

49  
1-21-12

**Jackie Henderson**

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**From:** elizabeth gibney <bethgibney@gmail.com>  
**Sent:** Thursday, January 26, 2012 12:49 PM  
**To:** William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones  
**Subject:** COA Contact Us: Waterfront Plan and What Went Wrong  
**Attachments:** ATT00001.txt

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

Time: [Thu Jan 26, 2012 12:48:54] Message ID: [36634]

**Issue Type:** Mayor, Vice Mayor, and Council Members  
**First Name:** elizabeth  
**Last Name:** gibney  
**Street Address:** 300 South Lee Street  
**City:** alexandria  
**State:** VA  
**Zip:** 22314  
**Phone:** 7038368048  
**Email Address:** [bethgibney@gmail.com](mailto:bethgibney@gmail.com)  
**Subject:** Waterfront Plan and What Went Wrong  
Dear Mayor, Vice Mayor and Council Members

I don't think there would be any disagreement from either side of the waterfront issue, that this had divided the community: elected officials and commerce on one side - Alexandria residents on the other - (and not just Old Town, as was evident by many other neighborhoods that testified against the plan).

**Comments:** It's certainly does not split down party lines as some of you and the papers have suggested. Council members split from their political bases to vote and voters disagreed with the council members of their "regular" party. Actually it has brought many local democrats and republicans together for the first time ever, and I think you will see a lot of cross over voting in November as a result of this waterfront vote.

What went wrong was you didn't listen to the community. And when

it became evident you  
didn't have community support, the business

community and chamber, and council of  
economic development started to get

nervous and concocted a "citizens group", Waterfront4All  
and

you happily aligned yourselves (those who voted for the plan at least) with

them and  
expected us to buy the lie that the community was

"split". No the community is not split! This is  
one of your

mistakes that built mistrust. You were too happy to flaunt them as your

"citizen and  
community support". I know the people who

testified. I've lived here for 25 years. I've used the  
structural

engineer, I know the builder, I've eaten in the restaurants of the owners,

I know the  
developer who's son works for one of the 11 waterfront

property owners, all "citizens" who were  
the engine behind

Waterfront4All. - I know their businesses, I know their investments, I know

where their children work, etc. It was insulting for them to testify as

just another citizen and it  
was insulting to us for you to think we

bought that story. They told half truths, which in fact, are  
worst kind

of lies - deceitful. So Mr. Krupicka, just as you were angered by the

anonymous  
writer on Patch who criticized your use of a city alley,

imagine how we feel listening to the other  
"citizens" group

support of the plan. How about a little disclosure there? Just like you

demand of the writer, we demand of you and your supporters - tell us

who you REALLY are.  
Don't hide behind them. Tell us - The council's plan

has the support of businesses, the  
chamber, developers, but we DON'T have

the support of the residents. Such as, the Old Town  
resident who

neglected to identify himself as a structural engineer, who has worked on  
restaurant projects in town, and was there to support his client, who is  
a business owner in Old  
Town - but along with many others - no mention of  
his work - just a quip about "not defecating  
where you live..."

unless that's where you also get fed! Waterfront4All was deceitful, and so  
was  
your embrace of them. And that hurt you all and built great mistrust.

For the same reasons Mr.  
Krupicka that anonymous writers are distateful,  
so are business and chamber people who mask  
as "plain old

citizens" because that was the major hole in your support, and elected  
officials  
who hide behind them. So let's get this straight, you have  
little to no community support for the  
current plan - unless you count

the one supporter on S Fairfax who couldn't find anyone to take  
her

Waterfront4All posters, so papered most of her own windows with them.

When and if you ever REALLY listen to the REAL citizens, the residents,  
who have been shut out  
of the process, who are also tax payers and  
voters, not just business and government , you  
might start the healing

process of this broken community. We are reasonable and we know there

will be and needs to be development - just don't tell us you know what's  
best for us. We need  
REAL input and we need to be heard.

