlink.net>

02/21/2007 09:00 AM

Please respond to
<susanariel@earthlink.net>

6-9
2-24-07

To <alexvamayor@aol.com>, <macdonaldcouncil@msn.com>, <timothylovain@aol.com>, <councilmangaines@aol.com>, <council@krupicka.com>, <delperper@aol.com>

cc

bcc

Subject COA Contact Us: Please don't choose gentrification over community!



Time: [Wed Feb 21, 2007 09:00:48] IP Address: [67.101.58.229]

Response requested:

First Name: Deborah
Last Name: Naito
Street Address: 3201 Landover Street
 #1105
City: Alexandria
State: VA
Zip: 22305
Phone: 703-549-1215
Email Address: susanariel@earthlink.net
Subject: Please don't choose gentrification over community!

Dear Mr. Mayor, Mr. Vice-Mayor and Council Members,

Comments: I am an Alexandria Citizen of modest means living in the Del Ray area. With the average property here near half a million, I will never be able to own a home in my own neighborhood...but I would like to think that less affluent Alexandria citizens are valued enough to ensure a green space for everyone to enjoy.

I understand that there is a piece of land in Del Ray that the choice has been made to put up four more houses instead of protected what little public green space we have in our neighborhood. Is this really where value should be placed? It is in the common ground of beautiful green spaces that all of us in Del Ray, regardless of income, meet and interact, get to know each other and make COMMUNITY in the best sense of the word. Please don't pave over something of such intrinsic value. The lot I'm speaking of is at Commonwealth Avenue and East Del Ray.

Respectfully submitted,

Deborah Naito

6-9
2-24-07



<skabler@gmail.com>

02/20/2007 10:03 PM

Please respond to
<skabler@gmail.com>

To <alexvamayor@aol.com>, <macdonaldcouncil@msn.com>, <timothylovain@aol.com>, <councilmangaines@aol.com>, <council@krupicka.com>, <delpepper@aol.com>,

cc

bcc

Subject COA Contact Us: 1261 Madison Open Space



Time: [Tue Feb 20, 2007 22:03:24] IP Address: [141.156.227.66]

Response requested:

First Name: Stephen

Last Name: Kabler

Street Address: 566 North West St.

City: Alexandria

State: VA

Zip: 22314

Phone: 703-706-8169

Email Address: skabler@gmail.com

Subject: 1261 Madison Open Space

Dear Elected Officials,

Comments: I am writing to register my support for keeping the open space at 1261 Madison St. as a park instead of a condo development.

Thanks

6-9

2-24-07



<jamundson@nam.org>

02/20/2007 03:07 PM

Please respond to
<jamundson@nam.org>

To <alexvamayor@aol.com>, <macdonaldcouncil@msn.com>,
<timothylovain@aol.com>, <councilmangaines@aol.com>,
<council@krupicka.com>, <delpepper@aol.com>,

cc

bcc

Subject COA Contact Us: Open space in Del Ray

Time: [Tue Feb 20, 2007 15:07:10] IP Address: [71.252.123.160]

Response requested:

First Name: Jan
Last Name: Amundson
Street Address: 18 East Bellefonte Ave
City: Alexandria
State: VA
Zip: 222301
Phone: 703-548-5088
Email Address: jamundson@nam.org
Subject: Open space in Del Ray

Comments:

I am writing as a concerned citizen in Del Ray. I have been informed that a small parcel of land located at East Del Ray and Commonwealth Ave is to be developed into three homes. I support the position of concerned citizens in the area to request that the city purchase the land for open space. There is scant open space in Del Ray; one need only drive the area and you can see that there is limited green space. Now is the time for the elected and appointed city leaders to put the interests of the citizens ahead of the developers and tax collectors and make the space a small park. The area has been adequately developed for living space and can benefit from more open green space for children and pets. I understand there are funds available in the city coffers to purchase the property. Take this opportunity to make a positive statement to the residents of Del Ray and keep the area for open space. Your consideration! of this request is greatly appreciated.



<rockyebener@yahoo.com>

02/20/2007 02:17 PM

Please respond to
<rockyebener@yahoo.com>

To <alexvamayor@aol.com>, <macdonaldcouncil@msn.com>,
<timothylovain@aol.com>, <councilmangaines@aol.com>,
<council@krupicka.com>, <delpepper@aol.com>,

cc

bcc

Subject COA Contact Us: Green Space / Park in Braddock Metro Area

6-9
2-24-07

Time: [Tue Feb 20, 2007 14:17:10] IP Address: [70.17.81.90]

Response requested: []

First Name: Rocky
Last Name: Ebener
Street Address: 1200 Braddock Place, #508
City: Alexandria
State: VA
Zip: 22314
Phone: 703.535.7805
Email Address: rockyebener@yahoo.com
Subject: Green Space / Park in Braddock Metro Area

I have been a resident of Alexandria since 2000, when I came to work in the Pentagon on the Army staff. I chose Alexandria because of public transit access and Old Town charm. I chose my specific residence (the Meridian at Carlyle) because of its proximity to green spaces - the Alexandria National Cemetery, the African-American Memorial, Cameron Run, and the Mount Vernon Trail. In 2004, I left the high-rise apartment building because of incessant construction noise in the area and bought a small residence in the Braddock Place Condominium. It had a pleasant small green space and lovely courtyard outside the PBS Headquarters. I do not own a car and rely on public transit, my bicycle and feet to get me around our community and the D.C. area. I believe in supporting local organizations and sing with the Alexandria Choral Society and have tutored at the George Washington Middle School.

Comments:

In the Braddock Metro Area (at least east of the station) goals to improve safety, enhance walkability, manage vehicular traffic, maintain scale and preserve historic quality cannot be met by building yet another high-rise residence in an already dense block.

Why was the lot at 1261 Madison removed from the Open Space list?

Who among you advocates building another tall building in the only green space in the neighborhood?

Does the departure of PBS mean social conscience and environmental consciousness has left Alexandria, too?

Sincerely,
Rocky Ebener

6-9
2-24-07



<wendi.kaplan@verizon.net>

02/19/2007 01:54 PM

Please respond to
<wendi.kaplan@verizon.net>

To <alexvamayor@aol.com>, <macdonaldcouncil@msn.com>, <timothylovain@aol.com>, <councilmangaines@aol.com>, <council@krupicka.com>, <delpepper@aol.com>

cc

bcc

Subject COA Contact Us: Open Space in Del Ray

Time: [Mon Feb 19, 2007 13:54:42] IP Address: [71.163.234.31]

Response requested:

First Name: Wendi R.
Last Name: Kaplan
Street Address: 21 W. Caton Avenue
City: Alexandria
State: VA
Zip: 22301
Phone: 703-683-9619
Email Address: wendi.kaplan@verizon.net
Subject: Open Space in Del Ray

Dear Mayor Euille and Members of Council,

Please vote to save the site at Commonwealth Avenue and East Del Ray for open space to be used in the future as a pocket park.

Comments:

I understand that Alexandria City has set aside a special fund to purchase Open Space in our town. I also understand that to date that money has not been used in the Del Ray area. As a resident of Alexandria for over 25 years and a homeowner in Del Ray for 15 years I am hoping that you will see the benefit of keeping this small space open.

Thank you for your consideration of this important matter,

Wendi R. Kaplan

6-9

2-24-07



<Boberwhite@aol.com>

02/18/2007 04:44 PM

Please respond to
<Boberwhite@aol.com>

To <alexvamayor@aol.com>, <macdonaldcouncil@msn.com>, <timothylovain@aol.com>, <councilmangaines@aol.com>, <council@krupicka.com>, <delpepper@aol.com>

cc

bcc

Subject COA Contact Us: OPEN SPACE DEL RAY

Time: [Sun Feb 18, 2007 16:44:04] IP Address: [205.188.117.67]

Response requested:

First Name: Robert
Last Name: White
Street Address: 2 West Uhler Ave
City: Alexandria
State: VA
Zip: 22301
Phone: 703 683 2433
Email Address: Boberwhite@aol.com
Subject: OPEN SPACE DEL RAY

Comments: As a voting resident of Del Ray since 1998 and home owner since 1999 I feel the need to speak up regarding the open space at East Del Ray and Commonwealth which comes up in front of the council Feb 24. As I do realize that homes and businesses do need to be built to keep up with the ever expanding community in Alexandria, I do feel that the amount of construction should also go hand in hand with the keeping of some pocket parks not just for the beauty aspect of our community but for spots for are young residents to have to play in. I hope that you will vote in favor of this purchase for our children.

Sincerely

Robert White
2 West Uhler Ave
Alexandria VA 22301

6-9

2-24-07



<jeill@hotmail.com>

02/16/2007 07:50 AM

Please respond to
<jeill@hotmail.com>

To <alexvamayor@aol.com>, <macdonaldcouncil@msn.com>,
<timothylovain@aol.com>, <councilmangaines@aol.com>,
<council@krupicka.com>, <delpepper@aol.com>,

cc

bcc

Subject COA Contact Us: open space in Del Ray

Time: [Fri Feb 16, 2007 07:50:55] IP Address: [68.83.208.139]

Response requested:

First Name: Julie
Last Name: Eill
Street Address: 301 E Raymond Ave
City: Alexandria
State: VA
Zip: 22301
Phone: 703-535-6502
Email Address: jeill@hotmail.com
Subject: open space in Del Ray
Comments: For February 24th: Am writing to voice my support for the city to purchase the open land in Del Ray for a pocket park instead of allowing further building in our neighborhood. Thank you. Julie Eill

6-9
2-24-07



<jahuebsch@hotmail.com>

02/15/2007 05:32 PM

Please respond to
<jahuebsch@hotmail.com>

To <alexvamayor@aol.com>, <macdonaldcouncil@msn.com>, <timothylovain@aol.com>, <councilmangaines@aol.com>, <council@krupicka.com>, <delpepper@aol.com>,

cc

bcc

Subject COA Contact Us: Pocket Parks



Time: [Thu Feb 15, 2007 17:32:23] IP Address: [65.125.30.225]

Response requested:

First Name: Julie
Last Name: Huebsch
Street Address: 2607A E Randolph Ave
City: Alexandria
State: VA
Zip: 22301
Phone: 703-838-8146
Email Address: jahuebsch@hotmail.com
Subject: Pocket Parks

Comments: I strongly encourage you to purchase the vacant lot at the corner of East Del Ray and Commonwealth Avenues for use as a pocket park before it is developed by the current owner.

6-9
2-24-07



<bambara@verizon.net>

02/13/2007 09:24 AM

Please respond to
<bambara@verizon.net>

To <alexvamayor@aol.com>, <macdonaldcouncil@msn.com>, <timothylovain@aol.com>, <councilmangaines@aol.com>, <council@krupicka.com>, <delpepper@aol.com>

cc

bcc

Subject COA Contact Us: Open Space: Commonwealth and East Del Ray



Time: [Tue Feb 13, 2007 09:24:47] IP Address: [70.108.168.157]

Response requested:

First Name: Marianne
Last Name: Bailey
Street Address: 213 E. Howell Avenue
City: Alexandria
State: Virginia
Zip: 22301
Phone: 703-683-2231
Email Address: bambara@verizon.net

Subject: Open Space: Commonwealth and East Del Ray
Dear Mayor Euille and City Council Members:

I am writing to urge you to use the City's good offices to maintain the lot at Commonwealth and East Del Ray as open space.

