

ja
1-21-12

Jackie Henderson

From: Jeroi3@aol.com
Sent: Tuesday, June 28, 2011 3:10 PM
To: Cicely Woodrow
Cc: City Council; Sharon Annear; Faroll Hamer; Karl Moritz; Nancy Williams; Rose Boyd; Linda Owens; Graciela Moreno
Subject: Re: FW: Waterfront Plan on City Web Site

Dear Ms. Woodrow,

Please convey my thank you to Mr. Moritz for his response. My comment to Ms. Sharon Annear, at the Senior Services of Alexandria Annual Meeting Luncheon a week ago today, June 21, had to do with the absence of any update on the June 14 meeting. That update did take place in the late afternoon of June 23.

The Waterfront web site is a valuable resource and one upon which I have relied. It was this gap that left me without resources other than the press.

I will continue to follow the progress on this issue hoping to find that a workable solution might envision the acquisition of the three properties by the city, with consideration of any creative means and philanthropic sources that might be engaged to aid in the preservation of uncluttered waterfront vistas and the character of our historic heritage which I consider the iconic essence that defines, and draws so many to, this city we all love.

Janet King

In a message dated 6/28/2011 2:22:18 P.M. Eastern Daylight Time, Cicely.Woodrow@alexandriava.gov writes:

Dear Ms. King:

Thank you for your comments and suggestions regarding the City's waterfront web site.

We greatly appreciate your interest in the Waterfront Small Area Plan and your effort to monitor its progress through the web site and other means. The web site is an important tool for conveying upcoming events and milestones with respect to the waterfront planning process, and the City is pleased to make it available for the public to readily access such information. We strive to keep the content up-to-date, relevant, and engaging and lately we have been redoubling our efforts in that regard. We appreciate hearing from citizens on ways to improve that effort.

In terms of recent events, you will currently find at the top of the web site a **June 2011 Update** that reflects: (a) the City Council's June 14th action when it postponed a public hearing on the Plan and began discussing a possible Stakeholder Working Group that would meet over the summer, (b) the City Council's June 25th meeting when it continued that discussion and (c) a reference to tonight's (Tuesday, June 28th) City Council meeting when the Council will consider a resolution to establish the Stakeholder Working Group. The purpose of the group is to review areas of Plan consensus and explore remaining issues and possible solutions to those issues.

Additionally, the website site includes sections relating to: (a) **Core Documents** which constitute the draft Waterfront Small Area Plan (including changes proposed by the Planning Commission at its May 5, 2011 meeting), (b) a **Waterfront Video** describing the planning effort and key components of the Plan, (c) a **Citizen Comment Board**; (d) **Frequently Asked Questions** as updated this month and (e) **Archival Information** for each event and meeting dating back to April 2009 when the process began.

Again, thank you for your comments and suggestions. There has been a great deal of activity recently relative the waterfront planning process, with more activity anticipated in summer 2011. Please know the City is committed to keeping the website up-to-date and relevant so the public can monitor and participate in events and milestones as the process proceeds.

Karl Moritz

Karl W. Moritz

Deputy Director for Long Range and Strategic Planning

City of Alexandria | Department of Planning and Zoning

301 King Street | Room 2100 | Alexandria, Virginia 22314

703-746-3804

From: Sharon Annear
Sent: Friday, June 24, 2011 3:42 PM
To: Rose Boyd
Cc: Jeroi3@aol.com
Subject: Waterfront Plan on City Web Site

Dear Rose,

At the Senior Services Annual Luncheon this week , I was approached by Janet King, Underhill Place, Jeroi3@aol.com She says, "the City needs to update it's web site regarding the Waterfront Small Area Plan." As a concerned citizen, who strives to be well informed, she has been trying to follow the discussion of

this issue via the newspapers, our web site information and watching Council on TV. She is finding the web site is not updated frequently enough. Many thanks for your assistance with this request.

Sharon Annear

Administrative Aide to

Councilwoman Alicia Hughes

Jackie Henderson

From: Cicely Woodrow
Sent: Tuesday, June 28, 2011 2:22 PM
To: 'Jeroi3@aol.com'
Cc: City Council; Sharon Annear; Faroll Hamer; Karl Moritz; Nancy Williams; Rose Boyd; Linda Owens; Graciela Moreno
Subject: FW: Waterfront Plan on City Web Site

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Karl Moritz

Karl W. Moritz
Deputy Director for Long Range and Strategic Planning
City of Alexandria | Department of Planning and Zoning
301 King Street | Room 2100 | Alexandria, Virginia 22314
703-746-3804

From: Sharon Annear
Sent: Friday, June 24, 2011 3:42 PM
To: Rose Boyd

Cc: Jeroi3@aol.com

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Sharon Annear
Administrative Aide to
Councilwoman Alicia Hughes

City Clerk



DEPARTMENT OF PLANNING AND ZONING

301 King Street
Room 2100
Alexandria, Virginia 22314

Phone 703-746-4666
Fax 703-838-6393

www.alexandriava.gov

July 12, 2011

Messrs. John and Matthew Whitestone
1110 Alden Road
Alexandria, VA 22308

Dear Messrs. Whitestone:

Thank you for your communications to the Mayor and City Council regarding the Waterfront Small Area Plan (the "Plan") and, more specifically, how the Plan addresses the Cummings/Turner redevelopment site. I have been asked to respond.

You may already be aware that the City Council has postponed deliberations on the Plan until sometime in the fall. On June 28, the Council decided to create a work group to address outstanding issues over the summer. The work group was appointed on July 11, and will begin its work later this month.

Your letter addressed three topic areas. First, you requested that the FAR associated with the private alley north of 203 The Strand be reflected in the development chart; this will be done.

Second, you also expressed concern about the language in the Design Goals and Guidelines that states that boutique hotels are "preferred" on the Robinson Terminal sites but "required" for the Cummings/Turner block. The Plan's goal in this regard is to promote a use that will be compatible with public spaces, such as the water or active parkland. The Cummings/Turner block is distinct in that it is closest to the commercial activity of King Street and there is active retail (including restaurants) on both the Strand and Union Street faces of the block. Residential development would create potential conflicts between residents and the commercial uses, not only with the levels of activity expected in the new Point Lumley Park but also with the existing commercial uses in the block (which are expected to remain). Residential development in the Cummings/Turner block would also set up a potential conflict for non-residential development at Robinson Terminal South, which would likely happen later. For these reasons, the Plan places greater emphasis on the hotel option in the Cummings/Turner block.

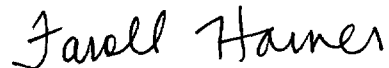
Third, is your concern about the Planning Commission's proposed definition of boutique hotels: up to 150 rooms and meeting space to accommodate up to 50 people. This recommendation reduces the size of hotels to a level which some community members believe is a better fit with the scale and character of Old Town. The meeting space limit will be revisited to recalibrate it to

Messrs. John and Matthew Whitestone
July 12, 2011
Page 2

that needed by a 150-room hotel. In terms of whether this change encourages one or two hotels on the Cummings/Turner property, the Plan on page 100 encourages the Cummings and the Turner properties to develop jointly. However, each property is of a size where the owners can develop separately and the Plan does not preclude that possibility. It is very useful to have your perspective – which highlights the fact that limiting hotel size does have its tradeoffs – included in the debate on the Waterfront Plan.

Thank you again for your communications. As the process moves forward, it is anticipated that there will be more discussion around these general topic areas so please continue to monitor the website at www.alexandriava.gov/Waterfront for events and updates over the months ahead.

Sincerely yours,



Faroll Hamer, Director
Department of Planning and Zoning

cc: The Honorable Mayor and Members of City Council
Bruce Johnson, Acting City Manager
Mark Jinks, Deputy City Manager
Rose Boyd, Special Assistant to the City Manager
Karl Moritz, Deputy Director
Nancy Williams, Principal Planner

To: Bruce Johnson
Mark Jinks

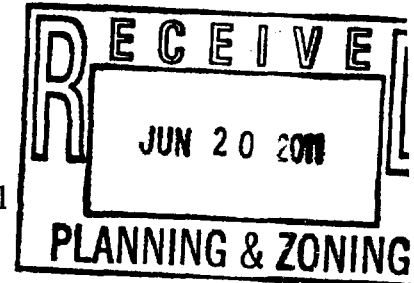
Farrell Hamer
Jim Banks

Whitestone June 1, 2011 Page 1 of 7

John and Matthew Whitestone
1110 Alden Road
Alexandria, VA 22308

June 1, 2011

The Honorable Mayor William D. Euille and Members of City Council
City of Alexandria
301 King Street
City Hall, Room 2300
Alexandria, VA 22314



RE: Waterfront Small Area Plan and Zoning Text Amendment: Master Plan
Amendment # 2011-0001, Text Amendment # 2011-0005

Dear Mayor Euille and Members of City Council:

This letter follows up our May 12, 2011 e-mail, which is appended, it being uncertain whether it was received. We are owners of 203, 205, and 211 The Strand, which is the Turner half of the Cummings/Turner block.

On page 9 of its memorandum dated May 6, 2011, city staff proposes incorporating the height and density chart at page 101 of the plan into the zoning. At our request staff corrected two errors in the original chart at plan page 101 (a multiplication error that resulted in the wrong FAR sq. ft. for 203, 205, and 211 The Strand, and the wrong land area for 220 South Union Street), but did not add the private alley north of 203 The Strand. Whether or not anything is ever built on that alley it could still, in consolidation, contribute FAR sq. ft. elsewhere in the block, and should be included in the chart.

