

Docket Item #11
VACATION #2003-0003
South Washington Street

Planning Commission Meeting
December 2, 2003

ISSUE: Consideration of a request for vacation of a public alley.

APPLICANT: WRIT, LP
by M. Catharine Puskar, attorney

LOCATION: 801-833 South Washington Street, 712 Jefferson Street, and 806-828 South Columbus Street

ZONE: CRMU-L/Commercial Retail Mixed Use - Low

PLANNING COMMISSION ACTION, DECEMBER 2, 2003: On a motion by Mr. Komoroske, seconded by Mr. Robinson, the Planning Commission voted to recommend **approval** of the request, subject to compliance with all applicable codes, ordinances and staff recommendations, as amended. The motion carried on a vote of 6 to 1, with Mr. Dunn voting against the motion.

Reason: The Planning Commission agreed with the staff analysis, but revised condition #1 to specify the amount of the vacation.

PLANNING COMMISSION ACTION, NOVEMBER 6, 2003: By unanimous consent, the Planning Commission **deferred** the request.

PLANNING COMMISSION ACTION, OCTOBER 7, 2003: On a motion by Mr. Dunn, seconded by Mr. Leibach, the Planning Commission voted to **defer** this item. The motion carried on a vote of 7 to 0.

Reason: The Commission requested additional information about the value of the vacation of the alley.



STAFF RECOMMENDATION

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. **(REVISED BY PLANNING COMMISSION)** The applicant shall pay ~~fair market value \$430,800~~ for the area to be vacated ~~as determined by the Office of Real Estate Assessments.~~ (PC) (T&ES, P&Z)
2. The vacated right-of-way shall be consolidated with the adjoining lot, and the plat of consolidation filed with the Departments of Planning and Zoning and Transportation and Environmental Services. (T&ES) (P&Z)
3. Easements shall be retained for all public and private utilities located within the vacated street right-of-way. (T&ES)
4. A public access easement shall be provided over the vacated public right-of-way. The easement shall be depicted and labeled on the site plan and shall be approved by the City Attorney prior to the release of the final site plan. (P&Z)

DISCUSSION

The applicant, Washington Real Estate Investment Trust requests approval of a vacation of the existing public alley located behind the retail shops in the 800 block of South Washington Street. The 20-foot-wide public alley runs east-west and extends from Jefferson to Green streets. The alley consists of approximately 7,180 sq. ft. and provides vehicular access to the surface parking lot and pedestrian access to the rear entrances of the retail shops on South Washington Street.

The applicant seeks the vacation in order to transfer floor area ratio from the parcels along South Washington Street, which are developed with restaurant and retail uses, to the western portion of the site. The transfer of density is permitted within the CRMU zone and will enable the applicant to construct a 75-unit multifamily residential apartment building, including underground parking (DSUP #2003-0020). Without approval of the vacation, the transfer of floor area from the eastern portion to the western portion of the site would not be permitted.

Under the proposed development plan, the alley will remain and will provide vehicular access to the underground parking garage. In addition, pedestrian access will continue to be possible between the parking garage and the rear entrances of the retail shops. Deliveries for the retail uses and the apartment building will be received in the alley.

The fair market value of the alley as calculated by the City's Real Estate Office is \$430,800 (*see attached memorandum*).

STAFF ANALYSIS

In general, staff does not support requests to vacate public alleys in Old Town because there are usually several properties with different owners who adjoin the alleys, and access to the properties, for loading and parking, in the historic district, is required to occur via alleys. In this particular case, the applicant owns all of the parcels in this block. In addition, vehicular access to the proposed underground parking structure, and pedestrian access between the new building and the rear entrances of the commercial uses will be maintained via a public access easement that will be granted by the applicant. With this easement, the alley will continue to function as a public alley although it will be privately owned and maintained.

The transfer of the floor area from the eastern portion of the site will enable the existing retail portion of the site will be retained and that the scale of those buildings will not intensify in the future, as no new square footage may be constructed on the property.

VAC #2003-0003
South Washington Street

Staff recommends approval of the applicant's request to vacate the public alley located in the 800 block of South Washington Street. In order to ensure public access in perpetuity, staff has recommended that, if the vacation is granted, the applicant will be required to provide a perpetual public access easement. Staff has also included a condition requiring the applicant to pay fair market value for the vacation of the land as determined by the Office of Real Estate Assessments, which is estimated to be \$430,800.

STAFF: Eileen P. Fogarty, Director, Department of Planning and Zoning;
Jeffery Farner, Development, Division Chief;
Kathleen Beeton, Urban Planner.

APPLICATION: VACATION

VAC # 2003-0003

PROPERTY LOCATION: Public alley adjacent to 801-833 S. Washington St.,
712 Jefferson St., and 806-828 S. Washington St.

TAX MAP REFERENCE: Public alley adjacent to 80.04-03-02 thru 17 ZONE: CRMU-L

APPLICANT'S NAME: WRIT LP

ADDRESS: 6110 Executive Blvd., Suite 800, Rockville, MD 20852

PROPERTY OWNER NAME: WRIT LP
(Owner of abutting area to be vacated)

ADDRESS: 6110 Executive Blvd., Suite 800, Rockville, MD 20852

VACATION DESCRIPTION: Vacation of approximately 7,180 square feet of
public alley adjacent to the property of WRIT LP

THE UNDERSIGNED hereby applies for a Vacation Ordinance in accordance with the provisions of Chapter 10 of the Code of the State of Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of their knowledge and belief.

WRIT LP
By: M. Catharine Puskar, Agent/Attorney M Catharine Puskar
Print Name of Applicant or Agent Signature

Walsh, Colucci, Lubeley, Emrich & Terpak PC (703) 528-4700
Mailing Address Telephone Number
2200 Clarendon Blvd., 13th Floor
Arlington, VA 22201 June 24, 2003
Mailing Address date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Application Filing: _____ \$ _____
date received fee paid date paid

Legal Advertisement: _____ Property Placard: _____

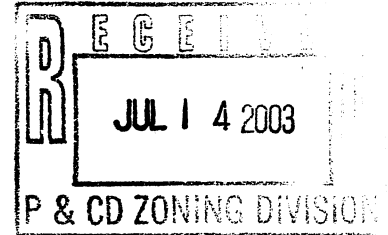
ACTION - PLANNING COMMISSION: 10/07/03 DEFERRED 7-0
12/02/03 Recommend Approval 6-0-1

