

4b
1-21-12

Jackie Henderson

From: Joseph Demshar <joedemshar@comcast.net>
Sent: Sunday, January 08, 2012 9:27 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront Plan
Attachments: cbb529d8bae5658a81434b6905e531dc.pdf; ATT00001.txt

COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Sun Jan 08, 2012 21:26:45] Message ID: [35818]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Joseph
Last Name: Demshar
Street Address: 302 Prince Street
City: Alexandria
State: Virginia
Zip: 22314
Phone: 703-519-4534
Email Address: joedemshar@comcast.net
Subject: Waterfront Plan
January 8, 2012

To the Honorable Mayor, Vice Mayor and Members of the
Alexandria City Council:

I recently forwarded an alternate to the Small
Area Plan. One aspect of my proposal that has been questioned is the
ability to build to an FAR 4.0 and stay within the 50 foot height limit at
Robinson Terminal South, west of The Strand.

The first page of the

Comments: attached PDF graphically shows one possible option, and there are 2
other
possibilities listed at the bottom of the first page of the PDF. The third
option listed includes 1 level of retail with a floor to floor height of
12'0" and 4 floors of residential above at 9'6" floor to floor that would
result in an FAR of approximately 3.96. I believe the height could be
designed to be just less than 50 feet so it would be allowable but would
require an SUP. My point is that an FAR of 4 is possible.
However, I

agree that the building would be relatively massive (similar to the Strand Building at 110 South Union). But in reality, the density I am proposing is less than what the Small Area Plan would allow at Robinson Terminal South, and allowing development closer to the river only loosens the overall massing slightly. If you believe the massing I have proposed is too dense, you should also have concerns about the current Small Area Plan.

I do not necessarily believe the ideas I proposed represent a good solution, but they do provide significant additional open space than the current Small Area Plan. The current Small Area Plan allows as much or more development and provides materially insignificant open space along the river.

On another matter, I expressed concern to the Work Group that due to bathrooms not counting toward FAR (as ceiling heights could be less than 7'6"), hotel use could result in floor areas in excess of 3 times the land area and still technically fall within an FAR of 3.0. The second sheet of the PDF shows an example of Hotel use at the current Art League Annex at Cummings Turner (The site Carr has a conditional agreement on).

My sketch shows a building on the Art League Annex site that is within 50 feet in height, and has an FAR of 3.85. If you excluded bathrooms, this building would likely be at or below an FAR of 3.0. However, this building would contain approximately 200 hotel rooms. If you took a story off and brought the room count to 150 as allowed, it would still have floor area in excess of 3.0 of the site area (3.18), but if bathrooms were not counted, the FAR would fall well below 3.0, so this building could conceivably be built – which I believe is an issue.

Carr presented a scheme with 120 rooms to the Work Group. Please be reminded that the Small Area Plan had not been passed and it was in Carr's best interest to "under present" the potential so as not to scare anyone. It is in a developer's interest to maximize rentable square footage; therefore, if the Small Area Plan is

passed, I believe CARR will come back with a 150 room proposal that is as

close to an FAR of 3.0 as possible (which will have square footage equal to

an FAR of 3.5 to 4.0 with bathrooms). Hotel use coupled with an FAR of 3.0

at Cummings Turner will result in a very dense out of character development

at the site.

Prior to your work session on January 10th and your

possible final vote on January 21, I feel the need to re-emphasize the

purpose of presenting the proposal I did a few weeks ago. I am not

wholeheartedly in favor of the proposal I presented. It was prepared

without any public or peer review and feedback. But it does highlight a

few problems with the current Small Area Plan and presents possible

alternate directions that should be flushed out in more detail.

- The

Small Area Plan gives the Washington Post the density levels of the 1982

Settlement Agreement without obtaining any concessions at all in return

(like the 150 foot river buffer I proposed).

- At Cumming Turner the Small

Area Plan increases density and gets nothing back. At least at the

northern end of Cummings Turner I would tie the FAR increase to historic

preservation at all the current buildings, and at the south end of Cummings

Turner I see no reason to increase density at all.

Even though my

proposal concentrates the density toward Union Street, the overall

densities I propose are less than the Small Area Plan – so anyone who

criticizes the densities in my proposal are by extension criticizing

densities proposed in the Small Area Plan. I believe both are too high,

but if the City is determined to give the Washington Post 1982 Settlement

Agreement levels, I must ask what are the residents of Alexandria are

getting in return? If it were up to me, I'd fight the lawsuit, a position

all City Attorney's and administrations until the present seemed confident

that the City would win.

Unfortunately I am out of town and can't

attend the Work Session on January 10, but I invite questions and

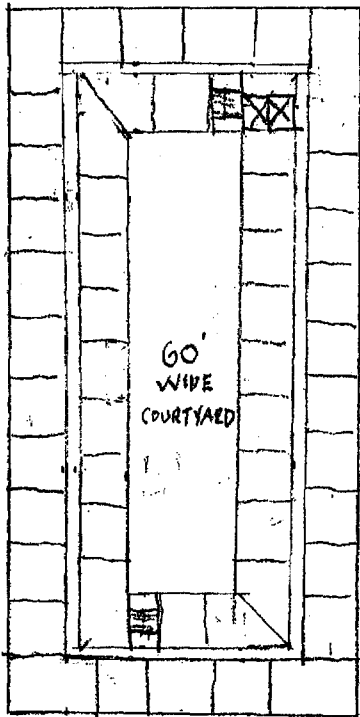
dialogue

if anyone wishes to reach out to me prior to January 21.

Joe Demshar

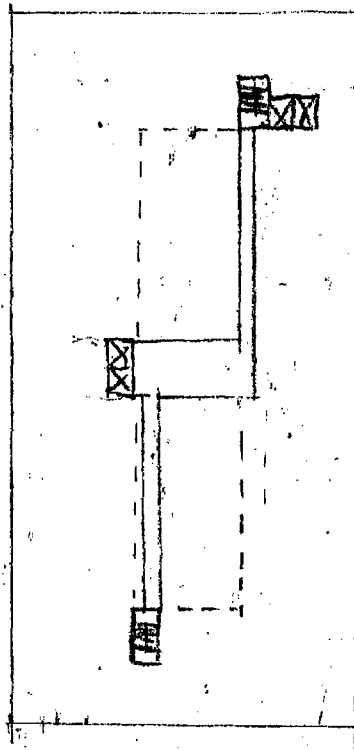
Attachment: cbb529d8bae5658a81434b6905e531dc.pdf

190

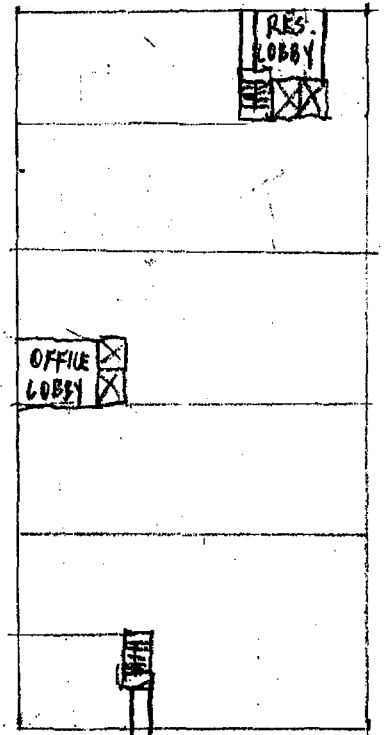


380

FLOORS 3, 4 + 5



FLOOR 2 - OFFICE



FLOOR 1 - RETAIL

MIXED USE BLDG.

SITE = $190 \times 380 = 72,200$

FLOOR 1 = $72,200 \text{ less } 5\% = 68,600$

FLOOR 2 = " " " " $68,600$

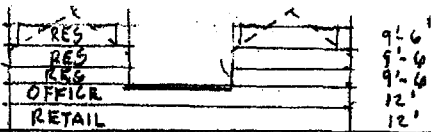
FLOOR 3 = $(880 \text{ ft} \times 65) \text{ less } 5\% = 57,300$

FLOOR 4 = " " " " $57,300$

FLOOR 5 = $57,300 \times 50\% = 27,200$

FAR = 3.78

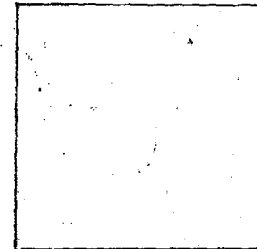
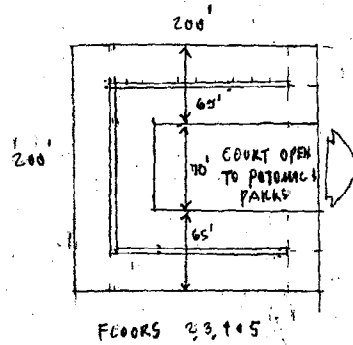
5TH FLOOR WITH GABLE & DORMERS



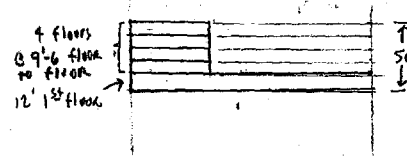
4 story office w/ floor to floor of 12' + 1st LEVEL RETAIL = 277,400 OR FAR 3.80

4 story residential w first floor retail = 285,800 OR FAR 3.96

HOTEL STUDY



FIRST FLOOR
LOBBY BAR, DINING,
RETAIL & BACK OF HOUSE



SITE	≈	40,000 SF
FIRST	40,000 less 5%	= 38,000
2	(170 x 65) less 5%	= 29,000
3	" "	29,000
4	" "	29,000
5	" "	29,000
		154,000

≈ FAR OF 3.85

AT 5 stories an FAR of 3.85 is achievable but 200 rooms
 AT 4 stories ≈ 150 rooms FAR would be 3.125
 Since bathrooms wouldn't count toward FAR - this 150 room
 hotel would have a zoning FAR below 3.0 & could be built.
 It's real FAR would be 3.125 - higher than for
 other uses.

Jackie Henderson

From: John Gosling <john.gosling@verizon.net>
Sent: Sunday, January 08, 2012 4:12 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Draft Waterfront Small Area Plan
Attachments: 024da1ad3a9440c0beca324788dc2b9a.pdf; ATT00001.txt

COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Sun Jan 08, 2012 16:11:42] Message ID: [35813]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: John
Last Name: Gosling
Street Address: 208 South Fayette
City: Alexandria
State: Virginia
Zip: 22314
Phone: 202-367-6798
Email Address: john.gosling@verizon.net
Subject: Draft Waterfront Small Area Plan
Comments:
Attachment: 024da1ad3a9440c0beca324788dc2b9a.pdf



Old Town Civic Association
P.O.Box 1213
Alexandria, Virginia 22313

January 8, 2012

The Honorable Mayor and Members of City Council
City of Alexandria
301 King Street
Alexandria, Virginia 22314

Dear Mayor Euille, Vice Mayor Donley, and Members of City Council:

Re: The Draft Waterfront Small Area Plan

Old Town Civic Association (OTCA) wishes to present our latest position regarding the current "Draft Waterfront Small Area Plan," highlighting points that we would like to be taken into consideration at the upcoming work session with the Planning Commission scheduled for Tuesday, January 10, 2012.

As a result of the work of the Waterfront Plan Work Group and the implications of events such as the decommissioning of the GenOn property, we have revised our May 2011 position statement, the last position statement presented to you, as attached. Embodied within it are the following four points that we wish to emphasize:

First, stay with the current densities. Changing the existing W-1 zone to expand the range of allowable land uses to include small boutique hotels has one impact; changing the density has a much greater impact on adjacent neighborhoods. Adding density to generate tax revenues to underwrite public improvements will add traffic and parking pressure to an already congested area of Old Town, and overwhelm the historic character of its core area. The waterfront may be visible from I-495 but it is not part of the exit ramp economy. You cannot get there without penetrating a hinterland of historic residential neighborhoods with skinny historic streets with limited capacity for more traffic and on-street parking. Options for traffic impact mitigation are limited, King Street, the one commercial corridor that reaches down to the waterfront, is at, or near, capacity as far as transit alternatives are concerned, while all other streets to the waterfront are residential streets.

Second, if the City *truly* believes in comprehensive waterfront planning, then it must take the extra time now to evaluate the full development potential of the GenOn property. This 25 acre property, which will be decommissioned this October, is no different than the Robinson Terminal properties (properties with industrial uses and subject to environmental clean-up as the first step in any redevelopment process) in terms of its redevelopment readiness. The GenOn property affords opportunities to provide more tax generating land uses to underwrite the waterfront public improvements, adds capacity for traffic/transit access to the waterfront, and offers sites better suited for some of the proposed water-based plan elements such as the pleasure boat marina. The GenOn property represents a unique opportunity to redevelop a large parcel in harmony with Old Town and especially Old Town North. Consequently, the planning for that site should be integrated with planning for the entire Alexandria waterfront.

Third, the Waterfront Plan Work Group Report contains several key findings and recommendations that we support, including:

- Request that the City designate a public body to provide public oversight of the waterfront development, being careful not to duplicate the efforts of the Waterfront Committee, and acting to coordinate activities between existing city departments.
- Request that the City immediately implements and tests the parking management concepts proposed in the plan such as valet parking, shuttle services and pricing incentives to see if they actually work, and
- Allay the work group concerns with the City's flood mitigation plan to elevate the unit block of King Street and the Strand as currently proposed by agreeing to recommending that engineering studies be conducted to identify more feasible alternatives.

Fourth, add more teeth to the urban design controls and more specific criteria for hotel/restaurant/commercial uses SUP process. Lacking standards for measuring the impact of such uses, the SUP process is no more than a rhetorical exercise—a placebo rather than a safeguard against unwarranted development. Why not make the City's architectural model of the core area of the waterfront plan a benchmark as part of the SUP Process? The model illustrates several design features that go a long way toward addressing the concerns citizens have regarding the compatibility of the urban form of new development and the scale of our historic waterfront, including:

- Alleys as view corridors to the river
- Three story urban form with set-backs along Union Street
- The top floors contained within a roof form rather than as flat roofed buildings
- Small footprint buildings instead of large "super block" development

Finally, even though our members are not unilaterally happy with the results and planning process so far, we do recognize that a small area plan is essentially a framework plan, and not an implementation plan, and that opportunities for more open space and cultural/historic amenities are not precluded if the funding mechanisms can be found.

We appreciate the hard work that has gone into the plan by City staff and the Work Group, and recognize their sincere efforts to constructively work towards a workable plan that the majority of our members, and the larger Alexandria community, can accept.

Respectfully submitted,



John Gosling, President
OLD TOWN CIVIC ASSOCIATION.

Attachment:

Old Town Civic Association Position on the Draft Waterfront Small Area Plan, January 2012

1. **Plan comprehensively, not hastily** – The waterfront plan should reflect thorough, careful and conscientious consideration of the recommendations of the Waterfront Plan Work Group, the alternative proposed by Citizens for an Alternative Alexandria Waterfront Plan, the implications of closure of the GenOn power plant, and the possible outcomes of litigation and negotiations with the Old Dominion Boat Club and the Robinson Terminal Company—rather than any artificial “deadline”. No Small Area Plan or Text Amendment should be adopted until and unless its’ fundamental elements are clear and precise and have achieved broad public understanding and support.
2. **Stay within the existing densities** – Densities should not be increased for any reason for the Robinson Terminal, Cummings, and Turner properties. Adding density to generate tax revenues to underwrite public improvements will add traffic and parking pressure to an already congested area of Old Town, overwhelm the historic character of its core area, and increase the value of waterfront property, making it more expensive to acquire land for cultural amenities and open-space purposes.
3. **Make a stronger commitment to historic/cultural amenities** – The celebration of Alexandria’s history and public art should not be limited to a waterfront plan, but should be a central element of any such plan. Support for these civic and cultural amenities should be explicit, tangible and concrete, not merely rhetorical.
4. **Set limits on the type of allowable commercial uses** in the waterfront area; unlimited, these uses, specifically restaurant uses, could cannibalize the business and parking supply of existing shops and restaurants in Old Town, especially along King Street, undermining what must be a principal economic objective of the plan.
5. **Establish a Parking Plan ahead of any new commercial or public sector development** or redevelopment at the waterfront. The current parking strategy rely on two untested assumptions: (a) that there is a supply of underutilized parking in private sector garages to accommodate demand generated by new development, and (b) that these private sector garages are designed for casual public access without the need for attendant or valet parking services (a costly solution).
6. **Include more open space** – Preservation of parks and open space for the benefit of the general public was a crucial objective of the 1981 and 1983 waterfront Settlement Agreements. Acquisition of additional open, public space on the waterfront should be accomplished to the optimum degree. No existing open space should be compromised or retroceded; once it’s gone, it’s gone forever.
7. **Scale back substantially the number of hotel rooms** – The proposed plan projects 450 or more hotel rooms on the uncertain premise that they would generate less traffic and higher tax revenues than currently permitted uses. Hotels, if allowed, should be limited to one “boutique” hotel of modest size, complementing the architectural character of its existing neighborhood. Any new hotel should not be a larger, “full service” hotel with restaurants, coffee shops, banquet rooms and conference facilities which would generate heavy visitor and delivery traffic.
8. **Demonstrate that the Plan is fiscally sound**– The source and application of funds for each element of the plan should be clear, and should include all projected capital, operating, and maintenance costs, including expanded sewer capacity; dredging at the proposed docks and piers; and maintenance and eventual rehabilitation and replacement of the proposed infrastructure. Cost and revenue estimates should be transparent and indisputable. Public improvements (e.g., flood mitigation, parks and open space) should not be conditioned upon incremental general or special tax revenues attributable to increased density or intensified commercial activity.
9. **Establish specific criteria for hotel/restaurant/commercial special use permit applications.** Without standards for measuring the impact of such uses, the SUP process is no more than a rhetorical exercise—a placebo rather than a safeguard against unwarranted development.

