EXHIBIT NO. 1

10
6-25-11

City of Alexandria, Virginia

MEMORANDUM

DATE: JUNE 23, 2011

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: BRUCE JOHNSON, ACTING CITY MANAGER

SUBJECT: DISCUSSION OF PROCESS FOR PROCEEDING WITH CONSIDERATION OF THE PROPOSED WATERFRONT PLAN

As part of the potential next steps in consideration of the proposed Waterfront Plan, Council discussed creating a Waterfront Small Area Plan Working Group. In order to assist Council in structuring the mission, expectations, schedule, logistics, and composition of the Work Group and public participation, we offered the attached document, which I circulated to you earlier this week. The attached document should not be viewed as a staff recommended proposal, but more as a way to frame the issues to be decided and to help Council determine how it wants the Work Group to be structured and charged.

Staff will prepare a draft resolution based on your discussion of this issue at Saturday's public hearing for consideration at the legislative meeting on Tuesday, June 28.

Also attached is a recent communication from the Citizens for an Alternative Alexandria Waterfront Plan (CAAWP) on this subject.

Attachments:
1. June 21 Email on Working Group
2. CAAWP Communication

Mark Jinks

From:	Bruce Johnson
Sent:	Tuesday, June 21, 2011 6:36 PM
To:	City Council
Cc:	Mark Jinks; Faroll Hamer; Karl Moritz
Subject:	Creation of a Waterfront Small Plan Working Group

Mayor Euille and Members of City Council:

This e-mail provides options for the creation of a work group to meet over the summer to address outstanding issues related to the proposed Waterfront Small Area Plan. As requested, staff offers these ideas for your consideration in preparation for Saturday's public hearing discussion.

I want to address the following elements for establishing a work group: the expectations or the mission of the group, logistical issues such as scheduling, composition/membership and public participation, and method of appointment.

Mission/Expectations

To date staff believes that the Council has indicated the work group is not expected to develop a new plan, but would be expected to identify the elements for which there is agreement and then focus its attention on the remaining issues where there is not agreement. In general, the Council's discussions suggest that the outstanding issues are focused on the three redevelopment sites – specifically issues related to potential land use and resulting density. Issues for land use include the addition of hotels, and the possibility of more parks and cultural uses. Various considerations apply, including neighborhood impacts, Citywide public interests (such as recreation, art, and history), commercial interests, and implementation (including costs and revenues).

The Council may find it helpful for the work group to clarify and define the positions on the outstanding issues as well as which issues are of the greatest importance to stakeholders. The work group could identify opportunities for narrowing the differences between differing positions on the key issues.

The work group could also categorize outstanding issues into those that should be addressed in the Plan and those that are important but best addressed during implementation. The Council may not necessarily be expecting the group to develop consensus positions, broker a compromise, or take formal votes. The Council also may wish to give the group some latitude to decide what it can specifically accomplish during the time available.

Scheduling and Logistics

Our understanding is that City Council wants the group to report back to City Council relatively early next fall. If this assumption is true, the group to be established will have only limited ability to work over the summer months when many members may have scheduling conflicts.

For this reason, staff suggests that the work group might want to look at holding one or two meetings during July as it is difficult to get good attendance to public meetings in August. To ensure that there is time to explore the issues, the work group could schedule fairly intensive meetings of up to five hours, such as 9 Am to 1 PM on a Friday or Saturday.

Composition and Public Participation

A possible work group concept for Council consideration would be geared toward ensuring that the various positions on outstanding issues are well represented so that they can be clarified and articulated to the Council as a set of clear choices. It would balance the various stakeholder perspectives in a work group of 10-15 people. More than 15 would be difficult to manage from a group dynamics as well as scheduling perspective. Fewer than 10 may not allow a sufficient cross section of interests to be represented.

Representatives of established boards and commissions can speak to City objectives on such issues as land use and urban design, parks and recreation, history and the arts. The group also could include a representative of the recently-formed waterfront advocacy group to make sure that perspective is at the table. Commercial interests could be represented by the Chamber of Commerce. The concept also includes both a specific representative from Old Town Civic Association as well as 3-5 additional at-large citizen representatives could be chosen based on varying interests, abilities and perspectives.

One possible composition of 12 to 15 members could include:

- City Council (1-2)
- Planning Commission
- Parks and Recreation Commission
- Arts Commission
- Historic Alexandria Resources Commission
- Waterfront Committee
- Chamber of Commerce
- Old Town Civic Association
- Advocacy group, such as Citizens for an Alternative Waterfront Plan
- At-Large Citizen (3-5)

Council could add or subtract from this list as it sees fit. It is not meant to be the only choice that City Council may have in terms of specific composition, but it is consistent with the mission and expectations established in the first section.

The group could be assisted by a facilitator, assuming one can be found who is both familiar with Alexandria, and who has not taken a position on the waterfront plan.

Meetings would not be staff-led, but staff would be available to provide information and respond to questions.

Given that meetings would be open to the public, landowners and potential developers of waterfront properties could and may even be invited to attend and to present their ideas or to answer questions, but they would not be formal members of the group.

Appointment Process

Due to time constraints that prevent Council appointments to be made by June 28th, staff suggests that the work group be Mayor-appointed, following the Council's discussion of the possible composition of the group.

Bruce Johnson

Attachment 2

Citizens for an Alternative Alexandria Waterfront Plan

June 22, 2011

Dear CAAWP members,

This Saturday, the Council will discuss the makeup and purpose of a new waterfront work group, which will start meeting in July. CAAWP would like to be part of that group. We believe that the purpose of the work group is to analyze additional alternatives, including the parks and arts plan that was presented at the last Council work session. This group should prepare an independent report and present it to the Council and community for review. The planning commission may staff the work group, but it should not run the meetings. Members of the planning commission and Council should not be appointed to this group.

Please email the Council before Saturday and let them know that CAAWP *must* be represented on this committee: http://alexandriava.gov/Council

We are not going to wait for the new Council stakeholders' group to complete its work. We have begun our own review of the current plan and hope to present several reasonable alternatives to the City's preferred commerce-heavy concept to the community by early September.

I want to thank everyone who attended the last meeting at the Athenaeum, as well as those who have agreed to help us develop a plan that is suitable for an historic seaport.

Andrew Macdonald, Co-Chair, CAAWP
ahmacdonald@mac.com
603 512 9379

Boyd Walker, Co-Chair, CAAWP
boydwalker@hotmail.com
703 732 7269

JUL - 6 2011

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6-25-11

"Don't Rezone the Waterfront!"

TO: MAYOR AND CITY COUNCIL
301 KING ST.
ALEXANDRIA VA 22314

"I am opposed to changes to the 1983 Waterfront Agreement that would allow hotels and to changes to the 1992 W-1 zone that would allow more density. I would prefer a waterfront based on arts, culture and history, as opposed to private commercial development. Please vote "NO" on rezoning the waterfront."

Richard/
Name Susan Green Address 1405 Ruffner Rd

Richard & Susan Green
(signature)

10
6-25-11

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TO: MAYOR AND CITY COUNCIL
301 KING ST.
ALEXANDRIA VA 22314

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Jeffrey Myers-Hayer
Name_____ Address 117 Duke St., Alex

Patricia Myers-Hayer

_____(signature)

Patricia Myers-Hayer

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6-25-11

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TO: MAYOR AND CITY COUNCIL

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"I am opposed to changes to the 1983 Waterfront Agreement that would allow hotels and to changes to the 1992 W-1 zone that would allow more density. I would prefer a waterfront based on arts, culture and history, as opposed to private commercial development. Please vote "NO" on rezoning the waterfront."

_____(signature)

Name J. S. Bouras Address 801 S. Pitt St. -22314

Please call us and we will PICK UP your card and deliver it to the City Council for you.

To have a GAPA representative pick up your card, please call:

603 512 9379

OR

703 732 7269

10
6-25-11

Jackie Henderson

From: Jon Rosenbaum <hjrosenbaum@comcast.net>
Sent: Friday, June 10, 2011 9:02 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Jobs and Waterfront Plan
Attachments: ATT00001..txt

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

Time: [Fri Jun 10, 2011 09:02:11] Message ID: [30842]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Jon
Last Name: Rosenbaum
Street Address: 421 North Saint Asaph Street
City: Alexandria
State: VA
Zip: 22314
Phone: 703 836-7877
Email Address: hjrosenbaum@comcast.net
Subject: Jobs and Waterfront Plan

Comments:

I am surprised that, given the need for jobs here for our poorest citizens,

that the employment opportunities
created by potential hotels have not

been considered. Alexandria has the largest percentage of
people living

in poverty, with the exception of DC, in the metropolitan area. Many are

minorities.
Construction and hotel jobs would be helpful to them. If

you decide to eliminate hotels from the Waterfront
Plan or further reduce

their size you will be doing these people a disservice. And yet we have

heard nothing
from the representatives of minorities and the poor during

the planning process.

Finally, I ask that you make a decision on the

Plan in June. You were elected to make decisions.
The compromises made so

far by the city have only been met with more demands by the opponents.

10
6-25-11

Jackie Henderson

From: Barbara Ross
Sent: Tuesday, June 07, 2011 5:09 PM
To: City Council
Cc: Bruce Johnson; Mark Jinks; Faroll Hamer; Joanna Anderson
Subject: Waterfront Plan signs

Mayor and Members of City Council:

We thought you would like to know that dozens of signs were posted Sunday and Monday in Old Town stating: "Don't rezone the Waterfront" and including the Greater Alexandria Preservation Alliance logo. The signs were posted mainly in tree wells in the public right of way. Zoning inspectors have removed the signs because as a general rule signs in the right of way are not permitted under section 9-104(E) of the zoning ordinance. There are a series of exceptions to the rule, including one that allows campaign signs under the strict limitations of section 9-201(A)(10). However, the "Don't rezone the Waterfront" signs do not fall under any exception, and are therefore illegal. Zoning inspectors will continue to remove any if placed in the right of way.

On the other hand, the same sign, if posted on *private property* is permitted because zoning allows other signs on private property and because this sign includes political expression protected by the First Amendment. Thus, if someone posts the "Don't rezone the Waterfront" sign in his front yard, that would be allowed.

The zoning enforcement action as to the right of way has been explained to members of the Alliance.

If you have any questions, please feel free to contact me.

Barbara Ross
Deputy Director
Planning and Zoning
(703)746-3802

10
6-25-11

Jackie Henderson

From: Stephen LaBatte <labatteman@yahoo.com>
Sent: Thursday, June 09, 2011 11:38 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront - Needs Assessment
Attachments: ATT00001..txt

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

Time: [Thu Jun 09, 2011 11:38:16] Message ID: [30805]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Stephen
Last Name: LaBatte
Street Address: 412 Hanson Lane
City: Alexandria
State: VA
Zip: 22302
Phone: 571-483-0188
Email Address: labatteman@yahoo.com
Subject: Waterfront - Needs Assessment
Comments: I have contacted you previously requesting recall procedures for elected officials. Your office was kind enough to acknowledge receipt of my request but my question remains unanswered by your office. Thanks for the representation! NEW BUSINESS: I am in receipt of a Needs Assessment Survey for the Department of Recreation, Parks, and Cultural Affairs. QUESTION: Why not conduct such a survey or (as distasteful as it may seem to the majority of the council) a referendum regarding the usage of the waterfront of Alexandria. IMAGINE, democracy at its finest, and you would finally be viewed as an extension of those people (their numbers are surely dwindling) that selected you to carry out the "Mission Statement" you proudly display in your annual budget? WHY NOT? Let the developers wait! I personally would be available to assist in such an effort to assure that the survey or preferred method - a referendum - would be properly prepared and wordsmithed so that an accurate reading of the citizen's views could be measured and recorded for all to observe prior to

consideration by the council. This would represent an effort of the

people, by the people and for the people. What is currently being proposed

is the antithesis.

10
6-25-11

Jackie Henderson

From: John Gosling <john.gosling@verizon.net>
Sent: Thursday, June 09, 2011 5:17 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Draft Waterfront Small Area Plan
Attachments: 22db9c2c5a2ec8f4292af25abb46da73.doc; ATT00001..txt

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

Time: [Thu Jun 09, 2011 17:17:23] Message ID: [30825]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: John
Last Name: Gosling
Street Address: 208 South Fayette Street
City: Alexandria
State: Virginia
Zip: 22314
Phone: 703-683-1415
Email Address: john.gosling@verizon.net
Subject: Draft Waterfront Small Area Plan
Comments: Two attachments enclosed.
Attachment: 22db9c2c5a2ec8f4292af25abb46da73.doc

Old Town Civic Association
Position Statement with regard to the City's Waterfront Plan
May 11, 2011

[*Annotations summarizing action through June 8, 2011]*

1. **Slow down** – The waterfront plan is likely to undergo significant changes within the next month or two as a result of ongoing negotiations with the Old Dominion Boat Club and a more realistic assessment of the plan's revenues and costs. There will be substantial harm if further public comment is foreclosed on a plan that is not yet complete. There will be no substantive harm to the waterfront or to Alexandria if final Council action is postponed until a more concrete plan has been formulated and debated publicly. No Small Area Plan or Text Amendment should be adopted until and unless its fundamental elements are clear and precise and have been made available for public consideration and comment.

   Action on the plan has been deferred for one month (until June 2011), but serious and significant alternatives have not been proposed for public comment, nor has a clear and comprehensive plan document been published.

2. **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 and concrete, not merely rhetorical.

   Additional language has been added (1) "to strengthen the connection" to the History Plan Appendix, and (2) to indicate that $3.6 million earmarked for a "civic/cultural" building in The Strand could "be used to implement the southern cultural anchor recommended by both the Art and History Plans" even if that implementation did not include a new building. But staff has agreed that the Development Guidelines for the Robinson Terminal sites should be changed to provide that development there will "take into account" the recommendations of the History Plan, rather than "be consistent with" that Plan.

3. **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.

   With the exception of a limit on the size of hotels, no other limits have been established on the type of allowable commercial uses in the waterfront area.

4. **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.

   The existing open space in Waterfront Park will not be compromised by a new building. Otherwise, any additional open space in the Plan appears to be dependent upon removal or relocation of the ODBC parking/storage lot.

5. **Scale back substantially the amount of restaurant space** – The most recent revenue forecast for the plan anticipates 50,000 square feet of new restaurant space, the equivalent of seven new restaurants each the size of the new Virtue restaurant in the old Olsson's Bookstore building. That much additional restaurant space would add greatly to street, sidewalk, and parking congestion in Old Town, especially along Union and King Streets.

A planned 33,000 square foot restaurant building in Waterfront Park has been removed; otherwise, there has been no reduction in the permissible restaurant space. The amount of restaurant space used for the purpose of projecting meals tax revenue has been reduced to 50,000 square feet, and the length of time before the Plan "pays for itself" increased accordingly; but the figure imposes no actual limit on permitted space.

6. **Scale back substantially the number of hotel rooms** – The proposed plan projects 625 or more hotel rooms on the premise that they will 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.

   The Planning Commission recommends that any one hotel be limited to a 150-room "boutique hotel", but there is no limit on the total number of hotels, hotel rooms, or hotel space that would be permitted.

7. **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 open-space purposes.

   The Plan still proposes to increase the density at all sites to the maximum that would have been permitted under the 1980's Settlement Agreements--substantially more than what presently exists or than would be permitted under the present W-1 zoning ordinance.

8. **Demonstrate that the Plan is revenue neutral** – Cost and revenue estimates for each development increment must be balanced to avoid residential or specialty tax increases that directly impact Alexandria residents. It is essential that the waterfront plan 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.

   Substantial questions remain about the completeness and feasibility of the cost and revenue estimates for the Plan.

9. **Guarantee funding sources** that allow all, or most, of the tax revenues generated by private-sector development in the waterfront area to flow into a fund designated for improvements along the waterfront and not into the City's General Fund or spent on capital projects unrelated to the waterfront, such as new fire trucks, buses, public buildings, and the like.

   There is no guarantee that tax revenues generated from existing or new waterfront area development will be dedicated to the public improvements discussed in the Plan.

10. **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.

    "Factors to be considered" in the evaluation of applications for new commercial uses in the waterfront are enumerated in a proposed policy governing such uses, but OTCA's request that such factors be accompanied by specific standards or criteria has been rejected.

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6-25-11

Jackie Henderson

From: William Euille
Sent: Thursday, June 09, 2011 5:54 PM
To: tselliott422@hotmail.com; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones; Bruce Johnson; Faroll Hamer; mark.jinks@alexandria
Subject: Re: COA Contact Us: Waterfront Plan

Thanks Tim for your comments and suggestions.
I too for all these many years have waited for and watched changes occur.
This will be a Vision Plan, and implementation will occur in phases over the next 2, 5 10, 15 years, depending on market conditions and financing, and in accordance with our SUP processes, to govern conditions and protect neighborhoods.
Bill

From: Tim Elliott <tselliott422@hotmail.com>
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Sent: Thu Jun 09 14:43:02 2011
Subject: COA Contact Us: Waterfront Plan

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

Time: [Thu Jun 09, 2011 17:43:02] Message ID: [30826]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Tim
Last Name: Elliott
Street Address: 422 So. Fairfax St.
City: ALEXANDRIA
State: VA
Zip: 22314
Phone: 7035481612
Email Address: tselliott422@hotmail.com
Subject: Waterfront Plan
Comments: Dear Mr. Mayor and members of Council: My name is Tim Elliott. I have lived in Alexandria since 1964, in a couple of parts of old town. We chose Alexandria, specifically old town, for the history, its ambience, and convenience. I have seen neighbors come and go, but virtually all preferred living here to elsewhere. I have not always agreed with my neighbors (for example, I would have loved tohave Jack Kent Cooke build his stadium where Potomac Yards is beginning to rise. I have not always agreed with the actions of my city (I opposed wooing and approving the watergate

p-roject proposed for No. Union St. - now Founders Park). As for the proposal by our ciity staff to develop further the waterfront, I am confused as to the rush to approve it (perhaps you will reject it); is it due to pressure from some of the private landowners along the river, or is to avoid the land lying seemingly fallow for more years. If the latter, I have heard no evidence that failure to approve the proposal now will cause proposed development to disappear; likewise I have heard nothing to the effect that if you approve it in its present form, development will start immediately. All this seems to lead to the conclusion that there is no overridign resaon to approve a proposal so fraught with unverified assumptions (as to traffic and costs, for two examples), so lacking in consideration of the citizens of all of Alexandria, and so dismissive of the most probably negative effects on the business community along King Street to the rails. We have lived for nearly 30 years since the settlements of the waterfront suits, nearly 20 years since council took the bold step to re-zon the waterfront so as to limit further the FAR for development. Now staff has concocted a proposal to reverse the zoning and, in one case, go beyond the FAR outlined in the settlements. I fail to swee why this proposal must be approved now. There is no known public reason why we and you cannot wait for events that will have a effect on the waterfront to unfold in the next few months, why we and you cannot wait to see a few 'what if' alternatives, designed to show that our staff is aware that there are different scenarios at work on the river front. I ask, therefore, that you at least defer action on the plan until the events at work unfold and staff can present to the council and people alternatives that surely will arise.

Many thanks for you consideration and help.

Tim Elliott

Jackie Henderson

From: Tim Elliott <tselliott422@hotmail.com>
Sent: Thursday, June 09, 2011 5:43 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; 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 Jun 09, 2011 17:43:02] Message ID: [30826]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Tim
Last Name: Elliott
Street Address: 422 So. Fairfax St.
City: ALEXANDRIA
State: VA
Zip: 22314
Phone: 7035481612
Email Address: tselliott422@hotmail.com
Subject: Waterfront Plan
Comments: Dear Mr. Mayor and members of Council: My name is Tim Elliott. I have lived in Alexandria since 1964, in a couple of parts of old town. We chose Alexandria, specifically old town, for the history, its ambience, and convenience. I have seen neighbors come and go, but virtually all preferred living here to elsewhere. I have not always agreed with my neighbors (for example, I would have loved tohave Jack Kent Cooke build his stadium where Potomac Yards is beginning to rise. I have not always agreed with the actions of my city (I opposed wooing and approving the watergate p-roject proposed for No. Union St. - now Founders Park). As for the proposal by our ciity staff to develop further the waterfront, I am confused as to the rush to approve it (perhaps you will reject it); is it due to pressure from some of the private landowners along the river, or is to avoid the land lying seemingly fallow for more years. If the latter, I have heard no evidence that failure to approve the proposal now will cause proposed development to disappear; likewise I have heard nothing to the

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see a few 'what if' alternatives, designed to show that our staff is aware that there are different scenarios at work on the river front. I ask, therefore, that you at least defer action on the plan until the events at work unfold and staff can present to the council and people alternatives that surely will arise.

Many thanks for you consideration and

help.

Tim Elliott

10
6-25-11

Jackie Henderson

From: Kathleen Pepper <jcleoblack@gmail.com>
Sent: Friday, June 10, 2011 12:01 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront Plan Ltr from AAC
Attachments: 786573b38b2d81c10da83db24f2482e8.doc; ATT00001..txt

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

Time: [Fri Jun 10, 2011 12:01:24] Message ID: [30862]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Kathleen
Last Name: Pepper
Street Address: Alexandria Archaeological Commission
Alexandria Archaeology Museum
105 N.

Union Street, #327
City: Alexandria
State: VA
Zip: 22314
Phone: 703-746-4399
Email Address: jcleoblack@gmail.com
Subject: Waterfront Plan Ltr from AAC
Comments: 4 June, 2011

Dear Mayor Euille and members of City Council,

The

Alexandria Archaeological Commission (AAC) has discussed the Waterfront

Small Area Plan (SAP) and recommends that the following four changes be

made prior to the adoption of the SAP. The AAC believes that these changes

will strengthen the SAP and make the Waterfront the vibrant, dynamic,

historic place envisioned. In addition, as AAC testified before both the

Planning Commission and City Council, the Commission recommends to Council

that it ask Planning and Zoning Staff to incorporate these changes, as well

as others already accepted by Staff from many sources, into a fresh version

of the existing draft before any vote is taken. Staff submitted two major

sets of revisions in April and May, fundamentally changing the SAP beyond

mere editorial fixes. While Staff is trying hard to reconcile the changes

and draft, and AAC has supported and assisted those efforts, no specific

language has been provided to show what a final draft would look like. AAC

finds that the myriad of changes proposed in two 20 plus page addendum,

collectively change the nature of the SAP. For these reasons, AAC believes

a corrected and clear draft is essential to allow all to understand what

Council is considering before a vote is taken.

The four changes

are:

• Endorse the Waterfront History Plan. The Waterfront History Plan

should be endorsed and incorporated into the SAP. Planning and Zoning

staff have stated that the History Plan was to be endorsed. Absent a

formal endorsement, and incorporation into the SAP, the History Plan is

relegated to the status of an informational appendix to the Small Area

Plan.

• Revise the SAP to emphasize the Alexandria's culture and the

preservation of its history and identity before discussing future

development. The Waterfront History Plan was drafted by the AAC to fit

development of the waterfront within the context of Alexandria's history

and identity. Its format was drafted to complement the SAP so that future

design and development can complement Alexandria's heritage. As drafted,

the SAP presents history and cultural aspects, including the arts, as

fitting into development rather than the reverse. An emphasis on history

and culture does not inhibit development but will encourage greater

attention to Alexandria's heritage and identity.

• Include within the

SAP guidance for the implementation of the cultural and preservation

aspects in preparation for the later planning stage to that the cultural

and preservation components are as desirable, urgent, and probably as

development. The SAP as drafted is focused on possible or proposed

development and includes a plan for specific types of development, a

budget, and an implementation strategy. The budget and implementation strategy elements are missing from the SAP in relation to the history and culture options unless tied to development as a potential condition (e.g. proffer) for development. This leaves the impression that history and culture are not an important component of the waterfront. This impression is strengthened by the repeated references to the history and cultural aspects as suggestions or aspects which require further determination. The Waterfront History Plan provided a phased, incremental implementation strategy which should be included in the SAP.

• Off budget estimates for the cultural and preservation aspects and include them in the SAP on their own merits, independent of any development proffers. The Waterfront History Plan includes a budget strategy which sets forth various funding approaches and provides City Council with a way to know what can be done to implement the history interpretation and preservation of the SAP and when.

It does not require an approved budget; rather, it is an informational budget planning guide. However, absent a specific budget strategy, planning and implementation of history will be ad hoc and dependent upon the willingness and schedules of developers. Having a separate history budget strategy will turn many aspects of the Waterfront Small Area Plan into something immediate and achievable rather than something distant and reliant solely upon development proffer.

The Alexandria Archaeological Commission urges City Council to require the above changes to the Waterfront Small Area Plan prior to the adoption of the SAP, and that it direct Planning and Zoning staff to provide a fresh version of the existing draft incorporating all changes before Council votes on the SAP. These changes will provide greater guidance for future planning and development while ensuring that the historic preservation and the cultural aspects of the SAP are as integral to the Plan as they are to Alexandria's residents and visitors as well as its identity. The AAC appreciates City Council's consideration of the above recommendations.