ACTION - CITY COUNCIL: _____

800. S. LAKA ST.

City of Alexandria, Virginia

MEMORANDUM



PC Docket Item #20-A
VAC 2003-0003

DATE: JULY 12, 2003

TO: BARBARA ROSS, DEPUTY DIRECTOR
PLANNING AND ZONING

THROUGH: CINDY SMITH-PAGE, DIRECTOR CSP
REAL ESTATE ASSESSMENTS

FROM: TIM FRANCIS, SENIOR APPRAISER TF
REAL ESTATE ASSESSMENTS

SUBJECT: ESTIMATED VALUE OF RIGHT-OF-WAY TO BE VACATED
APPLICATION FOR VACATION #2003-003

Per your request, I have reviewed the proposed right-of-way to be vacated adjacent to the property of WRIT, LP, on the block formed by South Washington, Jefferson, Columbus and Green Streets. According to the attached legal description, the right-of-way comprises a total land area of 7,180 square feet. Washington Real Estate Investment Trust (WRIT) recently completed the assemblage of all other property on the block, and it appears that they are seeking to consolidate their holding by obtaining a vacation of the public alley. Please refer to Attachment #1 that summarizes the tax map numbers, street addresses, land areas, and 2003 land assessments of the WRIT-owned block.

Our records indicate that WRIT now owns all parcels on the block, with a total site area of 78,393 square feet. However, data provided to your office from the applicant indicates a somewhat larger site area of 87,171 square feet, that includes the proposed alley vacation as well as 10-foot wide private alley, located in the northwest portion of the block. For the purposes of this analysis, we used the data provided by the property owner.

	Assessment Records	Area Tabulation Per Plan
17 Parcels	78,393 sq. ft.	not specified
Area of the Private Alley	not specified	not specified
Right-of Way To be vacated:	not specified	7,180 sq. ft.
Total Proposed Site:	not specified	87,171 sq. ft.

According to the application for preliminary special use permit, the proposed consolidated 87,171 square feet site will be developed as a mixed use development that will include the existing retail uses, underground parking, and 75 apartments on lots that now are used for surface parking.

Based upon my review of current assessment data and subject to the limiting conditions stated later in this memorandum, it is my opinion that the right-of-way to be vacated had an estimated fair market value, as of the date of the application for vacation (June 24, 2003), of:

Four Hundred Thirty Thousand Eight Hundred (\$430,800) Dollars.

I have estimated the value of the right-of-way to be vacated using the latest real estate assessments for the abutting properties. This method employs the process adopted by City Council on November 10, 1987 which attempts to measure the contributory value of the right-of-way as it relates to the larger parcel as-if assembled. Therefore, the appraisal problem can be stated as: What is the incremental difference between the estimated fair market value of 17 separate parcels, and a private alley, and the estimated fair market value of the single larger parcel created by adding the vacated right-of-way?

In this instance, the market would value the land based its anticipated yield, expressed as the relationship between the total area above ground of anticipated development, and the area of the plot on which it is located. The term for this relationship is called the "floor-area ratio", or "FAR". The maximum floor area of development (FAR) permitted by a special use permit (SUP) in the CRMU-L would be 1.50. The January 1, 2003 assessments of the 17 parcels range from \$55.00 per square foot to \$61.00 per square foot (rounded). The higher per square foot assessments were placed on parcels with superior commercial locations along South Washington Street. An overall \$60 per square foot assessment applied to the assemblage results in an FAR value of \$40/SF of building area.

The owners of the properties have applied for a special use permit for a higher yield of 1.50, and their preliminary plans include the now publically owned alley. Therefore, and the additional value attributable to the assemblage will be based on an FAR of 1.50.

Accordingly, the proposed gross building area of the vacated right of way calculated as per the attached plan as follows:

Total Assembled Site: 87,171 square feet X 1.50 sq. ft of FAR = 130,757 sq. ft.

Indication of value for the proposed assembled parcels, including the proposed vacated street:

Potential development: 130,757 sq. ft. of FAR X \$40.00 sq. of FAR = \$5,230,280

Indication of value for the site before adding the vacated right of way:

79,991 sq. ft. of land X 1.5 FAR = 119,987

119,987 SF of GBA X \$40 FAR sq. ft. = 4,799,480

Final estimated contributory value of vacated right-of-way:

Value of property after vacation	\$5,230,280
Value of property before vacation	4,799,480

Difference	\$430,800

It should be clearly understood that an appraisal has not been made of the subject properties or of the properties abutting the right-of-way. The estimate of value assumes that marketable title to the right-of-way to be vacated will be conveyed to the abutting property owner unencumbered.

Further, my opinion of the estimated fair market value assumes the zoning and permitted land use capabilities allowed as of the date of the estimate, which impact the highest and best use determinations.

The value estimate above assumes no unusual influences on value, and that may not be the case here. The acquisition of the alley represents the final piece in the assemblage strategy of WRIT, the owners of the adjacent parcels. If the alley was owned by a knowledgeable market participant, the alley owner would recognize that ownership of the alley would have significantly more value to WRIT than these analyses indicate. The alley owner would likely demand more money (probably much more) than the value estimate above. As you know, in real estate parlance, this is referred to as a "spike" strategy wherein the owner of a critical piece of an assemblage holds out for a much higher price than indicated by the sales prices of earlier pieces of the assemblage. The third edition of the Appraisal Institute's Dictionary of Real Estate Appraisal defines "assemblage cost" as:

The excess cost incurred to acquire individual adjacent parcels of real estate in a single ownership beyond the estimated cost of acquiring similar sites that do not form a specifically desired assemblage.

The increasing value of adjacent parcels in the process of an assemblage is clearly demonstrated by the acquisition prices paid by WRIT for parcels on the block. Between 1999 and 2000, WRIT assembled all but one of the parcels on this block for a total acquisition price of \$7,450,000. This equates to a value of \$145.00 per square foot of building area for the improvements on the block.

On May 28, 2003 WRIT purchased the last building on the block (716 Jefferson Street, with 3,240 square feet of net leasable area) for a consideration of \$1,120,000, or \$346.00 per square foot of building area. This is more than a 138% increase above the costs of the prior assemblage. Assuming a \$40.00 per square foot nominal FAR land value and 150% premium for the final parcel indicates an assemblage value for the alley of \$1,426,000, or \$200.00 per square foot of "dirt".