On page 5 of its memorandum dated May 6, 2011, city staff proposes making hotel a "required" use in the Guidelines for the Cummings/Turner block, while leaving it a "preferred" use for the two Robinson Terminal redevelopment sites. The effect of this is to link increase in density to hotels for the Cummings/Turner block only, and not for the two Robinson Terminal sites. The reasons cited by staff for hotels — anti-privatization, revenue, etc. — apply equally to all three redevelopment sites. They do not just apply to the Cummings/Turner block. Hotels should be a "preferred" not a "required" use in the Guidelines for all three redevelopment sites. Not "required" only for the Cummings/Turner block as currently proposed by staff. Linkage, or lack thereof, should be uniform over the three redevelopment sites. If hotel use and increased density

remain unlinked on the two Robinson Terminal redevelopment sites, they should be de-linked on the Cummings/Turner block by changing the word "required" to "preferred" in the sentence staff recommends adding to page 99 of the plan as follows: "On this block, the required use facing the Strand above the first floor is boutique hotel." should be changed to "On this block, the preferred use facing the Strand above the first floor is boutique hotel." (In talking to members of staff, they seemed to say they might change their recommendation from "required" to "preferred" for hotel use in the Cummings/Turner block. But we will only know for sure days before you consider this matter again in regular session, so bring it up now given its magnitude.)

On page 5 of city staff's memorandum dated May 6, 2011, Planning Commission recommends limiting the number of rooms per hotel to 150 (plan page 85). Unlike the two Robinson Terminal redevelopment sites there are multiple owners in the Cummings/Turner block. Limiting the number of rooms per hotel to 150 has a different effect on the Cummings/Turner block than on the two Robinson Terminal redevelopment sites. On the two Robinson Terminal sites less hotel means more other uses, with no effect on the total density that can be built. This is not the case for the Cummings/Turner block. Because of the multiple ownership, and the size of the parcels involved, limiting the number of hotel rooms to 150 necessarily lowers the total density than can be built in a unified joint development of the block. In fact it lowers the density so much that the resulting density is only marginally greater than the density currently allowed, and not enough to in any way incentivize hotel use. So for a unified redevelopment of the Cummings/Turner block limiting the number of rooms per hotel to 150 lowers the total density that can be built to nearly the existing density. But for a separate, parcel by parcel, redevelopment of the block the increased density can still be accessed, at least for one property owner. That's why limiting the number of rooms per hotel to 150 in the Cummings/Turner block prevents a unified redevelopment of the block.

In a separate, parcel by parcel, redevelopment of the block whether one or both property owners can access the increased density will depend on two factors — whether hotels remain a "required" use in the Guidelines, and whether the city tries to use the Policy for Restaurant/Hotel/Commercial Uses to prevent two hotels in the block. The plan in its narrative parts and in the Guidelines anticipates two hotels in the Cummings/Turner block. This is often overlooked. The plan actually anticipates at least four hotels not three, one on each of the Robinson Terminal redevelopment sites and two in the Cummings/Turner block. The implementation section of the plan at page 127 and 128 anticipates one hotel in the Cummings/Turner block in years 0-3 and a second hotel in years 3-5, and the Guidelines make provision for a joint underground garage to

be shared by two separate hotels. ("The phasing concept assumes that in the first 3 years of the life of the plan, the Cummings property will redevelop as a hotel ... In years 3-5, the phasing concept assumes ... that the Turner property will redevelop as a hotel ..." Plan pages 127, 128.) The zoning already prevents a joint redevelopment of the block, and since a second hotel may not ultimately be allowed in the Cummings/Turner block, in effect dangles the lure of increased density on a first-come only-served basis to whichever property owner can redevelop separately first. This is poorly written zoning. Contrary to the self-stated aim of the zoning a unified redevelopment with one hotel is prevented in favor of two hotels, or one hotel with other parts of the block not being redeveloped, or one hotel and residential, which according to staff will privatize the proposed park east of The Strand. The zoning shouldn't prevent a unified redevelopment of the block in favor of multiple small fussy uncoordinated redevelopments at war with each other, or result in parts of the block remaining as they are indefinitely. In a block with multiple owners offering increased density on a potentially first-come only-served basis, while simultaneously preventing a unified redevelopment, is lousy zoning which will result in a lousy outcome for the city.

It should be noted that staff is not responsible. It was the Planning Commission that at the last second limited the number of rooms per hotel to 150, without prior consultation with staff, despite having repeatedly said that the professionals in city staff were there for a reason. Planning Commission's recommended limit has unintended and repugnant consequences in the Cummings/Turner block and should be changed for the Cummings/Turner block. The size of the block itself along with FAR and height restrictions should be used to limit hotel size.

The zoning can do one of three things. It can either offer less, the same, or more density for a joint redevelopment than for separate redevelopments. The zoning as currently proposed offers less density for a joint hotel redevelopment, thus forcing the property owners to redevelop separately, leaving the historic warehouses vulnerable. The zoning could be changed to allow a unified redevelopment of the block. Or it could be changed to actively encourage a unified redevelopment of the block. Relying on height and FAR alone to control hotel size (or adjusting the room limit up to 200) would make the same density available for a joint as for a separate redevelopment, allowing a unified redevelopment. Offering more density for a unified redevelopment would actively encourage a unified redevelopment. The zoning could do this by reserving the privilege of hotel with increased density for a unified redevelopment of the entire block only, including the historic warehouses; with or without hotel use at current density for separate redevelopment within the block. This also eliminates the first-come first-served toxicity.

It should also be noted that if preservation of the historic warehouses in the block is considered important, then everything should be done to actively encourage a single unified redevelopment of the block under a single scheme. In a piecemeal, parcel by parcel, redevelopment the first thing to suffer will be restoration of the historic warehouses. Increased density is not enough to support restoration of the historic warehouses, along with their reuse for civic or cultural purposes as required by the Guidelines. Increased density along with a unified redevelopment of the entire block is preferentially needed to adequately support restoration and civic or cultural reuse of the historic structures in the northern one-third of the block, including the historic warehouses at 204 and 206 South Union Street and the historic building at the corner of Prince Street and Union Street (10 Prince). In fact increased density by itself makes separate redevelopments which do not include the historic warehouses more attractive, leaving the historic warehouses vulnerable. At the increased density proposed by the plan, even without the 150 per hotel room limit which rules out a unified redevelopment, other than economy of scale, there is no advantage to a unified redevelopment of the entire block given height and open space (alley) requirements. This is because no more density than that proposed (FAR of 3) can be physically used in the southern two-thirds of the block. Whereas at lower densities, including the current density, a unified redevelopment, including the historic warehouses, with consolidation and shifting of unused density from the northern historic one-third of the block to the southern two-thirds of the block is needed to achieve the same (or the greatest possible) density and value. Increased density is critical to support the cost of restoration and civic or cultural reuse of the historic structures in the northern one-third of the block, but that very increased density makes separate redevelopments within the block, which do not include the historic warehouses, more attractive because consolidation is unnecessary, leaving the historic warehouses vulnerable. Another mechanism such as reserving the privilege of hotel with increased density for a unified redevelopment of the entire block only, has to be used in order to tether that increased density, which is critical to restoration of the historic warehouses, to actual restoration and civic or cultural reuse of the historic warehouses. A unified entire block redevelopment is critical to support restoration and civic or cultural reuse of the historic warehouses. Piecemeal redevelopment of the block may leave them unrestored indefinitely. And limiting the number of rooms per hotel to 150 will force there to be a piecemeal redevelopment.

The Guidelines link all property owners in the block to restoration of the historic warehouses, but in a vague, unclear, amorphous way. The Cummings own the historic warehouses and building at 10 Prince Street. If they want to redevelop elsewhere in the

block within the increased density of the Guidelines, they have to come up with some sort of plan for how those structures might be restored. But the right to redevelop of all the other property owners in the block is also restricted. For the other property owners, if they want to redevelop separately within the Guidelines, their redevelopment still has to be "coordinated" with restoration plans for the historic warehouses. Thus the right to redevelop of all property owners, not just the Cummings, is restricted by the word "coordinated". (Without, by the way, any of the legal protections of a Coordinated Development District.)("Redevelopment of any portion of the block should be coordinated with restoration and adaptive reuse plans for the historic warehouse buildings in the block." Page 100 of the plan.) Thus redevelopment in the block is restricted by the word "coordinated" but without in any way specifying what exactly coordinated means or how a separate redevelopment by Turner for example would be coordinated with restoration of the historic warehouses if there was still no plan for the restoration of the warehouses. What would it be coordinated with? All of this vagueness, ambiguity, and trying to have a Coordinated Development District without actually having one is in an effort to get the block redeveloped at one time under a single scheme, because that is what is best for the city. The zoning could be written to accomplish this goal cleanly and unambiguously, with the restriction on all property owners' redevelopment rights clear. The privilege of hotel with increased density could be reserved for a joint simultaneous single scenario redevelopment of the entire block, including the historic warehouses; with or without hotel use at current density for separate redevelopments within the block.

The zoning as proposed, by limiting the number of rooms per hotel to 150, not only doesn't favor a unified redevelopment of the entire block, it prevents a unified redevelopment of the entire block by offering less density for a simultaneous unified redevelopment of the entire block than for separate redevelopments within the block. Thus the zoning as proposed uses density to prevent a unified redevelopment of the block. Reserving the privilege of hotel with increased density for a unified redevelopment of the entire block, including the historic warehouses, would use density to actively encourage a single scheme redevelopment of the block, instead of using it to stop it.

By offering more density for a unified redevelopment, the zoning could be changed to favor a unified redevelopment of the entire block, including the historic warehouses. By offering the same density for a unified or separate redevelopment, the zoning could be changed to at least not prevent a unified redevelopment of the entire block. By offering less density for a unified redevelopment of the block the proposed zoning prevents a unified redevelopment of the block. Limiting the number of rooms per hotel to 150 in

the Cummings/Turner block prevents the property owners from getting together to do a simultaneous unified redevelopment of the entire block, including the historic warehouses, which is wrong, bad for the city, and needs to be changed.

In summary:

1. The private alley north of 203 The Strand should be added to the zoning's height and density chart at plan page 101.

2. Hotel should be a "preferred" not a "required" use in the Guidelines for the Cummings/Turner block at plan page 99, as it is for the two Robinson Terminal redevelopment sites.