Jackie Henderson

From: Boyd Walker <boydwalker2012@gmail.com>
Sent: Monday, January 09, 2012 9:33 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront
Attachments: ATT00001.txt

COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Mon Jan 09, 2012 09:32:58] Message ID: [35827]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Boyd
Last Name: Walker
Street Address: 1307 King St.
City: Alexandria
State: Virginia
Zip: 22314
Phone: 703-732-7269
Email Address: boydwalker2012@gmail.com
Subject: Waterfront

Mayor and Members of City Council,

I would be interested in meeting

with each of you before the 21st to discuss the Waterfront Plan. As all of you know, I am opposed to rezoning the waterfront, and I would like to lay out the arguments for this, and talk to you about my vision of the waterfront. Re-zoning will greatly increase cost of each of these properties for any other use, putting all other options further out of reach. I have always believed there are other options, and I do not think

Comments: that they have been adequately explored by city planning staff.

Not only

did staff dismiss the plan presented by CAAWP, but it has dismissed any efforts to seek alternative sources of funding. A different approach would have been to work with CAAWP instead of appearing to dismiss the hard work

of many citizens who had tried at their own time and expense to articulate.

The Waterfront Work Group did some great work and made some progress, but

did not resolve the major differences. I don't think that just saying now

that we can't say reach consensus or have a plan that everyone is happy with, does not make it okay to vote for this plan. Frankly, it is throwing in the towel.

If zoning changes are not eliminated from this plan, I will urge all city council members to vote no. I think there is more than adequate reason to vote against this plan, and hopefully a new plan that has broader support can be created. It must balance economic needs with public benefits. This plan is out of balance, mainly because the development comes first, and then the public amenities will be stretched out over a 15 year period, and can only be built if all the development proceeds as proposed. Then, the plan is only revenue neutral, or only starts to make a positive return in 30 years, again if everything goes exactly according to plan. It is a long term bet on short term revenue, and there has not been a good enough argument that we need this development

and that development is better than other options.

Lastly, I cannot

neglect the historical significance of our waterfront. Not only were the streets laid out by George Washington, but his boat was built here, he left to be inaugurated our first president from his hometown. George Washington saw the Potomac as an integral part of building the Nation. He

also made sure it was included in the district of Columbia. The City was laid out around West Point, where a tobacco taxing warehouse was located.

The first Wharf in Alexandria was built at this site, probably in by 1755 when General Braddock's Troops arrived at the wharf, according to historian Ted Pulliam. The streets were laid out around this point.

Currently this site is assessed for around 15 million, but with rezoning it would probably be worth 30 million. I only ask that we consider the benefits not only to Alexandria, but to the Nation that we buy this property at the current price, protect it from development, and designate it as the future site of a museum.

There is so much more, and I hope

you will take the time to meet with me, so that we can work together to

create a great waterfront for future generations, and not just the best waterfront for revenue generation for the current generation. I look forward to talking to each of you.

Boyd Walker

Jackie Henderson

From: Schmalz, Art <aschmalz@hunton.com>
Sent: Tuesday, January 10, 2012 4:44 PM
To: William Euille; kdonley@vcbonline.com; paulsmedberg@aol.com; Rob Krupicka; delpepper@aol.com; aliciarhughes@gmail.com; Frank Fannon; john.komoroske@finra.org; erwagner@comcast.net; hsdunn@ipbtax.com; donna.fossum@verizon.net; jssjennings@aol.com; mslyman@verizon.net; jlr@cpma.com
Cc: Rashad Young; Mark Jinks; Faroll Hamer; Jackie Henderson
Subject: Letter in Support of the City's Waterfront Plan
Attachments: Waterfront Plan Letter_(38273280)_5).DOC

On behalf of 20 lifelong Alexandrians, please see the attached letter endorsing the City's waterfront plan and urging City Council to adopt the plan at its upcoming January 21st meeting. I would be obliged if you would please include this letter in the public record for this matter.

Sincerely,

Arthur E. Schmalz
2901 Holly Street
Alexandria, Virginia 22305

The City's Waterfront Plan is the Right Plan, Right Now

We are all lifelong Alexandrians who support the City's proposed waterfront plan and believe it should be adopted without further delay. Our homes are located all over the City – in Old Town, Del Ray, Rosemont, Beverly Hills, Jefferson Park, Clover, the West End – and we have no interest other than wanting our waterfront to be an attractive and thriving place that benefits all Alexandrians. Here are a few reasons why Council should adopt the City's plan at the upcoming January 21st meeting.

A vibrant and viable waterfront – what the City's plan will help create. For too long, the waterfront has been an underutilized, disconnected and basically ho-hum stretch of land, hardly befitting a city as great as Alexandria. Alexandrians deserve a vibrant waterfront that respects the history and uniqueness of our city, while balancing the interests of all residents. And it needs to be viable, so that it pays for itself, and doesn't leave taxpayers with a big bill. The City's plan absolutely satisfies these critical elements. While no plan will ever be perfect, the City's plan proposes a nicely balanced mix of public spaces, commercial uses and much needed flood-control measures, and all without putting the City and its taxpayers into hock.

The City's plan doesn't substantially increase potential development, but, rather improves it. Some opponents have tried to suggest that the City's plan would usher in a wave of new development along the waterfront. The truth is, the main properties at issue, the two Robinson Terminal sites and the Cummings/Turner block along the Strand, already can be redeveloped under existing zoning with increased density for office, retail, residential and other uses – and all without offering the City much of anything in return.

The City's plan includes zoning changes that encourage uses with less overall traffic, parking, fiscal and environmental impacts than the uses currently allowed. While the potential square footage of development is increased modestly, this is necessary in order to obtain owner-furnished parks, open space, parking facilities and other amenities that could never be realized if the land were to be developed under existing zoning rights. Notably, building heights remain unchanged from current zoning, except for a slight increase at Robinson Terminal north, which is consistent with the 1983 waterfront settlement. If these zoning changes are not implemented now, the properties at issue could be redeveloped at any time in a far less optimal and coordinated fashion.

Two-plus years of study and discussion is more than enough. The City's plan is the product of more than two years of studies by consultants and City staff, and has been dissected and discussed in dozens of public workgroups and meetings. Every conceivable voice and opinion has been heard and considered. Further studies and discussions are unnecessary, and will only induce "analysis paralysis," resulting in no plan ever being adopted.

The status quo – doing nothing – is not an option. As the old adage goes, failing to plan is a plan to fail. The City's plan is the right plan, right now. We urge City Council to adopt it on January 21st.

Terry Androus
Theo Androus
Bill Butcher
Andrew Calhoun
Amanda Chandler
Stephanie Clayton
Dwight Dunton
Michael Hart
Nancy Lacey
Peter Lawson
John Leary
Maureen Leary
Laura Machanic
Keith McConchie
Michael Porterfield
Cathy Puskar
Mimi Rolph
Greg Ruff
Art Schmalz
Sylvia Schmalz

Jackie Henderson

From: Paul Hodge <a.p.hodge2@gmail.com>
Sent: Tuesday, January 10, 2012 9:17 AM
To: Jackie Henderson
Subject: open letter to council and planning commission
Attachments: open letter on waterfront.docx

The council offices suggested I email this letter to you so perhaps you can give it to council members before this afternoon's joint meeting on the waterfront plan.

We were among the half dozen city families that sued to block high rises on the waterfront in 1973, the suit taken over and won by the federal government.

Thanks for your help.

Paul Hodge

Open Letter to the Alexandria City Council and Neighbors:

In 1973, a half dozen Alexandria residents and families brought suit against the City Council for approving construction of four 19-story apartment buildings on waterfront land that is now, thankfully, Founders Park. Working with neighbor and attorney Robert Montague, members of the Northern Virginia Conservation Council and pro bono lawyers of the Washington law firm of Wilmer Cutler Pickering, we claimed the high rises would be built on filled waterfront land that actually belonged to the federal government and that city approval also violated new Virginia Constitutional protections for historic and environmental places. The federal government took over and won that lawsuit.

Now almost 40 years later, after decades of haphazard and often ugly high-rise development permitted on and around the city's historic waterfront, the city is proposing what appears to be a more carefully planned mixture of low-rise waterfront development, parks and marinas to enhance and preserve its heritage as one of America's oldest seaports.

This letter is not necessarily endorsed by all who brought the original suit, but is written in hopes that city officials and residents can reach consensus, despite decades of citizen distrust over development decisions of previous City Councils.

The Past: The city's north waterfront is a motley collection of huge office and apartment buildings and a high-rise hotel, ranging up to 20 stories. The massive office buildings, architecturally undistinguished to put it mildly, are dark, empty and dead at night and create high masonry walls restricting public view and access to the waterfront. Large blocks of 4- and 5-story townhouses, the tallest in the city, were also approved directly on the Potomac River. Public streets were closed off to permit some of these developments, some given free to developers, and in many places there is now only narrow and awkward public access to and along the water. Despite the citizen/federal lawsuit, which prevented four additional high rises, the waterfront today is a mix of dilapidated buildings, ugly new construction, the wonderful Torpedo Factor Art Center, with some minimal parks created as a result of the lawsuit. Few would call this an attractive waterfront. Thousands may come to lower King Street, cited as one of the most attractive streets in the nation, but beside it the historic seaport's waterfront is a largely seedy, deserted area, especially at dark.

The Present: The current City Council, city planners and commissions are to be commended for welcoming public input on the new waterfront plan, in an open, extended, if increasingly impassioned and politicized public discussion. The opposition to the plan appears to want little new waterfront development, and no hotels, even small, low-rise "boutique" hotels. Yet, attractive, small waterfront hotels are considered crucial to almost every waterfront city around the world. They would bring Alexandria's dead waterfront to life, produce less traffic than office buildings, provide some public parking, and increase tax revenue. But the crucial factor is that they would be low-rise. That is a major accomplishment of the lawsuit. They would be no higher than the huge four- and five-story waterfront townhouses approved by the city, and far, far smaller than any of the huge, barren office buildings, high-rise apartment buildings and hotel that previous City Councils approved. Let us remember, the city and many residents vociferously opposed plans for the new Woodrow Wilson Bridge, yet now it is seen by

many as not only a beautiful bridge but one that has had virtually no adverse impact on the city. Small boutique hotels are and should be a crucial part of this revitalization plan.

Architectural Competition: To insure that the small hotels are also attractive, the city could require as part of its approval process an architectural design competition for the hotel sites. It could do it for other proposed new construction along the waterfront as well, either as part of the BAR or Planning Commission process or through the City Council. This could involve city and public discussion and result in more attractive designs. A major reason the north waterfront is an ugly, desolate area is that the office buildings approved by the city are ugly brick boxes, if not architectural eyesores.

Bottom Line: The draft waterfront plan proposes modest, well thought out and attractive improvements, including boutique hotels, with preservation and new parks. They would enhance the liveliness and maritime use of the city waterfront and also increase its tax base. Now, nearly 40 years after the waterfront lawsuit, it is time to do something and to get it right. This draft plan appears to do that. And without ugly high rises, which our lawsuit was all about. Those proposing an alternative waterfront plan, with no new small hotels and little development or tax revenue to fund public park and waterfront improvements, have argued clearly and well. Some small concessions have been made in response. And perhaps other specific changes to the plan could and should still be considered. But now is the time for consensus: for citizens to step back, having had their say, and welcome consideration by the City Council they elected. This draft plan as a whole is far better for the city and its waterfront than any previous City Council ever considered.

Paul and Avis Fleming Hodge

21028 Unison Rd., Middleburg, VA 20117; 540-554-8624; a.p.hodge2@gmail.com. Note: We lived in Old Town for 24 years and Avis still teaches at The Art League School. We were one of the families who brought the original lawsuit.

Jackie Henderson

From: Paul Hodge <a.p.hodge2@gmail.com>
Sent: Tuesday, January 10, 2012 9:17 AM
To: Jackie Henderson
Subject: open letter to council and planning commission
Attachments: open letter on waterfront.docx

The council offices suggested I email this letter to you so perhaps you can give it to council members before this afternoon's joint meeting on the waterfront plan.

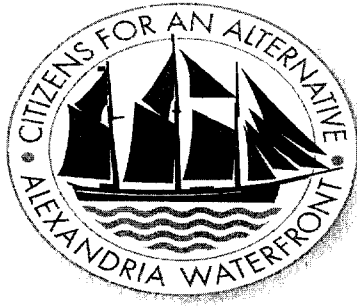
We were among the half dozen city families that sued to block high rises on the waterfront in 1973, the suit taken over and won by the federal government.

Thanks for your help.

Paul Hodge

Jackie Henderson

From: Anne Peterson <anneamp@comcast.net>
Sent: Tuesday, January 10, 2012 2:21 PM
To: Jackie Henderson
Subject: Please distribute to the Mayor and members of City Council
Attachments: DRAFT Press Release Jan 10.pdf; ATT00001.htm



Press Release
January 10, 2012

*******CAAWP will hold a new conference today at 430 PM
TODAY outside City Hall.***

***Citizen group opposed to over-development of the waterfront
calls the City Planning Director's latest memo in support of a
new waterfront plan misleading and inaccurate.***

Alexandria, Virginia. *Citizens for an Alternative Alexandria Waterfront Plan (CAAWP)* calls the Planning Director's latest assessment of the City's Waterfront Plan just another contrived and misleading attempt to convince the City Council and citizens of Alexandria they represent that the impacts of the waterfront plan on an historic town have been adequately considered, and that there are no other viable alternatives.

“For one thing, the report released by the Waterfront Plan Work Group shows that there is no agreement about the nature and scale of development along the river's edge,” said Andrew Macdonald. “For another, there is no guarantee that hotels, which the City *claims* will make the waterfront a more public, affordable and family-friendly place, will ever be built. Furthermore, although traffic and parking are recognized as serious issues, the plan still recommends that these problems be investigated **ONLY AFTER** the plan and rezoning is approved. This is ludicrous,” said Macdonald.

“You cannot make a silk purse from a sow’s ear,” said Katy Cannady. “The City’s plan does not control the redevelopment of the waterfront: developers do.”

CAAWP believes that this sort of “spot planning” is unacceptable.

“The Waterfront Plan is nothing more than a marketing brochure intended to promote changes in the zoning,” said Bert Ely, a member of the Waterfront Plan Work Group. “If ever there was a plan that would kill the proverbial golden goose – the attractiveness of Old Town Alexandria for Alexandrians and visitors alike – this proposed Waterfront Small Area Plan is it,” he said.

“You can’t separate the waterfront plan and the rezoning changes,” said Anne Peterson. “They should both be defeated on January 21.”

About Citizens For An Alternative Alexandria Waterfront Plan

Citizens for an Alternative Alexandria Waterfront Plan (CAAWP) is a group of Alexandria residents who joined forces to oppose the commercialization of the waterfront and protect the historic integrity and charm of Old Town.

Andrew Macdonald: ahmacdonald@mac.com 603 512 9379

Anne Peterson anne@comcast.net

Jackie Henderson

From: Marilyn Means <meansmarilyn@yahoo.com>
Sent: Wednesday, January 11, 2012 5:52 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront Development
Attachments: ATT00001.txt

COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Wed Jan 11, 2012 17:52:14] Message ID: [35928]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Marilyn
Last Name: Means
Street Address: 5055 Donovan Drive
City: Alexandria
State: VA
Zip: 22304
Phone: 703-566-7956
Email Address: meansmarilyn@yahoo.com
Subject: Waterfront Development
Comments: I am for the development , but do NOT want just hotels as that would restrict access of city residents as well as visitors to the river .

Jackie Henderson

From: Jaime Steve <jaime.steve@patternenergy.com>
Sent: Wednesday, January 11, 2012 5:10 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Oppose Waterfront Plan
Attachments: ATT00002.txt

COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Wed Jan 11, 2012 17:09:45] Message ID: [35926]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Jaime
Last Name: Steve
Street Address: 325 North St. Asaph St.
City: Alexandria
State: VA
Zip: 22314
Phone: 703-683-4385
Email Address: jaime.steve@patternenergy.com
Subject: Oppose Waterfront Plan
Dear Mr. Mayor,
I urge you to drop your support of the City's proposed
waterfront plan because it is vastly out of scale with the size and
character of Old Town Alexandria.
The waterfront should be changed, but
Comments: it should be on a far smaller scale than that proposed by the City plan.
Many citizens such as myself are dismayed by your continued support for
the
plan.
Sincerely,
Jaime Steve

Jackie Henderson

From: Nancy Kincaid <nancyk764@verizon.net>
Sent: Wednesday, January 11, 2012 4:56 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: waterfront
Attachments: ATT00001.txt

COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Wed Jan 11, 2012 16:56:08] Message ID: [35925]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Nancy
Last Name: Kincaid
Street Address: 400 Madison St., #1408
City: Alexandria
State: Virginia
Zip: 22314
Phone: 703-836-4794
Email Address: nancyk764@verizon.net
Subject: waterfront

Comments: it was with total dismay that I read in the POST today that you probably will adopt the plan for the waterfront. Please don't rush this decision. Please take alternative plans into serious consideration. Please do not line our waterfront with hotels.