Of course, at some point, the asking price of the property would make the proposed development economically unfeasible, and the assemblage owners would make alternative plans for the divided assemblage. Therefore, the price of the alley is that price that maximizes return to the alley owner, but retains the financial feasibility to the buyer of the redevelopment of the total assemblage. This point may be determined by negotiations between the buyer and seller, which may or may not result in the transfer of the property.

Attachment:

1- Department Report (including Plat)

ASSESSED VALUE OF THE SITE PRIOR TO VACATION				
Tax Map	Street Address	Land Area	Land Assessment	\$/SF (Rounded)
080.04-03-01	728 Jefferson	3,935	215,900	55.00
080.04-03-02	716 Jefferson	2,880	158,400	55.00
080.04-03-03	806 S. Columbus	6,441	354,300	55.00
080.04-03-04	810 S. Columbus	2,599	143,000	55.00
080.04-03-05	814 S. Columbus	5,085	279,700	55.00
080.04-03-06	818 S. Columbus	6,696	368,300	55.00
080.04-03-07	820 S. Columbus	1,469	80,900	55.00
080.04-03-08	820A S. Columbus	1,808	99,400	55.00
080.04-03-09	824 S. Columbus	1,808	99,400	55.00
080.04-03-10	828 S. Columbus	5,793	318,700	55.00
080.04-03-11	833 S. Washington	4,523	273,700	61.00
080.04-03-12	829 S. Washington	4,444	268,800	60.00
080.04-03-13	823 S. Washington	6,856	414,800	61.00
080.04-03-14	817 S. Washington	6,504	393,500	61.00
080.04-03-15	815 S. Washington	2,184	132,100	60.00
080.04-03-16	807 S. Washington	8,738	528,700	61.00
080.04-03-17	801 S. Washington	6,630	401,000	60.00
Totals	17 Parcels	78,393	4,530,600	58.00

Private Alley Estimated Size 1,134
 Public Alley to be Vacated 7,180
 Total Site After Vacation 86,707
 Total Site Area from Plans 87,171
 Difference 464
 Value per square foot of land 60.00

ADDED VALUE	
Value Assembled	5,230,260
Value w/o Alley	4,799,460
Vacated Value	430,800

716 Jefferson Sale 1,120,000
 Site Size 2,880
 \$/SF of Land 389
 35% Land to Bldg 392,000
 40% Land to Bldg 448,000
 50% Land to Bldg 560,000

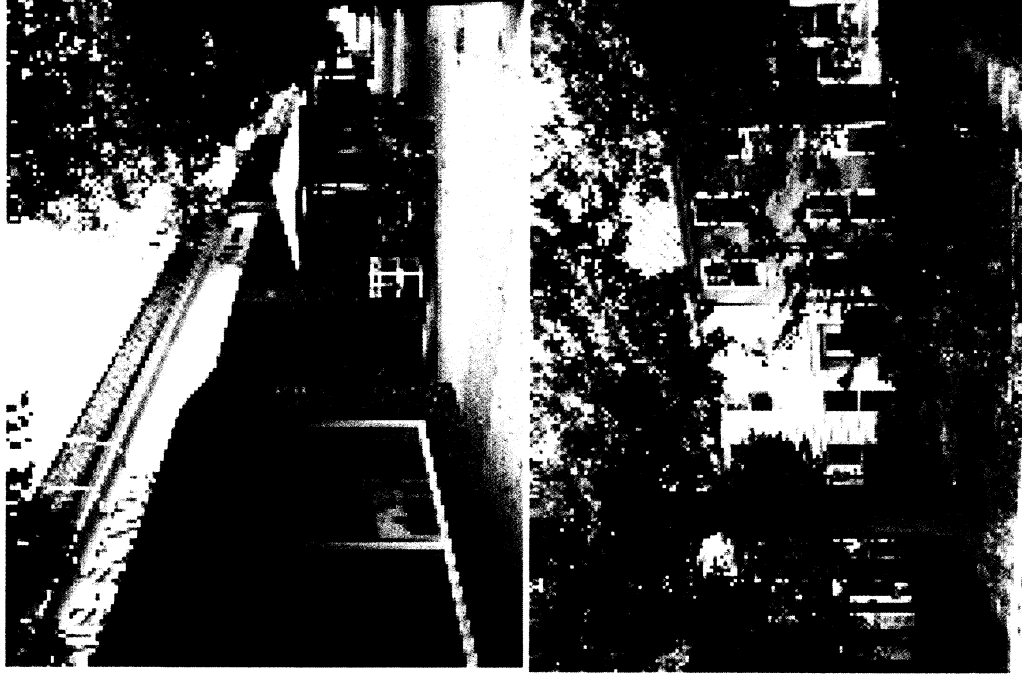
FAR Analysis at 1.50
 Development Potential - With Vacation
 130,757 SF of GBA
 \$40 FAR SF
 5,230,260 Value
 10,770 GBA Potential of the alley
 \$430,800 Contributory value of the alley