Beth Gibney

## Jackie Henderson

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**From:** Kathryn Papp <kpappva@gmail.com>  
**Sent:** Thursday, January 26, 2012 12:58 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 VOTE  
**Attachments:** 70a6a9678f2c9926f358a30898ba4f3a.doc; ATT00001.txt

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

Time: [Thu Jan 26, 2012 12:57:54] Message ID: [36635]

**Issue Type:** Mayor, Vice Mayor, and Council Members  
**First Name:** Kathryn  
**Last Name:** Papp  
**Street Address:** 504 Cameron Street  
**City:** Alexandria  
**State:** VA  
**Zip:** 22314  
**Phone:** 703 684 8448  
**Email Address:** [kpappva@gmail.com](mailto:kpappva@gmail.com)  
**Subject:** Waterfront VOTE

Dear Mayor Euille, Vice Mayor and City Council:

The irregularity of the  
vote on the waterfront taken Saturday, January 21, 2012 seems  
symptomatic  
of a  
larger more difficult problem with the process that produced the  
current waterfront plan. See attached  
email string.

At every juncture  
where a conflict situation appeared it was aided by the zoning and  
planning  
department.  
Instead of going to a resolution phase, something that  
managers who are experienced and desirous of  
high quality outcomes,  
undertake, an intractable position was maintained. This was aided by  
disinformation and positions that were easily corrected for their  
errors.  
Maintaining this type of process manipulation with new levels of

transparency leveraged by the internet  
will be hard to maintain through

the "implementation" phase of the plan. In fact, it is this lack

of resolving  
key differences that has led to disruptive and delayed

waterfront plan implementations; something  
learned when looking at the

experiences of many other cities.

Taking a little longer to iron out

severe differences at points when they occur is the wiser move in the long

run. The city still is in a tough place when it comes to appeasing ALL

private property owners along the  
waterfront, and now private property

owners throughout the city are seeking better solution to continued

conflicts.

Hire a high level negotiator and do what needs to be done.

The vote as it stands did little to mitigate the  
inherent

conflicts.

Best,  
Kathryn Papp

**Attachment:** 70a6a9678f2c9926f358a30898ba4f3a.doc

January 25, 2012

Dear Nancy:

Thank you. I was puzzled by the appearance on the website on Friday at 4:00 pm of a file referencing waterfront documents labeled "errata report". When I opened it it featured the CAAWP report as what was referenced in this errata report. Then, the following morning around 5:30am the file was gone, and there was a new file: CAAWP report. Does this mean both the Work Group and CAAWP reports will be used to amend the Draft Small Area Waterfront Plan? This is totally unclear, and rather alarming.

Further, it remains a problem that the public never knew, even though it may have had access online, what city staff provided officials for this vote. There was no final document or attachments featuring Draft Waterfront Small Area Plan "goals or guidelines" available on the table outside council chambers. This is highly irregular. And together with the disappearing online files, there is no assurance that online information is either reliable or accurate.

All this despite the fact that staff had *eleven* days between the Council Work Session of January 10 and the vote on January 21 to prepare a final document clearly stating the goals and guidelines as featured for this all important vote.

The areas of disagreement were often substantial and complicated, and it was obvious from Councils' questions that a number of key issues remained lacking in specificity or provision to all of us of a clear and accurate document laying them out, such as heights limits.

This remains such a contentious issue that Zoning & Planning staff, especially the director as a final check and as ultimately responsible, needs to do a much better job. That the validity of the Saturday vote may be jeopardized for having voted on a nonexistent document would just be another notch down in public trust.

Another vote may be warranted to correct what is really one more major disruption in the process of producing this waterfront development plan. It has been a rocky road. Many conflict situations have been created by the staff's intractable and at times misleading statements, which have been further fueled by sloppy work. I'd like to see us all on the same page with this plan before it moves ahead. I would like to be proud of my city for doing an outstanding job on a complex plan. Right now that is not possible.

Kathryn Papp

January 24, 2012

Dear Ms. Papp,

Thank you for your communication of below in which you inquire about the material which the City Council had in a binder on Saturday, January 21, 2012 for the Waterfront Small Area Plan hearing. The binder that you reference contained nothing except the staff report and several attachments, all of which were available to the public well ahead of the meeting and at the meeting itself. The Waterfront Plan Work Group Report has not been updated and, since it is complete, will not be updated in the future.

