

City of Alexandria, Virginia

MEMORANDUM

DATE: JUNE 3, 2009
TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL
FROM: JAMES K. HARTMANN, CITY MANAGER
SUBJECT: PRIORITIES FOR THE DEPARTMENT OF PLANNING AND ZONING'S WORK PROGRAM FOR FY 2010 AND BEYOND

ISSUE: Consideration of City Council priorities for planning projects in the Department of Planning and Zoning's work program for FY 2010 and beyond.

RECOMMENDATION: That the City Council approve the following priorities, staffing levels and funding for the Department of Planning and Zoning.

- (1) Complete small area plans for Potomac Yard and the Waterfront;
- (2) Upon adoption of the Potomac Yard plan, begin a small area plan for the rest of the Route 1 Corridor Braddock Fields/Landbay L (or Route 1 West if Council decides not to proceed with the Braddock Fields/Landbay L Study);
- (3) Continue planning efforts on the Beauregard Corridor small area plan, with major work beginning in May 2009 and completion targeted for November 2010;
- (4) Complete design guidelines for the Wayfinding program;
- (5) Begin implementation of the Landmark/Van Dorn Corridor Plan;
- (6) Prioritize support for implementation of the Arlandria Action Plan;
- (7) Provide enhanced planning attention to development proposals in Carlyle including Block P and nearby ASA property;
- (8) Postpone Phase II of the Green Building program, addressing existing buildings and outreach, until FY 2010;
- (9) Complete Eisenhower West Industrial Use Study. Additions to the study scope identified in the May public meeting, as well as a desire for a longer public review period, have pushed completion of this study to September;
- (10) Work with the Office of Housing on the upcoming Housing Master Plan with adoption targeted for January 2011; with Transportation and Environmental Services on a Sanitary Sewer Master Plan, and with Alexandria City Public Schools on a School Facilities Plan; and

- (11) Allocate from various FY 2009 contingent resources as detailed in the Fiscal Impact Section of this report \$170,000 to conduct the Landbay L/Braddock Fields Study (or \$180,000 if the Route 1 West option is selected).

DISCUSSION:

Work Program

On May 12, 2009, the City Council held a work session on the proposed work program of the Department of Planning and Zoning. The work program proposed in this memorandum has been changed to reflect comments by Council members and additional information (such as results of the Eisenhower West Industrial Land Use Study and the “threshold analysis” of a possible Braddock Fields/Landbay L small area plan).

Attached to this memorandum is a chart (Attachment 2) showing the proposed work program for FY 2010. Although the FY 2010 work program is the focus of the discussion, the chart covers the time period from January 2009 through December of 2012 to give a broader picture of the proposed schedule of major planning projects. In addition, the chart shows work associated with plan implementation, which continues to occur for some years after each plan is adopted.

There are several new projects proposed, either due to Council direction (such as the unfunded Arlandria Action Plan) or because they are logical next steps to a recently completed project (such as Green Buildings Phase II and the Route 1 Corridor). Also, the Potomac Yard plan is currently underway, as a result of development pressure from the owners of Landbay F, even though resources were not allocated in the FY 2009 budget.

Proposed new projects for FY 2010 that were not on the approved FY 2009 work program include:

- Potomac Yard (Landbays F and L)
- Route 1 Corridor (either Braddock Fields/Landbay L or Route 1 West)
- Arlandria Action Plan Implementation
- ASA/Carlyle Block P

With these new projects, this proposed work program is not possible with the resources in the approved FY 2010 budget.

The Department has taken some steps to reduce the level of effort in this work program to increase efficiency and make room for new projects. For example, this work program proposes that work on the Arlandria Action Plan not begin until mid FY 2010, after work on the Wayfinding Design Guidelines is completed. Although the Wayfinding program was not funded in the CIP for FY 2010, it is important to complete the design guidelines, so when the program can be funded, it can be quickly implemented.

During discussions of the FY 2009 budget, it was communicated to Council that the budgeted complement of 53.5 FTEs in the Department of Planning and Zoning created capacity for 3 major plans and 2 smaller planning projects. Based on feedback from the Council at the May

work session, this memorandum and the proposed work program have been revised. This revised work program reduces the need for additional resources, better reflects the resources needed to complete each task, and adds two major tasks that will be lead by other agencies (sewer and schools planning). As a result, the schedule for delivery of major items is lengthened somewhat, although staff believes this work program remains timely, particularly since development pressure will be very modest in the next fiscal year and possibly in the following year as well.

Proposed Work Program

Small Area Plans

1. *Potomac Yard Small Area Plan*: This plan, as well as the associated Metrorail Station Feasibility Study, is well under way with completion expected by December 2009. The Department is not proposing a delay in this Plan. However, at a Potomac Yard community workshop held in January, the public raised the possibility of looking at Potomac Yard's Landbay L in combination with the Braddock Fields adjacent to the Braddock Metro Station. Since then, agencies, organizations and individuals have provided their thoughts on a possible "Landbay L/Braddock Fields" plan, such as emphasizing that if school needs are to be addressed successfully, they will need to be addressed comprehensively. Staff has completed a "threshold analysis" to determine if the opportunities in the area are so constrained that a small area plan is not advisable. The "threshold analysis" is not a major study with a formal report; instead the findings will be included in the presentations to the Planning Commission and City Council that will be made during the June work sessions on the Potomac Yard plan. The threshold analysis shows that there is a rational basis for conducting a separate small area plan for the Landbay L/Braddock Fields area, even as there is a diversity of opinion about how to best balance the various issues the plan would address.

If a Landbay L/Braddock Fields plan is added to the work program, staff recommends that it should begin immediately after the Potomac Yard plan because the technical studies will still be valid and many members of the public will already be engaged. If it is added to the work program, it will require some additional consultant resources in the amount of \$170,000 composed of \$80,000 to Planning and Zoning for real estate economic analysis and models/renderings, \$50,000 to Transportation and Environmental Services for transportation planning and transit coordination, and \$40,000 to Recreation, Parks and Cultural Activities for one-half FTE (contract staff) for park/field design support.

If Landbay L/Braddock Fields is not added to the work program, staff recommends that Council consider planning for the west side of the Route 1 Corridor commence immediately after the Potomac Yard plan. Given the major transportation infrastructure projects that are contemplated for Route 1 – not only the possibility of a new Metrorail station in Potomac Yard but the investment in high occupancy transit along Route 1 itself and the need for coordination with Arlington County – it seems prudent to continue planning within the walkshed of these major investments. In particular, at least one potential Metrorail station site would put sites on the west side of Route 1 within walking distance of the Metrorail station and considerably add to the value returned to the City by the Metro station in the form of increased economic activity. Route 1 parcels, if well-served by transit, could potentially

accommodate 2 to 7 million square feet of development. The additional cost of adding a small area plan for Route 1 West to the work program: a total of \$180,000 in consulting services, with \$80,000 to Planning and Zoning for real estate economic analysis and models/renderings, and \$100,000 to Transportation and Environmental Services for transportation modeling and transit coordination.

2. *Waterfront Small Area Plan*: The initial public meetings were held in April; the goal is to have work on this Plan completed in 14 months (June 2010), shorter than the original estimate of 18 months. This Plan is now fully under way and in staff's estimation, is not a good candidate for delay because of broad community expectations as well as the critical role the waterfront plays in the City's economy and quality-of-life.
3. *Beauregard Corridor Small Area Plan*: Although staff has been conducting preliminary work throughout the spring, efforts on this Plan will accelerate in July as consultants are brought on board in preparation for a likely first community meeting in the fall. There are several factors creating a sense of urgency for this Plan's completion, the primary of which is the relocation of 6,400 Department of Defense jobs to the Mark Center. Others include the redevelopment intentions of more than the major residential landowner (JBG), and the planning for high occupancy transit along the Beauregard corridor, as well as the Columbia Pike-Skyline streetcar project being planned by Arlington and Fairfax Counties. Completion is targeted for December 2011, or 18 months from commencement. The Department is pursuing a \$600,000 or more Department of Defense Office of Economic Adjustment BRAC grant funding to support this planning effort.
4. *Eisenhower West Small Area Plan*: The Eisenhower West Industrial Study will be completed in June and this report will shed significant light on the readiness of the Eisenhower West industrial area for redevelopment. Staff recommends scheduling the Eisenhower West Plan to begin in FY 2011 to allow the Beauregard Plan to be completed first; staff believes that having two major West End plans occurring simultaneously strains not only City staff but also residents and businesses who wish to participate fully in both planning processes. In addition, the Landmark/Van Dorn Corridor Plan has just been adopted and a redevelopment proposal in the Pickett Place area has just been approved. At the February community meeting on the Industrial Uses study, some members of the public expressed concern about this initiative diverting attention from Landmark/Van Dorn's redevelopment. The initial findings of the Industrial Uses study were presented to the public in May and showed that the redevelopment potential for four sites will not be realized in the short-term but the prospects increase over the long term (20+ years). Community members suggested that an interim focus might be to explore visual and safety screening in order to limit the possible negative effects of the industrial uses on nearby neighborhoods and redevelopment sites.

Staff is now recommending that the Eisenhower West Small Area Plan begin in mid-FY 2011. Staff understands that the City sometimes initiates small area plans in the face of market development pressure (such as at Potomac Yard) and at other times initiates plans to encourage the market for redevelopment – and Eisenhower West is an example of the latter. Even so, staff believes that market conditions – combined with other development constraints in the area – considerably reduce the urgency of starting this plan in FY 2010.

Special Projects and Implementation

5. Green Building Phase II: The April 2 *Green Building Policy for Alexandria* staff report calls for the continuation of the Work Group to pursue issues such as: standards for existing buildings, incentives for high levels of sustainability, outreach and education for the community, and enforcement strategies. In staff's memorandum to the City Council for the May 12 work session, staff suggested beginning work on Green Building Phase II in FY 2010. Staff now recommends that very limited resources be devoted to this project in FY 2010 due to limited staffing and other resources and the higher priority of other projects. To the extent that work can be completed, staff would focus on incentives.

Staff previously suggested that an internal staff reassignment would provide the staff resources for Green Building Phase II and staff previously requested a new position to focus on plan implementation. Staff is now proposing that the internal reassignment be used to support plan implementation so that a new position would be required.

6. Wayfinding: This project has been under way for some time and has reached the stage where stakeholders are in the final rounds of design review. This project is scheduled for delivery of design guidelines in October 2009, and is subject to the City Council funding decision (the Wayfinding program is not funded in the FY 2010 CIP).
7. Arlandria Action Plan Implementation: In February, the City Council added work on the Arlandria Action Plan to the work program, and this effort will involve multiple departments. The proposed work program shows this project following completion of the Wayfinding design guidelines because even if the necessary additional resources are provided, the Department as a whole cannot absorb another project until Wayfinding reaches that milestone.

The material for the May 12 City Council work session on the work program showed the Arlandria Action Plan as a distinct planning effort. Staff continues to propose making implementation of the Arlandria Action Plan a higher priority with some additional funding and staff support, but it now shown on the work program "bar chart" as one of several City plan implementation initiatives.

The initial implementation work program for Arlandria consists of:

- a. Establishing an Implementation Advisory Group (IAG)
- b. With the IAG, reviewing the 2003 Action Plan, the progress in implementing the Action Plan, and developing the IAG's priorities for moving forward
- c. Coordinating with the IAG on issues related to public facilities, infrastructure and other improvements such as intersections, traffic control and signaling, parking, streetscape improvements (including bulbouts, crosswalk enhancements, and gateway enhancements), park design and development, and public art
- d. Assessing redevelopment market potential by engaging landowners in an assessment of the factors that have inhibited redevelopment and by issuing a Request for

Expressions of Interest for redevelopment of key parcels that permits respondents to propose projects that may require changes to the current set of development constraints (zoning, height, land use mix, other requirements)

- e. Continuing to explore the potential benefits and implications of an arts district and other options for pursuing community development in cooperation with arts organizations.
- f. Empowering community residents and businesses by identifying improvements and other projects they can do themselves, such as supporting tree planting/care and other beautification projects, implementing the wayfinding program, through raising money and direct action.

The cost of this initiative has been reduced to \$20,000. Staff previously indicated that the costs for this project would be \$100,000, with \$20,000 for economic (real estate) analysis and \$80,000 for staff position focused on implementation – not only of the Arlandria Action Plan, but other plans as well. At the Council’s May 12 work session on this work program, Planning and Zoning staff further refined the role of this position to be one that supports the City’s main street businesses by moving plan implementation forward and by addressing issues and problems that arise.

As noted above in the description of Green Building Phase II, staff now believes we can provide the staffing for this project with internal reassignments, so only the request is for the \$20,000 for real estate analysis remains.

- 8. ASA/Carlyle Block P: Development proposals for these key parcels are being prepared by landowners and there are a number of issues that will require a higher-than-normal level of planning attention. Among these issues: the role of retail on these sites and desirability of and mechanism for transferring density.
- 9. King Street Retail: This spring’s King Street Retail study offered several suggestions to continue our implementation of the 2005 King Street Retail Strategy and to support and strengthen retailers in the King Street corridor. Given the priority of some other projects, and the fact that the proposed work program already requires more resources than budgeted, the proposed FY 2010 work program would focus on small-scale but important projects that require relatively modest levels of staff time and funding. City staff is coordinating with AEDP and ACVA to identify these next steps. Implementation of the King Street Retail strategy will also be coordinated with the Waterfront Plan, the T&ES led parking study now underway, and the Wayfinding plan.
- 10. Master Plans Led by Other Agencies: Staff is engaged in the preliminary work on the Housing Master Plan, which will be led by the Office of Housing with support by the Department of Planning and Zoning. Final scheduling is still under consideration, but significant staff time will be devoted to the project throughout FY 2010. Since the May 12 work session, staff realized that two additional planning efforts should be shown in this category: Planning and Zoning staff’s support of the T&ES Sanitary sewer master plan and staff’s work with ACPS on school facilities planning.

Last September, the City Council reviewed and approved a modified work program for the Department of Planning and Zoning. Recognizing the capacity limitations of the Department's staffing and consultant resources, the Council (1) directed staff to begin work a Small Area Plan for Potomac Yard this fall, to be completed by the end of calendar year 2009; and (2) agreed that no items shall be added to the Special Studies and Projects category of the work program until the completion of the Potomac Yard Small Area Plan, which is scheduled for December 2009.

In the proposed work program, either a Route 1 Plan or a LandbayL/Braddock Fields Plan would follow adoption of a Potomac Yard plan, which means that the staff resources allocated to Potomac Yard would remain allocated throughout FY 2010.

Staffing and Consultant Resources

The capacity of the Planning and Zoning Department to complete work program initiatives comes in two forms: staffing levels and funds for consultant resources. In order to meet expenditure targets, the City Manager's proposed FY 2010 budget reduces both types of resources for the Department.

Last fall, staff hypothesized that the economic slowdown would result in a slowdown of regulatory activity. Less regulatory work would mitigate the impact of staff reductions and allow some development review staff to work on neighborhood planning projects.

This has happened to an extent: there is a reduced caseload of SUPs, DSUPs, and other regulatory work, and some development staff are now working on neighborhood planning projects, including the Potomac Yard Small Area Plan and the Industrial Uses study. However, unless development activity falls still further, there is no staff capacity that can be reallocated from regulatory cases to support an increased planning work program.

We cannot be certain that the regulatory caseload will not increase during the next fiscal year. While some development-related activity levels – such as building permit reviews – increase and decrease along with economic conditions, it is also true that landowners continue to pursue development approvals during slow economic times. As there is no “reserve” of staff or consultant resources in this budget, unexpected increases in the caseload could result in slower-than-average review times or delays in some planning projects.

As noted, the proposed work program for FY 2010 has evolved as it has been reviewed – by City staff in other departments, by members of the public, and by public officials, including the Planning Commission and the City Council. The changes have come as staff found ways to reduce the need for additional resources – by pursuing outside sources of funding (grants), by changing the timing or scope of projects, and in response to input on the relative priority of various projects. Resources cannot accommodate all of the projects in FY 2010 that may be desired, but staff believes that this proposed work program allocates City resources in a thoughtful and responsible way.

FISCAL IMPACTS: This memorandum revises and reduces the Department of Planning and Zoning (Attachment 3) estimated FY 2010 study costs from \$570,000 to \$170,000. If the additional planning studies are a high Council priority, this \$170,000 could be funded by the utilization of most of the following FY 2009 unallocated contingent resources:

Additional Mirant Air Quality Monitoring (Mirant settlement is paying for this additional monitoring)	\$100,000
Senior Needs Assessment Funds (Study costs will not utilize entire contingent)	\$45,000
Arts District (no activity to date which would require utilization of these funds in the short-term)	\$50,000
Total	\$195,000

The Department is continuing its pursuit of a federal Department of Defense BRAC grant of approximately \$600,000 to pay for the consultant work on the Beauregard Corridor small area plan. Council's authorization to pursue the grant is requested in a separate docket item.

ATTACHMENTS:

1. Planning & Zoning Highlights and Accomplishments
2. Proposed Work Program FY2010 (bar chart)
3. Budget Memorandum #123

STAFF:

Mark Jinks, Deputy City Manager
 Faroll Hamer, Director, Planning and Zoning
 Karl Moritz, Deputy Director, Strategic and Long Range Planning

**Planning & Zoning Highlights and Accomplishments
July 1, 2008 to June 30, 2009**

- completed/approved Braddock East Plan
- initiated implementation phase of the Braddock Metro Neighborhood Plan
- completed/approved Landmark/Van Dorn Plan
- initiated Potomac Yard planning process
- initiated the Waterfront Plan
- completed/approved Wayfinding Program Phase I Signs Concept
- completed a King Street Retail Study
- enacted temporary portable sign program to assist side street businesses on King Street
- completed/approved changes to the zoning ordinance to assist small businesses
- revised the outdoor dining ordinance
- completed Eisenhower East Industrial Uses Study (June)
- BRAC133/WHS review
- adopted zoning regulations to allow covered open porches in required front yards by special exception
- improved the City's GIS with updated software and systems architecture; initiated program to expand use of GIS in land use planning
- created and staffed the joint City Permit Center with Code Administration and T&ES.
- GIS division supported multiple projects for City departments including the Computerized Maintenance Monitoring System for T&ES, an SRS Viewer for Police, and Automated Vehicle Location monitoring (several applications, including King Street Trolley).
- developed a draft green building policy to be considered by City Council
- participated in Four Mile Run Restoration Project and development of Design Guidelines
- provided technical support to ACPS regarding demographic and forecasting analysis
- completed/approved text amendment to extend the validity period of site plans and DSUPs from 18 months to 36 months
- approved the James Bland redevelopment project
- approved Landbays G and I & J East in Potomac Yard
- approved Landmark Gateway project

- reviewed ATA and IDA projects for June 2009 docket
- regulatory caseload:
 - development approved: 5,489,488 square feet
 - development cases: 61
 - SUPs: 44
 - zoning complaints and SUP compliance cases: 610
 - permits/BZA applications/plot plans: 3,416
 - historic preservation applications/permits: 853
- achieved State approval of the Uptown/Parker-Gray Historic District for Listing on the Virginia Landmarks Register
- initiated Census Complete Count Committee
- implemented new Infill Regulations to protect single-family and two-family neighborhoods outside the historic districts
- made significant progress on a Citywide Wayfinding program (for October 2009 approval)





Proposed Work Program FY 2010

June 9, 2009

	Calendar 2009												Calendar 2010												Calendar 2011											
	FY2009						FY2010						FY2011						FY2012																	
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
SMALL AREA PLANS																																				
Potomac Yard and Vicinity Plans																																				
Potomac Yard SAP (incl Metro Feasibility)																																				
Landbay L or Route 1 West*																																				
Route 1 West if not completed earlier																																				
Beauregard Corridor Small Area Plan																																				
Eisenhower West Small Area Plan																																				
Industrial Uses Study																																				
Full Small Area Plan																																				
Waterfront Small Area Plan																																				
Future Small Area Plan																																				
SPECIAL PROJECTS AND IMPLEMENTATION																																				
Wayfinding																																				
Green Building Phase II																																				
Housing Master Plan (Housing)																																				
Sewer Master Plan (T&ES)																																				
School Facilities Plan (ACPS)																																				
ASA/Carlyle Block P																																				
Braddock Implementation																																				
Landmark/Van Dorn Implementation																																				
Arlandria Action Plan																																				
King Street Retail Implementation																																				

* Area across from Potomac Yard such as Oakville Triangle, etc.

KEY

	Internal preparatory work
	Public meetings/plan development
	Plan approval process
	Plan implementation

Plans and projects in current work program are shown in black
 New plans and projects are shown in green
 Projects led by other departments are shown in purple

City of Alexandria, Virginia

MEMORANDUM

DATE: APRIL 24, 2009

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: JAMES K. HARTMANN, CITY MANAGER

SUBJECT: BUDGET MEMO #123: UNFUNDED PROJECTS IN THE DEPARTMENT OF PLANNING AND ZONING'S WORK PROGRAM FOR FY 2010 – REVISION TO BUDGET MEMO #115

This memo is in response to a request from Councilman Krupicka for information about unfunded projects in the Department of Planning and Zoning's Work Program for FY 2010. It has been revised based upon City Council's discussion at the April 20 Add/Delete work session.

On April 7, 2009, the Department of Planning and Zoning presented a proposed draft FY 2010 work program to the Planning Commission. That work program includes some projects that are not funded in the City Manager's proposed FY 2010 budget because the need for them was identified after the proposed budget was released. The memorandum explaining the proposed work program was provided to the Mayor and Councilmembers on April 7, 2009, and the Council is scheduled to have a work session on the FY 2010 work program in May.

