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Introduction and first reading:
Public hearing:
Second reading and enactment:

2/14/12
2/25/12
2/25/12

INFORMATION ON PROPOSED ORDINANCE

Title

AN ORDINANCE to amend and reordain Section 5-500 (W-1/WATERFRONT MIXED USE ZONE) of Article V (MIXED USE ZONES) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2011-0005.

Summary

The proposed ordinance accomplishes the final adoption of Text Amendment No. 2011-0005 to amend the W-1 zone.

Sponsor

Department of Planning and Zoning

Staff

Faroll Hamer, Director of Planning and Zoning
James L. Banks, Jr., City Attorney
Joanna C. Anderson, Assistant City Attorney

Authority

§§ 2.04(w), 9.12, Alexandria City Charter
§ 11-800, City of Alexandria Zoning Ordinance

Estimated Costs of Implementation

None

Attachments in Addition to Proposed Ordinance and its Attachments (if any)

None

ORDINANCE NO. _____

AN ORDINANCE to amend and reordain Section 5-500 (W-1/WATERFRONT MIXED USE ZONE) of Article V (MIXED USE ZONES) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by City Council as Text Amendment No. 2011-0005.

WHEREAS, the City Council finds and determines that:

1. The Planning Commission initiated on its own motion a text amendment to the Zoning Ordinance to revise the W-1 zone and having found that the public necessity, convenience, general welfare and good zoning practice so require, recommended approval of Text Amendment No. 2011-0005 to the City Council on May 3, 2011 of, which recommendation was approved with amendment by the City Council at public hearing on January 21, 2012;

2. The City Council in adopting this ordinance expressly adopts, ratifies, affirms and concurs in the finding and action of the Planning Commission above stated;

3. All requirements of law precedent to the adoption of this ordinance have been complied with; now, therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Section 5-500 of the Zoning Ordinance be, and the same hereby is, amended by adding the underlined language and deleting the language shown in strikethrough, as shown in bold below:

Sec. 5-500 W-1/Waterfront mixed use zone.

5-501 Purpose. The W-1 zone is intended to promote mixed use development with suitable public amenities along appropriate portions of the city's waterfront by permitting a mixture of residential, commercial, cultural and institutional uses and by allowing greater densities than would otherwise be permitted to the extent the proposed mix of uses, the design and the location warrant.

5-502 Permitted uses. The following uses are permitted in the W-1 zone:

- (A) Single-family dwelling;
- (A.1) Two-family dwelling;
- (A.2) Townhouse dwelling;
- (B) Multifamily dwelling;
- (C) Business and professional office;
- (D) Public building;
- (E) Public park, athletic field or other outdoor recreation facility;

1 (F) Public utility service yard and/or electrical receiving or transforming station,
2 provided the use and/or structure was in existence prior to 1982 and the use has
3 been continued thereafter;

4 (G) Accessory uses, as permitted by section 7-100.

5 **(H) Uses that foster art, history and cultural awareness through increased**
6 **understanding and training, such as museums, schools and cultural institutions**
7 **under 5000 square feet.**

8
9 5-503 Special uses. The following uses may be allowed in the W-1 zone pursuant to a
10 special use permit:

11
12 (A) Commercial outdoor recreation facility;

13 (B) Commercial shipping and freight terminal;

14 (C) Facilities used for docking or berthing of boats or ships, including public or private
15 marinas and/or boat docks with related facilities limited to water and electricity
16 connections;

17 (D) Health and athletic club;

18 (E) Home for the elderly;

19 (F) Nursery school;

20 (G) Outdoor food and crafts market;

21 (H) Personal service establishment;

22 (I) Privately owned public use building such as civic auditorium or performing arts
23 center;

24 (J) Restaurant;

25 (K) Retail shopping establishment;

26 ~~(L) Rooming house;~~

27 ~~(M) Tourist home;~~

28 (N) Utilities, as permitted by section 7-1200.

29 **(O) Hotel, consistent with the Development Goals and Guidelines for Development**
30 **Sites in the Waterfront Small Area Plan.**

31 **(P) Uses that foster art, history and cultural awareness through increased**
32 **understanding and training, such as museums, schools and cultural institutions**
33 **5000 square feet or more.**

34
35 5-503.1 Prohibited uses. Any use which is not a permitted, special or accessory use
36 pursuant to this section 5-500 is prohibited.