### **Material in the Binder**

The material in the binder had **no new information**; instead, it consisted of hard copies of Docket Item #4 for the Saturday, January 21, 2012 City Council Public Hearing. For your convenience, I am supplying you with links to each of the items, in case you have not downloaded them already and wish to do so. Please know that the Attachments to the Staff Report were placed online and accessible to the public as of Friday, January 13, 2012 and they remain online. The Staff Report was posted on Tuesday, January 17, 2012 and remains online as well. Additionally, hard copies of the Staff Report and Attachments 1B – VII were available on the lobby table outside the Public Hearing Room for public access.

1. **Staff Report for Docket Item #4** – City Council Docket Master Plan Amendment #2011-0001 Text Amendment #2011-0005 , Waterfront Small Area Plan and Text Amendment.

- MASTER PLAN AMENDMENT #2011-0001 □ TEXT AMENDMENT #2011-0005 □ WATERFRONT SMALL AREA PLAN

To access this item, please click the above **online** link from the City Council Docket or link to the City Council Docket for January 21, 2012 directly at

<http://dockets.alexandriava.gov/DSR/FY11Dock.nsf/536ee1fc306fd108525704b0064fc94/0cada4038701aed5852579810055e9fc?OpenDocument>

2. **Recommended Changes to the Waterfront Small Area Plan from the following online Attachments to the Staff Report**

- Attachment IV: January 6, 2012, Joint Work Session

Staff Memorandum – 1/10/2012 Work Session  
Recommended Changes

- Attachment V: Complete List of the Work Group's Recommendations

To access these items, please use the following **online** links from the City Council Docket for January 21, 2012:

[http://alexandriava.gov/uploadedFiles/planning/info/Waterfront/Attachment%20IV\\_paginated.pdf](http://alexandriava.gov/uploadedFiles/planning/info/Waterfront/Attachment%20IV_paginated.pdf)

[http://alexandriava.gov/uploadedFiles/planning/info/Waterfront/Attachment%20V\\_paginated.pdf](http://alexandriava.gov/uploadedFiles/planning/info/Waterfront/Attachment%20V_paginated.pdf)

**3. Waterfront Small Area Plan (Attachment 1A) and Text Amendment (Attachment 1B)**

- Attachment 1A and 1B - Draft Waterfront Small Area Plan and Text Amendment

To access these items please use the following **online** link from the City Council Docket for January 21, 2012:

[http://alexandriava.gov/uploadedFiles/planning/info/Waterfront/Entire%20Plan\\_No%20Appendices\\_080111\\_258pm.pdf](http://alexandriava.gov/uploadedFiles/planning/info/Waterfront/Entire%20Plan_No%20Appendices_080111_258pm.pdf)

[http://alexandriava.gov/uploadedFiles/planning/info/Waterfront/Attachment%20B\\_paginated.pdf](http://alexandriava.gov/uploadedFiles/planning/info/Waterfront/Attachment%20B_paginated.pdf)

**The Waterfront Plan Work Group Report**

In terms of the Work Group Report, it was finalized on December 20, 2011 and has been online since that time.

[http://alexandriava.gov/uploadedFiles/Homepage\\_Content/features/December20WorkGroupReportFINAL.pdf](http://alexandriava.gov/uploadedFiles/Homepage_Content/features/December20WorkGroupReportFINAL.pdf)

No updates have or will be made to that document.

I trust you will find this information helpful. However, please feel free to contact me if you have any further questions.

**Nancy**

Nancy J. Williams

Principal Planner

Department of Planning and Zoning

301 King Street, Room 2100

Alexandria, VA 22314

703.746.3851 – phone

703.746.4666 – main

703.838.6393 – fax  
[Nancy.williams@alexandriava.gov](mailto:Nancy.williams@alexandriava.gov)

**From:** Kathryn Papp [<mailto:kpappva@gmail.com>] **Sent:** Tuesday, January 24, 2012 11:40 AM **To:** Nancy Coats **Subject:** COA Contact Us: Duplicate of Waterfront Plan

**COA Contact Us: City Manager's Office Rashad Young**

**Time:** [Tue Jan 24, 2012 11:40:18] **Message ID:** [36576]

**Issue Type:** Rashad Young  
**First Name:** Kathryn  
**Last Name:** Papp  
**Street Address:** 504 Cameron Street  
**City:** Alexandria  
**State:** VA  
**Zip:** 22314  
**Phone:** 703 684  
**Email Address:** [kpappva@gmail.com](mailto:kpappva@gmail.com)  
**Subject:** Duplicate of Waterfront Plan