Jackie Henderson

From: Cecelia Waples <clindawap@hotmail.com>
Sent: Wednesday, January 11, 2012 4:34 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Vote "Yes" for waterfront development
Attachments: ATT00001.txt

COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Wed Jan 11, 2012 16:34:05] Message ID: [35923]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Cecelia
Last Name: Waples
Street Address: 5135 Gardner Dr
City: Alexandria
State: VA
Zip: 22304
Phone:
Email Address: clindawap@hotmail.com
Subject: Vote "Yes" for waterfront development
Comments:

Jackie Henderson

From: Cynthia Sandherr <Cynthiasandherr@yahoo.com>
Sent: Wednesday, January 11, 2012 9:32 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront plan
Attachments: ATT00001.txt

COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Wed Jan 11, 2012 21:32:28] Message ID: [35935]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Cynthia
Last Name: Sandherr
Street Address: 58 Wolfe Street
City: Alexandria
State: VA
Zip: 22314
Phone: 703-684-0862
Email Address: Cynthiasandherr@yahoo.com
Subject: Waterfront plan
Please vote against rezoning the waterfront. Union Street and the adjacent streets are already too crowded with neighborhood traffic caused by taxpayers who live in Old Towne because we want to live in a neighborhood of homeowners and not a retail laddened and congested commercial area. Slow down the process to gather more input in order for appropriate planning and vetting.

Jackie Henderson

From: candace goldblatt <cgoldblatt1@comcast.net>
Sent: Wednesday, January 11, 2012 8:12 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: proposed waterfront development
Attachments: ATT00001.txt

COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Wed Jan 11, 2012 20:11:42] Message ID: [35933]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: candace
Last Name: goldblatt
Street Address: 5237 brawner place
City: alexandria
State: VA
Zip: 22304
Phone: 703-370-8997
Email Address: cgoldblatt1@comcast.net
Subject: proposed waterfront development
I encourage you to vote for the proposed plan.
It is citizen, visitor and
Comments: nature friendly.
It will not require increased taxes.
Alexandria is being

taxed to death

Jackie Henderson

From: Joan Dixon <joandixon@comcast.net>
Sent: Wednesday, January 11, 2012 6:30 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: WATERFRONT DEVELOPMENT PLAN
Attachments: ATT00001.txt

COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Wed Jan 11, 2012 18:29:58] Message ID: [35931]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Joan
Last Name: Dixon
Street Address: 111 Duke Street
City: Alexandria
State: VA
Zip: 22314
Phone: 703-549-7428
Email Address: joandixon@comcast.net
Subject: WATERFRONT DEVELOPMENT PLAN

Please reconsider your plan, especially with a hotel at the foot of Duke Street. I live in the 100 block of Duke St. and the traffic now is terrible. Adding a hotel at that waterfront location will definitely add to the traffic and parking problems.

Remember, with the WP warehouse now, we don't see these big trucks coming down Duke St., as they come in the middle of the night, but a hotel will generate a lot of traffic with taxicabs, service trucks, and cars. Just remember, if you lived in the 100 block of Duke and paid close to \$18,000 in real estate taxes, you would be upset with the development now planned by the City for this area of the waterfront.

Joan Dixon

Jackie Henderson

From: KENNETH SHIPP <kshipp414@comcast.net>
Sent: Wednesday, January 11, 2012 6:30 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: waterfront plan--pass the City's version!
Attachments: ATT00001.txt

COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Wed Jan 11, 2012 18:29:52] Message ID: [35930]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: KENNETH
Last Name: SHIPP
Street Address: 715 South Royal St
City: ALEXANDRIA
State: Virginia
Zip: 22314-4309
Phone: 7036746064
Email Address: kshipp414@comcast.net
Subject: waterfront plan--pass the City's version!
First, thank you for the City plan which was extremely impressive in its detail and metrics. Two years of vetting is enough. Pass your plan.

Those of us who are less vocal, and probably in the majority, know that that Old Town needs comprehensive planning for those blighted Robinson terminals, a source of revenue that's nearly perfect, and a strong oversight group to implement the plan. While I initially thought the Alternative planning group might come up with improvements, they did not. In fact their plan would punish taxpayers with an inadequately funded and unsustainable liability. Pass your plan as is, enjoy the revenue, walk along the waterfront from Jones Pt. to Mirant and be proud.
Thank you

for your service in this tough time,
Ken

Jackie Henderson

From: Elizabeth Heider <elizabeth.heider@skanskausa.com>
Sent: Wednesday, January 11, 2012 1:18 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Please vote in favor of the Waterfront Plan
Attachments: ATT00001.txt

COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Wed Jan 11, 2012 13:18:28] Message ID: [35910]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Elizabeth
Last Name: Heider
Street Address: 600 Johnston Place
City: Alexandria
State: Virginia
Zip: 22301
Phone: 703-519-0136
Email Address: elizabeth.heider@skanskausa.com
Subject: Please vote in favor of the Waterfront Plan
Comments: Please vote in favor of the Waterfront Plan

Jackie Henderson

From: Peter Pennington <kernow01@att.net>
Sent: Wednesday, January 11, 2012 5:40 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Covanta Contract
Attachments: ATT00001.txt

COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Wed Jan 11, 2012 17:40:03] Message ID: [35927]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Peter
Last Name: Pennington
Street Address: 1213 Prince Street
City: Alexandria
State: VA
Zip: 22314
Phone: 571-431-6708
Email Address: kernow01@att.net
Subject: Covanta Contract

This last Monday Rich Baier gave the EPC a presentation detailing the arrangements that will prevail for the waste to energy plant for the next few years. Whereas it is not the role of the EPC to comment on the commercial details, the EPC does welcome the continuance of the plant as the main receiver of the city's trash. This is, after all, in accordance with the Environmental Action Plan.

Comments: It is understood that the new arrangements will save a sum of money. It is to be hoped that this fund will be used for environmental uses, in particular to fund the necessary equipment to reduce the NOX emissions from the plant.

Peter
Pennington
Chair - Environmental Policy Commission

Jackie Henderson

From: Joe Demshar <joedemshar@comcast.net>
Sent: Wednesday, January 11, 2012 10:29 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront Small Area Plan
Attachments: ATT00001.txt

COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Wed Jan 11, 2012 22:29:04] Message ID: [35937]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Joe
Last Name: Demshar
Street Address: 302 Prince Street
City: Alexandria
State: Virginia
Zip: 22314
Phone: 703-519-4534
Email Address: joedemshar@comcast.net
Subject: Waterfront Small Area Plan

As a final City Council vote on the Waterfront Small Area Plan draws near,

I wish to make several points to clarify issues and dispel myths about the Small Area Plan.

Current W1 zoning has sufficient safeguards against "unbridled as of right development". Special Use Permits are currently required for any proposals over a Floor Area Ratio of 1.0 and most over a FAR of 1.25. Waterfront Height District restrictions apply to all projects within the waterfront area and all proposals within the Historic Landmark District are subject to BAR review. The Small Area Plan does not increase oversight in any meaningful way, but does allow significant density increases.

I have heard it stated that the Small Area Plan is simply a framework and a vision and that all the real restrictions are to

be developed during implementation. However, there are concise concrete statutory changes in the Small Area Plan which once approved are not subject to any change. These include the density increases at the development sites, the addition of hotel use and the text amendments which

document these changes. The Small Area Plan does include serious statutory changes.

Some have stated that the City is divided on the Small Area Plan. However, I observe hundreds of "Don't Rezone the

Waterfront" signs in Old Town windows and very few "Waterfront 4 All" posters. Even businesses and members of the Chamber of Commerce in Old

Town display more "Don't Rezone" signs. Outside of Old Town I believe

most Alexandrians are ambivalent about the waterfront, but I believe they

ARE disenchanted with City actions on BRAC, similar development initiatives elsewhere in the City, reported conflicts of interest and a

general disregard for the will of the citizens. I do not believe there is

significant support for the City's plan anywhere in Alexandria. A recent

Alexandria Times poll showed that 2/3 of respondents across the City were

opposed to the City plan, and many more favored the CAAWP proposal even

with its shortcomings.

Others have said we have spent enough time

discussing the waterfront and the City should pass the plan and move on.

In business, in government and in our personal lives, we don't move forward

with decisions that are inherently flawed. There is ALWAYS TIME to make

things right, to improve things and to avoid costly mistakes. The

Citizens of Alexandria place our trust in those who serve to do the right

thing, not to make unwise decisions for the sake of expediency. After 2

years and one million dollars it may be difficult
to admit the current

plan is deficient, but it is, and the residents of Alexandria deserve a

better plan and
better action from the elected officials and staff who
serve at their pleasure.

Even though a majority of Work Group members

were supportive of the current plan from day one, a Work
Group finding

suggested that the current Plan does not have a clear vision. If

supporters of the Plan cannot
articulate its vision, why would City

Council pass the plan. It seems counterintuitive to develop a vision

after the Plan has been passed and concretized in text amendments to the
Zoning Ordinance.

I must respectfully ask one last time - why would City

Council ignore the will of their constituents and rush
to pass a plan

that has no clear vision, has several significant flaws, does little to add

restrictions on future
development and actually allows higher density,

and will adversely impact already saturated traffic
conditions in Old

Town. Alexandria is asking City Council to do the right thing, to delay

action on the
current Plan until its shortcomings are fully vetted, and

publicly supported modifications are made.

Thank you,
Joe

Demshar
Alexandria

Jackie Henderson

From: Gwendolyn Lewis <gblewis425@comcast.net>
Sent: Wednesday, January 11, 2012 12:09 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Alexandria Waterfront Plan
Attachments: ATT00002.txt

COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Wed Jan 11, 2012 12:09:22] Message ID: [35906]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Gwendolyn
Last Name: Lewis
Street Address: 4950 Brenman Park Dr. Apt. 110
City: Alexandria
State: VA
Zip: 22304
Phone: 571-527-0399
Email Address: gblewis425@comcast.net
Subject: Alexandria Waterfront Plan
"Please vote in favor of the Waterfront Plan." It is important for our
Comments: city. Thank you for all that you do. What you do now counts.

Jackie Henderson

From: Sarah O'Connor <soctim2008@gmail.com>
Sent: Wednesday, January 11, 2012 11:22 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront plan for Old Town
Attachments: ATT00001.txt

COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Wed Jan 11, 2012 11:22:12] Message ID: [35902]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Sarah
Last Name: O'Connor
Street Address: 280 Murtha Street
City: Alexandria
State: VA
Zip: 22304
Phone: 703-823-4074
Email Address: soctim2008@gmail.com
Subject: Waterfront plan for Old Town
Comments: Please vote in favor of the proposed mixed use waterfront plan.

Jackie Henderson

From: Rita Sanderson <sanderson25@hotmail.com>
Sent: Wednesday, January 11, 2012 10:42 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Development of Old Town Waterfront
Attachments: ATT00001.txt

COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Wed Jan 11, 2012 10:42:06] Message ID: [35899]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Rita
Last Name: Sanderson
Street Address: 533 Cameron Station Blvd
City: Alexandria
State: VA
Zip: 22304
Phone: (202) 357-6589
Email Address: sanderson25@hotmail.com
Subject: Development of Old Town Waterfront
"Please vote in favor of the Waterfront Plan."
Comments:

Jackie Henderson

From: Jeffrey Townes <jntownes75@yahoo.com>
Sent: Wednesday, January 11, 2012 10:30 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: waterfront small area plan
Attachments: ATT00001.txt

COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Wed Jan 11, 2012 10:29:54] Message ID: [35897]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Jeffrey
Last Name: Townes
Street Address: 5239 Bessley Place
City: Alexandria
State: VA
Zip: 22304
Phone: 703-820-0965
Email Address: jntownes75@yahoo.com
Subject: waterfront small area plan
I would urge you to vote FOR the proposed mixed use waterfront plan. I think the mixed use development will bring in commercial development that
Comments: will be more enjoyable to most of the city residents, will leave open the boardwalk for everyone to use, and will bring in additional tax dollars for the city. Thank you for your consideration of these comments. Jeff Townes

Jackie Henderson

From: patricia sugrue <sugrue@comcast.net>
Sent: Wednesday, January 11, 2012 10:05 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: waterfront plan
Attachments: ATT00001.txt

COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Wed Jan 11, 2012 10:05:15] Message ID: [35895]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: patricia
Last Name: sugrue
Street Address: 5010 john ticer drive
City: alexandria
State: va
Zip: 22304
Phone: 703-566-6721
Email Address: sugrue@comcast.net
Subject: waterfront plan
Comments: Please vote in favor of the Waterfront Plan.

Jackie Henderson

From: Mindy Lyle <mindylyle@comcast.net>
Sent: Wednesday, January 11, 2012 9:49 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront Plan
Attachments: ATT00001.txt

COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Wed Jan 11, 2012 09:49:07] Message ID: [35894]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Mindy
Last Name: Lyle
Street Address: 5235 Tancreti Lane
City: Alexandri
State: VA
Zip: 22304
Phone: 7035667113
Email Address: mindylyle@comcast.net
Subject: Waterfront Plan
After many months of research and discussion, the waterfront plan as was discussed in the January 10th work session is the best alternative for
Comments: development of the Alexandria Waterfront. The key to implementation will be the necessary studies and a person with the authority to oversee the redevelopment. Please vote in favor of this plan.

Jackie Henderson

From: Rafael Aragao <zargarafael@hotmail.com>
Sent: Wednesday, January 11, 2012 3:04 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Please vote in favor of the Waterfront Plan.
Attachments: ATT00001.txt

COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Wed Jan 11, 2012 15:04:06] Message ID: [35918]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Rafael
Last Name: Aragao
Street Address: 1853 Potomac Greens Dr
City: Alexandria
State: Virginia
Zip: 22314
Phone: 7034094348
Email Address: zargarafael@hotmail.com
Subject: "Please vote in favor of the Waterfront Plan."
Comments: "Please vote in favor of the Waterfront Plan."

Jackie Henderson

From: Patricia Barnes <xray478@aol.com>
Sent: Wednesday, January 11, 2012 3:02 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront Plan
Attachments: ATT00001.txt

COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Wed Jan 11, 2012 15:01:51] Message ID: [35917]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Patricia
Last Name: Barnes
1810 Carpenter Road
Alexandria, VA 22314
Street Address: 400 Cameron Station Station
Blvd.
Apt. 326
Alexandria, VA 22304
City: Alexandria
State: VA
Zip: 22314
Phone: 337-849-9070
Email Address: xray478@aol.com
Subject: Waterfront Plan
Comments: Please vote in favor of the Waterfront Plan.

Jackie Henderson

From: Patricia Barnes <xray478@aol.com>
Sent: Wednesday, January 11, 2012 3:01 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront Plan
Attachments: ATT00001.txt

COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Wed Jan 11, 2012 15:00:49] Message ID: [35916]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Patricia
Last Name: Barnes
1810 Carpenter Road
Alexandria, VA 22314
Street Address: 400 Cameron Station Station
Blvd.
Apt. 326
Alexandria, VA 22304
City: Alexandria
State: VA
Zip: 22314
Phone: 337-849-9070
Email Address: xray478@aol.com
Subject: Waterfront Plan
Comments: Please vote in favor of the waterfront plan.

Jackie Henderson

From: Elizabeth Heider <elizabeth.heider@skanskausa.com>
Sent: Wednesday, January 11, 2012 1:18 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Please vote in favor of the Waterfront Plan
Attachments: ATT00001.txt

COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Wed Jan 11, 2012 13:18:28] Message ID: [35910]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Elizabeth
Last Name: Heider
Street Address: 600 Johnston Place
City: Alexandria
State: Virginia
Zip: 22301
Phone: 703-519-0136
Email Address: elizabeth.heider@skanskausa.com
Subject: Please vote in favor of the Waterfront Plan
Comments: Please vote in favor of the Waterfront Plan

Jackie Henderson

From: Carlyne Roehrenbeck <cbr313@aol.com>
Sent: Wednesday, January 11, 2012 3:12 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront
Attachments: 8733ea689d80d8e57f45c6e0d57e258b.doc; ATT00001.txt

COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Wed Jan 11, 2012 15:12:16] Message ID: [35919]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Carlyne
Last Name: Roehrenbeck
Street Address: 313 South Lee Street
City: Alexandria
State: VA
Zip: 22314
Phone: 703-549-1004
Email Address: cbr313@aol.com
Subject: Waterfront
Comments: If this document cannot be accessed please let me know.
Attachment: 8733ea689d80d8e57f45c6e0d57e258b.doc

To Members of City Council:

On Saturday January 21 the City Council will vote on the city's proposed waterfront plan.

The current waterfront plan is not right for Alexandria. The only sensible thing to do at this point is to delay the vote until a time that the entire waterfront can be considered. The GenOn site needs to be considered in any decision-making regarding any waterfront plan. At a minimum, Council should postpone any vote until GenOn site can also be a part of the discussion. Please understand that City Council represents the community, not the Washington Post or commercial developers. I have lived in Alexandria since 1968 and I have seen many changes occur in this city along the waterfront some good, some not so good but the current plan does not address the resident's real concerns and the residents would like to see real alternative plans.

I can't imagine how difficult life will become for me and other residents directly affected by the rezoning. The waterfront is for all, not just Alexandrians, but visitors as well, however, those living in Rosemont, Del Ray, West End and visitors don't have to worry about where they are going to park when they return from a trip to the grocery store and need to unload a car or return from a trip and need to unload the car or have small children and have to drive around for what seems like forever with a child screaming in the back seat. Right now I am spending between 15 and 30 minutes driving around, adding additional pollution to the air, not to mention the extra wear and tear on my car and the extra gas expense I have because I can't find a parking place within a 2-3 block radius of where I live. What will it be like if you vote to rezone to allow motels at the bottom of Duke and Wolfe Street along the waterfront? It also will prevent the public, including neighbors from using the waterfront unless one spends money to use hotel restaurants...I don't see how this increases public use of the waterfront.

I am vehemently opposed to changes to 1983 waterfront agreement that would allow hotels and changes to the 1992 W-1 zone that would allow more density. I would prefer an open waterfront, but know that won't happen. The next best thing would be something similar to Harborside where there are private residences but a beautiful public area where all can walk or sit and enjoy watching river traffic, waterfowl, and walkers/joggers. But the single biggest thing Harborside has is parking spaces for all its residents. Or even offices. Hotel guests will balk at paying huge fees to park in garages and hotel employees will not take shuttles. I, and other residents, will be fighting for parking spaces near where we live

I have listened to what the other side has said, and realize that most don't live near ground zero. Those that do, who are for the plan, have a financial interest in the proposed changes.