37
38 5-504 Floor area ratio. The permitted floor area ratio of a development in the W-1 zone
39 depends on whether a single use or mixture of uses is proposed and whether a
40 special use permit is sought.

41
42 (A) *Single use.* If a parcel is developed for only commercial use or for only residential
43 use, the maximum permitted floor area ratio is:

44
45 (1) Commercial: .75, or

46 (2) Residential: 1.0

1 In the case of either (1) or (2), an additional .25 of retail use is permitted.
2

3 (B) *Mixed use.* If a parcel is developed for both commercial and residential use, and the
4 residential use constitutes at least 25 percent of the floor space of the development,
5 the maximum permitted floor area ratio is 1.0 plus an additional .25 of retail use.
6

7 (C) *Mixed use or residential/SUP.* If at least 50 percent of the floor space of the
8 proposed development is for residential use and if the commercial use within such a
9 development does not exceed a floor area ratio of .75, then, with a special use permit,
10 the maximum permitted floor area ratio may be increased to an amount not to exceed
11 2.0.

12 **(D) Development sites in Waterfront Plan/SUP. For property that is part of a**
13 **development site identified in the Waterfront Small Area Plan, with a special use**
14 **permit, the maximum floor area ratio may be increased provided the**
15 **development meets and is consistent with the Development Goals and Guidelines**
16 **listed in the Waterfront Small Area Plan for the property.**
17

18 5-505 Density and lot requirements.
19

20 (A) *Density.* Gross density shall not exceed 30 dwelling units per acre.

21 (B) *Lot size.*

22 (1) Each structure containing multifamily dwellings shall be located on a lot with
23 a minimum of 1,452 square feet of land area for each dwelling unit.

24 (2) Each townhouse dwelling shall be located on a lot with a minimum of 1452
25 square feet of land area.

26 (3) Each other principal use shall be located on a lot with no minimum land area
27 requirement except that which occurs as a result of other applicable
28 regulations, such as yards, floor area ratio and parking.

29 (C) *Lot width and frontage.*

30 (1) For multifamily dwellings, the minimum lot width at the front lot and
31 building line shall be 50 feet.

32 (2) For townhouses, the minimum lot width at the front lot and building line
33 shall be 18 feet for all lots except interior lots for which the minimum lot
34 width at the front lot and building line shall be 26 feet.

35 (3) For all other principal uses, there shall be no minimum lot and building line
36 requirements except those which occur as a result of other applicable
37 regulations.
38

39 5-506 Yard requirements.
40

41 (A) *Front yard.* No front yard is required except as may be applicable pursuant to the
42 supplemental yard and setback regulations of section 7-1000 and the zone transition
43 requirements of section 7-900.

44 (B) *Side yards.* No side yards are required except in the following cases:

45 (1) Each interior end unit in a group of townhouses shall provide a side yard of
46 at least 8 feet.

1 (2) Multifamily residential buildings shall provide two side yards based on a
2 setback ratio of 1:2 and a minimum of 16 feet.

3 (C) *Rear yard.* Each lot shall provide a rear yard of at least 8 feet, except that each
4 multifamily residential building shall provide a rear yard based on a setback ratio of
5 1:2 and a minimum distance of 16 feet.

6
7 5-507 Height. The maximum permitted height of buildings is ~~55 feet.~~ **the height shown**
8 **in the applicable height district map.**
9

10 5-508 Open and usable space. Residential uses shall provide a minimum of 300 square
11 feet of open and usable space per dwelling unit, exclusive of any area required for
12 off-street parking. The location and shape of such space shall be subject to the
13 director's determination that it is functional and usable space for residents, visitors
14 and other persons. Such open space may be located on landscaped roofs or other
15 areas fully open to the sky which are not at ground level and which are accessible
16 to all residents of the development if the director determines that such space
17 functions as open space for residents to the same extent that ground level open
18 space would. In addition, each use, development or project adjacent to the Potomac
19 River shall provide an open space walkway and bike way adjacent to the high
20 watermark of the Potomac River.

21
22 5-509 Ground floor occupancy regulations.

