

4b  
1-21-12

**Jackie Henderson**

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

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

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

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

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

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

The first page of the

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

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

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

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

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

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

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

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

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

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

at the site.

Prior to your work session on January 10th and your

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

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

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

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

few problems with the current Small Area Plan and presents possible

alternate directions that should be flushed out in more detail.

- The

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

Settlement Agreement without obtaining any concessions at all in return

(like the 150 foot river buffer I proposed).

- At Cumming Turner the Small

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

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

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

Turner I see no reason to increase density at all.

Even though my

proposal concentrates the density toward Union Street, the overall

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

criticizes the densities in my proposal are by extension criticizing

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

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

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

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

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

that the City would win.

Unfortunately I am out of town and can't

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

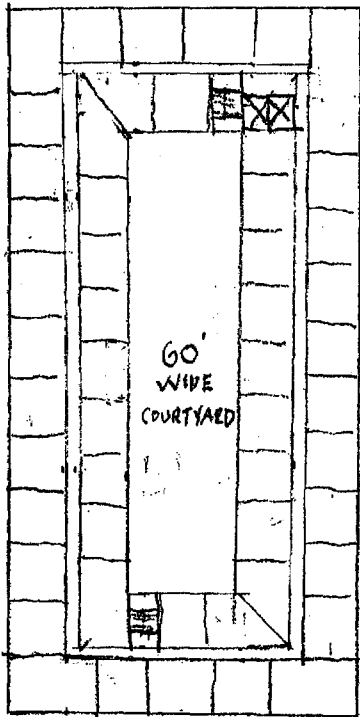
dialogue

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

Joe Demshar

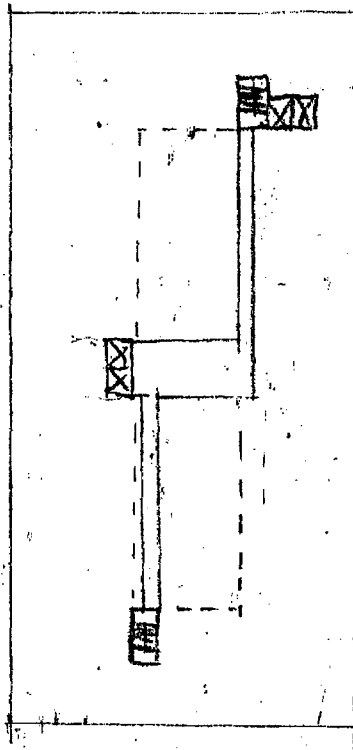
**Attachment:** cbb529d8bae5658a81434b6905e531dc.pdf

190

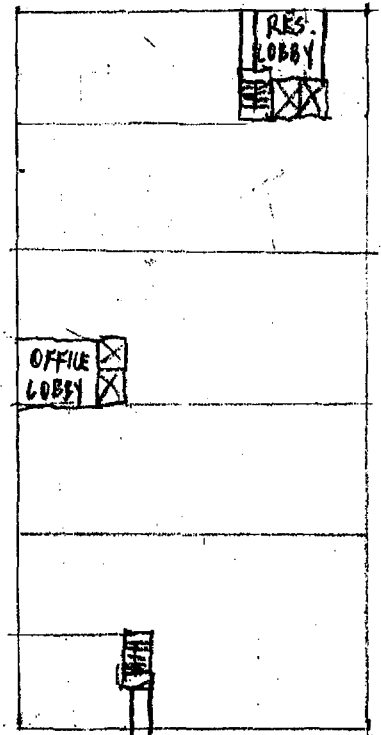


380

FLOORS 3, 4 + 5



FLOOR 2 - OFFICE



FLOOR 1 - RETAIL

MIXED USE BLDG.

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

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

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

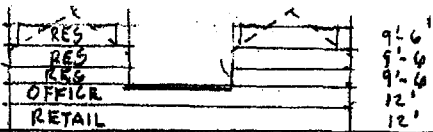
FLOOR 3 =  $(880 \text{ ft} \times 65) \text{ less } 5\% = 57,300$

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

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

FAR = 3.78

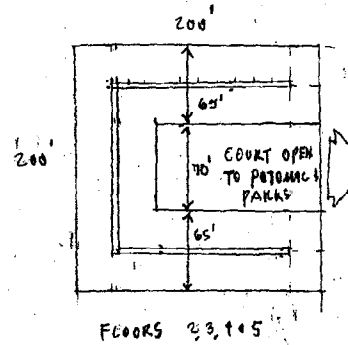
5TH FLOOR WITH GABLE & DORMERS



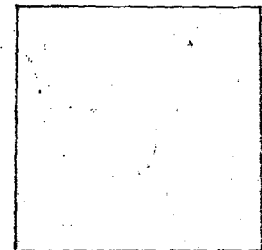
4 story office w/ floor to floor of 12' + 1<sup>st</sup> LEVEL RETAIL = 277,400 OR FAR 3.80