3. The zoning as currently proposed, by limiting the number of rooms per hotel to 150 at plan page 85, offers more density for separate, parcel by parcel, redevelopments of the block than for a unified redevelopment of the entire block. To allow a unified redevelopment of the entire block including restoration of the historic warehouses, hotel use should be controlled in the Cummings/Turner block by height and FAR not by a numerical limit on the number of rooms per hotel. (Alternatively, if a numerical limit is thought absolutely necessary, it should be raised to 200 so the density available for a unified redevelopment of the entire block at least equals that of parcel by parcel redevelopments.) While not actively favoring a unified redevelopment of the entire block, including the historic warehouses, this option at least doesn't prevent it.

4. Or instead of 3. above. To actively encourage a unified redevelopment of the entire block, including restoration of the historic warehouses, consideration should be given to only allowing the privilege of hotel with increased density to a unified redevelopment of the entire block, including the historic warehouses. This option would use density to actively encourage and favor restoration and civic or cultural reuse of the historic warehouses fully supported by a unified redevelopment of the entire block under a single scheme.

Sincerely,



John and Matthew Whitestone

Appended May 12, 2011 e-mail:

Subject: Waterfront Small Area Plan: Cummings/Turner Redevelopment Site

RE: City Council Public Hearing, May 14, 2011, Docket Item #6, staff memorandum dated May 6, 2011, page 5

The Guidelines for the Cummings/Turner redevelopment site state that a joint development of the block is encouraged. But limiting the number of rooms per hotel to 150 actually encourages a separate development of the block. And encourages two hotels in the block rather than one. Within the constraints of the zoning, in a separate development two 100 room hotels could be built (with meeting space for 100 people allowed). Whereas in a joint development with a single hotel, if you adopt the 150 room limit for the Cummings/Turner block, only 150 rooms could be built (with meeting space for 50 people allowed). Separate development has a higher value, therefore restricting the number of rooms to 150 encourages separate development and a block with two 100 room hotels (and meeting space for 100 people allowed).

Staff proposes adding the following to the Guidelines for the Cummings/Turner block: "On this block, the required use facing the Strand above the first floor is boutique hotel." "Preferred" should be substituted for "required". In the Guidelines hotel use should be a preferred not a required use in the Cummings/Turner block, as it is in the two Robinson Terminal redevelopment sites. Even before limiting the number of rooms per hotel to 150 and requiring rather than preferring hotels in the Guidelines, the proposed zoning for the Cummings/Turner block was already so narrow, relentless, and micromanaged as to allow no room for the zoning to breathe. (Not to mention the swarm of errors and inconsistencies, for e.g., requiring two rather than one alley on 211 The Strand and 220 South Union in a joint redevelopment, "Wolfe Street" when "Duke Street" is meant, the schizophrenic use of the phrase "new buildings" which for instance has to include 206 South Union qua alleys and not include it qua below-grade parking.) Suddenly adding the word "required" to the Guidelines pushes the zoning off a cliff.

In the Cummings/Turner block adding language to the Guidelines requiring hotels further throttles and suffocates the already overdone zoning and will hamper rather than guide any redevelopment. And limiting the number of rooms per hotel to 150 will result in two hotels in the block rather than one (with meeting space for 100 people rather than 50 allowed), in order to maximize the value of any hotel redevelopment.

Jackie Henderson

From: Eric Wazorko <Ewazorko@yahoo.com>
Sent: Monday, July 25, 2011 1:53 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Alexandria Waterfront Plan
Attachments: ATT00001..txt

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

Time: [Mon Jul 25, 2011 13:52:36] Message ID: [31972]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Eric
Last Name: Wazorko
Street Address: 115 Harvard Street
City: Alexandria
State: VA
Zip: 22314
Phone: 571-216-8216
Email Address: Ewazorko@yahoo.com
Subject: Alexandria Waterfront Plan

Dear Mayor Euille and Alexandria City Council,

I have been a resident of

Alexandria for 17 years, and a homeowner in Old Town for the past 5 years.

I am writing to express my support for the Waterfront Plan. I'm the

spring Ms. Hamer and several members of her team presented the Waterfront

Plan to our Upper King Street Neighborhood Association. I was impressed

Comments: with the vision and completeness of their plan, and also their process of

community outreach.

I have witnessed critics liken the Waterfront Plan

to Coney Island, National Harbor and BRAC. Anyone who takes the time to

read the plan will have a hard time making these comparisons. I absolutely

agree that the waterfront needs more open space, waterfront access, and

'things to do'. Some people have raised concerns about boutique hotels. I

would invite those people to visit the Lorien, which is less than one block from my house. The Lorien is a tremendous asset to our neighborhood, where we frequently run into neighbors having dinner, drinks, or shopping at the Butcher Block. Parking was initially an issue when the Lorien first opened, but the city has responded by making resident permits required until 11pm in the neighborhood. We have no parking issues and the Lorien has been a great neighbor.

The new Virtue feed and grain is another fine example of how history can be retained, but with an eye toward the future. I look forward to seeing the Waterfront Plan implemented, and I think it will generate a great sense of community and pride in Alexandria.

Thank you,
Eric Wazorko

Jackie Henderson

From: jwmw jwmw <jwmw2000@gmail.com>
Sent: Monday, July 25, 2011 12:32 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront Plan
Attachments: ATT00001..txt

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

Time: [Mon Jul 25, 2011 00:31:55] Message ID: [31963]

Issue Type: Mayor, Vice Mayor, and Council Members

First Name: jwmw

Last Name: jwmw

Street Address:

City:

State:

Zip:

Phone:

Email Address: jwmw2000@gmail.com

Subject: Waterfront Plan

To City Council and the Work Group:
Is that two boutique hotels on

Cummings/Turner? Are they 150 rooms each? What's the point of having boutique hotels if you just stick two right next to each other? It's just the same 300 room hotel you were trying to get rid of. But even worse - with twice the delivery trucks every day. Having two hotels where there could be one makes everything worse. Maybe you should make boutique hotels

75 rooms. And put four of them on Cummings/Turner. Then we could have four

Comments:

times as many delivery trucks. I really wish you'd discuss that. Because I don't get it.

The other thing I wish you would discuss is something

Councilwoman Del Pepper brought up. It made a lot of sense to me. It was along the lines of - Why, if hotels are so important, are we giving Robinson Terminal increased density for everything else as well? At least Cummings/Turner can't get the new increased density if they build residential in place of the two hotels in the drawing. The residential

would have to be at the lower current densities. What most people are calling a by-right development, even though it requires a SUP. If the proposed zoning is adopted, Robinson Terminal can put up residential at the

new increased density all along the waterfront - all along the new park, new active marina, and new public pier between Point Lumley and Roberdeau -

and on Alexandria Marine. (With a SUP, no rezoning/variance required, since

hotel is just preferred.) Is hotel more important? Is increased density more important? Are they equally important? Right now hotel is more important on Cummings/Turner. And increased density is more important than

hotel on Robinson Terminal.

City staff presented four alternative

redevelopment scenarios at the June 11th worksession. The drawings are accompanied by descriptive text. The descriptive text for the Planning Commission Recommendation alternative for the Robinson Terminal sites says

things like 150 room hotel and 180 housing units. Very specific.

Cummings/Turner just says hotel on 1 or 2 parcels. What does that mean? And

why so vague? I see two new buildings on Cummings/Turner. Are they both

hotels? How many rooms in each hotel? Is one a hotel and one something else? What's the something else, and what's its FAR? Why is more than one

redevelopment scenario described for Cummings/Turner - hotel on 1 or 2 parcels. But not for Robinson Terminal for the Planning Commission

Recommendation. Is 150 room hotel and 180 housing units the only thing that

can be built on Robinson Terminal South? If not, then which possible redevelopment scenario is shown? The scenario most encouraged by the zoning? The scenario most economically likely? Why isn't just one

redevelopment scenario described for Cummings/Turner? I thought the

Guidelines for Cummings/Turner encouraged a joint redevelopment of the two

parcels? So why doesn't the Planning Commission Recommendation drawing show

a single building - one single 150 room hotel - covering both parcels? Why

does it show two buildings, if the zoning doesn't encourage that? Or does the zoning encourage two buildings? And if so does it encourage two hotels?

Or one hotel and something else?

Any help would be greatly appreciated.

It's hard to know what to do next if it's not clear what the plan proposes, or what the drawings are of. I see the impact of 300 hotel rooms on Cummings/Turner made even worse by being split into two hotels. Is the Planning Commission's recommendation for twice the delivery trucks? I see

four 150 room hotels on the waterfront = 600 rooms. Is that what the

Planning Commission recommended? And if I'm not seeing four hotels, then

what's the second building on Cummings/Turner? Is it residential? If so is it at increased density (FAR 3) like the hotel? Or is that building at the old density (FAR 2), so that only one parcel doesn't benefit from the new zoning?

Jackie Henderson

From: William Euille
Sent: Monday, July 18, 2011 11:12 AM
To: City Council; Faroll Hamer; Mark Jinks; Elizabeth Jones; Joanne Pyle; Judy Stack; Kristin Kilgore; Nancy Lavalley; Nanella@aol.com; Sharon Annear
Subject: FW: COA Contact Us: alexandria waterfront plans
Attachments: ATT00001..txt

FYI – from the Mayor.