I have lived in Del Ray for fourteen years, and through all these years of walking with strollers, kids, and dogs in the neighborhood, walking by this property always evoked a good deep breath and a sense of space. Many times I have imagined corn stalks and sunflowers growing in this space.

Comments: What if we were able to turn this space into a community garden? Plots could be allocated on a preferential basis to residents of apartments in Del Ray and Arlandria who do not have land to garden but a desire to grow their own vegetables and other crops. A gazebo could even be put up for weddings, birthday parties and other occasions, with some income flowing to the city. We would be promoting good health, outdoor exercise, a love and understanding of the environment that sustains us, and good neighborliness -- all of which we are struggling to maintain in this era of rampant development.

This is just one of, I am sure, many ideas that the City, together with the Del Ray Citizen's Association and other community groups, could bring to life if we so choose. Please maintain this gem of open space.

Thank you.

Sincerely,

Marianne Bailey



<lizryan100@gmail.com>

02/12/2007 10:11 PM

Please respond to
<lizryan100@gmail.com>

To <alexvamayor@aol.com>, <macdonaldcouncil@msn.com>, <timothylovain@aol.com>, <councilmangaines@aol.com>, <council@krupicka.com>, <delpepper@aol.com>

cc

bcc

Subject COA Contact Us: Pocket Park Purchase

6-9
2-24-07



Time: [Mon Feb 12, 2007 22:11:21] IP Address: [68.83.223.188]

Response requested:

First Name: Elizabeth
Last Name: Ryan
Street Address: 2704 Sycamore St
City: Alexandria
State: VA
Zip: 22305
Phone: 703-684-2055
Email Address: lizryan100@gmail.com
Subject: Pocket Park Purchase

Dear Mayer Eulie and Council Members:

Comments:

I am writing to express my support for the proposed purchase of a pocket park at 1 and 7 E. Del Ray Avenue (at the intersection with Commonwealth). Del Ray has very few parks and this would be a worthwhile investment. It us also my understanding that none of the pocket park funds to date have been spent in Del Ray, even though our neighborhood has been very supportive of the initiative.

Please purchase this land for a ppcket park!

Thank you for your consideration.

Sincerely,
Elizabeth Ryan
Sycamore Street
Del Ray



<ericajones@comcast.net>

02/12/2007 04:58 PM

Please respond to
<ericajones@comcast.net>

6-9
2-24-07

To <alexvamayor@aol.com>, <macdonaldcouncil@msn.com>, <timothylovain@aol.com>, <councilmangaines@aol.com>, <council@krupicka.com>, <delpepper@aol.com>

cc

bcc

Subject COA Contact Us: Pocket Park - Del Ray & Commonwealth



Time: [Mon Feb 12, 2007 16:58:01] IP Address: [68.34.7.18]

Response requested:

First Name: Erica

Last Name: Jones

Street Address: 55 W. Del Ray Avenue

City: Alexandria

State: VA

Zip: 22301

Phone: 7038451844

Email Address: ericajones@comcast.net

Subject: Pocket Park - Del Ray & Commonwealth

We would love to have the land at the corner of Del Ray and Commonwealth become a pocket park. It's already a sort of meeting ground for residents and would further our sense of community. There are many children in the area and the school yard is off limits during school so it would be great to have a place for them to run and play - especially for the many of us that live in townhomes with minimal outdoor space.

Comments:

I understand that this would be a large undertaking, but it would be much appreciated and much utilized by the community.

Thank you,
Erica Jones

6-9
2-24-07



<db.wood@verizon.net>

02/12/2007 08:48 AM

Please respond to
<db.wood@verizon.net>

To <alexvamayor@aol.com>, <macdonaldcouncil@msn.com>, <timothylovain@aol.com>, <councilmangaines@aol.com>, <council@krupicka.com>, <delpepper@aol.com>

cc

bcc

Subject COA Contact Us: Del Ray Pocket Park



Time: [Mon Feb 12, 2007 08:48:02] IP Address: [131.250.19.70]

Response requested:

First Name: Bryan
Last Name: Wood
Street Address: 20 W. Uhler Avenue
City: Alexandria
State: VA
Zip: 22301
Phone: 703-838-0104
Email Address: db.wood@verizon.net
Subject: Del Ray Pocket Park
Mayor Euille, Vice Mayor McDonald and members of the City Council:

We write in ardent support of the city's proposed purchase of the parcel of land at the corner of Commonwealth and E. Del Ray for use as open space/pocket park. We are not anti-development nor "not-in-my-backyard" activists. In fact, we moved to Del Ray over 7 years ago because of the coziness of the lots, the uniqueness of the homes and the old neighborhood feel that they engender. Even the explosion of additions on existing bungalows and other small homes has continued to give the neighborhood the character that draws residents to it in the first place.

Comments: The opportunity to create/continue an open space at the Commonwealth/ E. Del Ray corner is simply an opportunity to improve the neighborhood feel of Del Ray and provide a cornerstone to the city's planned improvement of the Commonwealth Avenue corridor as a tree-lined boulevard. The term "rare" is often overused these days, but to say that the possibility of preserving open space in Del Ray is rare would be a vast understatement. We support the plan to purchase this lot and turn it into a

pocket park, would be pleased that our tax dollars would be put to such a good use and hope that you, as the city's leaders, act accordingly. We look forward to further addressing the issue at the Council's meeting on 24 Feb.

Bryan & Deborah Wood

6-9
2-24-07



<vic22301@yahoo.com>

02/12/2007 08:02 AM

Please respond to
<vic22301@yahoo.com>

To <alexvamayor@aol.com>, <macdonaldcouncil@msn.com>, <timothylovain@aol.com>, <councilmangaines@aol.com>, <council@krupicka.com>, <delpepper@aol.com>,

cc

bcc

Subject COA Contact Us: Open Space in Del Ray

Time: [Mon Feb 12, 2007 08:02:37] IP Address: [63.164.202.130]

Response requested:

First Name: Tori
Last Name: Brantley
Street Address: 6 W Caton Ave
City: Alexandria
State: VA
Zip: 22301
Phone: 703-683-7661
Email Address: vic22301@yahoo.com
Subject: Open Space in Del Ray

Mayor, Vice-Mayor, Mr. Krupicka, and other council members:

Please consider strongly the Open Space in Del Ray at the corner of East Del Ray and Commonwealth Ave for purchase during your next Council meeting.

Comments: The beauty of the Del Ray area of Alexandria is that it has a small town atmosphere in a large urban area. Rather than this existing space being turned into another row of houses, it would better serve the current residents as an open space. Or better yet a park for our children.

It is my understanding that to date no open spaces have been purchased in the Del Ray area towards the city-wide goal of 100 acres. Please remedy this situation by adding this space to your 100-acre goal.

Thank you for your time and consideration of this issue,

Tori Brantley

6-9

2-24-07



<jensen_mary@bah.com>
02/11/2007 09:28 AM
Please respond to
<jensen_mary@bah.com>

To <alexvamayor@aol.com>, <macdonaldcouncil@msn.com>, <timothylovain@aol.com>, <councilmangaines@aol.com>, <council@krupicka.com>, <delperpepper@aol.com>, cc bcc
Subject COA Contact Us: Pocket park in Del Ray



Time: [Sun Feb 11, 2007 09:28:06] IP Address: [69.3.85.15]

Response requested: []

First Name: Mary
Last Name: Jensen
Street Address: 2 West Howell
City: Alexandria
State: VA
Zip: 22301
Phone: 703 518 5408
Email Address: jensen_mary@bah.com
Subject: Pocket park in Del Ray
Dear City Officials:

Comments: I am writing to support the city's purchase of vacant land at East Del Ray and Commonwealth Avenues for a pocket park. We really need this open space in Del Ray! It is an important stop on our daily dog walks. Thank you for your consideration.

Sincerely, Mary Jensen (and Ginger)



<frances.higgins@comcast.net>

02/08/2007 04:42 PM

Please respond to
<frances.higgins@comcast.net>

To <alexvamayor@aol.com>, <macdonaldcouncil@msn.com>, <timothylovain@aol.com>, <councilmangaines@aol.com>, <council@krupicka.com>, <delpepper@aol.com>

cc

bcc

Subject COA Contact Us: Open Space Purchase

6-9
2-24-07

Time: [Thu Feb 08, 2007 16:42:39] IP Address: [68.83.214.230]

Response requested:

First Name: Frances
Last Name: Higgins
Street Address: 12 W. Bellefonte Avenue
City: Alexandria
State: Virginia
Zip: 22301
Phone: 703-548-4771
Email Address: frances.higgins@comcast.net
Subject: Open Space Purchase

Comments:

I recommend that you include the property at 1 and 7 East Del Ray Avenue in Del Ray on the list of possible future acquisitions for the development of a pocket park. I understand that there will be a public hearing on the proposal before you on February 24, however, I will be out of town and unable to attend.

I understand that the property's owner is planning to develop a duplex and a single family home on this property, but he is willing to sell it to the city for use as a pocket park. The city should not delay and let this valuable piece of undeveloped land disappear.

This property is ideally located in the middle of the Del Ray Community, a community noted for friendly neighbors. The addition of a park here would be used and enjoyed by many residents, all within easy walking distance of the property.

Please add my name to the list of residents who would like to see the property at 1 and 7 Del Ray Avenue developed into a park.

6-9
2-24-07



<cindy@cindyclemmer.com>
02/23/2007 07:06 PM
Please respond to
<cindy@cindyclemmer.com>

To <alexvamayor@aol.com>, <macdonaldcouncil@msn.com>, <timothylovain@aol.com>, <councilmangaines@aol.com>, <council@krupicka.com>, <delpepper@aol.com>,
cc
bcc
Subject COA Contact Us: Dog Park/Open Space



Time: [Fri Feb 23, 2007 19:06:57] IP Address: [69.140.66.167]

Response requested:

First Name: Cynthia
Last Name: Clemmer
Street Address: 2303 Commonwealth Ave.
City: Alexandria
State: VA
Zip: 22301
Phone: 703 739-0727
Email Address: cindy@cindyclemmer.com
Subject: Dog Park/Open Space
Comments: Please support the City's purchase of the lot(s) located at the corner of Commonwealth and E. Del Ray Ave. for the purpose of "Open Space" and/or unfenced Dog Park.