Sincerely,

S. Kathleen

Pepper, Chair
Alexandria Archaeological Commission

Attachment: 786573b38b2d81c10da83db24f2482e8.doc

10
6-25-11

Jackie Henderson

From: Robert Riley <simmonsrealty@aol.com>
Sent: Friday, June 10, 2011 12:01 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; 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: [Fri Jun 10, 2011 12:01:17] Message ID: [30861]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Robert
Last Name: Riley
Street Address: 227 North Pitt Street
City: Alexandria
State: Virginia
Zip: 22314
Phone: 7035828108
Email Address: simmonsrealty@aol.com
Subject: Waterfront Plan

Comments:
I strongly oppose the Plan because it does not address the major issues

that will have the greatest impact on our residential

communities.
Traffic- We are already drowning in commercial truck and bus

traffic which is a result of not planning. Where is the traffic management

plan?
Parking-Visitors/tourist do not want to pay to park, they park in

our residential communities because the parking enforcement is poor. Where

is the parking plan?
Air Quality-We are ranked in the top 15 in the USA

for poor air Quality, development, more restaurants and tourism will only

move us up in the rankings. Where is the air quality plan?
The basic

health and well being of the citizens are totally ignored in this

Waterfront Plan.
Do not go forward without addressing these

issues.

Robert Riley

10

6-25-11

DEPARTMENT OF RECREATION, PARKS
AND CULTURAL ACTIVITIES
1108 Jefferson Street
Alexandria, Virginia 22314-3999

James B. Spengler
Director

Phone (703) 746-4343
Fax (703) 838-6344

Park and Recreation Commission

June 10, 2011

The Honorable William D. Euille
Vice Mayor Kerry J. Donley
Councilman K. Rob Krupicka
Councilman Frank H. Fannon, IV
Councilwoman Redella S. Pepper
Councilman Paul C. Smedberg
Councilwoman Alicia R. Hughes

Re: The Waterfront Plan

Dear Mayor and Council Members:

The Park and Recreation Commission has been intimately involved over the course of the development of the Waterfront Plan now under consideration. We have been briefed and had conversations a number of times with Director Hammer and/or her staff as the plan has progressed. We are in strong support of the plan as originally put forward to the Planning Commission. That generation of the Plan featured an open and public square at the foot of King Street where there is currently a private parking lot. Several later iterations were presented to the Planning Commission that left the current private waterfront parking lot in place. We cannot support any of those alternatives and state in the strongest possible manner that the City needs to continue efforts over whatever time it may take to successfully negotiate moving the parking lot away from the river's edge so a public square can take shape there. To do anything else is unwise in the long run. The foot of King Street is the front door of our City. It is too important to leave cars and boat trailers parked on this incredibly important location.

Our Commission is supportive of the originally proposed trade that would allow this public square to be created. Swapping the back portion of Waterfront Park to construct a restaurant which would conceal the relocate the parking currently located at the foot of King is logical and worthwhile. You should support it was well. In addition, the revenue from that new facility is necessary to implement other park features of this plan and to maintain them at a high level over time.

The Park and Recreation Commission has concerns about the waterfront parcels purchased with Open Space funding which in this plan would include the possibility of a private entity retrofitting the old Beachcomber Restaurant for a new use rather than demolishing the building to create more open space at the river's edge as originally envisioned. While this building may be nostalgic for some, it was deemed not to be historic at the time of purchase and therefore was planned to be demolished to create open space. There is no remaining architectural integrity in this structure.

Our concern is that the integrity of the Open Space fund may be compromised if a reconstruction and repurposing of this building goes forward. However, should that occur we believe that there are potential outcomes which could benefit the Open Space Fund in the long run. One alternative would be for the City to retain ownership of the land and building, charging market-rate annual rent which would go directly back into the Open Space Fund. This is a topic we expect to take up as the Open Space Plan is revisited in the fall. That said, we advise that the City should not ever sell this recently acquired property to a private entity for commercial purposes, nor should it be used for other City uses as the money came from taxpayers who endorsed the additional real estate tax specifically to provide additional open space in the City. We believe this expectation is in fact a covenant between the taxpayers and the elected officials in our City for the use of this Fund. The Park and Recreation Commission will stand firm that this goal for the use of the money – to provide for more open space - must lay at the heart of any future use of this parcel.

In closing, we would once again underscore that the most fundamental goal of this Waterfront Plan and those that preceded it as well, is a continuous, open and public riverfront the length of our City. The foot of King Street is the focal point of this goal and THE critical keystone to the success of any plan moving forward. We urge you in the strongest possible terms to pursue a negotiated agreement to move the current private parking lot off the river's edge as that is fundamental to the success of this plan. If that takes time, then so be it, but we urge you to not pass a plan that precludes in any manner this important fundamental goal. That would be regrettable.

With kind regard,

Judy R. Guse-Noritake, Chair
Park and Recreation Commission

Cc; Bruce Johnson, Acting City Manager
James Spengler, Director, RCPA
Faroll Hammer, Director, P&Z
Park & Recreation Commission
John Komoroske, Chair, Planning Commission

10
6-25-11

Jackie Henderson

From: David Olinger <dsolinger@comcast.net>
Sent: Saturday, June 11, 2011 7:21 AM
To: William Euille
Cc: Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: Re: COA Contact Us: Waterfront Plan

Dear Mayor Euille;

I appreciate your fast response.

I attended almost all of the meetings over the last two years, fully understand what has been proposed and have come to my own conclusions. My training is as an urban planner and I worked as such in local government for more than ten years. For the record, I believe I am very well informed.

Thank you,

David

On Fri, Jun 10, 2011 at 11:49 PM, William Euille <William.Euille@alexandriava.gov> wrote:
David, thanks for your comments and concerns, which are based on misinformation by others in the community. I agree, we can all come together and develop a reasonable plan, which is mine and Council's goal.
Always,
Bill

From: David Olinger <dsolinger@comcast.net>
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Sent: Fri Jun 10 13:25:07 2011
Subject: COA Contact Us: Waterfront Plan

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

Time: [Fri Jun 10, 2011 16:25:07] Message ID: [30871]

Issue Type:	Mayor, Vice Mayor, and Council Members
First Name:	David
Last Name:	Olinger
Street Address:	100 Prince Street
City:	Alexandria
State:	VA
Zip:	22314
Phone:	703 864 3196
Email Address:	dsolinger@comcast.net
Subject:	Waterfront Plan
Comments:	Dear Mayor Euille & Council Members,

I know there is a desire to

approve the Plan and get on to implementation. The process has been a long

one.. at least two years of meetings & discussions.. this time around.

Those meetings, however, were input to the Planning Director and her staff.

No plan for discussion was forthcoming until late February of this year and

since it was released it has changed considerably, even drastically!

The plan now only vaguely resembles that of late February and no

further effort at re-writing, re-drawing & re-organizing the document

and its accompanying illustrations has taken place. In fact, the plan is a

hodge-podge and THAT LEADS TO THE QUESTION: IF YOU APPROVE THE PLAN NOW,

EXACTLY WHAT ARE YOU APPROVING?

The Plan needs to be put back together

and re-presented to the community in a concise intelligible form so that it

can be fully discussed, critiqued & even debated. With the changes that

have been made, it's possible that much of the Plan will be popularly

supported. Approval should be delayed and the planning staff should be

urged to meet with the citizenry to explain the Plan as it now stands.

Council could then go then forward with full confidence in the planning

process.

The comments above address the process, as to the substance,

the Plan (as I now understand it) promotes more development than can be

accomodated in an area as small as Old Town. It would greatly add to the

already impossible vehicular & pedestrian congestion. The hotels are

still too large and there are too many restaurants. There are portions of

the plan that are very imprecise (ODBC, piers,etc.) and changing existing

zonig to permit more development before there is a developer to negotiate

with, is a questionable practice at best.

I'll stop here since I'm sure

you-all have plenty to read! Regards and good luck.

David

10
6-25-11

Jackie Henderson

From: Marianne Anderson <marianneanderson@verizon.net>
Sent: Friday, June 10, 2011 4:36 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; 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: [Fri Jun 10, 2011 16:35:47] Message ID: [30873]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Marianne
Last Name: Anderson
Street Address: 1224 Michigan Court
City: Alexandria
State: VA
Zip: 22314
Phone: 703-548-0295
Email Address: marianneanderson@verizon.net
Subject: Waterfront Plan...

Comments:

Dear Mayor Euille, Vice Mayor Donley, City Council members,

Oh, how I

wish I were supportive of the Small Area Plan for the Waterfront. So many

have conveyed, so
eloquently, some of my concerns.

Here's an example

of my own feeling about Alexandria, taken from Nancy Morgan's letter in the

Gazette
and from one of Jim Roberts' letters:

..."Alexandria is

a unique historic city in that it is fully functioning as a thriving,

contemporary community.
Unlike Williamsburg, we are real." ... We

protect and promote our heritage. ...We want to maintain our parks on

the water. ...That's why we choose to live here." And, "Now I

understand. The Waterfront Plan is
not a routine public works project

for the benefit of city residents; it's a gamble to lure

tourists."

I live in the north end of old town and I am very

nervous about a 150 room hotel with its attendant daily traffic on the

Parkway and on the side streets around a hotel, not to mention the height

and size of the building, also the impact another hotel would have on

existing hotels such as Holiday Inn First Street and Sheraton Suites in

the same area. And other hotels around town. I've taken a look at the

Morrison House - it has 45 rooms - and even that is a good-size building.

What is happening to our/your sense of historic community. We will

have density and no charm. (We already have "no charm" given the

unseemly decisions in what I think were the 60s or early 70s to allow

Alexandria House and Port Royal to be built.)

Finally, I'm wondering

if, in a few years, I will no longer be able to walk to Oronoco Bay Park

with my guests, put down our blankets, and watch the best fireworks

around for the Alexandria Birthday Party. Will I have to sign up for the

new hotel's "Alexandria Birthday Celebration Package?" so that I

can have a good view of the fireworks?

I want some sense of history

here, some charm, some show of the fact that real people live in this real

city. I want to be able to pay for flood mitigation in some other way -

even a special tax or raising taxes - other than hotel revenues. And I

don't want to live among 5-story buildings; I already have enough of that.

Not everything is about revenue and I'm worried that many are forgetting

this.

Marianne Anderson

10
6-25-11

Jackie Henderson

From: David Olinger <dsolinger@comcast.net>
Sent: Friday, June 10, 2011 4:25 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; 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: [Fri Jun 10, 2011 16:25:07] Message ID: [30871]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: David
Last Name: Olinger
Street Address: 100 Prince Street
City: Alexandria
State: VA
Zip: 22314
Phone: 703 864 3196
Email Address: dsolinger@comcast.net
Subject: Waterfront Plan

Comments:

Dear Mayor Euille & Council Members,

I know there is a desire to

approve the Plan and get on to implementation. The process has been a long

one.. at least two years of meetings & discussions.. this time around.

Those meetings, however, were input to the Planning Director and her staff.

No plan for discussion was forthcoming until late February of this year and

since it was released it has changed considerably, even drastically!

The plan now only vaguely resembles that of late February and no

further effort at re-writing, re-drawing & re-organizing the document

and its accompanying illustrations has taken place. In fact, the plan is a

hodge-podge and THAT LEADS TO THE QUESTION: IF YOU APPROVE THE PLAN NOW,

EXACTLY WHAT ARE YOU APPROVING?

The Plan needs to be put back together

and re-presented to the community in a concise intelligible form so that it

can be fully discussed, critiqued & even debated. With the changes that have been made, it's possible that much of the Plan will be popularly supported. Approval should be delayed and the planning staff should be urged to meet with the citizenry to explain the Plan as it now stands. Council could then go then forward with full confidence in the planning process.

The comments above address the process, as to the substance, the Plan (as I now understand it) promotes more development than can be accomodated in an area as small as Old Town. It would greatly add to the already impossible vehicular & pedestrian congestion. The hotels are still too large and there are too many restaurants. There are portions of the plan that are very imprecise (ODBC, piers,etc.) and changing existing zonig to permit more development before there is a developer to negotiate with, is a questionable practice at best.

I'll stop here since I'm sure you-all have plenty to read! Regards and good luck.

David

10
6-25-11

Jackie Henderson

From: Townsend Van Fleet <vmgthehill@aol.com>
Sent: Friday, June 10, 2011 2:58 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; 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: [Fri Jun 10, 2011 14:58:03] Message ID: [30869]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Townsend
Last Name: Van Fleet
Street Address: 26 Wolfe Street
City: Alexandria
State: VA
Zip: 22314
Phone: 7038366402
Email Address: vmgthehill@aol.com
Subject: Waterfront Plan

Comments:

Dear Mayor and Members of Council:

This is my article in yesterdays

Gazette Packet

Van Van Fleet

The Council during their waterfront plan

deliberations at the 14th of May Public Hearing asked most of the questions

that should have been addressed and answered by the Planning Commission in

their three separate sessions with the Planning Department and the

citizens. Unfortunately, the Council must now clean up this atrocious mess.

Even more egregious is the fact that most of the questions asked by the

citizens have never and will never be answered by the Planning Department.

The first order of business by the Council should be to take those

items out of the plan that cannot be executed because of current ownership,

zoning or other legal restrictions. These are:

1. The two 200 foot

piers off King and Cameron Streets and the 150 slip marina off Robinson

Terminal South both violate the pier head line which is the federally

mandated border between the District of Columbia and Virginia. In addition,

both those entities will impede the navigation rights of ships trafficking

the Potomac.

2. Fitzgerald Square cannot be put together without the

Old Dominion Boat Club giving up their parking lot. This will never happen

as the membership depends on that lot and giving it up would eventually

reduce the number of members coming to the club.

3. The parking

lot across from Chadwicks is two-thirds owned by the Mann and Sweeney

Estates. To date there has been no indication that they will sell their

interests. Therefore a park is not in the offering. Those 100 parking

spaces are well used.

4. The zoning to build three 150 room hotels

would have to be changed to allow hotels on Union Street. The density will

exceed what the current infrastructure will allow. Cabs, cars, tour buses,

delivery trucks, trash pickup trucks, bikers and the like will cause this

Union Street area of Alexandria to replicate BRAC 133. Just like BRAC 133,

emergency response vehicles will find it impossible to get to their

destinations.

5. Delete the 50,000 square feet of new restaurant

space. There are currently over 100 restaurants in Old Town. More

restaurants will just compound our parking problems.

On the other

hand, the Council then should entertain doing the following:

· The

number one item in the plan should be to aggressively pursue

Nuisance flood mitigation measures. Taking a subtle approach in

integrating barriers into proposed infrastructure and landscape

improvements is the right approach and needs to be done NOW !

.

Adaptively reuse the Beachcomber Restaurant building. Perhaps a small

office building, restaurant or better yet a seaport museum would surely be

desirable.

· The two Robinson Terminals should be converted to

parkland. This
is the only way to open up the waterfront as has

been the goal of
everyone associated with this project. The city

and others claim its
too expensive. Look we found over $220

million to build a new high
school, new police station, new

library and new recreation center
and now we are embarking on

funding a $275 million metro
station. So much for a money crunch

!!!!!!

· The Cummings and Turner properties on the Strand

between Duke and Prince Streets should be converted into a cultural
center

high-lighting the arts, archeology and the history of this great city. No

hotel construction should be granted for this location.

· One of

the most critical items necessary for any viable development
plan

to be executable is an accompanying Traffic Management
Plan

(TMP), including an impact traffic study on the Union Street

Corridor. The Planning Department obviously feels that they

can wait it out until each portion of the plan goes before Council

for their individual development SUPs. We need to know what the

traffic effects are before any waterfront plan is adopted by the

city.
Therefore, no plan along the Union Street corridor

should be
approved by Council until a TMP has been

performed.

What I have suggested is just one alternative to the

waterfront planning that was approved by the Planning Commission. There are

a number of other solutions that should have been considered, yet during

the process all we saw was the same solution time and time again. Hotels,

hotels and hotels.... The Mayor and Council should direct the city planning

staff to prepare and present a fully developed, less expensive alternative

plan for Council and citizen consideration. The citizens truly want to help

and want to be involved in the process.

"Van" Van Fleet
703-836-6402

(Office)
703-548-7906 (Home)
vmgthehill@aol.com

10
6-25-11

Jackie Henderson

From: Roland P Wilder Jr <rpwilderjr@aol.com>
Sent: Tuesday, June 14, 2011 10:26 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; 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: [Tue Jun 14, 2011 10:26:18] Message ID: [31001]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Roland P
Last Name: Wilder Jr
Street Address: 705 Potomac St
City: Alexandria
State: VA
Zip: 22314
Phone: 703-837-0475
Email Address: rpwilderjr@aol.com
Subject: Waterfront Rezoning
Comments: The current waterfront plan and its several variations, in my opinion, do not reflect an optinmum cost-benefit balance. In particular, I see no need for the wholesale rezoning contemplated by the current plan. At Saturday's session, I was disappointed to see that the alternatives were designed to demonstrate how the Planning Commission's current plan presented the best balance of commercial, residential and community development. It does not.

The alternatives were not serious proposals. Obviously, a plan that excludes commercial development beyond restaurants will not generate sufficient tax revenues to help pay for the more desirable elements, such as parks, museums and the like.

It is equally clear that rezoning that results in an overcapacity of unsold hotel rooms, as the current plan contemplates, also will not work for the community. People will not stay in Alexandria, two miles from the Metro station, to visit Washington. Nor will they stay at the Waterfront unless there is more for them to do and see than eat at a restaurant or visit the Torpedo Factory that has become

quite boring in recent years. Additional ways of showcasing Alexandria's rich and interesting history are essential to draw more visitors, if hotel room overcapacity is to be avoided. If the current plan is approved, the Council will soon be considering something else (perhaps a Convention Center) to draw more visitors, or it will be forced to modify the plan for other commercial uses (perhaps a mixed office complex/shopping center). Then, of course, the necessary zoning changes will already be approved. That possibility is highly disturbing.

I encourage the Council to

require the Commission to develop an alternative waterfront plan for its consideration that reflects a better balance of relevant considerations. Perhaps the inclusion of one hotel at one site and additional attractions to draw visitors can be considered. Thank you for considering these comments.

10
6-25-11

Jackie Henderson

From: Elizabeth Gibney <bethgibney@gmail.com>
Sent: Tuesday, June 14, 2011 8:21 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; 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 Jun 14, 2011 08:21:10] Message ID: [30989]

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: 703 836-8048
Email Address: bethgibney@gmail.com
Subject: WaTERFRONT PLAN
Comments: Dear Mayor, Vice Mayor and Council Members:

PLEASE remember when you

meet today the two things that make Old Town, the jewel in Alexandria's

crown special:

1. Historic Architecture: 90% of which is residential.

We, the residents of Old Town, bear the responsibility of maintaining our

homes to historic standards, and most of us exceed the requirements. Most

homes are kept in pristine condition, painted, gardens planted, and in

many cases (mine), city sidewalks maintained and trees planted and

maintained on city sidewalks at our own expense. Collectively, it makes

for a charming village. We, the residents of Old Town, are the stewards

of the architecture and, immodestly, I must say, I think we do a very good

job, (with the watchful eye of the BAR).

2. The Riverfront: The other

part of the equation that makes Old Town special. This is where you come in . YOU are the stewards of the riverfront. This decision and responsibility as to how to handle the waterfront at this point rests squarely on your shoulders. It's a big one! PLEASE PLEASE don't miss this once in a lifetime opportunity to rid the riverfront of non-historic buildings and return the land to the simplest, best and most forward thinking use: PURE PARK! What could be a better way to connect the riverfront and restore it to it's original beauty? Don't turn us into NATIONAL HARBOR!! We already have a mini version of that in front of the Torpedo Factory, complete with grease and gum stained fake wood flooring, ... and a Chart House. Wow! How unique. Where did I see one of those last? Annapolis, Baltimore, Newport, ... all the same.

We, the residents of Old Town, have done our part, now please do yours (with the watchful eye of your electorate).

Thank you
Beth Gibney
300 South Lee Street
Alexandria, Va 22314
703-836-8048

p.s. Another point: For the first time in the 150 years that our house has been standing at the corner of S. Lee and Duke Street, we have stress cracks in the foundation. I asked the contractor what could be causing them and his best assumption is vibration from added traffic on Duke Street. Great! Having historic homes, means in many cases, our houses foundations are no more than one cord of brick turned sideways. You want us to have and maintain historic homes, right? Well, they need to be considered too in this plan. What will more traffic, more 18 wheelers, more mega tour buses do to our

homes? Is the city ready to compensate us? We also need to paint twice

as often as we used to due to the grime of the
excess traffic. If this

plan goes thru maybe we should just go to vinyl siding so we can hose it

down. It's too costly to paint
these antiques so frequently!

10
6-25-11

Jackie Henderson

From: Deena deMontigny <demontigny@comcast.net>
Sent: Monday, June 13, 2011 9:34 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; 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 Jun 13, 2011 21:33:42] Message ID: [30977]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Deena
Last Name: deMontigny
Street Address: 302 Prince
City: Alexandria
State: Virginia
Zip: 22314
Phone: 703-519-4534
Email Address: demontigny@comcast.net
Subject: waterfront plan

Comments:

I have been attending the latest meetings concerning the waterfront: the two planning commission meetings, the first council meeting and the work session.

I request that action be deferred so that the plan can be fully understood by everyone and necessary changes be implemented.

I do not believe density along the waterfront should be increased.
I am concerned about traffic and parking and understand a traffic analysis for Union Street has not been conducted.
I am concerned about over developing the waters edge and subsequent negative impact. I am not in favor of boardwalks and pavement but prefer nature.

What I want to see at the waterfront - is water.

One item that may have been missed is that much of the attraction to Old Town is that its residents maintain the historic housing stock - because we enjoy living here. We have limited "open

space" and depend on public open space. If the waterfront is over developed it would be difficult for many of us to enjoy living here.

Thank you for your time.
Deena deMontigny

10
6-25-11

Jackie Henderson

From: Martina Hofmann <tfhofmann@comcast.net>
Sent: Tuesday, June 14, 2011 9:57 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; 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 Jun 14, 2011 09:57:21] Message ID: [30998]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Martina
Last Name: Hofmann
Street Address: 218 South Lee Street
City: Alexandria
State: VA
Zip: 22314
Phone: 5483745
Email Address: tfhofmann@comcast.net
Subject: Waterfront Plan

Comments:

Dear Mayor, Vice Mayor and City Council Members:

My husband Robert Deitz

and I wanted to express our concern about the schedule for the approval of

the Waterfront Plan. Based on community sentiment, approval of the Plan is

premature. There is no community consensus or support. Further analysis

and discussion and a full consideration of alternative approaches and

revisions are essential. The wrong decision could ruin Old Town

forever!

Of particular concern are the two proposed hotels in the South

East quadrant at Duke and South Union Street. This area is largely

residential and there is no way to accommodate the additional traffic that

two hotels and their restaurants would engender. Duke Street would turn

from a residential street into a thoroughfare. You point out that

Alexandria is a wonderful destination for bicyclists and that bicyclists

rule the road on Union Street as they make their way through Old Town.

Adding two hotels to South Union Street would certainly change that. In

addition to creating a traffic nightmare, two hotels would overwhelm the

residential feel of the community. The guidelines for development prepared

by the staff are very vague indeed. Who will decide what "excessive

noise" or "undue adverse effect on the residential

neighborhood" mean? These terms are subjective.

There are plenty

of other locations in the City of Alexandria more appropriate for hotels.

Particulalry locations with easy access to public transportation. Placing

the hotels in more appropriate locations where they do not risk destroying

the fabric of a community would not detract from the revenue that you hope

for.

Please allow more time for further discussions and review and do

not rush the process.

Thank you. Martina Hofmann and Robert Deitz

10
6-25-11

Jackie Henderson

From: Jaye Smith <Carlsmith1@comcast.net>
Sent: Tuesday, June 14, 2011 9:35 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; 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 Jun 14, 2011 09:34:30] Message ID: [30994]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Jaye
Last Name: Smith
Street Address: 200 Duke Duke Street
City: Alexandria
State: Va
Zip: 22314
Phone: 703 299-0125
Email Address: Carlsmith1@comcast.net
Subject: Waterfront Plan

Comments:
Please dela the vote on the Waterfront Plan to allow time to develop aplan

which better represents the needs of the
citizens of Alexandria. Rembeber

that you represent us and not developers who will be long gone when the

results of the
poropsed development take place. We need an additional

hearing to discuss alternative plans recently presented without
benefit

of community input!
Thanks as always for your attention to our concerns.

10
6-25-11

Jackie Henderson

From: Greg Prunchak <Greg2001P@aol.com>
Sent: Tuesday, June 14, 2011 9:47 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; 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 Jun 14, 2011 09:47:05] Message ID: [30996]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Greg
Last Name: Prunchak
Street Address: 507 Tobacco Quay
City: Alexandria
State: VA
Zip: 22314
Phone:
Email Address: Greg2001P@aol.com
Subject: Waterfront Plan
Comments: Dear Mayor Euille and Members of City Council,

Melissa Woolson and I

bought our first home in Alexandria on December 6th of 2010. We currently

reside in the Tobacco Quay neighborhood on the east side and could not be

happier
with our decision to move into Alexandria. What made the decision

easy for us, were the
beautiful parks, quaint shops, and unique

restaurants, which only Old Town can offer.

Shortly after moving to this

area, we were bombarded with a slew of information regarding a waterfront

plan that was already in motion. While the enthusiasm of the individuals

involved is
sometimes overwhelming, it is clear that a very large portion

of the citizenry object to the current
waterfront plan.