**Comments:** Dear Mr. Young: I'm following up on a hand-written request with your office yesterday to obtain an exact duplicate copy binder given to the Mayor, Vice-Mayor, and Council members on January 21, 2012 vote on the waterfront plan. As a citizen, I would like to know exactly what the large binder that was held up during the discussion period preceding the vote contained. There was no binder publicly available, so in effect I along with everyone else had no idea what our elected officials voted on. If one of council members could make his/her binder publicly accessible right now and in an easy to access place, where one can sit and read through at will, this would be the best possible solution. This can be done immediately, so it is not impossible to act on. At the least this is a courtesy to citizens. If a council member should graciously comply with, I understand that an amended Work Group Plan will soon be out; however, the current plan, what was voted on and therefore, does not reflect the information used for the vote. It is dismaying to think that this could have been avoided by the Planning and Zoning staff using the eleven minutes between the Council Work Session on January 10 and this vote to produce a clear and succinct rendition of the docket items up for vote and make these available on the lobby tables for citizens attending the public hearing. This is normal procedure, as mandated by Virginia code. Thank you for your time and attention on this important issue. Respectfully submitted, Kathryn

# SPEAKER'S FORM

DOCKET ITEM NO. 4

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:** Roy Shannon
2. **ADDRESS:** 201 N. Union St., Suite 140, Alexandria, VA, 22314  
**TELEPHONE NO.** 703-328-8285    **E-MAIL:** rrshannon@rbmdk.com
3. **WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF?**  
A number of owners of land in Alexandria
4. **WHAT IS YOUR POSITION ON THE ITEM?**  
Other Procedural Objection
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

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, except that one officer or other designated member speaking on behalf of each *bona fide* neighborhood civic association or unit owners' association desiring to be heard on a docket item shall be allowed five minutes. In order to obtain five minutes, you must identify yourself as a designated speaker, and identify the neighborhood civic association or unit owners' association you represent, at the start of 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.

The public normally may speak on docket items only at public hearing meetings, and not at regular legislative meetings. Public hearing meetings are usually held on the Saturday following the second Tuesday in each month; regular legislative meetings on the second and fourth Tuesdays in each month. The rule with respect to when a person may speak to a docket item at a legislative meeting can be waived by a majority vote of council members present but such a waiver is not normal practice. When a speaker is recognized, the rules of procedures for speakers at public hearing meetings shall apply. If an item is docketed *for public hearing* at a regular legislative meeting, the public may speak to that item, and the rules of procedures for speakers at public hearing meetings shall apply.

## Jackie Henderson

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**From:** Nancy Belmont <nbelmont@belmontinc.com>  
**Sent:** Friday, January 20, 2012 4:44 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: Good luck tomorrow in chambers!  
**Attachments:** ATT00002.txt

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

Time: [Fri Jan 20, 2012 16:44:02] Message ID: [36351]

**Issue Type:** Mayor, Vice Mayor, and Council Members  
**First Name:** Nancy  
**Last Name:** Belmont  
**Street Address:** 212 E Windsor Avenue  
**City:** Alexandria  
**State:** VA  
**Zip:** 22301  
**Phone:** 571-218-9903  
**Email Address:** [nbelmont@belmontinc.com](mailto:nbelmont@belmontinc.com)  
**Subject:** Good luck tomorrow in chambers!  
Hello Mr. Mayor, Mr. Vice Mayor and City Council members,  
  
Just a quick  
  
note to wish you luck tomorrow in what will doubtless be a long day of  
  
listening to your constituents battle over the waterfront. You should have  
  
**Comments:** a good showing to support the plan and all of us supporters aim to provide  
  
political cover to you should you decide the plan be adopted.  
  
Thanks for  
  
your service! See you tomorrow.  
  