6-9
2-24-07



<delraycitizens@yahoo.com>
02/23/2007 09:37 PM
Please respond to
<delraycitizens@yahoo.com>

To <alexvamayor@aol.com>, <macdonaldcouncil@msn.com>, <timothylovain@aol.com>, <councilmangaines@aol.com>, <council@krupicka.com>, <delpepper@aol.com>,
cc
bcc
Subject COA Contact Us: Open Space at 1/7 E Del Ray Avenue



Time: [Fri Feb 23, 2007 21:37:26] IP Address: [68.83.216.63]

Response requested: []

First Name: Larry
Last Name: Altenburg
Street Address: 222 E Del Ray Ave
City: Alexandria
State: VA
Zip: 22301
Phone: 703-548-3534
Email Address: delraycitizens@yahoo.com
Subject: Open Space at 1/7 E Del Ray Avenue
Mr Mayor, City Council, and Staff,

On behalf of the Del Ray Citizens Association, I am writing to express the Del Ray community's strong desire for the City to use the open space fund to purchase the property at 1/7 E Del Ray Avenue. We have recently spoken extensively with the property owner, and he is very interested in selling the property to the city, and seems to be under the impression that the City is not interested in buying. This seems counter to the impression staff and various members of Council have given to DRCA members. While this may be a simple miscommunication, we would highly encourage the City to aggressively pursue this property, truly the last of its size in Del Ray that would provide significant parkland and open space along Commonwealth Avenue.

Comments: As I testified to Council, this parcel of property has for too long been left vacant with no planned use. By acquiring the land, the City will make very positive long term steps to protect much needed open space in Del

Ray.

We are hopeful that this acquisition can occur this fiscal year. If not, we expect that there will be unwanted infill development on the parcel before long.

Please feel free to contact me or Bill Hendrickson to discuss this matter further.

Thank you.

Sincerely,

Larry Altenburg
President
Del Ray Citizens Association

6-9
2-24-07



<stca@loc.gov>

02/23/2007 10:40 PM

Please respond to
<stca@loc.gov>

To <alexvamayor@aol.com>, <macdonaldcouncil@msn.com>, <timothylovain@aol.com>, <councilmangaines@aol.com>, <council@krupicka.com>, <delpepper@aol.com>

cc

bcc

Subject COA Contact Us: 1261 Madison Street/ Open Space / Pocket Park



Time: [Fri Feb 23, 2007 22:40:36] IP Address: [140.147.241.133]

Response requested:

First Name: Steven
Last Name: Carman
Street Address: 1245 Madison Street
City: Alexandria
State: va
Zip: 22314
Phone: 703.535.1112
Email Address: stca@loc.gov
Subject: 1261 Madison Street/ Open Space / Pocket Park

Dear Members of the Council:
Since you may read this prior to the hearing Saturday morning, viewing it either late night or early morning, I'll be brief.
Over the last 4-5 years, again and again, neighborhood residents have opposed the scale of development in the Parker Grey district and the Braddock Metro area. Developers tell us "smart" growth requires every available parcel gets built up. But there's more to it than that, especially for us who live here.
I suggest we define "smart growth" to emphasize the Quality-of-life, over the Quantity of jamming as many people as possible together, in an already high-traffic area.
We support preserving OPEN SPACE at 1261 Madison Street. This land is not a large enough parcel capable of supporting a massive development that would satisfy the vision of its owners and city planners. I live in this area, and have been fully aware that the community must maintain quality of life standards for the neighborhood, if it is to remain residential. We wish the city would adopt and adapt to a prevailing community standard of "Quality of life

over Quantity.”

Few residents bought into this area hoping to see its character transformed in front of our eyes into the impersonal, concrete giants of Ballston, and yet call this home. We chose and came to live and love a city possessed of colonial charm, friendly neighbors, walkable streets scaled to the size of real people, NOT visions of Ballston, Tysons Corner, or ultimately Ft. Apache—the Bronx. To change this neighborhood so drastically through highly compressed residential high-rises violates the trust of residents who know what even the city’s very own surveys show: that its residents prize quality-of-life standards, that are being threatened by increased density and over-crowding. Open space, park land, green reserves, gardens and trees are Quality of Life issues for our children, our pets, and our peace of mind.... I do not believe we settle for a postage-stamp, the size of one-half acre of this property, calling this a dedicated “set-aside,” and fool ourselves into thinking that this adequately resolves the problem. This area is already OVER-BUILT, in that the next closest area of public open space requires travelling all the way to the Potomac River bank. I still have unanswered questions, why only the neighborhoods EAST of the Metro trains are under scrutiny for high-density development, and not the entire area 360-degrees surrounding the Metro Station, including Del Ray, or Rosemont. The answer may be that these neighborhoods deserve to be preserved, but then that places an unfair burden on Parker-Grey, doesn’t it? Since ZONING allowances will be PROPOSED that allow for increased density, it is even more urgent now to preserve space that is presently undeveloped for this generation as well as the next.

Comments:

My father has a saying “that there is never time to do it right, but ALWAYS time (and a lot of expense and great difficulty) to do it over.” Please...., Don’t allow this mistake to proceed.

HUNDREDS OF CITIZENS, residents (!) of Alexandria, people throughout this neighborhood and the city have signed this pledge, WE OPPOSE overcrowding and congestion, specifically and particularly, because this parcel, 1261 Madison Street, is under imminent threat of loss to development; therefore, it must be added promptly to the city’s open-space acquisition plan. We have already requested through petition that the city permanently restrict this land from private development, and acquire the entire property for

green space preservation.

WHY NOT find ANOTHER area of land owned by the city where arrangements could be negotiated to swap/trade for this parcel at 1261 Madison, that has similar value and development potential, without the drawbacks of space restrictions, and over-crowding?

I strongly urge the city to find/realize that the FUTURE for this current, undeveloped parcel is better served by maintaining the land for PARK / OPEN / GREEN space.

Sincerely,
Steven Carman

6-9
2-24-07



<sutherlandha@aol.com>

02/23/2007 05:04 PM

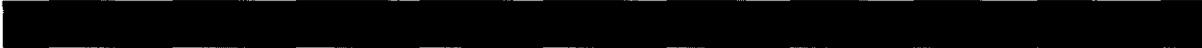
Please respond to
<sutherlandha@aol.com>

To <alexvamayor@aol.com>, <macdonaldcouncil@msn.com>, <timothylovain@aol.com>, <councilmangaines@aol.com>, <council@krupicka.com>, <delpepper@aol.com>

cc

bcc

Subject COA Contact Us: #1 & #7 East Del Ray Avenue



Time: [Fri Feb 23, 2007 17:04:25] IP Address: [152.163.100.66]

Response requested: []

First Name: Hugh
Last Name: Sutherland
Street Address: 6139 Stegen Drive
City: Alexandria
State: VA
Zip: 22310
Phone: 703-627-6337
Email Address: sutherlandha@aol.com
Subject: #1 & #7 East Del Ray Avenue
Dear Sirs and Madam;

I am in receipt of a letter dated January 23, 2007, from Open Space Coordinator, Laura Durham informing me of the inclusion of my property at #1 & #7 East Del Ray Avenue in the list of potential pocket parks.

Comments:

I have been formulating plans to develop this property for over 18 months, engaging architects, surveyors, and engineers to determine the best possible use for this parcel. I have now come to a cross roads in this development phase where I must determine weather or not to proceed with the development process.

I believe I can postpone this business decision until April 15 in order to have good faith discussions with the City concerning the purchase of my property for a pocket park.

Please contact me as soon as possible so that we may begin these discussions.

Sincerely,

Hugh Sutherland,
Owner
#1 & #7 East Del Ray Avenue
Alexandria, VA

6-9
2-24-07



<3angelad@verizon.net>

02/22/2007 01:33 PM

Please respond to
<3angelad@verizon.net>

To <alexvamayor@aol.com>, <macdonaldcouncil@msn.com>, <timothylovain@aol.com>, <councilmangaines@aol.com>, <council@krupicka.com>, <delpepper@aol.com>

cc

bcc

Subject COA Contact Us: Glebe Park redevelopment



Time: [Thu Feb 22, 2007 13:33:59] IP Address: [70.108.180.126]

Response requested:

First Name: Angela
Last Name: de Rocha
Street Address: 3914 Charles Ave.
City: Alexandria
State: VA
Zip: 22305
Phone: 836-2282
Email Address: 3angelad@verizon.net
Subject: Glebe Park redevelopment

Comments: I read the story in the Wash. Post about the new fire station and affordable housing at Potomac Yards. My question is, why is mixed use housing insisted on in Potomac Yards, while you are moving ahead with plans to create non-mixed use, 100 percent subsidized housing in the Glebe Park redevelopment? What do your own plans and policies say about the Glebe Road proposal?

6-9

2-24-07



"Judith Lowe"
<judylowe36@comcast.net>

02/23/2007 09:47 AM

To "Andrew Macdonald" <macdonaldcouncil@msn.com>, "Bill
Euille" <Alexvamayor@aol.com>, "Del Pepper"
<delperpe@aol.com>, "Jackie Henderson"

cc

bcc

Subject Open Space

May I please add my name to the wish the open space at Del Ray and Commonwealth Avenues may be purchased by the City. I remembered when there were businesses on that property. There was a guy who could "cane" your chairs and a couple other little shops. After they left and the lot was cleaned up, there were actually cattails growing in the center of the lot. It is an absolutely perfect place for open space. I know that maintenance is an issue too and I am absolutely sure that someone over here would volunteer for that.

Thank you

Judy Lowe
14 W Mount Ida Ave
Alexandria VA
22305
judylowe36@comcast.net
703.548.1713 (home)

6-9
2-24-07



<kashardy@msn.com>

02/23/2007 12:38 PM

Please respond to
<kashardy@msn.com>

To <alexvamayor@aol.com>, <macdonaldcouncil@msn.com>, <timothylovain@aol.com>, <councilmangaines@aol.com>, <council@krupicka.com>, <delpepper@aol.com>,

cc

bcc

Subject COA Contact Us: City purchase of 1&7 E Del Ray Ave as Open Space



Time: [Fri Feb 23, 2007 12:38:07] IP Address: [141.156.11.121]

Response requested:

First Name: Dennis
Last Name: Hardy
Street Address: 27A East Howell Ave
City: Alexandria
State: VA
Zip: 22301
Phone: 7035484107
Email Address: kashardy@msn.com
Subject: City purchase of 1&7 E Del Ray Ave as Open Space

Dear Mayor and Council:
This subject, the possible purchase by city of vacant lots 1 & 7 on E Del Ray Ave, is on your agenda for 24 February.

There needs to be an investigation about the actual "value" of this property. There are two major discrepancies that need resolving before deciding if the city should purchase these two lots for use as Open Space.

First, the properties (#1 and #7, with 6263 square feet and 8625 square feet, respectively) were assessed in 2001 at \$87K and \$106K, assessed in 2005 at \$224K and \$272K and purchased by Hugh Sutherland from Arthur Manzer (the very long time previous owner) for \$525K and \$525K each. In 2006 the city assessed these properties at \$291K and \$353K and in 2007 at \$284K and \$344K.

The first of two important questions is: WHY did Mr. Sutherland purchase the lots at very much above there assessed undeveloped value. This

Comments:

question is even more important when you consider the value of the developed land (per square foot) of immediately surrounding property. Mr. Sutherland purchased the land at values greatly exceeding the developed land valuations. Was this sheerly land speculation on his part? With the real estate slowdown is he now eager to sell to the city to recover his invested purchase price?

The second important question is: WHY did the city real estate tax assessment office not immediately tax Mr. Sutherland at the new purchase price of the property in 2006 and 2007? The assessed value is about \$400K lower than his purchase price in 2005.