What makes Old

Town special is its uniqueness from other build-up waterfronts across

the
country. Growing up in Mount Vernon, my parents used to bring me to

Old Town very regularly.
While we dined/shopped here frequently, what I

remember most was the Torpedo Factory, the
parks, and the history. These

are the reasons visitors come to Old Town. Who will want to picnic
in

Founders park while dealing with the overwhelming noise of honking
taxi's,

delivery trucks,
garbage trucks and the like? As many of the townhouse

communities will be negatively affected
by the construction which is

planned to take place over many years, the City can expect property
values

and property tax revenue from these homes to decrease.

As residents of

Old Town and a dog owner, we know first-hand how empty the parks

are
during the winter. The only people who can be seen utilizing the

public lands are dog owners,
runners, and bikers. We believe adding hotels

would do little to bring tourism to the waterfront.
Using the space for

green park space and cultural sites, would give residents of the City

and
of Northern Virginia reasons to visit the city in the colder months.

We believe using the
waterfront land to add cultural sites and public

parks would bring sustainable development to the
waterfront.

We are

asking the Mayor and City Council to delay a decision on the waterfront

plan and to
work with the citizens on a plan that will enrich Old Town and

its waterfront, not tarnish the
characteristics that make it great. We

believe if the City must develop the land with hotels
that the rezoning is

unnecessary. Small boutique hotels can be added with the current

zoning

requirements. It should be the highest priority of the City Council

to approve a plan WITH the
support of the Old Town community because the

City Council serves the city and its citizens.

Thank you for giving

citizens the opportunity to voice their opinions and concerns over
the

current waterfront plan. We truly hope a plan can be agreed upon that
would

ensure the
waterfronts success for years to come.

Sincerely,

Greg

Prunchak and Melissa Woolson
507 Tobacco Quay

10
6-25-11

Jackie Henderson

From: Carl Smith <Carlsmith1@comcast.net>
Sent: Tuesday, June 14, 2011 9:26 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; 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 Jun 14, 2011 09:26:10] Message ID: [30992]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Carl
Last Name: Smith
Street Address: 200 Duke Street
City: Alexandria
State: Va
Zip: 22314
Phone: 703 299-0125
Email Address: Carlsmith1@comcast.net
Subject: Waterfront Plan
Comments: I continue to be opposed to the Waterfront Plan as currently presented by the planning staff.
I urge you to delay the vote until fall to allow further plannibg which will include desires of the citizens in a meaningful way.

10
6-25-11

Jackie Henderson

From: Carol Supplee <csimagine@aol.com>
Sent: Tuesday, June 14, 2011 9:10 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront Concept Plan and Rezoning
Attachments: ATT00001..txt

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

Time: [Tue Jun 14, 2011 09:10:13] Message ID: [30990]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Carol
Last Name: Supplee
Street Address: 19A Sunset Drive
City: Alexandria
State: Virginia
Zip: 22301
Phone: 703-969-6820
Email Address: csimagine@aol.com
Subject: Waterfront Concept Plan and Rezoning
Comments: To The Honorable William Euille and Members of the Alexandria City Council,

I am writing today to voice my support of the Waterfront Concept Plan and rezoning.

I want to walk on a continuous waterfront path from the North end of Old Town to the South end of Old Town.

I want to stroll on a King Street pier. I would like to see our outdated marina updated. I hope to see historic buildings preserved. I would like to see empty and nearly empty buildings and warehouses used or replaced. I would like to see an Arts Walk realized, beautifully conceptualized by the Alexandria Arts Commission.

I would like to allow for the possibility of new office/retail/hotel space as the market will allow.

Parts of our waterfront are an embarrassment. This is some of the most expensive real

estate on the eastern seaboard and we are far from seeing it's best possible use. It's common sense to maintain and improve your property.

The planners have had to go to great lengths to work around a complex existing environment and shown sensitivity to everyone's issues.

I would like to enter a plea for sanity. Too many times in recent days, I have heard from people who tell me that they don't want five new hotels right on the waterfront. How this notion of what this plan is about came about is insanity to me. If I ask whether he or she has read the plan, the answer is always "no."

"The softminded person always wants to freeze the moment and hold life in the gripping yoke of sameness" -- Martin Luther King. "Faith is taking the first step, even when you don't see the whole staircase." -- also Martin Luther King.

I am a property owner and small business owner in Alexandria.

Thank you for your thoughtful consideration of this issue.

Carol Supplee
Imagine Artwear
1124 King Street
Alexandria, VA

22314

10
6-25-11

Jackie Henderson

From: Elizabeth Gibney <bethgibney@gmail.com>
Sent: Tuesday, June 14, 2011 8:21 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; 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 Jun 14, 2011 08:21:10] Message ID: [30989]

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: 703 836-8048
Email Address: bethgibney@gmail.com
Subject: WaTERFRONT PLAN
Comments: Dear Mayor, Vice Mayor and Council Members:

PLEASE remember when you

meet today the two things that make Old Town, the jewel in Alexandria's

crown special:

1. Historic Architecture: 90% of which is residential.

We, the residents of Old Town, bear the responsibility of maintaining our

homes to historic standards, and most of us exceed the requirements. Most

homes are kept in pristine condition, painted, gardens planted, and in

many cases (mine), city sidewalks maintained and trees planted and

maintained on city sidewalks at our own expense. Collectively, it makes

for a charming village. We, the residents of Old Town, are the stewards

of the architecture and, immodestly, I must say, I think we do a very good

job, (with the watchful eye of the BAR).

2. The Riverfront: The other

part of the equation that makes Old Town special. This is where you come in . YOU are the stewards of the riverfront. This decision and responsibility as to how to handle the waterfront at this point rests squarely on your shoulders. It's a big one! PLEASE PLEASE don't miss this once in a lifetime opportunity to rid the riverfront of non-historic buildings and return the land to the simplest, best and most forward thinking use: PURE PARK! What could be a better way to connect the riverfront and restore it to it's original beauty? Don't turn us into NATIONAL HARBOR!! We already have a mini version of that in front of the Torpedo Factory, complete with grease and gum stained fake wood flooring, ... and a Chart House. Wow! How unique. Where did I see one of those last? Annapolis, Baltimore, Newport, ... all the same.

We, the residents of Old Town, have done our part, now please do yours (with the watchful eye of your electorate).

Thank you
Beth Gibney
300 South Lee Street
Alexandria, Va 22314
703-836-8048

p.s. Another point: For the first time in the 150 years that our house has been standing at the corner of S. Lee and Duke Street, we have stress cracks in the foundation. I asked the contractor what could be causing them and his best assumption is vibration from added traffic on Duke Street. Great! Having historic homes, means in many cases, our houses foundations are no more than one cord of brick turned sideways. You want us to have and maintain historic homes, right? Well, they need to be considered too in this plan. What will more traffic, more 18 wheelers, more mega tour buses do to our

homes? Is the city ready to compensate us? We also need to paint twice

as often as we used to due to the grime of the
excess traffic. If this

plan goes thru maybe we should just go to vinyl siding so we can hose it

down. It's too costly to paint
these antiques so frequently!

10
6-25-11

Jackie Henderson

From: James Nooney <jimn123@earthlink.net>
Sent: Tuesday, June 14, 2011 7:21 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; 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 Jun 14, 2011 07:21:18] Message ID: [30985]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: James
Last Name: Nooney
Street Address: 305 E. Nelson Ave.
City: Alexandria
State: VA
Zip: 22301
Phone: 703 5494943
Email Address: jimn123@earthlink.net
Subject: Waterfront Plan

Comments:

I have been a homeowner in Alexandria since 1976. I live about a mile from

the waterfront. I had not heard of
the development plan until I read an

article in the Washington Post about 2 months ago.

I think residents

need more time and information to consider what you are planning for the

waterfront. I do
not necessarily disagree with the current plan or agree

with the alternatives being proposed -- just that you
owe it to the

citizens to be more forthcoming.

Please vote to extend the time to

consider the plans.

Thank you,
James Nooney
Alexandria Homeowner and

Resident

10
6-25-11

Jackie Henderson

From: David Olinger <dsolinger@comcast.net>
Sent: Tuesday, June 14, 2011 12:04 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront Public Hearing
Attachments: ATT00001..txt

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

Time: [Tue Jun 14, 2011 00:04:00] Message ID: [30983]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: David
Last Name: Olinger
Street Address: 100 Prince Street
City: Alexandria
State: VA
Zip: 22314
Phone: 703 535-3150
Email Address: dsolinger@comcast.net
Subject: Waterfront Public Hearing
Comments: Given the many changes to the Plan, I'd urge the Council to continue the Public Hearing process at its final June meeting. Furthermore, because of the changes since publication in February, I strongly believe that the Plan needs to be updated in a concise written form and re-introduced to the community. Then (in September) there should be further public hearings on the revised Plan. It's not sufficient to say we'll re-write the Plan when we get time after the public hearings! If the Plan is updated and re-introduced to the community over the summer and there was a committment now to a public hearing in September, then perhaps a June public hearing would be unnecessary.

10
6-25-11

Jackie Henderson

From: Algis Kalvaitis <algissuzanne@verizon.net>
Sent: Monday, June 13, 2011 4:19 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Reconsider plan/delay vote
Attachments: ATT00001..txt

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

Time: [Mon Jun 13, 2011 16:19:13] Message ID: [30960]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Algis
Last Name: Kalvaitis
Street Address: 17 Franklin St
City: Alexandria
State: Virginia
Zip: 22314
Phone: 7032999234
Email Address: algissuzanne@verizon.net
Subject: Reconsider plan/delay vote
Comments: The current waterfront plan is not right for Alexandria. As such, please

delay the vote until this fall, to allow
for additional time to develop a

better plan. If this isn't possible, hold a public hearing at the end of

June on the
ONE new alternative offered to the community on June 11. You

are our representatives and not
representatives of commercial

interests.

I reside at Ford's Landing and fully two thirds of the

residents polled have an unfavorable opinion of the
proposed

plan.

p.s. Earlier this month I sent Council a retention copy of

Frederick Tilp's book, "This was Potomac" I hope
you have had

an opportunity to skim that book. The prologue is very relevant to today's

situation.

10
6-25-11

Jackie Henderson

From: Marguerite Lang <marguerite@turcopolier.com>
Sent: Monday, June 13, 2011 3:51 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront Plan
Attachments: 599b7ef6d5a1297eff5d6499e5d64dac.pdf; ATT00001..txt

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

Time: [Mon Jun 13, 2011 15:51:14] Message ID: [30959]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Marguerite
Last Name: Lang
Street Address: 14 West Rosemont Avenue
City: Alexandria
State: VA
Zip: 22301
Phone: 703.888.2674
Email Address: marguerite@turcopolier.com
Subject: Waterfront Plan
Comments: Dear Mr. Mayor and Memebers of City Council,

On June 6th at the general

Rosemont Citizens Association meeting an impromptu vote was taken to

request from City Council a deferment of the vote on the proposed

Waterfront Plan to at least September 2011. The affirmative vote was not

a surprising result since the reaction at the meeting to the discussion of

a Waterfront Plan was "what Waterfront Plan"?

After watching the May

11th meeting on TV it is fair to say that there are now basically three

plans. Plan #1 is the proposed Waterfront Plan with mainly hotels on the

present privately owned parcels (except Old Dominion Boat Club) with

developer contributions paying for many of the desired amenities. Plan #2

is the proposed plan without any rezoning , which would preclude hotels but

could include office space, which seems a waste of uses for the waterfront,

and would be subject to negotiation with the developer for amenities to

reach the allowable FAR. And lastly Plan #3, known as the Alternative

Plan

which would have the City purchasing the three aforementioned parcels with

the City and its citizens bearing the cost for any desired amenities. The planning staff has put the price on plan #3 at $200 million. That seems a daunting number if paid all at once. Since these buildings do not need to be torn down immediately there is potential revenue from renting these spaces until the City would be ready to tear them down. Funding for desired amenities outside city funding has not yet been fully explored.

The waterfront is the jewel in Alexandria's crown. Everyone from every section of the City cares about and takes pride in our waterfront. Are the citizens of Alexandria willing to make the kind of sacrifices to own its waterfront? I do not know and I suspect that you do not either. I would suggest that it is time to find out and to take the "show on the road". I realize after two years you are all gun shy on the idea of meetings, but now that you have some concrete plans it is time to bring them to the citizens. I do not suggest the type of meetings where you announce on e-news and say "y'all come and see". I suggest holding meetings this summer in different sections of the City, focusing on three or four citizens associations at a time, advertising heavily, with the City presenting their two plans and the Citizens for an Alternative Alexandria Waterfront Plan presenting theirs. It is of paramount importance that the CAAWP be equally represented in these meetings for the citizens to have a

real choice of options. In other words getting to know what the citizens are willing to pay for or not. For example you could hold a meeting at the GW Masonic Memorial for Rosemont, Taylor Run and Upper King Citizens Associations. The schedule for all the meetings should be published so that individuals would have the opportunity to attend the one most convenient for them. This might even take longer than this summer, so be it. It will be worth it.

It took two years to come up with the proposed

plan, now that there are three plans on the table is not the time for a decision for decision's sake. The last piece of our waterfront to be redeveloped deserves better than that. If an aggressive outreach to the

citizenry and thorough discussion of all three plans does not take place I can only imagine the anger that will ensue, some of it has already begun. That anger will undoubtedly be placed at your feet with the citizenry believing you favor developers over us, the citizens, the voters, the taxpayers. This fiasco can be avoided – defer, inform and engage the citizens.

Thank you,
Marguerite L Lang
President, RCA

P.S. I have

also attached this letter as a pdf file

Attachment: 599b7ef6d5a1297eff5d6499e5d64dac.pdf

Dear Mr. Mayor and Members of the City Council

On June 6th at the general Rosemont Citizens Association meeting an impromptu vote was taken to request from City Council a deferment of the vote on the proposed Waterfront Plan to at least September 2011. The affirmative vote was not a surprising result since the reaction at the meeting to the discussion of a Waterfront Plan was "what Waterfront Plan"?

After watching the May 11th meeting on TV it is fair to say that there are now basically three plans. Plan #1 is the proposed Waterfront Plan with mainly hotels on the present privately owned parcels (except Old Dominion Boat Club) with developer contributions paying for many of the desired amenities. Plan #2 is the proposed plan without any rezoning , which would preclude hotels but could include office space, which seems a waste of uses for the waterfront, and would be subject to negotiation with the developer for amenities to reach the allowable FAR. And lastly Plan #3, known as the Alternative Plan which would have the City purchasing the three aforementioned parcels with the City and its citizens bearing the cost for any desired amenities. The planning staff has put the price on plan #3 at $200 million. That seems a daunting number if paid all at once. Since these buildings do not need to be torn down immediately there is potential revenue from renting these spaces until the City would be ready to tear them down. Funding for desired amenities outside city funding has not yet been fully explored.

The waterfront is the jewel in Alexandria's crown. Everyone from every section of the City cares about and takes pride in our waterfront. Are the citizens of Alexandria willing to make the kind of sacrifices to own its waterfront? I do not know and I suspect that you do not either. I would suggest that it is time to find out and to take the "show on the road". I realize after two years you are all gun shy on the idea of meetings, but now that you have some concrete plans it is time to bring them to the citizens. I do not suggest the type of meetings where you announce on e-news and say "y'all come and see". I suggest holding meetings this summer in different sections of the City, focusing on three or four citizens associations at a time, advertising heavily, with the City presenting their two plans and the Citizens for an Alternative Alexandria Waterfront Plan presenting theirs. It is of paramount importance that the CAAWP be equally represented in these meetings for the citizens to have a real choice of options. In other words getting to know what the citizens are willing to pay for or not. For example you could hold a meeting at the GW Masonic Memorial for Rosemont, Taylor Run and Upper King Citizens Associations. The schedule for all the meetings should be published so that individuals would have the opportunity to attend the one most convenient for them. This might even take longer than this summer, so be it. It will be worth it.

It took two years to come up with the proposed plan, now that there are three plans on the table is not the time for a decision for decision's sake. The last piece of our waterfront to be redeveloped deserves better than that. If an aggressive outreach to the citizenry and thorough discussion of all three plans does not take place I can only imagine the anger that will ensue, some of it has already begun. That anger will undoubtedly be placed at your feet with the citizenry believing you favor developers over us, the citizens, the voters, the taxpayers. This fiasco can be avoided – defer, inform and engage the citizens.

10
6-25-11

Jackie Henderson

From: Christa Watters <wattrsedge@aol.com>
Sent: Monday, June 13, 2011 3:41 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; 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 Jun 13, 2011 15:41:23] Message ID: [30958]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Christa
Last Name: Watters
Street Address: 1186 N. Pitt Street
City: Alexandria
State: VA
Zip: 22314
Phone: 703-549-6167
Email Address: wattrsedge@aol.com
Subject: Waterfront Plan

Comments:

Dear Mr. Mayor and Council Members:

I strongly urge you to vote in favor

of the Waterfront Plan. I think it is important to have a strong concept

plan in place. I believe this plan is feasible and realistic. It bring 5

acres of new open space, the potential for a livelier and more attractive

waterfront with increased water access for citizens and visitors alike, and

improved marine access and flood control. And, importantly, it can

eventually pay for its own implementation and bring added revenue, much

needed, to the city and its citizens.

Opponents are not being honest

when they say there hasn't been adequate discussion. The planning process

has been very open over the course of two years. Not getting every option

you wished for is very different from not having had a chance to express

your opinion. The plan as originally presented last winter was a good

effort, and I liked what I heard and saw. Since then, it has been further

modified and improved.

In a Democracy, we all get to speak, and then there's a vote, and the majority wins. We are very fortunate to live in a place like Alexandria, where everyone gets a chance to be heard. In the end, however, common sense and fiscal responsibility have to prevail over unfunded wish lists that are not clearly articulated or planned out. We are a living, breathing city. Change is inevitable; it can be progress or decay. We don't want to become a quaint but irrelevant museum.

I hear rumors of delay and of potential further public hearings. I think we've had enough opportunities for everyone to express their opinions. Council has spent a lot of money on consultants and staff planning time, for this plan and its related flood control measures. I would hate to see further delay in approving this plan and beginning its implementation. Nearly every facet of its implementation will be an occasion for further discussion and citizen input, and each sub-project of it will need to meet the relevant city guidelines for height, density, FAR, traffic and parking issues, noise mitigation, esthetics and architecture and so on. That process should adequately protect everyone's interests, I believe. Not every detail of the plan can or should be set in cement at this time, but the overall concept needs to be approved. It is time for Council to act. We elect you to lead as well as to listen.

Thank you for your attention to my opinion.

Sincerely,
Christa Watters

10
6-25-11

Jackie Henderson

From: Andrew Macdonald <ahmacdonald@mac.com>
Sent: Monday, June 13, 2011 2:45 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Citizens for An Alternative Alexandria Waterfront Plan letter to Council
Attachments: ATT00001..txt

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

Time: [Mon Jun 13, 2011 14:44:52] Message ID: [30957]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Andrew
Last Name: Macdonald
Street Address: 217 N. Columbus ST
City: Alexandria
State: VA
Zip: 22314
Phone: 603-512-9379
Email Address: ahmacdonald@mac.com
Subject: Citizens for An Alternative Alexandria Waterfront Plan letter to Council

Sent by Email and hand delivered

Citizens for an Alternative

Alexandria Waterfront Plan
CAAWP

Andrew Macdonald, Co-Chair

Boyd Walker, Co-Chair
Mary Dunbar, Secretary
Bert Ely, Treasurer

Comments:

Leigh Talbot, Vice President

Van Van Fleet, Vice President
Dennis

Kux, Vice President
Anne Peterson, Vice President
Mark Mueller, Vice

President
Katy Cannady, Vice President

June 13, 2001

Mayor

William Euille, Vice Mayor Kerry Donley, and Council members Del Pepper,

Paul Smedberg, Alicia
Hughes, Frank Fannon and Rob Krupicka:
Citizens

for an Alternative Alexandria Waterfront Plan (CAAWP) would like to provide

the City Council
with our feedback and recommendations following the

Council and Planning Department work session
on Saturday, June 11, 2011.

We represent the views of concerned voters and residents who have signed

our petition calling for the Council to consider alternatives for our

riverfront that will be significantly
better than the currently proposed

plan. To that end, we request that Council do the following:
1.

Acknowledge opposition from Alexandrians to the City's preferred

redevelopment plan; a plan
that the Council seems to favor but the

community opposes. This plan currently involves
permitting at least three

hotels and other high density development at the Robinson Terminal sites

and the Cummings Turner properties.

As the Council is aware, our

community is concerned with the extreme density that would
result from

the apparent preferred plan. Hundreds of citizens gathered Saturday morning

for a "Hands Across the Waterfront" demonstration, rallied at Market

Square to protest,
and attended the work session carrying 'Don't Rezone

the waterfront" signs. Over 1,000
citizens have signed the CAAWP

petition.
Citizens oppose the proposed mixed-use plan that would include

high density hotel,
residential, and commercial occupancy. This would

create infrastructure constraints for Old
Town including increased

traffic for individuals, tour buses, and other transportation modes,

and

result in increased traffic from large trucks supplying goods to the

hotels, restaurants
and other commercial businesses. Amongst many other

problems, this scenario will also
restrict already scarce parking for

residents and visitors.

2. Provide more time for our community to

evaluate, validate, and analyze the content and
financial implications of

the new alternative proposals submitted by the Planning Department
at

Saturday's work session.
The "Arts and Parks" alternative was only just

revealed on Saturday. The community needs
time to assess and evaluate the

alternative proposal. Additionally, we are concerned that
the $220

million cost estimate for this alternative has not been thoroughly

assessed. It
further does not incorporate the ancillary revenue benefits

from tourism created by the
improved public access at our waterfront and

a vibrant waterfront arts and cultural district.
We would also like

Council to reconsider the overall "revenue neutral" objective of any

public plan.

3. Vote to hold a public hearing at the June 28 Council

meeting so that the community has the
opportunity to comment on

alternatives that include more park land, and a stronger cultural
and

artistic foundation.

Council has an obligation to allow the citizens

of Alexandria to comment on, and ask
questions about, the recently

released alternative plan, the possibility of a separate
rezoning

decision and further express their views regarding the high density

proposal put
forth by the Planning Department. We request that this

public hearing be held at the June
28 Council meeting.

4. Defer any

vote on a Waterfront plan until this fall to allow the community more time

to work
with the Council and the Planning Department to analyze

alternatives to what now appears to
be the mostly commercial alternative

that is unacceptable to the Council's constituency.

In the wake of

overwhelming public opposition, the Council has an obligation to defer any

vote on the current small area plan until such time as concerned citizens

can voice their
opinions and propose viable alternatives. CAAWP would

like to work with the City over the
next several months on such an

alternative.

For the first time in a generation, a large portion of

the great riverfront of Alexandria is
essentially "for sale." The City

has the opportunity to acquire land that will enhance our public
spaces

along the Potomac River. The community prefers increased parkland,
museums

to
celebrate our history, and improved public access for all. We are sure

that Council members
want to leave an enduring legacy for future

generations, and the best way to do that is to work
with the community to

craft a new plan.

We look forward to the Council adopting these four

key action items at its meeting tomorrow.

Sincerely,

Andrew

Macdonald
Co-Chair, Citizens for an Alternative Alexandria Waterfront

Plan (CAAWP)
ahmacdonald@mac.com
603 512 9379

Boyd Walker

Co-Chair, Citizens for an Alternative Alexandria Waterfront Plan (CAAWP)

boydwalker@hotmail.com
703 732 7269

Citizens for an Alternative Alexandria Waterfront Plan CAAWP

June 13, 2001

Mayor William Euille, Vice Mayor Kerry Donley, and Council members Del Pepper, Paul Smedberg, Alicia Hughes, Frank Fannon and Rob Krupicka:

Citizens for an Alternative Alexandria Waterfront Plan (CAAWP) would like to provide the City Council with our feedback and recommendations following the Council and Planning Department work session on Saturday, June 11, 2011. We represent the views of concerned voters and residents who have signed our petition calling for the Council to consider alternatives for our riverfront that will be significantly better than the currently proposed plan. To that end, we request that Council do the following:

1. **Acknowledge opposition from Alexandrians to the City's preferred redevelopment plan;** a plan that the Council seems to favor but the community opposes. This plan currently involves permitting at least three hotels and other high density development at the Robinson Terminal sites and the Cummings Turner properties.

   As the Council is aware, our community is concerned with the extreme density that would result from the apparent preferred plan. Hundreds of citizens gathered Saturday morning for a "Hands Across the Waterfront" demonstration, rallied at Market Square to protest, and attended the work session carrying 'Don't Rezone the waterfront" signs. Over 1,000 citizens have signed the CAAWP petition.
   Citizens oppose the proposed mixed-use plan that would include high density hotel, residential, and commercial occupancy. This would create infrastructure constraints for Old Town including increased traffic for individuals, tour buses, and other transportation modes, and result in increased traffic from large trucks supplying goods to the hotels, restaurants and other commercial businesses. Amongst many other problems, this scenario will also restrict already scarce parking for residents and visitors.

2. **Provide more time for our community to evaluate, validate, and analyze the content and financial implications of the new alternative proposals submitted by the Planning Department at Saturday's work session.**

   The "Arts and Parks" alternative was only just revealed on Saturday. The community needs time to assess and evaluate the alternative proposal. Additionally, we are concerned that the $220 million cost estimate for this alternative has not been thoroughly assessed. It further does not incorporate the ancillary revenue benefits from tourism created by the improved public access at our waterfront and a vibrant waterfront arts and cultural district. We would also like Council to reconsider the overall "revenue neutral" objective of any public plan.