23
24 (A) No room or space used for residential purposes or commercial purposes, other than
25 restaurant or retail room or space, shall be permitted on the ground floor of any
26 building.

27 (B) The provisions of section 5-509(A) shall not apply if publicly accessible waterfront
28 or waterfront-related amenities are provided in conjunction with a proposed
29 building, subject to approval of a site plan for such amenities and building pursuant
30 to section 11-400.

31 (C) Publicly accessible waterfront or waterfront-related amenities may include, but are
32 not limited to, pedestrians walkways and landscaped open space areas connected to
33 the walkway/bikeway required along the waterfront by section 5-508, boat docking
34 facilities, or similar improvements that enhance pedestrian access to and enjoyment
35 of the waterfront area. The planning commission, or city council on appeal, shall
36 approve the site plan submitted pursuant to section 5-509(B) if the commission or
37 council in its reasonable discretion determines that the amenities to be provided
38 enhance the publicly oriented vitality of the waterfront area.

39 (D) As used in this section 5-509, "ground floor" means that floor of a building which is
40 approximately or most nearly level with the ground surface in the general vicinity
41 of the building and includes the headroom above such floor.

42 (E) The residential building exclusions of section 11-404(A) shall not apply to any site
43 plan submitted under the provisions of this section 5-500. Nothing in this section 5-
44 509 shall excuse compliance with the use regulations of this section 5-500,
45 including any requirement for a special use permit of section 5-503, or with the
46 floodplain regulations of section 6-300.

1 (F) Any ground floor room or space used for residential purposes or commercial
2 purposes other than restaurant or retail room or space, in a building for which a
3 preliminary site plan was approved on or before June 28, 1988, shall be deemed to
4 meet the requirements of this section 5-509.
5

6 5-510 Underground utilities. All developments containing new or replacement utility
7 facilities within the development shall provide for underground installation of said
8 facilities.
9

10 5-511 Use limitations. Health club use shall include health, athletic, and bath clubs or
11 establishments, massage establishment, including facilities incidental to such uses;
12 provided, however, that a special use permit granted for the operation of a massage
13 establishment as defined in section 11-4-1 of the city code shall apply exclusively to
14 the permittee named therein and shall not be transferable to any other firm or
15 individual.
16

17 5-512 Additional regulations for single-family, two-family and townhouse dwellings.
18

19 (A) *Lot size.* Each single-family dwelling shall be located on a lot with a minimum
20 land area of 5,000 square feet. In the case of a two-family dwelling, the lot shall
21 contain 2,500 square feet of land area for each dwelling unit.

22 (B) *Frontage.* When measured at both the front lot line and the front building line,
23 each single-family dwelling and two-family duplex dwelling requires a minimum of
24 50 feet of frontage, and a semi-detached dwelling requires a minimum frontage of
25 37.5 feet for each dwelling unit.

26 (C) *Yards.* For residential uses the following yard requirements apply: Each single-
27 family, and two-family dwelling shall provide a front yard of 20 feet; a rear yard
28 based on a 1:1 setback ratio and a minimum of eight feet; and side yards based on a
29 1:3 setback ratio and a minimum of eight feet. Each interior end unit townhouse
30 shall provide a side yard based on a 1:3 setback ratio and a minimum of eight feet.

31 (D) *Mixed use.* When a development includes both residential and nonresidential uses,
32 the residential lot size, frontage and yard regulations shall be applicable to the
33 residential component of the development.
34

35 5-513 Accessory apartments. One or two apartment dwelling units, located on a floor or
36 floors above retail or commercial uses, shall be permitted as an accessory use. Such
37 apartments shall be categorized as nonresidential for the purpose of applying the
38 area and bulk regulations of this zone, and each such apartment shall provide the
39 parking required for a multifamily dwelling unit of equivalent size.
40

41 Section 2. That the director of Planning and Zoning be, and hereby is, directed to
42 record the foregoing text amendment.
43

44 Section 3. That Section 5-500, as amended pursuant to Section 1 of this ordinance,
45 be, and the same hereby is, reordained as part of the City of Alexandria Zoning Ordinance.
46