8 9 9
12-16-2003

800 S. Washington

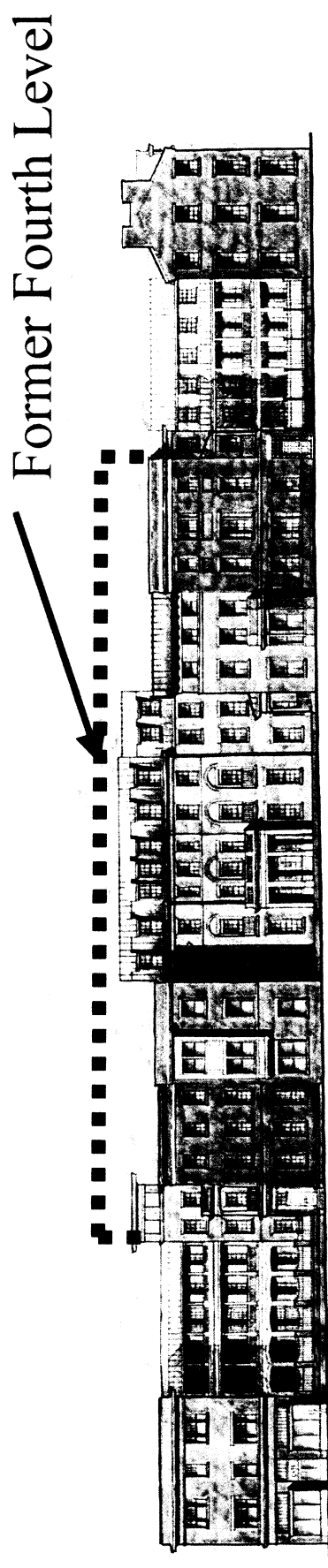
DSUP # 2003-0020
VAC # 2003-0003

Project Description



Process

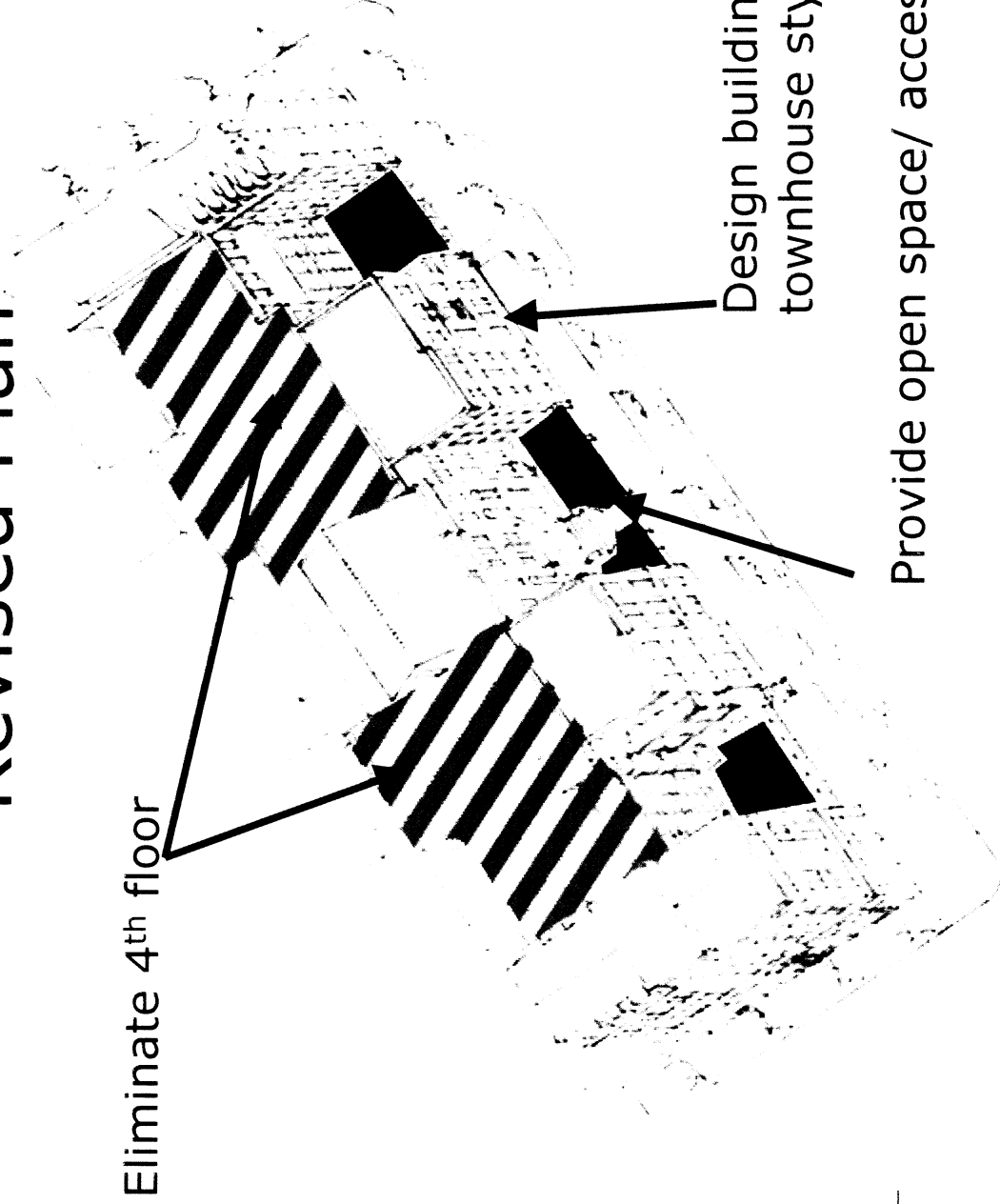
- 13 community meetings + 4 hearings
- Changes To Proposal:
 - Reduce number of units from 85 to 75
 - Eliminate approx. 70% of the fourth floor
 - Redesign from apartment style to townhouse style
 - Provide significant setbacks, articulation and open space on Columbus Street
 - Provide usable consolidated ground level open space



800 S. Washington

DSUP # 2003-0020
VAC # 2003-0003

Revised Plan



800 S. Washington

DSUP#2003-0020
VAC#2003-0003

Board of Architectural Review

Washington Street Standards:

- Buildings Appear No Larger
80' x 100'
- Mid- Block Alley
- Townhouse- Style Units
- Reduced height of end unit
and 4th floor
- Support by the National Park
Service(NPS)



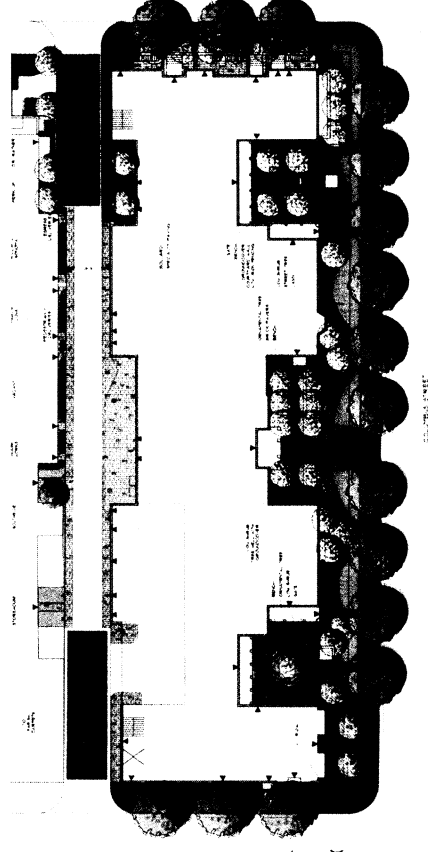
800 S. Washington

DSUP # 2003-0020
VAC # 2003-0003

Planning Commission

- Planning Commission hearing October & December
 - PC support of DSUP 6-0-1; support of vacation 6-1
- Complies with Master Plan – Mixed use project
- Complies with intent of CRMU zone – Residential use
- Retains existing retail tenants
- Retains low-scale building on Washington Street
- Complies with Washington