At the Add/Delete work session on April 20, Council Members indicated a desire to see a revised proposal that reduces the requested funds. In addition, some Council Members suggested that hiring staff may be a preferred alternative to engaging a consultant for ongoing tasks, particularly if the additional staff provides a new skill set that has multiple applications. The Council also requested that separate expenditure requirements be calculated for the two Potomac Yard small area plan options: the Braddock Fields/Landbay L plan, and the Route 1 West plan.

The original request for the not funded projects totaled \$570,000. They were:

- Upon adoption of the Potomac Yard plan (estimated to occur in December of 2009), begin a small area plan for the rest of the Route 1 Corridor (either Braddock Fields/Landbay L or Route 1 West)(total \$340,000);
- Embark on Phase II of the Green Building program, addressing incentives, existing buildings and outreach (total \$150,000); and
- Accelerate support for implementation of the Arlandria Action Plan (total \$80,000).

- The new, revised budget options are reduced to \$290,000 if the Route 1 West plan is chosen, or reduced to \$270,000 if the Braddock Fields/Landbay L plan is pursued: Follow up plan to the Potomac Yard Small Area Plan:
 - Either a small area plan for the Braddock Fields/Landbay L area: a total of \$170,000, with \$80,000 to Planning and Zoning for real estate economic analysis and models/renderings, \$50,000 to Transportation and Environmental Services for transit coordination, and \$40,000 to Recreation, Parks and Cultural Activities for one-half FTE (contract staff) for park/field design support;
 - Or a small area plan for Route 1 West: a total of \$180,000 in consulting services, with \$80,000 to Planning and Zoning for real estate economic analysis and models/renderings, and \$100,000 to Transportation and Environmental Services for transportation modeling and transit coordination.
- Green Buildings Phase II: The revised plan is to identify existing City staff to lead this project (no additional funds required).
- Arlandria Action Plan: A total of \$100,000 with \$80,000 to Planning and Zoning for one new staff person as an implementation specialist and \$20,000 in consultant funds for development economic analysis.
- Project Descriptions and Resource Requirements:
 1. ***Braddock Fields/Landbay L Small Area Plan (total \$170,000):*** The Potomac Yard Small Area Plan, as well as the associated Metro Rail Station Feasibility Study, is well under way with completion expected by December 2009. At a Potomac Yard community workshop held in January, the public raised the possibility of looking at Potomac Yard's Landbay L in combination with the Braddock Fields adjacent to the Braddock Metro Station. Currently staff is engaged in a "threshold analysis" which will help the Commission and the Council determine if a Landbay L/Braddock Fields plan should be conducted separately from the Potomac Yard plan. (The Braddock Road 7-11 can be looked at as it relates to the small area plan, understanding that redevelopment of the 7-11 site should not be unduly postponed by the planning effort.)

If a Landbay L/Braddock Fields plan is added to the work program, staff recommends that it should begin immediately after the Potomac Yard plan because the technical studies will still be valid and many members of the public will already be engaged.

The Department has determined that a total of \$170,000 will be needed for this plan, about one-quarter of the current Potomac Yard small Area Plan. The consultant services would include \$80,000 to Planning and Zoning for real estate economic analysis and models/renderings, which are used during the planning process to communicate concepts to stakeholders and to help residents and decision-makers select preferred options. Consultant funds would also include \$50,000 to

Transportation and Environmental Services for transit coordination support. In addition, because of the significant open space/playing field element, the Department of Parks and Recreation would need \$40,000 for a one-half time contract staff person.

2. **Route 1 West (\$180,000):** If Landbay L/Braddock Fields is not added to the work program, staff recommends that planning for the west side of the Route 1 Corridor commence immediately after the Potomac Yard plan. Given the major transportation infrastructure projects that are contemplated for Route 1 – not only the possibility of a new Metro station but the investment in high occupancy transit along Route 1 itself – it seems prudent to continue planning within the watershed of these major investments.

The Department has determined that \$180,000 in consultant services would be required for this Plan. The main differences from the Braddock Fields/Landbay L option: transportation modeling funds (\$100,000) are included to test development scenarios against the capacity of the planned transportation network, and no funds are included for additional RPCA staff.

3. **Green Building Phase II (total no new \$):** The April 2 *Green Building Policy for Alexandria* staff report calls for the continuation of the Work Group to pursue issues such as: standards for existing buildings, incentives for high levels of sustainability, outreach and education for the community, and enforcement strategies. Staff recommends pursuing this project in FY 2010 if the Industrial Uses Study's findings indicate that it is not urgent to initiate Eisenhower West planning in FY 2010.

The Department has determined that this project can likely be undertaken without consultant funds. The City is looking to existing staff to take the lead on this project.

4. **Arlandria Action Plan (total \$100,000):** In February, the City Council added work on the Arlandria Action Plan to the work program, and this effort will involve multiple departments. The proposed work program shows this project following completion of the Wayfinding design guidelines because even if the necessary additional resources are provided, the Department as a whole cannot absorb another project until Wayfinding reaches that milestone. The proposed work program for Arlandria consists of:

- Establishing an Implementation Advisory Group (IAG)
- With the IAG, reviewing the 2003 Action Plan, the progress in implementing the Action Plan, and developing the IAG's priorities for moving forward
- Coordinating with the IAG on issues related to public facilities, infrastructure and other improvements such as intersections, traffic control and signaling, parking, streetscape improvements (including bulbouts, crosswalk enhancements, and gateway enhancements), park design and development, and public art

- Assessing redevelopment market potential by engaging landowners in an assessment of the factors that have inhibited redevelopment and by issuing a Request for Expressions of Interest for redevelopment of key parcels that permits respondents to propose projects that may require changes to the current set of development constraints (zoning, height, land use mix, other requirements)
- Continuing to explore the potential benefits and implications of an arts district and other options for pursuing community development in cooperation with arts organizations.
- Empowering community residents and businesses by identifying improvements and other projects they can do themselves, such as supporting tree planting/care and other beautification projects, implementing the wayfinding program, through raising money and direct action.

The Department had previously calculated that this project would require one-half FTE in staff support over the next year. In light of Council's guidance regarding the staffing of ongoing responsibilities, the Department recognized that Plan implementation is an important and growing responsibility for the Department. As staff has indicated previously, there is no additional capacity within the Department for additional work. As a result, the Department is now recommending the addition of one new staff person to be a hands-on implementation specialist, working on implementation and small business problem resolution and focused on Arlandria, King Street, Mount Vernon Avenue, Carlyle, and Cameron Station and addressing such issues as signs, complaints, enforcement, SUP conditions, Carlyle funds and parks, coordinating implementation advisory groups and more. This position would have worked on recent issues as A-frames, bike signs, Cameron station signs and administrative SUP issues, for example. This position will free up some work capacity among the neighborhood planning staff, which is stretched very thin in the proposed work program, and it will improve the department's ability to address urgent issues that arise without in our commercial corridors and districts. Indirectly, the position will reduce the need for consultant support, although the Arlandria project will require \$20,000 for real estate economic analysis.



Brenda Wigger
<bwigger@vcrdc.com>

06/09/2009 09:15 AM

Please respond to
Brenda Wigger
<bwigger@vcrdc.com>

To william.euille@alexandriava.gov,
timothy.lovain@alexandriava.gov, councilmangaines@aol.com,
council@krupicka.com, delpepper@aol.com,

cc

bcc

Subject COA Contact Us: Braddock Fields at GW Middle School

37

6-9-09

Time: [Tue Jun 09, 2009 09:15:55] **IP Address:** [68.239.81.206]

Issue Type: Mayor, Vice Mayor, and Council Members

First Name: Brenda

Last Name: Wigger

Street Address: 4 West Glendale Avenue

City: Alexandria

State: VA

Zip: 22301

Phone: 703.548.0061

Email Address: bwigger@vcrdc.com

Subject: Braddock Fields at GW Middle School

I realize the public is not allowed to speak at tonight's meeting, but I wanted to express that it makes no sense to me, parents, and teachers to develop the Braddock Fields next to the middle school. 'Commuting' the students for gym class is so backwards, I can not understand why any

Comments: elected official would even consider the idea.

Thank you for your
consideration of resident views.

Sincerely,
Brenda Wigger

promise?

Is it not bad enough that, due to the construction that has already occurred, our neighborhood, which always suffered from train noise and vibration, but at least was not on the flight path, now is subject to the roaring of planes every 90 seconds from 6:15am to 1 the following morning, every day? (National Airport insists that flights have not changed their paths, or their trajectories, or the height at which they fly - according to them, it is the Patent Office complex made of glass, and the other tall building construction, that now reflects sound directly into Rosemont.)

Is it not bad enough that traffic along Commonwealth and Russell is now severely exacerbated due to the increased office and residential population on the other side of the railroad?

Is it not bad enough that we now have a bus route that runs on a mile of Commonwealth Avenue instead of on Russell, so that instead of the previous division between the street with the busses (Russell) and the street with the bike lane (Commonwealth,) both streets now have busses, and Commonwealth is no longer a haven for bicyclists, skaters, and runners? And that, when I took time I could ill afford to speak at the public meeting on this issue, the young, rude new Director of Transportation took the mike and stated in annoyance "I don't even know you!" as if being a citizen of Alexandria for 30 years and a homeowner were not enough credentials to advocate against his proposal.

Is it not bad enough that there is now a city parking lot in the green space between Rosemont and Linden?

Is it not bad enough that, in the last budget cycle for replacing park equipment for Hooff's Run, the city, without consideration of infrastructure, and completely ignoring all the neighborhood input, replaced the existing park equipment with a tot lot that almost immediately started drawing upwards of 200 visitors a day to a dead end street with no parking or toilet facilities?

Comments:



Marla Brin

[REDACTED]

06/09/2009 10:39 AM

Please respond to
Marla Brin

[REDACTED]

To william.euille@alexandriava.gov,
timothy.lovain@alexandriava.gov, councilmangaines@aol.com,
council@krupicka.com, delpepper@aol.com,

cc

bcc

Subject COA Contact Us: GW playing fields

37
6-9-09

Time: [Tue Jun 09, 2009 10:39:52] IP Address: [138.88.15.76]

Issue Type: Mayor, Vice Mayor, and Council Members

First Name: Marla

Last Name: Brin

Street Address: 20 East Rosemont Ave

City: Alexandria

State: VA

Zip: 22301

Phone: 703 836-4275

Email Address: [REDACTED]

Subject: GW playing fields

Dear Mayor Euille and City Council members:

I am writing about the

proposed study regarding moving the playing fields at GW, so that the
current fields can be "developed."

I must say I can't believe

you are even considering this. And I can't believe that the citizens of Del

Ray would want this, in spite of Mr. Fromm's proposal. Certainly, Mr.

Fromm, being almost at Potomac Yards, lives too far from the impact zone to

be as heavily affected by the results of the implementation of his proposal

as those of us in Rosemont.

Do you not remember that, way back when the

King Street Metro station was still just a dream, the city committed to

keeping all development on the South and East side of the railroad tracks,

and out of Rosemont and Del Ray? This commitment was memorialized in the

city master plan, as I recall. Now you intend to study violating this

And that I recently had to fight with the city for months to even get it to place a sign instructing visitors not to block the sidewalk to the metro? (We have a number of disabled people living here, and visitors to the park tend to not want to haul their children's toys to the park each day, so they leave bicycles and other items out all night, and routinely block the sidewalk, forcing the disabled to have to run an obstacle course to get to the metro or to town.)

Isn't it bad enough that, though most of the beautiful old sycamore trees on East Rosemont have died and been removed, the city has been too busy with other priorities to replace all but one of them? So a formerly leafy street has now become denuded.

I always used to brag about the city to friends and family who lived elsewhere. I routinely gave the example of the time I called on a Friday at 4:45 when I finally got sick of the street in front of my house turning into a lake every time it rained. I expected to get an answering machine, and get a call back the following week. Instead, I got someone who came out to the house in a few minutes, assessed the situation, and informed me that the street would have to be torn up to repair the problem, and that I would not be able to use my driveway for a week. I mentioned that I would be out of town for a week in the near future, and the gentleman offered, and arranged, to conduct the work while I was out of town! Now, that was the kind of town I wanted to live in! Like a diverse and modern Mayberry – a town with a responsive and kind administration, and pleasant neighbors. As you can see by the comment I got when I went to speak about the location of the bus line, and the unfortunate need to fight with the city to even get a sign protecting the rights of the disabled on a main sidewalk to metro, that city is no more.

This neighborhood has suffered enough as a result of the development near the King Street and Braddock Road Metro stations. It used to be a lovely, leafy, quiet neighborhood. It is now a noisy, less

civil, more congested, more trafficked place. Perhaps Mr. Fromm, though in Del Ray, lives farther from the fray, and does not realize the impact his proposal would have. We do not need the city to take away the playing fields at the local middle school and replace them with more "development" in violation of the city master plan. Please do not even waste scarce city funds studying this idea.

Sincerely yours,

Marla Brin



Eileen Grey
<egrey1@verizon.net>

06/09/2009 10:42 AM

Please respond to
Eileen Grey
<egrey1@verizon.net>

To william.euille@alexandriava.gov,
timothy.lovain@alexandriava.gov, councilmangaines@aol.com,
council@krupicka.com, delpepper@aol.com,

cc

bcc

Subject COA Contact Us: Braddock Fields/Park - keep the fields

37

6-9-09

Time: [Tue Jun 09, 2009 10:42:57] IP Address: [76.123.7.172]

Issue Type: Mayor, Vice Mayor, and Council Members

First Name: Eileen

Last Name: Grey

Street Address: 8 W. Oak St

City: Alexandria

State:

Zip:

Phone:

Email Address: egrey1@verizon.net

Subject: Braddock Fields/Park - keep the fields
Honorable Mayor and City Council -

Please keep the Braddock Fields open

and available for the same use as they are today - an important resource to
the community and the GW School.

1. If you travel past the fields

routinely, as I do, you will note that they are consistently in use as
fields for games for pee wee football on the weekend (huge crowds of happy
kids and families), little league baseball, baseball practice, even adult
softball on occasion. This type of use is what makes a community.

2.

Traffic already is very congested in the block from Mt. Vernon Ave &
Braddock Rd to West St & Braddock Rd. This week I noticed that at
10:30 a.m. on a sunny weekday, it took two traffic light cycles to go
eastbound on Braddock through to Wythe St. absent any cause for delay (no
accident, no slow moving pedestrians, bikes, big trucks, etc.). This area

Comments:

cannot absorb additional development. The beauty of the fields is that many users approach on foot from east of the railroad/Metro tracks.

3.

Citizens were promised continued recreational use of the park by the City.

I can personally attest to this, having attended a civic meeting around the time when the avenue of towering trees were cut down that lined the Braddock Field along the East Braddock Rd side of the park in order to widen the streets.

4. There are no alternative fields of comparable size that can support general use of playing fields (not just school use) for residents of Parker Gray/Rosemont Park.

5. Green open space is needed as Alexandria becomes more densely populated.

Please keep the fields.

Sincerely,
Eileen Grey

37
6-9-09



David Fromm
<president@delraycitizen.org>

06/09/2009 11:17 AM

Please respond to
David Fromm
<president@delraycitizen.org>

To william.euille@alexandriava.gov,
timothy.lovain@alexandriava.gov, councilmangaines@aol.com,
council@krupicka.com, delpepper@aol.com,

cc

bcc

Subject COA Contact Us: Support for Land Bay L Study in P&Z Work
Plan, Docket item #37



Time: [Tue Jun 09, 2009 11:17:49] **IP Address:** [132.250.146.150]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: David
Last Name: Fromm
Street Address: 2307 E Randolph Ave
City: Alexandria
State: VA
Zip: 22301
Phone: 703-549-3412
Email Address: president@delraycitizen.org
Subject: Support for Land Bay L Study in P&Z Work Plan, Docket item #37
Mayor Euille and members of City Council,

This evening, with Docket Item
#37, you will be setting the priorities for the Planning and Zoning
Department for FY2010 and
beyond.
On behalf of the Del Ray Citizens
Association, I urge you to include the study of Braddock Fields/ Land Bay L
in Planning
and Zoning's Work Plan.
The potential to realize a net
gain of 8 acres of open space for parks and fields and locating higher
density adjacent to a
Metro are strongly in line with many of the city's
stated visions and initiatives. I ask that you truly look to the future and
see
how a contiguous park and open space running from GW Middle School
all the way to Four Mile Run will better serve the

Comments:

city.

There are

important questions to be answered; most significantly is whether or not

the needs of the school system can be met. But without fully exploring

the possibilities, this unique opportunity will definitely be lost.

Adding this study to the P&Z's work plan will mean delaying a study

of Route 1, but conditions on Route 1 are not going to change

substantially within a 9 month delay.

Sincerely,
David Fromm,

President
Del Ray Citizens Association

37
6-9-09



Vineeta Anand
<vineetaa@gmail.com>

06/09/2009 11:22 AM

Please respond to
Vineeta Anand
<vineetaa@gmail.com>

To william.euille@alexandriava.gov,
timothy.lovain@alexandriava.gov, councilmangaines@aol.com,
council@krupicka.com, delpepper@aol.com,

cc

bcc

Subject COA Contact Us: Braddock Fields



Time: [Tue Jun 09, 2009 11:22:55] IP Address: [12.4.17.250]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Vineeta
Last Name: Anand
Street Address: 11 E. Spring St.
City: Alexandria
State: VA
Zip: 22301
Phone: 7035486793
Email Address: vineetaa@gmail.com
Subject: Braddock Fields

Dear Mayor Euille, Vice-chair Pepper, and Councilmen,
I live in the

Rosemont section of Alexandria, four blocks from the Braddock Fields, one of the few remaining green parcels in the city where children of working class families can exercise and practice baseball and other games safely. Now, it seems the Del Ray Civic Association would like to take that away. Mr. Fromm, the president of the Del Ray Civic Association, seems to think little of displacing the children from these fields and instead moving them to an area that more than likely has environmental hazards and will require considerable cost to be made safe for our children. The area in question, Landbay L, that Mr. Fromm and the Del Ray Civic Association deem fit for our children, is also noisy, has no parking, and is sandwiched between Leslie Avenue and a new road to be built along the railroad tracks. The

Comments: "bait and switch" effort by the Del Ray Civic Association is being promoted as an effort to garner additional green space for the city.

But what is the quality of the green space, and at what cost? And does not take into account the elimination of scores of trees that line the Braddock Fields.

A feasibility study could not come at a worse time. Our city's resources are considerably diminished and council members are already facing difficult choices about cutting back services to citizens. Parents of children studying at the GW Middle School, and the PTA Association, are strongly opposed to a study that could open the door to an eventual land swap.

I hope the Council will carefully weigh these reasons and vote against a study.

Thank you,
Vineeta Anand

37

6-9-09



Karen Harris
<jns-kharris@comcast.net>

06/09/2009 01:00 PM

Please respond to
Karen Harris
<jns-kharris@comcast.net>

To: william.euille@alexandriava.gov,
timothy.lovain@alexandriava.gov, councilmangaines@aol.com,
council@krupicka.com, delpepper@aol.com,

cc

bcc

Subject: COA Contact Us: Braddock Fields

Time: [Tue Jun 09, 2009 13:00:48] IP Address: [98.218.173.26]

Issue Type: Mayor, Vice Mayor, and Council Members

First Name: Karen

Last Name: Harris

Street Address:

City: Alexandria

State: VA

Zip: 22301

Phone: 703 850-5401

Email Address: jns-kharris@comcast.net

Subject: Braddock Fields

PLEASE, PLEASE, PLEASE consider ceasing development at the Braddock Fields.

I have one word for you to really think about....INFRASTRUCTURE!!!!!!!!!!!!

How can our aging sewer system handle anymore stress put upon it, even with new sewage? With every storm we hold our breath to see if our basement

Comments: will flood with sewage overflow, as it has many, many times in the past.

Not to mention even more traffic.....

But I guess

greedy development means more people, more tax money. Sad.



Marguerite Lang
<marguerite@turcopolier.com>

06/09/2009 01:38 PM

Please respond to
Marguerite Lang
<marguerite@turcopolier.com>

To william.euille@alexandriava.gov,
timothy.lovain@alexandriava.gov, councilmangaines@aol.com,
council@krupicka.com, delpepper@aol.com,

cc

bcc

Subject COA Contact Us: Docket Item #37

37

6-9-09

Time: [Tue Jun 09, 2009 13:38:40] IP Address: [98.218.87.254]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Marguerite
Last Name: Lang
Street Address: 14 West Rosemont Avenue
City: Alexandria
State: VA
Zip: 22301-2624
Phone: 703.684.6534
Email Address: marguerite@turcopolier.com
Subject: Docket Item #37

Dear Mr. Mayor and Members of City Council,

This is in regards to the

funding and adding to P & Z's work program to study Potomac Yard's
Landbay L/Braddock Fields.

You have already heard many arguments

against this study. Let me add a few more. The principle that development
should take place around a metro stop is understood, but in this case
development of GW Middle School playing fields should not occur because it
is adjacent to a metro stop. Those of us who live near metro stops are
happy to do so but also recognize that a certain criminal element is
attracted to the ease of getting on and off a stop, committing their crime
and making it difficult for the police to pursue them. This is one of the
reasons that a clear view around GW with a lack of hiding places is so
critical, in other words – no tunnels, no underground parking, no buildings
on GW's open space. Why put the very vulnerable school age children in

this situation?

Comments:

One of the reasons for development close to metro stops is to reduce the number of cars coming in to the area by the new residents/office workers. The principle of increased density around metro stops assumes comprehensive, regional public transportation. We, in the D.C. area, have very limited public transportation and when there is a budget crunch attempts are made, in this region, to cut public transportation services. I am not speaking against density at metro stops, just recognizing that it does mean an increase in cars in an area where the size of the streets will not change.