24 & 25
2-14-12

Jackie Henderson

From: Boyd Walker <boydwalker2012@gmail.com>
Sent: Tuesday, February 14, 2012 3:53 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones; Princetta Williams
Subject: COA Contact Us: Docket time 24, 2-14-12
Attachments: ATT00001.txt

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

Time: [Tue Feb 14, 2012 15:52:43] **Message ID:** [37096]

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

Subject: Docket time 24, 2-14-12
Boyd Walker 2012

Press Release

Re: Second Waterfront Vote

Date:

Feb. 14th, 2012

Today, Valentines Day, is a curious time to schedule the required vote on the Alexandria Waterfront. After all, the Mayor said at the first hearing he doesn't love the plan, and he didn't care if it was voted up or down, just that it was time for a vote. Like love, embracing an imperfect plan, is not something one should rush into. Yes, there is always a temptation to move forward quickly, and in this case too quickly. If we are unsure whether we love this plan or not, lets step back, and reconsider. Perhaps there is a chance for the community to have a second bite at the apple instead of rushing into the wrong relationship. Why is this the wrong relationship? Because it is imbalanced, and there are too

many expectations of perfection embodied in the contract. Take the timeline for instance. When we started writing the contract for the waterfront we were told it must be revenue neutral, but now if you read the language of the contract carefully it says "when completed" the waterfront will yield 3.5 million per year in new tax revenue, and it will pay for itself in 28 years. How long will it take till its completed, 10 or 15 years, even if it was completed in 2 years, it would take 30 years to pay for itself. This is not fiscal prudence, it is fiscal madness to base the level of development we allow on some formula that if everything goes exactly according to plan, the marriage will be solvent or break even in no less than 30 years. We are committing our children to continue paying for the bargain we are making today. I hope most people don't get married because they think they can make the books work, and have a healthy balance sheet. They should be marrying because they love each other, and we should

have a water front plan that we love, because it is going to be a very long partnership.

Another huge gap between expectations and what is really possible is the language that each of the three development sites should have an emphasis on "Arts, History and Culture, " and we should protect our

current cultural institutions and try to attract new ones. This sounds like a cultural arts district that would give incentives and favorable taxes to non-profit arts organizations that are open to the public. The Art League, the Alexandria Seaport Foundation, and the Archeology Museum

certainly fit this model, but where are they going to go in this new plan?

Without purchasing the three sites, there will be no where for these dreams

to go. Yes, now the plan says a museum would be welcome at Robinson Terminal North at West Point, and that "West's Point could also be a good location for a maritime museum and the docking of an historic ship."

Giving lip service to expectations is not good for a relationship. We should only make promises we are actually willing to keep.

Like any

relationship, one must consider the outside pressures, and realize there

may be a third force in the marriage. In Alexandria's relationship with the Waterfront, that third outside force is commercial interests who looked across the Potomac and saw hotels and restaurants, and thought, why isn't

our waterfront filled with hotels and restaurants, looked at three underutilized sites, and said, why not put them here. Some of the biggest advocates for the plan have been our own Alexandria Convention and Visitors

Center. Sure Alexandria has no place in Old Town for a 500 person wedding

or a conference for 2 to 3 thousand people. I am happy to send them to National Harbor on our wonderful water taxi and then bring them back for the things they don't have: history, arts, and culture and small

independently owned businesses and restaurants. National Harbor has 32 restaurants, but most our national chains, so when visitors want a real

unique experience, bring them back here. Sometimes the best way to compete

is not to copy your competitor but to emphasize what you have that they don't.

Unfortunately on each site, we have "Arts, History and

Culture," but we also must make room for "vibrant commercial uses (such as

a hotel). " Is there room for both in this relationship, or will we have

to chose what sort of relationship we want. A careful reading of the of the proposed ordnance says that this will increase the lodging tax by

\$770,000. The lodging tax goes to the Convention and Visitors Bureau which

could explain why multiple speakers stood up and spoke in their behalf at each event, including the last public hearing. This is a pretty big payout

to the other party in the relationship. I want ACVA to succeed in its

mission to bring visitors to Alexandria, as this is an essential part of

our local economy, but I want them to come to appreciate our long term

commitment to a healthy and sustainable waterfront, and to the arts and cultural institutions we have already spawned and any new progeny we might

attract or develop. I believe that visitors come for our history, so lets

not take away the opportunity to showcase that history on our waterfront.