Please, please consider this heartfelt letter and vote NO to rezoning the waterfront and the current waterfront plan.

Respectfully,

Carolyn Roehrenbeck

Jackie Henderson

From: Cheryl Avila <cheriavila22@yahoo.com>
Sent: Wednesday, January 11, 2012 12:22 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront Plan
Attachments: ATT00002.txt

COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Wed Jan 11, 2012 12:22:29] Message ID: [35907]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Cheryl
Last Name: Avila
Street Address: 5116 Donovan Drive #403
City: Alexandria
State: VA
Zip: 22304
Phone: 703-507-3809
Email Address: cheriavila22@yahoo.com
Subject: Waterfront Plan
Comments: Please vote in favor of the Waterfront Plan. Thank you!



School of Public Policy

3351 Fairfax Drive, MS 3B1, Arlington, Virginia 22201
Phone: 703-993-2280; Fax: 703-993-8215

4
1-21-11

January 11, 2012

Mayor William D. Euille
City of Alexandria
City Hall
301 King Street
Alexandria, VA 22314

Re: Alexandria Waterfront Small Area Plan

Dear Mayor Euille:

I am writing in support of the Alexandria Waterfront Small Area Plan that is being considered by the City Council this month. Robinson Terminal Warehouse Corporation engaged me to provide to you my thoughts on the Plan. The waterfront is one of the competitive advantages upon which the City's future economic vitality is dependent. It, along with several other key development assets, were identified by the Mayor's Sustainability Work Group in its October 2007 report as being underutilized and having significant economic development potential that could help secure the City's economic future. At that time the uncertainty that now exists concerning cutbacks to federal spending in the local economy did not exist. With the inevitable reductions in federal spending threatening the region's economic future there is a new urgency facing Alexandria and the region to accelerate efforts to diversify the local economy and build on each jurisdiction's unique and inherent strengths.

For Alexandria, the waterfront stands out as its most unique asset that distinguishes it from the region's other local jurisdictions. This asset must be carefully managed to assure that it achieves its full potential parcel by parcel and as a whole in support of Old Town's economic base. The outcome must reflect the realities of the market place, the shift in local and regional economic conditions, changing demographic patterns, and the interdependencies of all of the activities existing and planned along Union Street, up and down King Street, and throughout the City. This is a clear case where the whole must exceed the sum of the parts.

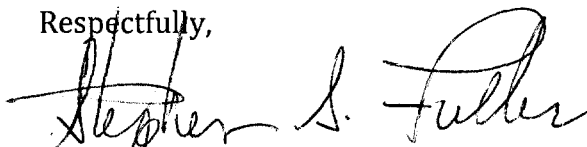
The Plan recognizes these realities. Still, it must be underscored that the ultimate success of the local economy depends on the implementation of each element of the Plan being carefully considered relative to each of the others. Mixed uses in various locations along the waterfront are key as each new use must support the other new uses and also be complementary to the existing commercial and residential uses that define Old Town. For the Old Town economy to grow and prosper it must

become more complex, it needs to re-establish its retail base, and broaden its overlapping market segments to attract a diverse consumer base. By achieving these objectives, Old Town will enhance its competitive position within the region as its markets change and respond to new tastes and interests. As contemplated in the Plan, creating a destination that includes active, extroverted uses is critical to success. A solution that results in a waterfront that is entirely passive and introverted will fail to bolster the local economy's competitive position and contribute to the further erosion of the local economic base.

The timing is also critical. Moving ahead now on this Plan is important to positioning the City's economy for the projected investment cycle that will lead the national and regional economic recoveries over the coming several years. The outcome that fulfills the inherent potentials of the waterfront cannot be achieved at just any point in time. There are other choices that investors can consider. The development process has become more of a "zero sum game" than in the past especially given the development limitations and costs associated with realizing the uses provided for in the Waterfront Plan. Securing the City's unique advantages by moving quickly on the Waterfront Plan will help to assure its success. Delays will threaten the realization of these opportunities as once investment shifts to other locations and the market potential diminishes, it may be lost forever. This is a very time sensitive process and timing should be a primary consideration in your deliberations.

The City of Alexandria adopted and implemented a bold plan for its waterfront in the 1980s, building on its urban renewal along King Street in the 1960s and 1970s. These investments strengthened the City's economy and tax base and underpinned the residential reinvestment that made Old Town a preferred place to live with regionwide name recognition. The momentum that supported Old Town's revitalization peaked in the mid-1990s and, as a result, Old Town's economy has not kept pace with the City's economic growth for a decade or more. The Waterfront Plan represents the next step in realizing the full economic and fiscal potential of this unique asset to the benefit of the City. Realizing these benefits now will strengthen the City's economy in this critical period when its principal economic driver and the principal source of employment and income growth in the metropolitan area—the federal sector—is threatened with significant reductions. Alexandria can shape its economic future by aggressively pursuing the implementation of the Waterfront Plan. Failure to do so will send the wrong message to potential investors in the City.

Respectfully,

A handwritten signature in black ink that reads "Stephen S. Fuller". The signature is written in a cursive, flowing style.

Stephen S. Fuller, Ph.D.

Director, Center for Regional Analysis

Jackie Henderson

From: Arthur Bondshu <abondshu@earthlink.net>
Sent: Thursday, January 12, 2012 9:00 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront Redevelopment
Attachments: ATT00001.txt

COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Thu Jan 12, 2012 08:59:53] Message ID: [35944]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Arthur
Last Name: Bondshu
Street Address: 412 N Lee Street
City: Alexandria
State: VA
Zip: 22314
Phone: 703-683-4861
Email Address: abondshu@earthlink.net
Subject: Waterfront Redevelopment

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

This message is my

second one to you on the subject. I have have considered a lot of material

both supporting the City's Plan and the Committee against the city's plan

proposed plan, the attempted merger report, and Bert Ely's Minority

Report. And I am convinced that the City should not rush into approving to

Comments: the re-zoning necessary to its plan or any plan and certainly should not

approve its plan. There is simply too much acrimony surrounding the plan,

too many unanswered allegations about individuals who may have a

pecuniary interest in its approval, and too many unaddressed questions

about the commercial property benefits as well as the the increased

density and elimination of height restrictions along the river as well as

the increased parking problems and traffic affecting residents of Old Town.

As much as anyone, I would like to see the city find revenue someplace beside homeowners, but I do not think developing the waterfront into a commercial attraction is in the best interests of Alexandria let alone the jewel of the city, Old Town.

Until Ely's criticisms are addressed in detail and until an adequate engineering and environmental study is completed to do so, I oppose approval of any re-zoning connected with the plan and the plan itself and urge the Mayor, Vice Mayor, and members of the Council to disapprove it on 21 January 2012.

Thank you for your time and consideration.

Arthur F Bondshu
412 N Lee Street
Alexandria, VA

22314

Jackie Henderson

From: Sue North <senopera@aol.com>
Sent: Thursday, January 12, 2012 9:05 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront
Attachments: ATT00001.txt

COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Thu Jan 12, 2012 09:04:39] Message ID: [35945]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Sue
Last Name: North
Street Address: 807 N. Howard St.
City: Alexandria
State: VA
Zip: 22304
Phone:
Email Address: senopera@aol.com
Subject: Waterfront
Comments: Please take more time with this major decision. Slow down the process - it doesn't have to be done immediately - listen to the residents first.

Jackie Henderson

From: Joseph Collum <jfcollum@burkeandherbertbank.com>
Sent: Thursday, January 12, 2012 1:38 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront Development
Attachments: ATT00001.txt

COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Thu Jan 12, 2012 13:38:11] Message ID: [35958]

Issue Type: Mayor, Vice Mayor, and Council Members

First Name: Joseph

Last Name: Collum

Street Address: 8617 Yardley Drive

City: Alexandria

State: VA

Zip: 22308

Phone: 703-360-0737

Email Address: jfcollum@burkeandherbertbank.com

Subject: Waterfront Development

Good afternoon. Just a brief note regarding the upcoming waterfront vote.

Although I am not a resident of the City, I am a property owner and I work in Alexandria. I think it is noteworthy to inform you that I typically drive through the City as I visit Clarendon, Georgetown and Washington DC

on a typical weekend. I find these areas have more to offer from a retail/restaurant point of view than Old Town. I would much prefer to drive less and spend more time and money in Alexandria, where I consider my home.

Comments: I hope council will approve the current Waterfront plan next weekend so the

City more forward in redeveloping one of its best attractions. I am not asking for another Clarendon or Georgetown, however, I believe the approval

of the current plan on the table will bring the infusion necessary to spark development that will cement Alexandria as an equally attractive destination for my family.

Best regards,

Joe

Jackie Henderson

From: Richard Klingenmaier <rhklingenmaier@gmail.com>
Sent: Thursday, January 12, 2012 8:47 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront Small Area Plan
Attachments: ATT00001.txt

COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Thu Jan 12, 2012 20:47:10] Message ID: [35971]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Richard
Last Name: Klingenmaier
Street Address: 505 Cameron Street
City: Alexandria
State: Virginia
Zip: 22314
Phone:
Email Address: rhklingenmaier@gmail.com
Subject: Waterfront Small Area Plan
Mr. Mayor and Members of the City Council:

We have been following the city's water front planning process and have attended city meetings and sessions of the Waterfront Work Group. We have serious concerns about how rapidly the process is moving forward and how inadequately key issues are being addressed, as evidenced by the final report of the Waterfront Work Group. As long-time residents [1986] of the historic district, we are

Comments: deeply concerned about how the waterfront is to be further developed.

Having read extensively about the Urban Renewal debacle of the 1960s, we are particularly aware of how poor and inept planning can lead to irreversible and deplorable changes. Regrettably, we view each one of the many unfortunate results of urban renewal, an over-sized, unattractive, five story commercial building located at the corner of North Pitt and Cameron streets - allegedly designed to "blend in" with

our neighborhood of late 18th and early 19th century homes. One can only assume that those who designed this totally inappropriate structure were developers, not specialists trained in historic architectural design. Left to their own initiative, developers will design and build what brings the greatest reward to their pocket books, not what is necessarily best for City of Alexandria.

We urge the City Council to postpone approval of the

Planning Department's waterfront plan as well as any attempt to change the

current waterfront zoning requirements until such time as the planning officials can better address the numerous outstanding questions and issues

currently unresolved. Rushing forward without additional review and careful study can only lead to long-term damage to our city's historic character -- a result that we would all come to

regret.

Sincerely,
Trish and Richard Klingenmaier

Jackie Henderson

From: Kathryn Kent <kkfenwick@aol.com>
Sent: Thursday, January 12, 2012 1:49 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront Plan
Attachments: ATT00001.txt

COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Thu Jan 12, 2012 13:49:05] Message ID: [35959]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Kathryn
Last Name: Kent
Street Address: 718 South Union Street
City: Alexandria
State: VA
Zip: 22314
Phone: 703-408-1125
Email Address: kkfenwick@aol.com
Subject: Waterfront Plan

Comments:

Please do not pass your extremely disruptive plan to develop the Alexandria waterfront.

As a resident of South Union Street, your plan will change the entire ambiance and flavor of the neighborhood. This creeping commercialization is, frankly, something that I never thought I would see coming from you. I have trusted your leadership and supported you for years and am so incredibly disappointed in your "change of heart," to advocate development that is the antithesis to what you have advocated for so many years.

Alexandria is a "model" of successful small urban residential/commercial co-existence. You are now tipping the scale in favor of more commercialization, at the expense of what people live here for - a calm environment that has a strong feel of community, with just the right amount of commerce to round out what so many people strive for - that sense of (the fast disappearing) small town, caring community.

In addition, I am appalled at the short-sightedness of not including the Mirant property as part of this overall plan. The financial feasibility of all of this would show an entirely different picture if that were in the mix. To not include this very relevant piece of property in the whole picture is beyond comprehension. What has happened to your thought processes? Who is pushing the buttons to railroad this through without all the pieces of the puzzle included?

The

"fun" side of the Potomac, because of it's workable formula of laid-back, livable ambiance, with accessible cultural and commercial options, will just become another non-descript metropolitan "pocket" with no distinction. Instead, this is the time to expand upon the profound historical significance of the town of Alexandria by LEAVING the waterfront open to experience and simulate the importance of this waterway in the development of our nation, from the 1700's through World War II and beyond.

I am simply stunned....and, again, so incredibly disappointed in you.

Kathryn M. Kent

Jackie Henderson

From: beth gibney <bethgibney@gmail.com>
Sent: Thursday, January 12, 2012 10:29 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Linda Owens; Rob Krupicka; Elizabeth Jones
Subject: COA Contact Us: rezoning the waterfront
Attachments: ATT00001.txt

COA Contact Us: Mayor, Vice-Mayor and Council Members

Time: [Thu Jan 12, 2012 22:29:17] Message ID: [35972]

Issue Type: Mayor, Vice-Mayor and Council Members
First Name: beth
Last Name: gibney
Street Address: 300 South Lee Street
City: Alexandria
State: virginia
Zip: 22314
Phone: 703-836-8048
Email Address: bethgibney@gmail.com
Subject: rezoning the waterfront

Dear Frank
Thank you for your comments last night at the Lyceum regarding

the waterfront rezoning issue. We
are lucky to have a thoughtful council

member such as yourself who has grown up in Alexandria and
has the best

interest of the city at heart. Not rezoning is the forward thinking plan

for the city. Just
as the city wisely decided to correct some of it's

earlier urban renewal bad decisions, and down
zone in the 1990's, we
Comments:
should hold strong on the less dense option, verses reverting to less

informed short sighted zoning of the 1980's. Not to mention, the plan is

half baked! No numbers or
facts on soil tests to determine feasibility

and costs (prohibitive) of sub level parking or feasibility of
building

docks and piers which will be at the city's expense, etc... no parking or
traffic plan. are they
kidding??? approve first, figure out later. didn't

they learn anything from BRAC?

Some fans of the city's plan, such as

Waterfront4All's Lynn (?), argue that we already have parks along the

riverfront and the area (3 properties) in question is such a small

percentage of the waterfront that it should not be a big deal to put in

dense development. She totally misses the point - it's not the amount of

land - it's the location! Location location location! It happens to be

some of the most sensitive land along the waterfront as it borders one of

Alexandria's most historic neighborhoods. What can't they understand

about that?

I have an idea, why doesn't the city take it's plan, move

it down the river to GenOn and use the money that generates to run a

light rail system from GenOn's "New Town" and deliver the

tourists to

Old Town to enjoy the many restaurants and shops that we now

have . And maybe we should work on improving quality vs quantity and

refurbish what we have.

And last, I strongly oppose active commercial

activity south of Duke Street along the water and at the current parking

lot site on the corner of Duke and Union. Residential development for

Robinson

Terminal South (with the existing FAR) and the Duke and Union

corner would be in keeping with the neighborhood and help maintain the

residential community that we all enjoy in our south east quadrant of

town. I strongly oppose commercial sprawl at this site. And frankly (sorry,

no pun), I

think Harborside 's park would be a wonderful example of the

type of park that would be appropriate in front of a residential

development at Robinson Terminal South. It IS open to the public, but less

travelled, which would serve as a good buffer between commercial activity

and residential . And if a
smart developer could figure out a way to

build high end flats at Robinson Terminal South that are in
keeping

architecturally with our area (maybe designed to resemble 18th or 19th

century old brick
warehouses (which would be something you would have had

on the waterfront in that era), they
would make a fortune. As Old Town

home owners age, they are forced to leave their old vertical
townhouses

and there is really no where to go - and most would like to remain in Old

Town. ALL the
realtors say this would be a big seller!

Those are my

thoughts. Thank you for letting me share them with you and I look forward

to seeing
you on January 21.

Beth Gibney

Jackie Henderson

From: Peter Freeman <hansfree@comcast.net>
Sent: Friday, January 13, 2012 3:01 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Water Front Small Area Plan
Attachments: ATT00001.txt

COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Fri Jan 13, 2012 15:00:57] Message ID: [35995]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Peter
Last Name: Freeman
Street Address: 619 Upland Place
City: Alexandria
State: Va
Zip: 22301
Phone: 703 944 9726
Email Address: hansfree@comcast.net
Subject: Water Front Small Area Plan

I don't live in Old Town any more but my wife and I still visit Old Town
2 or 3 times a week. I am proud to
have participated in blocking the
construction of another Watergate hotel in what is now Founders Park
and
to have helped build the Mt Vernon bike trail. I see that park and the
trail as the kind of legacy we need
to envision as decisions are made
about the future of the waterfront.

Comments: The whole notion of putting hotels
of any size on the waterfront just doesn't make sense to me.
Why does the
city need or want "botique" hotels on the waterfront? We already
have numerous hotels
that accommodate visitors to Old Town Alexandria.
Hampton Inn, Embassy Suites, Lorien, Monaco of
Old Town, Hilton. to
name a few.
Would tourists and other visitors who go by foot or trolley

or bus to the Alexandria Waterfront be pleased to see hotels situated

close to the shore, obstructing a sweeping view of the riverscape? Would

such hotels enhance their experience of visiting Old Town? I think

not.

And would the guests of the proposed waterfront boutique hotels

spend as much money up and down King St. and side streets, especially

west of Washington St., as do visitors who lodge in the existing hotels or

who arrive by metro? I think not.

The volume of weekend/holiday

visitors' car traffic and how it is accommodated and tolerated is already an

issue and will continue to be one whichever vision materializes. More

traffic associated with boutique hotels, condos, and/or restaurants on

the waterfront, as envisioned by the City, would be a significant

addition to the "base load" traffic in Old Town which includes

almost daily deliveries by very large trucks of beer, restaurant supplies

and the like, and the removal of garbage and trash from the same

sites.