From: Scott Rockhold [mailto:srockhold@wyoming.com]
Sent: Wednesday, July 13, 2011 11:00 AM
To: William Euille
Subject: COA Contact Us: alexandria waterfront plans

COA Contact Us: Mayor William D. Euille

Time: [Wed Jul 13, 2011 10:59:53] Message ID: [31766]

Issue Type: William D. Euille
First Name: Scott
Last Name: Rockhold
Street Address: 7578 Highway 789
City: Lander
State: WY
Zip: 82520
Phone: 307332-9587

Email Address: srockhold@wyoming.com

Subject: alexandria waterfront plans

I just wanted to take the time to write and tell you how much I love your

town. I fly into baltimore every 28 days for medical treatments in

springfield area. I stay in Alexandria because I love the atmosphere of

the town. I call it my home town away from home. I think it would be a

Comments: huge disappointment to come to a hyped up commercialized town, like you

see so often. The history, the ambiance, the amazing food and the people

are what bring me there, I can go to the Baltimore harbor, the national

harbor or just about any other place if I care to spend my money in an

overly commercialized area.

I would urge you to please take into

consideration that because your town is unique, THAT is why people visit!

Please scrap the plan to change the harbor!

Thank you for your

time.

Scott Rockhold
Lander, Wyoming

Jackie Henderson

From: Arthur Bondshu <abondshu@earthlink.net>
Sent: Wednesday, July 20, 2011 10:17 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront Development Project
Attachments: ATT00001..txt

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

Time: [Wed Jul 20, 2011 10:16:50] Message ID: [31897]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Arthur
Last Name: Bondshu
Street Address: 412 N lee Street
City: Alexandria
State: VA
Zip: 22314
Phone: 703-683-4861
Email Address: abondshu@earthlink.net
Subject: Waterfront Development Project

I know this is a hot issue and no doubt you have heard a great deal from a large number of Alexandrians. Let me add my own view on what I understand the plan to contain. I am utterly opposed to the construction of a hotel on or near Founders' Park. The reasons are obvious: traffic congestion, people density, parking, and the destruction of what is one of the few green areas left in Old Town. I realize that something should be done

Comments: about the vacant buildings south of King Street. And I realize it will cost money. Instead of new money, I encourage you to cut programs IF you want to fund new ones. Several I would like to see eliminated or reduced:

Dash Bus service--a money loser; a freeze on public employment hiring; any proposed pay raises or benefit increases for city employees; in fact I would reduce both 10% annually until the attrition rate equals the

national unemployment rate; the free bus service up and down King Street;

a 30% reduction of the number of vehicles the employees use--sell them at

a public auction; I understand Alexandria leads the nation in the number

of public use vehicles per citizen and suspect in the number of public

employees as well.

Thank you for your time and consideration.

Jackie Henderson

From: Ray.Celeste@www3a.alexandriava.gov
Sent: Friday, August 26, 2011 8:42 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: WATER FRONT DEVELOPMENT PLAN
Attachments: ATT00001..txt

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

Time: [Fri Aug 26, 2011 08:42:26] Message ID: [32599]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Ray
Last Name: Celeste, Jr.
Street Address: 5067 Kilburn St.
City: Alexandria
State: VA
Zip: 22304-7768
Phone: 7038195203
Email Address: raymond.celeste@gmail.com
Subject: WATER FRONT DEVELOPMENT PLAN
To the Honorable Mayor, Vice Mayor and Council Members:

I want to let

all of you know how much I appreciate all of your public service efforts.

Your service is noteworthy and please realize that it does not go

unnoticed. Also, I want to express my support of the original water front

development plan (as amended). It appears to me that this is a workable

solution and will help our local economy out a great deal. As you know, it

has the potential to bring in more tax revenue (sales/hotel/property) and
Comments: make Alexandria a destination area to stay in while tourists visit the DC

area.

Thank you very much for your consideration!

Very

Respectfully,

Ray Celeste, Jr.
Colonel, U. S. Marine Corps

(Retired)

Jackie Henderson

From: Joanne Vinyard <jnvinyard@me.com>
Sent: Saturday, August 13, 2011 2:17 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront Plan--consider a river walk
Attachments: ATT00001..txt

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

Time: [Sat Aug 13, 2011 14:17:21] Message ID: [32345]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Joanne
Last Name: Vinyard
Street Address: 805 S Fairfax St
City: ALEXANDRIA
State: VA
Zip: 22314
Phone: 703-836-2109
Email Address: jnvinyard@me.com
Subject: Waterfront Plan--consider a river walk

After much debate about the plan to re-create the waterfront, I would encourage you to consider a river walk only---a riverside path that would connect and extend the various walkways currently available without the addition of new buildings in the current Waterfront Plan.

My husband

and I have just returned from Portland OR and were excited about what they

Comments: have done to enliven their waterfront area with an approximate 1 1/2 mile pathway that residents and visitors enjoy on a daily basis. There were walkers, runners, bikers, children, adults, old-folks (like us), and families who took advantage of the river-walk to view the bridges, the boats on the water, and take advantage of the parks and green-space adjacent to the river-walk.

In this time of economic distress, I

encourage you to drop the current plan and create a seamless walkway

along the Potomac River without the hotels, museums, etc, etc. Give us a

chance to enjoy the views and
create additional green-space that we

urgently need to preserve in our town for all to enjoy.

With

Regards,

Joanne N. Vinyard

Jackie Henderson

From: Patricia Chapman <pchapman8@gmail.com>
Sent: Thursday, August 11, 2011 1:04 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Old Town Waterfront Redevelopment Plan
Attachments: ATT00001..txt

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

Time: [Thu Aug 11, 2011 13:03:57] Message ID: [32320]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Patricia
Last Name: Chapman
Street Address:
City: Alexandria
State: VA
Zip: 22311
Phone: 5712390738
Email Address: pchapman8@gmail.com
Subject: Old Town Waterfront Redevelopment Plan

I am writing to ask that the City Council of Alexandria not plan or build any hotels or other buildings at the waterfront in Old Town, Alexandria.

While I realize that revenue is important, even more so is the health of the citizens and the children of Alexandria. We need parks for recreation, and where we can interact with the beauty of nature. We cannot continue to see our natural resources turned into cement cities topped with asphalt and steel.

My children and grandchildren enjoy the waterfront as it is now. Will we take them to those proposed hotels in the future instead of letting them play in a park? It is absurd to ask them to make that sacrifice.

Money does not represent or replace the health and well being of a society or a community where peaceful places

exit for them to be nourished by natural resources. I would like to

believe that the future
of Alexandria will include beautiful vistas

rather than money making plans that will crowd our streets and
desecrate

our land.

It is my greatest hope that our City Council understands

that the senseless waste of natural beauty in
order to feed the hungry

coffers of planners and builders who have no regard for the land or it's

beauty is
an unconscionable investment.

Sincerely,

Patricia Chapman

Jackie Henderson

From: Boyd Walker <boydwalker@hotmail.com>
Sent: Tuesday, August 09, 2011 5:04 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront
Attachments: ATT00001..txt

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

Time: [Tue Aug 09, 2011 17:03:47] Message ID: [32277]

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

The Mayor and City Council
Re: Waterfront Working Group

Dear Mr.

Mayor and Members of City Council:

As Co-Chairs of Citizens for An

Alternative Waterfront Plan (CAAWP), we are writing to you today to express

our concern about the speed with which it is proposed that the Waterfront

Comments: Working Group proceed. While the Mayor openly desired to put forward and

pass a waterfront plan in June, in the face of overwhelming opposition to the City's proposed plan led by our organization, all of you wisely decided

to postpone a final decision and to form the new Waterfront Working Group

to consider thoughtfully the many concerns that have been raised.

We

believe that the plan proposed by the City has a number of serious flaws and that there is overwhelming support to not rezone the waterfront.

Consequently, any viable plan should be restricted to considering what is possible under the current zoning. Hotels or activities that increase the density on the waterfront therefore should not be under consideration. The plan that the planning commission passed on to city council was defeated by citizen protest, so therefore there must be a new plan, not a revision of the old plan.

We have also challenged the assumption that the waterfront plan must be "revenue neutral", in other words, that it must depend solely on commercial development in the waterfront area to pay for it. We believe that this is not necessary. In fact, the best plan may require some public investment, and we believe that such an investment can produce substantial positive returns and that indirect economic benefits must be considered as well.

We further believe that a majority of Alexandria's Citizens want the Waterfront Working Group to consider other alternatives than the commerce-heavy plan proposed by the City. But if its meeting schedule does not allow sufficient time to consider new information or to evaluate fully other, potentially more desirable alternatives, we are concerned that the Waterfront Working Group will not be able to put forward a plan that is in the long-term best interests of the Citizens and the City. The City's original plan was a revenue-generation plan based on commercial development.

The alternative plan that our group is developing is focused instead on providing maximum public access to and enjoyment of the waterfront, rather than privatizing it. Many Citizens have volunteered their time and effort to carry out research, study all aspects of this plan, identify the best ideas from the experiences of other cities, and suggest alternative funding sources. Improvements do have to be paid for, but there are other economic models besides commercial development that can accomplish this.

We want to emphasize that we want to see the Waterfront Working Group succeed. In order for this to happen, however,

the schedule of meetings must allow adequate time to consider alternatives,

obtain and consider thoughtfully input from Citizens and civic organizations, and evaluate thoroughly the issues that arise. As representatives of more than 1,000 residents and visitors who have signed our petition, 'Don't Rezone the Waterfront,' we believe a key to success for the Waterfront Working Group is to work closely with CAAWP. If only minor modifications are made to the plan the City proposed in June, we have no doubt that it will be rejected by the Citizens once again. We realize that changes to the waterfront are desirable, but we continue to argue that—in the words of one member of the Waterfront Working Group—this is a “crown jewel” of Alexandria and that great care must be taken to preserve it for posterity. We will continue to advocate a plan that is more imaginative and creative than the one produced by the City and that provides activities for families, residents, and visitors so that together we can make a great, world-class waterfront worthy of our history.