There are too many questions for this relationship to move forward. We don't have room to develop these three sites to their full commercial potential and to provide homes to our cultural institutions and build a museum. When our children are growing up, do we take them to a hotel to amuse them, or do we read them a book about history, take them to historical sites, and an art class? We try to provide the best for our children and we should provide the best for future generations. We should choose the relationship that best embodies the values we want to leave future generations, and not just try to build a waterfront that pays for itself in our generation. Temptation led to the first bite of the apple, now let's step back, so that we might have a second bite at the apple and a chance to do this right.

Boyd Walker

Jackie Henderson

From: Christopher Johnson <cjohnson22054@gmail.com>
Sent: Tuesday, February 14, 2012 10:14 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones; Princetta Williams
Subject: COA Contact Us: Waterfront Plan
Attachments: ATT00001.txt

COA Contact Us: Mayor, Vice Mayor, and Council Members
 Time: [Tue Feb 14, 2012 10:13:39] Message ID: [37080]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Christopher
Last Name: Johnson
Street Address: 314 S. Alfred st
City: Alexandria
State: VA
Zip: 22314
Phone: 703-683-2572
Email Address: cjohnson22054@gmail.com
Subject: Waterfront Plan

For the reasons I expressed during my testimony at the 1/21/12 City council meeting I again urge you to vote no on the waterfront plan. The city should reconsider additional development until the ttraffic and parking issues have been addressed as well as the costs additional infrastructure that may be neccesitated for the area due to the flooding concerns. There is no need for two 150 bed hotels on the river. One small truly boutique upscale hotel of less than 75 rooms like the Morrison House on part of the

Comments: Turner Cummins property would enhance the riverfront and would be economical. A reasonable approach would be town houses at the current location of the North West Robinson terminal and possibly some other town houses on part of the South Robinson terminal propert that currently faces Union street Wolf street and Duke Street. Town houses limited to those two specfic arreas would be consistent with the current uses of adjacent properties. The properties covered by the NE Robinson terminal and the balance of the South Robinson terminall should be reserved for public

use.

For example, the balance of the South Robinson Terminal could be continued for use by the Alexandria Seaport Foundation and other potential

public uses. In the long term the NE Robinson terminal could be the site of a Alexandria Maritime Museum, dock facilities for tall ships and other public uses that retain the historical character of the waterfront. The

City should explore a donation from the Washington Post for the balance of

the South Robinson Terminal and the NE Robinson Terminal and/or seek private philanthropic donations to acquire the property for public use.

24, 25
2-14-12

Jackie Henderson

From: Andrew Macdonald <ahmacdonald@mac.com>
Sent: Tuesday, February 14, 2012 11:43 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones; Princetta Williams
Subject: COA Contact Us: Tonight's Waterfront Vote is being watched
Attachments: ATT00001.txt

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

Time: [Tue Feb 14, 2012 11:42:54] **Message ID:** [37082]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Andrew
Last Name: Macdonald
Street Address:
 City: Alexandria
 State: Va
 Zip: 22314
Phone:
Email Address: ahmacdonald@mac.com
Subject: Tonight's Waterfront Vote is being watched
Dear Mayor and Members of Council:

CAAWP requests that you suspend all

further votes on the "waterfront plan" until the appeals filed by

citizens, pursuant to the Protest Petition, have been heard. We note

that two additional BZA appeals have
been filed in the last 24 hours.

The Master Plan and rezoning changes are not really separate planning

Comments: items. We ask therefore that you also defer voting on Item
#24.

Sincerely,
Andrew Macdonald
CAAWP BOARD

ATTACHED

24.

Waterfront Ordinance: Introduction and First Reading. Consideration.

Passage on First Reading of an
Ordinanceto Amend and Reordain the Master

Plan of the City of Alexandria, Virginia, By Adopting and
Incorporating

Therein the Amendment Heretofore Approved By City Council as Master
Plan

Amendment
No. 2011-0001 to incorporate the Waterfront Small Area Plan

Chapter into the Master Plan and No Other
Amendments, and to Repeal All

Provisions of the Said Master Plan as May Be Inconsistent With Such

Amendment.

25. Waterfront Ordinance: Introduction and First Reading.

Consideration. Passage on First Reading of an
Ordinanceto Amend and

Reordain Section 5-500 (W-1/Waterfront Mixed Use Zone) of Article V
(Mixed

Use
Zones) of the City of Alexandria Zoning Ordinance, in Accordance With

the Text Amendment Heretofore
Approved By City Council as Text Amendment

No. 2011-0005. THIS ITEM IS BEING DEFERRED.

24, 25
2-14-12

Jackie Henderson

From: Carl Smith <Carlsmith1@comcast.net>
Sent: Tuesday, February 14, 2012 3:12 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones; Princetta Williams
Subject: COA Contact Us: Waterfront plan
Attachments: ATT00001.txt

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

Time: [Tue Feb 14, 2012 15:11:41] Message ID: [37092]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Carl
Last Name: Smith
Street Address: 200 duke street
City: Alexandria
State: Va
Zip: 22314
Phone: 703-299-0125
Email Address: Carlsmith1@comcast.net
Subject: Waterfront plan
Comments: I encourage you to vote no on the Waterfront Plan!

24 & 25
2-14-12

Jackie Henderson

From: Jaye Smith <Carlsmith1@comcast.net>
Sent: Tuesday, February 14, 2012 3:15 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones; Princetta Williams
Subject: COA Contact Us: Waterfront plan
Attachments: ATT00001.txt

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

Time: [Tue Feb 14, 2012 15:15:20] **Message ID:** [37093]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Jaye
Last Name: Smith
Street Address: 200 DukeStreet
City: Alexandria
State: Va
Zip: 22314
Phone: 703 299-0125
Email Address: Carlsmith1@comcast.net
Subject: Waterfront plan
Comments: Please vote no on the Waterfront Plan!

24 & 25
2-14-12

Jackie Henderson

From: Kathryn Kent <kkfenwick@aol.com>
Sent: Monday, February 13, 2012 11:49 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones; Princetta Williams
Subject: COA Contact Us: waterfront plan
Attachments: ATT00001.txt

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

Time: [Mon Feb 13, 2012 23:49:18] **Message ID:** [37073]

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

I urge you to vote "NO" on the current waterfront plan for development. This increased density proposal becomes more and more

Comments: unbelievable as time goes by.

I just cannot fathom any clear-thinking resident of this urban oasis allowing such a plan.

KATHRYN KENT

24 € 25
2-14-12

Jackie Henderson

From: Linda Huntington <Lbhuntington@gmail.com>
Sent: Monday, February 13, 2012 9:18 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones; Princetta Williams
Subject: COA Contact Us: Please Vote NO
Attachments: ATT00001.txt

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

Time: [Mon Feb 13, 2012 21:17:40] Message ID: [37071]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Linda
Last Name: Huntington
Street Address: 219 Wolfe Street
City: Alexandria
State: VA
Zip: 22314
Phone:
Email Address: Lbhuntington@gmail.com
Subject: Please Vote NO
I was deeply troubled when my neighbors petition for a supermajority vote on the waterfront rezoning was ignored by City staff and Council.

I sat through the 11 hours of hearing on Saturday the 21st. I will continue to urge you to vote no on rezoning the waterfront.

Please vote no on February 14th and stop the rezoning of our waterfront

Linda Huntington

24 e 25
2-14-12

Jackie Henderson

From: Ursula.Weide@www3a.alexandriava.gov
Sent: Monday, February 13, 2012 8:47 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones; Princetta Williams
Subject: COA Contact Us: WSAP
Attachments: ATT00002.txt

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

Time: [Mon Feb 13, 2012 20:47:10] **Message ID:** [37069]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Ursula
Last Name: Weide, PhD, JD
Street Address: 1302 Bayliss Drive
City: Alexandria
State: VA
Zip: 22302
Phone: 703-671-1262
Email Address: sevenfortyseven400@earthlink.net
Subject: WSAP
Vote NO on the Waterfront Small Area Plan so that all your citizens can be
Comments: heard to preserve, protect and defend our history and its national significance!

24 E 25
2-14-12

Jackie Henderson

From: Judith Jones <jkjones@deggegrou.com>
Sent: Monday, February 13, 2012 7:48 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones; Princetta Williams
Subject: COA Contact Us: Waterfront Plan
Attachments: ATT00001.txt

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

Time: [Mon Feb 13, 2012 19:48:12] **Message ID:** [37068]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Judith
Last Name: Jones
Street Address: 400 Madison Street
1801
City: Alexandria
State: VA
Zip: 22314
Phone: 703-836-8906
Email Address: jkjones@deggegrou.com
Subject: Waterfront Plan
Dear Mr. Mayor, Mr. Vice Mayor and Members of the City Council,

This is

to urge you to please VOTE NO on the February 14th vote on the Waterfront

plan.

We need to have a more rational process that takes long-standing
Comments: residents' concerns into account and strive to keep Alexandria's waterfront
optimized to preserve it as much as possible and minimize the encroaching

short-sighted commercial ambitions of the developers.

Thank you for

your consideration!

Judith Jones
Alexandria House # 1801

24 E. 25
2-14-12

Jackie Henderson

From: Margaret H. French <maggiem321@aol.com>
Sent: Monday, February 13, 2012 7:19 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones; Princetta Williams
Subject: COA Contact Us: Vote No on the Waterfront Plan
Attachments: ATT00002.txt

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

Time: [Mon Feb 13, 2012 19:18:59] **Message ID:** [37067]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Margaret H.
Last Name: French
Street Address: 114 Wolfe Street
City: Alexandria
State: VA
Zip: 22314
Phone: 703 549 0266
Email Address: maggiem321@aol.com
Subject: Vote No on the Waterfront Plan
As a citizen who owns property and lives within the affected area of the
Waterfront Plan, I urge you to vote
NO on February

Comments: 14.

Respectfully,
Margaret H. French

27 e 25
2-14-12

Jackie Henderson

From: Lynn Trundle <klt01@verizon.net>
Sent: Monday, February 13, 2012 6:53 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones; Princetta Williams
Subject: COA Contact Us: Waterfront Plan
Attachments: ATT00001.txt

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

Time: [Mon Feb 13, 2012 18:52:56] Message ID: [37065]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Lynn
Last Name: Trundle
Street Address: 6261 Dubin Drive
City: Alexandria
State: VA
Zip: 22311
Phone:
Email Address: klt01@verizon.net
Subject: Waterfront Plan
Please vote NO on the proposed waterfront plan, which will ruin, not enhance, the waterfront. Does this country have to pave over everything to build ever more hotels and condos? Can we not preserve--indeed, create--more park areas and more areas for the general public to enjoy? Old
Comments: Town is beautiful, and special, please do not destroy its historic nature. You should be doing more to RESTORE its historic nature. Please try to care more about the people you are supposed to represent and not about tourists who will come and go--and will not be able to understand as well what the waterfront was like in the past because they will only see buildings.

24 & 25
2-14-12

Jackie Henderson

From: Kathleen Oehler <kalchthaler@hotmail.com>
Sent: Monday, February 13, 2012 5:54 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones; Princetta Williams
Subject: COA Contact Us: Vote NO on Rezoning and the Waterfront Plan
Attachments: ATT00001.txt

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

Time: [Mon Feb 13, 2012 17:53:56] Message ID: [37063]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Kathleen
Last Name: Oehler
Street Address: 108 Duke St
City: Alexandria
State: VA
Zip: 22314
Phone: 703-535-1527
Email Address: kalchthaler@hotmail.com
Subject: Vote NO on Rezoning and the Waterfront Plan
As a citizen of Alexandria and a property owner near the Old Town

waterfront, I ask you to vote NO to rezoning and to the Waterfront Plan when the votes are retaken.
My great concern is the increased density both will bring to Old Town. Without an engineering study completed on parking, traffic and flooding... you cannot vote on increasing density without assuredly ruining the Old Town we know and love.
Comments: I watched the last vote on TV. Many of you who voted YES said you were doing so because "we needed to move forward." That is ridiculous. We should only move forward when there is a well-vetted and citizen-supported plan.
Doing otherwise is lazy and negligent.
Please vote NO to rezoning and

the current Waterfront Plan.

Thank you,
Kathleen Oehler