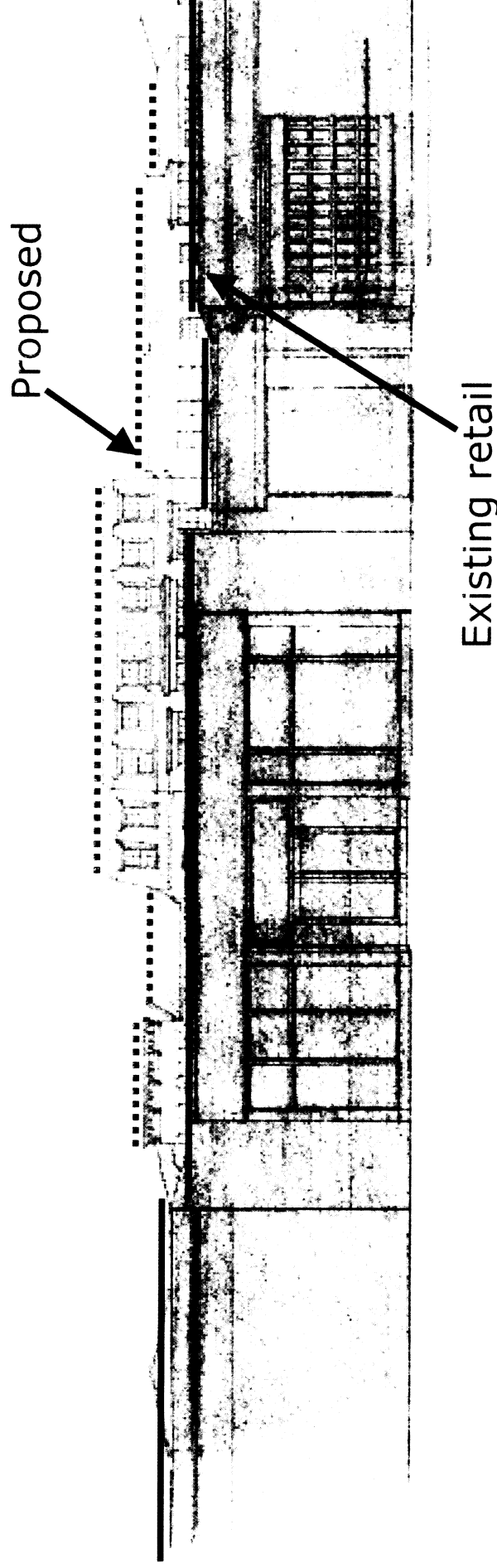
Street Standards



800 S. Washington

DSUP # 2003-0020
VAC # 2003-0003

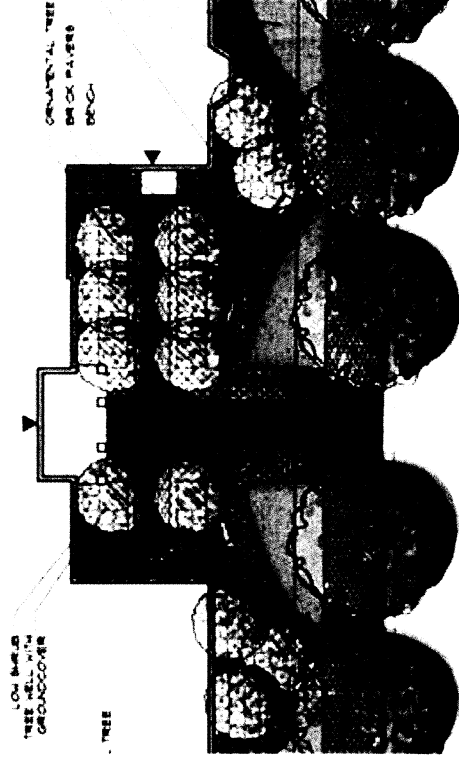
Visibility from Washington Street



800 S. Washington

DSUP # 2003-0020
VAC # 2003-0003

- Retail
 - ☐ Parking: valet, off-site, and underground
 - ☐ Retention of Existing Retail Use
- Open Space
 - ☐ 10,303 sq. ft.
 - ☐ 40% required (approx. 42% provided)
 - ☐ approx. 25% ground level consolidated open space



800 S. Washington

DSUP# 2003-0020
VAC# 2003-0003

AFFORDABLE HOUSING

STANDARD CONTRIBUTION: \$88,000

PLANNING COMMISSION

RECOMMENDATION:

3 On-site Units

\$451,433

(\$5.12/gross sq.ft.)

ALLEY VACATION:

\$430,800

800 S. Washington

DSUP # 2003-0020
VAC # 2003-0003

Conclusion

Creates lively mixed use environment:

- Retains community-serving retail
- Enhances pedestrian streetscape
- Eliminates surface parking
- Provides transition from retail to townhomes





Ginny Hines Parry
<ghparry@fortebrio.com>
>

12/12/2003 11:02 AM

To: Del Pepper <delpepper@aol.com>, Joyce Woodson
<council@joycewoodson.net>, Paul Smedberg
<SmedbergPC@aol.com>, Andrew Macdonald
<MacdonaldCouncil@msn.com>, Ludwig Gaines
<Councilmangaines@aol.com>, Rob Krupicka
<Rob@krupicka.com>, "William D. Euille"
<wmeuille@wdeuille.com>, "William D. Euille"
<alexvamayor@aol.com>
cc: <jackie.henderson@ci.alexandria.va.us>, Katy Cannady
<kcannady@erols.com>, Ginny Hines Parry
<ghparry@fortebrio.com>, Frank Putzu <SPutzu@aol.com>, Putzu
Frank A NSSC <PutzuFA@NAVSEA.NAVY.MIL>, Brian Detter
<brdetter@aol.com>, Lynn Smith <mlynnsmith@comcast.net>

Subject: 12/16/03 Docket: Items 8 and 9, 801-833 South Washington Street

December 12, 2003

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

RE: 801-833 South Washington Street, Items 8 and 9, 12/16/03 Docket

Dear Mayor and Members of City Council:

Alexandrians for Sensible Growth request the City Council to reject the apartment house project at 801-833 South Washington Street. It violates several basic principles we regard as of paramount importance. These are our principles regarding open space, protection of the Old and Historic District and public participation.