Citizens for an Alternative Alexandria Waterfront Plan CAAWP

3. **Vote to hold a public hearing at the June 28 Council meeting so that the community has the opportunity to comment on alternatives that include more park land, and a stronger cultural and artistic foundation.**

   Council has an obligation to allow the citizens of Alexandria to comment on, and ask questions about, the recently released alternative plan, the possibility of a separate rezoning decision and further express their views regarding the high density proposal put forth by the Planning Department. We request that this public hearing be held at the June 28 Council meeting.

4. **Defer any vote on a Waterfront plan until this fall to allow the community more time to work with the Council and the Planning Department to analyze alternatives** to what now appears to be the mostly commercial alternative that is unacceptable to the Council's constituency.

   In the wake of overwhelming public opposition, the Council has an obligation to defer any vote on the current small area plan until such time as concerned citizens can voice their opinions and propose viable alternatives. CAAWP would like to work with the City over the next several months on such an alternative.

For the first time in a generation, a large portion of the great riverfront of Alexandria is essentially "for sale." The City has the opportunity to acquire land that will enhance our public spaces along the Potomac River. The community prefers increased parkland, museums to celebrate our history, and improved public access for all. We are sure that Council members want to leave an enduring legacy for future generations, and the best way to do that is to work with the community to craft a new plan.

We look forward to the Council adopting these four key action items at its meeting tomorrow.

Sincerely,

Andrew Macdonald
Co-Chair, Citizens for an Alternative Alexandria Waterfront Plan (CAAWP)
ahmacdonald@mac.com
603 512 9379

Boyd Walker
Co-Chair, Citizens for an Alternative Alexandria Waterfront Plan (CAAWP)
boydwalker@hotmail.com
703 732 7269

10
6-25-11

Jackie Henderson

From: Robert Pringle <rpringle9@gmail.com>
Sent: Monday, June 13, 2011 1:57 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; 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 Jun 13, 2011 13:56:38] Message ID: [30951]

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: 703519 8252
Email Address: rpringle9@gmail.com
Subject: waterfront plan
June 13

Comments:

Subject: Waterfront Plan

Dear Members:

I think that we

made real progress at Saturday's (June 11) session and I want to thank you

all for that. At last, we have a proposal (Alternative One – emphasizing

Parks and Museums) that will allow us to make our historic waterfront a

truly better place, one worthy of the home town of Washington and

Lee.

At Saturday's meeting, Councilman Krupicka correctly underscored

that Alternative One embodies the kind of vision that most of us would like

to see achieved if possible. Now we need to look at all the alternatives in

the light of this new choice. This cannot be done overnight, or in three

weeks. After all, the current plan has been on the table for many

months.

As presented, the Parks and Museums proposal overstates costs

and does not even consider long-term economic benefits, or the possibilities of private financing. Nor does it weigh the costs of this proposal against such expenditures as an equivalent sum being spent for the Metro station at Potomac Yard, a project that will benefit only a fraction of the city.

I urge you to recommend that we be given enough time to flesh out Alternative One through additional public hearings and to defer approving any plan until after the summer recess. We are talking about a blueprint which will take many years to implement and have irreversible consequences. We have time to get it right.

Sincerely,

Robert

Pringle
216 Wolfe Street

10
6-25-11

Jackie Henderson

From: Elizabeth GIBNEY <bethgibney@gmail.com>
Sent: Monday, June 13, 2011 11:48 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; 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 Jun 13, 2011 11:48:18] Message ID: [30946]

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 PLAN
Comments:

DEAR MAYOR, VICE MAYOR AND COUNCIL MEMBERS

MY HUSBAND, BRIAN GIBNEY AND

OUR FAMILY, IMPLORE YOU TO RECONSIDER YOUR PLAN FOR THE WATERFRONT.
WE

HAVE BEEN RESIDENTS OF ALEXANDRIA FOR OVER 30 YEARS AND CHOOSE TO LIVE(AND

PAY TAXES AND
VOTE) IN ALEXANDRIA BECAUSE OF ITS GENTLE NATURE VS ITS

OVERBUILT NEIGHBOR, GEORGETOWN, OR SO MANY
OTHERS THAT HAVE EXPLOITED

THEIR JEWEL IN THE CROWN.

PLEASE PLEASE DELAY THIS VOTE UNTIL THE

FALL. I FEAR THAT PUTTING YOUR SUPPORT BEHIND THE WASHINGTON POST AND THE

DEVELOPERS VS YOUR CITIZENS AND ELECTORATE WOULD BE A GRAVE MISTAKE.

I

KNOW YOU ARE IN SO DEEP WITH THIS RIGHT NOW, AND SO FAR DOWN THE PATH,

THAT I SOMETIMES THINK IT"S

HARD TO STAND BACK AND THINK WITH A

CLEAR MIND. MAY I REMIND YOU OF A SIMILAR LOCATION THAT FOUGHT
THE

DEVELOPERS AND "PROGRESS" THAT YOU PROBABLY ENJOY NEARLY EVERY

DAY - THE GEORGE
WASHINGTON MEMORIAL PARKWAY.

THANKS TO LADY BIRD

JOHNSON, WE COMMUTE ON ONE OF THE MOST BEAUTIFUL "HIGHWAYS" IN

THE COUNTRY.
WITH HER DETERMINATION SHE STOOD DOWN THE PLAN TO TURN THE

GW PARKWAY INTO A MORE TRADITIONAL
"ROUTE 1". AND AREN'T WE

GLAD SHE DID!! INSTEAD OF BILLBOARDS, AND GAS STATIONS AND HOTELS AND FAST

FOOD RESTAURANTS, WE HAVE AN UNOBSTRUCTED, ALMOST BUCOLIC VIEW OF THE

POTOMAC RIVER AND ITS
SHORES. DO YOU KNOW SHE ALSO FOUGHT OFF THE PLAN

OF A HIGHWAY RUNNING ALONG THE RIVER IN OLD
TOWN? I'LL BET SHE WOULD TURN

OVER IN HER GRAVE IF SHE SAW THIS PLAN!!! ...AND SOMEHOW THE FEDERAL

GOVERNMENT MANAGED TO SURVIVE WITHOUT THE REVENUE GENERATED BY SUCH

DEVELOPMENT. YOU HAVE TO
BE MORE CREATIVE WITH FINDING FUNDS FOR THE

CITY THAN TRYING TO BALANCE THE BUDGET BY RUINING WHAT MAKES IT SO

SPECIAL!

WE HAVE A ONCE IN A LIFE TIME OPPORTUNITY - TO BUY BACK THE

WATERFRONT!!! THIS OPPORTUNITY WILL NEVER
PASS OUR WAY AGAIN. ONCE IT'S

GONE, IT'S GONE FOREVER. CAN'T WE GET CREATIVE AND FIND A WAY TO COME
UP

WITH THE MONEY??? QUITE HONESTLY THE PRICE TAG IS CHEAP IF YOU CONSIDER

WHAT YOU GET IN RETURN.

IF THE PROPERTIES COULD BE OBTAINED FOR THEIR

ASSESSED VALUES, VS THEIR DEVELOPED VALUES (THAT CAN ONLY HAPPEN WITH

YOUR APPROVAL!) , COULD THE OWNERS (WASH POST, CUMMINGS, TURNER) BE GIVEN A

TAX
CREDIT BETWEEN THE DIFFERENCE OF ASSESSED PRICE (WHICH ALEXANDRIA

COULD PAY) VS A (TO BE
DETERMINED) PRICE THAT A DEVELOPER WOULD PAY? I

DON'T KNOW THE TAX LAWS FOR THIS, BUT SOMEWHERE
IN THE CATEGORY OF A

CHARITABLE DONATION - GIFT TO THE CITY - GREEN SPACE, OR WHATEVER -

HISTORIC
PRESERVATION OF A SEAPORT VILLAGE'S WATERFRONT? MAYBE THAT WAY

ALL COULD BE HAPPY. THE
WASHINGTON POST COULD THEN WRITE A NICE ARTICLE

ABOUT THEMSELVES DOING THE RIGHT THING. BECAUSE
SURELY THEY DON'T WANT TO

BE WRITTEN, BLOGGED, ETC ABOUT AS THE MOST HYPOCRITICAL RAG IN THE

COUNTRY - NO BETTER THAN THOSE THEY SO OFTEN CRITICIZE!!

AND IT WOULD

BE SUCH A WONDERFUL TRIBUTE TO YOU ALL TO BE THE GOVERNING BODY - MAYOR AND

COUNCIL
MEMBERS WHO STOOD DOWN THE WASHINGTON POST AND THE DEVELOPERS TO

PRESERVE - REALLY GET BACK
THE LAST REMAINING WATERFRONT IN TOWN!

QUITE HONESTLY, IF WE (THE CITY) WOULD BE ABLE TO BUY THE PROPERTY, I

THINK THE BEST EXAMPLE OF A PLAN
WOULD BE THE PARK IN FRONT OF HARBOR

SIDE - JUST PLAIN PARK - WITH GRAVEL PATHS - TREES. WHAT A WONDERFUL WAY

TO OFFER A CONTINUOUS WATERFRONT! VS A STRIP OF LAND GIVEN AS A SMALL TOKEN

THAT IS
LOCKED BEHIND TALL DENSE BUILDING. IF THE TORPEDO

"CONNECTION" IS AN EXAMPLE - THAT IS AN EYESORE! NO OFFENSE,

BUT ALEXANDRIA TO THIS POINT DOES NOT "IMPROVE" WELL. TAKE A LOOK

AT THE UGLY "FAUX"
COLONIAL BUILDINGS THAT TAKE UP SO MUCH OF

KING STREET, EVEN THE NEW PART OF CITY HALL. UGLY UGLY UGLY! AND FORGET

THE EXPENSE OF MARITIME MUSEUMS, ETC. JUST PURE PARK. PLAIN, SIMPLE AND

BEAUTIFUL.

ANOTHER THING, INSTEAD OF WORRYING ABOUT BRINGING MORE SHOPS

AND RESTAURANTS TO OLD TOWN, WHY
NOT CONCENTRATE ON WHAT WE HAVE. DO YOU

NOTICE HOW MANY FOR LEASE SIGNS ARE IN OLD TOWN? IT'S NOT
BECAUSE WE

DON'T HAVE TOURISTS- WE ARE TEAMING WITH TOURISTS, THANK YOU!!! WE SHOULD

CONCENTRATE
ON QUALITY VS QUANTITY IN SHOPS AND RESTAURANTS. BUSINESSES

AND RESTAURANTS GOING OUT OF
BUSINESS EVERYWHERE IN TOWN IS NOT A FACTOR

OF NOT ENOUGH TOURISTS!

SO PLEASE - THINK ABOUT THIS - JUST LIKE THE

CURATOR OF THE NATIONAL GALLERY WHO FINDS THE MONEY TO BUY A MASTERPIECE

THAT COMES UP FOR AUCTION, WE HAVE TO FIND A WAY TO BUY BACK THE

WATERFRONT!!!
AT LEAST BEFORE YOU GIVE UP ON IT, LET THE CITIZENS VOTE ON

IT - IT'S OUR DECISION AND IT'S A BIG ONE.

IF YOU COULD MANAGE TO TAKE

BACK THE WATERFRONT FROM DEVELOPMENT, WHAT A WONDERFUL EXAMPLE
YOU WOULD

SET. HOW MUCH GREENER COULD YOU GET!! AND IT WOULD SET US APART FROM THE

THOUSANDS OF
OTHER URBAN WATERFRONTS - WHICH ALL BLEND TOGETHER -

BALTIMORE HARBOR, NATIONAL HARBOR - THEY
ALL LOOK THE SAME. AND I FEAR WE

ARE HEADED THAT WAY.

PLEASE PLEASE DO THE RIGHT THING!

DO NOT REZONE

- POSTPONE - AND RE-OWN!

BETH GIBNEY
300 SOUTH LEE STREET
ALEXANDRIA,

VA 22314
703-836-8048

BETH GIBNEY
300 SOUTH LEE STREET
ALEXANDRIA,

VA 22314

10
6-25-11

Jackie Henderson

From: Cicely Woodrow
Sent: Wednesday, June 08, 2011 12:25 PM
To: Kate Holder
Cc: Faroll Hamer; Barbara Carter; Graciela Moreno; Jackie Henderson
Subject: RE: COA Contact Us: Harris Teeter in North Old Town

Dear Ms. Holder,

Thank you for submitting comments to the Department of Planning and Zoning. Your comments were received too late to be considered by the Planning Commission, however, the Harris Teeter project was approved and will be heard at the City Council's Public Hearing on Saturday, June 25. By copy of this email, I'm forwarding your message to Jackie Henderson, City Clerk and Clerk of Council, who will make your comments available to Council as part of the official record. You are welcome to attend the hearing and express your views.

Best regards,
Cicely Woodrow

Cicely B. Woodrow, PHR
Management Analyst III
Department of Planning & Zoning
301 King Street, Room 2100
Alexandria, Virginia 22314
Direct: 703-746-3810
Fax: 703-838-6393

From: Kate Holder [mailto:kate@kateholder.com]
Sent: Tuesday, June 07, 2011 6:25 PM
To: Faroll Hamer; Barbara Carter; Graciela Moreno; Cicely Woodrow
Subject: COA Contact Us: Harris Teeter in North Old Town

COA Contact Us: Director Faroll Hamer

Time: [Tue Jun 07, 2011 18:24:33] Message ID: [30747]

Issue Type: Faroll Hamer
First Name: Kate
Last Name: Holder
Street Address: 1105 Queen Street
City: Alexandria
State: VA
Zip: 22314

Phone: 520-390-3487

Email Address: kate@kateholder.com

Subject: Harris Teeter in North Old Town

Comments: I am writing to express my support for Harris Teeter coming to North Old Town. It is true that this area lacks a full-service grocery store. I love the nearby Trader Joe's store but I can't get everything there; I'll also shop at the Safeway on the south side of Old Town, but that store is old and small and also insufficient. Please clear the way for Harris Teeter in North Old Town! Thank you for your consideration. Kate Holder

10
6-25-11

Jackie Henderson

From: Townsend Van Fleet <vmgthehill@aol.com>
Sent: Wednesday, June 08, 2011 2:50 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront Signs
Attachments: ATT00001..txt

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

Time: [Wed Jun 08, 2011 14:50:20] Message ID: [30779]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Townsend
Last Name: Van Fleet
Street Address: 26 Wolfe St
City: Alexandria
State: VA
Zip: 22314
Phone: 7038366402
Email Address: vmgthehill@aol.com
Subject: Waterfront Signs

Comments:

Dear Mayor and Council Members:

Despite the fact that the sign nazi,

Farrell Hamer, has taken it upon herself to have her minnions prowl the streets of Old Town at 6AM in the morning to remove "Save the Waterfront" signs, there are still literally hundred/thousands of signs and/or stars in front of or in the windows of residents houses. It would pay each one of you to drive the waterfront on all the blocks to see just who wants to save the waterfront from half-baked development.

Since we who live on the waterfront will have to live every swinging day with whatever development decisions are made we have the most at stake

here just as Cameron Station had with the egregious transloading facility and the the West End with BRAC 133. The citizens just can't tolerate another bad decision by Council. The traffic is bad enoughtwith all the cars, tour buses, delivery trucks, trolleys, bikes, joggers, skateboarders etc etc and we don't even have a aTraffic Management Plan. Please don't

approve this plan until a less costly alternative can be developed and accepted by you and the citizens.

Van Van Fleet

10
6-25-11

Jackie Henderson

From: Norman Hatch <tariwo@aol.com>
Sent: Wednesday, June 08, 2011 6:39 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; 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 Jun 08, 2011 18:39:20] Message ID: [30785]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Norman
Last Name: Hatch
Street Address: 206 W Mt. Ida Ave
City: Alexandria
State: Virginia
Zip: 22305
Phone: 703-683-4026
Email Address: tariwo@aol.com
Subject: waterfront

Comments:

Dear Mayor Euille and distinguished members of City Council, all but two of

you know me well, and i hope
sometime meeting Frank Fannon and Ms. Alicia

Hughes.

The purpose of this message is to hopefully add some new insight

into the discussion of the waterfront.
First let me make one point clear

and that is I am the oldest member in age and length of membership in the

Boat Club. I well remember the lower three blocks of King Street that was a

haven for drunks and bag
ladies. Nearly all of the ancient buildings were

occupied by bundles of insulation for the building trades.
The Boat Club

was the only shining light, in that area, for years before the city

realized what they were
missing. Only liquor by the drink revitalized

that area into what we admire today. One reference to the
Boat Club, in

some more that 30 letters to the editor that mentioned the parking lot,

only three had done
their research well to mention that the land involved

in that effort also was the launching and haul out area
for boats which

is an elementary part of being a successful Boat Club!

The evening you

were deliberating, on the proposed plan for the waterfront, I was reading a

remarkable
story in "Down East Magazine" about the

revitalization of the waterfront of Bangor, Maine. This was a town
that

had a 25 year discussion, much similar to what we have been through.
They

had a continuing loss of
waterfront business, from the 200 ships a day

they serviced plus other problems leaving the waterfront a
wreck! How

they solved it and the advantages they achieved will astound you. That is

why I will be
delivering to the City Post Office a copy of the magazine

for all of you to peruse, at your own speed, with
the hope that some new

ideas will be forthcoming for the next meeting at the end of June. I see no

reason
why Alexandria could not replicate Bangor's success. Admittedly

Bangor doesn't have a flooding
problem and we will have to engineer that

before anything else occurs. It might be wise to send several of
the city

employees to Bangor for a good look see!

I join the other 90% of the

citizens who are adamantly opposing the present plan. Alexandria was
borne

a
waterfront city, was larger than New York City in its shipping, was

famous for it's boat building so therein
lies an historical plan to

develop bringing the public to the waterfront in an extended park with

activities
that will increase the cities coffers. I wish you success in

a very important decision for the future of the
city!

Respectfully,

Norm Hatch

10
6-25-11

Jackie Henderson

From: Stephen LaBatte <labatteman@yahoo.com>
Sent: Thursday, June 09, 2011 11:38 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront - Needs Assessment
Attachments: ATT00001..txt

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

Time: [Thu Jun 09, 2011 11:38:16] Message ID: [30805]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Stephen
Last Name: LaBatte
Street Address: 412 Hanson Lane
City: Alexandria
State: VA
Zip: 22302
Phone: 571-483-0188
Email Address: labatteman@yahoo.com
Subject: Waterfront - Needs Assessment
Comments: I have contacted you previously requesting recall procedures for elected officials. Your office was kind enough to acknowledge receipt of my request but my question remains unanswered by your office. Thanks for the representation! NEW BUSINESS: I am in receipt of a Needs Assessment Survey for the Department of Recreation, Parks, and Cultural Affairs. QUESTION: Why not conduct such a survey or (as distasteful as it may seem to the majority of the council) a referendum regarding the usage of the waterfront of Alexandria. IMAGINE, democracy at its finest, and you would finally be viewed as an extension of those people (their numbers are surely dwindling) that selected you to carry out the "Mission Statement" you proudly display in your annual budget? WHY NOT? Let the developers wait! I personally would be available to assist in such an effort to assure that the survey or preferred method - a referendum - would be properly prepared and wordsmithed so that an accurate reading of the citizen's views could be measured and recorded for all to observe prior to

consideration by the council. This would represent an effort of the

people, by the people and for the people. What is currently being proposed

is the antithesis.

10
6-25-11

Jackie Henderson

From: John Gosling <john.gosling@verizon.net>
Sent: Thursday, June 09, 2011 5:17 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Draft Waterfront Small Area Plan
Attachments: 22db9c2c5a2ec8f4292af25abb46da73.doc; ATT00001..txt

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

Time: [Thu Jun 09, 2011 17:17:23] Message ID: [30825]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: John
Last Name: Gosling
Street Address: 208 South Fayette Street
City: Alexandria
State: Virginia
Zip: 22314
Phone: 703-683-1415
Email Address: john.gosling@verizon.net
Subject: Draft Waterfront Small Area Plan
Comments: Two attachments enclosed.
Attachment: 22db9c2c5a2ec8f4292af25abb46da73.doc

Old Town Civic Association
Position Statement with regard to the City's Waterfront Plan
May 11, 2011

[Annotations summarizing action through June 8, 2011]

1. **Slow down** – The waterfront plan is likely to undergo significant changes within the next month or two as a result of ongoing negotiations with the Old Dominion Boat Club and a more realistic assessment of the plan's revenues and costs. There will be substantial harm if further public comment is foreclosed on a plan that is not yet complete. There will be no substantive harm to the waterfront or to Alexandria if final Council action is postponed until a more concrete plan has been formulated and debated publicly. No Small Area Plan or Text Amendment should be adopted until and unless its fundamental elements are clear and precise and have been made available for public consideration and comment.

   Action on the plan has been deferred for one month (until June 2011), but serious and significant alternatives have not been proposed for public comment, nor has a clear and comprehensive plan document been published.

2. **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 and concrete, not merely rhetorical.

   Additional language has been added (1) "to strengthen the connection" to the History Plan Appendix, and (2) to indicate that $3.6 million earmarked for a "civic/cultural" building in The Strand could "be used to implement the southern cultural anchor recommended by both the Art and History Plans" even if that implementation did not include a new building. But staff has agreed that the Development Guidelines for the Robinson Terminal sites should be changed to provide that development there will "take into account" the recommendations of the History Plan, rather than "be consistent with" that Plan.

3. **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.

   With the exception of a limit on the size of hotels, no other limits have been established on the type of allowable commercial uses in the waterfront area.

4. **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.

   The existing open space in Waterfront Park will not be compromised by a new building. Otherwise, any additional open space in the Plan appears to be dependent upon removal or relocation of the ODBC parking/storage lot.

5. **Scale back substantially the amount of restaurant space** – The most recent revenue forecast for the plan anticipates 50,000 square feet of new restaurant space, the equivalent of seven new restaurants each the size of the new Virtue restaurant in the old Olsson's Bookstore building. That much additional restaurant space would add greatly to street, sidewalk, and parking congestion in Old Town, especially along Union and King Streets.

A planned 33,000 square foot restaurant building in Waterfront Park has been removed; otherwise, there has been no reduction in the permissible restaurant space. The amount of restaurant space used for the purpose of projecting meals tax revenue has been reduced to 50,000 square feet, and the length of time before the Plan "pays for itself" increased accordingly; but the figure imposes no actual limit on permitted space.

6. **Scale back substantially the number of hotel rooms** – The proposed plan projects 625 or more hotel rooms on the premise that they will 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.

   The Planning Commission recommends that any one hotel be limited to a 150-room "boutique hotel", but there is no limit on the total number of hotels, hotel rooms, or hotel space that would be permitted.

7. **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 open-space purposes.

   The Plan still proposes to increase the density at all sites to the maximum that would have been permitted under the 1980's Settlement Agreements--substantially more than what presently exists or than would be permitted under the present W-1 zoning ordinance.

8. **Demonstrate that the Plan is revenue neutral** – Cost and revenue estimates for each development increment must be balanced to avoid residential or specialty tax increases that directly impact Alexandria residents. It is essential that the waterfront plan 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.

   Substantial questions remain about the completeness and feasibility of the cost and revenue estimates for the Plan.

9. **Guarantee funding sources** that allow all, or most, of the tax revenues generated by private-sector development in the waterfront area to flow into a fund designated for improvements along the waterfront and not into the City's General Fund or spent on capital projects unrelated to the waterfront, such as new fire trucks, buses, public buildings, and the like.

   There is no guarantee that tax revenues generated from existing or new waterfront area development will be dedicated to the public improvements discussed in the Plan.

10. **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.

    "Factors to be considered" in the evaluation of applications for new commercial uses in the waterfront are enumerated in a proposed policy governing such uses, but OTCA's request that such factors be accompanied by specific standards or criteria has been rejected.

10
6-25-11

Jackie Henderson

From: Jon Rosenbaum <hjrosenbaum@comcast.net>
Sent: Friday, June 10, 2011 9:02 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Jobs and Waterfront Plan
Attachments: ATT00001..txt

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

Time: [Fri Jun 10, 2011 09:02:11] Message ID: [30842]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Jon
Last Name: Rosenbaum
Street Address: 421 North Saint Asaph Street
City: Alexandria
State: VA
Zip: 22314
Phone: 703 836-7877
Email Address: hjrosenbaum@comcast.net
Subject: Jobs and Waterfront Plan

Comments:

I am surprised that, given the need for jobs here for our poorest citizens,

that the employment opportunities
created by potential hotels have not

been considered. Alexandria has the largest percentage of
people living

in poverty, with the exception of DC, in the metropolitan area. Many are

minorities.
Construction and hotel jobs would be helpful to them. If

you decide to eliminate hotels from the Waterfront
Plan or further reduce

their size you will be doing these people a disservice. And yet we have

heard nothing
from the representatives of minorities and the poor during

the planning process.

Finally, I ask that you make a decision on the

Plan in June. You were elected to make decisions.
The compromises made so

far by the city have only been met with more demands by the opponents.