Nancy Belmont

## Jackie Henderson

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**From:** Michael & Carol Schmitz <mschmitzbe@gmail.com>  
**Sent:** Friday, January 20, 2012 4:43 PM  
**To:** William Eulle; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones  
**Subject:** COA Contact Us: Alexandria Waterfront Plan  
**Attachments:** ATT00001.txt

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

Time: [Fri Jan 20, 2012 16:42:39] Message ID: [36350]

**Issue Type:** Mayor, Vice Mayor, and Council Members  
**First Name:** Michael & Carol  
**Last Name:** Schmitz  
**Street Address:** 505 Pendleton Street  
**City:** Alexandria  
**State:** Virginia  
**Zip:** 22314  
**Phone:** 703-566-1015  
**Email Address:** [mschmitzbe@gmail.com](mailto:mschmitzbe@gmail.com)  
**Subject:** Alexandria Waterfront Plan

We support the proposed development plan for the Alexandria waterfront currently before the Alexandria City Council. We first came to Alexandria in 1967 when my wife taught at St Mary's School on Green St and I attended Georgetown Law School. We now live on Pendleton St near the Metro Bus Barn and would like to see the current proposed waterfront development plan approved by the Alexandria City Council. We have attended several of the public hearings on the waterfront development plan and believe that the Alexandria City Council has paid attention to suggestions from Alexandria citizens for improving the original waterfront development plan. The waterfront is for all citizens of Alexandria not just those of us fortunate enough to live in Old Town Alexandria. Michael and Carol Schmitz

## Jackie Henderson

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**From:** Catherine Barry <sonex561@yahoo.com>  
**Sent:** Friday, January 20, 2012 4:41 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: [Fri Jan 20, 2012 16:41:15] Message ID: [36348]

**Issue Type:** Mayor, Vice Mayor, and Council Members  
**First Name:** Catherine  
**Last Name:** Barry  
**Street Address:** 310 Summers Dr  
**City:** Alexandria  
**State:** VA  
**Zip:** 22301  
**Phone:** 7032994649  
**Email Address:** [sonex561@yahoo.com](mailto:sonex561@yahoo.com)  
**Subject:** waterfront plan

I wish to express again that my husband, Rich McKinney, and I are opposed to the waterfront plan. In brief, --we oppose rezoning near the waterfront, and --we oppose using eminent domain to take over the parking lot of the Boat Club.

The most historic core of Old Town is not/not where we should permit densification. Developments near the metro stops

**Comments:** have worked out well. None of the reasons why those developments work well are present in the historic core of Old Town.

We are in favor of developing the waterfront at a slower pace than proposed in the plan and taking into account how the area around the power plant may also be used for the advantage of the community.

Thank you for your consideration of

these views,  
Catherine Barry

## Jackie Henderson

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**From:** John Sprinkle <John.Sprinkle@verizon.net>  
**Sent:** Friday, January 20, 2012 4:39 PM  
**To:** William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones  
**Subject:** COA Contact Us: Please do not approve Waterfront (non)Plan  
**Attachments:** ATT00001.txt

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

**Time:** [Fri Jan 20, 2012 16:39:18] **Message ID:** [36347]

**Issue Type:** Mayor, Vice Mayor, and Council Members  
**First Name:** John  
**Last Name:** Sprinkle  
**Street Address:** 603 Johnston Place  
**City:** Alexandria  
**State:** Virginia  
**Zip:** 22301  
**Phone:** 703-519-6112  
**Email Address:** John. [Sprinkle@verizon.net](mailto:Sprinkle@verizon.net)  
**Subject:** Please do not approve Waterfront (non)Plan  
Mr. Mayor and Members of City Council:  
Last night the membership of the  
Rosemont Citizens Association debated the proposed plan to re-zone 8.5  
acres of our city's waterfront. As you can well imagine, there was  
detailed and substantive discussion of the issues and a vibrant exchange  
of  
ideas and concerns.  
A motion to recommend that City Council reject the  
currently proposed plan did not pass, due to a tie vote among the  
**Comments:** members  
present.  
A motion to defer consideration of the proposed plan, however,  
was approved by the assembled residents. I urge you to listen to the  
majority of the city's residents and defer consideration of this ill-formed  
plan.  
The foundation of Alexandria's social, cultural, and economic  
viability is firmly seated on its historic qualities and authenticity--no  
where in the proposed plan is there any real consideration for the

preservation of these values.

Vote NO on the proposed (non)plan.