At the last PYPAG meeting a motion was made not to separate LandbayL from PYPAG but instead to create a new subcommittee that would include members who are stakeholders in that area (surrounding civic associations, school officials, pta members, etc.) to look at LandbayL and its surroundings. All the attending PYPAG members agreed. This is the direction I believe should be pursued instead of funding a new study.

Thank you for your consideration.

Marguerite L.

Lang, 14 West Rosemont Avenue

37
6-9-09



Cyndie Trehitt
<ctrew@hotmail.com>

06/09/2009 03:06 PM

Please respond to
Cyndie Trehitt
<ctrew@hotmail.com>

To william.euille@alexandriava.gov,
timothy.lovain@alexandriava.gov, councilmangaines@aol.com,
council@krupicka.com, delpepper@aol.com,

cc

bcc

Subject COA Contact Us: Braddock Field/Park @ GW

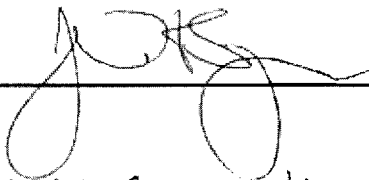
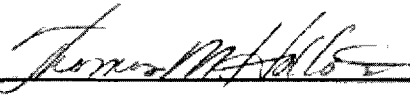
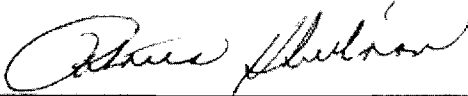


Time: [Tue Jun 09, 2009 15:06:02] IP Address: [70.17.67.133]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Cyndie
Last Name: Trehitt
Street Address: 24 East Oak Street
City: Alexandria
State: VA
Zip: 22301-2208
Phone: 703-548-0576
Email Address: ctrew@hotmail.com
Subject: Braddock Field/Park @ GW
Comments:

Docket Item #37

I, THE UNDERSIGNED, REQUEST THAT CITY COUNCIL
NOT FUND A STUDY OF the BRADDOCK FIELDS

<u>NAME</u>	<u>SIGNATURE</u>	<u>ADDRESS</u>
JOHN SPRINKLE		603 Johnston
Katy Cannady	KATY CANNADY	20 E. OAK ST.
Jim Melton	J. Melton	105 Harvard St
Stacy Schenk Jr.		42 Mt Vernon Ave
Margaret Reardon		17 E. Rosemont Ave
Edward Francis		22 Mt Vernon Ave
THOMAS M. HOLLAND		206 Commonwealth Ave.
Patricia H. Sullivan		16 W. Walnut St

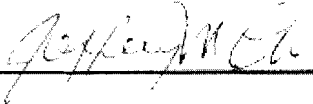
I, THE UNDERSIGNED, REQUEST THAT CITY COUNCIL
NOT FUND A STUDY OF THE BRADDOCK FIELDS


NAME

SIGNATURE


ADDRESS

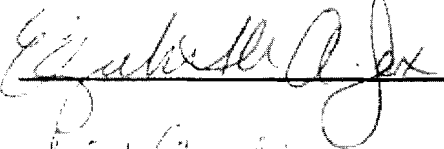
CHARLES J. GREGGSON  18 W Walnut St

JEFF CARR  14 ^{West} WALNUT ST

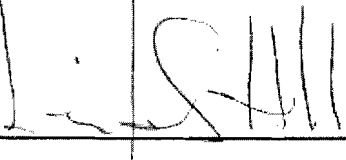
Jim Davis  13 W Walnut St

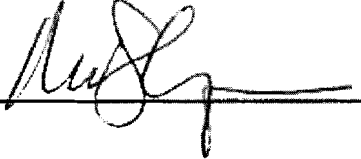
Robert Cox  11 West Walnut St.


PATTY TERPKOSA  12 WEST WALNUT ST.

Elizabeth J. Sex  8 West Walnut St

Jan Arnold  9 W. Walnut St.

Loraine S. Hall  6 West Walnut St

Bob Carragher  17 W. Walnut St.

Margaret Carragher  17 W. Walnut St.

I, THE UNDERSIGNED, REQUEST THAT CITY COUNCIL
NOT FUND A STUDY OF THE BRADDOCK FIELDS

NAME

SIGNATURE

ADDRESS

James Sullivan James Sullivan 110 W Walnut St

MONICA BUEK Monica Buel 18 W. WALNUT ST

ROBERT BESE Robert Besse 21 W. Walnut

MARY WOODRIF Mary Woodruff 21 W. Walnut

Patricia Hasker Patricia Hasker 19 W Walnut

John Flichter John Flichter 94 East

RAY JOINER Ray Joiner 10. WEST WALNUT ST.

Caroline Jones Caroline Jones 10 W. Walnut

Beth Tuttle Beth Tuttle 17 W. Walnut St

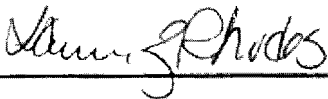
Caroline Wagner Caroline Wagner 404 Russell Rd
Alex VA

I, THE UNDERSIGNED, REQUEST THAT CITY COUNCIL
NOT FUND A STUDY OF THE BRADDOCK FIELDS

NAME(print)

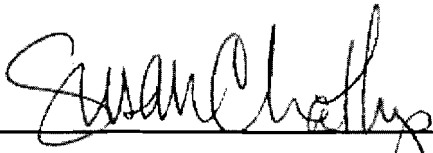
SIGNATURE

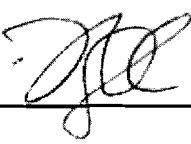
ADDRESS

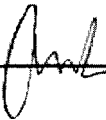
AURA RHODES  28 E. Linden St


Jennifer Andost  104 W. Walnut St

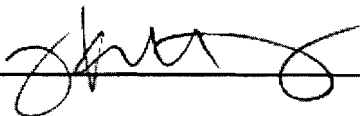
Doris Stanley  501 Slaters Lane
#821


Susan C. Lathrop  12 E Maple St
Alex 22301

Nancy Schlegel  304 W Myrtle St
Alex 22301

Courtney Smith  629 Oakley Pl
Alex 22302

Erin White  2 W. Uhler
Alexandria 22301

Jacquelyn Kittedge  412 N. View Ter
22301

Mau Beth Porter  101 W. Bellefonte Ave.

I, THE UNDERSIGNED, REQUEST THAT CITY COUNCIL NOT FUND A STUDY OF THE BRADDOCK FIELDS

NAME(print)

SIGNATURE

ADDRESS

John Leary



403 Russell Rd.
A

Margaret Janowsky

Margaret
T. Janowsky

106 W. Braddock Rd.

William Kelly

William A. Kelly

114 E Walnut St.

I, THE UNDERSIGNED, REQUEST THAT CITY COUNCIL
NOT FUND A STUDY OF THE BRADDOCK FIELDS

NAME(print)

SIGNATURE

ADDRESS

GENE ROSSI Gene Rossi 16 W. ROSEMONT AVE

Diane Rossi Diane Rossi 16 W. Rosemont Ave

LIAM CLEVER Liam Clever 24 W Rosemont Ave.

MARYANN MCDERMOTT JONES Maryann McDermott Jones 17 W. Rosemont Ave.

Nancy H. Nelson Nancy H. Nelson 15 W. Rosemont Ave

T. Chase Nelson T. Chase Nelson " "

W.P. LANG W.P. Lang 14 W. Rosemont Ave, Rosemont, Ill.

37
6-9-09



Cindy Anderson
<cmacindy@aol.com>

05/29/2009 12:52 PM

Please respond to
Cindy Anderson
<cmacindy@aol.com>

To: william.euille@alexandriava.gov,
timothy.lovain@alexandriava.gov, councilmangaines@aol.com,
council@krupicka.com, delpepper@aol.com,

cc

bcc

Subject: COA Contact Us: Fire Sale of City Land



Time: [Fri May 29, 2009 12:52:41] **IP Address:** [72.83.173.200]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Cindy
Last Name: Anderson
Street Address: 2709 Valley Drive
City: Alexandria
State: VA
Zip: 22302
Phone: 703-836-8378
Email Address: cmacindy@aol.com
Subject: Fire Sale of City Land

I read with interest today about the proposal before City Council to sell parcels of land. I would hope that we are not in such dire financial straits that we would choose to sell land in such a valuable area when real estate prices are so depressed. I know this proposal has developers and real estate investors salivating, but doesn't seem particularly sound to me. The only possible exception, in my opinion, is the parcel of land that might be sold for affordable workforce housing. This is probably a good time to make this sort of transaction and I think the City would benefit by having more of it workforce living in the City.

I have trouble believing the 4 -6 million dollars we may receive from the sale will make a huge difference in the long term. Additionally, I worry that selling any parking lots will negatively impact the parking situation in Old Town. If it becomes more difficult to park, area merchants will suffer.

Comments: More

condominiums in this market? Plus, we are already so dense. More people will pay more taxes, sure, but they'll also require more services and put a strain on our infrastructure.

I agree that we could increase parking fees. In fact you could try converting the parking lot on King Street to a monthly lot and see if you could maximize income that way. It could easily be converted back to retail parking if necessary.

I hope that in evaluating possible uses for property not needed for City use, you will consider if there is someplace that would make a suitable Central Office for our school system. Any savings that could be realized in that area helps the entire City.

Cindy Anderson



Pamela Smith
<naksmith@aol.com>

06/08/2009 02:03 PM

Please respond to
Pamela Smith
<naksmith@aol.com>

To william.euille@alexandriava.gov,
timothy.lovain@alexandriava.gov, councilmangaines@aol.com,
council@krupicka.com, delpepper@aol.com,
cc
bcc
Subject COA Contact Us: naksmith@aol.com

37
6-9-09

Time: [Mon Jun 08, 2009 14:03:14] IP Address: [68.83.215.232]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Pamela
Last Name: Smith
Street Address: 1206 Stonnell Pl
City: alexandria
State: va
Zip: 22302
Phone: 703 933 0609
Email Address: naksmith@aol.com
Subject: naksmith@aol.com
Field Swap

Would you trade your small back yard for a larger acreage of
a median strip along the road near your house? Neither would I.

But Mr.

Fromm, of the Del Ray Civic association, would like the city to authorize a
study of a landswap of the playing fields at the side of George Washington
Middle School for a triangular parcel called Landbay L which is basically
the same idea. Landbay L will be sandwiched between Leslie Avenue and a new
road to be built along the railroad tracks. Landbay L is in poor condition
and would need very expensive work to be usable for any purpose. It is
noisy and has no parking. Why is "just a study" a bad idea? The study
will have costs for consulting fees and in city staff time that could be
better spent on planning for projects with wide support and use. The
"stakeholders" that is school staff, the majority of GW PTA members,
parents, Rosemont Civic Association and the developers who'd be involved in

the swap all oppose. We of course like the idea of more open space, but this isn't a good deal. Let's look to another part of Potomac Yard area.

Here is a short list of the most obvious problems
When GW reaches

full capacity of 1440 students in the next few years, GW will have an average of 180 students out at PE each class period. Good, safe playing fields will be a necessity and during 45 minutes of PE there will be little time to dress & commute to landbay L and play sports.

Comments:

Where would visitors, teachers and sports players park if the lot were eliminated or reduced?

Where would school buses drop off students, on Mt. Vernon Avenue at rush hour?

Where does Head Start preschool pick up and drop off occur?

If an underground parking garage were built, who'd pay for construction and attendants?

Where would Football and little league park during the evenings?

Where would new tenant/customers enter and exit the property?

How will pedestrians, including students, reach the metro?

What is the effect of the proposed power substation on the end of the parcel near Monroe Ave?

How would neighboring Leslie Avenue homeowners feel about PE classes all day and lighted football in the evening?

Please consider the importance to Alexandria at large of having a successful middle school and not vote for open space that cost the school so much.

Pam Smith, GW Parent & Past PTA President



"Eileen O'Brien"
<eileenob@usa.net>

06/08/2009 11:02 PM

Please respond to
"Eileen O'Brien"
<eileenob@usa.net>

To william.euille@alexandriava.gov,
timothy.lovain@alexandriava.gov, councilmangaines@aol.com,
council@krupicka.com, delpepper@aol.com,

cc

bcc

Subject COA Contact Us: fields at Braddock and Mt. Vernon

37
6-9-09

Time: [Mon Jun 08, 2009 23:02:16] IP Address: [69.140.65.241]

Issue Type: Mayor, Vice Mayor, and Council Members

First Name: Eileen

Last Name: O'Brien

Street Address: 719 E. Timber Branch Pkwy

City: Alexandria

State: VA

Zip: 22302

Phone: 703-548-7182

Email Address: eileenob@usa.net

Subject: fields at Braddock and Mt. Vernon

I understand either at tomorrow's work session or city council meeting you will consider the need for a study to swap land for the above-mentioned fields for a parcel of land alongside the Metro tracks. In these times of budget austerity, I urge you not to waste the taxpayers' money on unnecessary studies of ill-formed ideas. These fields are very important to GW Middle School and many of the city's athletes, as well as being aesthetically pleasing. Please do not consider any swap that would develop that corner, as it will only add to the congestion that exists on Braddock and with my understanding of the replacement fields, lead to at best be an inconvenience and at worst a hazard to GW's P.E. classes, as well as the many baseball and softball teams that use those fields.

Thank you for considering my request. Sincerely, Eileen M. O'Brien

37
6-9-09



Eric Graves
<ericgraves@earthlink.net>

06/09/2009 12:45 AM

Please respond to
Eric Graves
<ericgraves@earthlink.net>

To william.euille@alexandriava.gov,
timothy.lovain@alexandriava.gov, councilmangaines@aol.com,
council@krupicka.com, delpepper@aol.com,

cc

bcc

Subject COA Contact Us: Braddock Field Study



Time: [Tue Jun 09, 2009 00:45:01] IP Address: [151.200.236.233]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Eric
Last Name: Graves
Street Address: 117 East Maple Street
City: Aleandria
State: VA
Zip: 22301
Phone: 703-864-2371
Email Address: ericgraves@earthlink.net
Subject: Braddock Field Study

All,

It's late so I will be succinct (Rob chuckles, I'm sure.).

There is no compelling reason to spend another dime or another moment om studying a landswap for GW playfields. The city has declining revenues and an inability to pay for its infratructure and its upkeep as it stands. Why you folks would see fit to study a solution that would cost taxpayers additional money in terms of infrastructure and headache is beyond me. The proposed new playfield are inconvenient and, as yet, unbuilt. They should stay that way. If the owner of lanbay L thinks the plot is so desireable,

Comments:

I say we let him/her develop it AND pay the real cost of services and streets provided by the city. Grant the owner the density comensurate with its proximity to Metro.

Furthermore, you need to address the issues in traffic caused by the closing of Monroe Avenue. Despite the signage, you're killing Rosement and Del Ray with cut though traffic.

Thanks,

Eric

37
6-9-09



Katherine McCarron
<kemccarron@gmail.com>

06/04/2009 09:43 PM

Please respond to
Katherine McCarron
<kemccarron@gmail.com>

To william.euille@alexandriava.gov,
timothy.lovain@alexandriava.gov, councilmangaines@aol.com,
council@krupicka.com, delpepper@aol.com,

cc

bcc

Subject COA Contact Us: GW playfields and Landbay L



Time: [Thu Jun 04, 2009 21:43:12] IP Address: [70.108.132.26]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Katherine
Last Name: McCarron
Street Address: 119 East Walnut Street
City: Alexandria
State: Virginia
Zip: 22301
Phone: 703-684-5118
Email Address: kemccarron@gmail.com
Subject: GW playfields and Landbay L

Dear Mayor, Vice Mayor, and City Council Members:

I am writing to urge

you on June 9 to vote against setting aside money to conduct a feasibility study of a land swap of Landbay L for the GW playing fields.

I

believe our city should not spend money on a study of a land swap that is

so clearly a bad idea. Building high-density residential and/or

commercial buildings on what is currently green space would be a mistake.

It would increase traffic, congestion, and pollution at the Mount

Vernon/Braddock Road intersection; it would be ecologically unsound because

it would increase the amount of run-off in an area with a high-water

table; it would deprive GW middle school of proximate playing fields; it

would deprive our neighborhood of valuable green space that is well-used

for little league, community sports, concerts, and other out-door events;

and it would forever change the character of our neighborhood.

Comments:

Moreover, I believe that Landbay L is a better place to develop because

it is currently underutilized, and it is closer to the grocery store, the

drug store, the YMCA, and Route 1. If the GW fields were developed

instead, our community would lose the aesthetic beauty of the green space

and the use of the fields that are currently extremely valuable to the

school and the

community. In addition, our community would then have to

pay additional money to develop Landbay L to make it useful as green

space.

I firmly believe that the city should concentrate its efforts

in the Rosemont neighborhood on redeveloping the strip mall that includes

the 7-Eleven on Braddock road. With proper planning, the strip mall could

be improved dramatically to the benefit of the entire community.

Thank

you for your attention to my concerns.

Sincerely,
Katherine

McCarron
119 E. Walnut Street

37
6-9-09



Esther White
<ewhite@mountvernon.org>

06/08/2009 08:56 AM

Please respond to
Esther White
<ewhite@mountvernon.org>

To william.euille@alexandriava.gov,
timothy.lovain@alexandriava.gov, councilmangaines@aol.com,
council@krupicka.com, delpepper@aol.com,
cc
bcc
Subject COA Contact Us: GW Middle School fields swap -- NO

Time: [Mon Jun 08, 2009 08:56:13] IP Address: [206.55.45.21]

Issue Type: Mayor, Vice Mayor, and Council Members

First Name: Esther

Last Name: White

Street Address: 603Johnston Place

City: Alexandria

State: VA

Zip: 22301

Phone: 703-519-6112

Email Address: ewhite@mountvernon.org

Subject: GW Middle School fields swap -- NO

I urge you to vote no to a study of the proposed land swap between Land Bay

L and the George Washington Middle School Playing Field.

I have a child

at GW Middle School now and another in elementary school.

The middle

school day is already busy enough with too little time for physical

Comments: education. It is not feasible to think that they will be able to walk the

1/4 - 1/2 mile to access their sports fields if they are moved to the new

site.

Land Bay L is adjacent to a grocery and drug store, and still

within easy walking distance to the metro. Additionally, that piece of

land was intended for housing.

Thank you,
Esther White



Mary Jo Johnson
<johnsonmaryjo@hotmail.com>

06/05/2009 02:56 PM

Please respond to
Mary Jo Johnson
<johnsonmaryjo@hotmail.com>

To william.euille@alexandriava.gov,
timothy.lovain@alexandriava.gov, councilmangaines@aol.com,
council@krupicka.com, delpepper@aol.com,

cc

bcc

Subject COA Contact Us: Best Uuse of Land Requires Study

37
6-9-09

Time: [Fri Jun 05, 2009 14:56:02] IP Address: [76.21.170.219]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Mary Jo
Last Name: Johnson
Street Address: 3847 Fort Worth Ave
City: Alexandria
State: VA
Zip: 22304
Phone: 703-370-9109
Email Address: johnsonmaryjo@hotmail.com
Subject: Best Uuse of Land Requires Study

Dear Mayor Euille and Members of City Council:

As a long time

Alexandrian who has supported many civic endeavors I am writing to urge you to authorize the Department of Planning and Zoning to conduct a comprehensive plan for development of Potomac Yard Land Bay L and the Braddock fields adjacent to the Braddock Metro Station.

It seems to

me that appropriate study is always a wise decision in order to make the best use of our land and our resources to best serve the people of Alexandria.

A comprehensive plan might lead to a greater concentration of development closer to the Metro—a so-called “land swap.” This concept was proposed by citizen participants during the City-sponsored Potomac Yard community workshop on January 31, and it seems quite sensible. It could potentially save taxpayer money, reduce traffic, increase mass transit use,

and expand open space for all city residents.

I support the study of a

possible land swap for the following reasons:

- Alexandria is in

great need of more open space. Landbay L could provide at least 12 acres of open space (a net gain of 8 acres), making significant strides towards the remaining 36 acres of the City's 100-acre goal. As our community expands, we really need this extra space for soccer fields, football fields, a community garden, an environmental education center, etc.

- It

makes sense financially. This may be an opportunity for the city to come-by open space without having to pay a high price for it. Please save taxpayer money!

- We should avoid the negative environmental impact that

Comments:

comes from the sprawl of yet another development of hundreds of townhouses. Especially when the alternative is to locate new housing steps from the Metro station, where people will make fewer car trips. Let's put the new Eco-city plan into practice!

- I believe Alexandria should be a

leader in smart growth. We have an amazing resource in the 3 Metro stations located in our City, and we should concentrate development there. That way, we will have less traffic congestion, and we can fully utilize our existing infrastructure.

- It makes sense to achieve the City's open space

goals without having to purchase land outright, especially given our fiscal outlook. This seems like an opportunity for free park space.

- I

am concerned with safety around the Braddock Road Metro—I have read about too many crimes against people just walking home from work. The livelier the area, the more eyes will be on the street, and the safer it will be.

I understand there are many issues that would need to be addressed

with a land swap, such as site design, effect on traffic, the impact on George Washington Middle School, and the developer's concerns.

A City

study can address these issues and determine if this is a viable option, but only if a study of the Land Bay L/Braddock fields is included in the Department of Planning and Zoning's FY2010 work program. I urge you to consider the needs of all Alexandria residents and support the inclusion of such a study in the Department's work plan. Otherwise, a true opportunity will have been missed.