Knowing these facts it appears to be not in the best interests of the city or its taxpayers to purchase this land as open space. Further, it appears that the city should assess Mr. Sutherland the true purchase value of the land retroactive to the purchase date.

I hope these facts help you in your considerations tomorrow. I would appreciate a specific reply to the second of my two questions above. Thanks.

Dennis Hardy
23 February 2007

6-9
2-24-07



<jonturn@aol.com>

02/23/2007 01:03 PM

Please respond to
<jonturn@aol.com>

To <alexvamayor@aol.com>, <macdonaldcouncil@msn.com>, <timothylovain@aol.com>, <councilmangaines@aol.com>, <council@krupicka.com>, <delpepper@aol.com>,

cc

bcc

Subject COA Contact Us: Preserve Open Space at 1261 Madison St.



Time: [Fri Feb 23, 2007 13:03:54] IP Address: [64.12.116.202]

Response requested:

First Name: John
Last Name: Turney
Street Address: 1241 Madison St.
City: Alexandria
State: VA
Zip: 22314
Phone: 410-371-2228
Email Address: jonturn@aol.com
Subject: Preserve Open Space at 1261 Madison St.
Comments: I would like to strongly endorse the retention of this open space as a pocket park. The height and density of buildings in this area adjacent to the Braddock Metro Station is already substantial. Another massive structure wedged into this space will make this area even more into an area of large structures with little ambience and openness for residents and commuters.



<hmgilbert@gmail.com>

02/23/2007 03:21 PM

Please respond to
<hmgilbert@gmail.com>

6-9

2-24-07

To <alexvamayor@aol.com>, <macdonaldcouncil@msn.com>, <timothylovain@aol.com>, <councilmangaines@aol.com>, <council@krupicka.com>, <delpepper@aol.com>

cc

bcc

Subject COA Contact Us: Open space at Commonwealth and Del Ray



Time: [Fri Feb 23, 2007 15:21:00] IP Address: [205.156.36.103]

Response requested:

First Name: Heather
Last Name: Gilbert
Street Address: 1311 Commonwealth Ave.
City: Alexandria
State: VA
Zip: 22301
Phone: 703-739-4943
Email Address: hmgilbert@gmail.com
Subject: Open space at Commonwealth and Del Ray

Dear Mayor Euille and City Council Members,

I am writing you for two reasons. First, to thank you for providing the residents of Del Ray the opportunity to share their thoughts about the establishment of pocket parks in the city. Second, I hope that you will choose to create a pocket park at the corner of Commonwealth and Del Ray Avenues. I have been a resident of Del Ray for almost seven years now and I live within walking distance to this open lot, so I get to see on a daily basis how the members of this neighborhood use this little corner of land. I often find myself just stopping by this lot on my walks to just look around and enjoy this last bit of open space in my neighborhood, usually thinking how this would be a great little space for a park or a garden and how I hope it always remains an open piece of land.

Comments: Del Ray is a unique place full of friendly and open neighbors who love the old-fashioned sense of community. We also get to see how quickly any remaining open spaces of land are taken over and another condo, townhouse, etc. is built, and usually without much respect to the architecture of the neighborhood. By making this little section of land a pocket park the city would be providing a

wonderful gathering spot and a bit of space in a neighborhood full of smaller lots. There are so many different options for this park and I am sure that my fellow Del Ray residents have given you many of their ideas. But I know that keeping this little open space will help maintain that 'little special something' that the community of Del Ray has. One of the reason I fell in love with Del Ray was that it still had open space and it is hard to see those spaces slowly disappear.

Please consider purchasing this land, even with its significant financial commitment to the city, and help preserve this perfect little open space.

Thank you,

Heather Gilbert



<eeomole@hotmail.com>

02/23/2007 03:41 PM

Please respond to
<eeomole@hotmail.com>

To <alexvamayor@aol.com>, <macdonaldcouncil@msn.com>,
<timothylovain@aol.com>, <councilmangaines@aol.com>,
<council@krupicka.com>, <delpepper@aol.com>,

cc

bcc

Subject COA Contact Us: Agenda Item 6, Open Space, & 1261 Madison St.

6-9

2-24-07

Time: [Fri Feb 23, 2007 15:41:05] IP Address: [64.35.225.1]

Response requested:

First Name: Joel
Last Name: Kravetz
Street Address: 1200 Braddock Place #711
City: Alexandria
State: VA
Zip: 22314
Phone: 703 549 6767
Email Address: eeomole@hotmail.com
Subject: Agenda Item 6, Open Space, & 1261 Madison St.

Dear Honorable Mayor Bill Euille, Vice Mayor Andrew MacDonald and members of the Alexandria City Council,

I am writing as a resident of Braddock Place to briefly address an issue related to the present vacant lot at 1261 Madison Street, adjacent to Braddock Place, the condominium building I call home.

Regretfully, I will be unable to attend and speak at the City Council meeting tomorrow morning; as in my role as President of the Board of Directors at Braddock Place, I had previously arranged for a CPR course to be offered in partnership with the Alexandria YMCA at our building tomorrow - and I will be attending this course along with several other residents to become certified in CPR.

I just want to share with you my ongoing desire that the City Council respectfully consider my prior correspondence to you in 2004 and 2005 regarding the desire of the majority of our residents to convert this site to valuable open space, as it is unsuitable for the kind of

development being proposed by the owner of the lot; and it is the last piece of open space near the Braddock Road Metro that is actually and presently used as open space.

I recognize that on January 30, 2007, the owners of this site (1261 Madison Street) responded to a letter from Laura Durham indicating, among other things, that the property is not 'voluntarily' available for open space.

My review of the Open Space Master Plan Implementation from City Manager James K. Hartmann dated February 20, 2007, indicates that Braddock Place (1261 Madison Street) is listed as item c. on the proposed valuable open space protection sites for 2007. The Report then cites a footnote indicating that "the Braddock Road Small Area Plan now under discussion and review will address how open space can be an element of the development of these two sites."

Comments:

I am concerned that the Small Area Plan referenced above specifically suggests that the lot at 1261 Madison Street be developed with a mid-rise condominium and a tiny pocket park. There appears to be no language in the Small Area Plan setting forth any guidance or criteria for approving developments consistent with the Small Area Plan. I am therefore quite concerned that passage of the Small Area Plan will be construed as tacit approval of this development without any input from residents impacted by the development.

As stated in my prior correspondence to you all, most of our residents desire that this lot remain as it currently is being utilized (a park), and I respectfully request that the City of Alexandria explore the prospect of a property swap whereby the owner of 1261 Madison Street can be provided a lot of similar size and value more suitable for development.

I would also suggest, in the ongoing review of the Small Area Plan, that some guidelines for reviewing and approving developments be included, and/or that the Plan be amended to state that the developments set forth in the Plan are neither endorsed nor approved by the City Council.

Please understand that as a resident living near a metro, I support smart growth and have attended some of the public meetings concerning revisions to the existing Small Area Plan for Braddock

Road. In this regard, I have shared my desire that our neighborhood retain the character and style of Old Town Alexandria and it not be developed like Roslyn (large developments devoid of the appearance, style and historical charm associated with Old Town Alexandria).

I also support a reasonable development (not too dense or tall) of a mixed use property to include a grocery store on the lot adjacent to Braddock Place on Fayette Street. I was disappointed to learn that Harris Teeter had pulled out of any proposed development in this lot. A grocery store would serve as an important anchor to our neighborhood, and I hope the city's planning commission can work productively with the owner of this lot to find a mutually workable solution to whatever barriers precluded a development to include a Harris Teeter market.

Thank you for your time and public service to Alexandria. If you have any questions, feel free to contact me. I would be pleased to arrange a meeting with our residents and any interested members of the City Council to discuss these or other matters.

Sincerely,

Joel Kravetz



<dacava1@yahoo.com>

02/21/2007 03:23 PM

Please respond to
<dacava1@yahoo.com>

To <alexvamayor@aol.com>, <macdonaldcouncil@msn.com>,
<timothylovain@aol.com>, <councilmangaines@aol.com>,
<council@krupicka.com>, <delpepper@aol.com>,

cc

bcc

Subject COA Contact Us: Open Space Plan Implementation # 16

6-9
2-24-07

Time: [Wed Feb 21, 2007 15:23:30] IP Address: [76.21.194.182]

Response requested:

First Name: Dave
Last Name: Cavanaugh
Street Address: 4008 Fort Worth Avenue
City: Alexandria
State: Va
Zip: 22304
Phone: (703) 461-3310
Email Address: dacava1@yahoo.com
Subject: Open Space Plan Implementation # 16
Dave Cavanaugh

4008 Fort Worth Avenue
Alexandria, VA 22304
703.461.3310
dacava1@yahoo.com

The Honorable Mayor and Members of the City
Council

Report on the City of Alexandria's Open Space
Plan Implementation, Increasing and Preserving
Open Space in the City. #16

Comments

1. The City Council directed staff to develop an estimate for maintenance of newly protected/acquired open space and other parkland. I suggest the staff also be directed to provide an estimate of basic development costs for the proposed community supported use. This should be part of the upfront consideration, before acquisition of property or easements are authorized. Costly, inappropriate or properties with no or very limited public resources should be

taken off any public list so as to concentrate on more important protection opportunities.

2. Some of the identified properties for acquisition are zoned for commercial uses and have potential for development in accordance with the zoning (3327 Duke Street, corner Quaker and Duke, assessed value in excess of \$500,000, development cost relatively high because of topography and a questionable public interest). To adequately gauge costs and benefits rankings should include property's assessed (acquisition cost plus) value and lost tax revenue over a 5 year period. Once the costs of acquisition/control are better understood, the amenity benefits of public ownership/control can be more appropriately evaluated.

Comments:

Benefits result from protecting environmentally sensitive property (Monticello Park), historical and cultural, neighborhood recreation, scenic or places to enjoy quiet. The challenge is to get the best use of open space funding.

3. Attachment 1, page 2 includes a list of Public Access or Open Space Conservation Easements. It is unclear from the list whether the public is able to enjoy the areas protected by the Conservation Easements since many of the easements are held privately. The City staff should be actively involved in ensuring the conservation easements protect the resources believed to be in the public interest, compliance is monitored, and that conservation easements are reviewed by the City Attorney and approved by the City Council.

4. Attachment 2, page 1 includes a goal to protect privately-owned open space. The City should not be involved in paying a property owner or protecting privately owned open space absent a clearly understood public benefit.

5. City efforts to Enhance Streetscapes and Gateways, as well as Expanding Citywide Street Tree Program and Protecting Existing Trees and Woodlands needs to be more aggressively pursued. There is very little public awareness of the Arlington and Alexandria Tree Steward Program or implementing strategies to improve City tree crown (canopy) cover.

Open space as a land use tool has to permeate the decision making process of the different agencies within the City. To ensure that Alexandria will continue to be an attractive area to live, we need places where we can recreate,

enjoy the outdoors, and moments of quiet.

The City of Alexandria has made great strides and every effort should be taken to maintain public support for the program.