There also is a carrying capacity issue in my view. How many

thousands of visitors can the waterfront and the adjacent several blocks

of Old Town comfortably accommodate?

Metrics of the human, i.e.

pedestrian, carrying capacity of urban public spaces include aesthetics,

ease of movement, access to places to rest, and open vistas. Corollary

concerns are safety, noise, hygiene and access to public bathrooms. For

example, how many people can Founder's Park accommodate before it is

uncomfortably crowded or becomes physically and aesthetically degraded?

200, 300, 500?

Wouldn't so-called boutique hotels and/or condos

subtract from the carrying capacity of the waterfront
area for pedestrian

visitors? (not to mention the quality of life of Old Town residents). Or if

not subtract,
then add to the "base load" of pedestrian

visitation of the waterfront's open spaces?

These are only a sample of

the many questions which should be debated and resolved before going
ahead

with the current Small Area Plan.

Sincerely,

Peter H. Freeman

Jackie Henderson

From: Daniel Bernstein <djbernstein@comcast.net>
Sent: Saturday, January 14, 2012 4:11 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront Plan
Attachments: ATT00001.txt

COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Sat Jan 14, 2012 16:10:50] Message ID: [36010]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Daniel
Last Name: Bernstein
Street Address: 121 Princess St.
City: Alexandria
State: Va
Zip: 22314
Phone:
Email Address: djbernstein@comcast.net
Subject: Waterfront Plan
PLEASE DO NOT ADOPT ANY WATERFRONT PLAN until a thorough TRAFFIC IMPACT STUDY is completed on Union St. You should not agree to rezone allowing for more density until the Traffic Study results are completed. Saying that the study will be done in the implementation stage is too late if the traffic study says the upzoning will create too much density.
Comments:
Don't make the same mistake that the City Council made over citizens objection in 1970 that would have made founder's park a huge condominium project.
Learn from your mistakes.
Thank you

Jackie Henderson

From: elizabeth gibney <bethgibney@gmail.com>
Sent: Saturday, January 14, 2012 5:21 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Linda Owens; Rob Krupicka; Elizabeth Jones
Subject: COA Contact Us: Please Vote No on Rezoning the Waterfront
Attachments: ATT00001.txt

COA Contact Us: Mayor, Vice-Mayor and Council Members

Time: [Sat Jan 14, 2012 17:21:09] Message ID: [36012]

Issue Type: Mayor, Vice-Mayor and Council Members
First Name: elizabeth
Last Name: gibney
Street Address: 300 South Lee Street
City: Alexandria
State: virginia
Zip: 22314
Phone:
Email Address: bethgibney@gmail.com

Subject: Please Vote No on Rezoning the Waterfront

Dear Councilwoman Hughes

My husband, Brian, and I are big fans of yours.

You have set a new standard for Alexandria's city council - thoughtful,

independent and putting the long term interests of Alexandria first. Thank

you!

You are a true leader - unafraid to voice your convictions and ask

the planning commission and your co-council members to be accountable and

Comments: answer questions BEFORE not AFTER the January 21st vote.

I was

present at Tuesday's City Council working group session and was heartened

to hear you ask the tough questions of the planning commission with

regard to their waterfront plan:

Added density and height? Is that

really what is the best for the city in the long term? Sure, it brings

in some "easy" to identify liquidity - but we haven't begun to
scratch the surface as to how GenOn
could figure into this and bring
dollars to the city without adding the density to the heart of the

historic segment of the waterfront.

Traffic and Parking plans? No

plans yet... And the planning commission and other council members
are

willing to "wing it" and work on it once the rezoning passes.

Thank you for agreeing that this is
not the right order - remember

BRAC?.... The historic area of the waterfront, particularly the section

of Union Street south of King Street, is saturated with beer trucks, food

delivery trucks, trash
trucks. It cannot possibly handle the added

traffic that a 150 room hotel would bring - complete with
food and

beverage trucks, linen service trucks, trash trucks, ...cars of hotel

guests...and tour buses
that will come because a 150 room hotel is large

enough to attract groups. 150 rooms is NOT
boutique.

The developers

of the hotels claim they will use below sea level parking and the city has

agreed to
pay for the piers and docks. Well, there haven't been any soil

studies yet - so that's like agreeing to
buy a house before asking the

price! Not a good idea. And watch, the developers will come back to
the

city AFTER being granted the increased zoning, and claim that the below
sea

level parking is too
expensive, and either they will have to walk away

from the project ..or the city will have to allow them
to go higher to

make up for the floors they will be losing because they are

"forced" to do ground
level parking (which is also a sinful use

of ground floor waterfront space) - and the city will be forced
to comply

or take a big financial hit. And what will the piers and docks cost us? Who knows? No soil studies!!

Why not try to fight the rezoning lawsuit?

From what I hear we have a decent shot of winning it - and if we lost, we

would only lose the rezoning of the north terminal versus the ENTIRE lot of buildings. I think the deal the city has struck is a bad one! They

gave way too much to the developers and waterfront property owners at the

expense of long term thoughtful development of the waterfront. LESS

development is forward thinking! Obviously, the city saw the value of downzoning in the 1990's in an effort to correct some bad urban

development decisions, so why reverse progress and revert back to

overdevelopment? That's "so 80's!!" Look at Georgetown's

abomination of a waterfront and beware! They claim to provide

"connection" to the river too - and claim they left river views

(yes, thru alleys of tall buildings) and park space. It's hideous and

uninviting and paved. We should ban development at the end of all streets

running perpendicular to the river, like Duke, Prince, etc as that allows

river views from blocks away, connecting the entire old town to the river,

versus sealing it off from the river.

For Robinson Terminal South,

replacing "passive" commercial development with

"active" commercial development will encroach on the 100%

residential community it abuts. Please walk that strip and notice

practically every house has a sign for No Rezoning. Commercial development

is not wanted in the residential quadrant. Residential development with the current zoning is

strongly preferred by the neighbors. They should be considered. - The townhouse or condo development could provide 2 parking spaces for each unit, which would prevent any additional stress on the already stressed parking situation. It could have setback rules to allow for a park, much like Harborside's (which is a lovely open to all park that allows tourists or Alexandrians total access to the water - and appropriate to a residential neighborhood). That would allow for "by right" development that the neighbors would support.

Voting on

a waterfront without considering GenOn in dumb!! GenOn could bring revenue

to the city - be an acceptable setting for hotels, and possibly fund a

light rail system that would carry tourists to the north side of Old Town

where they could hopefully be dropped at a waterfront museum where the

North Terminal now stands, then, the visitors could continue to stroll

along the continuous lower-zoned waterfront and enjoy our authentic

city.

Thank you for asking your colleagues to answer and consider all

these questions BEFORE they approve a plan - and DO NOT give away the

entire waterfront in the rezoning debate. It should be limited to the

north terminal only - and even on that one sight, we have a better than 50%

chance of winning!

The working group said they had 85% agreement.

Haha!! Very misleading. Yes, agreement, on simple things, like light

fixtures, and sign designs....but the 15% disagreement is the meat of the

matter - rezoning!!! hotels on the waterfront!!!

Please hold strong

and vote NO on Rezoning on January 21st. See you there!

Thank you

Beth and Brian Gibney
300 South Lee Street
Alexandria, Va 22314

Jackie Henderson

From: elizabeth gibney <bethgibney@gmail.com>
Sent: Saturday, January 14, 2012 2:12 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Against Rezoning Waterfront
Attachments: ATT00002.txt

COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Sat Jan 14, 2012 14:11:54] Message ID: [36006]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: elizabeth
Last Name: gibney
Street Address: 300 south lee street
City: alexandria
State: virginia
Zip: 22314
Phone:
Email Address: bethgibney@gmail.com

Subject: Against Rezoning Waterfront
Dear Councilwoman Pepper

My husband, Brian, and I are big fans of yours.

We are Republicans who cross the line every local election to support you

because we feel you have always been fair and balanced and had a sense of

the tension that exists between the residential and commercial interests

of Old Town.

Comments: Needless to say, the waterfront vote on January 21 is

VERY important to us. This is the big one! The developers will come in,

make their money, and leave. The residents remain and vote.

We feel

rezoning (and the city plan) is bad for the following reasons:

* About

the law suit risk. It's a risk - NOT a definite - that we would not win.

There is a better chance that we would win than loose. Assessing

risks, it's one worth taking.

* Worst case scenario, we lose the fight

for the north terminal, and the rezoning happens in that area alone -

instead of sweeping through the most significant piece of Alexandria's

waterfront with higher density and height in the heart of the

historic district.

* Traffic and parking congestion. Once you cross King

Street, the first block off King is already a traffic snarl, complete

with beer trucks, food trucks, linen trucks, trash trucks. It CANNOT

sustain the traffic that a hotel would bring with it. And a 150 room

hotel is NOT a boutique hotel. That is a full fledged hotel - big enough

to accommodate tour groups that come with tour buses, and all of the other

services mentioned above that will be needed to run a hotel, and the

guests who come with cars. And the removal of hundreds of parking

spaces that are currently used and needed by the residents in the area due

to the rise in commercial development. This is a terrible location

for a hotel. The north side, maybe, because the roads are much wider

and better arteries in and out of town. Hotels south of King Street

- BAD IDEA!!!

* Speaking of South of King Street, between Prince and

Wilkes Street, the waterfront borders the most pristine historic

residential quadrant of Old Town, the south east quadrant. We, the home

owners in this area painstakingly hold up our end of the bargain. We

don't touch our homes without BAR, and sometimes City Council approval,

in an effort to keep Old Town authentic and charming and attractive to

tourists. Now, please have consideration for us! Keep this quadrant

residential. I know the developers have "by right" rights but city council can direct that development. Please do not allow commercial development to sprawl through our neighborhood. Yes, we have lived with "commercial" property, Robinson Terminal South, but it has been "passive" commercial, as you are aware. The waterfront commercial sprawl south of Prince Street along Union, would remove the buffer zone that now exists between heavy commercial use and 100 % residential area we now enjoy and want to maintain. Please help us maintain our sense of neighborhood. If you drive anywhere within 300 feet of the proposed development in our quadrant, you have seen the signs - NO REZONING!!! Residential properties with the current zoning, with stringent set back rules and guidelines (I think Harborside's park is wonderful - and it IS totally open to all who want to use it - and another similar park in front of a residential development at Robinson Terminal South would be a great buffer and continue the waterfront continuity open plan. It would encourage "strollers" not tourists who would be driven into the residential zone by continuous commercial use in that spot. And the residential development would have to provide parking for its residents - 2 spots per household.

* The block between the water and Union Street on Prince, Duke Wolfe and Wilkes streets, should not allow any development . There should be a clear view of the river when driving or walking down those streets straight through to the water. It is one the most charming points of Old Town that the river can be enjoyed from blocks away. If those views are closed off by development, we will

resemble Georgetown, which has lost its connection to the river all together...with its "continuous waterfront".. Let's keep ours -

those water views can be enjoyed from blocks and blocks away - not just

the waterfront because of these fingers that stretch down to the river.

Now for the City Plan As Is:

* It's flawed. It's half

baked.

*First - rezoning. It's backwards thinking. I thought Alexandria

wanted to be known as the "green" forward thinking city. Why

undo a well thought out zoning plan for our city? There was thought

behind the 1990's rezoning. There was the realization that Alexandria's

urban renewal had major flaws and this was an attempt to set the city

back on the right path. Don't give up!

* Traffic and Parking. No design

in place. Work out the details after rezoning? REALLY? Did the City

Council not learn anything from BRAC??? One mistake, shame on you.

Second mistake, shame on me - if I vote for someone who doesn't learn

from their mistakes. There have been no soil studies to indicate if

"underground" below sea level parking is possible or affordable

(bet not!) or to give us the estimated costs of pier and dock building,

which are costs the city will incur - directly - and surely if the

developers find they can't afford underground parking, they will come back

to the city in one of two ways - either kick in some money for it - or

allow them to build above ground parking and then go higher with their

hotels to make up the floors they are loosing in parking. Just wait and see!

* Not considering GenOn in the master plan is plain dumb! Why not

build all of the hotels there in
"faux town" and bring the

tourists in on light rail - drop them at the north end of town - where

maybe
there could be a museum - and let them stroll the riverfront to the

real Old Town. Let's keep Old
Town authentic - that's why people come -

We don't get the tourists from National Harbor here
because we are a

second National Harbor!!! They come because we are unique!!

In

closing, please consider the impact your vote will have on our beautiful,

fragile waterfront. You
only have one chance to get it right.

Vote NO

on rezoning the entire waterfront! Our votes for council members will be

tied to this vote.
See you on the 21st.

Beth and Brian Gibney
300

South Lee Street
Alexandria, Va 22314

Jackie Henderson

From: Robert Agnor <robert.j.agnor@verizon.com>
Sent: Sunday, January 15, 2012 7:59 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: For our City Leaders- You are Citizens too
Attachments: ATT00001.txt

COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Sun Jan 15, 2012 19:58:42] Message ID: [36030]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Robert
Last Name: Agnor
Street Address: 205 North Columbus Street
City: Alexandria
State: Virginia
Zip: 22314
Phone: 703 801 0175
Email Address: robert.j.agnor@verizon.com
Subject: For our City Leaders- You are Citizens too

Hello. I have met with you before in your offices and in other forums and you have my respect. I was previously on staff of the City of Roanoke, Virginia, and you , like they, have a unique drive I admire but don't fully understand, that of public service that truly demands so much of you.

I would to ask you to consider yourselves now as Alexandria residents, and to look at our waterfront from across the river, and see what a jewel our city has in its unspoiled waterfront.

Comments: What will you say to your children or your children's children, when they ask, "why is the waterfront like that", years from now. Will it be, "I was a part of its preservation," or will you say "I paved paradise and put up a parking lot?."

But the hotels won't be a parking lot. They will be a permanent blight. Never again will we see the parade of lights, because the light pollution from the hotels will forever turn our waterfront into a cheapened commercial enterprise. We will be just

another mediocre town or the "Second National Harbor."

Please, don't rezone the waterfront, give our citizens a voice in the process on what goes on, and don't allow hotels on our waterfront. Please consider yourself a citizen of Alexandria as well as a leader that says when so many oppose the current waterfront plan, you know

it's not right for you to approve.

Thank you.

Dr. Robert Agnor

Jackie Henderson

From: JM Guerin <heyjg@hotmail.com>
Sent: Sunday, January 15, 2012 7:57 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront zoning
Attachments: ATT00001.txt

COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Sun Jan 15, 2012 19:57:20] Message ID: [36029]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: JM
Last Name: Guerin
Street Address: S. Royal Street
City: Alexandria
State: VA
Zip: 22314
Phone: 703.346.8588
Email Address: heyjg@hotmail.com
Subject: Waterfront zoning

Dear Mayor, Vice Mayor and Council Members,

This is a request to delay

the vote scheduled for Saturday, and instead consider a compromise that

would not include new hotels at the Alexandria (Old Town) waterfront.

Comments: A new plan which would include beautiful renovations focused on community accessibility and maintaining historic integrity would be favorable: e.g., parks, appropriate restaurants, public marinas.

Thank

you for your consideration.

Jackie Henderson

From: Barbara Pringle <bpringle9@comcast.net>
Sent: Sunday, January 15, 2012 7:02 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront Plan
Attachments: ATT00001.txt

COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Sun Jan 15, 2012 19:01:39] Message ID: [36026]

Issue Type: Mayor, Vice Mayor, and Council Members

First Name: Barbara

Last Name: Pringle

Street Address: 216 Wolfe Street

City: Alexandria

State: VA

Zip: 22314

Phone: 703-519-8252

Email Address: bpringle9@comcast.net

Subject: Waterfront Plan

Dear Mr. Mayor and Vice-Mayor and Members of City Council: I am writing to

register my strong opposition to the proposed Small Area Plan for the Alexandria Waterfront and surrounding area. This plan was developed with

insufficient input from ordinary residents of the city, and it fails to take into account adequately the the long range effects of increased density of use in the waterfront area of Old Town. What attracts both tourists to visit and residents to live in this area is the charm and

Comments: history associated with the area, as well as the sense of space and openness afforded by the Potomac River. This area, while in need of a face lift due to changing economic pursuits along the river, is the key to Alexandria's identity as an historical river port, and it is this identity, in large measure (with a big nod to the Torpedo Factory Art Center) what draws people to our city center. I strongly urge that next Saturday the Small Area Plan be put on hold, and a series of WELL PUBLICIZED public meetings be held to listen to the citizens of Old Town and of other areas

of the city about what their vision for this city ten years and twenty-five years from now be held. (These should be chaired by respective citizens' associations or some other citizen representatives who are not attached to city government or business organization with a possible interest in the outcome.) Also, a major environmental study and also a traffic and parking study, both by disinterested parties, need to be made. Then it will be time to reexamine a plan for waterfront development. Sincerely, Barbara Pringle

Jackie Henderson

From: Kimberly Newman <KimNewman@aol.com>
Sent: Sunday, January 15, 2012 4:13 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront Plan
Attachments: ATT00001.txt

COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Sun Jan 15, 2012 16:12:31] Message ID: [36025]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Kimberly
Last Name: Newman
Street Address: 100 West Rosemont Avenue
City: Alexandria
State: Virginia
Zip: 22301
Phone: 7037392492
Email Address: KimNewman@aol.com
Subject: Waterfront Plan
Comments: Please support it. Thanks.