Boyd

Walker and Andrew Macdonald
Co-Chairs of Citizens for An Alternative

Waterfront Plan

Jackie Henderson

From: Lindsay Rau <lcrau121@gmail.com>
Sent: Monday, August 08, 2011 3:43 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Don't Rezone the Waterfront
Attachments: ATT00001..txt

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

Time: [Mon Aug 08, 2011 15:43:22] Message ID: [32254]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Lindsay
Last Name: Rau
Street Address: 130 Cameron St #110
City: Alexandria
State: VA
Zip: 22314
Phone: 2404758645
Email Address: lcrau121@gmail.com
Subject: Don't Rezone the Waterfront

As a new homeowner in Old Town, I am very concerned about the proposed changes to the waterfront to allow hotels and commercial development. One of the biggest reasons I decided to buy my first condo in Alexandria was because of the culture and history in the area and how unique it is compared to Georgetown or the National Harbor. I am afraid we will not only lose our unique qualities that draw so many tourists to the area in the first place, but I am also very worried about the value of my condo. I became an Alexandria resident because the city has for the most part been recession proof when it comes to housing prices. With more hotels and commercial development, the city would lose its charm and my housing price will drop. It is also a great place to live because it is a very safe area. With more density comes more crime and that is not something I am willing to live with. Please do not take away the reason I picked Alexandria as my home for a few extra dollars. I urge you to vote "NO" on rezoning

the waterfront.

Jackie Henderson

From: Jonathan.Pawlow@www3a.alexandriava.gov
Sent: Tuesday, November 08, 2011 12:10 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Support for Waterfront Improvements
Attachments: ATT00001.txt

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

Time: [Tue Nov 08, 2011 12:10:05] Message ID: [34568]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Jonathan
Last Name: Pawlow, Jr.
Street Address: 719 South Saint Asaph Street
City: Alexandria
State: Virginia
Zip: 22314
Phone: 540-903-2238 (c)
Email Address: jon.pawlow@gmail.com
Subject: Support for Waterfront Improvements
The Honorable Mayor and Members of the Council
City of Alexandria,

Virginia
301 King Street
Alexandria, VA 22314-3211

Dear Mayor

Euille, Vice Mayor Donley, Councilmember Fannon, Councilmember Hughes,

Councilmember Krupicka, Councilmember Pepper, and Councilmember Smedberg:

Comments:

I write regarding the City of Alexandria's plans to improve the Old Town waterfront. As a resident of Old Town, I feel an obligation to express my support for the city's objectives and approaches in the waterfront plan, particularly in the face of the recent controversy that has surrounded this issue.

I believe that most of our neighbors throughout Old Town and the entire city would agree that over the past several decades, Alexandria has been successful at transforming itself into

one of our region's premier destinations to live, work, visit and shop.

However, past successes do not guarantee continued gains into the future,

and past efforts must be maintained and continually built upon. At the same time, Alexandria is no longer one of the only desirable destinations in the area. Today, we face strong competition from parts of DC, Arlington, Bethesda, and Fairfax, among others, that have done much to improve their livability and infrastructure, and have successfully drawn in new businesses and residents to build their tax base. We dare not rest on our laurels now.

The City's waterfront proposal includes a balanced mix of new public space, amenities, entertainment, and businesses, including small hotels, which would be an asset and improve Old Town's standing as a regional destination. It also includes important infrastructure enhancements for flood control and parking. This plan strikes an appropriate balance that is respectful of Alexandria's history, aesthetics, and current residents in a manner that acknowledges our city's past and its contemporary dynamics. While it is absolutely essential that traffic, density, and other quality-of-life considerations be factored into any plan involving our city, it is my opinion that these have been appropriately considered.

Most important, this laudable plan will pay for public improvements without the need to raise taxes, which I believe would only be an additional burden in a challenging economic environment. Leveraging public improvements with new private development in a cost-conscious and fiscally sustainable manner is the responsible answer to meeting the current and future needs of our city as we seek to ensure it remains popular and relevant to visitors, businesses, and residents alike in an increasingly dynamic region.

I respectfully request that you, your colleagues on the Alexandria City Council, and the City's staff give equal consideration to the many residents of Alexandria who believe that

development and economic diversification of the Old Town waterfront,
done

right, would be a tremendous benefit to all Alexandrians.

Should I be

able to provide further clarification of my views, or assistance in any
other manner, please do not hesitate to contact me either by email or
telephone.

Thank you for your consideration.

Best regards,

Jon

Pawlow, Jr.

Jackie Henderson

From: Jason McCoy <JMC1522@gmail.com>
Sent: Sunday, November 20, 2011 10:30 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Alexandria Waterfront
Attachments: ATT00001.txt

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

Time: [Sun Nov 20, 2011 10:30:22] **Message ID:** [34830]

Issue Type: Mayor, Vice Mayor, and Council Members

First Name: Jason

Last Name: McCoy

Street Address:

City: Alexandria

State: VA

Zip: 22314

Phone:

Email Address: JMC1522@gmail.com

Subject: Alexandria Waterfront

Wake up and smell the coffee. If Alexandria does not commercially

redevelop the waterfront then the National Harbor and Arlington County

will render Old Town Alexandria obsolete. We need a vibrant downtown to

compete with these two areas. And we need it now.

Already there are a

number of empty for lease commercial properties in Old Town. Do we want to

see

Comments: more of this? I know of one store that already moved to the National

Harbor leaving Old Town- ArtCraft.

In addition to this we need a more

vibrant downtown to draw young professionals and new city residents. We

cannot keep living in the past and trying to leave Alexandria the way that

it is. We must do better.

Alexandria is located inside the beltway and

as such like it or not Alexandria is going to be an urban area with a

commercial presence. Alexandria is never going to be a grassy field.

And speaking of the past- don't the opponents of these plans know

that Alexandria was founded as a busy seaport city full of commercial

activity? And now their answer to all of this is that we should turn

Alexandria into a big grassy field suitable for farming chicken and cattle?

There are enough parks and such in Alexandria. I'm a runner and

I can say without a doubt that we do not need more park space. The

current park space that we have is underutilized as it is! And the plans

for redevelopment include park space.

We need commercial activity to

maintain a vibrant downtown. We need commercial development so that our

citizens have jobs and places to eat and shop. We need a vibrant downtown

to attract new residents and visitors. We cannot pay for arts, parks,

and museums without commercial activity.

The idea that we should buy

commercial buildings and turn them into grassy fields is absurd and insane.

What do these citizens want us to do? Turn Alexandria into Loudon County?

I urge prompt approval of the redevelopment of the waterfront.

The current use of the space does not take advantage of the space. We do

not need any more parks. We have enough parks. Take a stroll in one and

please let me know if the park is occupied at more than 10 percent

capacity- I can assure you it is not!

Thank you for your time. I also

would not mind seeing more office space on the waterfront.

Jackie Henderson

From: Catherine Moore <clm1306@comcast.net>
Sent: Tuesday, November 22, 2011 7:21 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Water Front Plan
Attachments: 758bbe35cbbd47f586a666778efdae78.pdf; ATT00001.txt

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

Time: [Tue Nov 22, 2011 07:20:34] Message ID: [34862]

Issue Type: Mayor, Vice Mayor, and Council Members

First Name: Catherine

Last Name: Moore

Street Address: 1306 Michigan Avenue

City: Alexandria

State: Virginia

Zip: 22314

Phone: 703-548-1199

Email Address: clm1306@comcast.net

Subject: Water Front Plan

Dear Mayor, Vice Mayor, and Council Members,

I oppose approval of the

City's Water Front Plan and am attaching a copy of my recent letter to the Gazette and the Alexandria Times, which expresses my view point. Below, I

have a few comments in addition to my letter.

We don't have to have all

the answers to the financial issues right now. There is time to work this

Comments: out. What needs to happen quickly is for our City Council, i.e. each of you, to recognize that the waterfront is part of the historic district of Alexandria, which is a National Historic Landmark and that you have the responsibility to protect this asset. Although many projects are nominated to the National Register due to local or regional importance, having national significance carries far greater meaning. I am contacting the National Historic Trust and the Virginia State Historic Preservation Officer to find out more about what recourse the citizens of Alexandria have to prevent what is essentially a threat to the cohesiveness and

character of a district that the Federal Government has determined to be worthy of status as a National Historic Landmark that should be protected and preserved. The issues at stake in Alexandria go far beyond a "not in my back yard" attitude. The historic district of Alexandria is a national treasure to be enjoyed by all and which informs us about the history of our nation. The National Historic Trust and the Virginia State Historic Preservation Officer are being contacted by citizens who feel that the city is not listening to them. Historic districts need protection from the construction crane as well as from demolition. We have time to find the right solution. We can't afford to make decisions now which are irrevocable. Please make a decision to support the historic district and the waterfront which is part of it.

Catherine Moore, AIA, LEED AP

Attachment: 758bbe35cdbc47f586a666778efdae78.pdf

Dear Editor

The good news about the Alexandria Water Front plan is that our city officials recognize the need for a water front plan to guide the future development of the water front. This is an idea that is long overdue. Our water front location, along with the rich past and historic architecture of the city make Alexandria a desirable place to live, work, and visit. All of these influenced our decision to move here twenty years ago.

The unfortunate news, however, is that the city's Small Area Water Front Plan is the wrong plan. Fifteen hundred citizens who oppose the plan have signed a petition against the current water front plan. Many have attended community meetings and meetings at City Hall to voice their opinions about the plan. With so much opposition, our City Council members need to listen carefully and weigh the options before jumping into a decision that will change the character of our water front for years to come.

Alexandrians and our visitors are fortunate to be able to enjoy walking, running or bicycling along the Potomac River. Parts of the water front are very pleasant; but the water front is not cohesive. There are blighted and neglected buildings along the way, such as the Robinson North and South terminals as well some of the buildings at the Cummings-Turner site, which seem disconnected from the surrounding neighborhoods and are an obstacle to viewing and enjoying the water front. The sense of a continuous river walk is missing. Replacement of these buildings with hotels which are out of scale with the historic district and marinas which increase pollution of the river will not solve this problem.