10
6-25-11

Jackie Henderson

From: Tim Elliott <tselliott422@hotmail.com>
Sent: Thursday, June 09, 2011 5:57 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Removal of signs
Attachments: ATT00001..txt

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

Time: [Thu Jun 09, 2011 17:56:52] Message ID: [30827]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Tim
Last Name: Elliott
Street Address: 422 So. Fairfax St.
City: ALEXANDRIA
State: VA
Zip: 22314
Phone: 7035481612
Email Address: tselliott422@hotmail.com
Subject: Removal of signs
Comments: Dear Mr. Mayor and members of council:
This morning I heard a rather disturbing rumor; to wit, that city employees have been removing signs placed in tree wells along the local sidewalks asking that you not re-zone the waterfront. I say this is a rumor, but do know that I saw one such sign yesterday afternoon in a tree well in the 200 block of Wolfe St. This morning it was gone. I know several of the residents on that block and doubt whether they would remove such a sign. While I am not an expert on the Constitution,I do wonder if the city may be engaged in abridging the right of free speech guaranteed by the Constitution. It seems to me hardly different from people assembling in your chambers or Market Square to implore some action by you, displaying signs. I am sure you would not condone our city employees approaching such citizens and removing their signs because they are standing or sitting on public property.
furthermore, it is even more anamolous that city employees might be instructed to remove such signs because they are on city property, when real estates agents and firms and you avail yourselves of public property

for the display of signs carrying their or your messages. Of course, there are other displays of signs on public property extolling the services and virtues of commercial and non-commercial enterprises. While I do not know

if the city attorney is an expert on theConstitution, yu ought to check with him as to the legal wisdom of removing the signs and, regardless of his advice, you ought to consider the dampening effect on citizen participation in government of the city such action has.

Tim Elliott

10
6-25-11

Jackie Henderson

From: William Euille
Sent: Friday, June 10, 2011 9:10 AM
To: hjrosenbaum@comcast.net; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: Re: COA Contact Us: Jobs and Waterfront Plan

Thanks and you are on target as to the economic benefits.
Bill

From: Jon Rosenbaum <hjrosenbaum@comcast.net>
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Sent: Fri Jun 10 06:02:11 2011
Subject: COA Contact Us: Jobs and Waterfront Plan

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

Time: [Fri Jun 10, 2011 09:02:11] Message ID: [30842]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Jon
Last Name: Rosenbaum
Street Address: 421 North Saint Asaph Street
City: Alexandria
State: VA
Zip: 22314
Phone: 703 836-7877
Email Address: hjrosenbaum@comcast.net
Subject: Jobs and Waterfront Plan
Comments: I am surprised that, given the need for jobs here for our poorest citizens,

that the employment opportunities
created by potential hotels have not

been considered. Alexandria has the largest percentage of
people living

in poverty, with the exception of DC, in the metropolitan area. Many are

minorities.
Construction and hotel jobs would be helpful to them. If

you decide to eliminate hotels from the Waterfront
Plan or further reduce

their size you will be doing these people a disservice. And yet we have

heard nothing
from the representatives of minorities and the poor during

the planning process.

Finally, I ask that you make a decision on the

Plan in June. You were elected to make decisions.
The compromises made so

far by the city have only been met with more demands by the opponents.

10
6-25-11

Jackie Henderson

From: Kathleen Pepper <jcleoblack@gmail.com>
Sent: Friday, June 10, 2011 12:01 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront Plan Ltr from AAC
Attachments: 786573b38b2d81c10da83db24f2482e8.doc; ATT00001..txt

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

Time: [Fri Jun 10, 2011 12:01:24] Message ID: [30862]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Kathleen
Last Name: Pepper
Street Address: Alexandria Archaeological Commission
Alexandria Archaeology Museum
105 N.

Union Street, #327
City: Alexandria
State: VA
Zip: 22314
Phone: 703-746-4399
Email Address: jcleoblack@gmail.com
Subject: Waterfront Plan Ltr from AAC
Comments: 4 June, 2011

Dear Mayor Euille and members of City Council,

The

Alexandria Archaeological Commission (AAC) has discussed the Waterfront

Small Area Plan (SAP) and recommends that the following four changes be

made prior to the adoption of the SAP. The AAC believes that these changes

will strengthen the SAP and make the Waterfront the vibrant, dynamic,

historic place envisioned. In addition, as AAC testified before both the

Planning Commission and City Council, the Commission recommends to Council

that it ask Planning and Zoning Staff to incorporate these changes, as well

as others already accepted by Staff from many sources, into a fresh version

of the existing draft before any vote is taken. Staff submitted two major

sets of revisions in April and May, fundamentally changing the SAP beyond

mere editorial fixes. While Staff is trying hard to reconcile the changes

and draft, and AAC has supported and assisted those efforts, no specific

language has been provided to show what a final draft would look like. AAC

finds that the myriad of changes proposed in two 20 plus page addendum,

collectively change the nature of the SAP. For these reasons, AAC believes

a corrected and clear draft is essential to allow all to understand what

Council is considering before a vote is taken.

The four changes

are:

• Endorse the Waterfront History Plan. The Waterfront History Plan

should be endorsed and incorporated into the SAP. Planning and Zoning

staff have stated that the History Plan was to be endorsed. Absent a

formal endorsement, and incorporation into the SAP, the History Plan is

relegated to the status of an informational appendix to the Small Area

Plan.

• Revise the SAP to emphasize the Alexandria's culture and the

preservation of its history and identity before discussing future

development. The Waterfront History Plan was drafted by the AAC to fit

development of the waterfront within the context of Alexandria's history

and identity. Its format was drafted to complement the SAP so that future

design and development can complement Alexandria's heritage. As drafted,

the SAP presents history and cultural aspects, including the arts, as

fitting into development rather than the reverse. An emphasis on history

and culture does not inhibit development but will encourage greater

attention to Alexandria's heritage and identity.

• Include within the

SAP guidance for the implementation of the cultural and preservation

aspects in preparation for the later planning stage to that the cultural

and preservation components are as desirable, urgent, and probably as

development. The SAP as drafted is focused on possible or proposed

development and includes a plan for specific types of development, a

budget, and an implementation strategy. The budget and implementation strategy elements are missing from the SAP in relation to the history and culture options unless tied to development as a potential condition (e.g. proffer) for development. This leaves the impression that history and culture are not an important component of the waterfront. This impression is strengthened by the repeated references to the history and cultural aspects as suggestions or aspects which require further determination. The Waterfront History Plan provided a phased, incremental implementation strategy which should be included in the SAP.

• Off budget estimates for the cultural and preservation aspects and include them in the SAP on their own merits, independent of any development proffers. The Waterfront History Plan includes a budget strategy which sets forth various funding approaches and provides City Council with a way to know what can be done to implement the history interpretation and preservation of the SAP and when.

It does not require an approved budget; rather, it is an informational budget planning guide. However, absent a specific budget strategy, planning and implementation of history will be ad hoc and dependent upon the willingness and schedules of developers. Having a separate history budget strategy will turn many aspects of the Waterfront Small Area Plan into something immediate and achievable rather than something distant and reliant solely upon development proffer.

The Alexandria Archaeological Commission urges City Council to require the above changes to the Waterfront Small Area Plan prior to the adoption of the SAP, and that it direct Planning and Zoning staff to provide a fresh version of the existing draft incorporating all changes before Council votes on the SAP. These changes will provide greater guidance for future planning and development while ensuring that the historic preservation and the cultural aspects of the SAP are as integral to the Plan as they are to Alexandria's residents and visitors as well as its identity. The AAC appreciates City Council's consideration of the above recommendations.

Sincerely,

S. Kathleen

Pepper, Chair
Alexandria Archaeological Commission

Attachment: 786573b38b2d81c10da83db24f2482e8.doc

4 June, 2011

Dear Mayor Euille and members of City Council,

The Alexandria Archaeological Commission (AAC) has discussed the Waterfront Small Area Plan (SAP) and recommends that the following four changes be made prior to the adoption of the SAP. The AAC believes that these changes will strengthen the SAP and make the Waterfront the vibrant, dynamic, historic place envisioned. In addition, as AAC testified before both the Planning Commission and City Council, the Commission recommends to Council that it ask Planning and Zoning Staff to incorporate these changes, as well as others already accepted by Staff from many sources, into a fresh version of the existing draft before any vote is taken. Staff submitted two major sets of revisions in April and May, fundamentally changing the SAP beyond mere editorial fixes. While Staff is trying hard to reconcile the changes and draft, and AAC has supported and assisted those efforts, no specific language has been provided to show what a final draft would look like. AAC finds that the myriad of changes proposed in two 20 plus page addendum, collectively change the nature of the SAP. For these reasons, AAC believes a corrected and clear draft is essential to allow all to understand what Council is considering before a vote is taken.

The four changes are:

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- **Revise the SAP to emphasize the Alexandria's culture and the preservation of its history and identity before discussing future development.** The Waterfront History Plan was drafted by the AAC to fit development of the waterfront within the context of Alexandria's history and identity. Its format was drafted to complement the SAP so that future design and development can complement Alexandria's heritage. As drafted, the SAP presents history and cultural aspects, including the arts, as fitting into development rather than the reverse. An emphasis on history and culture does not inhibit development but will encourage greater attention to Alexandria's heritage and identity.

- **Include within the SAP guidance for the implementation of the cultural and preservation aspects in preparation for the later planning stage to that the cultural and preservation components are**

as desirable, urgent, and probably as development. The SAP as drafted is focused on possible or proposed development and includes a plan for specific types of development, a budget, and an implementation strategy. The budget and implementation strategy elements are missing from the SAP in relation to the history and culture options unless tied to development as a potential condition (e.g. proffer) for development. This leaves the impression that history and culture are not an important component of the waterfront. This impression is strengthened by the repeated references to the history and cultural aspects as suggestions or aspects which require further determination. The Waterfront History Plan provided a phased, incremental implementation strategy which should be included in the SAP.

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The Alexandria Archaeological Commission urges City Council to require the above changes to the Waterfront Small Area Plan prior to the adoption of the SAP, and that it direct Planning and Zoning staff to provide a fresh version of the existing draft incorporating all changes before Council votes on the SAP. These changes will provide greater guidance for future planning and development while ensuring that the historic preservation and the cultural aspects of the SAP are as integral to the Plan as they are to Alexandria's residents and visitors as well as its identity. The AAC appreciates City Council's consideration of the above recommendations.

Sincerely,

S. Kathleen Pepper, Chair
Alexandria Archaeological Commission

10
6-25-11

Jackie Henderson

From: Robert Riley <simmonsrealty@aol.com>
Sent: Friday, June 10, 2011 12:01 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; 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: [Fri Jun 10, 2011 12:01:17] Message ID: [30861]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Robert
Last Name: Riley
Street Address: 227 North Pitt Street
City: Alexandria
State: Virginia
Zip: 22314
Phone: 7035828108
Email Address: simmonsrealty@aol.com
Subject: Waterfront Plan

Comments:
I strongly oppose the Plan because it does not address the major issues

that will have the greatest impact on our residential

communities.
Traffic- We are already drowning in commercial truck and bus

traffic which is a result of not planning. Where is the traffic management

plan?
Parking-Visitors/tourist do not want to pay to park, they park in

our residential communities because the parking enforcement is poor.
Where

is the parking plan?
Air Quality-We are ranked in the top 15 in the USA

for poor air Quality, development, more restaurants and tourism will only

move us up in the rankings. Where is the air quality plan?
The basic

health and well being of the citizens are totally ignored in this

Waterfront Plan.
Do not go forward without addressing these

issues.

Robert Riley

10
6-25-11

Jackie Henderson

From: Leigh Talbot <leightalbot@yahoo.com>
Sent: Friday, June 10, 2011 12:23 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: We need an alternative waterfront plan
Attachments: ATT00001..txt

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

Time: [Fri Jun 10, 2011 12:22:57] Message ID: [30864]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Leigh
Last Name: Talbot
Street Address: 305 S. Royal Street
City: Alexandria
State: VA
Zip: 22314
Phone: 571 277 1939
Email Address: leightalbot@yahoo.com
Subject: We need an alternative waterfront plan
Comments:

Mayor and Council Members,

I reaffirm my opposition to the current

waterfront plan. Old Town simply cannot handle - and will be hurt by - the

development and density involved. While a plan is necessary to achieve

flood mitigation, improve public access to our riverfront, and restore and

preserve key locations, the current proposal goes way too far. I have heard

you may vote on June 25th. Thousands of concerned residents demand that you

delay any vote in order to develop and evaluate an alternative plan with

less density. As residents and voters, we expect the Council to respect its

duty and obligation to our residents by considering alternatives for our

waterfront.

Leigh Talbot

10
6-25-11

Jackie Henderson

From: Judy Noritake <jnoritake@nka-arch.com>
Sent: Friday, June 10, 2011 4:22 PM
To: Jackie Henderson
Subject: Letter to City Council - Waterfront Plan
Attachments: Waterfront Letter to CC June2011.PDF

Jackie:

Could you please forward the attached letter from the Park & Recreation Commission to City Council. It is relevant to their work session tomorrow on the Waterfront Plan. I will not be able to attend the session.

Judy Noritake, Chair
Park & Recreation Commission

Judy Guse-Noritake, AIA, LEED AP
Principal

NORITAKE
associates

605 Prince Street, Alexandria, VA 22314
[t.] 703.739.9366 x.105 [f.] 703.739.9481
www.noritakeassociates.com
jnoritake@nka-arch.com

DEPARTMENT OF RECREATION, PARKS
AND CULTURAL ACTIVITIES

James B. Spengler
Director

1108 Jefferson Street
Alexandria, Virginia 22314-3999

Phone (703) 746-4343
Fax (703) 838-6344

Park and Recreation Commission

June 10, 2011

The Honorable William D. Euille
Vice Mayor Kerry J. Donley
Councilman K. Rob Krupicka
Councilman Frank H. Fannon, IV
Councilwoman Redella S. Pepper
Councilman Paul C. Smedberg
Councilwoman Alicia R. Hughes

Re: The Waterfront Plan

Dear Mayor and Council Members:

The Park and Recreation Commission has been intimately involved over the course of the development of the Waterfront Plan now under consideration. We have been briefed and had conversations a number of times with Director Hammer and/or her staff as the plan has progressed. We are in strong support of the plan as originally put forward to the Planning Commission. That generation of the Plan featured an open and public square at the foot of King Street where there is currently a private parking lot. Several later iterations were presented to the Planning Commission that left the current private waterfront parking lot in place. We cannot support any of those alternatives and state in the strongest possible manner that the City needs to continue efforts over whatever time it may take to successfully negotiate moving the parking lot away from the river's edge so a public square can take shape there. To do anything else is unwise in the long run. The foot of King Street is the front door of our City. It is too important to leave cars and boat trailers parked on this incredibly important location.

Our Commission is supportive of the originally proposed trade that would allow this public square to be created. Swapping the back portion of Waterfront Park to construct a restaurant which would conceal the relocate the parking currently located at the foot of King is logical and worthwhile. You should support it was well. In addition, the revenue from that new facility is necessary to implement other park features of this plan and to maintain them at a high level over time.

The Park and Recreation Commission has concerns about the waterfront parcels purchased with Open Space funding which in this plan would include the possibility of a private entity retrofitting the old Beachcomber Restaurant for a new use rather than demolishing the building to create more open space at the river's edge as originally envisioned. While this building may be nostalgic for some, it was deemed not to be historic at the time of purchase and therefore was planned to be demolished to create open space. There is no remaining architectural integrity in this structure.

Our concern is that the integrity of the Open Space fund may be compromised if a reconstruction and repurposing of this building goes forward. However, should that occur we believe that there are potential outcomes which could benefit the Open Space Fund in the long run. One alternative would be for the City to retain ownership of the land and building, charging market-rate annual rent which would go directly back into the Open Space Fund. This is a topic we expect to take up as the Open Space Plan is revisited in the fall. That said, we advise that the City should not ever sell this recently acquired property to a private entity for commercial purposes, nor should it be used for other City uses as the money came from taxpayers who endorsed the additional real estate tax specifically to provide additional open space in the City. We believe this expectation is in fact a covenant between the taxpayers and the elected officials in our City for the use of this Fund. The Park and Recreation Commission will stand firm that this goal for the use of the money – to provide for more open space - must lay at the heart of any future use of this parcel.

In closing, we would once again underscore that the most fundamental goal of this Waterfront Plan and those that preceded it as well, is a continuous, open and public riverfront the length of our City. The foot of King Street is the focal point of this goal and THE critical keystone to the success of any plan moving forward. We urge you in the strongest possible terms to pursue a negotiated agreement to move the current private parking lot off the river's edge as that is fundamental to the success of this plan. If that takes time, then so be it, but we urge you to not pass a plan that precludes in any manner this important fundamental goal. That would be regrettable.

With kind regard,

Judy R. Guse-Noritake, Chair
Park and Recreation Commission

Cc; Bruce Johnson, Acting City Manager
James Spengler, Director, RCPA
Faroll Hammer, Director, P&Z
Park & Recreation Commission
John Komoroske, Chair, Planning Commission

10
6-25-11

Jackie Henderson

From: Janine McCombe <janine316@comcast.net>
Sent: Friday, June 10, 2011 2:13 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: opposition to waterfront plan
Attachments: ATT00001..txt

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

Time: [Fri Jun 10, 2011 14:13:07] Message ID: [30868]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Janine
Last Name: McCombe
Street Address: 200 West Walnut Street
City: Alexandria
State: VA
Zip: 22301
Phone: 703 683 8449
Email Address: janine316@comcast.net
Subject: opposition to waterfront plan
Comments: I have been a long time resident of Alexandria City and currently live in

Rosemont. The traffic density has
increased in the last couple of years

and parking is becoming a greater challenge. The current infrastructure

of Old Town simply can not tolerate the extra cars, exhaust, noise and

bumper to bumper traffic. I would be
hard pressed to patronize the

restaurants and stores as regularly as I do if the waterfront were

developed
under the proposed plan. it disturbs me to think that this was

not socialized with the tax payers and that
other alternatives have not

been considered.

10
6-25-11

Jackie Henderson

From: Townsend Van Fleet <vmgthehill@aol.com>
Sent: Friday, June 10, 2011 2:58 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; 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: [Fri Jun 10, 2011 14:58:03] Message ID: [30869]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Townsend
Last Name: Van Fleet
Street Address: 26 Wolfe Street
City: Alexandria
State: VA
Zip: 22314
Phone: 7038366402
Email Address: vmgthehill@aol.com
Subject: Waterfront Plan

Comments:

Dear Mayor and Members of Council:

This is my article in yesterdays

Gazette Packet

Van Van Fleet

The Council during their waterfront plan

deliberations at the 14th of May Public Hearing asked most of the questions

that should have been addressed and answered by the Planning Commission in

their three separate sessions with the Planning Department and the

citizens. Unfortunately, the Council must now clean up this atrocious mess.

Even more egregious is the fact that most of the questions asked by the

citizens have never and will never be answered by the Planning Department.

The first order of business by the Council should be to take those

items out of the plan that cannot be executed because of current ownership,

zoning or other legal restrictions. These are:

1. The two 200 foot

piers off King and Cameron Streets and the 150 slip marina off Robinson

Terminal South both violate the pier head line which is the federally

mandated border between the District of Columbia and Virginia. In addition,

both those entities will impede the navigation rights of ships trafficking

the Potomac.

2. Fitzgerald Square cannot be put together without the

Old Dominion Boat Club giving up their parking lot. This will never happen

as the membership depends on that lot and giving it up would eventually

reduce the number of members coming to the club.

3. The parking

lot across from Chadwicks is two-thirds owned by the Mann and Sweeney

Estates. To date there has been no indication that they will sell their

interests. Therefore a park is not in the offering. Those 100 parking

spaces are well used.

4. The zoning to build three 150 room hotels

would have to be changed to allow hotels on Union Street. The density will

exceed what the current infrastructure will allow. Cabs, cars, tour buses,

delivery trucks, trash pickup trucks, bikers and the like will cause this

Union Street area of Alexandria to replicate BRAC 133. Just like BRAC 133,

emergency response vehicles will find it impossible to get to their

destinations.

5. Delete the 50,000 square feet of new restaurant

space. There are currently over 100 restaurants in Old Town. More

restaurants will just compound our parking problems.

On the other

hand, the Council then should entertain doing the following:

· The

number one item in the plan should be to aggressively pursue

Nuisance flood mitigation measures. Taking a subtle approach in

integrating barriers into proposed infrastructure and landscape

improvements is the right approach and needs to be done NOW !

.

Adaptively reuse the Beachcomber Restaurant building. Perhaps a small

office building, restaurant or better yet a seaport museum would surely be

desirable.

· The two Robinson Terminals should be converted to

parkland. This
is the only way to open up the waterfront as has

been the goal of
everyone associated with this project. The city

and others claim its
too expensive. Look we found over $220

million to build a new high
school, new police station, new

library and new recreation center
and now we are embarking on

funding a $275 million metro
station. So much for a money crunch

!!!!!!

· The Cummings and Turner properties on the Strand

between Duke and Prince Streets should be converted into a cultural
center

high-lighting the arts, archeology and the history of this great city. No

hotel construction should be granted for this location.

· One of

the most critical items necessary for any viable development
plan

to be executable is an accompanying Traffic Management
Plan

(TMP), including an impact traffic study on the Union Street

Corridor. The Planning Department obviously feels that they

can wait it out until each portion of the plan goes before Council

for their individual development SUPs. We need to know what the

traffic effects are before any waterfront plan is adopted by the

city.
Therefore, no plan along the Union Street corridor

should be
approved by Council until a TMP has been

performed.

What I have suggested is just one alternative to the

waterfront planning that was approved by the Planning Commission. There are

a number of other solutions that should have been considered, yet during

the process all we saw was the same solution time and time again. Hotels,

hotels and hotels.... The Mayor and Council should direct the city planning

staff to prepare and present a fully developed, less expensive alternative

plan for Council and citizen consideration. The citizens truly want to help

and want to be involved in the process.

"Van" Van Fleet
703-836-6402

(Office)
703-548-7906 (Home)
vmgthehill@aol.com

10
6-25-11

Jackie Henderson

From: Bernie Schulz <bernie_schulz@comcast.net>
Sent: Friday, June 10, 2011 4:15 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: HARC's Response to Waterfront Plan
Attachments: ATT00001..txt

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

Time: [Fri Jun 10, 2011 16:14:56] Message ID: [30870]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Bernie
Last Name: Schulz
Street Address: 3272 Martha Custis Drive
City: Alexandria
State: VA
Zip: 22302
Phone: 703-286-7128
Email Address: bernie_schulz@comcast.net
Subject: HARC's Response to Waterfront Plan
Comments: Good Afternoon Mayor Euille and Members of Council

You'll recall during

my testimony at the Public Hearing on the Waterfront Plan several weeks ago

that Councilman Krupicka requested follow up to HARC's concerns on the

history portion of the plan. I apologize for the delay, but HARC held off

providing our feedback until the City staff's revised Waterfront Plan was

posted on the City's website. Since this information was only posted

yesterday, I have just emailed HARC members to request feedback prior to

your work session tomorrow. I hope to have the overall feedback from HARC

sent to Council prior to your hearing tomorrow.

Thank you for the

opportunity to provide additional feedback on the Waterfront Plan.

Best

Regards
Bernie Schulz

10
6-25-11

Jackie Henderson

From: David Olinger <dsolinger@comcast.net>
Sent: Friday, June 10, 2011 4:25 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; 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: [Fri Jun 10, 2011 16:25:07] Message ID: [30871]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: David
Last Name: Olinger
Street Address: 100 Prince Street
City: Alexandria
State: VA
Zip: 22314
Phone: 703 864 3196
Email Address: dsolinger@comcast.net
Subject: Waterfront Plan

Comments:

Dear Mayor Euille & Council Members,

I know there is a desire to

approve the Plan and get on to implementation. The process has been a long

one.. at least two years of meetings & discussions.. this time around.

Those meetings, however, were input to the Planning Director and her staff.

No plan for discussion was forthcoming until late February of this year and

since it was released it has changed considerably, even drastically!

The plan now only vaguely resembles that of late February and no

further effort at re-writing, re-drawing & re-organizing the document

and its accompanying illustrations has taken place. In fact, the plan is a

hodge-podge and THAT LEADS TO THE QUESTION: IF YOU APPROVE THE PLAN NOW,

EXACTLY WHAT ARE YOU APPROVING?

The Plan needs to be put back together

and re-presented to the community in a concise intelligible form so that it

can be fully discussed, critiqued & even debated. With the changes that have been made, it's possible that much of the Plan will be popularly supported. Approval should be delayed and the planning staff should be urged to meet with the citizenry to explain the Plan as it now stands. Council could then go then forward with full confidence in the planning process.

The comments above address the process, as to the substance, the Plan (as I now understand it) promotes more development than can be accomodated in an area as small as Old Town. It would greatly add to the already impossible vehicular & pedestrian congestion. The hotels are still too large and there are too many restaurants. There are portions of the plan that are very imprecise (ODBC, piers,etc.) and changing existing zonig to permit more development before there is a developer to negotiate with, is a questionable practice at best.

I'll stop here since I'm sure you-all have plenty to read! Regards and good luck.

David

Jackie Henderson

From: David Olinger <dsolinger@comcast.net>
Sent: Saturday, June 11, 2011 7:21 AM
To: William Euille
Cc: Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: Re: COA Contact Us: Waterfront Plan

Dear Mayor Euille;

I appreciate your fast response.