6
2-24-07



<dacaval@yahoo.com>

02/21/2007 03:25 PM

Please respond to
<dacaval@yahoo.com>

To <alexvamayor@aol.com>, <macdonaldcouncil@msn.com>, <timothylovain@aol.com>, <councilmangaines@aol.com>, <council@krupicka.com>, <delperpe@aol.com>

cc

bcc

Subject COA Contact Us: List of Proposed Valuable Open Space Sites # 17



Time: [Wed Feb 21, 2007 15:25:57] IP Address: [76.21.194.182]

Response requested:

First Name: Dave
Last Name: Cavanaugh
Street Address: 4008 Fort Worth Avenue
City: Alexandria
State: Va
Zip: 22304
Phone: (703) 461-3310
Email Address: dacava1@yahoo.com
Subject: List of Proposed Valuable Open Space Sites # 17

February 21, 2007

4008 Fort Worth Avenue
Alexandria, VA 22304
703.461.3310
dacava1@yahoo.com

The Honorable Mayor and Members of the City Council

Subject: Revised List of Proposed Valuable Open Space Sites in the City of Alexandria # 17

The staff report recommends the Valuable Open Space Sites for 2007 be divided into two categories, a Valuable Open Space Acquisition Site list, and a Valuable Open Space Protective Sites list.

The Valuable Open Space Acquisition Site list includes only those properties where the City has indicated an interest in buying the property and the property owner has expressed a wiliness to

pursue negotiations for sale to the City. Proposed acquisitions would be consistent with City approved plans. In this case, the staff should maintain and provide status reports on a list of on-going, active acquisition projects that have been approved by the City Council

Comments:

The Valuable Open Space Protection Sites 2007 designates sites as valuable to the City for open space, but the City has no intent to acquire unless the owners voluntarily decide to negotiate with the City.

I suggest it is not in the City's interest to maintain this second list. It would be better that the planning process, e.g., the master plan and small area plans set out goals and an interest in providing open space.

Providing for open space can be accomplished in a variety of ways, e.g., acquisition, donation, easements, or through planning and zoning. Maintaining a list of tracts for potential acquisition can prejudice the City's position in planning and zoning matters and potentially harm the property owner's interest.

Even if the property owners were willing to negotiate with the City, acquisition would not be possible because of inadequate funding.

I suggest the City not maintain a separate Valuable Open Space Protection Site list because it can be argued that this is a de facto taking and besides open space opportunities change over time.

6-9
2-24-07



<Michael.Allenlake@gmail.com>

02/26/2007 12:24 AM

Please respond to
<Michael.Allenlake@gmail.com>

To <alexvamayor@aol.com>, <macdonaldcouncil@msn.com>, <timothylovain@aol.com>, <councilmangaines@aol.com>, <council@krupicka.com>, <delpepper@aol.com>,

cc

bcc

Subject COA Contact Us: Open Space at 1261 Madison Street

Time: [Mon Feb 26, 2007 00:24:26] IP Address: [72.66.42.57]

Response requested:

First Name: Michael
Last Name: Lake
Street Address: 1200 Braddock Place, #701
City: Alexandria
State: VA
Zip: 22314
Phone: 703-599-1300
Email Address: michael.allenlake@gmail.com
Subject: Open Space at 1261 Madison Street

I was unable to attend the City Council Hearing held on Saturday regarding the preservation of the open space at 1261 Madison Street as a pocket park.

I would, however, like to add my voice to those requesting that it remain as a green space.

Not only is there the psychological benefit to having a patch of greenery in the midst of offices and housing; but it also serves as an important community spot to the community of the Braddock Road/Braddock Place area.

1. It has been used for casual group events such as impromptu snowball fights, frisbee football, playing catch among friends and such. A place for people to come together and grow the community spirit.

2. It has provided a sense of connection among pet owners in our immediate community. They meet there while out walking their dogs and this has led to social and professional connections between tenants of different buildings, townhomes, and houses in the area. It is not a "dog park," it is a place where those with animals

and those without animals can meet, spend time, and get to know their neighbors and their community.

Comments:

3. It is a much needed touchstone of nature in the midst of our city whether it involves just having a place to sit on the grass during a crisp Fall day or a parent taking their young child out to play in the new fallen snow on a brisk Winter's day. And one should never underestimate the quiet power of a piece of nature accessible to us all.

There are several new developments going up in the area, some straight residential, others appear to be a mixture of commercial and residential possibilities. All of these bring positives to the community -- but the open space at 1261 Madison Street is the only bit of public greenery left in our area.

To grow Alexandria as a city and a successful municipality, we need to embrace all the aspects of growth -- residential, commercial, AND natural. Keeping a park that is open for people is in keeping with the public good. Sometimes sacrifices have to be made in order to ensure the maintenance of specific public goods -- this is not one of those sacrifices.

Thank you for your time.

Best regards,
Michael Lake



<steve_sabatini@yahoo.com>

02/25/2007 11:08 PM

Please respond to
<steve_sabatini@yahoo.com>

To <alexvamayor@aol.com>, <macdonaldcouncil@msn.com>,
<timothylovain@aol.com>, <councilmangaines@aol.com>,
<council@krupicka.com>, <delpepper@aol.com>,

cc

bcc

Subject COA Contact Us: Please preserve the soul of our city...

6-9

2-24-07

Time: [Sun Feb 25, 2007 23:08:29] IP Address: [76.21.207.215]

Response requested: []

First Name: Stephen
Last Name: Sabatini
Street Address: 504 Colecroft Court
City: Alexandria
State: VA
Zip: 22314
Phone: 703-863-5499
Email Address: steve_sabatini@yahoo.com
Subject: Please preserve the soul of our city...

Dear Mr. Mayor and City Council Members:

As a citizen of the city of Alexandria and a resident of the neighborhood near the Braddock Road Metro I am deeply concerned about the possibility of a high density condo development at 1241 Madison Street.

Comments: Please preserve this open space as a pocket park for residents and office workers. A community is always much less without scenic, open places for residents and visitors to gather and share. Don't let this open space slip away from us.

Sincerely,
Steve Sabatini
Concerned citizen

6-9

2-24-07



<nsabatini2@comcast.net>

02/25/2007 09:51 PM

Please respond to
<nsabatini2@comcast.net>

To <alexvamayor@aol.com>, <macdonaldcouncil@msn.com>, <timothylovain@aol.com>, <councilmangaines@aol.com>, <council@krupicka.com>, <delpepper@aol.com>

cc
bcc

Subject COA Contact Us: Opposition to High Density condo development at 1261 Madison St.



Time: [Sun Feb 25, 2007 21:51:33] IP Address: [76.21.207.215]

Response requested:

First Name: Nick
Last Name: Sabatini
Street Address: 504 Colecroft Court
City: Alexandria
State: Virginia
Zip: 22314
Phone: 703 548 9523
Email Address: nsabatini2@comcast.net
Subject: Opposition to High Density condo development at 1261 Madison St.
Mr. Mayor, Vice-Mayor and City Council Members,

Comments: I respectfully request that you preserve the open space at 1261 Madison St. for the residents and office workers of our city and oppose the construction of the proposed high rise condo development at that same location.

Respectfully
Nick Sabatini
Citizen and resident of Alexandria.



<rls0606@yahoo.com>

02/26/2007 01:58 PM

Please respond to
<rls0606@yahoo.com>

To <alexvamayor@aol.com>, <macdonaldcouncil@msn.com>,
<timothylovain@aol.com>, <councilmangaines@aol.com>,
<council@krupicka.com>, <delpepper@aol.com>,

cc

bcc

Subject COA Contact Us: Braddock Metro Area

6-9

2-24-07

Time: [Mon Feb 26, 2007 13:58:26] IP Address: [141.116.142.28]

Response requested:

First Name: Robert
Last Name: Saylor
Street Address: 1113 wyth St
City: Alexandria
State: va
Zip: 22314
Phone: 703-614-1079
Email Address: rls0606@yahoo.com
Subject: Braddock Metro Area
Mayor/City Council

This past Saturday I attended my first City Council meeting. I was truly impressed by the professional manner the major/city council conducted the meeting. I feel confident that the mayor/city council and the staffs are representing the best interests of the citizens. Thank you.

Regarding the meeting, I just wanted to let you know that I walked over the madison st. area that one speaker referred to as the "poop lot" I did not see any poop but did see that this area, if bought and turned into a park, would be mostly for the benefit of the immediate surrounding homes. While I want more green areas in the Braddock Metro area I don't think this is the best choice or return on investment. I think a better place for open space is the metro area. I'm sure your decision will do what is best.

Comments:

Also, regarding the development proposed at Payne St. (corner of Wythe and Fayette, I support this development.

I remain concerned about the loss of Harris Teater and still believe that the city could have

and should have done more to get the deal signed. If there is any possibility to get Harris Teater back I would recommend it.

No response is necessary, I just wanted you to know how I feel.

Thank you

v/r

Rob Saylor



<pdclkg@msn.com>

02/24/2007 01:07 PM

Please respond to
<pdclkg@msn.com>

To <alexvamayor@aol.com>, <macdonaldcouncil@msn.com>, <timothylovain@aol.com>, <councilmangaines@aol.com>, <council@krupicka.com>, <delpepper@aol.com>,

cc

bcc

Subject COA Contact Us: Former Traffic Control Shop 1303 Powhatan Street

6-9
2-24-07



Time: [Sat Feb 24, 2007 13:07:21] IP Address: [67.151.235.226]

Response requested:

First Name: Larry
Last Name: Grossman
Street Address: 1123 Powhatan Street
City: Alexandria
State: va
Zip: 22314
Phone: 703-549-9064
Email Address: pdclkg@msn.com
Subject: Former Traffic Control Shop 1303 Powhatan Street

At the City Council public hearing today, Councilman Smedberg mentioned this property, which is already owned by the City, as a possible candidate for open space. As an attendee my ears immediately perked up. I was so glad to hear that City Council recognizes that this property, which now seems to have been vacated by the Police Bicycle Unit, is just sitting there as a blighted building.

I have been asking about the status of this property for over two years (I'm beginning to lose track of how long its been) because the site was supposed to have been disposed of for private redevelopment for housing with an affordable housing component. This is what was worked out with the Northeast Citizen's Association. Yet for reasons I have yet to fathom (cause no one will tell me) nothing has happened.

Comments: I wrote an email to the City with the proposal that the site be retained in public ownership for redevelopment of workforce housing aimed at young City employees who needed affordable

housing in Alexandria. No response.

I don't believe we need more open space in this area. We have two pocket parks across the street as part of the Potomac Greens commercial project anchored by Rustico's.

We do need affordable housing so why don't we work with the Alexandria Housing Corporation to redevelop the site for this purpose. Since one third of the site cannot be built upon due to an underground metrorail tunnel easement we will still get open space along with the affordable housing.

City Council rightly lauded and applauded a creative solution for a Fire Station and affordable housing in the Potomac Yards. Why not get on a roll while you are rolling and redevelop the Former Traffic Control Shop.