We believe that all land counted in the open space requirement for any project should be land that is available to the public at some level, even if it is only visible landscape on private property. This proposed building is of such enormous mass and scale that it does not in fact meet its open space requirement. The developer has chosen to treat the existing buildings facing Washington Street and the proposed apartment building behind them as one parcel to calculate floor area ratio, resulting in a lower ratio than if only the new structure were considered. Yet the new building is treated as a single entity to calculate the required open space, in a building where between 40 and 50 percent of the open space is on the roof. As we've stated previously, open space that is available only to residents, such as balconies and rooftop gardens, should not be counted in the open space requirement. The alley that must be vacated is also counted as open space.

Secondly, as it is presently designed and because of its enormous size (a solid block-long building), this project is unsuitable for the Old and Historic District. Not only does it violate the Old and Historic District requirements, it is in close proximity to Washington Street. Several of the members of the Council-appointed task force which wrote the Washington Street standards, most notably Planning Commissioner Stewart Dunn, have stated that it is in violation of those standards. The standards for Washington Street require that large buildings be broken up architecturally so that they appear to be several different buildings, not one massive building such as this one.

In addition, the top floor of this building is visible from Washington Street, a direct violation of the Washington Street standards. Members of

the Planning Commission who voted in favor of this project tacitly acknowledged that it violates the Washington Street standards. They suggested that the violations could be corrected during later deliberations of the Board of Architectural Review. We believe that every level of our local government, but most particularly the City Council, has the duty to protect the Old and Historic District and uphold the Washington Street standards, which were written in response to another proposed massive building on the Old Colony site. That building was rejected by Council as this one should be.

Lastly, the public consultation that should have taken place before this building proposal ever went forward did not occur. This is evident because many residents of the immediate neighborhood in south Old Town were not informed, as they should have been, of this project until shortly before the Planning Commission voted. Their response was to gather in excess of 70 signers of a petition in opposition during the weekend before Planning Commission met. This recurring problem in the development review process can be corrected if the Planning and Zoning Department is given more resources to do community outreach. Proactive communication with citizens at the front-end of land use decisions is one factor that will instill a sense of confidence that the City's development review process has integrity.

This project should be rejected. Another proposal will soon come forward as it always does because of Alexandria's valuable land. Hopefully, the next project will adhere to the Washington Street guidelines and respect our needs for open space and full community participation.

Sincerely,

Ginny Hines Parry, President
Alexandrians for Sensible Growth
317 Skyhill Road
Alexandria, VA 22314
703-212-0982
ghparry@fortebrio.com

8 & 9
12-16-2003

800 S. Washington Street
City Council Suggested Conditions
December 16, 2003

66. The mass, scale and height of the existing buildings shall not be revised, reconfigured, altered and/or demolished unless approved by a special use permit approved by City Council. (CC)

800 S. Washington Street
City Council Suggested Conditions
December 16, 2003

67. The lighting for the roof-top open space shall be pedestrian scale lighting and shall not be visible from the adjoining streets. The level of lighting shall be the minimum necessary for safety purposes as evaluated by a photometric plan to the satisfaction of the Directors of Planning and Zoning and Transportation and Environmental Services in consultation with adjoining residents. (CC)

800 S. Washington Street
City Council Suggested Conditions
December 16, 2003

68. Additional variation to the roof lines and roof types shall be provided for the east and west facades. The revisions shall be designed to reduce the perceived mass and provide the appearance of separate buildings. The revisions shall be completed to the satisfaction of the Director of Planning and Zoning prior to submission to the Board of Architectural Review. (CC)

8¹ 9
12-16-03

ADDITIONAL NAMES MORE THAN 70 NAMES SUBMITTED PREVIOUSLY

November 28, 2003

ALEXANDRIA PLANNING COMMISSION
ALEXANDRIA CITY COUNCIL

We are writing to confirm our opposition to the mass, density, and traffic and parking impacts of the proposed new WRIT rental development at South Washington, Green Street, South Columbus, and Jefferson Street. We beg to differ with regards to statements made by leadership of the Old Town Civic Association regarding the character of our neighborhood and our views regarding the new development.

1. We love our neighborhood, which has a unique character within Old Town, and is an important entryway on the GW parkway into Old Town. Residents are of varying incomes. Commercial buildings are set back from sidewalks with lawns and green space. Parking problems are manageable. We appreciate and support our local businesses and work cooperatively with them.
2. Our quality of life will be directly burdened for years by the construction of the Woodrow Wilson Bridge and its interchanges. The extent of traffic, noise, lighting, and parking impacts in our neighborhood on the very edge of the construction is largely unforeseeable – both for residents and small businesses. What is certain is that no other neighborhood in Alexandria will bear a similar share of these impacts.
3. We oppose any decisions by the Planning Commission and City Council that would cause a transformation of our neighborhood into anything resembling North Old Town. We don't want North Old Town's towering buildings, ad hoc growth, maximum density, and traffic and parking problems.
4. Decisions made by the Planning Commission and City Council regarding the WRIT development will set the standard for the area, inevitably having a domino effect on properties facing South Washington Street.

We are counting on you to represent our views and protect our interests as your constituents and Alexandria taxpayers.

Sincerely, (names attached),

8¹ 9
12-16-03

ADDITIONAL NAMES MORE THAN 70 NAMES SUBMITTED PREVIOUSLY

November 28, 2003

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ALEXANDRIA CITY COUNCIL

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We are counting on you to represent our views and protect our interests as your constituents and Alexandria taxpayers.

Sincerely, (names attached),

NAME


ADDRESS

Alex Boesenberg
W. Eugene Davis
Margaret Zebrowski
Rachel Gaynelmin

634 N. Alfred St
901 Jefferson St.
6342 Old Course Ct
707 South Royal St.


Stephanie Barnhart

715 S. Washington St #A16

KELLEY GANNON


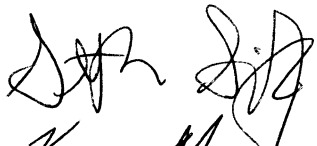
927 S. St. Asaph St

RICHARD DOWNS 

906 S. WASHINGTON ST #106

Carmella Beech

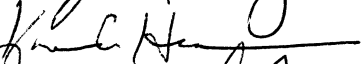
820 S. Fairfax St.