John

Sprinkle

## Jackie Henderson

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**From:** Tony Kupersmith <tkupersmith@pccii.com>  
**Sent:** Thursday, January 26, 2012 3:27 PM  
**To:** Jackie Henderson  
**Subject:** Comments Prepared for City Council on Waterfront Plan Docket item 4 of January 21, 2012 City Council Meeting  
**Attachments:** Statement\_Draft\_0120.doc

Jackie,

Please include the attached statement into the record of those who spoke against the City approval of the Small Area Waterfront Plan. I was speaker #6 but my time for prepared remarks was used responding to direct questions from Council. Nothing in the vote or the record has changed the content of the attached comments.

Thank you,

John A. (Tony) Kupersmith  
214 S Royal St

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Tony Kupersmith  
PCCI, Inc.  
300 N. Lee St.  
Alexandria, VA 22314  
Direct Line at PCCI 703 229 1103  
703 684 2060 x1011 (office)  
703 684 5343 (fax)  
[www.pccii.com](http://www.pccii.com)

Tony Kupersmith – 200 block of S Royal – I am opposed to the proposed Small Area Plan and the W-1 zoning text changes. I also want to associate my remarks with the Minority Report of the Work Group, the OTCA January 8<sup>th</sup> position statement, and the comments of Patsy Ticer, our former Mayor and State Senator.

Principal objections to the Plan are as follows:

- 160,000 sq ft of additional build-out height and density will lower property values for nearby homeowners in Districts 1 and 2 thereby eroding the City tax base and unfairly treating these homeowners who purchased their property under the 1992 Master Plan zoning restrictions or earlier Settlement Agreement. Section 11-808 petition had over 200 residential signers within the 300 ft boundary surrounding W-1 zones. This area alone represents over \$2.5m in annual residential property tax.
- The property value of all District 1 & 2 dwellings and their tax contribution dwarfs the \$275m redevelopment property value and annual tax revenue estimated by the Planning Department. A 5% drop in District 1 and 2 residential property values will offset any increase in revenue from the proposed 160,000 sq ft density up-zoning. The city's staff and all the commissions have not even addressed this reality.
- All routes of ingress and egress from the RTN and C/T & RTS development will traverse "local" residential streets in an area grid comprising 50 city blocks of RM zoned residential housing in District 1 & 2. There is no magic entry/exit ramp connecting the proposed high density waterfront. This will assure further traffic congestion in the RM zones.

- No credible Traffic Impact Study has been prepared to demonstrate the capacity of the District 1 and District 2 road grid system to absorb higher density and accelerated growth. (The city's Traffic Impact study was entirely discredited as nothing more than a Level of Service analysis of traffic signals on Washington St.). The WPWG recommended Union St study is nothing more than a local street analysis of pedestrian/vehicle interactions at King and Union and ignores Union St's connection with the District 1 & 2 street grids.
- \$51m in CI is an inflated number which is full of non essential expenditures like landscape enhancements, \$5.5m for bulkheading Windmill Hill Park, and \$400K for a debris boat and includes \$6.5m for building a 4' high flood barrier that will be overtopped every ten years. Why put a hotel within a 10 year flood plane (which is what the CT property lies on)?

This is a MUST "No" vote for City Council. The residents of District 1 and 2, and many of our friends in the surrounding Districts and Areas will remember your vote on primary day and bring it to the voter's attention during the campaign.

## Jackie Henderson

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**From:** Jill Murray <murray.jillm@gmail.com>  
**Sent:** Friday, January 27, 2012 1:12 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: Thank you  
**Attachments:** ATT00001.txt

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

Time: [Fri Jan 27, 2012 13:12:12] Message ID: [36656]

**Issue Type:** Mayor, Vice Mayor, and Council Members  
**First Name:** Jill  
**Last Name:** Murray  
**Street Address:** 315 S. Union St  
**City:** Alexandria  
**State:** Va  
**Zip:** 22314  
**Phone:** 803-408-7114  
**Email Address:** [murray.jillm@gmail.com](mailto:murray.jillm@gmail.com)  
**Subject:** Thank you  
Thank you for your efforts on the Waterfront Plan. Managing change means accepting change is inevitable and to delay things further in an effort to prevent change was not an acceptable alternative to me. Although the  
**Comments:** situation has been contentious, I'm pleased that the the plan was accepted.