6-9
2-24-07

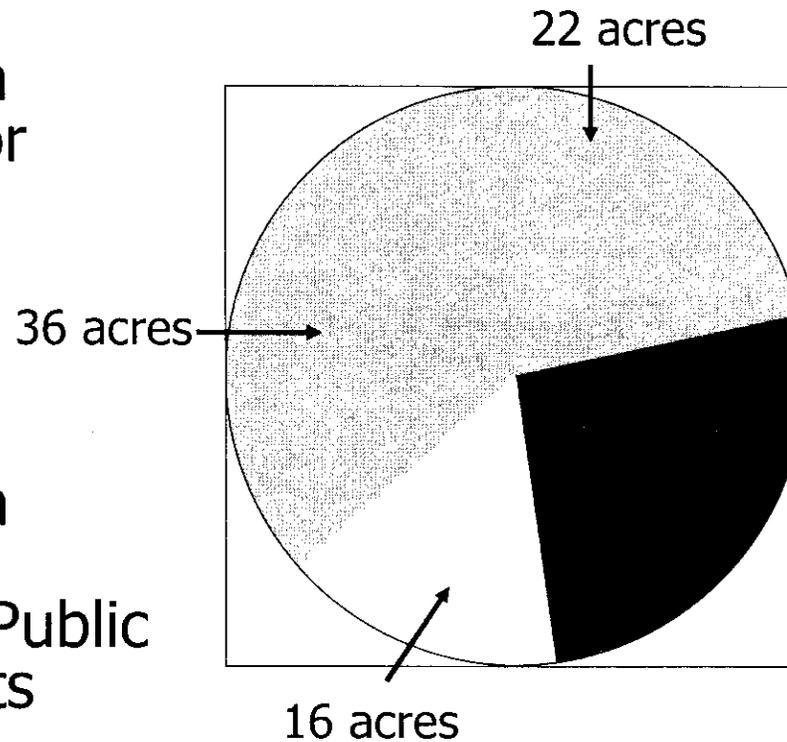
Open Space In Alexandria

Report on the City of Alexandria's Open
Space Activities

February 24, 2007 City Council Public
Hearing

Open Space Preserved – 100 Acre Goal

- 48 Acres of Open Space acquired or dedicated.
- 16 Acres of Open Space under Conservation or Public Access Easements

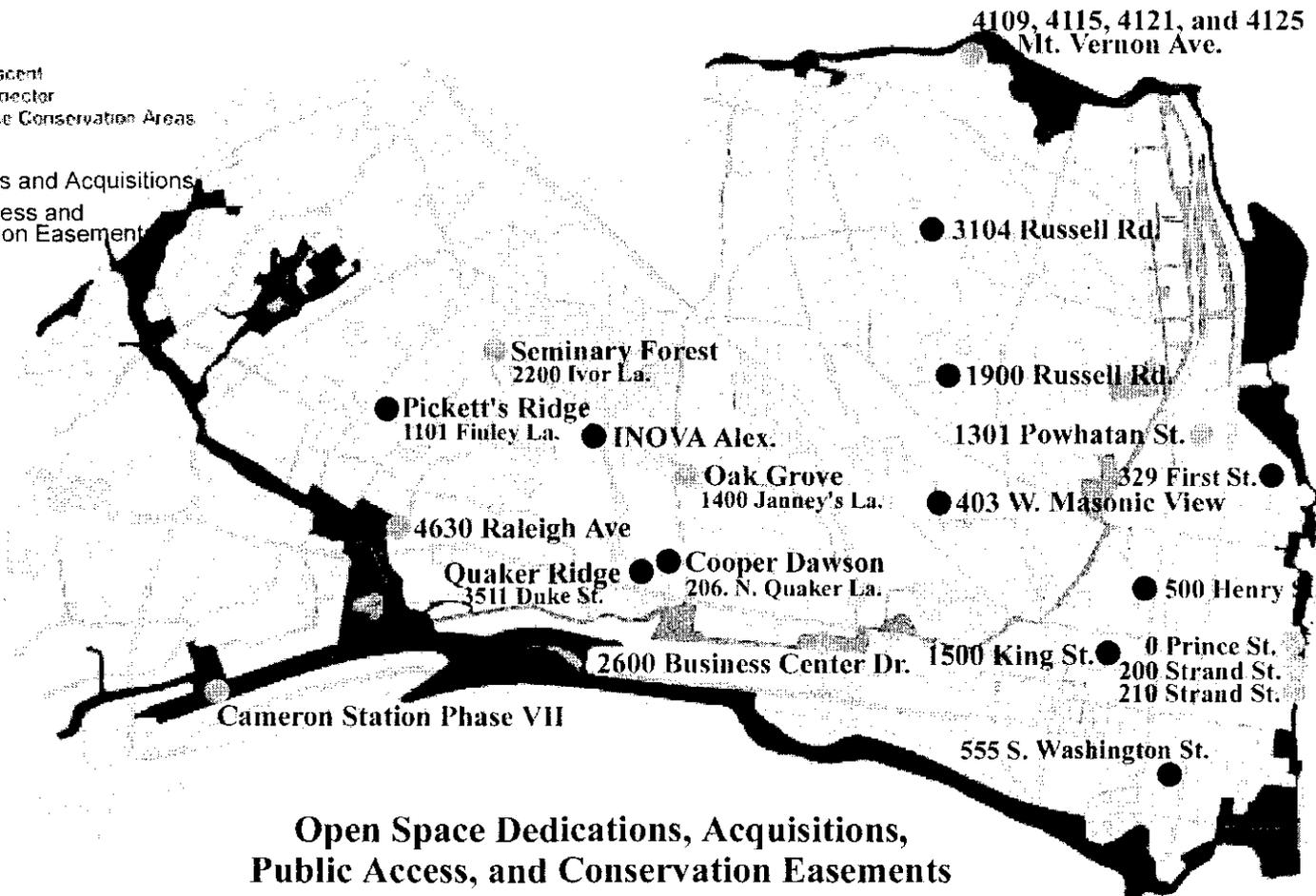


- Acquired or Dedicated
- Planned Approved Acquisition or Dedication
- Conservation Easement
- Balance of Ten Year Goal

Open Space Dedications, Acquisitions and Conservation Easements 2003-2007

Legend

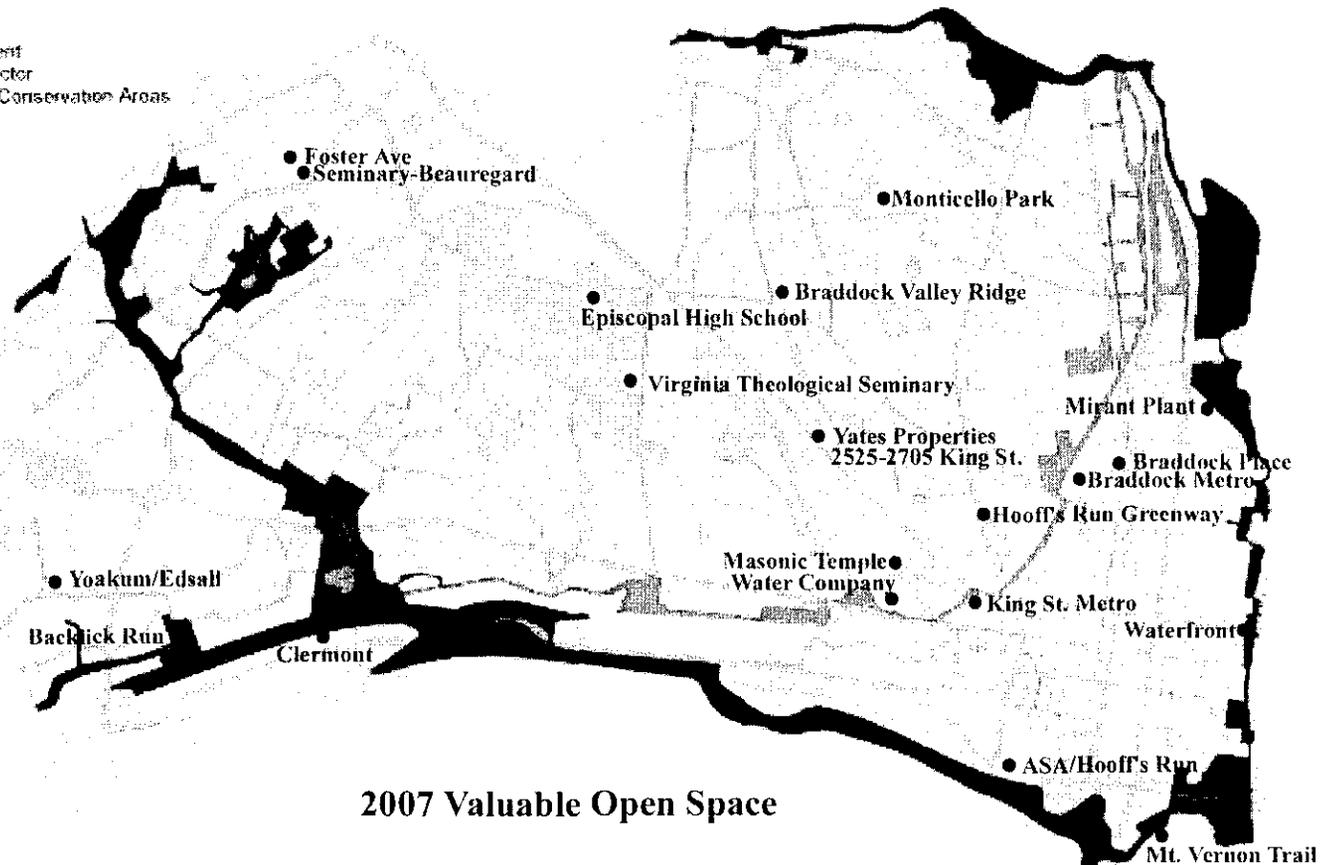
-  Green Crescent
-  Green Connector
-  Open Space Conservation Areas
-  Parks
-  Dedications and Acquisitions
-  Public Access and Conservation Easement



2007 Proposed Valuable Open Space Sites

Legend

- Green Crescent
- Green Connector
- Open Space Conservation Areas
- Parks

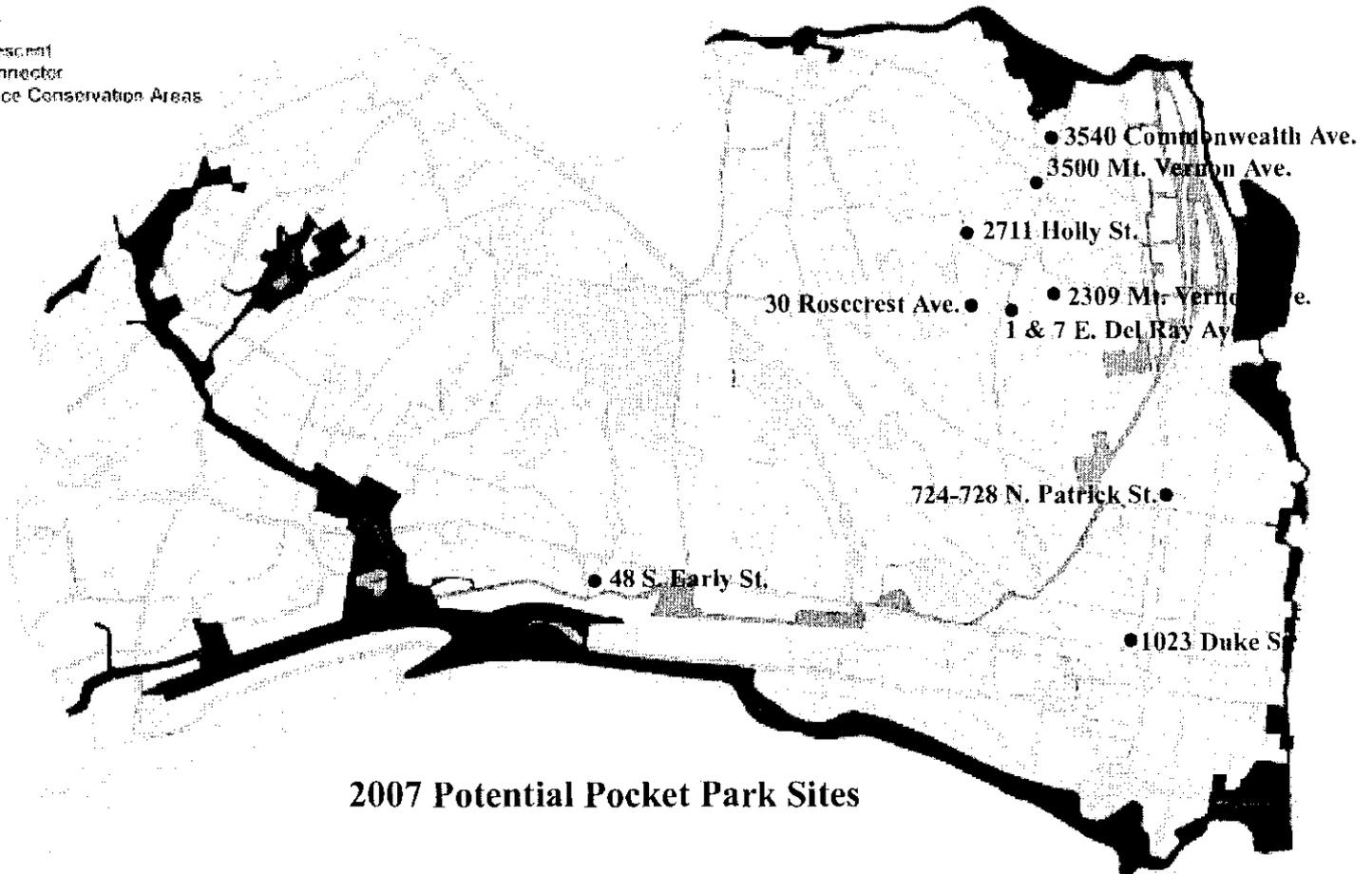


2007 Valuable Open Space

2007 Proposed Pocket Park Sites

Legend

- Green Crescent
- Green Connector
- Open Space Conservation Areas
- Parks

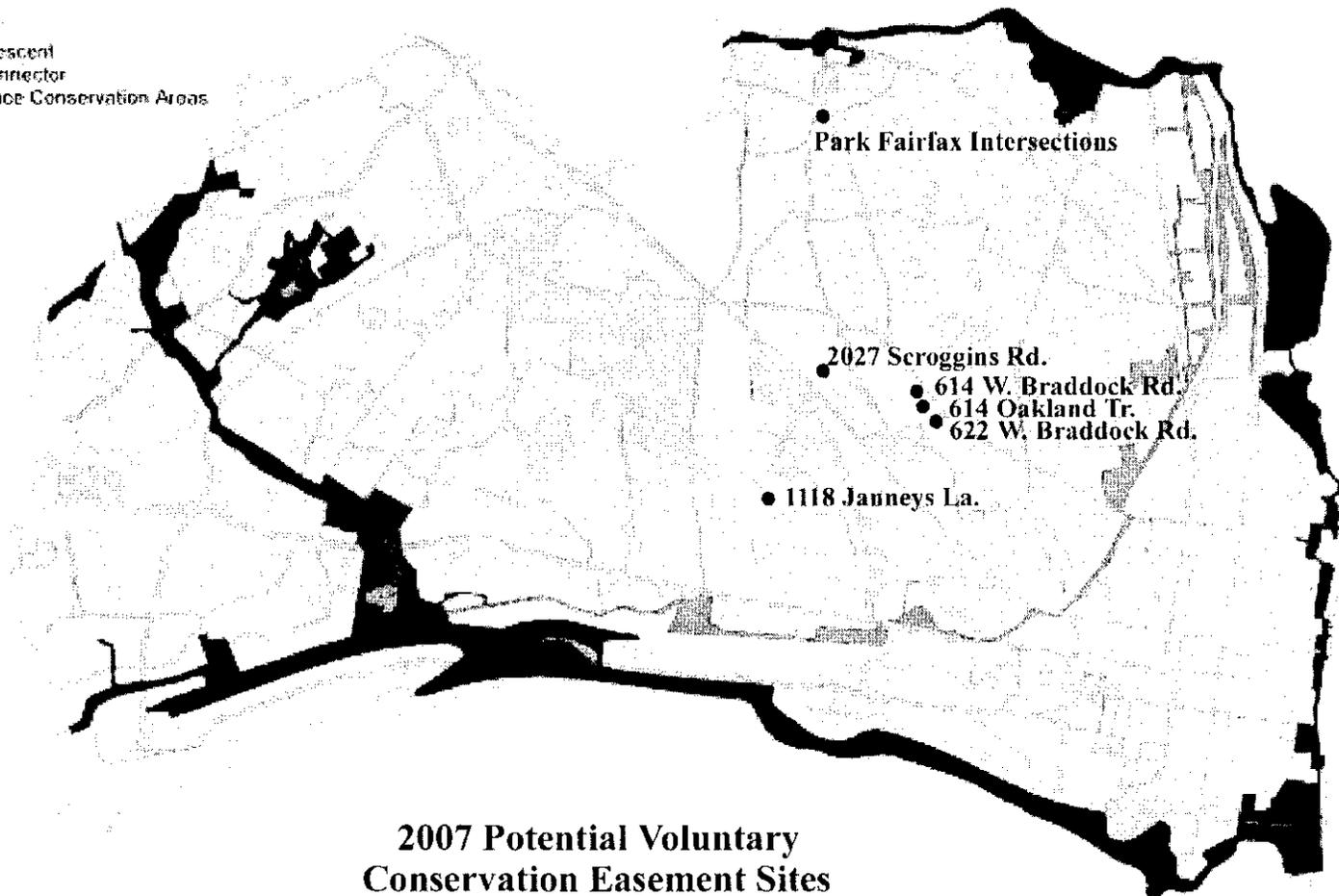


2007 Potential Pocket Park Sites

Voluntary Conservation Easements

Legend

- Green Crescent
- Green Connector
- Open Space Conservation Areas
- Parks



Recommendation of the Future OSC Structure

Advisory Group:

- One member from the Planning Commission
 - One member from the Park and Recreation Commission
 - One member from the Environmental Policy Commission
 - One member from the Historic Alexandria Resources Commission
 - One member from the Beautification Commission
 - Two citizens appointed by the City Manager
- ❖ No member would be the chairperson of his/her represented commission.

Good morning, Mayor *Smile* and members of *the Alexandria City Council.*

I am William Camarinos, Alexandria resident and property owner for over thirty years. I grew up in New York City. I sincerely appreciate the opportunity this morning to speak in favor of the City Council authorizing the acquisition of the last remaining Braddock Place undeveloped lot ^{known as 1261 Madison St.} and converting it to an Alexandria Vest Pocket Park.

The City of Alexandria has achieved an enviable reputation for its visionary thinking. Noteworthy is Alexandria's aggressive embrace of an open space acquisition plan. This plan is backed up by hard dollars in the City's annual budget.

Much publicity has been focused upon the Alexandria waterfront. It is noteworthy that the Council's focus is much broader. In this instance, the Council is focused upon open space adjacent to the Braddock Road Metro stop.

Alexandria City Council

William J. Camarinos

February 24, 2007

participated in
a well attended
I ~~attended~~ the ~~first~~ meeting of the Open Space Committee *over*

two years ago. Noted was the experience of the City of New York concerning open spaces in the vicinity of its subway stops. New York, in the past twenty-five years, has been aggressively pursuing locations for Vest Pocket Parks throughout the city – not only Manhattan. In this regard, NYC has been playing catch up ball. Prior to 1975, it was not always concerned about this issue. NYC's costs, especially in the vicinity of subway stops, have been more than substantial. Development has always been rapid adjacent to subway stops. NYC had an opportunity to build green in the vicinity of its subway stops but chose not to do so. This has been a very costly error.

We have an opportunity to benefit from New York's experience. It is a given that high density development will continue to be the norm surrounding our subway stops as well. The Braddock Rd Metro has a somewhat rustic appearance. But this will not be the case fifty years from now unless the Council

acts now and at a very low cost. A vacant lot is available at
known as 1261 Madison St.
Braddock Place and is well suited for a Vest Pocket Park. The
Council should not permit development to occur but acquire this
parcel for Alexandria. The cost is quite low now but would be
prohibitive in the future.

A NYC example for you. My aunt and uncle owned a *small* farm
~~house~~ at 179th Street and Hillside Avenue, Jamaica, Queens. This
is adjacent to the 179th *subway* street station on the Independent Line, (F
Train). They decided to move their lovely farmhouse to a parcel
on top of a hill less than a mile away. They offered to sell their
for use as a park.
now vacant land to NYC. No interest. If you go to 179th and

Hillside Ave today – all you will see is wall to wall cement and *you will be*
hard pressed to find a single blade of grass.
~~absolutely no green.~~ Don't let this happen to the Braddock Road

Metro area.