811 Church St

Ken Murray

913 S Washington St, #107



910 Green St., 22314

Susan Lombard

910 Green St., 22314



913 S. Washington St. #207 22314

Katie O'Brien

913 S. WASHINGTON ST #207 22314

Susan Bagland

922 S. Washington #103

Debi C. Basu

907 S. Washington #215

Jaime Efford

1112 S. Asaph St.

NAMEADDRESS

Bob Reifmberger

Dee Penick

Sandra Goodman

Jennifer R. Valente

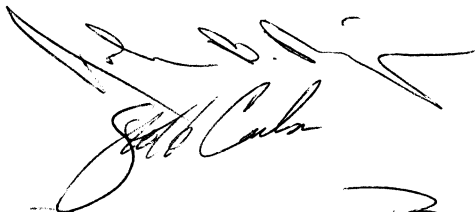
Peter W. Blair

Richard Z. Melton

John Lindgren

~~Stephen Palmer~~

Kevin Brennan



Suzanne Bradshaw

Pat Collins

Mary Lou Lesser

Matalia Mihail

MIHAILA MIHAIL

Kurt Kinzel

Katie Leggett

913 So. Arch St. Alex Va

913 So. Wash St. " " 22314

1108 GATewood Dr 22307

800 S Washington St Alexandria 22314

715 S Washington St, C-24
Alexandria, VA 22314715 S. Fairfax St
Alex. VA 22314

800 So Saint Asaph St. #311

Alex VA 22314

7210 Burtonwood Drive

808 Green St Alex 22314

733 S. FAIRFAX ST.

800 S. WASHINGTON ST.

2205 Foresthill Rd 22307

352 N St Asaph St.

6500 Potomac Ave Alex 22307

800 S. Washington St. A-103 Alex 22314

118 S Lunal St

(OVER)

Lloyd A. Lawrence, Jr. 1250 S. Washington St., Alex
i. Jay Chandler 4304 H Hunt Rd. Alex 22301
Dewi L. Thomas 7917 East Boulevard Dr. Alex 22308
Charles Hunter 2 E. MAPLE ST. G.M., ALEX. VA 22301
Kathleen McLoughlin 4210 DUNDRIE TERR - 22309
Laura Morton 619 S. Fairfax St 22314
Jeanette Runk 213 E Mt Ida Ave. Alex. 22301

NAME

Jeannine Swift

Chris Ruse

Tom & Jeaneke
Esbrook

John & Karen
Becker

MARY JOYCE & FIELDING
WILLIAMS

ADDRESS

819 S. Columbus St

721 S. Columbus St

805 S. Columbus St.

800 Green Street

820 GREEN STREET

SPEAKER'S FORM

DOCKET ITEM NO. 8+9

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

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. **NAME:** M Catharine Pnskar
2. **ADDRESS:** 2200 Clarendon Blvd Ste 1300 Arl, VA 22201
TELEPHONE NO. 703-528-4700 **E-MAIL ADDRESS:** cpnskar@arl.thelandlawyers.com
3. **WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF?** Washington Real Estate Investment Trust
4. **WHAT IS YOUR POSITION ON THE ITEM?**
FOR: X **AGAINST:** _____ **OTHER:** _____
5. **NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST, CIVIC INTEREST, ETC.):**
Attorney
6. **ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL?**
YES X **NO** _____

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

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

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

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Guidelines for the Public Discussion Period

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

SPEAKER'S FORM

DOCKET ITEM NO. _____

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

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: LEE QVILL
2. ADDRESS: 206 E. SPRING STREET, ALEX, VA
TELEPHONE NO. 703-836-0928 E-MAIL ADDRESS: _____
3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? WRIT + COA
4. WHAT IS YOUR POSITION ON THE ITEM?
FOR: X AGAINST: _____ OTHER: _____
5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST,
CIVIC INTEREST, ETC.):
ARCHITECT OF PROJECT / CUNNINGHAM + QVILL ARCHITECTS
6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL?
YES X NO _____

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

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SPEAKER'S FORM

DOCKET ITEM NO. 8 & 9

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

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: Eva Poling

2. ADDRESS: 913 S. Alfred Street, Alex

TELEPHONE NO. 703 683-0972 E-MAIL ADDRESS: _____

3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? Herself and
neighbors (S. Alfred, Columbus, Greene Street, S. Patrick)

4. WHAT IS YOUR POSITION ON THE ITEM?
FOR: _____ AGAINST: ☒ OTHER: _____

5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST,
CIVIC INTEREST, ETC.):
Neighbors

6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL?
YES _____ NO ☒

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

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SPEAKER'S FORM

DOCKET ITEM NO. 8 + 9

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

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: Susan Bartlett
2. ADDRESS: 809 S. Columbus St. Alex. 22314
- TELEPHONE NO. 703-836-5640 E-MAIL ADDRESS: _____
3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? _____
Writ proposal
4. WHAT IS YOUR POSITION ON THE ITEM?
FOR: _____ AGAINST: _____ OTHER: ✓
5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST,
CIVIC INTEREST, ETC.):
Property owner
6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL?
YES _____ NO ✓

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

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SPEAKER'S FORM

DOCKET ITEM NO. 8 + 9 -

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

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: JOHN WILBOR -
2. ADDRESS: 310 SOUTH LEE ST -
- TELEPHONE NO. 703-518-6184 - E-MAIL ADDRESS: _____
3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? _____
4. WHAT IS YOUR POSITION ON THE ITEM?
FOR: _____ AGAINST: ☒ OTHER: _____
5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST, CIVIC INTEREST, ETC.):
CIVIC
6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL?
YES _____ NO ☒

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SPEAKER'S FORM

DOCKET ITEM NO. 8 & 9

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

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: Ed Braswell
2. ADDRESS: 426 N. Columbus
TELEPHONE NO. 703-548-2652 E-MAIL ADDRESS: _____
3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? personal interest
4. WHAT IS YOUR POSITION ON THE ITEM?
FOR: _____ AGAINST: ☒ OTHER: _____
5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST, CIVIC INTEREST, ETC.):
Civic interest
6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL?
YES _____ NO ☒

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SPEAKER'S FORM

DOCKET ITEM NO. 849

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

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

- 1. NAME: Carolyn Mesck
- 2. ADDRESS: 324 N. Royal St. Alex, 22314
TELEPHONE NO. 703-549-5506 E-MAIL ADDRESS: _____
- 3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? _____
Old Town Civic Assoc.
- 4. WHAT IS YOUR POSITION ON THE ITEM?
FOR: ✓ AGAINST: _____ OTHER: _____
- 5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST, CIVIC INTEREST, ETC.):
Civic interest
- 6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL?
YES _____ NO ✓

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

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SPEAKER'S FORM

DOCKET ITEM NO. 8-9

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

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: Paul Hortal
2. ADDRESS: 1217 Michigan Court
TELEPHONE NO. 703 684 5378 E-MAIL ADDRESS: PaulHortal@aol.com
3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? —
4. WHAT IS YOUR POSITION ON THE ITEM?
FOR: — AGAINST: — OTHER: —
5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST,
CIVIC INTEREST, ETC.):
—
6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL?
YES — NO —

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SPEAKER'S FORM

DOCKET ITEM NO. 8-7

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

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: Katy Kennedy
2. ADDRESS: 20 E. OAK ST
TELEPHONE NO. 703 549 9386 E-MAIL ADDRESS: Kennedy2001@cs.cu
3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? ASC
4. WHAT IS YOUR POSITION ON THE ITEM?
FOR: _____ AGAINST: ☒ _____ OTHER: _____
5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST, CIVIC INTEREST, ETC.):

6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL?
YES _____ NO ☒

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SPEAKER'S FORM

DOCKET ITEM NO. # 819

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

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: TOE COREY
2. ADDRESS: # 823 S. WASH. ST
- TELEPHONE NO. 703 593. 4937 E-MAIL ADDRESS: DANCCOREY@EROL.COM
3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? FACEIA LUNA
4. WHAT IS YOUR POSITION ON THE ITEM?
FOR: ☒ AGAINST: _____ OTHER: _____
5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST, CIVIC INTEREST, ETC.):
BUSINESS OWNER
6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL?
YES _____ NO ☒

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

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

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

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Guidelines for the Public Discussion Period

- (a) All speaker request forms for the public discussion period must be submitted by the time the item is called by the City Clerk.
- (b) No speaker will be allowed more than three minutes.
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SPEAKER'S FORM

DOCKET ITEM NO. 8/9

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

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: Julie Crenshaw
2. ADDRESS: 816 Queen St
TELEPHONE NO. 7/549 2630 E-MAIL ADDRESS: _____
3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? _____

4. WHAT IS YOUR POSITION ON THE ITEM?
FOR: _____ AGAINST: X OTHER: _____
5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST,
CIVIC INTEREST, ETC.):

6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL?
YES _____ NO X

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SPEAKER'S FORM

DOCKET ITEM NO. 8

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

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: Thomas Esbrook
2. ADDRESS: 805 Green Street
- TELEPHONE NO. 703-548-6498 E-MAIL ADDRESS: _____
3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? _____
4. WHAT IS YOUR POSITION ON THE ITEM? X
FOR: _____ AGAINST: _____ OTHER: _____
5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST, CIVIC INTEREST, ETC.):
Property Owner
6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL?
YES _____ NO X

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

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SPEAKER'S FORM

DOCKET ITEM NO. 11 8+9

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

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: Ben Benson
2. ADDRESS: ~~8800~~ 815 S. WASHINGTON ST.
- TELEPHONE NO. 703-836-6222 E-MAIL ADDRESS: _____
3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? _____
SOUTH SIDE 815
4. WHAT IS YOUR POSITION ON THE ITEM?
FOR: ✓ AGAINST: _____ OTHER: _____
5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST,
CIVIC INTEREST, ETC.):
Business owner in Project
6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL?
YES _____ NO ✓

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

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DOCKET ITEM NO. 8+9

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BEFORE YOU SPEAK ON A DOCKET ITEM.**

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: LEE THOMAS HOLMAN
2. ADDRESS: 813 GREEN STREET
TELEPHONE NO. 703-548-0346 E-MAIL ADDRESS: _____
3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? NEIGHBORHOOD
HUNTING CREEK CIVIC ASSOC
4. WHAT IS YOUR POSITION ON THE ITEM?
FOR: _____ AGAINST: _____ OTHER: Variation
5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST,
CIVIC INTEREST, ETC.): civic interest &
long term resident
6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL?
YES _____ NO X

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8
12-16-03

M. Catharine Puskar
(703) 528-4700 Ext. 13
cpuskar@arl.thelandlawyers.com

**WALSH COLUCCI
LUBELEY EMRICH
& TERPAK PC**

December 8, 2003

Via Hand Delivery

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

Re: Docket Item #24 - Proposed General Policy Guidelines for the
Valuation of City Right-of-Way Proposed to be Vacated

Honorable Mayor and Members of City Council:

On behalf of Washington Real Estate Investment Trust (WRIT), I am writing to request that WRIT's pending vacation application (Vacation #2003-0003) be grandfathered from any new policy regarding the valuation of vacations or any new application of existing policy regarding the valuation of vacations. I apologize for the lateness of this letter, but the staff report for this docket item was not available until today and after numerous unsuccessful attempts to download it from the Internet, staff was kind enough to fax it to me this afternoon.

As you may know, WRIT has pending Vacation and Development Special Use Permit applications, which will be heard by the Council at its December 16, 2003 public hearing. At its December 2, 2003 public hearing, the Planning Commission recommended approval of the proposed Development Special Use Permit (6-0-1) and Vacation (6-1) based on the vacation value contained in the July 12, 2003 memo from the Office of Real Estate Assessments to the Department of Planning and Zoning. During its deliberations, the Planning Commission agreed that the policy regarding the valuation of vacations should be revisited and more than likely revised. However, the Commission determined that, in fairness to WRIT, who had been working in good faith with the City and citizens for over one year, the original valuation, which was consistent with how existing policy has traditionally been applied in previous vacation applications, should be applied in this case instead of the new valuation proposed in the November 25, 2003 memo from Real Estate Assessments to the Planning Commission. Consistent with the Planning Commission recommendation, WRIT respectfully requests that the City Council exempt its pending vacation application from any new policy or new application of existing policy regarding the valuation of vacations.

PHONE 703 528 4700 • FAX 703 525 3197 • WWW.THELANDLAWYERS.COM
COURTHOUSE PLAZA • 2200 CLARENDON BLVD., THIRTEENTH FLOOR • ARLINGTON, VA 22201-3359

LOUDOUN OFFICE 703 737 3633 • MANASSAS OFFICE 703 330 7400 • PRINCE WILLIAM OFFICE 703 680 4664

ATTORNEYS AT LAW

Thank you for your thoughtful consideration of this matter.

Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH & TERPAK, P.C.

A handwritten signature in black ink, appearing to read "M. Catharine Puskar". The signature is fluid and cursive, with the first name "M." and last name "Puskar" clearly legible.

M. Catharine Puskar

MCP/jms

cc: H. Michael Schwartzman
Lee Quill
Nan E. Terpak
Martin D. Walsh