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

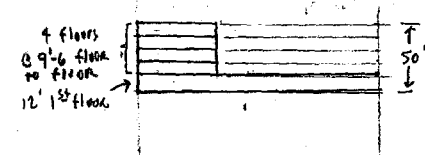
# HOTEL STUDY



FLOORS 2, 3, 4, 5



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



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

≈ FAR OF 3.85

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

## Jackie Henderson

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

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

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

**Issue Type:** Mayor, Vice Mayor, and Council Members  
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**Last Name:** Gosling  
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**Zip:** 22314  
**Phone:** 202-367-6798  
**Email Address:** [john.gosling@verizon.net](mailto:john.gosling@verizon.net)  
**Subject:** Draft Waterfront Small Area Plan  
**Comments:**  
**Attachment:** 024da1ad3a9440c0beca324788dc2b9a.pdf



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

January 8, 2012

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

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

Re: The Draft Waterfront Small Area Plan

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

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

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

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



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

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

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

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

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

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

Respectfully submitted,



John Gosling, President  
OLD TOWN CIVIC ASSOCIATION.

Attachment:

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

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

## Jackie Henderson

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

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

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

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

Mayor and Members of City Council,

I would be interested in meeting

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

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

Not only

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

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

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

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

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

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

and that development is better than other options.

Lastly, I cannot

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

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

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

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

There is so much more, and I hope

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

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

Boyd Walker

## Jackie Henderson

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

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

Sincerely,

Arthur E. Schmalz  
2901 Holly Street  
Alexandria, Virginia 22305

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

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

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

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

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

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

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

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



## Jackie Henderson

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

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

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

Thanks for your help.

Paul Hodge

## **Open Letter to the Alexandria City Council and Neighbors:**

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

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

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

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

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

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

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

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

Paul and Avis Fleming Hodge

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

## Jackie Henderson

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

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

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

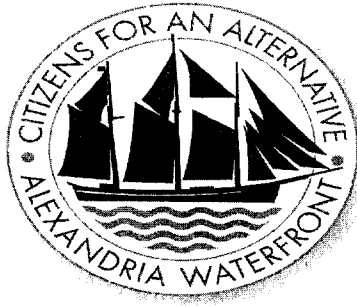
Thanks for your help.

Paul Hodge

## Jackie Henderson

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



**Press Release  
January 10, 2012**

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

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

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

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

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

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

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

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

## **About Citizens For An Alternative Alexandria Waterfront Plan**

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

**Andrew Macdonald: [ahmacdonald@mac.com](mailto:ahmacdonald@mac.com) 603 512 9379**

**Anne Peterson [anne@comcast.net](mailto:anne@comcast.net)**

## Jackie Henderson

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

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

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

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



## Jackie Henderson

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

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

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

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

## Jackie Henderson

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

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

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

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

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

## Jackie Henderson

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

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

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

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

## Jackie Henderson

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

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

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

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

## Jackie Henderson

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

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

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

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

## Jackie Henderson

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

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

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

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

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

Remember, with the WP warehouse now, we don't see these big trucks coming down Duke St., as they come in

**Comments:** the middle of the night, but a hotel will generate a lot of traffic with taxicabs, service trucks, and cars. Just remember, if you lived in the 100 block of Duke and paid close to \$18,000 in real estate taxes, you would be upset with the development now planned by the City for this area of the waterfront.

Joan Dixon

## Jackie Henderson

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

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

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

**Issue Type:** Mayor, Vice Mayor, and Council Members  
**First Name:** KENNETH  
**Last Name:** SHIPP  
**Street Address:** 715 South Royal St  
**City:** ALEXANDRIA  
**State:** Virginia  
**Zip:** 22314-4309  
**Phone:** 7036746064  
**Email Address:** [kshipp414@comcast.net](mailto:kshipp414@comcast.net)  
**Subject:** waterfront plan--pass the City's version!  
First, thank you for the City plan which was extremely impressive in its detail and metrics. Two years of vetting is enough. Pass your plan.  
  
Those of us who are less vocal, and probably in the majority, know that that Old Town needs comprehensive planning for those blighted Robinson terminals, a source of revenue that's nearly perfect, and a strong oversight group to implement the plan. While I initially thought the Alternative planning group might come up with improvements, they did not. In fact their plan would punish taxpayers with an inadequately funded and unsustainable liability. Pass your plan as is, enjoy the revenue, walk along the waterfront from Jones Pt. to Mirant and be proud.  
Thank you  
  
for your service in this tough time,  
Ken