James Snyder

6-9

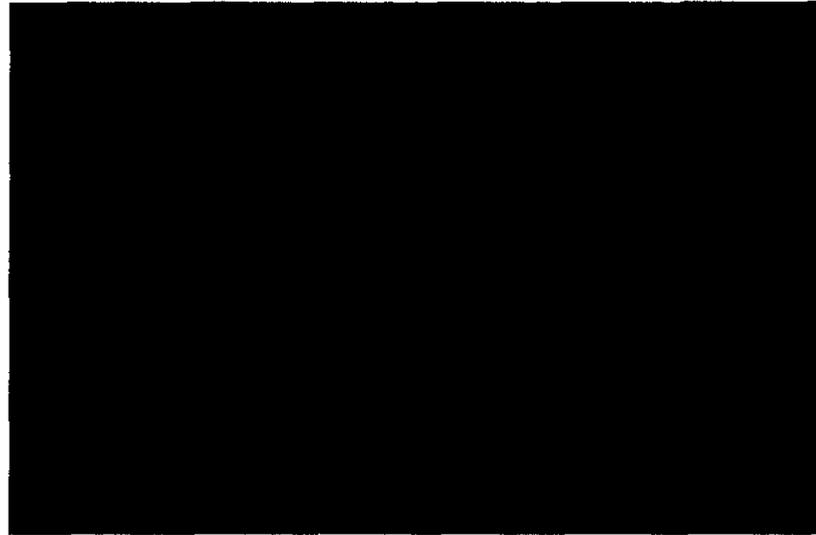
2-24-07

The Case for Commonwealth Avenue

Creating a Pedestrian Oriented
Boulevard Park - and recreating
Del Ray's History

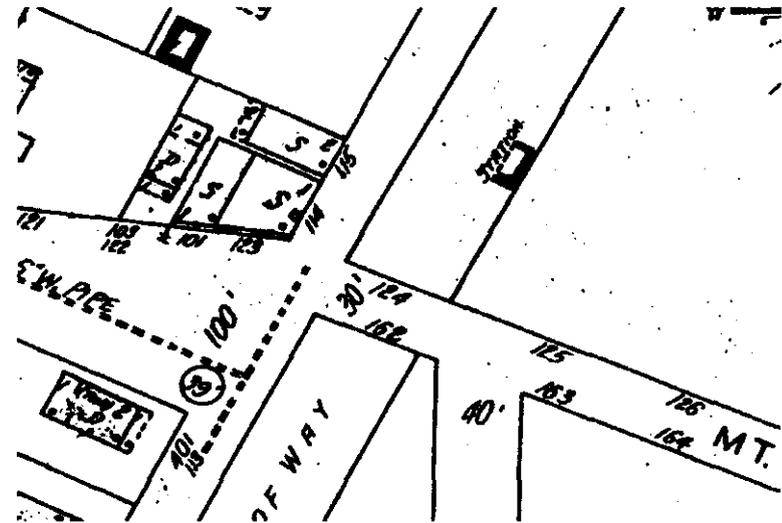
The Case for Commonwealth Avenue

- Commonwealth Avenue is the highly visible reminder of what was once the Alexandria Electric Railroad that played an essential part in the creation of the trolley car suburbs of Rosemont, Del Ray, Saint Elmo and the town of Potomac.
- This linear boulevard with its wide median and magnificent trees serves as a linear park stretching from Old Town to Four Mile Run.
- The public is attracted to its wide open character and gentle grades which are perfect for walking and jogging.



The Case for Commonwealth Avenue

- Many public places are located and linked by the Avenue including Cora Kelly School, Mount Vernon School and Rec Center and the Duncan Library. This picture of the Mount Ida Station is at the site of the present caboose at Mount Vernon School.
- Note the map (circa 1931) when Mount Ida went through the present day school property.
- There is a unique opportunity to facilitate the design and improvement of Commonwealth Avenue and its medians as a premier people oriented linear park in the Potomac West portion of Alexandria.



The Case for Commonwealth Avenue

- **Some pictures of Commonwealth Avenue in the snow.**
- **Showing its scale and relationship to the adjacent community.**



Some Boulevards in other Communities

- To the right is Blackstone Boulevard in Providence Road Island - A trolley line ran down the center of the wide median - now used as a pedestrian way.
- A second greenway in the Providence area is shown below with well established trees and a green character.



How can we make these changes happen?

- Del Ray Citizens Association plans to sponsor a design competition with a cash prize for a plan and redesign of the Commonwealth Avenue Park that enhance its beauty and pedestrian utility.
- Local Design schools - Virginia Tech - Maryland would be encouraged to have students develop designs for the Avenue in Del Ray. Braddock to Commonwealth?)
- Design and use of the park for historic interpretation to help tell the history of this part of Alexandria would also be appropriate.
- This might include marking the boundaries of the town of Potomac and placing a marker and historic sign showing where the various trolley stops were.
- Crosswalk enhancements at intersections with stop signs and
- Enhanced tree planting opportunities in the median and along its sides.
- Replacement of the deteriorating and disappearing curbs with granite curbs which are elegant, durable and will last for a very long time. (Macarthur boulevard Median is a local example.
- Irrigation and de-compacting of the soil so that grass and trees can grow in a healthy environment.

6-9
2-24-07

24 February 2007

Mayor Euille and members of City Council,

I would like to begin by commending the progress that has been made on implementing the City's Open Space Plan. In March of 2003, Councilman David Speck challenged us with the closing statement of his *Proposal for the Long-term Funding of Open Space in the City of Alexandria*, "When open space is lost, we will not get a second chance to retain it. If we cannot or will not be willing to tax ourselves to pay for it, then the loss becomes inevitable. Dedicating one cent for open space acquisition and doing so on an ongoing basis is our last, best hope for ensuring that open space in Alexandria is preserved."

But taxing ourselves is not enough! We must be pro-active in actually acquiring the properties or loss of open space will continue to be inevitable.

The staff reports in today's docket items documents how we have been pro-active: building a list of potential sites, developing and applying criteria to rank the sites, and the purchase or dedication of over 21 acres of open space since 2004.

But what concerns me is that, as far as I can tell, of that 21 acres not one square foot has been a pocket park. Pocket parks are the only open space acquisition option throughout the Del Ray neighborhood and it was the promise of pocket parks that engendered support for the tax in Del Ray and many other parts of the City.

Thus the summary of information in the pocket park docket item is both encouraging and discouraging. It is good to see that we are ready to rapidly respond to a potential site down on South Early Street.

It is worrisome that the site at Del Ray and Commonwealth seems to languish; despite that fact that it has been on the list since 2004, that it is top-rated, and that it directly complements and supports the goals of the Open Space Plan for Commonwealth Ave. Because we were caught up in process and were not ready to be pro-active in acquisition, we had not sought a right of first refusal (as was recommended by the Open Space Steering Committee) and we missed an opportunity when the property was sold in July 2005. The current owner has left the property on the list for consideration, but I worry that due to an apparent disconnect in discussions with him we might lose this site to development. Have we at least acquired a right of first refusal for this property (or for any on the list)?

I have heard it suggested that price might be part of the problem. After all, using the 2006 assessed value, the cost per square foot for the Del Ray/Commonwealth site is almost twice that of the South Early Street site, which sprang to the list for Immediate Acquisition Consideration despite that fact that it does not appear to be under immediate development pressure.

But to quote Councilman Speck once again, "... if the city wishes to acquire, retain and maintain open space, it must be willing to pay for it, usually at market prices."

I ask that we be more pro-active in acquiring the Del Ray/Commonwealth site before the opportunity is gone.

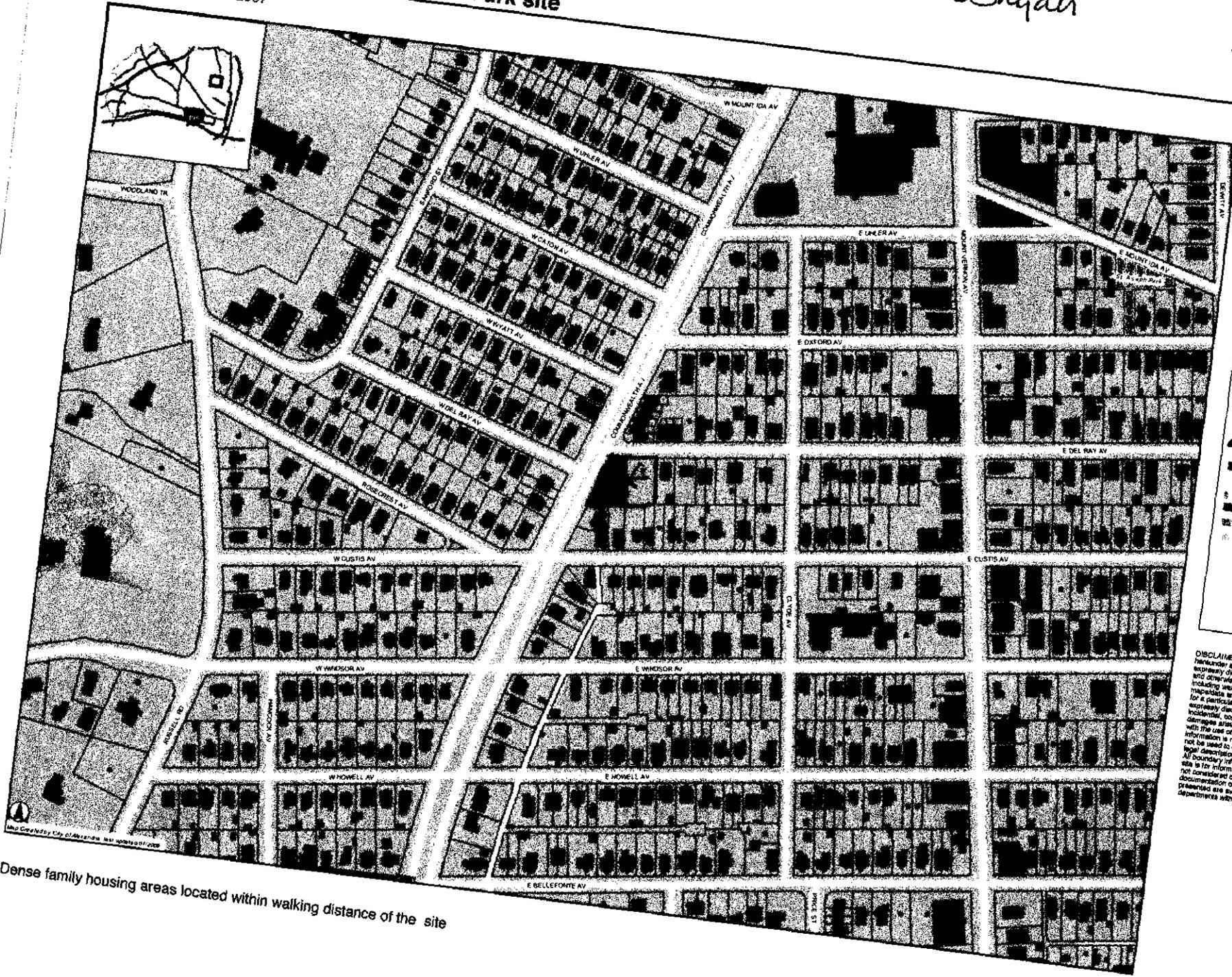
Sincerely,
David Fromm
2307 E Randolph Ave
703-549-3412
alsdmf@earthlink.net

1-7 East Del Ray Proposed Pocket Park site

Date Created: 2/18/2007

James Snyder

6-9
2-24-07



Legend for Parcel Map

- Highlighted Feature
- Address Points
- Metro Stations
- Metro Lines
- Railroad
- City Boundary
- Parcels
- Roads
- Area of the City of Alexandria Planning Districts
- Landmarks
- One Block
- Buildings
- Water
- Street Name
- One
- Parks
- City of Alexandria

DISCLAIMER: The mapsheets presented hereunder are provided "as is" and the City and otherwise, accepts no liability, including warranties as to accuracy of the mapsheets and merchantability and fitness for a particular purpose, and further expressly disclaims responsibility for all incidental, consequential or special damages arising out of or in connection with the use of the application. This information is not survey quality and should not be used to establish property lines or legal descriptions for plats or subdivisions. All boundary information provided on this site is for informational purposes only and not considered official. Official documentation of the information presented are available through various departments within the City of Alexandria.

Dense family housing areas located within walking distance of the site