Much has already been said about the shortcomings of the city's Small Area Water Front plan. Rather than augmenting these criticisms, I would like to present what I think are the necessary actions for our City Council.

Water Front Plan: Start over on the water front plan. Create a world class master plan for the water front which is appropriate to the historic town of Alexandria. The master plan should be a long term plan which provides the framework for an incremental approach to revitalization of the water front as funding becomes available from government, non-profit, or private sources. Think big. The starting point for the master plan should not be generation of revenue.

Robinson Terminals North and South, Cummings-Turner Properties: Explore creative funding to purchase these properties now. The expedient path, allowing development of these properties at higher density, is not necessarily the best path. The unique opportunity exists for the city to acquire these properties at a time when property prices and interest rates are low and the owners want to sell. This is a rare opportunity. Transforming the water front can happen slowly; but the decision to acquire these properties needs to happen now so that the opportunity is not lost.

Cohesive Design of the Waterfront: Create a cohesive water front with a continuous walking trail that extends from the location of the Gen On power plant all the way down to Jones Point. Parks and cultural venues, along with appropriately located retail and restaurants, will draw visitors and citizens to the water front. Revenue and a well designed water front are not mutually incompatible. But the zoning

needs to be at an appropriate scale, building types need to be appropriate for their location, and flood mitigation and parking need to be realistically addressed.

Revenue: Take a broader approach to the issue of increasing revenue for the city of Alexandria. Explore all avenues for increasing revenue before concluding that we need hotels and marinas along the water front. Take advantage of the expertise of financial consultants who can assist with this.

Creating a world class water front will be harder than taking the expedient course, but well worth the effort. You won't have any difficulty finding volunteers who want to be part of the process.

Catherine Moore, AIA, LEED AP

Jackie Henderson

From: Deena de Montigny <demontigny@comcast.net>
Sent: Sunday, November 27, 2011 10:25 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront
Attachments: ATT00001.txt

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

Time: [Sun Nov 27, 2011 22:25:16] Message ID: [34951]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Deena
Last Name: de Montigny
Street Address: 302 Prince St.
City: Alexandria
State: Virginia
Zip: 22314
Phone:
Email Address: demontigny@comcast.net
Subject: Waterfront

I am writing in regard to the proposed rezoning of the Alexandria Virginia waterfront.

Much of the waterfront and Old Town Alexandria is within a National Historic Landmark District and its special historic value and character is being placed at risk by the City's proposed Waterfront Small Area Plan and related amendments to the Alexandria Zoning Ordinance.

Comments: The City plans to increase allowable zoning at three distinct parcels within the waterfront area. Two are currently warehouse sites occupied by the Robinson Terminal Corporation, and one is a block in the heart of historic Old Town bounded by Duke Street, Prince Street, Union Street and The Strand. I am concerned about this zoning change for the following reasons:

- * An increase in Floor Area Ratio (FAR) from 2.0 to

3.0 is proposed at the block at Duke/Prince/Union/The Strand. This

coupled with the current 50 foot height limit will result in significant

development with heights of 50 feet – in contrast to the existing 35 foot

average height of the 18th century buildings in the area.

* Allowing

hotel use which is not currently allowed will exacerbate this problem as

considerable hotel floor area (e.g., hotel room bathrooms with ceilings

less than 7'6") does not need to be included in FAR calculations,

resulting in actual development well in excess of FAR 3.0.

* An FAR

increase and the allowance of hotel use is also proposed at both Robinson

Terminal sites. The Robinson Terminal South site is within the Landmark

District, and is a just south of Duke Street and abuts the core block

noted above.

* The Robinson Terminal North site is not within the

Landmark District, but includes "West Point" which reportedly was the

site of the first English settlement and activity within current

Alexandria.

* The City's proposed Plan asks that "restoration and

adaptive reuse plans" be submitted for several historic warehouse

buildings within the plan area, but they do not specifically require these

for several noteworthy 19th century buildings located along either side

of the South 200 block of The Strand.

* The City's plan addresses flood

mitigation by proposing elevated walks and berms along the Potomac which

would limit views and access to the rivers edge and significantly influence

the current experience.

They also propose raising the street level at

King Street and Union Street in order to raise it above the nuisance

flood level; however, historic buildings border this intersection on all sides and raising the street grade would adversely impact the experience.

* Comprehensive traffic and parking studies were not completed as part of the City's due diligence prior to introducing their Small Area Plan.

I believe the negative impact of traffic and parking is not fully understood and that it will adversely impact the Landmark District.

* The City's Small Area Plan devotes considerable verbiage to historic character and efforts to educate the public on Alexandria history;

however the actual physical requirements of the plan and its implementation

seems to ignore the special character of Old Town and places that character at risk.

I am deeply concerned about the impact passage of the City's proposed Small Area Plan may have on the National Historic

Landmark District as well as the character of Alexandria and its waterfront in general. Old Town Alexandria holds a special place in American history.

My goal is not to stop any and all development or change along

the waterfront; but I do wish to stop the current plan so that the City

is forced to relook at its plan, and identify a true vision with broad

public input that includes historic preservation, and preservation of the

environmentally sensitive waterfront. I understand that there will be

development, but the proposed zoning appears to be one sided, short sighted

economic development at the expense of the intrinsic historic value of Alexandria.

Sincerely,
Deena de Montigny

Jackie Henderson

From: Joseph Demshar <joedemshar@comcast.net>
Sent: Sunday, November 27, 2011 12:41 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront Small Area Plan
Attachments: ATT00001.txt

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

Time: [Sun Nov 27, 2011 12:41:02] Message ID: [34932]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Joseph
Last Name: Demshar
Street Address: 302 Prince Street
City: Alexandria
State: VA
Zip: 22314
Phone: 571 527 7902
Email Address: joedemshar@comcast.net
Subject: Waterfront Small Area Plan

November 27, 2011

To the Honorable Mayor, Vice Mayor, members of City Council and members of the Waterfront Work Group.

I am writing in

response to City Manager Bruce Johnson's November 21, 2011 analysis of the

Citizens for an Alternative Alexandria Waterfront Plan (CAAWP) October 30,

Comments: 2011 proposal for the waterfront. The following comments are my personal views as an Alexandria resident, taxpayer and voter and do not necessarily

represent the position of CAAWP.

The CAAWP document recently reviewed

by the City is not a "plan", was not titled a "plan" and was not intended

to be a final definitive plan even though the City refers to it throughout

their analysis as such. It is a critique of the City's deficient Small

Area Plan supplemented by a collection of alternate ideas developed and

compiled at no cost to City taxpayers by a group of dedicated volunteers

who care about the waterfront. The City reportedly has spent \$1M and 2 years preparing a Small Area Plan that does not adequately address numerous

issues that are the responsibility of City Planners and includes assumptions about development that I believe are misguided and place Alexandria's waterfront at risk.

The CAAWP document is over 200 pages

in length yet the City's response focuses on 2 primary issues:

- Legal

Defensibility

- Financial Feasibility

It is a testament to the work

of CAAWP that the City limited its rebuttal to two issues which should be

responded to as follows:

- Defensibility – no one is proposing down

zoning so this can be easily cleared up,

- Financial Feasibility should

stimulate further dialogue between the City and public constituent groups of voters and taxpayers such as CAAWP.

In addition the City did not

respond to any of the plan criticisms raised by CAAWP, such as scale, density, environmental impact, parking, traffic, transportation and flood control issues. The City's response was primarily an attack on CAAWP proposals that were presented in good faith as ideas to stimulate further dialogue. The City did not bother to acknowledge serious deficiencies in its Small Area Plan raised by CAAWP.

Legal Defensibility:

The first

issue of legal defensibility is easily dispatched. The overriding focus

of the CAAWP proposal is to keep current zoning in place. CAAWP is not advocating down zoning regardless of what Mr. Johnson states. Current

zoning allows considerable economic development along the water front and

provides the same management and controls over development as the Small

Area Plan does including the Special Use Permit process for any densities exceeding a Floor Area Ratio of 1.0 in most cases (1.25 if retail is

included), the Special Use Permit process for heights in excess of 30 feet,

and also requires Board of Architectural Review approval at all sites with the exception of Robinson Terminal North. CAAWP supports keeping current

zoning in place, as do the many residents throughout Old Town with "Don't

Rezone the Waterfront" posters in their windows. I suggest Council open their eyes and count these posters as they walk in the Scottish Walk parade

route this weekend. Hotels are not currently allowed in the W1 zone; therefore, CAAWPs opposition to hotel use is not a down zone.

We

realize the City may be concerned about a legal challenge to the 1992 zoning threatened by the Washington Post; however, passage of the Small

Area Plan may also bring about legal challenges. Does the City wish its fight its own residents in court or the Washington Post? The Small Area Plan not only concedes the argument to the Washington Post and increases

density to 1982 Settlement Agreement levels, it further adds hotel use as an option at these Post owned sites. This seems to place the interests of the Post over and above the interests of the waterfront and Alexandria residents. Why doesn't the City defend current 1992 zoning which on page 10 of their response they defend as proper and legal? Or does the City prefer to fight its citizens and give land owners special treatment?

Ideas such as Transfer of Development Rights are summarily dismissed by

the City. These concepts are used nationally and although they may be complex and challenging to implement, they are certainly possible. The City

seems to have no appetite to explore options and think out of the box, when

the easy route is to give in to a few influential land owners. All CAAWP is asking is that alternative development options such as TDR's, conservation easements and alternative funding sources be acknowledged and

explored. But of course it may take time to do the right thing and the

City needs to pass the current plan well before next years election so the

electorate forgets all about it.

Financial Feasibility:
In regard to

financial feasibility, the City used the majority of their response and numerous attachments to attack CAAWP revenue assumptions on museums.

Obviously the City has sufficient resources to drown any effort to identify and discuss a revenue stream other than hotel use; so I wonder why they don't put these resources to other good uses like improving their plan.