Best regards,

Mary Jo Johnson

37
6-9-09



Judy Miller
<RltrMiller@aol.com>

06/09/2009 07:09 AM

Please respond to
Judy Miller
<RltrMiller@aol.com>

To william.euille@alexandriava.gov,
timothy.lovain@alexandriava.gov, councilmangaines@aol.com,
council@krupicka.com, delpepper@aol.com,

cc

bcc

Subject COA Contact Us: Land Swap - Landbay L #37 on docket

Time: [Tue Jun 09, 2009 07:09:15] **IP Address:** [64.12.116.203]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Judy
Last Name: Miller
Street Address: 507 N. View Terrace
City: Alexandria
State: VA
Zip: 22301
Phone: 703-548-5168
Email Address: RltrMiller@aol.com
Subject: Land Swap - Landbay L #37 on docket
One of the PYPAG members is employed in the land use/development profession. He has crunched the numbers, and reports that there is no economically feasible way for a developer to take the swap and build. The
Comments: current owner of Landbay L does not want the swap, and has no interest in it. So why spend the money on a study when you can't force the racehorse to the gate?



Mary Ann Ring
<maryann.ring@ge.com>

05/22/2009 01:52 PM

Please respond to
Mary Ann Ring
<maryann.ring@ge.com>

To william.euille@alexandriava.gov,
timothy.lovain@alexandriava.gov, councilmangaines@aol.com,
council@krupicka.com, delpepper@aol.com,

cc

bcc

Subject COA Contact Us: Potomac Yard Land Use

37
6-9-09



Time: [Fri May 22, 2009 13:52:48] IP Address: [12.191.136.3]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Mary Ann
Last Name: Ring
Street Address: 529 East Alexandria Ave
City: Alexandria
State: VA
Zip: 22301
Phone: 703 684 6299
Email Address: maryann.ring@ge.com
Subject: Potomac Yard Land Use

I am writing to urge you to authorize the Department of Planning and Zoning to conduct a comprehensive plan for development of Potomac Yard Land Bay L and the Braddock fields adjacent to the Braddock Metro Station.
A

comprehensive plan might lead to a greater concentration of development closer to the Metro a so-called land swap. This concept was proposed by citizen participants during the City-sponsored Potomac Yard community workshop on January 31, and it seems quite sensible. It could potentially save taxpayer money, reduce traffic, increase mass transit use, and expand open space for all city residents.
I support the study of a possible land

swap for the following reasons:

7 Alexandria is in great need of more open space. Landbay L could provide at least 12 acres of open space (a net gain of 8 acres), making significant strides towards the remaining 36 acres of the City's 100-acre goal. As our community expands, we really need

this extra space for soccer fields, football fields, a community garden, an environmental education center, etc.

7 It makes sense financially.

This may be an opportunity for the city to come-by open space without having to pay a high price for it. Please save taxpayer money!

7

We should avoid the negative environmental impact that comes from the sprawl of yet another development of hundreds of townhouses. Especially when the alternative is to locate new housing steps from the Metro station, where people will make fewer car trips. Let's put the new Eco-city plan into practice!

Comments:

7 I believe Alexandria should be a leader in smart growth. We have an amazing resource in the 3 Metro stations located in our City, and we should concentrate development there. That way, we will have less traffic congestion, and we can fully utilize our existing infrastructure.

7 It makes sense to achieve the City's open space goals without having to purchase land outright, especially given our fiscal outlook. This seems like an opportunity for free park space.

7 I

am concerned with safety around the Braddock Road Metro. I have read about too many crimes against people just walking home from work. The livelier the area, the more eyes will be on the street, and the safer it will be.

I understand there are many issues that would need to be addressed with a land swap, such as site design, effect on traffic, the impact on George Washington Middle School, and the developer's concerns.

A City

study can address these issues and determine if this is a viable option, but only if a study of the Land Bay L/Braddock fields is included in the Department of Planning and Zoning's FY2010 work program. I urge you to consider the needs of all Alexandria residents and support the inclusion of

such a study in the Department's work plan. Otherwise, a true opportunity

will have been missed.

Sincerely,

Mary Ann Ring
529 East Alexandria

Ave.



Simon Trumble
<Strumble@cuh2a.com>

05/22/2009 10:56 AM

Please respond to
Simon Trumble
<Strumble@cuh2a.com>

To william.euille@alexandriava.gov,
timothy.lovain@alexandriava.gov, councilmangaines@aol.com,
council@krupicka.com, delpepper@aol.com,

cc

bcc

Subject COA Contact Us: Landbay "L" and Braddock fields

37
6-9-09

Time: [Fri May 22, 2009 10:56:35] IP Address: [64.241.26.172]

Issue Type: Mayor, Vice Mayor, and Council Members

First Name: Simon

Last Name: Trumble

Street Address: 535 E. Alexandria Ave

City: Alexandria

State: VA

Zip: 22301

Phone: 703-549-0601

Email Address: Strumble@cuh2a.com

Subject: Landbay "L" and Braddock fields
Deam coucil memebers and Mayor,

I want to push all of you to include

funding for a FY 2010 Study for the proper use of Landbay "L" and

Braddock fields

What can we can potentially gain as a city from a

comprehensive look at this land? Potentially a lot:

substantially more

open space for the City

a reduction in traffic and increase in the use

of mass transit

savings of taxpayer money

A developed end to Mount

Venon ave - potentially reasturants and small shops sim to Bradock

Comments:

place)

potential to further a pedestran frindy community

But first

the city needs to include the study of this land in its FY 2010 work plan

for the Planning Department. Right now, they are disinclined to do so because of loud opposition from a minority of city residents. I am in support of studying our options and urge all of you to do the same.

Without a study, the Council will cut off the opportunity to even know the best use of our land and taxpayer money.

Regards
Simon Trumble

37
6-9-09



Kathleen Schoen
<skwiggle_99@yahoo.com>

05/22/2009 10:33 AM

Please respond to
Kathleen Schoen
<skwiggle_99@yahoo.com>

To william.euille@alexandriava.gov,
timothy.lovain@alexandriava.gov, councilmangaines@aol.com,
council@krupicka.com, delpepper@aol.com,

cc

bcc

Subject COA Contact Us: Potomac Yard Land Bay L and the Braddock fields



Time: [Fri May 22, 2009 10:33:36] IP Address: [98.218.84.132]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Kathleen
Last Name: Schoen
Street Address: 2558 Nicky Lane
City: Alexandria
State: VA
Zip: 22311
Phone: 703-685-5252
Email Address: skwiggle_99@yahoo.com
Subject: Potomac Yard Land Bay L and the Braddock fields

Dear City Council Member,

I am writing to urge you to authorize the Department of Planning and Zoning to conduct a comprehensive plan for development of Potomac Yard Land Bay L and the Braddock fields adjacent to the Braddock Metro Station.

A comprehensive plan might lead to a greater concentration of development closer to the Metro a so-called land swap.

This concept was proposed by citizen participants during the City-sponsored Potomac Yard community workshop on January 31, and it seems quite sensible.

It could potentially save taxpayer money, reduce traffic, increase mass transit use, and expand open space for all city residents.

I support the study of a possible land swap for the following reasons:

7

Alexandria is in great need of more open space. Landbay L could provide at

least 12 acres of open space (a net gain of 8 acres), making significant strides towards the remaining 36 acres of the City's 100-acre goal. As our community expands, we really need this extra space for soccer fields, football fields, a community garden, an environmental education center, etc.

7 It makes sense financially. This may be an opportunity for the city to come-by open space without having to pay a high price for it. Please save taxpayer money!

7 We should avoid the negative environmental impact that comes from the sprawl of yet another development of hundreds of townhouses. Especially when the alternative is to locate new housing steps from the Metro station, where people will make fewer car trips. Let's put the new Eco-city plan into practice!

Comments:

7 I believe Alexandria should be a leader in smart growth. We have an amazing resource in the 3 Metro stations located in our City, and we should concentrate development there. That way, we will have less traffic congestion, and we can fully utilize our existing infrastructure.

7 It makes sense to achieve the City's open space goals without having to purchase land outright, especially given our fiscal outlook. This seems like an opportunity for free park space.

7 I am concerned with safety around the Braddock Road Metro. I have read about too many crimes against people just walking home from work. The livelier the area, the more eyes will be on the street, and the safer it will be.

I understand there are many issues that would need to be addressed with a land swap, such as site design, effect on traffic, the impact on George Washington Middle School, and the developer's concerns.

A City study can address these issues and

determine if this is a viable option, but only if a study of the Land Bay
L/Braddock fields is included in the Department of Planning and Zoning's
FY2010 work program. I urge you to consider the needs of all Alexandria
residents and support the inclusion of such a study in the Department's
work plan. Otherwise, a true opportunity will have been
missed.

Sincerely,
Kathleen Schoen



Margaret Johnson
<margaret.m.johnson@gmail.com>

05/22/2009 07:24 AM

Please respond to
Margaret Johnson
<margaret.m.johnson@gmail.com>

To william.euille@alexandriava.gov,
timothy.lovain@alexandriava.gov, councilmangaines@aol.com,
council@krupicka.com, delpepper@aol.com,

cc

bcc

Subject COA Contact Us: 2010 Land Development Plan/Study

37
6-9-09

Time: [Fri May 22, 2009 07:24:52] IP Address: [76.21.184.244]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Margaret
Last Name: Johnson
Street Address: 503 East Nelson Avenue
City: Alexandria
State: VA
Zip: 22301
Phone: 571.344.4577
Email Address: margaret.m.johnson@gmail.com
Subject: 2010 Land Development Plan/Study

Dear Mayor, Vice Mayor and City Council Members,

I am writing to urge

you to authorize the Department of Planning and Zoning to conduct a

comprehensive plan for

development of Potomac Yard Land Bay L and the

Braddock fields adjacent to the Braddock Metro Station.

A comprehensive

plan might lead to a greater concentration of development closer to the

Metro a so-called land swap.

This concept was proposed by citizen

participants during the City-sponsored Potomac Yard community workshop on

January 31, and it seems quite sensible. It could potentially save

taxpayer money, reduce traffic, increase mass transit

use, and expand

open space for all city residents.

I support the study of a possible land

swap for the following reasons:

7 Alexandria is in great need of more open space. Landbay L could provide at least 12 acres of open space (a net gain of 8 acres), making significant strides towards the remaining 36 acres of the City's 100-acre goal. As our community expands, we really need this extra space for soccer fields, football fields, a community garden, an environmental education center, etc.
7 It makes sense financially. This may be an opportunity for the city to come-by open space without having to pay a high price for it. Please save taxpayer money!
7

We should avoid the negative environmental impact that comes from the sprawl of yet another development of hundreds of townhouses. Especially when the alternative is to locate new housing steps from the Metro station, where people will make fewer car trips. Let's put the new Eco-city plan into practice!

Comments:

7 I believe Alexandria should be a leader in smart growth. We have an amazing resource in the 3 Metro stations located in our City, and we should concentrate development there. That way, we will have less traffic congestion, and we can fully utilize our existing infrastructure.
7 It makes sense to achieve the City's open space goals without having to purchase land outright, especially given our fiscal outlook. This seems like an opportunity for free park space.
7

I am concerned with safety around the Braddock Road Metro. I have read about too many crimes against people just walking home from work. The livelier the area, the more eyes will be on the street, and the safer it will be. I understand there are many issues that would need to be addressed with a land swap, such as site design, effect on traffic,

the

impact on George Washington Middle School, and the developer's concerns.

A City study can address these issues and determine if this is

a viable option, but only if a study of the Land Bay L/Braddock fields is

included in the Department of Planning and Zoning's FY2010 work program. I

urge you to consider the needs of all Alexandria residents and support

the inclusion of such a study in the Department's work plan. Otherwise, a

true opportunity will have been missed.
Sincerely,

Margaret

Johnson
Lifetime Resident of Alexandria, VA
Graduate of Alexandria City

Public Schools



Nathan Hatfield
<nwhatfield@gmail.com>

05/23/2009 08:09 AM

Please respond to
Nathan Hatfield
<nwhatfield@gmail.com>

To william.euille@alexandriava.gov,
timothy.lovain@alexandriava.gov, councilmangaines@aol.com,
council@krupicka.com, delpepper@aol.com,

cc

bcc

Subject COA Contact Us: 2010 Land Development Plan/Study

37
6-9-09

Time: [Sat May 23, 2009 08:09:08] IP Address: [76.21.183.62]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Nathan
Last Name: Hatfield
Street Address: 503 East Nelson Avenue
City: Alexandria
State: VA
Zip: 22301
Phone: 571.438.1202
Email Address: nwhatfield@gmail.com
Subject: 2010 Land Development Plan/Study

Dear City Council Member, Mayor and Vice-Mayor,

I am writing to urge you

to authorize the Department of Planning and Zoning to conduct a

comprehensive plan for
development of Potomac Yard Land Bay L and the

Braddock fields adjacent to the Braddock Metro Station.

A comprehensive

plan might lead to a greater concentration of development closer to the

Metro a so-called "land swap."

This concept was proposed by citizen

participants during the City-sponsored Potomac Yard community workshop on

January 31, and it seems quite sensible. It could potentially save

taxpayer money, reduce traffic, increase mass transit
use, and expand

open space for all city residents.

I support the study of a possible

land swap for the following reasons:

7 Alexandria is in great need

of more open space. Landbay L could provide at least 12 acres of open space

(a net gain of 8 acres), making significant strides towards the remaining

36 acres of the City's 100-acre goal. As our community expands, we really

need this extra space for soccer fields, football fields, a community

garden, an environmental education center, etc.

7 It makes sense

financially. This may be an opportunity for the city to come-by open space

without having to pay a high price for it. Please save taxpayer

money!

7 We should avoid the negative environmental impact that

comes from the sprawl of yet another development of hundreds of

townhouses. Especially when the alternative is to locate new housing steps

from the Metro station, where people will make fewer car trips. Let's put

Comments:

the new Eco-city plan into practice!

7 I believe Alexandria should

be a leader in smart growth. We have an amazing resource in the 3 Metro

stations located in our City, and we should concentrate development

there. That way, we will have less traffic congestion, and we can fully

utilize our existing infrastructure.

7 It makes sense to achieve

the City's open space goals without having to purchase land outright,

especially given our fiscal outlook. This seems like an opportunity for

free park space.

7 I am concerned with safety around the Braddock

Road Metro-I have read about too many crimes against people just walking

home from work. The livelier the area, the more eyes will be on the street, and the safer it will be.

I understand there are many issues that would need to be addressed with a land swap, such as site design, effect on traffic, the impact on George Washington Middle School, and the developer's concerns.

A City study can address these issues and determine if this is a viable option, but only if a study of the Land Bay

L/Braddock fields is included in the Department of Planning and Zoning's

FY2010 work program. I urge you to consider the needs of all Alexandria

residents and support the inclusion of such a study in the Department's

work plan. Otherwise, a true opportunity will have been

missed.

Sincerely,

Nathan Hatfield



Michelle Tibbitts
<mtibbitts@hotmail.com>

05/22/2009 04:58 PM

Please respond to
Michelle Tibbitts
<mtibbitts@hotmail.com>

To william.euille@alexandriava.gov,
timothy.lovain@alexandriava.gov, councilmangaines@aol.com,
council@krupicka.com, delpepper@aol.com,

cc

bcc

Subject COA Contact Us: South Del Ray

37

6-9-09

Time: [Fri May 22, 2009 16:58:53] IP Address: [76.21.175.150]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Michelle
Last Name: Tibbitts
Street Address: 542 E. Luray Ave
City: Alexandria
State: VA
Zip: 22301
Phone: 703-609-4312
Email Address: mtibbitts@hotmail.com
Subject: South Del Ray

Dear City Council Member,

I am writing to urge you to authorize the

Department of Planning and Zoning to conduct a comprehensive plan for development of Potomac Yard Land Bay L and the Braddock fields adjacent to the Braddock Metro Station.

A comprehensive plan might lead to a greater concentration of development closer to the Metro a so-called land swap. This concept was proposed by citizen participants during the City-sponsored Potomac Yard community workshop on January 31, and it seems quite sensible. It could potentially save taxpayer money, reduce traffic, increase mass transit use, and expand open space for all city residents.

I support the study of a possible land swap for the following reasons:

7 Alexandria is in great need of more open space. Landbay

L could provide at least 12 acres of open space (a net gain of 8 acres), making significant strides towards the remaining 36 acres of the City's 100-acre goal. As our community expands, we really need this extra space for soccer fields, football fields, a community garden, an environmental education center, etc.

7 It makes sense financially. This may be an opportunity for the city to come-by open space without having to pay a high price for it. Please save taxpayer money!

7 We should avoid the negative environmental impact that comes from the sprawl of yet another development of hundreds of townhouses. Especially when the alternative is to locate new housing steps from the Metro station, where people will make fewer car trips. Let's put the new Eco-city plan into practice!

Comments:

7

I believe Alexandria should be a leader in smart growth. We have an amazing resource in the 3 Metro stations located in our City, and we should concentrate development there. That way, we will have less traffic congestion, and we can fully utilize our existing infrastructure.

7

It makes sense to achieve the City's open space goals without having to purchase land outright, especially given our fiscal outlook. This seems like an opportunity for free park space.

7 I am concerned with safety around the Braddock Road Metro station. I have read about too many crimes against people just walking home from work. The livelier the area, the more eyes will be on the street, and the safer it will be.

I understand there are many issues that would need to be addressed with a land swap, such as site design, effect on traffic, the impact on George Washington Middle School, and the developer's concerns.

A City study can address these issues and determine if this is a viable option, but only if a study of the

Land Bay L/Braddock fields is included in the Department of Planning and Zoning's FY2010 work program. I urge you to consider the needs of all Alexandria residents and support the inclusion of such a study in the Department's work plan. Otherwise, a true opportunity will have been missed.

Sincerely,
Michelle Tibbitts
542 E. Luray Ave
Alexandria, VA

22301

37
6-9-09



Tara Lewis
<tara_june@yahoo.com>

05/22/2009 02:35 PM

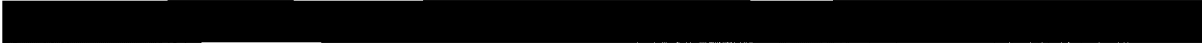
Please respond to
Tara Lewis
<tara_june@yahoo.com>

To william.euille@alexandriava.gov,
timothy.lovain@alexandriava.gov, councilmangaines@aol.com,
council@krupicka.com, delpepper@aol.com,

cc

bcc

Subject COA Contact Us: A City study for more open space



Time: [Fri May 22, 2009 14:35:27] IP Address: [76.21.177.230]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Tara
Last Name: Lewis
Street Address: 522 E Luray Ave
City: Alexandria
State: VA
Zip: 22301
Phone: 5713125790
Email Address: tara_june@yahoo.com
Subject: A City study for more open space

Dear City Council Member,

I am writing to urge you to authorize the

Department of Planning and Zoning to conduct a comprehensive plan for development of Potomac Yard Land Bay L and the Braddock fields adjacent to the Braddock Metro Station.

A comprehensive plan might lead to a greater concentration of development closer to the Metro a so-called land swap.

This concept was proposed by citizen participants during the City-sponsored Potomac Yard community workshop on January 31, and it seems quite sensible.

It could potentially save taxpayer money, reduce traffic, increase mass transit use, and expand open space for all city residents.

I support the

study of a possible land swap for the following reasons:

7

Alexandria is in great need of more open space. Landbay L could provide at

least 12 acres of open space (a net gain of 8 acres), making significant strides towards the remaining 36 acres of the City's 100-acre goal. As our community expands, we really need this extra space for soccer fields, football fields, a community garden, an environmental education center, etc.

7 It makes sense financially. This may be an opportunity for the city to come-by open space without having to pay a high price for it. Please save taxpayer money!

7 We should avoid the negative environmental impact that comes from the sprawl of yet another development of hundreds of townhouses. Especially when the alternative is to locate new housing steps from the Metro station, where people will make fewer car trips. Let's put the new Eco-city plan into practice!

Comments:

7 I believe Alexandria should be a leader in smart growth. We have an amazing resource in the 3 Metro stations located in our City, and we should concentrate development there. That way, we will have less traffic congestion, and we can fully utilize our existing infrastructure.

7 It makes sense to achieve the City's open space goals without having to purchase land outright, especially given our fiscal outlook. This seems like an opportunity for free park space.

7 I am concerned with safety around the Braddock Road Metro. I have read about too many crimes against people just walking home from work. The livelier the area, the more eyes will be on the street, and the safer it will be.

I understand there are many issues that would need to be addressed with a land swap, such as site design, effect on traffic, the impact on George Washington Middle School, and the developer's concerns.

A City study can address these issues and determine if this is a viable option, but only if a study of the Land Bay

L/Braddock fields is included in the Department of Planning and Zoning's
FY2010 work program. I urge you to consider the needs of all Alexandria
residents and support the inclusion of such a study in the Department's
work plan. Otherwise, a true opportunity will have been
missed.

Sincerely,

Tara Lewis

37
6-9-09



Amy McGinnis-Woolard
<mcginnisamy@hotmail.com>

05/23/2009 06:03 PM

Please respond to
Amy McGinnis-Woolard
<mcginnisamy@hotmail.com>

To william.euille@alexandriava.gov,
timothy.lovain@alexandriava.gov, councilmangaines@aol.com,
council@krupicka.com, delpepper@aol.com,

cc

bcc

Subject COA Contact Us: Land Bay L/Braddock fields Study

Time: [Sat May 23, 2009 18:03:33] IP Address: [76.21.189.162]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Amy
Last Name: McGinnis-Woolard
Street Address: 534 E Luray Ave
City: Alexandria
State: VA
Zip: 22301
Phone: 703-548-3883
Email Address: mcginnisamy@hotmail.com
Subject: Land Bay L/Braddock fields Study

Dear City Council Member,

I am writing to urge you to authorize the

Department of Planning and Zoning to conduct a comprehensive plan for development of Potomac Yard Land Bay L and the Braddock fields adjacent to the Braddock Metro Station.