I attended almost all of the meetings over the last two years, fully understand what has been proposed and have come to my own conclusions. My training is as an urban planner and I worked as such in local government for more than ten years. For the record, I believe I am very well informed.

Thank you,

David

On Fri, Jun 10, 2011 at 11:49 PM, William Euille <William.Euille@alexandriava.gov> wrote:
David, thanks for your comments and concerns, which are based on misinformation by others in the community.
I agree, we can all come together and develop a reasonable plan, which is mine and Council's goal.
Always,
Bill

From: David Olinger <dsolinger@comcast.net>
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Sent: Fri Jun 10 13:25:07 2011
Subject: COA Contact Us: Waterfront Plan

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

Time: [Fri Jun 10, 2011 16:25:07] Message ID: [30871]

Issue Type:	Mayor, Vice Mayor, and Council Members
First Name:	David
Last Name:	Olinger
Street Address:	100 Prince Street
City:	Alexandria
State:	VA
Zip:	22314
Phone:	703 864 3196
Email Address:	dsolinger@comcast.net
Subject:	Waterfront Plan
Comments:	Dear Mayor Euille & Council Members,

I know there is a desire to

approve the Plan and get on to implementation. The process has been a long

one.. at least two years of meetings & discussions.. this time around.

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No plan for discussion was forthcoming until late February of this year and

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and re-presented to the community in a concise intelligible form so that it

can be fully discussed, critiqued & even debated. With the changes that

have been made, it's possible that much of the Plan will be popularly

supported. Approval should be delayed and the planning staff should be

urged to meet with the citizenry to explain the Plan as it now stands.

Council could then go then forward with full confidence in the planning

process.

The comments above address the process, as to the substance,

the Plan (as I now understand it) promotes more development than can be

accomodated in an area as small as Old Town. It would greatly add to the

already impossible vehicular & pedestrian congestion. The hotels are

still too large and there are too many restaurants. There are portions of

the plan that are very imprecise (ODBC, piers,etc.) and changing existing

zonig to permit more development before there is a developer to negotiate

with, is a questionable practice at best.

I'll stop here since I'm sure

you-all have plenty to read! Regards and good luck.

David

10
6-25-11

Jackie Henderson

From: Marianne Anderson <marianneanderson@verizon.net>
Sent: Friday, June 10, 2011 4:36 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; 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: [Fri Jun 10, 2011 16:35:47] Message ID: [30873]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Marianne
Last Name: Anderson
Street Address: 1224 Michigan Court
City: Alexandria
State: VA
Zip: 22314
Phone: 703-548-0295
Email Address: marianneanderson@verizon.net
Subject: Waterfront Plan...

Comments:

Dear Mayor Euille, Vice Mayor Donley, City Council members,

Oh, how I

wish I were supportive of the Small Area Plan for the Waterfront. So many

have conveyed, so
eloquently, some of my concerns.

Here's an example

of my own feeling about Alexandria, taken from Nancy Morgan's letter in
the

Gazette
and from one of Jim Roberts' letters:

..."Alexandria is

a unique historic city in that it is fully functioning as a thriving,

contemporary community.
Unlike Williamsburg, we are real." ... We

protect and promote our heritage. ...We want to maintain our
parks on

the water. ...That's why we choose to live here." And, "Now I

understand. The Waterfront Plan is
not a routine public works project

for the benefit of city residents; it's a gamble to lure

tourists."

I live in the north end of old town and I am very

nervous about a 150 room hotel with its attendant daily traffic on the

Parkway and on the side streets around a hotel, not to mention the height

and size of the building, also the impact another hotel would have on

existing hotels such as Holiday Inn First Street and Sheraton Suites in

the same area. And other hotels around town. I've taken a look at the

Morrison House - it has 45 rooms - and even that is a good-size building.

What is happening to our/your sense of historic community. We will

have density and no charm. (We already have "no charm" given the

unseemly decisions in what I think were the 60s or early 70s to allow

Alexandria House and Port Royal to be built.)

Finally, I'm wondering

if, in a few years, I will no longer be able to walk to Oronoco Bay Park

with my guests, put down our blankets, and watch the best fireworks

around for the Alexandria Birthday Party. Will I have to sign up for the

new hotel's "Alexandria Birthday Celebration Package?" so that I

can have a good view of the fireworks?

I want some sense of history

here, some charm, some show of the fact that real people live in this real

city. I want to be able to pay for flood mitigation in some other way -

even a special tax or raising taxes - other than hotel revenues. And I

don't want to live among 5-story buildings; I already have enough of that.

Not everything is about revenue and I'm worried that many are forgetting

this.

Marianne Anderson

10
6-25-11

Jackie Henderson

From: Linda Findlay <lfindlay53@comcast.net>
Sent: Friday, June 10, 2011 6:21 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; 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: [Fri Jun 10, 2011 18:20:35] Message ID: [30877]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Linda
Last Name: Findlay
Street Address: 210 W. Walnut Street
City: Alexandria
State: VA
Zip: 22301
Phone: 703-549-8765
Email Address: lfindlay53@comcast.net
Subject: Waterfront plan

Comments:

Mayor and Council Members,

I am contacting you to state my opposition to

the current waterfront plan. Old Town simply cannot handle -
and will be

hurt by - the development and density involved. While a plan is necessary

to achieve flood
mitigation, improve public access to our riverfront, and

restore and preserve key locations, the current
proposal goes way too

far. I have heard you may vote on June 25th. Thousands of concerned

residents
demand that you delay any vote in order to develop and evaluate

an alternative plan with less density. As
residents and voters, we expect

the Council to respect its duty and obligation to our residents by

considering alternatives for our waterfront.
I have lived in Alexandria

for 36 years and I have witnessed city council approve development plan

after
development plan without taking into consideration the overall

impact it will have on the City. We already
have tremendous congestion

and the quality of life has deteriorated tremendously since I moved here in

1975. I am NOT anti-development, but City Council has never seen a

development plan it hasn't liked.
Please listen to the voters for once!

10
6-25-11

Jackie Henderson

From: ronda devore <rondamae@yahoo.com>
Sent: Friday, June 10, 2011 8:13 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; 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: [Fri Jun 10, 2011 20:13:24] Message ID: [30882]

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: 703-256-7160
Email Address: rondamae@yahoo.com
Subject: waterfront development

Comments:

Mayor and Council Members,

I want to take the opportunity to state my

opposition to the current waterfront plan. I spend my weekends and

recreational time for the most part in Old Town. What this means to you

is that I and many of my friends will cease to come to old town during the

evenings and on weekends. We spend a significant amount of money each

week in restaurants, bars and shops. My concern is Old Town will loose

its charm and turn into a disaster spoiling its historic area and appeal.

Please leave the crowds to Georgetown and the Gaylord. Old Town simply

cannot handle - and will be hurt by - the development and density involved.

While a plan is necessary to achieve flood mitigation, improve public

access to our riverfront, and restore and preserve key locations, the

current proposal goes way too far. I have heard you may vote on June 25th.

Thousands of concerned residents demand that you delay any vote in order to

develop and evaluate an alternative plan with less density. As residents and voters, we expect the Council to respect its duty and obligation to our residents by considering alternatives for our waterfront.

Sincerely,

Ronda DeVore

10
6-25-11

Bruce Johnson

From:	Bruce Johnson
Sent:	Thursday, June 09, 2011 4:37 PM
To:	'Alicia Hughes'; Faroll Hamer; Alicia Hughes
Cc:	Sharon Annear; Gloria Sitton; Mark Jinks; Michele Evans; Karl Moritz
Subject:	RE: Waterfront Plan Memorandum

Councilwoman Hughes,

Thank you for providing your questions concerning the Waterfront Plan received this morning via e-mail.

As you know following the May 14 public hearing on the Plan, City Council deferred its vote to allow City staff to provide responses to their questions about the Plan and its proposed implementation at a work session later scheduled for June 11. To be sure we had City Council's questions raised at that hearing properly documented, Ms. Hamer distributed a list of those questions to City Council on May 23 to be sure Council's expectations for that work session would be met.

On June 3, Ms. Hamer sent Council answers to these questions and also an updated Executive Summary which was among the related items requested. These materials have been posted on the City's website as public information. In addition to what was provided on June 3 in response to Council questions raised at the public hearing, she also indicated that the following additional information would be provided to you: (a) Plan alternatives (b) an economic analysis for each alternative, and (3) an updated copy of the Plan document. The plan alternatives and economic analyses will be included in the staff presentation at the June 11, 2011 work session. The updated Plan document is in preparation and will be provided following the work session.

In addition to the June 3 materials, since the Plan was released on February 25, 2011, City staff has provided answers to the questions that have been asked by public officials and members of the public. Some of the questions have been answered multiple times because there have been several public meetings since the plan was released, and major issues have been reviewed in powerpoint presentations and memoranda for each meeting.

We have revised the website to offer easy access to these answers by (1) putting the 3 core documents that make up the proposed plan at the top, (2) updating and revising the baker's dozen of "frequently asked questions, and (3) posting the answers to the questions posed by Council at the last public hearing.

The core documents are:

- The Draft Waterfront Plan (February)
- The Supplemental materials with detailed discussions of costs and revenues and hotels (March)
- A quick guide to all of the changes to the Plan made by the Planning Commission (May 6)

The documents that contains answers to the major questions are:

- Updated Frequently Asked Questions (FAQ) (June 3, 2011)
- City Council Questions from Public Hearing (May 14, 2011)

Of course, the website http://alexandriava.gov/Waterfront also offers access to greater levels of detail on most questions to those who are interested.

As you noted in your memorandum received this morning, some of the questions you ask are indeed answered by the June 3 material distributed by Ms. Hamer. I regret that we did not have your other questions available to us sooner, so that we may address all of them at the June 11 work session. We will endeavor to address as many questions on June 11 as possible or reference where information has been provided in the other documents, but many will need to be addressed at a later time, at least at a level of detail customary of a small area plan.

So that all City Council members will have a copy of your inquiries, we will include them and this preliminary response in tonight's package of materials for the upcoming work session.

Bruce Johnson

From: Alicia Hughes [mailto:aliciarhughes@gmail.com]
Sent: Thursday, June 09, 2011 6:42 AM
To: Faroll Hamer; Alicia Hughes; Bruce Johnson
Cc: Sharon Annear
Subject: Waterfront Plan Memorandum

Please see the attached. Thank you.

Alicia

TO: Faroll Hamer
Director, Planning Department

FROM: Alicia Hughes
Councilwoman Alicia Hughes

DATE: June 10, 2011

RE: Waterfront Plan

MEMORANDUM

First, a special thanks to you and your staff for the work that you all have done on the waterfront. And second, my apology for the proximity of these questions to our Saturday work session. I inadvertently operated under the assumption that the questions had been submitted prior. I will understand if all are not answered before Saturday but hope and trust that prior to a vote of council on the waterfront plan and/or our last legislative session for June, that the questions will be. I do thank you for the report that you've issued earlier this week and to the extent that any questions herein are duplicitous, trust that an incorporation of the previous response as appropriate will be included.

1. Please provide a complete and comprehensive Plan document integrating any changes to the February 25, 2011 Draft Waterfront Small Area Plan adopted by the Planning Commission, and any other changes recommended by the staff.

2. The Draft SAP (Feb 25) indicated that the plan would "pay for itself" assuming costs of $35-42 million for flood mitigation, improved or new bulkheads, improvements to the harbor area and to parks and public spaces, and other recommendations in the Plan; and new revenues from real property taxes, meals taxes, lodging taxes and sales taxes. Please provide:

   a. A complete account of the derivation of those estimates, including the assumptions on which they are based;

   b. An estimate of the sensitivity of elements of the estimate to changes in the assumptions;

   c. If not included in the above,

      (1) an estimate of annual amortization and depreciation for the projected capital expenditures,

      (2) an estimate of annual operating costs, including maintenance, for the planned improvements;

   d. An account of how the revenue and cost estimates have changed from February 1 – May 14, 2011 as a result of:

(1) Changes to the Plan directed or suggested by Council.

(2) Other changes, by staff at its own initiative or in response to questions or suggestions from the community.

3. How will the Plan provide assurance that financing for the public benefits and amenities that are described will in fact be dedicated to that purpose so that they will in fact be constructed?

4. How will the Plan provide assurance that construction of the public improvements and benefits will not lag significantly behind construction of the new development that would be authorized in the Plan; or conversely, that the demand for public expenditure on the capital and operating cost of planned projects will not exceed the flow of planned revenues such that it would generate an additional demand on the City's general tax revenues?

5. Please describe fully the sources of funds and the mechanism for financing of the planned public improvements. How much will be provided by proffers or contributions from the developers of the private development sites? How much will be provided, from what sources, from special or general taxes or fees? Will funds flow through the General Fund and the Capital Improvement Program? If so, will such funds be dedicated to the projects and purposes of the Plan? If not, how will the present and future Councils weigh the priority to be assigned to such expenditures relative to other public purposes?

6. In comparison with the Plan as proposed, describe the general balance for estimated costs and revenues, and the period over which proposed new revenues would be expected to "pay for the plan", for:

   a. A Plan involving minimal if any density and development beyond the level authorized by the present W-1 Zoning Ordinance, and fewer and/or less costly public amenities;

   b. A Plan involving minimal new "private" development (e.g., hotels, restaurants, other commercial uses) and more "public" amenities ((e.g., parks and open space, cultural and historical facilities);

   c. No change from presently permitted uses, heights and densities.

7. If not included in the detailed cost estimate above, indicate the cost "saving" if any of the following principal elements of the plan were omitted: Fitzgerald Square; any of the individual piers and docks; the marina; the "activity generators" in Waterfront Park or the Beachcomber area.

8. Describe (publicly to the extent possible, but in executive session to the extent necessary) the alternative arrangements regarding the Old Dominion Boat Club that have been described as Options A, B, C, or others; the likelihood and timing of a voluntary agreement between the City and the Boat Club on each or any of those options; and the implications of such an

agreement for the Plan goals, revenues and costs. What is the viable option for a waterfront plan that does not include the Boat Club property?

9. Discuss the preferred and an alternative approach to the flood mitigation measures contemplated in the plan: one representing the minimum investment deemed necessary to prevent or deter frequent "nuisance" flooding, and one a more robust response to more damaging though less frequent flood levels. What would the public costs and projected economic or other benefits be for the alternative approaches? Would the approach satisfactorily address tidal flooding, seasonal river flow, stormwater runoff, and combined or dedicated storm sewer capacity? How, if at all, would the design of the flood control measures differ depending on the selection of Boat Club option A, B, or C? To what extent, if at all, would the design depend in part on the incorporation of flood control measures into planned or permitted new buildings? What would be the impact on public access to and view of the waterfront? What annual savings to the annual operating budget of the Transportation and Environmental Services Department, if any, could be anticipated in consequence of installation of either alternative?

10. To what extent, if at all, could or should the Flood Mitigation Plan be financed or constructed independent of the adoption of an overall Waterfront Small Area Plan?

11. Provide an estimate of the legal and related costs for securing any necessary permits or authorities for Plan components from the Corps of Engineers, the Coast Guard, the Federal Government (for amendment of the Settlement Agreements, or otherwise), the District of Columbia, or other authorities. Provide in executive session the opinion of counsel regarding any related or required interpretation of the Settlement Agreements; the status of the ODBC litigation regarding title to its building, its parking lot/launch facility, and the use of Wales Alley; and the potential for, and potential costs to the City of, litigation involving the Boat Club, the Robinson Terminal Warehouse Company, the Federal Government, and/or residents (near the Robinson Terminal sites or otherwise).

12. For each parcel or subparcel proposed or subject to development or redevelopment under the Plan, indicate any applicable height limit in the present W-1 Zone, the Settlement Agreements, the Height District maps, or otherwise; and how if at all any of those height limits would be changed, upon adoption of the SAP or the Text Amendment. Indicate how, if at all, the process for adopting any such change in the future would differ from the process that would presently be required to effect any such change.

13. The Plan description has included varying estimates of the number of hotel sites, hotel rooms, and restaurant square footage that are contemplated. What is the maximum number of each that would be required, permitted, or preferred under the Plan?

14. The February 25 Draft Plan included a Hotel Technical Memorandum and estimates of the marketplace demand for hotel rooms, now and in the future. How, if at all, would those estimates, and projected Plan costs and revenues, change if the Plan were to provide for hotel development limited to "boutique" hotels of 150 rooms or less? 50 rooms or less? None at all?

15. Particularly in the case of hotels, the Plan suggest a necessary or desirable interrelationship between the permitted use, the permitted height, the permitted density, and estimated revenues. For each of the sites at which hotel development would be permitted, describe how that relationship has changed, if at all, as a result of the changes adopted by the Planning Commission or recommended by staff.

16. The Cummings/Turner site includes historic buildings which the Plan proposes be preserved, restored, and adaptively reused. How would preservation of the historic buildings be assured? Assuming they were preserved, how if at all would estimated costs and revenues be affected assuming (a) no increase in height at the development site beyond that presently permitted, and/or (b) no increase in density beyond that presently permitted?

17. How would the Plan affect the key intersection of King and Union Streets? How might it promote more successful enterprise at and near this site over the long term, while avoiding such a degree of commercial and private vehicular and pedestrian traffic as might descourage visitors or result in "gridlock"?

18. The Plan recommends reconstruction and reuse of the Beachcomber building as a working restaurant, if financially feasible without public subsidy, or demolition if it is not. What might be the cost for such restoration? Who might pay for it? Who might own and operate it? If the site were converted to private ownership or use, what provision should be made for the Open Space Funds the City used to purchase it?

19. With respect to the Robinson Terminal sites, what buildings, for what uses, and to what heights and densities, could be built:

    a. according to the present W-1 Zone,

    b. according to the clear and indisputable meaning of the terms of the applicable Settlement Agreements,

    c. according to counsel's best judgment as to the interpretation of those Agreements,

    d. according to any revision of those Agreements as may be recommended by staff, if agreed to by all the parties to the Agreements.

20. With respect to proposed construction into the waters of the Potomac:

    a. What piers, docks, or marinas recommended in the February 25 SAP have been relocated, reconfigured, or removed as a result of subsequent Planning Commission action, Council suggestion, or staff recommendation? What is the effect of such changes on estimated Plan costs and revenues?

    b. What is the best estimate of the cost for construction of the marina? What portion of initial capital and annual operating costs will be provided by private or by City financing?

Who will own and operate the marina? How will annual operating profits be allocated or losses be borne? Will slips be available to resident lessees, "transient" boaters, or both? Will users generate parking demand? Where and how will that be accommodated?

c. Where will the vessels of the Potomac Riverboat Company, the Dandy, and other other commercial vessels be docked? What provision will be made for supporting facilities ashore? Where and how will any generated parking demand be accommodated?

d. Is the siting of such structures sound from the marine engineering standpoint, in relation to the pierhead line, the location of the Potomac River channel, bottom topography, silting, dredging, debris flow, flood characteristics, and commercial and recreational river traffic? What degree of confidence do we have that all necessary approvals would be granted for these facilities at these locations by the Corps of Engineers, the Coast Guard, and any other necessary permitting authorities?

21. What additional parking demand is anticipated from new uses, over and above present existing development (not development permitted under the Zoning Ordinance and/or Settlement Agreements), according to the Plan as currently configured? What concrete assurances does the City have from the owners and operators of public and private garages that they will make additional capacity available to the public, beyond that which is presently available, before or during implementation of the Plan? To the extent that additional projected capacity is made available to the public at a cost, what confidence does the City have that expected garage or metered parking fees will not be such as to induce visitors to search for free on-street parking on nearby or more distant residential streets, or to discourage visitation and patronage of Old Town public facilities, historic sites, restaurants, or retail establishments? What steps can and will be taken to rectify the present parking shortage before any additional development presently permitted or newly authorized by the Plan is undertaken? What "trigger" measures can be implemented to assure that additional demand in the future does not outstrip new supply? How will supply and demand be monitored to assure that targets are being met and current demand accommodated before additional development is authorized and consequent demand generated?

22. What are the implications for height limits, required or permitted densities, flood mitigation and traffic management if hotel parking is provided on- or off-site, above or below grade?

23. The Plan recommends that "an implementation advisory model be explored" to assist with Plan implementation, oversight, or operations. How would such a body be composed? What would be the scope of its authority and responsibility? Would its function be administrative, or advisory?

24. Provide an account of costs the City has incurred through May 14, 2011 in developing the Draft Waterfront Small Area Plan and recommended changes thereto. Where a detailed account is not possible, provide an estimate of expense. Include in the accounted and estimated costs:

a. Outside consulting or other professional services contracted for by the Departments of Planning and Zoning, Transportation and Environmental Services, Office of the City Attorney, or other City departments and agencies.

b. Direct cost for staff time and other expense in the same departments.

c. Indirect cost incurred by the City in supporting the accounted and estimated direct costs.

25. Once a revised comprehensive Plan document is published and answers to these questions are provided, what process should be provided for further public discussion, debate, and comment before final Council action on the Plan? How can such further public process assure that a Plan will ultimately be adopted only with broad, informed community understanding and support?

10
6-25-11

Jackie Henderson

From: Cicely Woodrow
Sent: Monday, July 11, 2011 5:02 PM
To: 'kpappva@gmail.com'
Cc: City Council; Faroll Hamer; Rose Boyd; Karl Moritz; Graciela Moreno; Elaine Scott
Subject: FW: COA Contact Us about the Waterfront Working Group
Attachments: MEDIA ADVISORY - waterfront - 07112011.pdf; Council memorandum waterfront costs and revenues 06142011.pdf

Dear Ms. Papp,

Thank you for your comments regarding the Waterfront Plan work group and the Waterfront Plan itself.

A media advisory has just been released announcing the members of the group, which I have attached.

The Mayor and Council received a number of suggestions regarding the membership of the working group and I know all of these suggestions were carefully weighed before the group was selected. As the Council discussed, the Waterfront Plan Work Group will consist of 7 voting members to be appointed by the Mayor and 1 non-voting City Council member who will be the convener of the group. The 7 voting members will include: 5 At-large members, 1 Waterfront Committee Representative, and 1 Old Town Civic Association Member. The Group will be charged with: (a) identifying Plan consensus areas; and (b) identifying, categorizing and narrowing differences on remaining outstanding issues including those relating to the three development sites, the addition of hotels, and the possibility of adding more parks and cultural uses.

You specifically mentioned the costs and revenue analyses. Throughout the planning process, concerns were raised that the Waterfront Plan would call for public expenditures that the City could not afford. This helps to explain why the draft Plan keeps proposed expenditures within what can be supported by net revenues from new development. More recently the public comments have questioned the idea that the Plan should "pay for itself."

The recommendations in the draft Waterfront Plan are estimated to cost $51 million, of which $6.5 million is for flood mitigation. Improved or new bulkheads, along with completing the waterside esplanade, are estimated at $4 to $6 million, with the remainder for improvements to the harbor area and to parks and public spaces.

Revenue estimates were based upon four potential sources of new revenues: the real property taxes on new development, the meals taxes from new restaurants, the lodging taxes from new hotel rooms, and the sales taxes on both the restaurants and hotels. Waterfront improvements are likely to spin off additional economic benefits but these were not included in the analysis.

A memorandum containing details of the cost and revenue estimates – including sources and assumptions – is attached. All of the initial cost estimates were made by professional firms with extensive previous experience designing and implementing similar projects. We validated and confirmed these estimates by reviewing them with other experts and by comparing them to costs of recently completed projects in the metropolitan area.

The Council indicated that the cost and revenue estimates are among those issues for the Work Group to address; the extent of that review will be up to the Work Group.

I would like to convey to you that staff does understand that the Alexandria Waterfront is precious and justifiably holds a very special place in the hearts of not only Alexandrians but also the people who come from near and far to experience it. The decisions we make today are important to those of us who love it today and, as you point out, to future generations. Staff started this plan with the objective of bringing those who care about the waterfront together to create a plan that balances their multiple, and sometimes competing goals. The work group is an important step in that process and our commitment is to support its work with both our professional expertise but also an open mind.

Karl

Karl W. Moritz
Deputy Director for Long Range and Strategic Planning
City of Alexandria | Department of Planning and Zoning
301 King Street |Room 2100| Alexandria, Virginia 22314
703-746-3804

From: Kathryn Papp [mailto:kpappva@gmail.com]
Sent: Wednesday, June 29, 2011 9:54 AM
To: Elaine Scott
Cc: chbernstein@comcast.net; jrwood72@gmail.com; rpringle9@comcast.net; woodm72@aol.com; Andrea; Andrew Macdonald; Bert Ely; Boyd Walker; Hugh & Sue; Kathryn Papp; Katy Cannady; Leigh Talbot; Linda Couture; Liza Baldwin; Mark Mueller; Mary Dunbar; ninarand@gmail.com Randolph; poul hertel; to Dennis Kux; Van Van Fleet
Subject: Re: COA Contact Us: Waterfront Working Group

Dear Elaine,

Considering the magnitude of this issue, both in terms of future long term impact and overall cost, I am requesting a reply to the major points in the email you have responded to.

Thank you so much!
Kathryn Papp

On Wed, Jun 29, 2011 at 9:07 AM, Elaine Scott <Elaine.Scott@alexandriava.gov> wrote:

Dear Ms. Papp,

The Council has received your e-mail and appreciates your taking the time to share your comments.