Jackie Henderson

From: Matthew Bair <mmbair@hotmail.com>
Sent: Sunday, January 15, 2012 4:11 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront Redevelopment Plan
Attachments: ATT00001.txt

COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Sun Jan 15, 2012 16:11:07] Message ID: [36024]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Matthew
Last Name: Bair
Street Address: 1109 Powhatan St
City: Alexandria
State: VA
Zip: 22314
Phone: 703-417-8013
Email Address: mmbair@hotmail.com

Subject: Waterfront Redevelopment Plan
Dear Mayor and City Council,

I look forward to the upcoming meeting on the waterfront redevelopment. It gives the you an opportunity to demonstrate whether you can deliver for the people of Alexandria, after committing a series of blunders – of which the Mark Center is the most prominent.

The stakes are high this time, because poor decisions will impact the heart and soul of Alexandria. I am a frequent walker along the

Comments: riverfront. I enjoy walking from my home on Powhatan Street to the foot of King Street and beyond.

All I needed to read from the latest report was that the private sector does not even want to build hotels on the Robinson Terminal sites to realize you are likely to follow the same type of reasoning that resulted in the Mark Center.

Whether Alexandria is bestowed with two more Mark Centers is in your hands. I wish you the best

of luck and realize it is not easy.

This is the sole issue that will
determine my vote in the next election.

Regards,

Matthew Bair
1109

Powhatan St.

Jackie Henderson

From: Charles Schwidde <cmschw@comcast.net>
Sent: Sunday, January 15, 2012 1:35 PM
To: Jackie Henderson
Subject: COA Contact Us: Waterfront redevelopment proposal
Attachments: ATT00001.txt

COA Contact Us: City Clerk and Clerk of Council Jackie M. Henderson

Time: [Sun Jan 15, 2012 13:34:32] Message ID: [36020]

Issue Type: Jackie M. Henderson
First Name: Charles
Last Name: Schwidde
Street Address: 4200 Ormond Avenue
City: Alexandria
State: VA
Zip: 22304
Phone: 703-370-9645
Email Address: cmschw@comcast.net
Subject: Waterfront redevelopment proposal
Please forward to the members of Alexandria City

Council

Dear Members of the City Council,

My wife and I are opposed

to the proposal to redevelop the waterfront area in
Old Town. We have

Comments: been residents of Alexandria for 33 years and we are very concerned by
the

pace and scope of development we have seen! BRAC and now Waterfront

Redevelopment are but two of the latest examples of development run
amok.

The density changes in this lovely city have been enormous. Traffic during
peak periods is a real problem. And, the quiet enjoyment one gains from
green space is being steadily eroded.

We and many of our friends and

neighbors are opposed to this waterfront redevelopment proposal which is
likely to exacerbate the existing parking and travel problems in Old Town.

We ask each member of the Alexandria City Council to oppose this
proposal.

Sincerely yours,

Charles and Mary Schwidde
Alexandria

since 1978

Jackie Henderson

From: Wilhelmina Dixon <Willsha1@yahoo.com>
Sent: Sunday, January 15, 2012 1:06 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront plan
Attachments: ATT00001.txt

COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Sun Jan 15, 2012 13:05:40] Message ID: [36019]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Wilhelmina
Last Name: Dixon
Street Address: 3628 Trinity Drive
City: Alexandria
State: VA
Zip: 22304
Phone: 703-751-2977
Email Address: Willsha1@yahoo.com
Subject: Waterfront plan
Comments: Vote NO on waterfront plan!

Jackie Henderson

From: Ronda Devore <rondamae@yahoo.com>
Sent: Sunday, January 15, 2012 10:08 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: waterfront developement
Attachments: ATT00001.txt

COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Sun Jan 15, 2012 22:08:02] Message ID: [36032]

Issue Type: Mayor, Vice Mayor, and Council Members

First Name: Ronda

Last Name: Devore

Street Address: 7014 Leesville Blvd

City: springfield

State: va

Zip: 22151

Phone: 703-994-9475

Email Address: rondamae@yahoo.com

Subject: waterfront developement

Hello,

I spend most of my weekends in old town dining out and shopping
and am opposed to your waterfront development. I will cease to do this

because of the crowding and parking. Please hold off on your vote
Saturday

Comments: and instead develop a compromise plan, including no hotels and re-zoning.

Sincerely,

Ronda DeVore

Jackie Henderson

From: Sandy Northrop <sandynorthrop@mac.com>
Sent: Monday, January 16, 2012 6:57 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Linda Owens; Rob Krupicka; Elizabeth Jones
Subject: COA Contact Us: Waterfront Plan
Attachments: ATT00001.txt

COA Contact Us: Mayor, Vice-Mayor and Council Members

Time: [Mon Jan 16, 2012 06:57:19] Message ID: [36033]

Issue Type: Mayor, Vice-Mayor and Council Members

First Name: Sandy

Last Name: Northrop

Street Address:

City: Alexandria

State: VA

Zip: 22314

Phone: 703 836 1202

Email Address: sandynorthrop@mac.com

Subject: Waterfront Plan

I attended many of the waterfront planning group meetings and was impressed

by the work each member had put into his/her task--both the appointed

members and particularly the City of Alexandria's staff. Bravo.

However,

I do not believe that you should rush into a final decision at this time.

Alexandria has been around for over 200 years and here's hoping it will

Comments:

be here another 200. The decisions you are about to vote on could

dramatically alter the cityscape and potentially rob Alexandria of its

uniqueness. What makes us unique is our history.

Please slow down.

Many thanks, Sandy Northrop

Jackie Henderson

From: Carlisle Bean <cbean29@comcast.net>
Sent: Monday, January 16, 2012 1:37 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Draft Waterfront Plan
Attachments: ATT00001.txt

COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Mon Jan 16, 2012 13:36:32] Message ID: [36038]

Issue Type: Mayor, Vice Mayor, and Council Members

First Name: Carlisle

Last Name: Bean

Street Address: 5051 Minda Court

City: Alexandria

State: VA

Zip: 22304

Phone: 7038235657

Email Address: cbean29@comcast.net

Subject: Draft Waterfront Plan

As an architect, I know the value of master planning. And I am aware that any master plan is only good for about five years into the future. Too many things change over that period of time, and most of them are unforeseeable.

Unimplemented recommendations quickly become invalid. Change occurs so

rapidly that the useful life of a master plan is increasingly diminished.

Yet, the City plods ahead with its own master plan, the

Comments: Draft Waterfront Use Plan. Begun in 2007, the plan is already five years old and is hopelessly outdated. Just on general principles, it should be scrapped. But many unexpected new developments, such as the imminent availability of the Mirant Power Plant site, make its original assumptions erroneous and its current conclusions dubious. Throughout the process, citizens have attempted to make thoughtful and vital recommendations, but most of them seem to have been ignored. It is time for the City Council

to drop its Draft Waterfront Use Plan, and start over.

Continued

efforts to steamroll ahead and ignore or nullify citizen input look more and more like attempts to justify all the time and money that has already been wasted.

I urge the City Council to scrap the current Draft Waterfront Use Plan and start over with a clean slate which takes into account all available new data and mitigating factors, and provide a full and transparent oversight role for the Citizens of Alexandria.

Jackie Henderson

From: Benjamin Richardson <benjamin.c.richardson@gmail.com>
Sent: Monday, January 16, 2012 6:05 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Rezoning the Waterfront
Attachments: ATT00001.txt

COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Mon Jan 16, 2012 18:04:53] Message ID: [36048]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Benjamin
Last Name: Richardson
Street Address: 405 Franklin St
City: Alexandria
State: Va
Zip: 22314
Phone: 858-736-5474
Email Address: benjamin.c.richardson@gmail.com
Subject: Rezoning the Waterfront
- Don't rezone the waterfront!
- We want a different waterfront plan!
Comments: -
Slow down the planning process and include citizens!

Jackie Henderson

From: Juan P Jacobo <Jaleo4@aol.com>
Sent: Monday, January 16, 2012 4:34 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront Plan
Attachments: ATT00001.txt

COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Mon Jan 16, 2012 16:34:09] Message ID: [36046]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Juan P
Last Name: Jacobo
Street Address: 813 Prince St.
City: Alexandria
State: VA
Zip: 22314
Phone: 7038995322
Email Address: Jaleo4@aol.com
Subject: Waterfront Plan
Comments: Slow down the planning process and include citizens!

Jackie Henderson

From: Elizabeth Murphy <enmurphy@comcast.net>
Sent: Monday, January 16, 2012 4:17 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Linda Owens; Rob Krupicka; Elizabeth Jones
Subject: COA Contact Us: Waterfront Rezoning
Attachments: ATT00001.txt

COA Contact Us: Mayor, Vice-Mayor and Council Members

Time: [Mon Jan 16, 2012 16:17:29] Message ID: [36044]

Issue Type: Mayor, Vice-Mayor and Council Members
First Name: Elizabeth
Last Name: Murphy
Street Address: 4005 Harris Pl
City: Alexandria
State: va
Zip: 22304
Phone: 7032129589
Email Address: enmurphy@comcast.net
Subject: Waterfront Rezoning
• Don't rezone the waterfront!
• We want a different waterfront plan!
•
Comments: Slow down the planning process and include citizens!
Thank

you,
Elizabeth Murphy

Jackie Henderson

From: George Demetriades <gdemetch@gmail.com>
Sent: Monday, January 16, 2012 3:30 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront Plan
Attachments: ATT00001.txt

COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Mon Jan 16, 2012 15:30:12] Message ID: [36040]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: George
Last Name: Demetriades
Street Address: 943 Powhatan Street
City: Alexandria
State: VA
Zip: 22314
Phone: 571.335.3101
Email Address: gdemetch@gmail.com
Subject: Waterfront Plan

Ladies and Gentlemen,

I urge you to vote against the waterfront plan.

It may be a good deal for developers and tourists but it is a bad deal

for those of us who live here; not to mention our environment, our

tradition of historic preservation, our parking, our traffic, the future

of Old Town (after this, I will refer to it as "made-to-look-old

Comments: town; because this plan will relegate us to the posterity of placelessness

and the land of "Generica" where everything is made to look old

but you know it isn't); ultimately it is a bad deal for all of

Alexandria.

It seems to me the best reason anyone has come up with for

this plan is that it raises revenue. Does the development at Potomac

Yard and the redevelopment of the Berg not bring in enough for you? During

a

time when everyone else is cutting back, we remain one of the wealthiest municipal governments in the country. If you guys can't figure out how to get by on an annual budget of over a half billion dollars, you have neither the vision, intellectual integrity nor intellect to hold the offices you do. The people have started to figure that out. Do more with less. Or just plain do less. Do not mortgage the future of our city on this contrived sense of urgency.

It's high time for each of you to stand up for the people who have elected you. To do less is both the status quo and shameful.

-George Demetriades

Jackie Henderson

From: Deborah Cureton <deb cureton@earthlink.net>
Sent: Tuesday, January 17, 2012 6:50 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Alexandria Waterfront Plan
Attachments: ATT00001.txt

COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Tue Jan 17, 2012 18:50:12] Message ID: [36089]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Deborah
Last Name: Cureton
Street Address: 119 Queen St
City: Alexandria
State: Va
Zip: 22314
Phone: 703-575-7810
Email Address: deb cureton@earthlink.net
Subject: Alexandria Waterfront Plan

Dear Members of City Council,

Don't rezone the waterfront!! The current

density levels for the waterfront approved in the 1992 plan are more than sufficient to allow for development of the waterfront that is more reasonable and appropriate given the small area covered by the plan.

Higher density levels will degrade the historic character and charm of this city, not to mention property values of those directly affected by the proposed plan, by increasing the traffic, parking difficulties and noise

Comments: levels.

I want a different waterfront plan!! I am not opposed to

development--just not at the levels proposed in the city's plan. Instead of crowding the waterfront with 3 hotels in an 8 block distance, i don't

understand why the hotels cannot be dispersed more widely on the waterfront. The Gen On property provides one opportunity to spread the development out and not continue to crowd an already crowded area of the

historic district. In addition, putting more development up on the north

end would allow for "enlivening" areas that are currently pretty
desolate in the evening after workers leave their offices.

Slow down the

planning process and address the concerns of the residents who will be
directly impacted by this plan!! It is still not clear why City Council

feels the urgency to approve development on these 3 proposed hotel sites
at

this particular time. As I understand, representatives of the 2 Robinson

Terminal properties informed the Mayor's special waterfront committee
that

it has no immediate development plans for either site. As such, why can't

the City Council take time to listen and find a more satisfactory

resolution to the density level concerns of the residents. These residents

purchased their properties, investing handsome sums, based on the
existing

zoning levels. Before the City chooses to now try to change the terms
under

which these homeowners bought their properties, it is only right to make
every effort to address their issues.

Sincerely,
Deborah Cureton

Jackie Henderson

From: carol terwilliger <carolhterwilliger@yahoo.com>
Sent: Monday, January 16, 2012 8:09 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: zoning
Attachments: ATT00001.txt

COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Mon Jan 16, 2012 20:09:28] Message ID: [36050]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: carol
Last Name: terwilliger
Street Address: 714 Potomac St.
City: Alexandria
State: va
Zip: 22314
Phone: 703-519-1977
Email Address: carolhterwilliger@yahoo.com
Subject: zoning
Please DO NOT VOTE ON 1/21/12. Please work for a compromise.
Thank
Comments:
you,
Carol Terwilliger

Jackie Henderson

From: Ruth McCray <Rhmccray_77@hotmail.com>
Sent: Tuesday, January 17, 2012 7:05 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us:
Attachments: ATT00002.txt

COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Tue Jan 17, 2012 07:04:47] Message ID: [36053]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Ruth
Last Name: McCray
Street Address: 620 S. St. Asaph Street
City: Alexandria
State: VA
Zip: 22314
Phone: 571.225.7394
Email Address: Rhmccray_77@hotmail.com
Subject:

All,

Please take a deep breath and reconsider your position on the Waterfront Plan.

Don't rezone the waterfront!!!
We, the people want

a different waterfront plan!
Slow down the planning process and include

Comments: the citizenry!

We, the people want a plan that is good for all, not just a select few.

Thank you in advance for reconsidering this critical matter before you.

R. H. McCray

Jackie Henderson

From: Harlene Clayton <hculclay@aol.com>
Sent: Tuesday, January 17, 2012 9:40 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront
Attachments: ATT00001.txt

COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Tue Jan 17, 2012 09:39:44] Message ID: [36057]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Harlene
Last Name: Clayton
Street Address: 1408 Oakcrest Drive
City: Alexandria
State: VA
Zip: 22302
Phone: 703-931-7471
Email Address: hculclay@aol.com
Subject: Waterfront

Dear Mr. Mayor and Members of Council:

We would like to sign on as

supporters of the City staff's waterfront plan currently before you and

scheduled for a vote on January 21, 2012. The staff and consultants, along

with many citizens groups have spent an ample amount of time studying what

is best for Alexandria's waterfront. After watching all sides thoughts and

input, we believe that the plan you now have is economically the best for

Comments: the city and provides alot of attractive improvements.

The Council has

listened to many voices and opinions, and we feel that now is the time for

adoption of a plan that benefits all Alexandrians. Thank you for the many

hours you have given on this issue and for your listening

ears.

Sincerely,
Harlene and Bill Clayton
1408 Oakcrest

Drive

Alexandria, VA 22302

Jackie Henderson

From: jean MacHarg <jmacharg@pattonboggs.com>
Sent: Tuesday, January 17, 2012 9:21 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: waterfront
Attachments: ATT00001.txt

COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Tue Jan 17, 2012 09:20:53] Message ID: [36056]

Issue Type: Mayor, Vice Mayor, and Council Members

First Name: jean

Last Name: MacHarg

Street Address: 520 Fort Williams Parkway

City: alexandria

State: va

Zip: 22304

Phone: 703 823 5237

Email Address: jmacharg@pattonboggs.com

Subject: waterfront

I write in opposition to the current plan. Denisty on the waterfront is irreversible. Citizens of this generation and future generations will rue the day when the waterfront was taken away from them. Waterfront is precious. Hotels can be built anywhere. Let's slow down and get work through the knotty issues toward consensus. We don't have it yet.

Jackie Henderson

From: Bill Hendrickson <whendrick@aol.com>
Sent: Tuesday, January 17, 2012 10:21 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: waterfront plan
Attachments: ATT00001.txt

COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Tue Jan 17, 2012 10:21:28] Message ID: [36060]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Bill
Last Name: Hendrickson
Street Address: 304 E, Spring St.
City: Alexandria
State: VA
Zip: 22301
Phone: 703-519-9410
Email Address: whendrick@aol.com
Subject: waterfront plan

Dear Mayor Euille and members of the City Council:

Although I strongly

support the city's waterfront plan, I believe it has a major flaw: It does not provide enough funding for the features needed to transform the area into a truly vital, distinctive place.

The plan includes projects that should really be part of the city's normal capital budget; for example, flood mitigation and Windmill Hill Park improvements. The cost of these

Comments: improvements will crowd out funding for the elements that could make the waterfront special, especially the art walk and history proposals. Reducing hotel uses—and the revenues they are expected to bring in—would further reduce the probability that distinctive elements will be built. If we can't create a distinctive waterfront, we'll never have a successful waterfront—one that people value and want to visit.

I urge you to

approve the plan and then do four things:

(1) Ask staff to do a

detailed study of the cost of the elements needed to create a distinctive place. If money from developers and tax revenues isn't sufficient, consider taxpayer funding to make up the difference. If the waterfront is to be a special place for all residents, funding from all taxpayers can be justified.

(2) Appoint a committee—distinct from any implementation

committee—of design professionals, artists, and others to help educate the

public and refine and advance the thinking about the elements and features

of the plan that can transform the waterfront into a special place. This committee can work to overcome a major obstacle to creating a distinctive place: the tendency of people to be too rigid and stodgy in their thinking about design. The committee should especially focus on the art walk and history proposals.