A comprehensive plan might lead to a greater concentration of development closer to the Metro a so-called land swap.

This concept was proposed by citizen participants during the City-sponsored Potomac Yard community workshop on January 31, and it seems quite sensible.

It could potentially save taxpayer money, reduce traffic, increase mass transit use, and expand open space for all city residents.

I support the

study of a possible land swap for the following reasons:

7

Alexandria is in great need of more open space. Landbay L could provide at

least 12 acres of open space (a net gain of 8 acres), making significant strides towards the remaining 36 acres of the City's 100-acre goal. As our community expands, we really need this extra space for soccer fields, football fields, a community garden, an environmental education center, etc.

7 It makes sense financially. This may be an opportunity for the city to come-by open space without having to pay a high price for it. Please save taxpayer money!

7 We should avoid the negative environmental impact that comes from the sprawl of yet another development of hundreds of townhouses. Especially when the alternative is to locate new housing steps from the Metro station, where people will make fewer car trips. Let's put the new Eco-city plan into practice!

Comments:

7 I believe Alexandria should be a leader in smart growth. We have an amazing resource in the 3 Metro stations located in our City, and we should concentrate development there. That way, we will have less traffic congestion, and we can fully utilize our existing infrastructure.

7 It makes sense to achieve the City's open space goals without having to purchase land outright, especially given our fiscal outlook. This seems like an opportunity for free park space.

7 I am concerned with safety around the Braddock Road Metro. I have read about too many crimes against people just walking home from work. The livelier the area, the more eyes will be on the street, and the safer it will be.

I understand there are many issues that would need to be addressed with a land swap, such as site design, effect on traffic, the impact on George Washington Middle School, and the developer's concerns.

A City study can address these issues and determine if this is a viable option, but only if a study of the Land Bay

L/Braddock fields is included in the Department of Planning and Zoning's
FY2010 work program. I urge you to consider the needs of all Alexandria
residents and support the inclusion of such a study in the Department's
work plan. Otherwise, a true opportunity will have been
missed.

Sincerely,

Amy McGinnis-Woolard



James Buthod
<jbva2003@verizon.net>

05/23/2009 10:46 AM

Please respond to
James Buthod
<jbva2003@verizon.net>

To william.euille@alexandriava.gov,
timothy.lovain@alexandriava.gov, councilmangaines@aol.com,
council@krupicka.com, delpepper@aol.com,

cc

bcc

Subject COA Contact Us: Land Bay L

37
6-9-09

Time: [Sat May 23, 2009 10:46:47] IP Address: [70.17.100.154]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: James
Last Name: Buthod
Street Address: 533 E. Alexandria Ave.
City: Alexandria
State: VA
Zip: 22301
Phone: 703-836-7631
Email Address: jbva2003@verizon.net
Subject: Land Bay L

Dear City Council Member,
I am writing to urge you to authorize the

Department of Planning and Zoning to conduct a comprehensive plan for
development of Potomac Yard Land Bay L and the Braddock fields adjacent to
the Braddock Metro Station.
A comprehensive plan might lead to a greater

concentration of development closer to the Metro—a so-called “land swap.”

This concept was proposed by citizen participants during the City-sponsored
Potomac Yard community workshop on January 31, and it seems quite sensible.

It could potentially save taxpayer money, reduce traffic, increase mass
transit use, and expand open space for all city residents.
I support the

study of a possible land swap for the following reasons:

7

Alexandria is in great need of more open space. Landbay L could provide at
least 12 acres of open space (a net gain of 8 acres), making significant
strides towards the remaining 36 acres of the City’s 100-acre goal. As our

community expands, we really need this extra space for soccer fields, football fields, a community garden, an environmental education center, etc.

7 It makes sense financially. This may be an opportunity for the city to come-by open space without having to pay a high price for it. Please save taxpayer money!

7 We should avoid the negative environmental impact that comes from the sprawl of yet another development of hundreds of townhouses. Especially when the alternative is to locate new housing steps from the Metro station, where people will make fewer car trips. Let's put the new Eco-city plan into practice!

7 I believe

Comments:

Alexandria should be a leader in smart growth. We have an amazing resource in the 3 Metro stations located in our City, and we should concentrate development there. That way, we will have less traffic congestion, and we can fully utilize our existing infrastructure.

7 It makes sense

to achieve the City's open space goals without having to purchase land outright, especially given our fiscal outlook. This seems like an opportunity for free park space.

7 I am concerned with safety

around the Braddock Road Metro. I have read about too many crimes against people just walking home from work. The livelier the area, the more eyes will be on the street, and the safer it will be.

I understand there are

many issues that would need to be addressed with a land swap, such as site design, effect on traffic, the impact on George Washington Middle School, and the developer's concerns.

A City study can address these issues and

determine if this is a viable option, but only if a study of the Land Bay

L/Braddock fields is included in the Department of Planning and Zoning's

FY2010 work program. I urge you to consider the needs of all Alexandria residents and support the inclusion of such a study in the Department's work plan. Otherwise, a true opportunity will have been missed.

Please

take the time to study this issue and ensure that smart growth is reality and not just a motto.

Sincerely,

James Buthod

37
6-9-09



Emily Bankhead-Carmody
<emily.bankhead@gmail.com>

05/23/2009 10:45 AM

Please respond to
Emily Bankhead-Carmody
<emily.bankhead@gmail.com>

To william.euille@alexandriava.gov,
timothy.lovain@alexandriava.gov, councilmangaines@aol.com,
council@krupicka.com, delpepper@aol.com,

cc

bcc

Subject COA Contact Us: Landbay L & Braddock Fields



Time: [Sat May 23, 2009 10:45:47] IP Address: [72.83.176.162]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Emily
Last Name: Bankhead-Carmody
Street Address: 433 E. Luray Ave
City: Alexandria
State: VA
Zip: 22301
Phone: 303-818-0251
Email Address: emily.bankhead@gmail.com
Subject: Landbay L & Braddock Fields

Dear City Council Member,
I am writing to urge you to authorize the

Department of Planning and Zoning to conduct a comprehensive plan for
development of Potomac Yard Land Bay L and the Braddock fields adjacent to
the Braddock Metro Station.

A comprehensive plan might lead to a greater

concentration of development closer to the Metro a so-called land swap.

This concept was proposed by citizen participants during the City-sponsored
Potomac Yard community workshop on January 31, and it seems quite sensible.

It could potentially save taxpayer money, reduce traffic, increase mass

transit use, and expand open space for all city residents.

I support the

study of a possible land swap for the following reasons:

7

Alexandria is in great need of more open space. Landbay L could provide at
least 12 acres of open space (a net gain of 8 acres), making significant
strides towards the remaining 36 acres of the City's 100-acre goal. As our

community expands, we really need this extra space for soccer fields, football fields, a community garden, an environmental education center, etc.

7 It makes sense financially. This may be an opportunity for the city to come-by open space without having to pay a high price for it.

Please save taxpayer money!
7 We should avoid the negative

Comments:

environmental impact that comes from the sprawl of yet another development of hundreds of townhouses. Especially when the alternative is to locate new housing steps from the Metro station, where people will make fewer car trips. Let's put the new Eco-city plan into practice!
7 I believe

Alexandria should be a leader in smart growth. We have an amazing resource in the 3 Metro stations located in our City, and we should concentrate development there. That way, we will have less traffic congestion, and we can fully utilize our existing infrastructure.
7 It makes sense to

achieve the City's open space goals without having to purchase land outright, especially given our fiscal outlook. This seems like an opportunity for free park space.

7 I am concerned with safety around

the Braddock Road Metro. I have read about too many crimes against people just walking home from work. The livelier the area, the more eyes will be on the street, and the safer it will be.
I understand there are many

issues that would need to be addressed with a land swap, such as site design, effect on traffic, the impact on George Washington Middle School, and the developer's concerns.

A City study can address these issues and determine if this is a viable option, but only if a study of the Land Bay L/Braddock fields is included in the Department of Planning and Zoning's FY2010 work program. I urge you to consider the needs of all Alexandria residents and support the inclusion of such a study in the Department's work plan. Otherwise, a true opportunity will have been missed.

37
6-9-09



George McDonald
<george-mcdonald@comcast.net>

>
05/25/2009 01:30 PM

Please respond to
George McDonald
<george-mcdonald@comcast.net>

To william.euille@alexandriava.gov,
timothy.lovain@alexandriava.gov, councilmangaines@aol.com,
council@krupicka.com, delpepper@aol.com,

cc

bcc

Subject COA Contact Us: Del Ray Land Use Issue



Time: [Mon May 25, 2009 13:30:11] IP Address: [69.140.81.174]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: George
Last Name: McDonald
Street Address: 202 E. Alexandria Avenue
City: Alexandria
State: VA
Zip: 22301
Phone: 703-836-2450
Email Address: george-mcdonald@comcast.net
Subject: Del Ray Land Use Issue

Dear Mr. Mayor and Members of City Council,

I understand that there is

an important land use issue coming before you tomorrow evening and I urge you to authorize the Department of Planning and Zoning to conduct a comprehensive plan for development of Potomac Yard Land Bay L and the Braddock fields adjacent to the Braddock Metro Station.

I believe it is

critically important to focus development close to Metro stations and a comprehensive plan might lead to a greater concentration of development closer to the Braddock Road Metro Station. I understand a "land swap" concept was proposed by citizen participants during the

City-sponsored Potomac Yard community workshop on January 31, and it seems quite sensible to me. It could potentially save taxpayer money, reduce traffic, increase mass transit use, and expand open space for all city residents.

I support the study of a possible land swap for the

following reasons:

Alexandria is in great need of more open space.

Landbay L could provide at least 12 acres of open space (a net gain of 8 acres), making significant strides towards the remaining 36 acres of the City's 100-acre goal. As our community expands, we really need this extra space for soccer fields, football fields, a community garden, an environmental education center, etc.

It makes sense financially.

This may be an opportunity for the city to come-by open space without having to pay a high price for it. Please save taxpayer money!

We

should avoid the negative environmental impact that comes from the sprawl of yet another development of hundreds of townhouses. Especially when the alternative is to locate new housing steps from the Metro station, where people will make fewer car trips. Let's put the new Eco-city plan into practice!

Comments:

I believe Alexandria should be a leader in smart growth.

We have an amazing resource in the 3 Metro stations located in our City, and we should concentrate development there. That way, we will have less traffic congestion, and we can fully utilize our existing infrastructure.

It makes sense to achieve the City's open space goals without having to purchase land outright, especially given our fiscal outlook. This seems like an opportunity for free park space.

I am concerned with

safety around the Braddock Road Metro. I have read about too many crimes against people just walking home from work. The livelier the area, the more eyes will be on the street, and the safer it will be.

I understand there

are many issues that would need to be addressed with a land swap, such as site design, effect on traffic, the impact on George Washington Middle School, and the developer's concerns.

A City study can address these

issues and determine if this is a viable option, but only if a study of the

Land Bay L/Braddock fields is included in the Department of Planning and Zoning's FY2010 work program. I urge you to consider the needs of all Alexandria residents and support the inclusion of such a study in the Department's work plan. Otherwise, a true opportunity will have been missed.

Sincerely,

George McDonald

37
6-9-09



Mary Riley
<maryriley@comcast.net>

05/25/2009 02:34 PM

Please respond to
Mary Riley
<maryriley@comcast.net>

To william.euille@alexandriava.gov,
timothy.lovain@alexandriava.gov, councilmangaines@aol.com,
council@krupicka.com, delpepper@aol.com,

cc

bcc

Subject COA Contact Us: Support Study of Land Bay L/Braddock Fields



Time: [Mon May 25, 2009 14:34:35] IP Address: [69.140.81.174]

Issue Type: Mayor, Vice Mayor, and Council Members

First Name: Mary

Last Name: Riley

Street Address: 202 E. Alexandria Avenue

City: Alexandria

State: VA

Zip: 22301

Phone: 703-836-8823

Email Address: maryriley@comcast.net

Subject: Support Study of Land Bay L/Braddock Fields

Please authorize the Department of Planning and Zoning to conduct a comprehensive plan for development of Potomac Yard Land Bay L and the Braddock fields adjacent to the Braddock Metro Station. Such a plan might lead to a greater concentration of development closer to the Metro a so-called land swap. This concept was proposed by citizen participants during the City-sponsored Potomac Yard community workshop on January 31, and it seems quite sensible. It could potentially save taxpayer money,

Comments: reduce traffic, increase mass transit use, and expand open space for all city residents.

It makes sense for the City to study all of the issues involved to determine if this idea is viable.

Thank you.

Mary
Riley

37
6-9-09



Jeffrey Keck
<jeffrey.keck@gmail.com>

05/25/2009 02:41 PM

Please respond to
Jeffrey Keck
<jeffrey.keck@gmail.com>

To william.euille@alexandriava.gov,
timothy.lovain@alexandriava.gov, councilmangaines@aol.com,
council@krupicka.com, delpepper@aol.com,

cc
bcc

Subject COA Contact Us: Landbay L and Braddock Fields



Time: [Mon May 25, 2009 14:41:10] **IP Address:** [76.21.175.150]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Jeffrey
Last Name: Keck
Street Address: 542 E. Luray Ave
City: Alexandria
State: VA
Zip: 22301
Phone: 7036094312
Email Address: jeffrey.keck@gmail.com

Subject: Landbay L and Braddock Fields
Dear City Council Member,

I am writing to urge you to authorize the Department of Planning and Zoning to conduct a comprehensive plan for development of Potomac Yard Land Bay L and the Braddock fields adjacent to the Braddock Metro Station.

A comprehensive plan might lead to a greater concentration of development closer to the Metro a so-called land swap. This concept was proposed by citizen participants during the City-sponsored Potomac Yard community workshop on January 31, and it seems quite sensible. It could potentially save taxpayer money, reduce traffic, increase mass transit use, and expand open space for all city residents.

I support the study of a possible land swap for the following reasons:

7 Alexandria is in great need of more open space. Landbay

L could provide at least 12 acres of open space (a net gain of 8 acres), making significant strides towards the remaining 36 acres of the City's 100-acre goal. As our community expands, we really need this extra space for soccer fields, football fields, a community garden, an environmental education center, etc.

7 It makes sense financially. This may be an opportunity for the city to come-by open space without having to pay a high price for it. Please save taxpayer money!

7 We should avoid the negative environmental impact that comes from the sprawl of yet another development of hundreds of townhouses. Especially when the alternative is to locate new housing steps from the Metro station, where people will make fewer car trips. Let's put the new Eco-city plan into practice!

Comments:

7

I believe Alexandria should be a leader in smart growth. We have an amazing resource in the 3 Metro stations located in our City, and we should concentrate development there. That way, we will have less traffic congestion, and we can fully utilize our existing infrastructure.

7

It makes sense to achieve the City's open space goals without having to purchase land outright, especially given our fiscal outlook. This seems like an opportunity for free park space.

7 I am concerned with safety around the Braddock Road Metro. I have read about too many crimes against people just walking home from work. The livelier the area, the more eyes will be on the street, and the safer it will be.

I understand there are many issues that would need to be addressed with a land swap, such as site design, effect on traffic, the impact on George Washington Middle School, and the developer's concerns.

A City study can address these issues and determine if this is a viable option, but only if a study of the

Land Bay L/Braddock fields is included in the Department of Planning and Zoning's FY2010 work program. I urge you to consider the needs of all Alexandria residents and support the inclusion of such a study in the Department's work plan. Otherwise, a true opportunity will have been missed.

Sincerely,
Jeff Keck

542 E. Luray Ave
Alexandria, VA 22301

37
6-9-09



Constance McCabe
<mcfangs@hotmail.com>

05/25/2009 03:09 PM

Please respond to
Constance McCabe
<mcfangs@hotmail.com>

To william.euille@alexandriava.gov,
timothy.lovain@alexandriava.gov, councilmangaines@aol.com,
council@krupicka.com, delpepper@aol.com,

cc

bcc

Subject COA Contact Us: Study Needed for Potomac Yard Land Bay L and
Braddock Fields



Time: [Mon May 25, 2009 15:09:44] IP Address: [71.252.80.227]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Constance
Last Name: McCabe
Street Address: 206 East Alexandria Ave
City: Alexandria
State: VA
Zip: 22301
Phone: 7038360203
Email Address: mcfangs@hotmail.com
Subject: Study Needed for Potomac Yard Land Bay L and Braddock Fields
Dear Mayor and City Council Members,

I am writing to urge you to

authorize the Department of Planning and Zoning to conduct a comprehensive
plan for development of Potomac Yard Land Bay L and the Braddock fields
adjacent to the Braddock Metro Station.

A comprehensive plan might lead

to a greater concentration of development closer to the Metro—a so-called
land swap. This concept was proposed by citizen participants during the
City-sponsored Potomac Yard community workshop on January 31, and it seems
quite sensible. It could potentially save taxpayer money, reduce traffic,
increase mass transit use, and expand open space for all city
residents.

I support the study of a possible land swap for the following
reasons:

7 Alexandria is in great need of more open space. Landbay

L could provide at least 12 acres of open space (a net gain of 8 acres), making significant strides towards the remaining 36 acres of the City's 100-acre goal. As our community expands, we really need this extra space for soccer fields, football fields, a community garden, an environmental education center, etc.

It makes sense financially. This may be an opportunity for the city to come-by open space without having to pay a high price for it. Please save taxpayer money!

We should avoid the negative environmental impact that comes from the sprawl of yet another development of hundreds of townhouses. Especially when the alternative is to locate new housing steps from the Metro station, where people will make fewer car trips. Let's put the new Eco-city plan into practice!

Comments:

7

I believe Alexandria should be a leader in smart growth. We have an amazing resource in the 3 Metro stations located in our City, and we should concentrate development there. That way, we will have less traffic congestion, and we can fully utilize our existing infrastructure.

7

It makes sense to achieve the City's open space goals without having to purchase land outright, especially given our fiscal outlook. This seems like an opportunity for free park space.

I am concerned with safety around the Braddock Road Metro. I have read about too many crimes against people just walking home from work. The livelier the area, the more eyes will be on the street, and the safer it will be.

I understand there are many issues that would need to be addressed with a land swap, such as site design, effect on traffic, the impact on George Washington Middle School, and the developer's concerns.

A City study can address these

issues and determine if this is a viable option, but only if a study of the Land Bay L/Braddock fields is included in the Department of Planning and Zoning's FY2010 work program. I urge you to consider the needs of all Alexandria residents and support the inclusion of such a study in the Department's work plan. Otherwise, a true opportunity will have been missed.

Sincerely,
Constance McCabe

37
6-9-09



Barbara Clancy
<clancydawson@comcast.net>

05/25/2009 02:41 PM

Please respond to
Barbara Clancy
<clancydawson@comcast.net>

To william.euille@alexandriava.gov,
timothy.lovain@alexandriava.gov, councilmangaines@aol.com,
council@krupicka.com, delpepper@aol.com,

cc

bcc

Subject COA Contact Us: Land Swap - Braddock Metro area



Time: [Mon May 25, 2009 14:41:48] IP Address: [76.21.187.239]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Barbara
Last Name: Clancy
Street Address: 223 North Saint Asaph St
City: Alexandria
State: VA
Zip: 22314
Phone: 703-549-8663
Email Address: clancydawson@comcast.net
Subject: Land Swap - Braddock Metro area

Dear Mayor and City Council Members,

I am writing to urge you to

authorize the Department of Planning and Zoning to conduct a comprehensive plan for development of Potomac Yard Land Bay L and the Braddock fields adjacent to the Braddock Metro Station.

A City study can address land

use issues around the development of open land and determine if a land

Comments: sway is a viable option, but only if a study of the Land Bay L/Braddock fields is included in the Department of Planning and Zoning's FY2010 work program. I urge you to consider the needs of all Alexandria residents and support the inclusion of such a study in the Department's work plan.

Otherwise, a true opportunity will have been missed.

Thank

you,

Barbara Jayne Clancy



Angela Welsh
<carwel78@comcast.net>

05/25/2009 08:11 PM

Please respond to
Angela Welsh
<carwel78@comcast.net>

37
6-9-09

To william.euille@alexandriava.gov,
timothy.lovain@alexandriava.gov, councilmangaines@aol.com,
council@krupicka.com, delpepper@aol.com,

cc

bcc

Subject COA Contact Us: Landbay L authorize the Department of
Planning and Zoning to conduct a compreh



Time: [Mon May 25, 2009 20:11:14] IP Address: [76.21.202.194]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Angela
Last Name: Welsh
Street Address: 413 East Alexandria Ave
City: Alexandria
State: Va
Zip: 22314
Phone: 703 549 0066
Email Address: carwel78@comcast.net
Subject: Landbay L authorize the Department of Planning and Zoning to conduct a
compreh

Dear Mayor William D. Euille, Vice Mayor and Hon. Council Members

I am

writing to urge you to authorize the Department of Planning and Zoning to
conduct a comprehensive plan for development of Potomac Yard Land Bay L and
the Braddock fields adjacent to the Braddock Metro Station.

A

comprehensive plan might lead to a greater concentration of development
closer to the Metro a so-called land swap. This concept was proposed by
citizen participants during the City-sponsored Potomac Yard community
workshop on January 31, and it seems quite sensible. It could potentially
save taxpayer money, reduce traffic, increase mass transit use, and expand
open space for all city residents.