Sincerely,
Elaine Scott
Office of Communications/Public Information

703-746-4317 – Desk
703-748-4800 – Office
703-472-0182 - Cell
703-838-6426 – Fax
Elaine.Scott@alexandriava.gov

From: Kathryn Papp [mailto:kpappva@gmail.com]
Sent: Wednesday, June 29, 2011 8:37 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront Working Group

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

Time: [Wed Jun 29, 2011 08:36:33] Message ID: [31477]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Kathryn
Last Name: Papp
Street Address: 504 Cameron Street
City: Alexandria
State: VA
Zip: 22314
Phone: 703 684 8448
Email Address: kpappva@gmail.com
Subject: Waterfront Working Group
Comments:

Mayor and City Council Members:

I believe it will be in the best interest of all citizens and elected officials to ensure that at least one member of Citizens for Alternative Alexandria Waterfront Plan (CAAWP) be appointed by the Mayor and City Council to participate in the specially formed Working Group on the Alexandria Waterfront Small Area Plan.

In watching the 6/28/11 Legislative Meeting last night I was struck by the divisions in the Council Membership itself, which has been challenged by the enormous outrage which has been expressed by not only Alexandria's voters but also visitors from Washington DC, as well as international tourists.

It is this range of different people that makes me concerned that we get the right waterfront, one that reflects the most important reasons that Alexandria is highly valued as a place to live, work and visit again and again. Every person comes here to experience a genuinely authentic place that by its very nature opens the mind and senses to a different world. This is Old Town's "brand".

Alexandria waterfront is not just a collection of "four properties". It is part of a unique way of living and reflective of the quality of life that the riverside brings. Access by all of those who live, work, and visit Old Town is our civic obligation to preserve. It represents a common good that must be carefully, thoughtfully and sometimes courageously defended by all of us, regardless of personal interests.

The current plan seems to start from the premise (that as has been stated) that "development will happen". This is true; to remain static in the face of time is impossible. But once the concrete is poured, the bricks and mortar laid what we have will prevail (as the urban renewal of King Street and the mistakes of the build out by the Torpedo Factory) for a very very long time. Alternatives do need to be seriously and professionally explored, and not only over a brief period of a

few months.

I am concerned that benefit/cost analyses will be done without good information or input. Recasting the current plan in any way will require that a multitude of new estimates be obtained and financial models changed to reflect modifications. While rough numbers can be derived, the kind of financial models that need to be used here mean much more detail work to be meaningful. I question that this can be done by this

Working Group in the short space of time allowed. Some resources should be made available by the City to engage outside financial experts. Otherwise, I'm afraid this may become a short exercise that could reveal not true cost/benefit, but just how inept we may be in understanding the complexities of costing this project.

As I've said before, it is not too late for an open design competition, a fair and honest way to access and assess a number of different visions to determine which is best for Alexandria's future. Alexandria belongs to world not just to a handful of people who serve it for a very short space of time. This is a complex undertaking and expensive; it deserves the absolute best effort we can give it.

The members of CAAWP made an extraordinary effort to respond to the citizens' outcry. I believe you can count on their ability to "represent" and continue to serve that collective voice. At least one member should be on the Working Group.

10
6-25-11

Jackie Henderson

From: Bill Hendrickson <whendrick@aol.com>
Sent: Monday, July 11, 2011 11:17 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; 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 Jul 11, 2011 11:17:19] Message ID: [31711]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Bill
Last Name: Hendrickson
Street Address: 304 East Spring St.
City: Alexandria
State: VA
Zip: 22301
Phone: 703-549-7365
Email Address: whendrick@aol.com
Subject: waterfront plan
Comments:

Dear Mayor Euille and City Council members:

I remain a strong supporter

of the proposed waterfront plan, but recognize that changes will be needed.

Below is a letter I have sent to the Alexandria Gazette Packet that

outlines my ideas for a resolution of the current impasse.

The key to

resolving the current impasse over the waterfront plan is to further reduce

the proposed amount of commercial development and use public financing to

make up for the lost revenue and pay for some of the public

amenities.

The top priorities of the plan should be the art walk and

history proposals and new public parks and open space. These are the

elements that would make our waterfront a distinctive place.

But the

current plan does not guarantee funding for the art and history proposals,

and the planning staff has not calculated even a rough estimate of what

these proposals would cost. This must now be done.

If the waterfront is

to become a distinctive place, the art and history elements, as well as the

parks, will need to be imaginatively conceived and designed and the designs

exquisitely executed. This surely will cost a lot of money.

The current

plan would pay for public amenities with new commercial development on the

three private development sites. Hotels remain the best option because they

provide a large amount of revenue.

However, a considerable number of

people in Old Town have a genuine and understandable concern that

significantly more commercial uses will tip the balance in the area into a

ruinous over-commercialization. We need to deal with this concern by

reducing or mitigating the impact of the proposed commercial

development.

How to do this? Perhaps some or all of the commercial

development proposed for Robinson Terminal South could be relocated to

Robinson Terminal North, and thus away from busy King and Union Streets. Or

perhaps the city could purchase the Robinson Terminal South property east

of Union Street, and eliminate commercial development there. These are just

examples of the possible options.

Some people want the city to buy the

three development sites and build all of the new public parks and

amenities. But this would cost tens of millions of dollars and appears to

have no support on the City Council.

But a case can be made for some

level of public financing. The requirement that the plan pay for itself

with new revenue has helped create the controversy we have now. The

stipulation that various infrastructure improvements be included in the

plan—for example, flood mitigation and repairs at Windmill Hill Park—has

compelled the planning staff to propose more commercial development

than

would otherwise be needed.

The city should remove these infrastructure

repairs from the plan and put them in the regular capital budget. They are, after all, not fundamentally different from public works projects in other parts of the city. For example, Old Town is not the only section of the city that has or has had flooding issues.

In addition, because the

waterfront is considered a special place to be used and enjoyed by all the residents of Alexandria, all taxpayers should be expected to pay for at least some of the cost of the new public amenities.

In sum, the

waterfront plan should be paid for with a mix of modest commercial development and public financing. This money should pay for the cost of fully implementing the art walk and history proposals and building public parks.

Bill Hendrickson
Alexandria

Citizens for an Alternative Alexandria Waterfront Plan (CAAWP)

RECEIVED
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6-25-11

June 17, 2011

TO: Hon. Mayor Bill Euille and Members of the City Council

RE: Recommendations for a citizen-led working group on the waterfront plan

Dear Mayor and Council:

On behalf of Citizens for an Alternative Alexandria Waterfront Plan (CAAWP), I want to thank you for providing the community additional time to develop a waterfront plan, one that will have the support of Old Town residents and the community at large. We believe that such an alternative can be developed over the summer, and we want to work with the City Council toward this end.

Although the Council has the power and responsibility to decide, the major impediment to reaching a decision to-date has been strong citizen opposition to the plan adopted by the Planning and Zoning Commission. To address this, we think that the normal planning process – that is, where council appoints a traditional stakeholder panel or the Planning Department holds charettes– will simply lead to further gridlock and not produce alternatives acceptable to the citizens. This would be an unfortunate outcome given the importance of the waterfront to Alexandria and to avoid this we want to propose a somewhat different planning model.

We recommend that you establish a small and independent waterfront-steering committee, composed of citizens, who will be charged by Council with coming up with several additional alternatives, in addition to the more revenue-based three hotel and $220 million park arts and museum options that are already on the table. The Planning Department would provide staff support for this committee, but not lead the discussion; and the citizen committee would be responsible for asking the various interest groups to prepare and submit their concerns and proposals.

While this approach is more academic, it has the potential to provide the facts and information needed to Council to make a more informed decision about what kind and type development is most compatible with Alexandria's historic heritage, ambiance, small businesses and residential neighborhoods. Such a plan should balance the desire for greater civic benefits (parks, museums, art venues) with their near and long costs and benefits. In short, what is needed is a long-term vision for the waterfront.

Citizens for an Alternative Alexandria Waterfront Plan (CAAWP)

We urge you to appoint a committee of citizens who will flesh out these alternatives over the summer and present their findings to the Council and public for comment in September.

We would like to meet with you and other members of the City Council next week to discuss this proposal.

Sincerely,

Andrew Macdonald

Co-Chair, Citizens for an Alternative Alexandria Waterfront Plan (CAAWP)
ahmacdonald@mac.com
603 512 9379

Boyd Walker

Co-Chair, Citizens for an Alternative Alexandria Waterfront Plan (CAAWP)
boydwalker@hotmail.com
703 732 7269

AlternativeAlexandriaWaterfrontPlan.Com

10
6-25-11

Jackie Henderson

From: Poul Hertel <poulh@erols.com>
Sent: Monday, June 20, 2011 1:06 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; 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 Jun 20, 2011 13:05:39] Message ID: [31174]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Poul
Last Name: Hertel
Street Address: 1217 Michigan Court
City: Alexandria
State: Va
Zip: 22314
Phone: 571 278 9326
Email Address: poulh@erols.com
Subject: Waterfront

Comments:

To the Honorable Mayor William Euille and members of the City Council;

Myself and a few other concerned citizens wish to convey our gratitude to you for the opportunity to provide a more thorough review of the Waterfront Plan. We understand that with this deferral, there comes a responsibility to facilitate a way ahead. To this end, we would propose a committee that is empowered by and reports to the City Council to bring City Staff and outside resources together for the following specific charges:

(a) To provide a vision of the proposed plan that is concise, transparent and discernable. The Small Area Plan is supposed to be the vision of the plan, which is at the heart of the matter. Consensus building should start with a direct and transparent document that is brief and well-crafted to ensure completeness.

(b) To provide an alternative process, to include less expensive and more innovative plans. The singularity of the Alexandria

Waterfront creates a rare opportunity that will transcend our lifetimes. We therefore have a collective responsibility to ensure that reasonable and innovative alternatives are explored and presented to the community.

(c) To bring forth a public participation process that will be transparent and inclusive. The committee will be responsible for ensuring that the public is always included and kept informed in a transparent and direct manner.

Very Respectfully,

Poul Hertel
1217

Michigan Court
Alexandria Va. 22314

10
6-25-11

Jackie Henderson

From: Harold Kennedy <hr_kennedy@hotmail.com>
Sent: Saturday, June 18, 2011 10:54 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; 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 Jun 18, 2011 10:54:16] Message ID: [31136]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Harold
Last Name: Kennedy
Street Address: 1005 Ramsey Street
City: Alexandria
State: VA
Zip: 22301
Phone: 703-855-2260
Email Address: hr_kennedy@hotmail.com
Subject: Waterfront Plan
Comments: On this past Friday morning, I walked down King Street, past the Torpedo Factory, up the river to Slater's Lane and home. This is the route that I take several days each week. This morning, I thought it was fitting, after the city council had just postponed action to rehabilitate the decrepit section of the waterfront--from the Old Dominion Boat Club to Robinson Terminal South--that the foot of King Street was flooded. Ducks were swimming in the ODC's rundown parking lot and lawn. Customers would not able to reach the restaurants and other shops when they opened. Passengers would not be able to board the trolleys or disembark at that stop. I hope that the city council will do its duty this fall and enact the recommended waterfront plan. Do not continue to kowtow to the ODC and the wealthy folks in the multimillion-dollar homes along the river. The waterfront belongs to the entire city, not just the rich and powerful. It is a resource that the city can not afford to squander. It is a jewel that

needs the proper polish and setting.

10
6-25-11

Jackie Henderson

From: John Gosling <john.gosling@verizon.net>
Sent: Wednesday, June 15, 2011 4:26 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront Plan
Attachments: de5545b4bd49e782d7140804dd5c1107.pdf; ATT00001..txt

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

Time: [Wed Jun 15, 2011 16:25:33] Message ID: [31090]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: John
Last Name: Gosling
Street Address: 208 South Fayette Street
City: Alexandria
State: Virginia
Zip: 22314
Phone: 703-683-1415
Email Address: john.gosling@verizon.net
Subject: Waterfront Plan
Comments:
Attachment: de5545b4bd49e782d7140804dd5c1107.pdf

Old Town Civic Association
P.O. Box 1213
Alexandria, Virginia22313

June 15, 2011

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

Dear Mayor Euille and Members of City Council:

Re: Waterfront Small Area Plan

We appreciate the hard work that staff has put into the planning process, the changes that have been made to the plan in response to our concerns, and applaud your decision to delay the public hearing until September, 2011.

Since 2009, the Old Town Civic Association has been consistently engaged since in a collaborative role working with City staff to improve and modify the plan wherever we saw a negative impact on our community.

The OTCA Board backs this constructive and civil approach.

We recognize that it is through a cooperative process that we are able to highlight the importance of our key issues, such as: retail cannibalization; parking and traffic management; protection of open space and Waterfront Park; and the importance of balancing costs and revenues, which we are pleased to see are starting to be embedded features of the latest iteration of the plan.

We will continue working closely with the staff, and are willing to work with the City throughout the summer to arrive at a workable plan that the majority of our members, and the larger Alexandria community, can endorse with confidence.

Respectfully submitted,

OLD TOWN CIVIC ASSOCIATION.
John Gosling, President

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6-25-11

Jackie Henderson

From: Cicely Woodrow
Sent: Tuesday, June 14, 2011 5:05 PM
To: Joan Dixon
Cc: Graciela Moreno; Jackie Henderson; Faroll Hamer; Karl Moritz
Subject: RE: COA Contact Us: SMALL AREA WATERFRONT PLAN

Dear Ms. Dixon,

Thank you for submitting comments to the Department of Planning and Zoning. Since this item is now before Council, I'm forwarding your message to Jackie Henderson, City Clerk and Clerk of Council, who will make your comments available as part of the official record.

Best regards,
Cicely Woodrow

Cicely B. Woodrow, PHR
Management Analyst III
Department of Planning & Zoning
301 King Street, Room 2100
Alexandria, Virginia 22314
Direct: 703-746-3810
Fax: 703-838-6393

From: Joan Dixon [mailto:joandixon@comcast.net]
Sent: Tuesday, June 14, 2011 4:41 PM
To: Cicely Woodrow; Graciela Moreno
Subject: COA Contact Us: SMALL AREA WATERFRONT PLAN

COA Contact Us: Design Guidelines for Development

Time: [Tue Jun 14, 2011 16:40:41] Message ID: [31040]

Issue Type: Design Guidelines for Development
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: SMALL AREA WATERFRONT PLAN

Comments:

I live in the 100 block of Duke St., and the traffic is terrible, especially on weekends...big trucks, large tour buses, cars, bikes, etc. The parking places are always taken, especially during the good weather months. The garage on the corner of Duke and Union is always full!

I must commend the Planning & ZoningDirector for a masterful plan. My biggest contention is the density, especially at the foot of Duke Street. Two hotels would be too much. There should be a little more open space.

With regard to townhouses, I am a Realtor, and the demand we now have is not for the 4 level townhouses with lots of steps, but with one level living. Many people are downsizing and don't want the steps, but would like a nice, large condo (not high or medium rise) but garden style. Please don't allow more 4 story townhouses in the waterfront area unless they have elevators.

With some tweaking and a little less density, your plan would be okay, but remember, this is a historic town and that's why people come her to visit because it has history and is different. Please don't spoil it with too much density and too much modern architecture.

By the way, this was George Washington's town, and no where do we have a statue of him. We should have one in a park along the water of him on horseback when he was younger as a surveyer.

10
6-25-11

Jackie Henderson

From: Deborah Cureton <debcureton@earthlink.net>
Sent: Tuesday, June 14, 2011 4:44 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Proposed Waterfront Plan
Attachments: ATT00001..txt

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

Time: [Tue Jun 14, 2011 16:44:12] Message ID: [31041]

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: debcureton@earthlink.net
Subject: Proposed Waterfront Plan

Comments:

Dear Alexandria City Council Members,

I attended the work session on

Saturday, June 11, 2011 and was pleased to hear that the City offered an

Arts and Parks alternative proposal to the current, largely commercial,

waterfron plan. The alternative has much merit and should be given serious

consideration. As an Old Town resident who recently moved to Old Town

because of its small town charm, I am greatly concerned about the impact

that this plan's high density hotel, residential and commercial development

will have. Parking is already very difficult, not to mention the daily

stream and associated noise and pollution of large trucks supplying

existing hotels, restaurants, and businesses. Alexandria's waterfront is

not large and basically operates within a 6 to 7 block distance around

lower King Street. The congestion in this area on any given weekend is

very apparent, as hundreds of people try to navigate the sidewalks and park

on area streets. Adding 3 new hotels, with upwards of 450 rooms, together

with 700,000 to 800,000 square feet of new residential and commercial

development is simply not appropriate for this small 6 to 7 block section of town. In addition, constructing 5 to 6 story buildings directly on the waterfront, blocking the view and enjoyment of the river from many vantage points, would be most unfortunate and a real missed opportunity.

Accordingly, I strongly oppose the current waterfront development plan and urge City Council to take the time necessary to consider the alternative Arts and Parks plan, or yet other alternatives that might include a better balance of development and cultural/parks. I support the four recommended actions of the Citizens For An Alternative Alexandria Waterfront Plan, as described in its June 13, 2011 letter to Council Members.

Thanks.
Deborah Cureton

10
6-25-11

Jackie Henderson

From: Kirsten Kulis <kirstenbrinker@hotmail.com>
Sent: Thursday, June 16, 2011 12:15 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront Plan Piers - National Historic Preservation Act
Attachments: ATT00001..txt

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

Time: [Thu Jun 16, 2011 00:15:21] Message ID: [31095]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Kirsten
Last Name: Kulis
Street Address: 1218 West Abingdon Drive
City: Alexandria
State: Virginia
Zip: 22314-1202
Phone: 9177345718
Email Address: kirstenbrinker@hotmail.com
Subject: Waterfront Plan Piers - National Historic Preservation Act
Comments:

I've been a resident in Alexandria for three years. My background is in

real estate development and
adaptive use, and I have some experience with

marina development.

I've been reading the back-and-forth volley of

articles and letters to the editor about the Waterfront Plan in
the local

newspapers. I'm sending this e-mail as a 'heads up' - since an element of

the proposed
Waterfront Plan could trigger an additional federal

compliance requirement.

According to the National Historic Preservation

Act (NHPA, Section 106, see www.achp.gov), when a
federal agency issues a

permit, license, provides assistance, etc., they are required to determine

whether
there are historic (National Register eligible or listed)

properties in an area of potential effects, and also
whether the issuance

of the permit, license, assistance, etc., could have an adverse effect

(including
reasonably foreseeable effects) on those historic properties.

The federal agency's determinations must
be made in good faith, in

consultation with consulting parties, and with the State Historic

Preservation
Office.

Should the agency determine that adverse effects

to historic properties will occur, the agency must
further consult to

determine whether there are ways to resolve - avoid, minimize, or mitigate

- those
effects, and work to reach consensus with consulting parties in

an agreement document. When such
consultations occur, they must happen

when the alternatives are on the table (otherwise the consulting
parties'

- and the Advisory Council on Historic Preservation's - opportunity to

opine on avoidance options
would have been foreclosed upon).

In my

experience working with the US Coast Guard and Army Corps of
Engineers

along the Anacostia, we
weren't able to get them to adjust established

boundaries, including those for the navigable channel
(despite the fact

that the area had been silted for many years). Even if the City of

Alexandria may be able
to work with the Coast Guard and Corps to make

such adjustments, the National Historic Preservation Act
would likely

apply to such an action - as well as permit issuance.

Based on the

above, the "community benefit" associated with the piers should be

reevaluated, since the
federal reviews for necessary adjustments or

permits could cost an inordinate amount of time and
money.

Note that

I don't know the details of your prior agreements with the National Park

Service for the
Waterfront Plan. In any case, thank you for your

attention to this matter.

10
6-25 11

Jackie Henderson

From: Dennis Hensley <dchensley@gmail.com>
Sent: Tuesday, June 14, 2011 5:33 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; 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 Jun 14, 2011 17:32:36] Message ID: [31045]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Dennis
Last Name: Hensley
Street Address: 314 Prince St
City: Alexandria
State: VA
Zip: 22314
Phone:
Email Address: dchensley@gmail.com
Subject: Waterfront Plan
Comments: While I thank you for all the efforts to date on developing a plan for the waterfront, I strongly urge you to postpone any final action until another alternative is developed. In particular, the density of the Strand area needs to be reduced. The plan should not require or even permit another hotel to be built in the Strand area. To do so would forever ruin the ambiance of the neighborhood and destroy the very thing that attracts all the visitors -- and visitor revenue -- to our city.

Thank you.

10
6-25-11

Jackie Henderson

From: Bernie Schulz <bernie_schulz@comcast.net>
Sent: Tuesday, June 14, 2011 4:15 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: HARC Response to the Waterfront Plan
Attachments: ATT00001..txt

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

Time: [Tue Jun 14, 2011 16:15:09] Message ID: [31032]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Bernie
Last Name: Schulz
Street Address: 3272 Martha Custis Drive
City: Alexandria
State: VA
Zip: 22302
Phone: 703-286-7128
Email Address: bernie_schulz@comcast.net
Subject: HARC Response to the Waterfront Plan
Comments: Good Afternoon Mayor Euille and Members of Council--

HARC has reviewed

the update waterfront plan and feels the majority of our issues related to

history portion of the plan have been addressed. Know that HARC is

committed to ongoing public input in the planning and zoning process for

the waterfront plan and looks forward to providing additional feedback once

the historical anchors piece of the plan are more fully

developed.

Sincerely,

Bernie Schulz
Vice Chairman, Historic

Alexandria Resources Commission

10
6-25-11

Jackie Henderson

From: Sally Hitchcock <srhitchcock@comcast.net>
Sent: Tuesday, June 14, 2011 4:20 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; 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 Jun 14, 2011 16:19:47] Message ID: [31034]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Sally
Last Name: Hitchcock
Street Address: 311 N. Royal Street
City: Alexandria
State: VA
Zip: 22314
Phone: 703-549-5160
Email Address: srhitchcock@comcast.net
Subject: Waterfront Plan

Comments:

Mayor Euille and members of the City Council

I understand that this has

been a lenghthy process and appreciate all the time and work that you and

the staff have spent on this.

At this point I would urge you to delay

the vote on the current plan until an addional public hearing has been held

and or an alternative plan has been submitted .

Thank you,
Sally

Hitchcock and Dennis Jamison

Citizens for an Alternative Alexandria Waterfront Plan CAAWP

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6-25-11

June 13, 2001

Mayor William Euille, Vice Mayor Kerry Donley, and Council members Del Pepper, Paul Smedberg, Alicia Hughes, Frank Fannon and Rob Krupicka:

Citizens for an Alternative Alexandria Waterfront Plan (CAAWP) would like to provide the City Council with our feedback and recommendations following the Council and Planning Department work session on Saturday, June 11, 2011. We represent the views of concerned voters and residents who have signed our petition calling for the Council to consider alternatives for our riverfront that will be significantly better than the currently proposed plan. To that end, we request that Council do the following:

1. **Acknowledge opposition from Alexandrians to the City's preferred redevelopment plan;** a plan that the Council seems to favor but the community opposes. This plan currently involves permitting at least three hotels and other high density development at the Robinson Terminal sites and the Cummings Turner properties.

   As the Council is aware, our community is concerned with the extreme density that would result from the apparent preferred plan. Hundreds of citizens gathered Saturday morning for a "Hands Across the Waterfront" demonstration, rallied at Market Square to protest, and attended the work session carrying 'Don't Rezone the waterfront" signs. Over 1,000 citizens have signed the CAAWP petition.
   Citizens oppose the proposed mixed-use plan that would include high density hotel, residential, and commercial occupancy. This would create infrastructure constraints for Old Town including increased traffic for individuals, tour buses, and other transportation modes, and result in increased traffic from large trucks supplying goods to the hotels, restaurants and other commercial businesses. Amongst many other problems, this scenario will also restrict already scarce parking for residents and visitors.

2. **Provide more time for our community to evaluate, validate, and analyze the content and financial implications of the new alternative proposals submitted by the Planning Department at Saturday's work session.**

   The "Arts and Parks" alternative was only just revealed on Saturday. The community needs time to assess and evaluate the alternative proposal. Additionally, we are concerned that the $220 million cost estimate for this alternative has not been thoroughly assessed. It further does not incorporate the ancillary revenue benefits

from tourism created by the improved public access at our waterfront and a vibrant waterfront arts and cultural district. We would also like Council to reconsider the overall "revenue neutral" objective of any public plan.

3. **Vote to hold a public hearing at the June 28 Council meeting so that the community has the opportunity to comment on alternatives that include more park land, and a stronger cultural and artistic foundation.**

   Council has an obligation to allow the citizens of Alexandria to comment on, and ask questions about, the recently released alternative plan, the possibility of a separate rezoning decision and further express their views regarding the high density proposal put forth by the Planning Department. We request that this public hearing be held at the June 28 Council meeting.

4. **Defer any vote on a Waterfront plan until this fall to allow the community more time to work with the Council and the Planning Department to analyze alternatives** to what now appears to be the mostly commercial alternative that is unacceptable to the Council's constituency.

   In the wake of overwhelming public opposition, the Council has an obligation to defer any vote on the current small area plan until such time as concerned citizens can voice their opinions and propose viable alternatives. CAAWP would like to work with the City over the next several months on such an alternative.

For the first time in a generation, a large portion of the great riverfront of Alexandria is essentially "for sale." The City has the opportunity to acquire land that will enhance our public spaces along the Potomac River. The community prefers increased parkland, museums to celebrate our history, and improved public access for all. We are sure that Council members want to leave an enduring legacy for future generations, and the best way to do that is to work with the community to craft a new plan.

We look forward to the Council adopting these four key action items at its meeting tomorrow.

Citizens for an Alternative
Alexandria Waterfront Plan
CAAWP

Sincerely, Andrew H Macdonald

Andrew Macdonald
Co-Chair, Citizens for an Alternative Alexandria Waterfront Plan (CAAWP)
ahmacdonald@mac.com
603 512 9379

Boyd Walker Boyd WALKER

Co-Chair, Citizens for an Alternative Alexandria Waterfront Plan (CAAWP)
boydwalker@hotmail.com
703 732 7269

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6-25-11

Jackie Henderson

From: Robert Burns <robertbruceburns@yahoo.com>
Sent: Sunday, June 12, 2011 3:12 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Riverfront Zoning Plan
Attachments: ATT00001..txt

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

Time: [Sun Jun 12, 2011 15:12:10] Message ID: [30918]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Robert
Last Name: Burns
Street Address: 163 Cameron Station Blvd
City: Alexandria
State: VA
Zip: 22304
Phone: 703-461-7161
Email Address: robertbruceburns@yahoo.com
Subject: Riverfront Zoning Plan
Comments: Dear Mayor, Vice Mayor and Council Members: I am compelled to write to you today after reading further information about the plan in today's Post. I have favored the City's riverfront plan which has been put forth because Alexandria needs to continue to diversity its economic base and the plan which I have read about previously, allows a mix of commercial and park space. I would urge the Council to continue to allow for this mix in the plan which is ultimately approve. This will allow for greater public use of the waterfront area and will further the efforts to open up and restore one of the most natural links to the City, its riverfront. It will also allow commercial space which the City definitely needs to continue its diversification of uses.

Alexandria is a beautiful city and this plan will afford more residents and visitors the opportunity to enjoy one of its most vibrant assets.

Thank you for all that you do to make the City a better place.

10
6-25-11

Jackie Henderson

From: Larry Drakeford <drakedc73@yahoo.com>
Sent: Sunday, June 12, 2011 7:28 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront
Attachments: ATT00001..txt

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

Time: [Sun Jun 12, 2011 19:28:11] Message ID: [30925]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Larry
Last Name: Drakeford
Street Address: 5203 Duke St #101
Alexandria, Va
City: Alexandria
State: Alexandria City
Zip: 22304
Phone: 7035185000
Email Address: drakedc73@yahoo.com
Subject: Waterfront
Comments: I support the rezoning and redevelopment of the Alexandria Waterfront. The

current use of some areas of
the waterfront is horrible. The ugly Wash

Post terminal and such look ugly and oddly out of place in the
area and

it would be great to have this area redeveloped. There are a few parking

lots over there and I
think that is a shame that waterfront property is

being used as a parking lot.

I do wish that the hotels size could be

restricted to being smaller type hotels. This would reduce the

congestion in the area. Also I do not think it is a good idea to make

the waterfront something just for
tourists. I do understand that 3 150

room hotels may be the best that we can get. If this could be cut to

fewer hotels or rooms that would be great but if this is the best then I

think the plan should move forward.

These hotels get bad reputations I

think and people are quick to dismiss the idea of hotels. Most of these

hotels are destinations for locals and not just tourists. I'm going to

work meetings, conferences, etc at
the Monaco Hotel all the time. Most

of these hotel guests do not even bring a car these days which
reduces

traffic. These hotels provide places for Alexandria citizens to work,

shop, dine, and relax.

Alexandria desperately needs for this area to be

put to better use and everyone will benefit from it. Doing
nothing will

benefit no one. I know that some hard decisions must be made. Again I

think that doing
nothing would be a big mistake. Just about every

jurisdiction in the area on the Potomac has a nice well
planned

waterfront that is attractive and can be enjoyed by everyone- tourists and

locals alike.

I understand a lot of "not in my backyard" folks

will be showing up at meetings. I think these people are
the minority

although they make a lot of noise.

The Alexandria waterfront will be

redeveloped and something will happen down there whether you like it
or

not. The area will be redeveloped even if you kill this proposal and do

nothing. The owners of these
commercial properties will seek out better

uses for their land at some point in the future and if you fail to
take

action now then they will take the action.

I support the waterfront

redevelopment plan and I hope that it becomes reality.

10
6-25-11

Jackie Henderson

From: Mallary Stouffer <malstouffer@verizon.net>
Sent: Tuesday, June 14, 2011 11:37 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; 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 Jun 14, 2011 11:37:26] Message ID: [31004]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Mallary
Last Name: Stouffer
Street Address: 400 Rucker Place
City: Alexandria
State: VA
Zip: 22301
Phone: 703-836-8024
Email Address: malstouffer@verizon.net
Subject: Waterfront Plan

Comments:

To the Mayor and Council,

I am an eighteen-year resident of Alexandria

and I think our city is one of the best-run and most appealing small cities

in the country. I would like to add to the discussion of the city's

waterfront plan. I took part in one of the early charettes, which was very

well done, but I would like to emphasize two observations.

My sense

is that the planning group has done an excellent job; I realize the large

Robinson properties can already be redeveloped and my fear is that without

rezoning, we are more likely to see more monolithic private townhouse

development like Ford's Landing. These may be great places to live for the

individuals, but additional private residences would not add to our

waterfront's vitality.

I would also like to put in a word for the

Alexandria Seaport Foundation as you consider rezoning the area. I believe

that rezoning may well be the best way to enable more mixed use for the waterfront; if so, the rezoning in the end will allow better preservation of the variety of activities that keep Alexandria vibrant. However, I would hate to have the contributions of the Seaport disrupted or curtailed. Please keep uses like the Seaport, which add so much life to our city, in mind as you make your decision.

Thank you for your time.
Mallary

Stouffer
400 Rucker Place
Alexandria VA

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6-25-11

Jackie Henderson

From: Nicole Clayton <niki_clayton@hotmail.com>
Sent: Tuesday, June 14, 2011 11:39 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; 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 Jun 14, 2011 11:38:55] Message ID: [31005]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Nicole
Last Name: Clayton
Street Address: 507 N Patrick Street
City: Alexandria
State: VA
Zip: 22314
Phone:
Email Address: niki_clayton@hotmail.com
Subject: Waterfront Plan

Comments:

I am writing to voice my objection to the Waterfront Plan. I feel that City Council has not been listening to the community. Many in the community, including myself, feel that the current Waterfront Plan has a negative impact on the quality of life to Old Town residents. The Waterfront Plan has actually received very little input from the community and has been largely drafted by a small group of people who seem to think that they know best, including our Mayor who has divided the community time and time again.

I strongly oppose the addition of restaurants and hotels along the waterfront. There is no need for additional restaurants and hotels. We have plenty. These will detract rather than enhance the waterfront experience with increased foot traffic, noise, and parking needs that mar the waterfront and block the natural beauty of the river's edge with buildings.

I urge you to propose an alternate plan that does not include the addition of hotels and restaurants and allow more time to

educate the community on proposed plans. There is absolutely no reason to

rush into an ill advised plan that so many residents dislike. Contrary to

current thinking, it is essential that the financial anlysis be conducted

to determine how the Waterfront Plan will be funded and what impacts there

will be to the environment, residential life, etc. So far, all I have seen

is less than objective assessments about how great this plan is from those

who formulated this plan.

It's very difficult to understand why the City

is plowing ahead against the wishes of the community they represent. I've

come to think that the City Council needs to be replaced with people who

better represent this community.

10
6-25-11

Jackie Henderson

From: Andrea Cochrane Tracey <andreaj.cochrane@gmail.com>
Sent: Tuesday, June 14, 2011 11:45 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; 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 Jun 14, 2011 11:44:42] Message ID: [31006]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Andrea
Last Name: Cochrane Tracey
Street Address:
City:
State:
Zip:
Phone:
Email Address: andreaj.cochrane@gmail.com
Subject: Waterfront Development Plan
Comments:

Mayor and Council Members,

I am writing to express my deep concern about the current waterfront plan, the lack of public comment period regarding recent modifications to the plan and the rapdity with which this plan is being rushed to Council for a final vote. Old Town simply cannot handle - and will be hurt by - the proposed development and density. While a plan is necessary to achieve flood mitigation, improve public access to our riverfront, and restore and preserve key locations, the current proposal goes to far.

Old Town Alexandria was recognized by the National Trust for Historic Preservation this past February as one of its 2011 Dozen Distinctive Destinations. Alexandria, nominated by the Alexandria Convention & Visitors Association, was selected for its urban charm that blends an extraordinary early American past with modern flair and its citizens' strong commitment to protecting and celebrating their history.

As a native of Alexandria/Mt. Vernon, I have seen the amazing

transformation of Old Town over the last 40 years. I am proud to be from Alexandria becaue the City has not sold its soul to become a place that looks like every other small town or "fake" suburban village.

Please don't sell Old Town's heritage, success, quality of life and image down the river.

We are not National Harbor - and we can create Old Town as a destination for those who attend conventions at National Harbor and be a unique, historic yet thriving waterfront with award winning planned development with green buildings and greenways.

Thank you for your service and I urge you to delay the vote on the waterfront plan and be sure that, as representatives of the people, you are considering all the options.

10
6-25-11

Jackie Henderson

From: Arra Ann Mazor <annmazor@yahoo.com>
Sent: Tuesday, June 14, 2011 12:22 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Preserving historic Alexandria
Attachments: ATT00001..txt

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

Time: [Tue Jun 14, 2011 12:21:33] Message ID: [31007]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Arra Ann
Last Name: Mazor
Street Address: 417 Wilkes St.
City: Alexandria
State: VA
Zip: 22314
Phone: 703 548-0056
Email Address: annmazor@yahoo.com
Subject: Preserving historic Alexandria
Comments: The Washington Post and commercial developers do not have a vote in our

elections. We citizens do.
One of these days we will elect a council that

truly is a trustee of this historic city.
Arra Ann Mazor

10.
6-25-11

Jackie Henderson

From: Tim Elliott <tselliott422@hotmail.com>
Sent: Thursday, June 09, 2011 5:43 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; 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 Jun 09, 2011 17:43:02] Message ID: [30826]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Tim
Last Name: Elliott
Street Address: 422 So. Fairfax St.
City: ALEXANDRIA
State: VA
Zip: 22314
Phone: 7035481612
Email Address: tselliott422@hotmail.com
Subject: Waterfront Plan
Comments: Dear Mr. Mayor and members of Council: My name is Tim Elliott. I have lived in Alexandria since 1964, in a couple of parts of old town. We chose Alexandria, specifically old town, for the history, its ambience, and convenience. I have seen neighbors come and go, but virtually all preferred living here to elsewhere. I have not always agreed with my neighbors (for example, I would have loved tohave Jack Kent Cooke build his stadium where Potomac Yards is beginning to rise. I have not always agreed with the actions of my city (I opposed wooing and approving the watergate p-roject proposed for No. Union St. - now Founders Park). As for the proposal by our ciity staff to develop further the waterfront, I am confused as to the rush to approve it (perhaps you will reject it); is it due to pressure from some of the private landowners along the river, or is to avoid the land lying seemingly fallow for more years. If the latter, I have heard no evidence that failure to approve the proposal now will cause proposed development to disappear; likewise I have heard nothing to the

effect that if you approve it in its present form, development will start immediately. All this seems to lead to the conclusion that there is no overridign resaon to approve a proposal so fraught with unverified assumptions (as to traffic and costs, for two examples), so lacking in consideration of the citizens of all of Alexandria, and so dismissive of the most probably negative effects on the business community along King Street to the rails. We have lived for nearly 30 years since the settlements of the waterfront suits, nearly 20 years since council took the bold step to re-zon the waterfront so as to limit further the FAR for development. Now staff has concocted a proposal to reverse the zoning and,

in one case, go beyond the FAR outlined in the settlements. I fail to swee why this proposal must be approved now. There is no known public reason

why we and you cannot wait for events that will have a effect on the waterfront to unfold in the next few months, why we and you cannot wait to

see a few 'what if' alternatives, designed to show that our staff is aware that there are different scenarios at work on the river front. I ask, therefore, that you at least defer action on the plan until the events at work unfold and staff can present to the council and people alternatives that surely will arise.

Many thanks for you consideration and

help.

Tim Elliott

10
6-25-11

Jackie Henderson

From: Leigh Talbot <Leightalbot@yahoo.com>
Sent: Sunday, June 12, 2011 2:01 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: An Invitation
Attachments: ATT00001..txt

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

Time: [Sun Jun 12, 2011 14:00:57] Message ID: [30917]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Leigh
Last Name: Talbot
Street Address: 305 South Royal St
City: Alexandria
State: Va
Zip: 22314
Phone: 571-277-1939
Email Address: Leightalbot@yahoo.com
Subject: An Invitation
Comments:

Mayor and Council Members,

I'd like to invite each of you to take a

stroll through Old Town and see how many residents have hung "Don't

Rezone the Waterfront" signs in their front windows. Pick any

street.

The community you represent is overwhelmingly opposed to the

current plan and would like to work with you to
arrive at an acceptable

and affordable alternative.

The only sensible thing for the Council to

do at this point is to delay the vote until this fall, to allow for

additional
time to develop alternatives. You represent us, not the

Washington Post or commercial developers.

When you meet on Tuesday the

only decision on the table should be to delay the vote.

Thank

you

Leigh Talbot

10
6-25-11

Jackie Henderson

From: Joe Demshar <joedemshar@comcast.net>
Sent: Saturday, June 11, 2011 2:49 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront Small Area Plan
Attachments: b0b894164ce10ab4aab3578052ddf4b6.doc; ATT00001..txt

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

Time: [Sat Jun 11, 2011 14:48:47] Message ID: [30902]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Joe
Last Name: Demshar
Street Address: 302 Prince St.
City: Alexandria
State: Virginia
Zip: 22314
Phone: 571-527-7902
Email Address: joedemshar@comcast.net
Subject: Waterfront Small Area Plan
Comments:

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

I attended part of the Waterfront Small Area Plan work session at City Hall today. I do not know what the right plan would eventually consist of, but it is clear to me that the current plan as approved by the Planning Commission and forward to you for action is not a good plan. There is sufficient ambiguity, mis-information and inappropriate or inaccurate assumptions and decisions that lead me to believe that the current plan is not a good plan. Public opposition has escalated for a reason – it is not a good plan. I ask that the vote be deferred for as long as needed in order to develop a plan that meets the needs of all stakeholders.

I will offer a few clarifications and/or corrections to information supplied by Planning staff today, and then will offer an alternate vision for consideration.

There was a comment that the current public access way between Harborside and the water and between Fords

Landing and the water is 25 feet. I walked the waterfront just a few minutes ago; the distance between the water and the brick patio walls at the north side of Harborside is approximately 120 feet, this decreases to approximately 70 feet at the south edge of Harborside and the majority averages 90 feet. At Fords Landing, the minimum dimension is indeed 25 feet, but there are deeper projections, and the distance increases to approximately 80 feet at the crotch close to the south end.

There was discussion of whether parking contributes to FAR or not. I can't speak to specifics of Alexandria Zoning, but I will say that most developers who build structured parking minimize clear height. Except for a small portion of most garages that is required for accessible van access, you limit clear height because it costs money to build volume. Most structured parking areas have clear heights less than 7'6" and may not contribute to FAR.

Planning staff showed a photo of the Lorien Hotel and used it as an example of an FAR of 3. Maybe true, but the absolute mass of FAR 3 on a small site is a far cry from the mass of an FAR 3 on a larger site. An FAR of 3 on a postage stamp is insignificant; whereas, FAR 3 on 20 acres is huge. The massing presentation model does not provide a good absolute approximation of the mass. A model of the Gaylord at National Harbor probably looked "cute". I feel the presentation by Planning staff was biased – as a taxpayer I should trust Planning to be even handed in their approach and presentation, but obviously they are vested in their solution and are not being fair and un-biased.

Many examples of "townhomes" showed by Planning staff included garage doors on the first floor. This is a common solution; however, on sites the size of the Robinson Terminal sites, alley circulation can be developed to accommodate rear loaded townhomes. All the garages can occur at the rear of the townhomes and provide public frontage free of garage doors. Once again Planning's presentation appeared biased.

Planning staff used the term "guidelines" in some of their descriptions of view corridor requirements

etc. I would be interested to know what the actual requirements on a developer are. What do they have to do and what are "suggestions" that developers can ignore.

There seemed to have been an all or nothing bias in the presentation as I did not see any good "hybrid schemes". I agree, a total open park and cultural offering would be nice but very expensive. The as of right zoning schemes presented were dominated by townhome schemes. There was no earnest, creative attempt to show what a good hybrid scheme might look like. It is not a choice of (1) increased density and hotels, (2) all parks and cultural institutions, or (3) all 3 story townhomes with garage doors on the front. There are many creative alternatives that a false sense of urgency should not stymie.

I will now present an "alternate approach". This is by no means well thought out and I am sure several groups or individuals can propose alternate schemes of equal or better validity, but my intention is to show that there are many variables that have not been fully vetted, and that a favorable vote on the current plan is not in the best interest of Alexandria.

- Keep maximum heights and FAR as they are in current zoning. There is no need to increase density.
- You may consider allowing hotel use as part of the special permit process but keep density at current levels or lower to truly reinforce the "boutique concept". What is the density of The Morrison House – allow nothing larger than it.
- Make all projects of any size fall under the Special Permit process. If we are worried that there is insufficient control over current as of right zoning, create a process where any "new construction" within the Small Area Plan requires more in depth review.
- I disagree that the block bordered by Duke, Prince, Union and Strand is most appropriate as a hotel and is required to be a hotel. Actually, mixed use where the grade level is devoted to retail would invigorate the street front. Hotels typically have more curb cuts

for service, parking etc and some of the street level is allocated to lobby uses. This block needs as much street level retail as possible. The upper floors can be residential, office or hotel use – whatever makes the most economic sense to the developer and the current land owner/seller.

• Encourage the restoration of the current Robinson Terminal piers, or if these sites become parks spend public money for their restoration; however,

do not spend public funds to design, permit, build and maintain totally new public piers or marinas.

• Transfer a part of the allowed density at Robinson North to the west side of Union. If Robinson North east of Union is left as a park, how much density would all of us be willing to accept west of Union. This area is closer to quite a few high rise residential and hotel developments.

• Create a mechanism to allow the Washington Post to transfer "1982 Settlement Agreement" development rights (if they are actually valid) to other developers and sites away from the waterfront, in exchange for deeded open space along the water.

• Incorporate clear concise architectural and massing requirements into the plan. Avoid the use of the term "guidelines". If we all truly believe something is important, require it.

• Develop clear requirements about the public access along the waters edge.

I am sure I have missed numerous points and am suggesting things that may not be feasible. I may not even believe the plan I propose is a good one – but it is an alternative. My point is, the Small Area Plan will influence the character of the Alexandria waterfront for a generation or more; please investigate all viable options and do not approve any plan until each and every one of you truly believes that this is the best we can do. The fact that it has drawn on for 2 years is no excuse to adopt a bad plan. Let's take the time and solicit whatever feedback and public involvement is required to make sure we get it right.

A vote in favor of the current plan by any member of the

council suggests to me that you are placing the interests of a select group

of land owners and business interest above the interests of Alexandria and

its residents. A vote to approve the current plan by any Councilmember

will ensure that you lose my vote in the future.

Thank you in

advance for seriously for considering these comments,

Joe Demshar
Old

Town Resident
Registered Architect
20 year development experience

Attachment: b0b894164ce10ab4aab3578052ddf4b6.doc

June 11, 2011

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

I attended part of the Waterfront Small Area Plan work session at City Hall today. I do not know what the right plan would eventually consist of, but it is clear to me that the current plan as approved by the Planning Commission and forward to you for action is not a good plan. There is sufficient ambiguity, mis-information and inappropriate or inaccurate assumptions and decisions that lead me to believe that the current plan is not a good plan. Public opposition has escalated for a reason – it is not a good plan. I ask that the vote be deferred for as long as needed in order to develop a plan that meets the needs of all stakeholders.

I will offer a few clarifications and/or corrections to information supplied by Planning staff today, and then will offer an alternate vision for consideration.

There was a comment that the current public access way between Harborside and the water and between Fords Landing and the water is 25 feet. I walked the waterfront just a few minutes ago; the distance between the water and the brick patio walls at the north side of Harborside is approximately 120 feet, this decreases to approximately 70 feet at the south edge of Harborside and the majority averages 90 feet. At Fords Landing, the minimum dimension is indeed 25 feet, but there are deeper projections, and the distance increases to approximately 80 feet at the crotch close to the south end.

There was discussion of whether parking contributes to FAR or not. I can't speak to specifics of Alexandria Zoning, but I will say that most developers who build structured parking minimize clear height. Except for a small portion of most garages that is required for accessible van access, you limit clear height because it costs money to build volume. Most structured parking areas have clear heights less than 7'6" and may not contribute to FAR.

Planning staff showed a photo of the Lorien Hotel and used it as an example of an FAR of 3. Maybe true, but the absolute mass of FAR 3 on a small site is a far cry from the mass of an FAR 3 on a larger site. An FAR of 3 on a postage stamp is insignificant; whereas, FAR 3 on 20 acres is huge. The massing presentation model does not provide a good absolute approximation of the mass. A model of the Gaylord at National Harbor probably looked "cute". I feel the presentation by Planning staff was biased – as a taxpayer I should trust Planning to be even handed in their approach and presentation, but obviously they are vested in their solution and are not being fair and un-biased.

Many examples of "townhomes" showed by Planning staff included garage doors on the first floor. This is a common solution; however, on sites the size of the Robinson Terminal sites, alley circulation can be developed to accommodate rear loaded townhomes. All the garages can occur at the rear of the townhomes and provide public frontage free of garage doors. Once again Planning's presentation appeared biased.

Planning staff used the term "guidelines" in some of their descriptions of view corridor requirements etc. I would be interested to know what the actual requirements on a developer are. What do they have to do and what are "suggestions" that developers can ignore.

There seemed to have been an all or nothing bias in the presentation as I did not see any good "hybrid schemes". I agree, a total open park and cultural offering would be nice but very expensive. The as of right zoning schemes presented were dominated by townhome schemes. There was no earnest, creative attempt to show what a good hybrid scheme might look like. It is not a choice of (1) increased density and hotels, (2) all parks and cultural institutions, or (3) all 3 story townhomes with garage doors on the front. There are many creative alternatives that a false sense of urgency should not stymie.

I will now present an "alternate approach". This is by no means well thought out and I am sure several groups or individuals can propose alternate schemes of equal or better validity, but my intention is to show that there are many variables that have not been fully vetted, and that a favorable vote on the current plan is not in the best interest of Alexandria.

- Keep maximum heights and FAR as they are in current zoning. There is no need to increase density.
- You may consider allowing hotel use as part of the special permit process but keep density at current levels or lower to truly reinforce the "boutique concept". What is the density of The Morrison House – allow nothing larger than it.
- Make all projects of any size fall under the Special Permit process. If we are worried that there is insufficient control over current as of right zoning, create a process where any "new construction" within the Small Area Plan requires more in depth review.
- I disagree that the block bordered by Duke, Prince, Union and Strand is most appropriate as a hotel and is required to be a hotel. Actually, mixed use where the grade level is devoted to retail would invigorate the street front. Hotels typically have more curb cuts for service, parking etc and some of the street level is allocated to lobby uses. This block needs as much street level retail as possible. The upper floors can be residential, office or hotel use – whatever makes the most economic sense to the developer and the current land owner/seller.
- Encourage the restoration of the current Robinson Terminal piers, or if these sites become parks spend public money for their restoration; however, do not spend public funds to design, permit, build and maintain totally new public piers or marinas.
- Transfer a part of the allowed density at Robinson North to the west side of Union. If Robinson North east of Union is left as a park, how much density would all of us be willing to accept west of Union. This area is closer to quite a few high rise residential and hotel developments.
- Create a mechanism to allow the Washington Post to transfer "1982 Settlement Agreement" development rights (if they are actually valid) to other developers

and sites away from the waterfront, in exchange for deeded open space along the water.

- Incorporate clear concise architectural and massing requirements into the plan. Avoid the use of the term "guidelines". If we all truly believe something is important, require it.
- Develop clear requirements about the public access along the waters edge.

I am sure I have missed numerous points and am suggesting things that may not be feasible. I may not even believe the plan I propose is a good one – but it is an alternative. My point is, the Small Area Plan will influence the character of the Alexandria waterfront for a generation or more; please investigate all viable options and do not approve any plan until each and every one of you truly believes that this is the best we can do. The fact that it has drawn on for 2 years is no excuse to adopt a bad plan. Let's take the time and solicit whatever feedback and public involvement is required to make sure we get it right.

A vote in favor of the current plan by any member of the council suggests to me that you are placing the interests of a select group of land owners and business interest above the interests of Alexandria and its residents. A vote to approve the current plan by any Councilmember will ensure that you lose my vote in the future.

Thank you in advance for seriously for considering these comments,

Joe Demshar
Old Town Resident
Registered Architect
20 year development experience