(3) On the three development sites in which hotels

are allowed, demand the highest architectural standards, and even insist on

design competitions. The challenge south of King Street will be to find designs that fit into our historic fabric. Surely this can be done while also creating distinctive architecture.

(4) For the Robinson Terminal

North location, consider a truly striking piece of architecture of the caliber done by signature architects such as Frank Geary or Santiago Calatrava. This site lends itself to iconic architecture because the land juts into the Potomac River and overlooks the Washington skyline. It is also now surrounded by modern office buildings and townhouses with little trace of Alexandria's history.

The task of transforming the waterfront into a distinctive place will not be easy, given that one of the chief features of today's waterfront is its lack of distinction. The waterfront is mostly a semi-private enclave of townhouses and office buildings.

The challenge will be compounded by the generally unimaginative designs of the existing parks and public spaces. To be sure, walking or bicycling

along the waterfront can be enjoyable, but visually, most of the waterfront is boring.

In the long debate over the waterfront plan, there was unfortunately relatively little public discussion about what makes a public place distinctive. It's easier to show examples of such a place than to explain it, but in essence, a distinctive public place is one in which the various elements are combined in such a way that they enliven the senses, prompting people to visit and to think, "Wow, this is really special."

I feel fortunate to live in the Washington, DC, area where there are so many distinctive places to visit. I hope that Alexandria's waterfront can eventually become one of those. We have an enormous opportunity ahead of us. Thank you.

Bill Hendrickson

Jackie Henderson

From: Margaret Wood <woodm72@aol.com>
Sent: Tuesday, January 17, 2012 11:30 AM
To: William Eulle; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront Small Area Plan
Attachments: ATT00001.txt

COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Tue Jan 17, 2012 11:30:15] Message ID: [36066]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Margaret
Last Name: Wood
Street Address: 711 Potomac St
City: Alexandria
State: Virginia
Zip: 22314
Phone: 571-483-0720
Email Address: woodm72@aol.com
Subject: Waterfront Small Area Plan

Dear Mayor Eulle, Vice Mayor Donnelly, and Council Members,

I am writing to you to ask that you defer voting this coming Saturday on the waterfront small area plan. I believe it is critical before any approvals are made that a full capacity analysis is completed on traffic, parking, fire and rescue as well as marine operations. This type of reality check would reveal the additional infrastructure issues and unknown costs. The city than can meet future developers with requirements not guidelines for development, and demand the appropriate cost share developers will need to contribute.

We need to prevent another blindside as we have experienced with Brac 133, and Potomac Yards metro stop. All of these concerns could have been identified up front by

such a process creating a
much more realistic picture of what the

requirements, cost and demands were and should have been
required from

developers. These oversights have burdened the city to provide the

"fixes". It has
scarred the esthetic nature of the communities

affected. It has significantly downgraded the property
values of the home

owners (our city's tax base). Along with all of this it has significantly

eroded
public trust by not protecting the best interest of the community

first. Let's not be penny wise and
pound foolish. Spend the money now

up front and arm yourself with critical information. Weigh this

information against the current plan, and than decide

Successful waterfront plans have a large backing from their community.

We all know that there is a
large portion of this community who rejects

this plan, whether on an individual basis, thru CAAWP, or
other citizen

organizations such as the Old Town Civic Association. Do the right thing.

build a great
waterfront. Take the proper action to restore the publics

trust.

My best wishes to all of you...see you Saturday,
Margaret

Jackie Henderson

From: Lynn Bostain <lynnbostain@yahoo.com>
Sent: Tuesday, January 17, 2012 11:11 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront plan
Attachments: ATT00001.txt

COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Tue Jan 17, 2012 11:11:28] Message ID: [36064]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Lynn
Last Name: Bostain
Street Address: 5695 Rayburn Avenue
City: Alexandria
State: VA
Zip: 22311
Phone: 703.379.2629
Email Address: lynnbostain@yahoo.com
Subject: Waterfront plan
Mayor Euille and City Council Members,
I support CAWWP's efforts to avoid
ruining the waterfront view in Alexandria. This city has a wonderful
opportunity with CAWWP's recommendations to keep the waterfront for all
Comments: citizens and to avoid polluting the waterfront with more development. We
need to pay attention to what is best for all, and CAWWP's efforts
embrace
that.
Please vote with CAWWP on January 21.

Jackie Henderson

From: Ann Korky <akkorky@gmail.com>
Sent: Tuesday, January 17, 2012 11:16 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront Development Plan
Attachments: ATT00001.txt

COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Tue Jan 17, 2012 11:15:57] Message ID: [36065]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Ann
Last Name: Korky
Street Address: 508 Gibbon St.
City: Alexandria
State: VA
Zip: 22314
Phone: 7037390090
Email Address: akkorky@gmail.com
Subject: Waterfront Development Plan

I understand City Council will vote shortly on the waterfront development plan, and I am concerned at the implications of the current proposal for those of us who live in Old Town. Increased traffic and competition for parking are only part of the problem; blocking access to waterfront vistas is also an issue, not just for residents but for all who would seek to enjoy what the riverfront has to offer. And a plan that does not address

Comments: the soon-to-be-closed power plant on the north end of Old Town is simply inadequate.

As a home owner and tax payer on Gibbon St., I have to note that we have already borne the brunt of serving as the "haul route" both for the Wilson Bridge project and now for the renovation of Jones Point Park. Construction of hotels would seem inevitably to prolong the parade of trucks that pass daily up our street. I for one

am tired of the noise and dust.

The conclusion I have reached is this--a

City Council that is elected entirely at large is a City Council that is

answerable to no one and represents no one. Those in the West End have

learned this through the BRAC
process and we are seeing it once again

with the waterfront front plan. I urge you to listen to the voices of

citizens of Alexandria, those you purport to serve.

Jackie Henderson

From: Kitty Ray <TheCat751@aol.com>
Sent: Tuesday, January 17, 2012 10:18 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Re: Waterfront Plan
Attachments: ATT00001.txt

COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Tue Jan 17, 2012 10:18:22] Message ID: [36059]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Kitty
Last Name: Ray
Street Address: 3705 Fort Worth Avenue
City: Alexandria
State: VA
Zip: 22304
Phone: 7037511282
Email Address: TheCat751@aol.com
Subject: Re: Waterfront Plan

Mayor Euille and City Council Members: I strongly urge you to postpone any decision on the waterfront development until after the upcoming election. The divisions caused by the waterfront development decisionmaking process are causing further damage to the already shaky foundation of trust necessary for a sound community. I, and many others I know, are concerned that the waterfront development will become another BRAC-133; a Frankenstein, about which City leaders have expressed surprise and disavowed responsibility.

I do not believe that there is a need for action before the election. And now that the power plant location will become available, it would seem that reconsideration of the plans would be in order. In any event, the City's political leadership could change significantly in the 2012 election.

I have lived in Alexandria for 38 years and, along with my husband, have raised three daughters here. In

addition to a home, we own a business in the City. We have treasured the "small town", historic feel of Alexandria and been proud to show it off to visiting family and friends. They tend to be impressed that Alexandria has maintained this feel despite its proximity to the Nation's capital. They also tend to be surprised that the waterfront is not more attractive, noting that other waterfront towns with lesser historic pedigrees have done much better.

Lets not make another historic mistake
and do further harm to our sense of community.

Thank you.

Jackie Henderson

From: Brian Marquis <Brian@MarquisGraphicDesign.com>
Sent: Tuesday, January 17, 2012 1:56 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront plan
Attachments: ATT00001.txt

COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Tue Jan 17, 2012 13:56:01] Message ID: [36073]

Issue Type: Mayor, Vice Mayor, and Council Members

First Name: Brian

Last Name: Marquis

Street Address: 1509 King Street

City: Alexandria

State: Virginia

Zip: 22314

Phone: 703 519-7916

Email Address: Brian@MarquisGraphicDesign.com

Subject: Waterfront plan

Dear Mayor and Alexandria City Council members,

While I have been

concerned with the waterfront redevelopment issue for some time, this is

the first time I have contacted anyone on the City Council about it. But

with the more I have read and discussed with other city residents and

business owners, I feel compelled to write now. While I support some

careful and considered redevelopment on the waterfront, I am AGAINST the

Comments: current plan as it has been proposed. I do NOT support the increase in

density or the plan for hotels that are currently proposed. No amount of

increased tax revenue is worth the permanent damage and over development

of our unique and historic waterfront that this plan will cause. So I

would urge all council members to vote against this plan as it is

currently proposed. Our great waterfront has been around for several

hundred years so another year or
more, time to more carefully consider

all our options, will not matter.

I have lived in this area most of my

life, being an Alexandria City resident for over 30 years, and now an

Alexandria small business owner for 20 years. I was at the Torpedo

Factory when it first opened in 1974
and have been involved with our

city's art community ever since, actually working with the Torpedo

Factory many years later. I've worked on several Waterfront Festivals and

was part of our very first two
First Night Alexandria events. I've helped

with the city's first skateboard park and on many other city
related

projects, as well as won an award for the new sign system in the Holmes
Run

Park. I also designed
several of the city's past annual reports and I now

work with the ACPS on education related projects.

I list all that to

illustrate that I care about this city and have a deep connection with it,

its past and its
future. I feel the waterfront plan as it is proposed is

not in the city's best long term interest and, like the
BRAC building, is

something we will come to regret. So on January 21st I hope the council

members will
NOT pass this plan as it is currently proposed.

Brian

Marquis
Marquis Graphic Design Associates
1509 King Street
Alexandria,

VA 22314
P 703 519-7916
F 703 548-4329
E Brian@MarquisGraphicDesign.com

Jackie Henderson

From: elizabeth gibney <bethgibney@gmail.com>
Sent: Tuesday, January 17, 2012 11:04 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Linda Owens; Rob Krupicka; Elizabeth Jones
Subject: COA Contact Us: Waterfront
Attachments: ATT00001.txt

COA Contact Us: Mayor, Vice-Mayor and Council Members

Time: [Tue Jan 17, 2012 23:04:18] Message ID: [36095]

Issue Type: Mayor, Vice-Mayor and Council Members
First Name: elizabeth
Last Name: gibney
Street Address: 300 South Lee Street
City: alexandria
State: VA
Zip: 22314
Phone: 703 836-8048
Email Address: bethgibney@gmail.com
Subject: Waterfront
Mr. Smedberg

You are NOT listening to your Old Town neighbors and
electorate. in a great majority, WE DO NOT WANT
THE CITY's WATERFRONT
PLAN! WE DO NOT WANT YOU TO VOTE TO REZONE THE
WATERFRONT.
Comments: Please hear us
now - don't wait to hear us on election day!
Beth and Brian Gibney
300
South Lee Street
Alexandria, Va 22314

Jackie Henderson

From: Sergey Mishkovskiy <Sergey_dc@comcast.net>
Sent: Tuesday, January 17, 2012 8:02 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Don't rezone waterfront!
Attachments: ATT00001.txt

COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Tue Jan 17, 2012 20:01:56] Message ID: [36092]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Sergey
Last Name: Mishkovskiy
Street Address: 821 Duke Street
City: Alexandria
State: VA
Zip: 22314
Phone:
Email Address: Sergey_dc@comcast.net
Subject: Don't rezone waterfront!
Don't rezone waterfront!
We want a different waterfront plan!
Comments: Slow down

the planning process and include citizens!

Jackie Henderson

From: Yelena Mishkovskiy <Helenm2@comcast.net>
Sent: Tuesday, January 17, 2012 7:59 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Don't rezone waterfront!
Attachments: ATT00001.txt

COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Tue Jan 17, 2012 19:59:17] Message ID: [36091]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Yelena
Last Name: Mishkovskiy
Street Address: 821 Duke Street
City: Alexandria
State: VA
Zip: 22314
Phone:
Email Address: Helenm2@comcast.net
Subject: Don't rezone waterfront!
Don't rezone waterfront!
We want a different waterfront plan!
Comments: Slow down

the planning process and include citizens!

Jackie Henderson

From: Sandy Murphy <heysandym@comcast.net>
Sent: Tuesday, January 17, 2012 5:10 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Approve the Waterfront Plan
Attachments: ATT00001.txt

COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Tue Jan 17, 2012 17:09:41] Message ID: [36083]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Sandy
Last Name: Murphy
Street Address: 613 Tivoli Passage
City: Alexandria
State: VA
Zip: 22314
Phone:
Email Address: heysandym@comcast.net
Subject: Approve the Waterfront Plan
Dear Mayor, Vice Mayor & Members of Council: I will not be able to attend the public hearing on the Waterfront Plan, so wanted to voice my support for the plan and urge you to vote for approval. I have lived in Alexandria for many years, the last 13 years in Portner's Landing Townhouses up in the north end of Old Town. It is time to move forward with improving our waterfront. We don't need more delay nor more misinformation from opponents who don't like change. Please do what is best for the City and approve the waterfront plan. Thank you for your consideration.
Sandy Murphy

Jackie Henderson

From: marcia feinstein <marcia17761@hotmail.com>
Sent: Tuesday, January 17, 2012 3:51 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: don't rezone the waterfront
Attachments: ATT00002.txt

COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Tue Jan 17, 2012 15:51:12] Message ID: [36078]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: marcia
Last Name: feinstein
Street Address: 808 duke street
City: alexandria
State: va
Zip: 22314
Phone: 703 519 1710
Email Address: marcia17761@hotmail.com
Subject: don't rezone the waterfront
please don't vote to rezone the waterfront years from now historians will
Comments: judge our stewardship of the legacy which is our shoreline. Let's write a
history for which we can all be proud.
And I vote.

Jackie Henderson

From: Charlie Banta <cbanta@hiltonalexandriamc.com>
Sent: Tuesday, January 17, 2012 3:07 PM
To: William Eulle; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: AHA Supports Waterfront Plan
Attachments: 9da5c6d88f8bc68d1f15594b95ffc87a.pdf; ATT00001.txt

COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Tue Jan 17, 2012 15:06:43] **Message ID:** [36075]

Issue Type: Mayor, Vice Mayor, and Council Members

First Name: Charlie

Last Name: Banta

Street Address: Hilton Alexandria Mark Center
5000 Seminary Road

City: Alexandria

State: VA

Zip: 22311

Phone: 703-845-2648

Email Address: cbanta@hiltonalexandriamc.com

Subject: AHA Supports Waterfront Plan

Dear Honorable Mayor and Members of City Council:

The Alexandria Hotel

Association (AHA), representing 22 hotels, supports the Waterfront Small Area Plan, and urges you to act now to ensure the quality redevelopment of

one of Alexandria's most important assets.

The AHA opposes any action

that diminishes the level of activity or quality of development represented

Comments: in the current plan. A world-class waterfront will strengthen Alexandria's appeal as a visitor destination and will help to increase visitor spending.

The redevelopment of the waterfront must elevate our tourism product to benefit all of Alexandria's existing hotels, restaurants and shops.

Additional compromise will continue to weaken the plan and erode the opportunities that will benefit Alexandria for generations to come.

The

AHA supports rezoning that allows hotels as a waterfront land use. However,

the quality of the hotel is critical in attracting additional overnight guests, rather than competing with existing hotels. The plan should encourage the development of full-service Luxury/Upper Upscale hotels with limited meeting space (4000-5000 square feet) to anchor quality retail and restaurant development, and to help define Alexandria as a quality destination.

Limited service hotels will be detrimental to the waterfront plan, and to the economic vitality of existing Alexandria hotels.

Alexandria's hotels are good neighbors. A hotel creates the highest level of tax return while using the lowest amount of city services. Hotels provide parking for our guests and generate minimal traffic, while providing high quality streetscapes and community amenities where residents and visitors celebrate their most important occasions.

Sincerely,

Charles Banta
President

Attachment: 9da5c6d88f8bc68d1f15594b95ffc87a.pdf



January 17, 2012

Dear Honorable Mayor and Members of City Council:

The Alexandria Hotel Association (AHA), representing 22 hotels, supports the Waterfront Small Area Plan, and urges you to act now to ensure the quality redevelopment of one of Alexandria's most important assets.

The AHA opposes any action that diminishes the level of activity or quality of development represented in the current plan. A world-class waterfront will strengthen Alexandria's appeal as a visitor destination and will help to increase visitor spending.

The redevelopment of the waterfront must elevate our tourism product to benefit all of Alexandria's existing hotels, restaurants and shops. Additional compromise will continue to weaken the plan and erode the opportunities that will benefit Alexandria for generations to come.

The AHA supports rezoning that allows hotels as a waterfront land use. However, the quality of the hotel is critical in attracting *additional* overnight guests, rather than competing with existing hotels. The plan should encourage the development of full-service Luxury/Upper Upscale hotels with limited meeting space (4000-5000 square feet) to anchor quality retail and restaurant development, and to help define Alexandria as a quality destination.

Limited service hotels will be detrimental to the waterfront plan, and to the economic vitality of existing Alexandria hotels.

Alexandria's hotels are good neighbors. A hotel creates the highest level of tax return while using the lowest amount of city services. Hotels provide parking for our guests and generate minimal traffic, while providing high quality streetscapes and community amenities where residents and visitors celebrate their most important occasions.

Sincerely,

A handwritten signature in black ink, appearing to read "Charles Banta", written over a horizontal line.

Charles Banta
President

A proud charter member of the Alexandria Convention & Visitors Association



Jackie Henderson

From: Sherry Schiller <sherry@schillercenter.org>
Sent: Tuesday, January 17, 2012 6:19 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront Plan
Attachments: ATT00001.txt

COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Tue Jan 17, 2012 18:18:58] Message ID: [36087]

Issue Type: Mayor, Vice Mayor, and Council Members

First Name: Sherry

Last Name: Schiller

Street Address: 801 Duke Street

City: Alexandria

State: VA

Zip: 22314

Phone: 703.836.4314

Email Address: sherry@schillercenter.org

Subject: Waterfront Plan

Dear Mayor Euille and Members of City Council,

As the City's facilitator

of the Waterfront Plan Work Group, I got quite an education. I have sent

Comments: you a letter in hard copy about the experience and what I've concluded from

it. I appreciate your consideration of my views, which I have kept appropriately silent about until now.