I support the study of a possible
land swap for the following reasons:

7 Alexandria is in great need

of more open space. Landbay L could provide at least 12 acres of open space (a net gain of 8 acres), making significant strides towards the remaining 36 acres of the City's 100-acre goal. As our community expands, we really need this extra space for soccer fields, football fields, a community garden, an environmental education center, etc.

7 It makes sense

financially. This may be an opportunity for the city to come-by open space without having to pay a high price for it. Please save taxpayer money!

7

We should avoid the negative environmental impact that comes from the sprawl of yet another development of hundreds of townhouses. Especially when the alternative is to locate new housing steps from the Metro station, where people will make fewer car trips. Let's put the new Eco-city plan into practice!

Comments:

7 I believe Alexandria should be a leader in smart

growth. We have an amazing resource in the 3 Metro stations located in our City, and we should concentrate development there. That way, we will have less traffic congestion, and we can fully utilize our existing infrastructure.

7 It makes sense to achieve the City's open space

goals without having to purchase land outright, especially given our fiscal outlook. This seems like an opportunity for free park space.

7 I

am concerned with safety around the Braddock Road Metro. I have read about too many crimes against people just walking home from work. The livelier the area, the more eyes will be on the street, and the safer it will be.

I understand there are many issues that would need to be addressed with a land swap, such as site design, effect on traffic, the impact on George Washington Middle School, and the developer's concerns.

A City

study can address these issues and determine if this is a viable option, but only if a study of the Land Bay L/Braddock fields is included in the Department of Planning and Zoning's FY2010 work program. I urge you to consider the needs of all Alexandria residents and support the inclusion of such a study in the Department's work plan. Otherwise, a true opportunity will have been missed.

Sincerely,

37
6-9-09



MJ Alexander
<mittyallexander@comcast.net>

05/25/2009 06:21 PM

Please respond to
MJ Alexander
<mittyallexander@comcast.net>

To william.euille@alexandriava.gov,
timothy.lovain@alexandriava.gov, councilmangaines@aol.com,
council@krupicka.com, delpepper@aol.com,

cc
bcc

Subject COA Contact Us: Land Use study Land Bay L and Braddock Fields



Time: [Mon May 25, 2009 18:21:07] IP Address: [69.140.75.185]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: MJ
Last Name: Alexander
Street Address: 207 E Alexandria Ave
City: Alexandria
State: VA
Zip: 22301
Phone: 703-863-6982
Email Address: mittyallexander@comcast.net

Subject: Land Use study Land Bay L and Braddock Fields
To Whom It May Concern,

I am writing to seek your authorization for the Department of Planning and Zoning to conduct a comprehensive plan for development of Potomac Yard Land Bay L and the Braddock fields adjacent to the Braddock Metro Station.

I would urge that a thoroughly studied plan with alternative options would lead to a wiser more energy efficient and community minded use of this area. I understand that a "land swap" was proposed during the City-sponsored Potomac Yard community workshop on January 31. Many benefits could be reaped by this--save taxpayer money, reduce traffic, increase mass transit use, and expand open space for all city residents. However, if options are not appropriately studied, we may squander an opportunity to lead our community into a safer, greener,

Comments:

smarter era.
The study of a land swap ensures that we preserve options

that will provide much-needed open space; provide an financially savvy opportunity for the city to acquire open space; smart planning of housing close in to the metro; and finally, offer a way to create a safer Braddock Road Metro area by populating with homes.

I encourage each of you to support a study that will ensure that Alexandria leads the way with smart, green development options that are planned and well thought out.

Sincerely,

Alex

37
6-9-09



Kelly Dresen
<kelly.dresen@verizon.net>

05/25/2009 03:26 PM

Please respond to
Kelly Dresen
<kelly.dresen@verizon.net>

To william.euille@alexandriava.gov,
timothy.lovain@alexandriava.gov, councilmangaines@aol.com,
council@krupicka.com, delpepper@aol.com,

cc

bcc

Subject COA Contact Us: Landbay L



Time: [Mon May 25, 2009 15:26:29] **IP Address:** [66.93.105.186]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Kelly
Last Name: Dresen
Street Address: 501 E. Luray Avenue
City: Alexandria
State: VA
Zip: 22301
Phone: 703 836 3288
Email Address: kelly.dresen@verizon.net
Subject: Landbay L

Dear City Council Member,

I urge you to authorize the Department of Planning and Zoning to conduct a comprehensive plan for development of Potomac Yard Land Bay L and the Braddock fields adjacent to the Braddock Metro Station.

I support the study of a possible land swap for the following reasons:

7 Alexandria is in great need of more open space. Landbay L could provide at least 12 acres of open space (a net gain of 8 acres), making significant strides towards the remaining 36 acres of the City's 100-acre goal. As our community expands, we really need this extra space for soccer fields, football fields, a community garden, an environmental education center, etc.

7 It makes sense financially.

This may be an opportunity for the city to come-by open space without

having to pay a high price for it. Please save taxpayer money!

7

We should avoid the negative environmental impact that comes from the sprawl of yet another development of hundreds of townhouses. Especially when the alternative is to locate new housing steps from the Metro station, where people will make fewer car trips. Let's put the new Eco-city plan into practice!

Comments:

7 I believe Alexandria should be a leader in smart growth. We have an amazing resource in the 3 Metro stations located in our City, and we should concentrate development there. That way, we will have less traffic congestion, and we can fully utilize our existing infrastructure.

7 It makes sense to achieve the City's open space goals without having to purchase land outright, especially given our fiscal outlook. This seems like an opportunity for free park space.

I

understand there are many issues that would need to be addressed with a land swap, such as site design, effect on traffic, the impact on George Washington Middle School, and the developer's concerns.

A City study can address these issues and determine if this is a viable option, but only if a study of the Land Bay L/Braddock fields is included in the Department of Planning and Zoning's FY2010 work program. I urge you to consider the needs of all Alexandria residents and support the inclusion of such a study in the Department's work plan. Otherwise, a true opportunity will have been missed.

Sincerely,

Kelly Jones Dresen

37
6-9-09



Karin Fangman
<mcfangs@yahoo.com>

05/25/2009 03:13 PM

Please respond to
Karin Fangman
<mcfangs@yahoo.com>

To william.euille@alexandriava.gov,
timothy.lovain@alexandriava.gov, councilmangaines@aol.com,
council@krupicka.com, delpepper@aol.com,

cc

bcc

Subject COA Contact Us: Study Needed for use of Potomac Yard Land
Bay L and the Braddock fields

Time: [Mon May 25, 2009 15:13:13] IP Address: [71.252.80.227]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Karin
Last Name: Fangman
Street Address: 206 East Alexandria Ave
City: Alexandria
State: VA
Zip: 22301
Phone: 7038360203
Email Address: mcfangs@yahoo.com
Subject: Study Needed for use of Potomac Yard Land Bay L and the Braddock fields

Dear Mayor and City Council Members,

I am writing to urge you to

authorize the Department of Planning and Zoning to conduct a comprehensive plan for development of Potomac Yard Land Bay L and the Braddock fields adjacent to the Braddock Metro Station.

A comprehensive plan might lead

to a greater concentration of development closer to the Metro a so-called

land swap. This concept was proposed by citizen participants during the

City-sponsored Potomac Yard community workshop on January 31, and it seems

quite sensible. It could potentially save taxpayer money, reduce traffic,

increase mass transit use, and expand open space for all city

residents.

I support the study of a possible land swap for the following

reasons:

7 Alexandria is in great need of more open space. Landbay
L could provide at least 12 acres of open space (a net gain of 8 acres),
making significant strides towards the remaining 36 acres of the City's
100-acre goal. As our community expands, we really need this extra space
for soccer fields, football fields, a community garden, an environmental
education center, etc.

7 It makes sense financially. This may be
an opportunity for the city to come-by open space without having to pay a
high price for it. Please save taxpayer money!

7 We should avoid
the negative environmental impact that comes from the sprawl of yet another
development of hundreds of townhouses. Especially when the alternative is
to locate new housing steps from the Metro station, where people will make
fewer car trips. Let's put the new Eco-city plan into practice!

Comments:

7
I believe Alexandria should be a leader in smart growth. We have an amazing
resource in the 3 Metro stations located in our City, and we should
concentrate development there. That way, we will have less traffic
congestion, and we can fully utilize our existing infrastructure.

7
It makes sense to achieve the City's open space goals without having to
purchase land outright, especially given our fiscal outlook. This seems
like an opportunity for free park space.

7 I am concerned with
safety around the Braddock Road Metro. I have read about too many crimes
against people just walking home from work. The livelier the area, the more
eyes will be on the street, and the safer it will be.

I understand there
are many issues that would need to be addressed with a land swap, such as
site design, effect on traffic, the impact on George Washington Middle
School, and the developer's concerns.

A City study can address these

issues and determine if this is a viable option, but only if a study of the Land Bay L/Braddock fields is included in the Department of Planning and Zoning's FY2010 work program. I urge you to consider the needs of all Alexandria residents and support the inclusion of such a study in the Department's work plan. Otherwise, a true opportunity will have been missed.

Sincerely,
Karin Fangman

37
6-9-09



Melissa New
<melissafootenew@aol.com>

05/25/2009 09:29 PM

Please respond to
Melissa New
<melissafootenew@aol.com>

To william.euille@alexandriava.gov,
timothy.lovain@alexandriava.gov, councilmangaines@aol.com,
council@krupicka.com, delpepper@aol.com,

cc

bcc

Subject COA Contact Us: Alexandria "Land Swap"



Time: [Mon May 25, 2009 21:29:42] IP Address: [98.141.247.50]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Melissa
Last Name: New
Street Address: 1200 North Quaker Lane
City: Alexandria
State: VA
Zip: 22302
Phone: (703) 931-8046
Email Address: melissafootenew@aol.com
Subject: Alexandria "Land Swap"
Dear City Council Member,

I am writing to urge you to authorize the Department of Planning and Zoning to conduct a comprehensive plan for development of Potomac Yard Land Bay L and the Braddock fields adjacent to the Braddock Metro Station.

A comprehensive plan might lead to a greater concentration of development closer to the Metro—a so-called land swap. This concept was proposed by citizen participants during the City-sponsored Potomac Yard community workshop on January 31, and it seems quite sensible. It could potentially save taxpayer money, reduce traffic, increase mass transit use, and expand open space for all city residents.

I support the study of a possible land swap for the following reasons:

7 Alexandria is in great need of more open space.

Landbay L could provide at least 12 acres of open space (a net gain of 8 acres), making significant strides towards the remaining 36 acres of the City's 100-acre goal. As our community expands, we really need this extra space for soccer fields, football fields, a community garden, an environmental education center, etc.

7 It makes sense financially.

This may be an opportunity for the city to come-by open space without having to pay a high price for it. Please save taxpayer money!

7

We should avoid the negative environmental impact that comes from the sprawl of yet another development of hundreds of townhouses. Especially when the alternative is to locate new housing steps from the Metro station, where people will make fewer car trips. Let's put the new Eco-city plan into practice!

Comments:

7 I believe Alexandria should be a leader in smart growth. We have an amazing resource in the 3 Metro stations located in our City, and we should concentrate development there. That way, we will have less traffic congestion, and we can fully utilize our existing infrastructure.

7 It makes sense to achieve the City's open space goals without having to purchase land outright, especially given our fiscal outlook. This seems like an opportunity for free park space.

7 I

am concerned with safety around the Braddock Road Metro. I have read about too many crimes against people just walking home from work. The livelier the area, the more eyes will be on the street, and the safer it will be.

I understand there are many issues that would need to be addressed with a land swap, such as site design, effect on traffic, the impact on George Washington Middle School, and the developer's concerns.

A City

study can address these issues and determine if this is a viable option, but only if a study of the Land Bay L/Braddock fields is included in the Department of Planning and Zoning's FY2010 work program. I urge you to consider the needs of all Alexandria residents and support the inclusion of such a study in the Department's work plan. Otherwise, a true opportunity will have been missed.

Sincerely,

Melissa Foote New

37
6-9-09



Jeanne Hargett
<j_philbin@hotmail.com>

05/25/2009 09:39 PM

Please respond to
Jeanne Hargett
<j_philbin@hotmail.com>

To: william.euille@alexandriava.gov,
timothy.lovain@alexandriava.gov, councilmangaines@aol.com,
council@krupicka.com, delpepper@aol.com,
cc
bcc
Subject: COA Contact Us: Potomac Yard Land Bay L

Time: [Mon May 25, 2009 21:39:13] IP Address: [70.21.67.127]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Jeanne
Last Name: Hargett
Street Address: 509 E. Windsor Ave.
City: Alexandria
State: VA
Zip: 22301
Phone: 703-739-4274
Email Address: j_philbin@hotmail.com
Subject: Potomac Yard Land Bay L

Dear City Council Member,

I am writing to urge you to authorize the

Department of Planning and Zoning to conduct a comprehensive plan for development of Potomac Yard Land Bay L and the Braddock fields adjacent to the Braddock Metro Station.

A comprehensive plan might lead to a greater concentration of development closer to the Metro—a so-called land swap. This concept was proposed by citizen participants during the City-sponsored Potomac Yard community workshop on January 31, and it seems quite sensible. It could potentially save taxpayer money, reduce traffic, increase mass transit use, and expand open space for all city residents.

I support the study of a possible land swap for the following reasons:

7 There have been sightings of a diverse wildlife

currently established in this area. This land may already be a wildlife corridor in Alexandria providing ample opportunity for environmental education if appropriately managed.

7 Alexandria is in great need of more open space. Landbay L could provide at least 12 acres of open space (a net gain of 8 acres), making significant strides towards the remaining 36 acres of the City's 100-acre goal. As our community expands, we really need this extra space for soccer fields, football fields, a community garden, an environmental education center, etc. (My family is currently on the waiting list of several Alexandria community gardens all of which have extensive waitinglists and are obviously unable to meet Alexandria's demand.)

7 It makes sense financially. This may be an opportunity for the city to come-by open space without having to pay a high price for it. Please save taxpayer money!

7 We should avoid the negative environmental impact that comes from the sprawl of yet another development of hundreds of townhouses. Especially when the alternative is to locate new housing steps from the Metro station, where people will make fewer car trips. Let's put the new Eco-city plan into practice!

Comments:

7 I believe Alexandria should be a leader in smart growth. We have an amazing resource in the 3 Metro stations located in our City, and we should concentrate development there. That way, we will have less traffic congestion, and we can fully utilize our existing infrastructure.

7 It makes sense to achieve the City's open space goals without having to purchase land outright, especially given our fiscal outlook. This seems like an opportunity for free park space.

7 I am concerned with safety around the Braddock Road Metro. I have read about too many crimes against people just walking home from work. The livelier the area, the more eyes

will be on the street, and the safer it will be.

I understand

there are many issues that would need to be addressed with a land swap, such as site design, effect on traffic, the impact on George Washington Middle School, and the developer's concerns.

A City study can address

these issues and determine if this is a viable option, but only if a study of the Land Bay L/Braddock fields is included in the Department of Planning and Zoning's FY2010 work program. I urge you to consider the needs of all Alexandria residents and support the inclusion of such a study in the Department's work plan. Otherwise, a true opportunity will have been missed.

Sincerely,

Jeanne Hargett

37
6-9-09



Sharon Widmayer
<sharon@mwahahaha.com>

05/25/2009 10:01 PM

Please respond to
Sharon Widmayer
<sharon@mwahahaha.com>

To william.euille@alexandriava.gov,
timothy.lovain@alexandriava.gov, councilmangaines@aol.com,
council@krupicka.com, delpepper@aol.com,

cc

bcc

Subject COA Contact Us: Potomac Yark

Time: [Mon May 25, 2009 22:01:36] **IP Address:** [66.92.169.210]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Sharon
Last Name: Widmayer
Street Address: 214 B E. Windsor Ave
City: Alexandria
State: VA
Zip: 22301
Phone: 703-683-4083
Email Address: sharon@mwahahaha.com
Subject: Potomac Yark

I am writing to urge you to authorize the Department of Planning and Zoning to conduct a comprehensive plan for development of Potomac Yard Land Bay L and the Braddock fields adjacent to the Braddock Metro Station.

A

comprehensive plan might lead to a greater concentration of development closer to the Metro a so-called land swap. This concept was proposed by citizen participants during the City-sponsored Potomac Yard community workshop on January 31, and it seems quite sensible. It could potentially save taxpayer money, reduce traffic, increase mass transit use, and expand open space for all city residents. I am not sure if I support a land swap or not, but believe we need to study the issue. We need to preserve as much open space as possible and also we need to think carefully about development and providing transit to new development.

I have many

questions about the development of Potomac Yard and the land swap. How

Comments:

does this increase or decrease the amount of open space in the city? How many units might be built on the Braddock fields if there is a land swap? Will there be additional retail built near Braddock Rd. metro as well. What about the proposed new metro stop in Potomac Yards and where will it be in relation to Land Bay L? What is the status of that station? What will the impact be on the middle school in the area?

A City study can address these issues and determine if this is a viable option, but only if a study of the Land Bay L/Braddock fields is included in the Department of Planning and Zoning's FY2010 work program. I urge you to consider the needs of all Alexandria residents and support the inclusion of such a study in the Department's work plan. Otherwise, a true opportunity will have been missed.

Sincerely,
Sharon Widmayer

37
6-9-09



Erica Jones
<ERICAJONES@COMCAST.NET>

05/25/2009 11:30 PM

Please respond to
Erica Jones
<ERICAJONES@COMCAST.NET>

To: william.euille@alexandriava.gov,
timothy.lovain@alexandriava.gov, councilmangaines@aol.com,
council@krupicka.com, delpepper@aol.com,
cc
bcc
Subject: COA Contact Us: LAND USE/LANDBAY L



Time: [Mon May 25, 2009 23:30:40] **IP Address:** [68.83.220.140]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Erica
Last Name: Jones
Street Address: 55 W DEL RAY AVENUE
City: ALEXANDRIA
State: VA
Zip: 22301
Phone:
Email Address: ERICAJONES@COMCAST.NET
Subject: LAND USE/LANDBAY L

Dear City Council Member,
I am writing to urge you to authorize the Department of Planning and Zoning to conduct a comprehensive plan for development of Potomac Yard Land Bay L and the Braddock fields adjacent to the Braddock Metro Station. A comprehensive plan might lead to a greater concentration of development closer to the Metro a so-called "land swap." This concept was proposed by citizen participants during the City-sponsored Potomac Yard community workshop on January 31, and it seems quite sensible. It could potentially save taxpayer money, reduce traffic, increase mass transit use, and expand open space for all city residents. I support the study of a possible land swap for the following reasons:

7 Alexandria is in great need of more open space.

Landbay L could provide at least 12 acres of open space (a net gain of 8

acres), making significant strides towards the remaining 36 acres of the

City's 100-acre goal. As our community expands, we really need this extra

space for soccer fields, football fields, a community garden, an

environmental education center, etc.

7 It makes sense financially.

This may be an opportunity for the city to come-by open space without

having to pay a high price for it. Please save taxpayer money!

7

We should avoid the negative environmental impact that comes from the

sprawl of yet another development of hundreds of townhouses. Especially

when the alternative is to locate new housing steps from the Metro

station, where people will make fewer car trips. Let's put the new Eco-city

Comments:

plan into practice!

7 I believe Alexandria should be a leader in

smart growth. We have an amazing resource in the 3 Metro stations located

in our City, and we should concentrate development there. That way, we will

have less traffic congestion, and we can fully utilize our existing

infrastructure.

7 It makes sense to achieve the City's open space

goals without having to purchase land outright, especially given our

fiscal outlook. This seems like an opportunity for free park space.

7

I am concerned with safety around the Braddock Road Metro. I have read about too many crimes

against people just walking home from work. The livelier the area, the more eyes will be on the street, and the safer it will be.

I understand there are many issues that would need to be addressed with a land swap, such as site design, effect on traffic, the impact on George Washington Middle School, and the developer's concerns.

A City study can address these issues and determine if this is a viable option, but only if a study of the Land Bay L/Braddock fields is included in the Department of Planning and Zoning's FY2010 work program. I

urge you to consider the needs of all Alexandria residents and support the inclusion of such a study in the Department's work plan. Otherwise, a true opportunity will have been missed.

Sincerely,

ERICA JONES

37
6-9-09



Erica Jones
<ERICAJONES@COMCAST.NET>

05/25/2009 11:29 PM

Please respond to
Erica Jones
<ERICAJONES@COMCAST.NET>

To: william.euille@alexandriava.gov,
timothy.lovain@alexandriava.gov, councilmangaines@aol.com,
council@krupicka.com, delpepper@aol.com,
cc
bcc
Subject: COA Contact Us: LAND USE/LANDBAY L



Time: [Mon May 25, 2009 23:29:04] IP Address: [68.83.220.140]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Erica
Last Name: Jones
Street Address: 55 W DEL RAY AVENUE
City: ALEXANDRIA
State: VA
Zip: 22301
Phone:
Email Address: ERICAJONES@COMCAST.NET
Subject: LAND USE/LANDBAY L
Comments:



Robin Travers
<rtravers@mac.com>

05/25/2009 10:16 PM

Please respond to
Robin Travers
<rtravers@mac.com>

To william.euille@alexandriava.gov,
timothy.lovain@alexandriava.gov, councilmangaines@aol.com,
council@krupicka.com, delpepper@aol.com,

cc

bcc

Subject COA Contact Us: Potomac Yard Land Bay L

37
6-9-09

Time: [Mon May 25, 2009 22:16:38] IP Address: [72.83.191.142]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Robin
Last Name: Travers
Street Address: 432 East Luray Avenue
City: Alexandria
State: VA
Zip: 22301
Phone: 703-200-5470
Email Address: rtravers@mac.com
Subject: Potomac Yard Land Bay L

Dear City Council Member,

I am writing to urge you to authorize the

Department of Planning and Zoning to conduct a comprehensive plan for

development of Potomac Yard Land Bay L and the Braddock fields adjacent
to the Braddock Metro Station.