Jill Murray

## Jackie Henderson

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**From:** Michael Mitchell <m0897@hotmail.com>  
**Sent:** Friday, January 27, 2012 2:27 PM  
**To:** William Eulle; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones  
**Subject:** COA Contact Us: Waterfront  
**Attachments:** ATT00001.txt

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

Time: [Fri Jan 27, 2012 14:26:55] Message ID: [36661]

**Issue Type:** Mayor, Vice Mayor, and Council Members  
**First Name:** Michael  
**Last Name:** Mitchell  
**Street Address:** 335 Laverne Ave  
**City:** Alexandria  
**State:** Va  
**Zip:** 22305  
**Phone:** 703-920-5730  
**Email Address:** [m0897@hotmail.com](mailto:m0897@hotmail.com)  
**Subject:** Waterfront  
Mayor, Vice Mayor and Council Members Smedberg, Krupicka,  
Redalla:  
Please DO NOT reconsider changing your votes on the recently  
passed waterfront amendment. While I certainly understand the concern  
of  
the citizens committee that opposes this plan, there seems to be an  
misrepresentation with regards to those who oppose the plan, as being  
the  
majority of registered voters for the City of Alexandria. As I would gladly  
**Comments:** tell Mr. McDonald, the 300 or so residents within the area impacted area  
by  
the waterfront does not qualify as a majority. I am especially incensed at  
Mr. McDonald's portrayal that both him and others opposing the plan  
speak a  
majority for the City of Alexandria as a whole. This is simply not the  
case.  
I as others, watched the 8 hours of the citizen comments prior to  
the vote and it seems to me that there are PLENTY of us like minded  
citizens of Alexandria who support the plan. I find it offensive that the

most recent editorial by Mr. McDonald in the Del Ray Patch suggests that we

now must put this a referendum for the entire city to vote on -  
NONSENSE!

The council is the only body throughout the entire process that has been part of all of these meetings, investigated what was possible and not possible and listened (and altered) plans based on citizens input. Why on earth would it be necessary for the public to vote on this? We could never understand all of the effort and planning that has gone into this decision as - THAT IS YOUR JOB AND WHY I VOTE IN ELECTIONS. We elect the mayor and

city council members to make sound, rational and long term decisions and to

do what's best of the city as a whole.

In the long run, it doesn't take

a genius to understand the the city's tax base is dwindling and the burden for more tax revenue will continue to fall on the back's of homeowners such

as myself. Does it really make sense for a select group of homeowners to deny the rest of the city, jobs and tax revenues it so desperately needs

for the sake of a plan that gives these select homeowner's parks and

"green space"? Is it really fair to spend time and money chasing

down items such as a unfeasible museum option and soliciting the 100

wealthiest Virginians to "sponsor the waterfront". I think you

would be surprised at the amount of support you all have on this from.

While we may not be as vocal as the CAAWP plan - we can be if

prodded.

It simply does not make sense to not develop this valuable

resource of the waterfront property smartly so it will benefit all of

Alexandria for years to come and not just to appease a select group of homeowners.

Please continue the course for this project. Do not let

NIMBYism become a deciding factor for the future of the waterfront.

Thank you.

Michael Mitchell.

## Jackie Henderson

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**From:** Richard Holderman <raholderman@verizon.net>  
**Sent:** Tuesday, January 31, 2012 4:50 PM  
**To:** William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones  
**Subject:** COA Contact Us: Waterfront  
**Attachments:** ATT00001.txt

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

Time: [Tue Jan 31, 2012 16:50:15] Message ID: [36753]

**Issue Type:** Mayor, Vice Mayor, and Council Members  
**First Name:** Richard  
**Last Name:** Holderman  
**Street Address:** 17 Alexander Street  
**City:** Alexandria  
**State:** Virginia  
**Zip:** 22314  
**Phone:** 703-535-5818  
**Email Address:** [raholderman@verizon.net](mailto:raholderman@verizon.net)  
**Subject:** Waterfront

**Comments:** I am very disappointed in the vote which like the Mark Center was acted upon without proper parking and transportation studies. Residents are well aware of the similar mistake-ridden role of the City Council in the Mark Center fiasco. I am aware that you serve long and hard hours in these tasks but I believe that the hasty quests for density and tax revenue are not in the interests of Alexandria residents as a whole.