Sherry Schiller, Ph.D.

Sherry Schiller Ph.D.

work with

purpose & harmony

January 17, 2012

Dear Mayor Euille and City Council Members,

Although I was the City's facilitator of the Waterfront Plan Work Group, I am writing to you about the Plan as a private citizen whose home and business have been in Old Town for more than twenty years. As facilitator, I participated in the meetings and reviewed all documents along with your appointed members. Like them, I listened to both City staff and those opposed to the Plan. However, my role differed from theirs in several respects: First, I entered the process without a deep knowledge of the issues, a firm position that I needed to uphold, or a constituency to represent. Secondly, my role required me to keep an open mind, and as I developed opinions, to keep them to myself. Thus, in many ways, I represent the typical Alexandrian voter.

Having felt that some recent developments in Alexandria fell short of their proponents' visions, I entered the Work Group process skeptical and with mixed feelings. In general, I felt that the City appeared to value new commercial sources for tax revenues over the quality of life for current residents. On the other hand, I have long believed our waterfront falls pathetically short of its potential, especially compared with what other communities have done. I can't tell you how embarrassed I was a few months ago when my guest who is a professor of urban planning at an American University in Dubai actually took photos of our waterfront for use in his courses, saying he had never personally seen a more squandered resource.

In spite of my initial reservations, the education I've undergone with the Waterfront Plan Work Group has led me to conclude that the Plan is sound and desperately needed as soon as possible. In fact, I can't imagine how a fair-minded, thoughtful person who has the information we were given and wants a better quality of life for all Alexandrians could conclude otherwise. Yes, I think there could be honest disagreement about whether three hotels is one too many—or other details of the Plan, but these are not substantial enough differences to prevent going forward.

You have the opportunity to create a powerful, positive legacy that revitalizes our waterfront, benefits all Alexandrians, delights visitors, and doesn't deplete City resources. If you do not adopt this Plan, the positive momentum that has been building for it to become a reality will surely be lost for many years to come. You will have paved the way for by-right development—and the probability of a long-drawn-out legal battle, the outcome of which is uncertain. You will most likely have jeopardized our chance of ever having a vibrant, inviting waterfront with activities and attractions for a wide variety of interests; coordinated emphasis along the waterfront on our City's art and history, well-planned and funded public spaces; integrated flood mitigation; a comprehensive approach for traffic and parking; and a continuous pedestrian path.

I have rarely experienced anything as mean-spirited as the behavior exhibited by my fellow Alexandrians organized to oppose this Plan. They have intentionally distorted facts, intimidated citizens who don't share

their view, and openly mocked City leaders and staff in public meetings. I watched in amazement while overseas friends I brought to the Saturday morning market in front of City Hall were accosted by one of CAAWP's leaders. He bullied them into signing postcards with an assurance that they were merely showing general opposition to the replication of National Harbor that he explained was being planned for the City by its corrupt officials. By their own admission, the leaders of this opposition are motivated by personal, political agendas. They do not represent a healthy future for our City, and their tactics are rooted in divisiveness, not the harmony they claim to seek. In spite of their volume and venom, they represent a very small minority of our community.

Please find that place inside yourselves to do the right thing. Have the strength and courage to make this decision—one that is clearly in the best interest of all Alexandrians. The many important unanswered details can be worked out during implementation, and in no way justify delaying your decision on the Plan a moment longer. There will never be more information than there is now. There will never be complete community support, no matter how many studies and work groups are formed. And there will never be a better time.

If you can't make this decision now, then who will make it, and when? Think of the citizen, volunteer and staff work—as well as the resources—that have gone into carefully developing, refining, and reviewing the Plan before you now—a Plan that has the potential to create a dynamic, thriving, inviting waterfront for generations to come. With your support, this potential can be realized—and we can embark on an exciting new chapter in our City's life. Please support this Plan.

Sincerely,



Sherry Schiller, Ph.D.
801 Duke Street
sherry@schillercenter.org

Jackie Henderson

From: John Norvill Jones <jnj3568@comcast.net>
Sent: Wednesday, January 18, 2012 9:37 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront development
Attachments: ATT00001.txt

COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Wed Jan 18, 2012 09:36:32] Message ID: [36104]

Issue Type: Mayor, Vice Mayor, and Council Members

First Name: John Norvill

Last Name: Jones

Street Address: 3568 Trinity Drive

City: Alexandria

State: VA

Zip: 22304

Phone: 703-370-1910

Email Address: jnj3568@comcast.net

Subject: Waterfront development

As a resident of Alexandria for fifty six years, I have seen great changes in Alexandria in the name of prudent development - sold by our political leaders in the guise of avoiding future tax increases. The BRAC fiasco is only the latest example of the failure of our officials to take the long view and protect what has made Alexandria a special place in which to live.

Comments: In the process, our political leaders have killed the goose that laid the golden egg. Please do not vote to maximize tax revenue and in the process degrade our wonderful waterfront. You have only one chance to create a waterfront that generations of Alexandrians will be proud of. Don't take the easy way out. Invest for the future.

J. Norvill Jones

Jackie Henderson

From: Charles Ablard <cdablard@yahoo.com>
Sent: Wednesday, January 18, 2012 9:57 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront
Attachments: ATT00001.txt

COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Wed Jan 18, 2012 09:56:37] Message ID: [36108]

Issue Type: Mayor, Vice Mayor, and Council Members

First Name: Charles

Last Name: Ablard

Street Address: 803 Hall Pl.

City: Alexandria

State: VA

Zip: 22302

Phone: 703-751-8590

Email Address: cdablard@yahoo.com

Subject: Waterfront

I have attended numerous meetings and symposia on this subject with arguments raised by many organizations and parties. My conclusion is that

there is no persuasive argument that the plan as approved by the Planning

Commission should not be approved by the council. It is certainly not

Comments: perfect but it is realistic and has a greater likelihood of successful achievement than alternate plans. It will be important for council to make certain that it is implemented carefully with full monitoring of projects that will be developed consistent with the plan including size and mass of any hotels and other structures on the waterfront. Sincerely, Charles Ablard

Jackie Henderson

From: Arden Levy <levyab@hotmail.com>
Sent: Wednesday, January 18, 2012 10:02 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Vote "no" on waterfront plan
Attachments: ATT00002.txt

COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Wed Jan 18, 2012 10:01:30] Message ID: [36109]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Arden
Last Name: Levy
Street Address: 3805 Griffith Place
City: Alexandria
State: VA
Zip: 22304
Phone: 703-461-6005
Email Address: levyab@hotmail.com
Subject: Vote "no" on waterfront plan
I believe the current waterfront plan is not in the best interests of Alexandria residents in that it will change the character of the waterfront too dramatically. More consideration should be given to creating more open space mixed with development. It appears that the current proposed plan primarily has developers, and not Alexandria residents, in mind.

Jackie Henderson

From: Carolyn Griglione <carolyn.griglione@gmail.com>
Sent: Wednesday, January 18, 2012 10:12 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Water front plan
Attachments: ATT00001.txt

COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Wed Jan 18, 2012 10:12:19] Message ID: [36111]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Carolyn
Last Name: Griglione
Street Address: 1416 N. Ivanhoe St.
City: Alexandria
State: VA
Zip: 22304
Phone: 703 370-0653
Email Address: carolyn.griglione@gmail.com
Subject: Water front plan

Mayor, Vice Mayor and Council Members,
You should approve the Water

Front Plan. Old Town needs revitalizing/rehabing. Right now it is very bedraggled and scruffy. It is run down historic not lovely preserved historic. I have had numerous visitors mention this fact to me. Why is

Comments: it communities throughout this country get things done without all of the bickering? We just need to get moving on things. We seem to be stuck in a

stagnant pond. We need to freshen up and have vibrancy throughout Alexandria. If you would like my list of what I see needs to be freshened up throughout the City I would be happy to provide it.

Carolyn
Griglione
1416 N. Ivanhoe St.
Alexandria, VA 22304
703 370-0653

Jackie Henderson

From: Virginia Ann Coslett <acoslett@boma.org>
Sent: Wednesday, January 18, 2012 8:23 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront Plan
Attachments: ATT00001.txt

COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Wed Jan 18, 2012 08:22:38] Message ID: [36099]

Issue Type: Mayor, Vice Mayor, and Council Members

First Name: Virginia Ann

Last Name: Coslett

Street Address: 505 Wilkes Street

City: Alexandria

State: VA

Zip: 22314

Phone: 202 326 6325

Email Address: acoslett@boma.org

Subject: Waterfront Plan

As a resident, voter and tax payer in Old Town Alexandria I love the City and plan to spend the rest of my life here, unless the quality of life changes from small, fairly quiet historic town into a commerical haven for those looking to make money. For the privilege of living here with a beautiful waterfront devoted to art, culture, open space and NOT hotels and commerical enterprise, I am willing to pay more taxes but do not wish to see the proposed changes in zoning enacted. Please:

Comments: Do Not Rezone the

Waterfront!

Look into a new waterfront including the newly vacated coal

plant at the north end of town

Slow down the planning process and ensure

the residents are on board with the changes.

Remember, you are elected

officials entrusted with looking out for the interests of the citizens, not

lining peoples pockets.

Jackie Henderson

From: Nancy Jennings <nrijennings@comcast.net>
Sent: Wednesday, January 18, 2012 7:17 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: SHA supports better Waterfront Plan than item #4 on 21 Jan docket
Attachments: ATT00001.txt

COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Wed Jan 18, 2012 07:16:59] Message ID: [36098]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Nancy
Last Name: Jennings
Street Address: 2115 Marlboro Drive
City: Alexandria
State: VA
Zip: 22304
Phone: 703 820-6930
Email Address: nrijennings@comcast.net
Subject: SHA supports better Waterfront Plan than item #4 on 21 Jan docket
On 13 May 2010, Seminary Hill Association, Inc., (SHA) expressed concerns about adopting a proposed Waterfront Plan and you delayed adoption. SHA continues to support a plan for Alexandria's waterfront that preserves Alexandria's rich history and unique character and that has less development and more public access to the water than now envisioned in this Waterfront Plan.
Comments: SHA's Board of Directors passed a motion on 12 January 2012 that asks the Mayor and City Council to:

- Vote "no" on the Waterfront Plan to be presented on 21 January 2012; and
- Direct staff to provide a plan within the existing the W-1 zoning that includes the parcel in north Old Town available since the GenOn Power Plant was closed.

Nan Jennings
President, SHA

Jackie Henderson

From: Carl Hildebrand <hildes66@aol.com>
Sent: Wednesday, January 18, 2012 12:06 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront Plan
Attachments: ATT00001.txt

COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Wed Jan 18, 2012 00:05:37] Message ID: [36097]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Carl
Last Name: Hildebrand
Street Address: 110 Quay Street
City: Alexandria
State: VA
Zip: 22314
Phone: 703 2991176
Email Address: hildes66@aol.com
Subject: Waterfront Plan

Dear Mayor Euille and Members of the City Council:

The closure of the

GenOn power plant is a game-changer in the long-term strategic planning for

the future of the Alexandria waterfront. In light of this recent

announcement, we urge you to defer action on the Waterfront Plan pending

further broad stakeholder engagement and additional analysis of the future

Comments:

waterfront options that take into account the costs, benefits and risks

of different end-states. In particular, we have the responsibility to

approach this opportunity keeping in mind that sustainability of the

chosen path will be a key factor in the long-term success, or failure, of a

plan that will be our legacy to future generations. Careful attention

needs to be given to a comprehensive consideration of the interdependent

impacts any plan will have not only on the economic status, but also on social, historical, and physical infrastructures of Alexandria City, and our neighbors.

The November 18, 2011, letter from William Reilly to you

highlights numerous reasons to defer a decision on the current Waterfront

plan.

Deferring a decision on the Waterfront Plan will allow the City

the opportunity to enfranchise a broader stakeholder base and to find

innovative ways to develop public-private partnerships that have the

promise of implementing a sustainable waterfront

strategy.

Respectfully,

Ed and Judy Hildebrand
Alexandria

Residents

Jackie Henderson

From: Harriet Larsen <harrietlarsen@yahoo.com>
Sent: Wednesday, January 18, 2012 2:37 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: waterfront
Attachments: ATT00001.txt

COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Wed Jan 18, 2012 14:36:46] Message ID: [36133]

Issue Type: Mayor, Vice Mayor, and Council Members

First Name: Harriet

Last Name: Larsen

Street Address: 319 South Saint Asaph Street

City: Alexandria

State: Virginia

Zip: 22314

Phone: 703 683 4387

Email Address: harrietlarsen@yahoo.com

Subject: waterfront

To the Mayor, Vice Mayor and Members of the City Council,
As a born and

bred Alexandrian, I greatly oppose the planned rezoning of the waterfront.

I think the opinions of the residents are undervalued in this process and

that businesses and developers have way too much influence in this
matter.

Comments: The City of Alexandria has never been just about making more and more
money and bringing more and more people in for tourism but this is what it
seems to be becoming.

Residents pay extremely high taxes and yet our
opinions have little weight. Please consider more heavily those who live
in this lovely community and not just those who want to use our city for
financial gain and further development.

Thank you.

Harriet Larsen

Jackie Henderson

From: Faroll Hamer
Sent: Wednesday, January 18, 2012 10:50 AM
To: Jackie Henderson; Rose Boyd
Subject: FW: Supporting the City's Waterfront Plan

From: Donald Buch [mailto:dnbuch@hotmail.com]
Sent: Wednesday, January 18, 2012 9:35 AM
To: William Euille; Kerry Donley; Frank Fannon; Alicia Hughes; Rob Krupicka; Del Pepper; Paul Smedberg
Cc: Faroll Hamer
Subject: Supporting the City's Waterfront Plan

Please don't let a vocal (and politically motivated?) minority dictate the future of our (as in 140,000 residents) waterfront.

In my view -

CAAWP IS ON THE WRONG TRACK:

- Parks:
 - The Waterfront already has plenty of park area; if we have the funds, other areas of the City need it much more.
 - Waterfront parkland is very expensive and we don't want our taxes increased to pay for it.
 - It would tend to serve a very small portion of the community.
- Museums:
 - They would inevitably lose money, requiring our taxes to support them.
 - The DC area hardly lacks for museums! (free ones at that!)
 - How many times a year (a decade?) would a City resident logically visit?
 - ⇒ *Note: CAAWP's projected annual attendance of 500,000 would have made this, in 2010, the 12th most visited museum in the country and 99th most visited in the world.*
- History:
 - There is nothing in the City's plan that precludes the incorporation of local history.
- Hotels – contrary to what CAAWP infers:
 - There are innumerable hotels around the world that are vibrant, open, welcoming, tasteful, valued and enjoyed members of waterfront communities and neighborhoods.
 - They can offer a wide range of attractions and amenities to waterfront visitors.
 - They generate far less traffic and far more taxes than virtually all alternatives.
 - There is no reason whatsoever that they cannot fit the aesthetics of their surroundings.

PLEASE SUPPORT THE "CITY'S" PLAN:

- It is a plan which serves a far broader community than that which CAAWP appears to focus upon.
- It appears to avoid lawsuits with the Washington Post which will (a) be costly, (b) cause ever more delays and (c) which lawsuits the City might well lose at the end of the day.
- It avoids property owners proceeding ("by-right") to develop/redevelop without being part of an integrated plan.
- We need flood control implemented sooner rather than later.

- I do not want my taxes increased to support a financial drain which CAAWP's plan would appear to be.
- I do want a vibrant waterfront that would make me and many others want to be frequent visitors.

THANKS! for all you've been through in moving this forward. I have every hope and expectation that you will make "the right choice" for our City as a whole.

Don Buch
West End Resident

Jackie Henderson

From: robert pringle <rpringle9@comcast.net>
Sent: Wednesday, January 18, 2012 3:15 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: waterfront rezoning
Attachments: ATT00001.txt

COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Wed Jan 18, 2012 15:14:30] Message ID: [36140]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: robert
Last Name: pringle
Street Address: 216 wolfe st
City: alexandria
State: va
Zip: 22314
Phone: 22314
Email Address: rpringle9@comcast.net
Subject: waterfront rezoning

Dear Members of City Council:

January 18, 2012

I have been concerned about the waterfront rezoning issue since attending the first genuine public meeting on this subject, approximately a year ago. I am increasingly convinced that this rezoning is the biggest threat to the Historic District since Urban Renewal destroyed more than a third of it in the 1960's.

Comments: The City tells us that it must relax zoning controls in order to get more control over developers. Yet the developers want, above all else, more flexibility to build whatever is most profitable. Hello??

Much more than credibility has gone missing. You are familiar with the list of studies not yet done. You know that GenOn has been omitted from what is supposed to be a plan for the entire waterfront. You are aware that everything good about the proposed plan can be accomplished within existing zoning. You are surely conscious of the

complete absence of community consensus on this subject, and the reality of

rapid development-before-all-else politics in other areas of the City.

And you alone apparently know what the rush is all about - why we can't take the time to listen to what the critics have been saying, produce a plan worthy of a magnificent and historic riverfront, and avoid ruining it, as Urban Renewal almost ruined the entire Historic District.

With

regret, I have decided that I will not vote in November for any member of City Council that supports this fatally flawed plan. And I am certain that there are many other citizens of Alexandria who feel the same way.

My

wife Barbara agrees with me and has written you separately.

Robert

Pringle

216 Wolfe St.
703 519 8252