A comprehensive plan might lead to a

greater concentration of development closer to the Metro a so-called land
swap.

This concept was proposed by citizen participants during the

City-sponsored Potomac Yard community workshop on
January 31, and it

seems quite sensible. It could potentially save taxpayer money, reduce

traffic, increase mass transit
use, and expand open space for all city

residents.

I support the study of a possible land swap for the following

reasons:

7 Alexandria is in great need of more open space. Landbay

L could provide at least 12 acres of open space (a net gain of 8 acres),

making significant strides towards the remaining 36 acres of the City's

100-acre goal. As our community expands, we really need this extra space

for soccer fields, football fields, a community garden, an environmental

education center, etc.

7 It makes sense financially. This may be

an opportunity for the city to come-by open space without having to pay a

high price for it. Please save taxpayer money!

7 We should avoid

the negative environmental impact that comes from the sprawl of yet another

development of hundreds of townhouses. Especially when the alternative is

to locate new housing steps from the Metro station, where people will

Comments: make fewer car trips. Let's put the new Eco-city plan into practice!

7

I believe Alexandria should be a leader in smart growth. We have an

amazing resource in the 3 Metro stations located in our City, and we

should concentrate development there. That way, we will have less traffic

congestion, and we can fully utilize our existing infrastructure.

7

It makes sense to achieve the City's open space goals without having to

purchase land outright, especially given our fiscal outlook. This seems

like an opportunity for free park space.

7 I am concerned with

safety around the Braddock Road Metro. I have read about too many crimes

against people just walking home from work. The livelier the area, the

more eyes will be on the street, and the safer it will be.

I understand

there are many issues that would need to be addressed with a land swap,

such as site design, effect on traffic,
the impact on George Washington

Middle School, and the developer's concerns.

A City study can address

these issues and determine if this is a viable option, but only if a study

of the Land Bay
L/Braddock fields is included in the Department of

Planning and Zoning's FY2010 work program. I urge you to consider the

needs of all Alexandria residents and support the inclusion of such a

study in the Department's work plan. Otherwise, a true
opportunity will

have been missed.

Sincerely,

Robin Travers
432 East Luray Avenue



Elizabeth Paret
<eparet@mac.com>

05/25/2009 10:07 PM

Please respond to
Elizabeth Paret
<eparet@mac.com>

To william.euille@alexandriava.gov,
timothy.lovain@alexandriava.gov, councilmangaines@aol.com,
council@krupicka.com, delpepper@aol.com,

cc

bcc

Subject COA Contact Us: Potomac Yard Land Bay L

37
6-9-09



Time: [Mon May 25, 2009 22:07:36] IP Address: [72.83.191.142]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Elizabeth
Last Name: Paret
Street Address: 432 East Luray Avenue
City: Alexandria
State: VA
Zip: 22301
Phone: 703-299-0809
Email Address: eparet@mac.com
Subject: Potomac Yard Land Bay L

Dear City Council Member,

I am writing to urge you to authorize the

Department of Planning and Zoning to conduct a comprehensive plan for

development of Potomac Yard Land Bay L and the Braddock fields adjacent
to the Braddock Metro Station.

A comprehensive plan might lead to a

greater concentration of development closer to the Metro a so-called land
swap.

This concept was proposed by citizen participants during the

City-sponsored Potomac Yard community workshop on
January 31, and it

seems quite sensible. It could potentially save taxpayer money, reduce

traffic, increase mass transit
use, and expand open space for all city

residents.

I support the study of a possible land swap for the following

reasons:

7 Alexandria is in great need of more open space. Landbay

L could provide at least 12 acres of open space (a net gain of 8 acres),

making significant strides towards the remaining 36 acres of the City's

100-acre goal. As our community expands, we really need this extra space

for soccer fields, football fields, a community garden, an environmental

education center, etc.

7 It makes sense financially. This may be

an opportunity for the city to come-by open space without having to pay a

high price for it. Please save taxpayer money!

7 We should avoid

the negative environmental impact that comes from the sprawl of yet another

development of hundreds of townhouses. Especially when the alternative is

to locate new housing steps from the Metro station, where people will

Comments: make fewer car trips. Let's put the new Eco-city plan into practice!

7

I believe Alexandria should be a leader in smart growth. We have an

amazing resource in the 3 Metro stations located in our City, and we

should concentrate development there. That way, we will have less traffic

congestion, and we can fully utilize our existing infrastructure.

7

It makes sense to achieve the City's open space goals without having to

purchase land outright, especially given our fiscal outlook. This seems

like an opportunity for free park space.

7 I am concerned with

safety around the Braddock Road Metro. I have read about too many crimes

against people just walking home from work. The livelier the area, the

more eyes will be on the street, and the safer it will be.

I understand

there are many issues that would need to be addressed with a land swap,

such as site design, effect on traffic,
the impact on George Washington

Middle School, and the developer's concerns.

A City study can address

these issues and determine if this is a viable option, but only if a study

of the Land Bay
L/Braddock fields is included in the Department of

Planning and Zoning's FY2010 work program. I urge you to consider the

needs of all Alexandria residents and support the inclusion of such a

study in the Department's work plan. Otherwise, a true
opportunity will

have been missed.

Sincerely,

Elizabeth Paret
432 East Luray

Avenue
Alexandria, VA 22301

37
6-9-09



Brett Gibson
<bgib1234@aol.com>

05/26/2009 10:34 AM

Please respond to
Brett Gibson
<bgib1234@aol.com>

To william.euille@alexandriava.gov,
timothy.lovain@alexandriava.gov, councilmangaines@aol.com,
council@krupicka.com, delpepper@aol.com,

cc

bcc

Subject COA Contact Us: Potomac Yard Landbay L Development



Time: [Tue May 26, 2009 10:34:05] IP Address: [12.4.17.250]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Brett
Last Name: Gibson
Street Address: 562 E. Nelson Avenue
City: Alexandria
State: VA
Zip: 22301
Phone: 571-235-8753
Email Address: bgib1234@aol.com

Subject: Potomac Yard Landbay L Development
Dear Mayor and City Council Members,

We write urging you to authorize
the Department of Planning and Zoning to conduct a comprehensive plan for
development of Potomac Yard Landbay L and the Braddock fields adjacent to
the Braddock Metro Station.

Five years ago we moved to the Del Ray
neighborhood for the same reason many others have it is a vibrant community
with quiet side streets and older neighborhood charm. We were disturbed to
recently learn that Landbay L could soon be slated for high-density
townhome development. While we recognize Potomac Yard is being developed,
we would certainly hope the City Council would seek to utilize Landbay L as
open space or another low-density option.

As homeowners at 562 E.

Nelson Avenue, we will be the most directly impacted persons by this
development, as Land Bay L is less than 100 yards from our house. The last

thing Alexandria needs is more high-density housing and the hundreds of additional autos this will add to our roads. We have heard the counter-argument that additional high-density housing will lead to fewer commuters along Route 1, as more people will move within the beltway, and fewer will make the commute from outlying areas. Unfortunately, that argument rings hollow to us. Whether or not more high-density housing is built in Alexandria, developers will continue to build outside the beltway as well. The two are not mutually exclusive, as proponents of high-density building in our neighborhood would have us believe. This type of project will actually lead to a significant increase in the amount of commuters.

We are not arguing for no development in Alexandria, we realize it is already well under-way on the east side of Route 1 just northeast of where we live. Our concern is with Landbay L, as it directly impacts our lives. Shoving hundreds of new town homes into an awkward triangular space will destroy the fabric of South Del Ray. There is more than ample room in the hundred of other acres of Potomac Yard Development that make more sense and will not infringe upon already established, quieter neighborhood.

We support the efforts of other concerned neighbors that advocate for a comprehensive plan for the area that could lead to a greater concentration of development closer to the Metro, or keep it further north and east with the rest of the development.

Comments:

We support the study of a possible land swap for the following reasons:

7

Alexandria is in great need of more open space. Landbay L could provide at least 12 acres of open space (a net gain of 8 acres), making significant strides towards the remaining 36 acres of the City's 100-acre goal. As our community expands, we really need this extra space for soccer fields, football fields, a community garden, an environmental education center, etc.

7 It makes sense financially. This may be an opportunity for the city to come-by open space without having to pay a high price for it.

7 We should avoid the negative environmental impact that comes from the sprawl of yet another development of hundreds of townhouses.

7

Alexandria should be a leader in smart growth, not runaway concrete jungles.

7 It makes sense to achieve the City's open space goals without having to purchase land outright, especially given our fiscal outlook. This seems like an opportunity for free park space.

We

understand there are many issues that would need to be addressed with a land swap, such as site design, effect on traffic, the impact on George Washington Middle School, and the developer's concerns.

A City study can

address these issues and determine if this is a viable option, but only if a study of the Land Bay L/Braddock fields is included in the Department of Planning and Zoning's FY2010 work program. We strongly urge you to consider the needs of all Alexandria residents, especially those most impacted by this development, and support the inclusion of such a study in the Department's work plan.

Sincerely,

Brett and Lisa

Gibson

Attachment: 7ce71d81b207fdd077a59902a2568f42.doc



7ce71d81b207fdd077a59902a2568f42.doc

37
6-9-09



Nadine Boland
<nadine@thebolands.net>

05/26/2009 10:04 AM

Please respond to
Nadine Boland
<nadine@thebolands.net>

To: william.euille@alexandriava.gov,
timothy.lovain@alexandriava.gov, councilmangaines@aol.com,
council@krupicka.com, delpepper@aol.com,

cc

bcc

Subject: COA Contact Us: LandBay L Study



Time: [Tue May 26, 2009 10:04:39] IP Address: [70.17.66.203]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Nadine
Last Name: Boland
Street Address: 419 E Alexandria Ave
City: Alexandria
State: VA
Zip: 22301
Phone: 703-836-4199
Email Address: nadine@thebolands.net
Subject: LandBay L Study

Dear City Council Member,

I am writing to urge you to authorize the

Department of Planning and Zoning to conduct a comprehensive plan for development of Potomac Yard Land Bay L and the Braddock fields adjacent to the Braddock Metro Station.

A comprehensive plan might lead to a greater concentration of development closer to the Metro—a so-called “land swap.” This concept was proposed by citizen participants during the City-sponsored Potomac Yard community workshop on January 31, and it seems quite sensible. It could potentially save taxpayer money, reduce traffic, increase mass transit use, and expand open space for all city residents.

I support the study of a possible land swap for the following reasons:

7 Alexandria is in great need of more open space. Landbay

L could provide at least 12 acres of open space (a net gain of 8 acres), making significant strides towards the remaining 36 acres of the City's 100-acre goal. As our community expands, we really need this extra space for soccer fields, football fields, a community garden, an environmental education center, etc.

7 It makes sense financially. This may be an opportunity for the city to come-by open space without having to pay a high price for it. Please save taxpayer money!

7 We should avoid the negative environmental impact that comes from the sprawl of yet another development of hundreds of townhouses. Especially when the alternative is to locate new housing steps from the Metro station, where people will make fewer car trips. Let's put the new Eco-city plan into practice!

Comments:

7

I believe Alexandria should be a leader in smart growth. We have an amazing resource in the 3 Metro stations located in our City, and we should concentrate development there. That way, we will have less traffic congestion, and we can fully utilize our existing infrastructure.

7

It makes sense to achieve the City's open space goals without having to purchase land outright, especially given our fiscal outlook. This seems like an opportunity for free park space.

7 I am concerned with safety around the Braddock Road Metro. I have read about too many crimes against people just walking home from work. The livelier the area, the more eyes will be on the street, and the safer it will be.

I understand there are many issues that would need to be addressed with a land swap, such as site design, effect on traffic, the impact on George Washington Middle School, and the developer's concerns.

A City study can address these issues and determine if this is a viable option, but only if a study of the

Land Bay L/Braddock fields is included in the Department of Planning and Zoning's FY2010 work program. I urge you to consider the needs of all Alexandria residents and support the inclusion of such a study in the Department's work plan. Otherwise, a true opportunity will have been missed.

Sincerely,
NadineDrury Boland
419 E. Alexandria Ave



Steve Weiss
<stevenweiss@hotmail.com>

05/26/2009 09:42 AM

Please respond to
Steve Weiss
<stevenweiss@hotmail.com>

To: william.cuille@alexandriava.gov,
timothy.lovain@alexandriava.gov, councilmangaines@aol.com,
council@krupicka.com, delpepper@aol.com,

cc

bcc

Subject: COA Contact Us: Development of Potomac Yard Land Bay L

37

6-9-09

Time: [Tue May 26, 2009 09:42:56] **IP Address:** [140.185.55.76]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Steve
Last Name: Weiss
Street Address: 425 E. Luray Ave
City: Alexandria
State: Virginia
Zip: 22301
Phone: 571-257-5977
Email Address: stevenweiss@hotmail.com

Subject: Development of Potomac Yard Land Bay L

I am writing to urge you to authorize the Department of Planning and Zoning to conduct a comprehensive plan for development of Potomac Yard Land Bay L and the Braddock fields adjacent to the Braddock Metro Station.

A

comprehensive plan might lead to a greater concentration of development closer to the Metro a so-called land swap. This concept was proposed by citizen participants during the City-sponsored Potomac Yard community workshop on January 31, and it seems quite sensible. It could potentially save taxpayer money, reduce traffic, increase mass transit use, and expand open space for all city residents.

I support the study of a possible land swap for the following reasons:

7 Alexandria is in great need of more open space. Landbay L could provide at least 12 acres of open space (a net gain of 8 acres), making significant strides towards the remaining

36 acres of the City's 100-acre goal. As our community expands, we really need this extra space for soccer fields, football fields, a community garden, an environmental education center, etc.

7 It makes sense

financially. This may be an opportunity for the city to come-by open space without having to pay a high price for it. Please save taxpayer money!

7

We should avoid the negative environmental impact that comes from the sprawl of yet another development of hundreds of townhouses. Especially when the alternative is to locate new housing steps from the Metro station, where people will make fewer car trips. Let's put the new Eco-city plan into practice!

Comments:

7 I believe Alexandria should be a leader in smart growth. We have an amazing resource in the 3 Metro stations located in our City, and we should concentrate development there. That way, we will have less traffic congestion, and we can fully utilize our existing infrastructure.

7 It makes sense to achieve the City's open space goals without having to purchase land outright, especially given our fiscal outlook. This seems like an opportunity for free park space.

7 I

am concerned with safety around the Braddock Road Metro. I have read about too many crimes against people just walking home from work. The livelier the area, the more eyes will be on the street, and the safer it will be.

I understand there are many issues that would need to be addressed with a land swap, such as site design, effect on traffic, the impact on George Washington Middle School, and the developer's concerns.

A City

study can address these issues and determine if this is a viable option, but only if a study of the Land Bay L/Braddock fields is included in the Department of Planning and Zoning's FY2010 work program. I urge you to

consider the needs of all Alexandria residents and support the inclusion of such a study in the Department's work plan. Otherwise, a true opportunity will have been missed.

Sincerely,

Steven Weiss

37
6-9-09



Seung Jung Lee
<seunglee98@gmail.com>

05/26/2009 09:42 AM

Please respond to
Seung Jung Lee
<seunglee98@gmail.com>

To william.euille@alexandriava.gov,
timothy.lovain@alexandriava.gov, councilmangaines@aol.com,
council@krupicka.com, delpepper@aol.com,
cc

bcc

Subject COA Contact Us: Development of Potomac Yard Land Bay L and
the Braddock fields

History: This message has been forwarded.



Time: [Tue May 26, 2009 09:42:53] IP Address: [132.200.32.34]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Seung Jung
Last Name: Lee
Street Address: 293 Cameron Station Blvd
City: Alexandria
State: VA
Zip: 22304
Phone: 703-461-3691

Email Address: seunglee98@gmail.com

Subject: Development of Potomac Yard Land Bay L and the Braddock fields

Dear City Council Member,
I am writing to urge you to authorize the

Department of Planning and Zoning to conduct a comprehensive plan for
development of Potomac Yard Land Bay L and the Braddock fields adjacent to
the Braddock Metro Station.
A comprehensive plan might lead to a greater
concentration of development closer to the Metro a so-called land swap.
This concept was proposed by citizen participants during the City-sponsored
Potomac Yard community workshop on January 31, and it seems quite sensible.
It could potentially save taxpayer money, reduce traffic, increase mass
transit use, and expand open space for all city residents.
I support the

study of a possible land swap for the following reasons:
7

Alexandria is in great need of more open space. Landbay L could provide at
least 12 acres of open space (a net gain of 8 acres), making significant

strides towards the remaining 36 acres of the City's 100-acre goal. As our community expands, we really need this extra space for soccer fields, football fields, a community garden, an environmental education center, etc.

It makes sense financially. This may be an opportunity for

the city to come-by open space without having to pay a high price for it.

Please save taxpayer money!

We should avoid the negative

environmental impact that comes from the sprawl of yet another development of hundreds of townhouses. Especially when the alternative is to locate new housing steps from the Metro station, where people will make fewer car

Comments:

trips. Let's put the new Eco-city plan into practice!

I believe

Alexandria should be a leader in smart growth. We have an amazing resource in the 3 Metro stations located in our City, and we should concentrate development there. That way, we will have less traffic congestion, and we can fully utilize our existing infrastructure.

It makes sense to

achieve the City's open space goals without having to purchase land

outright, especially given our fiscal outlook. This seems like an

opportunity for free park space.

I am concerned with safety around

the Braddock Road Metro. I have read about too many crimes against people

just walking home from work. The livelier the area, the more eyes will be

on the street, and the safer it will be.

I understand there are many

issues that would need to be addressed with a land swap, such as site

design, effect on traffic, the impact on George Washington Middle School,

and the developer's concerns.

A City study can address these issues and

determine if this is a viable option, but only if a study of the Land Bay

L/Braddock fields is included in the Department of Planning and Zoning's

FY2010 work program. I urge you to consider the needs of all Alexandria

residents and support the inclusion of such a study in the Department's

work plan. Otherwise, a true opportunity will have been

missed.
Sincerely,

Seung Jung Lee



Helaine Perlman
<tunces99@hotmail.com>

05/26/2009 11:37 AM

Please respond to
Helaine Perlman
<tunces99@hotmail.com>

To william.euille@alexandriava.gov,
timothy.lovain@alexandriava.gov, councilmangaines@aol.com,
council@krupicka.com, delpepper@aol.com,

cc

bcc

Subject COA Contact Us: Landbay L and Braddock Fields

37

6-9-09

Time: [Tue May 26, 2009 11:37:09] **IP Address:** [67.132.198.254]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Helaine
Last Name: Perlman
Street Address: 425 E Luray Ave
City: Alexandria
State: VA
Zip: 22301
Phone: 5712575977
Email Address: tunces99@hotmail.com
Subject: Landbay L and Braddock Fields

Dear City Council Member,

I am writing to urge you to authorize the

Department of Planning and Zoning to conduct a comprehensive plan for development of Potomac Yard Land Bay L and the Braddock fields adjacent to the Braddock Metro Station.

A comprehensive plan might lead to a greater concentration of development closer to the Metro—a so-called “land swap.” This concept was proposed by citizen participants during the City-sponsored Potomac Yard community workshop on January 31, and it seems quite sensible. It could potentially save taxpayer money, reduce traffic, increase mass transit use, and expand open space for all city residents.

I support the study of a possible land swap for the following reasons:

7 Alexandria is in great need of more open space. Landbay L could provide at least 12 acres of open space (a net gain of 8 acres),

making significant strides towards the remaining 36 acres of the City's 100-acre goal. As our community expands, we really need this extra space for soccer fields, football fields, a community garden, an environmental education center, etc.

It makes sense financially. This may be an opportunity for the city to come-by open space without having to pay a high price for it. Please save taxpayer money!

We should avoid the negative environmental impact that comes from the sprawl of yet another development of hundreds of townhouses. Especially when the alternative is to locate new housing steps from the Metro station, where people will make fewer car trips. Let's put the new Eco-city plan into practice!

Comments:

7

I believe Alexandria should be a leader in smart growth. We have an amazing resource in the 3 Metro stations located in our City, and we should concentrate development there. That way, we will have less traffic congestion, and we can fully utilize our existing infrastructure.

7

It makes sense to achieve the City's open space goals without having to purchase land outright, especially given our fiscal outlook. This seems like an opportunity for free park space.

I am concerned with safety around the Braddock Road Metro. I have read about too many crimes against people just walking home from work. The livelier the area, the more eyes will be on the street, and the safer it will be.

I understand there are many issues that would need to be addressed with a land swap, such as site design, effect on traffic, the impact on George Washington Middle School, and the developer's concerns.

A City study can address these issues and determine if this is a viable option, but only if a study of the

Land Bay L/Braddock fields is included in the Department of Planning and Zoning's FY2010 work program. I urge you to consider the needs of all Alexandria residents and support the inclusion of such a study in the Department's work plan. Otherwise, a true opportunity will have been missed.

Sincerely,
Helaine Perlman

37
6-9-09



Jane Carlson
<jh.carlson@comcast.net>

05/26/2009 02:03 PM

Please respond to
Jane Carlson
<jh.carlson@comcast.net>

To william.euille@alexandriava.gov,
timothy.lovain@alexandriava.gov, councilmangaines@aol.com,
council@krupicka.com, delpepper@aol.com,

cc

bcc

Subject COA Contact Us:



Time: [Tue May 26, 2009 14:03:55] IP Address: [98.218.144.52]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Jane
Last Name: Carlson
Street Address: 101 West Rosemont Avenue
Alexandria, Virginia 22301
City: Alexandria
State: VA
Zip: 22301
Phone: 703 548-2925
Email Address: jh.carlson@comcast.net
Subject:

Dear City Council Member,

I am writing to urge you to authorize the

Department of Planning and Zoning to conduct a comprehensive plan for

development of Potomac Yard Land Bay L and the Braddock fields adjacent
to the Braddock Metro Station.

A comprehensive plan might lead to a

greater concentration of development closer to the Metro a so-called land
swap.

This concept was proposed by citizen participants during the

City-sponsored Potomac Yard community workshop on
January 31, and it

seems quite sensible. It could potentially save taxpayer money, reduce

traffic, increase mass transit
use, and expand open space for all city

residents.

I support the study of a possible land swap for the

following reasons:

7 Alexandria is in great need of more open space. Landbay L could provide at least 12 acres of open space (a net gain of 8 acres), making significant strides towards the remaining 36 acres of the City's 100-acre goal. As our community expands, we really need this extra space for soccer fields, football fields, a community garden, an environmental education center, etc.
7 It makes sense financially.

This may be an opportunity for the city to come-by open space without having to pay a high price for it. Please save taxpayer money!
7

We should avoid the negative environmental impact that comes from the sprawl of yet another development of hundreds of townhouses. Especially

Comments: when the alternative is to locate new housing steps from the Metro station, where people will make fewer car trips. Let's put the new Eco-city plan into practice!
7 I believe Alexandria should be a leader in smart growth. We have an amazing resource in the 3 Metro stations located in our City, and we should concentrate development there. That way, we will have less traffic congestion, and we can fully utilize our existing infrastructure.
7 It makes sense to achieve the City's open space goals without having to purchase land outright, especially given our fiscal outlook. This seems like an opportunity for free park space.
7

I am concerned with safety around the Braddock Road Metro. I have read about too many crimes against people just walking home from work. The livelier the area, the more eyes will be on the street, and the safer it will be.

I understand there are many issues that would need to be addressed with a land swap, such as site design, effect on traffic, the impact on George Washington Middle School, and the developer's concerns.

A City study can address these issues and determine if this is a viable option, but only if a study of the Land Bay L/Braddock fields is included in the Department of Planning and Zoning's FY2010 work program. I urge you to consider the needs of all Alexandria residents and support the inclusion of such a study in the Department's work plan. Otherwise, a true opportunity will have been missed.

Sincerely,
Jane Carlson

37
6-9-09



Christopher Johnson
<CricJohnson@yahoo.com>

05/27/2009 04:01 PM

Please respond to
Christopher Johnson
<CricJohnson@yahoo.com>

To william.euille@alexandriava.gov,
timothy.lovain@alexandriava.gov, councilmangaines@aol.com,
council@krupicka.com, delpepper@aol.com,

cc

bcc

Subject COA Contact Us: Potomac Yard Land Bay L/Braddock Fields



Time: [Wed May 27, 2009 16:01:30] **IP Address:** [98.141.91.229]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Christopher
Last Name: Johnson
Street Address: 1420 W. Abingdon Dr. #241
City: Alexandria
State: VA
Zip: 22314
Phone: 703-299-1525
Email Address: CricJohnson@yahoo.com

Subject: Potomac Yard Land Bay L/Braddock Fields
Dear City Council Member,

I am writing to encourage you to authorize a study of the Potomac Yard Land Bay L/Braddock fields, and include it in the Department of Planning and Zoning's FY2010 work program.

I am asking you to do this because I am in favor of developing the land at Braddock fields, instead of Potomac Yard Land Bay L. I believe that an objective look at the matter would show the benefits of this outcome.

It is a win-win for the city to develop Braddock Fields instead of Land Bay L - more property tax revenue per square foot due to being extremely close to the Metro; less traffic congestion due to Metro proximity; 8 acres of open space at no expense, to use towards the city's goal of 100 acres.

Comments:

Is the city really going to throw away 8 acres of open space? Do we really have the money to

do this? Are we really going to add to the already environmentally-unsound Potomac Yard big box store area?

Along with many other citizens, I encourage the city to have a transparent, objective, accountable look into this matter. If, in the end, the city and the majority of citizens favor developing Land Bay L, so be it. But as of now, it appears that most people with interest in the subject are opposed.

Sincerely,

Chris Johnson

37
6-9-09



Susan Cluff
<susiecluff@comcast.net>

05/29/2009 11:16 AM

Please respond to
Susan Cluff
<susiecluff@comcast.net>

To william.euille@alexandriava.gov,
timothy.lovain@alexandriava.gov, councilmangaines@aol.com,
council@krupicka.com, delpepper@aol.com,

cc

bcc

Subject COA Contact Us: 12 acres in Del Ray

Time: [Fri May 29, 2009 11:16:30] IP Address: [76.21.203.44]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Susan
Last Name: Cluff
Street Address: 4005 Moss Place
City: Alexandria
State: VA
Zip: 22304-1721
Phone: 7033704451
Email Address: susiecluff@comcast.net
Subject: 12 acres in Del Ray
Please study the desirability of acquiring this property.
Thank
Comments:
you,
Susie Cluff



Nelia Hauchman
<neliamdiaz@yahoo.com>

05/26/2009 11:46 AM

Please respond to
Nelia Hauchman
<neliamdiaz@yahoo.com>

To william.cuille@alexandriava.gov,
timothy.lovain@alexandriava.gov, councilmangaines@aol.com,
council@krupicka.com, delpepper@aol.com,

cc

bcc

Subject COA Contact Us: More Open Space in Alexandria

37
6-9-09



Time: [Tue May 26, 2009 11:46:51] **IP Address:** [68.33.189.158]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Nelia
Last Name: Hauchman
Street Address: 417 E. Alexandria Ave
City: Alexandria
State: VA
Zip: 22301
Phone: 513-403-5526
Email Address: neliamdiaz@yahoo.com
Subject: More Open Space in Alexandria

Dear City Council Member,

I am writing to urge you to authorize the

Department of Planning and Zoning to conduct a comprehensive plan for development of Potomac Yard Land Bay L and the Braddock fields adjacent to the Braddock Metro Station.

A comprehensive plan might lead to a greater concentration of development closer to the Metro a so-called land swap. This concept was proposed by citizen participants during the City-sponsored Potomac Yard community workshop on January 31, and it seems quite sensible. It could potentially save taxpayer money, reduce traffic, increase mass transit use, and expand open space for all city residents.

I support the study of a possible land swap for the following reasons:

7 Alexandria is in great need of more open space. Landbay

L could provide at least 12 acres of open space (a net gain of 8 acres), making significant strides towards the remaining 36 acres of the City's 100-acre goal. As our community expands, we really need this extra space for soccer fields, football fields, a community garden, an environmental education center, etc.

7 It makes sense financially. This may be an opportunity for the city to come-by open space without having to pay a high price for it. Please save taxpayer money!

7 We should avoid the negative environmental impact that comes from the sprawl of yet another development of hundreds of townhouses. Especially when the alternative is to locate new housing steps from the Metro station, where people will make

Comments: fewer car trips. Let's put the new Eco-city plan into practice!

7

I believe Alexandria should be a leader in smart growth. We have an amazing resource in the 3 Metro stations located in our City, and we should concentrate development there. That way, we will have less traffic congestion, and we can fully utilize our existing infrastructure.

7

It makes sense to achieve the City's open space goals without having to purchase land outright, especially given our fiscal outlook. This seems like an opportunity for free park space.

7 I am concerned with safety around the Braddock Road Metro. I have read about too many crimes against people just walking home from work. The livelier the area, the more eyes will be on the street, and the safer it will be.

I understand there are many issues that would need to be addressed with a land swap, such as site design, effect on traffic, the impact on George Washington Middle School, and the developer's concerns.

A City study can address these issues and determine if this is a viable option, but only if a study of the

Land Bay L/Braddock fields is included in the Department of Planning and Zoning's FY2010 work program. I urge you to consider the needs of all Alexandria residents and support the inclusion of such a study in the Department's work plan. Otherwise, a true opportunity will have been missed.

Sincerely,

Nelia Hauchman

37
6-9-09



Christine Elder
<elderc@mac.com>

06/09/2009 08:24 PM

Please respond to
Christine Elder
<elderc@mac.com>

To william.euille@alexandriava.gov,
timothy.lovain@alexandriava.gov, councilmangaines@aol.com,
council@krupicka.com, delpepper@aol.com,
cc
bcc
Subject COA Contact Us: GW Middle School land swap



Time: [Tue Jun 09, 2009 20:24:59] IP Address: [68.49.199.99]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Christine
Last Name: Elder
Street Address: 26 East Masonic View Ave
City: Alexandria
State: VA
Zip: 22301
Phone:
Email Address: elderc@mac.com
Subject: GW Middle School land swap
Please do not support the proposal for a land swap for development of the
Comments: fields at the Middle School. the absence of that kind
of density it the
main reason I moved to this area from Arlington.

37
6-9-09



Cyndie Trehitt
<ctrew@hotmail.com>

06/09/2009 04:45 PM

Please respond to
Cyndie Trehitt
<ctrew@hotmail.com>

To william.euille@alexandriava.gov,
timothy.lovain@alexandriava.gov, councilmangaines@aol.com,
council@krupicka.com, delpepper@aol.com,

cc

bcc

Subject COA Contact Us: Braddock Field/Park @ GWMS



Time: [Tue Jun 09, 2009 16:45:33] IP Address: [70.17.66.192]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Cyndie
Last Name: Trehitt
Street Address: 24 East Oak Street
City: Alexandria
State: VA
Zip: 22301-2208
Phone: 703-548-0576
Email Address: ctrew@hotmail.com
Subject: Braddock Field/Park @ GWMS

Dear Mayor Euille and City Council Members,

Please save some money for

the citizenry of Alexandria, and do not fund a study of a potential swap of

land at Braddock
Road and Mt. Vernon Avenue. This is at best a waste of

money and time, and at worst, a ruse to push something that some

developers and land maximizers want at the expense of Alexandrians in
general. We have no money to waste. Correct?

As residents of the George
Washington Middle School neighborhood, my family and I have long enjoyed

the green space at
the corner of Mt. Vernon Av. and Braddock Rd. My

children have played ball on those fields. They participated in physical

education classes on those fields. We also enjoy watching other groups

play rugby, football and soccer on those fields.
Various community groups

and family groups have used that space for festivals and reunions, which we enjoy vicariously.

The long, wild meadow which grows between the athletic

fields and the Metro/CSX train tracks contains an amazing amount of

wildflower and wild fauna, sometimes producing a noise which can rival the

rail traffic. (We could do without the poison ivy which now covers

several small trees and cloth fences.)

Every time I drive or walk by, I

appreciate (and sometimes worry about) the beautiful mature and maturing

Oak trees which line this corner. We lost many of the old trees when high

tension wires were relocated some years ago, but most of the replacement

trees have done very well and are finally producing some shade of their

own. This is one of the very few areas in Alexandria, in which these

mature shade trees can grow, with their crowns and roots mostly

unencumbered by sidewalks and houses or new construction which has been

built to the sidewalk line.

The Braddock Park open space, although it

is city property rather than school property, is part of the George

Washington Middle School plant. Time and again, studies have shown that

time spent in nature like this green space, is beneficial to the quality

of life and the academic success of students who have access to it. Many of

the children who live in the East end of Alexandria, like many of those

who live in the West end, do not have access to large yards and green belts

around their homes. (Notice the central school district on school

system maps and you may see why it is known by some as "the land of

big yards".) Kids with ADHD/ADD especially need more "green

Comments:

time". The park beside the school provides this very important

element for many Alexandria children, as well as the immediate neighbors of the school.

Visually, this space helps to frame the historic George

Washington High School, softening the view and providing welcome air

cooling for this cityscape. The park also provides a generous open

beginning of the Mount Vernon Avenue, Delray corridor. This area is also

the first thing that visitors see when they arrive at Alexandria's first

Metro stop, after passing through not very green, Potomac

Yards.

Brick, especially red brick, gets very tiresome, if there is not

enough green to soften the view, and cool the surrounding air. Recent

development in Alexandria, has left scant space for greenery, most

importantly the mature giants which have made American cities beautiful.

Weather extremes, pollution, and increasing population density are

stressing large trees everywhere. We need to protect all of the trees we

have and let them grow and protect us. Let them live for hundreds of

years. We are not their owners merely their temporary stewards.

The

loss of this open space would severely impact the quality of life in this

corner of Alexandria. By the way, as I understand it, these athletic

fields have also been used for emergency landing of med-evac helicopters on

numerous occasions.

Post industrial land, along a busy north/south

commuters highway, needs rehabilitating, and greening up. But this should

occur NOT INSTEAD OF, but rather IN ADDITION TO Braddock Park.

More open space in land bay L absolutely would not compensate for the loss of the park and open space at Braddock and Mt. Vernon.

Again,

please, do not even fund a study of this proposed project. The majority of

citizens are against this proposal.

Any action which moves in this

direction is a mistake which risks a more serious, undoable mistake. Don't

go there.

Thank you for reading my letter and hopefully for being

environmentally careful, considerate stewards of our precious resources.

Sincerely,

Cyndie Trehitt, MSW

34
6-9-09



Rosemont Citizens Petition
<marguerite@turcopolier.com>

06/09/2009 04:34 PM

Please respond to
Rosemont Citizens Petition
<marguerite@turcopolier.com>

To william.euille@alexandriava.gov,
timothy.lovain@alexandriava.gov, councilmangaines@aol.com,
council@krupicka.com, delpepper@aol.com,
cc
bcc
Subject COA Contact Us: Docket Item #37



Time: [Tue Jun 09, 2009 16:34:46] IP Address: [98.218.87.254]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Rosemont Citizens
Last Name: Petition
Street Address: c/o 14 West Rosemont Avenue
City: Alexandria
State: VA
Zip: 22301
Phone:
Email Address: marguerite@turcopolier.com

Subject: Docket Item #37
Dear Mr. Mayor and Memebbers of City Council,

We in Rosemont in a most
haphazard way though giving folks reading material for the pros and cons of
studying the Braddock Fields in conjunction with the Potomac Yard Plan
signed the attached petition. The names below represent folks who e-mailed
their desire to sign the petition. Thank you for your consideration.

Marguerite L Lang

I, THE UNDERSIGNED, REQUEST THAT CITY COUNCIL NOT

Comments: FUND A STUDY OF THE BRADDOCK

FIELDS
NAME(print) SIGNATURE ADDRESS
Kyle Lynch 23 West Oak

Street.
Cynthia E. Wilson, 303 Commonwealth AVE.
Paddy

Bowman 609 Johnston Place
Jacqueline Bridges 903 Commonwealth

Avenue
Julia Brantley Simon 30 West Myrtle Street

Attachment: 181c001bedef9fc97c8f1e0808b321cc.pdf



181c001bedef9fc97c8f1e0808b321cc.pdf

I, THE UNDERSIGNED, REQUEST THAT CITY COUNCIL
NOT FUND A STUDY OF the BRADDOCK FIELDS

NAME

SIGNATURE

ADDRESS

JOHN SPRINKLE  603 Johnston

Katy Cannady KATY CANNADY 20 E. OAK ST.

Jim Melton J. Melton 105 Harvard St

Peter G. Schenk Jr. 42 Mt Vernon Ave

Margaret Cameron 17 E. Rosemont Ave

Edward Francis 22 Mt Vernon Ave

Margaret St. ... 37 ... St

THOMAS M. HOLLAND Thomas M. Holland 206 Commonwealth Ave.

PATRICIA R. SULLIVAN Patricia Sullivan 16 W. Walnut St


I, THE UNDERSIGNED, REQUEST THAT CITY COUNCIL
NOT FUND A STUDY OF THE BRADDOCK FIELDS

NAME

SIGNATURE

ADDRESS

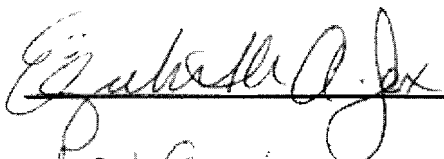
CHARLES WOODRUSO  1800 Walnut St

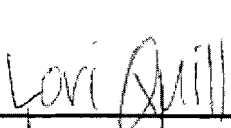
JEFF CUEK  14 ^{WEST} WALNUT ST

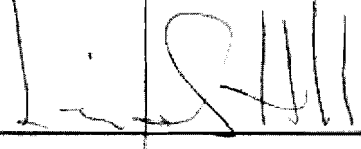
Jim Davis  13 W Walnut St

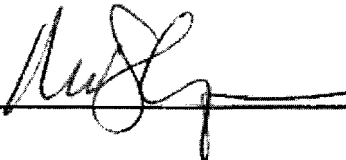
Robert Cox  11 West Walnut St.

PATTY TERPKOSA  12 WEST WALNUT ST.

Elizabeth Jex  Elizabeth Jex
8 West Walnut St

Lori Quill  Lori Quill 9 W. Walnut St.

Lorane S Hall  Lorane S Hall 6 West Walnut St.

Bob Carragher  17 W. Walnut St.

Margaret Carragher

 17 W. Walnut St.

I, THE UNDERSIGNED, REQUEST THAT CITY COUNCIL
NOT FUND A STUDY OF the BRADDOCK FIELDS

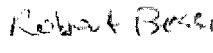
NAME


SIGNATURE


ADDRESS

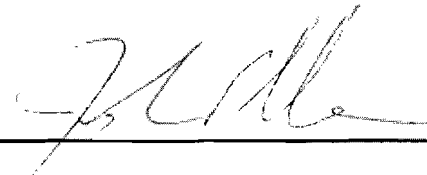
FRANCIS SULLIVAN  16 W Walnut St

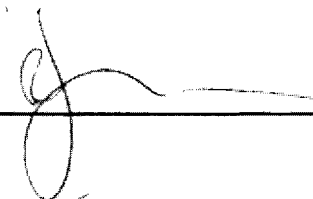
MONICA BUEK  18 W WALNUT ST

ROBERT BESSE  21 W. Walnut

MARY LOUGHRAN  21 W Walnut

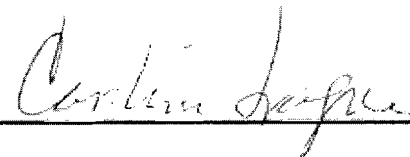
Priscilla Plisher  19 W Walnut

John Plisher  14 Walnut

RAY JOINER  10. WEST WALNUT ST.

Caroline Joiner  10 West Walnut St

Beth Tittle  17 W. Walnut St

Caroline Wegner  404 Russell Rd
Alex VA

I, THE UNDERSIGNED, REQUEST THAT CITY COUNCIL
NOT FUND A STUDY OF THE BRADDOCK FIELDS


NAME(print)

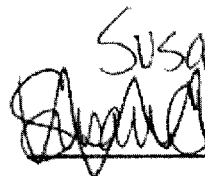
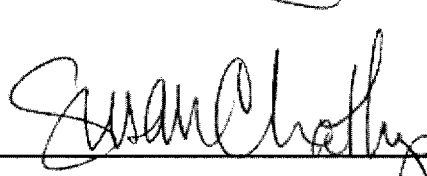
SIGNATURE

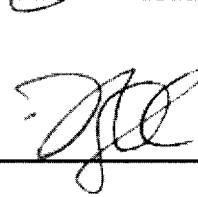
ADDRESS

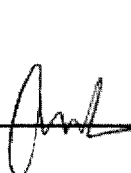
Laura Rhodes  28 E. Linden St

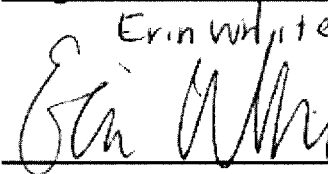
Jennifer Andost  104 W. Walnut St

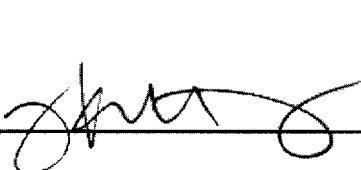
Doris Stanley  501 State's Lane
#821


Susan C.  Lathrop  12 E Maple St
Alex VA 22301

Nancy Schlegel  304 W Myrtle St
Alex 22301

Courtney Smith  629 Oakley Pl
Alex 22302

Erin White  Erin White 2 W. Uhler
Alexandria 22301

Jacquelyn Kitzredge  412 N. View Ter.
22301

Mary Beth Porter  101 W. Bellefonte Ave.

I, THE UNDERSIGNED, REQUEST THAT CITY COUNCIL
NOT FUND A STUDY OF THE BRADDOCK FIELDS

NAME(print)

SIGNATURE

ADDRESS

Vicky Leary



403 Russell Rd.
A

Margaret Janowsky

Margaret
T. Janowsky

106 W. Braddock Rd.

William Kelly

William A. Kelly

114 E Walnut St.

I, THE UNDERSIGNED, REQUEST THAT CITY COUNCIL NOT FUND A STUDY OF THE BRADDOCK FIELDS

NAME(print)

SIGNATURE

ADDRESS

GENE ROSSI Gene Rossi 16 W. ROSEMONT AVE

Diane Rossi Diane Rossi 16 W. Rosemont Ave

LIAM CLEAVER Liam Cleaver 24 W. Rosemont Ave.

MARYANN MCDERMOTT JONES Maryann McDermott Jones 17 W. Rosemont Ave.

NANCY H. NELSON Nancy H. Nelson 15 W. Rosemont Ave

T. Chase Nelson T. Chase Nelson " "

W.P. LANG W.P. Lang 14 W. Rosemont Ave, W. Va.