It was CAAWPs hope to enter into a discussions with the City to determine if more parkland, and museums could be incorporated into the City's plan, and CAAWP volunteer members have met with the City several times over the

last month to compare capital cost and revenue models. However, Mr.

Johnson's response shows that the City has been disingenuous in these attempts at dialogue.

I personally am not qualified to comment on

museum visitation and museum revenue streams. However, I have been in the

design, construction and development industry for 30 years. The City in its original estimate of a park and museum option stated that museums cost

over \$500 per square foot in construction costs, and in their recent critique of CAAWPs document they criticize CAAWPs use of \$200 psf for museum costs. In my opinion, the CAAWP estimates are much closer to reality than the City's.

There are inaccurate assumptions in both the

City's plan and CAAWPs proposals and I suggest that dialogue be continued.

No one wishes to burden Alexandria taxpayers with additional taxes.

However, there are numerous costs in the City's plan such as the mitigation

of increased traffic, parking and sewage that have not been included in anyone's models. In my opinion, CAAWPs intent was to present several options that include more parkland and museum use for consideration. I believe we have an opportunity to craft a Small Area Plan that fully explores the feasibility of adding more parkland along the waterfront. The City's current plan seems to ignore any attempt at all to create more

parkland at the Robinson Terminal sites. It only addresses turning land already owned by the City into parkland. It also takes credit for open space that was already ceded to future public use in the Settlement Agreement. CAAWP is asking for more, and the City is steadfastly saying no; however, once the land is rezoned and developed – it is gone forever, so I applaud CAAWP's effort to raise the question. Seriously, I believe more parkland as part of the Small Area Plan is feasible; however, unless the City is willing to discuss, we will never truly know how much.

Other Items

The City also misstates several items:

- At the bottom of

page 10 under "Response to Change" the City states that City staff never heard Alexandrians asking for the waterfront to stay as it is. That's likely true; no one wants to keep the water front exactly as it is today.

I believe CAAWP would like to see more environmentally permeable parkland

and the City wants hotels, hotels and hotels.

On page 11, the City states

that CAAWP does not respond to Alexandrians request for more activities for

families and children. I chuckle – given two years and a \$1,000,000, I am

sure anyone could have and would have developed a much more Alexandria

friendly waterfront than the City has. We all support and would include waterfront amenities. CAAWP correctly focused on areas of highest impact

where there was disagreement. I believe the focus needs to be on the larger issues of hotel use, increased density, parking, traffic and transportation rather than the exact location of the kayak launch – don't you?

Conclusion

The City's rebuttal demonstrates that the City has no

interest in taking citizens comments seriously and acts to defend its flawed plan at all costs to get it in front of Council well before next years election – plain and simple, whether it is a good plan or not.

CAAWP on the other had has tried to address some fundamental

issues:

What kind of development and land use should we allow in the core of 18th century Old Town, and is an increase in density the right thing to do? What does allowing hotel use and increasing FAR by as much as 50% at these sites due to the character of Old Town and the waterfront?

The

Robinson Terminal sites are the last large tracts of land along the waterfront in the core of Old Town. Is it possible to increase the amount of parkland along the waterfront at these sites? How much can we afford above the City's emphatic "No". What can we do to address parking, traffic and other modes of transportation bringing visitors to the waterfront? The City's plan implies – lets pass this plan so the Washington Post can reap the benefit of an increase in their land value and wont sue us, and lets get it done well before next November so all the fuss will have died down, then we can figure all these details later just like we did at BRAC.

The Small Area Plan increases allowable density at a far greater rate than it expands parkland and open space. Is this a waterfront plan - what happened to the focus on "water"?

Does Council

understand that hotel use, at a proposed FAR of 3.0, where parking and hotel bathrooms do not contribute to floor area used in the FAR calculation would result in an actual build out in excess of 4 and possibly 5 times the land area?

Does council understand that these densities would result in significant coverage of the entire block with 50 foot tall buildings?

Does Council understand that due to flood plain issues, the eastern halves of these sites would consist of buildings that can only have structured parking at grade level? Any retail, restaurant or other commercial use need to be 1 foot above flood plain which is several feet above grade at all three sites. Look at The Strand between Virtue and Prince Street; these buildings consist of exposed parking their entire

lengths. I am sure parking can be done more sensitively, but you can not place retail or other commercial activity at grade level in the flood plain. The Small Area Plan will ensure pedestrian unfriendly, poor urban design for the next generation.

Does Council understand that large planning processes in already functioning urban areas is fraught with risk? Look at the “successes” of 1960’s urban renewal. In functioning urban cores, small incremental changes are preferred – so I propose keeping the already adequate zoning in place as is and see what happens. Large scale zoning changes are more appropriate at greenfield sites where large scale economic development is envisioned, not in an historic functioning core with existing character and its own “socioeconomic-ecosystem” that has developed over the last 250 years. Maybe it is cliché – but “do no harm”.

Does Council understand that flood mitigation has not been realistically addressed, that the parking “can” has been kicked further down the road, that no traffic studies were done east of Washington Street, that the minimal study along Washington Street resulted in service level scores of “F”, and that there is no understanding of daily trips generated by the proposed uses and densities in the proposed plan? Because there is no clear understanding of the traffic and parking impact of the proposed plan, traffic mitigation has not been addressed in the plan.

The City

previously approved major BRAC related development at Seminary and 395.

There is now talk about a new Metro Station at Potomac Yards that will fully encumber the City’s bonding capacity, yet I wonder how many Alexandria residents are actually served and benefited by this station?

Contrast that to the potential economic benefit to business and land owners

at or near Potomac Yards. Similarly, passage of the proposed waterfront plan will immediately raise land values for several land owners, take potential park land away from residents forever, and actual positive cash flow back to City coffers are decades in the future. My question is when

will Council actually start to support the residents?

A CAAWP member

recently spoke at a Work Group meeting, and suggested that the City could

take a fresh look at the Small Area Plan, and come up with a revised Plan

that has broader public support. It could be completed, reviewed and

passed before next years election and everyone – the City, the Council, and

all Alexandrians would win. What is so unacceptable with this suggestion?

Submitted on behalf of the waterfront,
Joe Demshar
Alexandria

Jackie Henderson

From: Linda Couture <lindalcouture@aol.com>
Sent: Monday, November 28, 2011 11:11 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront
Attachments: ATT00001.txt

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

Time: [Mon Nov 28, 2011 11:11:20] Message ID: [34958]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Linda
Last Name: Couture
Street Address: 505 Duke Street
City: Alexandria
State: VA
Zip: 22314
Phone: 703-299-9215
Email Address: lindalcouture@aol.com
Subject: Waterfront

To: Mayor Euille, Vice Mayor Donley and Council Members

Subject:

Danger of Big Anchor Businesses....

I'm sure you noted that Disney isn't

going to build its 500-room hotel at National Harbor after all. And, their

strategic plan

shows they are continuing with large projects elsewhere,

which evidences that their business analysis didn't get them the

Comments: sought-after return on investment that their stockholders expect with this hotel.

This should be a major storm warning for Alexandria

planning. Since National Harbor already has six (6) hotels with the

Gaylord having 2,000 rooms and with Disney pulling up stakes despite its

\$11 million purchase of the land, it appears that there's a "hotel

bubble" emerging its ugly head along the Washington DC waterfront, from

Georgetown to Anacostia.

When the South Washington block that now houses
Williams Sonoma, Facia Luna, and the new hardware store was facing
redevelopment, Old Town Civic Association cautioned that putting a large
anchor store at one end was very risky. The
Planning Department was
pushing for a grocery there, but our warning gave them pause. It's risky
to put large anchor
stores and in the case of our waterfront, hotels. If
they go dark, it brings blight to the entire area.
Therefore, it is
time to note the Disney action, the hotel analysis commissioned by The
Washington Post Company and
change the plan to accommodate a number of
small destinations, such as kayak rentals, small cultural center, etc.
rather
than large buildings that are business risks.

Linda

Couture
505 Duke Street
Alexandria, VA 22314

703-299-9215

Jackie Henderson

From: Margaret Wood <woodm72@aol.com>
Sent: Monday, November 28, 2011 11:29 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Preparation of Riverfront Development
Attachments: ATT00001.txt

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

Time: [Mon Nov 28, 2011 11:28:47] Message ID: [34960]

Issue Type: Mayor, Vice Mayor, and Council Members

First Name: Margaret

Last Name: Wood

Street Address: 711 Potomac St

City: Alexandria

State: VA

Zip: 22314

Phone: 571-483-0720

Email Address: woodm72@aol.com

Subject: Preparation of Riverfront Development

Dear Mayor Euille and Council Members,
I am hoping that you will

provide a lesson in great leadership by preparing yourselves with an open

mind

to consider many options that have been brought forward by the

Mayors Waterfront Group. I am forwarding
an excellent study created for

city planners, mayors and council members such as yourselves. The study

is called "Ecological Riverfront Design, Restoring Rivers, connecting

Comments: Communities. Its guidance provides
the steps we need to take to control

flooding and to restore and maintain the health of the river. If we can

incorporate these guidelines into the plan, it will minimize the damage

cost of flooding. The river will (at no
cost to us) remediate itself of

pollutants. For a recreational river this is essential. I found this

very helpful
information especially with the most recent report noting

that the Potomac south of Georgetown is dirtier

than it was 5 years ago.

I hope you will take time to read this report.
The site for this report

is: www.csu.edu/cerc/documents/EcologicalRiverfrontDesign.pdf
Best wishes

to all of you,
Margaret Wood

Jackie Henderson

From: Andrew Lovo <andrew.lovo@gmail.com>
Sent: Tuesday, November 29, 2011 7:13 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Old Town Rezoning - NO HOTEL YES GREENSPACE
Attachments: ATT00001.txt

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

Time: [Tue Nov 29, 2011 19:13:22] Message ID: [34992]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Andrew
Last Name: Lovo
Street Address: 3719 Gunston Rd
City: Alexandria
State: Virginia
Zip: 22302
Phone: 2025497880
Email Address: andrew.lovo@gmail.com
Subject: Old Town Rezoning - NO HOTEL YES GREENSPACE
As a lifetime Alexandria City resident and current taxpayer, I am contacting you to express my grave concern with the City's Old Town rezoning agenda. I hope you clearly understand the consensus of public opinion AGAINST REZONING THAT WOULD FACILITATE A HOTEL or like facility.
On face value, I DO support rezoning that would create more green OPEN SPACE strictly and urge you to vote consistent with the interests of Alexandria City and not the corporate and tax revenue generating interests
Comments: which would dramatically increase traffic among other negative major concerns, destroy the sanctity of Old Town, and set the area on an irreversible course with a downward trajectory.
Your voting action regarding this issue IS A DEAL-BREAKER FOR MY VOTE. Furthermore, I will strongly urge everyone I know to vote for Mayor and City Council based on your decision regarding this issue.
Loose the National Harbor Envy.

Jackie Henderson

From: Ellen Stanton <ellenstanton001@comcast.net>
Sent: Sunday, December 04, 2011 9:00 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: maritime museum
Attachments: ac781d437f8364bd8194e44244a82c4e.docx; ATT00001.txt

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

Time: [Sun Dec 04, 2011 08:59:44] Message ID: [35087]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Ellen
Last Name: Stanton
Street Address: 2600 King Street
City: Alexandria
State: VA
Zip: 22301
Phone: 703 838.1610
Email Address: ellenstanton001@comcast.net
Subject: maritime museum
Comments: Please see attached letter
Thank you
Attachment: ac781d437f8364bd8194e44244a82c4e.docx

Letter to the Editor of the Alexandria Gazette:

I am writing to comment on the proposal by some for a maritime museum as part of the Waterfront Plan. As a former chair of the Historic Alexandria Resources Commission for 6 years, I fully understand the interest in celebrating our maritime history and the desire to educate citizens and visitors about the central role of the Potomac River in our history; *however a new museum is not needed nor is it in the best interests of the city.*

First, the City of Alexandria is blessed with having many museums within our city, both city and non city-owned. Non city-owned museums include the Lee-Fendall House, Carlyle House, Freedom House Museum, and R.E. Lee Camp United Confederate Veterans Museum. The City of Alexandria, through the Office of Historic Alexandria, operates Alexandria Archaeology, Alexandria Black History Museum, Fort Ward Museum and Historic Site, Friendship Firehouse Museum, Gadsby's Tavern Museum, The Lyceum: Alexandria's History Museum, and Stabler-Leadbeater Apothecary Museum. All of these museums offer insight into our maritime history, from Native Americans to the present, through historic interpretation, exhibits, lectures and special events.

Plans to commemorate the Sesquicentennial of the Civil War include focusing on the importance of Alexandria as a transportation hub for the Union utilizing the city's shipping and rail capabilities. The Waterfront Plan should not include a new museum, but rather encourage citizens and tourists to visit our many museums to learn more and explore our history. *We must do all that we can to invite people to make use of our historic resources already existing within the city.*

Secondly, museums do not make a profit; they cost a great deal to operate and to maintain. All museum directors spend a great deal of time researching and writing grants and constantly raising money through fundraising events and solicitation. For instance, despite attracting over a million visitors every year, the yearly operating costs for Mount Vernon are supported by admission fees (only about one-third of the yearly total needed), gift shop and restaurant sales, and donations.

The care of our historic treasures requires continuous vigilance and resources that should be directed to those sites, not a new museum. For many years the Historic Alexandria Resources Commission advocated for the maintenance of our historic sites because necessary restoration and care of the historic sites owned by the city had been deferred. Through the collaboration of HARC and the support of former City Manager Jim Hartmann and Deputy City Manager Mark Jinks, these maintenance issues were successfully addressed.

The Waterfront Plan provides the city with an opportunity to celebrate our history and to encourage citizens to be good stewards of that history. *We can educate and inspire our citizens and visitors by inviting them to visit and support our many existing museums within the City of Alexandria.*

Ellen Stanton
2600 King Street
Alexandria

Jackie Henderson

From: Joe Demshar <joedemshar@comcast.net>
Sent: Wednesday, December 07, 2011 4:45 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront and the responsibility of the Democratic Party
Attachments: ATT00001.txt

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

Time: [Wed Dec 07, 2011 16:45:28] Message ID: [35214]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Joe
Last Name: Demshar
Street Address: 302 Prince Street
City: Alexandria
State: Virginia
Zip: 22314
Phone: 703-519-4534
Email Address: joedemshar@comcast.net
Subject: Waterfront and the responsibility of the Democratic Party
December 7, 2011

To the Honorable Mayor, Vice Mayor and members of City
Council:

I am a registered Democrat and I live in Alexandria, Virginia.

I typically vote democratic, but will vote for the most qualified candidate
and do not absolutely vote along party lines. I am writing to express my
concern with the local Democratic Party in Alexandria and how their
actions

Comments: concerning the Alexandria waterfront may impact my trust in the
Democratic

Party and my votes in the future.

The Alexandria waterfront is a
valuable asset that we must not squander. There are historic and
environmental sensitivities in Old Town and its waterfront that need to be
carefully maintained. My concern is that local democratic politicians
including the Mayor and at least 3 democratic councilmen are steadfastly
ignoring the will of the people and are moving toward passage of a zoning
change that will benefit less than a handful of current landowners at the

risk of negatively impacting what is special about Old Town. The only Council members who appear to have any concerns for the will of the residents include one republican, one independent and one democrat.

The zoning change being proposed by the City and supported by the cabal

of democratic politicians is short sighted for the following

reasons:

- The Robinson Terminal Sites – owned by the Washington Post – are the last remaining locations in or near Old Town that could be partially dedicated to parkland and conservation easements along the river.

The current plan proposes to increase density at these sites and does not add any significant permeable environmental buffer. Once these parcels are

up zoned and developed they are gone forever. The City claims it can not defend its 1992 master plan and zoning and is buckling to the Post's threat

to sue to regain 1982 settlement agreement levels. The City is not negotiating, it is buckling; we could get some conservation easement concessions from the Post in exchange for densities approaching 1982, but

the City has included all the Post has asked for – documented in writing in a letter to Planning Staff.. These democrats are not stewards of our heritage but are agents of wealthy landowners.

- Alexandria has

National Historic Landmark designation and is one of the very few places remaining in the United States where an 18th century built environment still exists. The City's plan increases density at three sites: the two Post sites as well as the Cummings/Turner block which is in the heart of Old Town. The increase in density guarantees that fifty foot tall buildings will dominate these sites in a historic context that is characterized by 30 to 35 foot tall colonial structures. It will turn more of Old Town into dead corridors similar to the 100 and 200 blocks of North Union.

I am an architect, I work for a real estate developer, have

studied this plan in detail and stand by the comments above and can sit and

explain my opposition to anyone who is willing to openly listen. I am in favor of development, but it needs to be thought through and done well. The intent of zoning is to protect property owners and residents, not to provide windfalls for a handful of already wealthy landowners.

There

are more issues I could raise, but my primary concerns are that the City's proposed plan does not recognize the opportunity to obtain at least some of

the two Post sites for additional parkland along the Potomac, and the proposed densities place the colonial character of Old Town at risk.

I

am writing because in a time when the Democratic Party needs support to regain control of national government to help protect the less fortunate and the middle class, the environment, and education policy, the local Democratic Party is siding with business special interests, is abandoning the will of its citizens and abandoning environmental and historic issues and is placing a national resource at risk. Why would a logical voter keep these democrats in office, and once a decision is made to oust these democrats, why not go ahead and make a statement up the ladder next November.

I am appalled that the Alexandria Democratic Party is

abandoning the citizens and favoring big business; their actions cast a dark shadow on the Democratic Party in general and subsequently at local,

state and national levels.

Thank you for your time and

consideration,
Joe Demshar
302 Prince Street
Alexandria, VA

Jackie Henderson

From: paul mccormack <mccormack@dean.com>
Sent: Wednesday, December 07, 2011 11:13 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: waterfront4all
Attachments: ATT00001.txt

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

Time: [Wed Dec 07, 2011 23:13:12] Message ID: [35224]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: paul
Last Name: mccormack
Street Address: 506 prince st
City: alexandria
State: va
Zip: 22314
Phone: 703 628 9900
Email Address: mccormack@dean.com
Subject: waterfront4all
All,
who is waterfront4all? please feel free to call me at your
convenience with the answer. it certainly does
NOT represent to view of
Comments:
all the citizens of Alexandria.
Regards,
paul mccormack

Jackie Henderson

From: Mark Williams <markwilliams@yahoo.com>
Sent: Thursday, December 15, 2011 10:01 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront Plan - Macdonald Actions
Attachments: ATT00001.txt

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

Time: [Thu Dec 15, 2011 22:00:56] Message ID: [35440]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Mark
Last Name: Williams
Street Address: 100 Cameron Station Blvd
City: Alexandria
State: VA
Zip: 22304
Phone: 202 531 5125
Email Address: markwilliams@yahoo.com
Subject: Waterfront Plan - Macdonald Actions

City Council should offer its thanks to City Attorney Banks for his flawless reaction to the efforts of former Vice Mayor Macdonald to conflict Mr. Banks from prospective Waterfront-related litigation.

It is a textbook "trick" in corporate and finance law and litigation to conduct a "taint shop" of opposing counsel. In a "taint shop," a litigant contacts the actual or expected opposing party to nominally seek advice and potentially representation. Once attorney-client information has thus been passed, the lawyer may likely be conflicted from serving his or her own client.

Government counsel are used to interacting with everyone, friendly or hostile. Only a lawyer with a significant background in business practice is likely to recognize a "taint shop." That clearly appears to be what Mr. Macdonald was trying to do. