

Page 1
5-12-12

City of Alexandria, Virginia
Public Hearing Meeting
Saturday, May 12, 2012

Docket Item #12

MASTER PLAN AMENDMENT #2012-0003--BEAUREGARD SMALL AREA PLAN
Public Hearing and Consideration of a request to amend the Seminary Hill/Strawberry Hill and Alexandria West Small Area Plans, and to adopt the Beaugard Small Area Plan as a chapter of the City's Master Plan.

Comments of Joseph Fischer
on behalf of the
Seminary Hill Association, Inc.

My name is Joe Fischer and I live at 512 North Quaker Lane. I am on the Board of Seminary Hill Association, Inc., and speak on its behalf this morning.

The Seminary Hill Association, Inc., last February, asked the Planning Commission and City Council not to consider the Beaugard Corridor Plan until it had been greatly restructured. In ensuing months some progress has been made but no final decisions should be taken until a number of essential issues are resolved. Some improvements have been made in the Plan in ensuing months but essential issues remain unresolved. Here are several of the most pressing issues:

First, the transportation improvements proposed have yet to be proven effective for alleviating the traffic problems caused by the substantial increase in development. This includes a \$27 million ellipse which even proponents claim will only take the Seminary-Beaugard interchange from an F to a D rating. Also, the plan should preserve the transit hub at Southern Towers.

Second, the City intends to spend the \$1.5 million received from the Army for the 6.5 acres of open space at BRAC-133. Our Association has asked that those funds be used to purchase acreage in the Foster-Fairbanks neighborhood for additional open space equaling 2.5 to 3 acres. This northern end of the Plan area is utterly without any community amenities and neighboring residents will be severely affected by this development.

Third, the city "cash flow" contribution in the plan is not broken down in any meaningful way to determine the exposure the City might have at any given time. That exposure has been calculated as from \$60 to \$80 million. The Plan must contain a more detailed cash flow projection, annually for the first 10 years, in three year projections after that time.

Fourth, with multiple landowners operating as a single phalanx in meeting neighborhood concerns about the Plan, it has been impossible so far to begin serious negotiations with individual developers. Residents have been told that the re-zoning process will be the

proper place for such interaction. Yet the developers intend to come in for a single CDD Zone to re-zone which will once again make such interaction impossible. Steps must be taken to insure that individual parcels within the Plan are subject to the normal re-zoning processes.

Seminary Hill asks you to fix the flaws in the Plan that we and others have raised before approving it.