## Jackie Henderson

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**From:** Doug Redman <dprsox@aol.com>  
**Sent:** Monday, January 30, 2012 4:54 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 Vote  
**Attachments:** ATT00001.txt

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

Time: [Mon Jan 30, 2012 16:53:55] Message ID: [36722]

**Issue Type:** Mayor, Vice Mayor, and Council Members  
**First Name:** Doug  
**Last Name:** Redman  
**Street Address:** 407 N. Saint Asaph St.  
**City:** Alexandria  
**State:** Virginia  
**Zip:** 22314  
**Phone:** 703-549-1905  
**Email Address:** [dprsox@aol.com](mailto:dprsox@aol.com)  
**Subject:** Waterfront Vote

Dear Mr. Mayor, Vice-Mayor and Members of the City Council,

I would like

to thank all of you for not only your ongoing dedicated service to the City of Alexandria but for your commitment to ensuring that our waterfront is developed in a responsible, economically feasible manner that will benefit the residents of and visitors to our great city. Regardless of your position on this issue I know it wasn't easy to sort through the various reports and thousands of comments, some of which were particularly hostile

**Comments:** to reach your decision. We know that all of you voted based on what you thought best for the city.

Mayor Euille, Vice Mayor Donley, Council

Persons, Krupicka, Pepper, and Smedberg who voted for the plan it was a courageous act to stand your ground against what at times must have seemed

like relentless personal and professional negative rhetoric attacking your motives and integrity.

Ms. Hughes and Mr. Fannon acted in an equally

courageous manner by sticking to their beliefs and voting for what they believe to be the best approach for the City and it's waterfront. We have the utmost respect for all of you.

Hopefully, going forward, people on both sides of this issue can work together to ensure everyone's ultimate objective, a beautiful, vibrant, waterfront that we can all be proud of.

Thank you for your service.

Doug and Lisa Redman

## Jackie Henderson

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**From:** Maria Hopper <mariaandjanehopper@yahoo.com>  
**Sent:** Saturday, January 28, 2012 1:47 PM  
**To:** William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones  
**Subject:** COA Contact Us: response to letter by Elizabeth Gibney  
**Attachments:** ATT00001.txt

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

Time: [Sat Jan 28, 2012 13:47:22] Message ID: [36682]

**Issue Type:** Mayor, Vice Mayor, and Council Members  
**First Name:** Maria  
**Last Name:** Hopper  
**Street Address:** 206 Duke Street  
317 S. Lee Street  
115 N. Lee Street, apt. BH 406  
**City:** Alexandria  
**State:** Virginia  
**Zip:** 22314  
**Phone:** 703-683-4095  
**Email Address:** [mariaandjanehopper@yahoo.com](mailto:mariaandjanehopper@yahoo.com)  
**Subject:** response to letter by Elizabeth Gibney  
This letter was sent to Elizabeth Gibney in response to her comments about citizens in Waterfront for All.  
Beth, Did you realize the letter you wrote to city council and the Mayor was public record? Did you realize the public record letter you wrote can be construed as libelous? As a member of Waterfront for All, I can say that I know many residents that  
**Comments:** support the waterfront plan that did not have agendas. I take great offense to your classification of us all as having a "special interest" and I especially take great offense to your implication that you "know all about us". I chose not to place a placard in my window for the same reason that I choose not to place a bumper sticker on my car, or a historic garden week sign in my window, or an architect

or builder sign our house; we are very private people. It does not mean

that we are against  
the development of the waterfront in the completely

acceptable manner that has been proposed. I look  
forward to walking down

the street and having breakfast waterside at a lovely boutique hotel, much

as we  
do when we are in Santa Monica, enjoying breakfast at Shutters on

the Beach. I look forward to having a  
well lit, well maintained park at

the foot of Duke Street, and I look forward to hopefully not having another

Ford's Landing in our neighborhood. I am a citizen too and I am allowed

to have my views heard. Please do  
not speak for me, I am very capable of

speaking for myself. Maria Hopper

Donley  
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1-21-12

**Potential W-1 zoning change:**

*Add to both the permitted and the special uses lists:*

Uses that foster art, history and cultural awareness through increased understanding and training, such as museums, schools and cultural institutions. Any use over 5000 square feet requires a Special Use Permit.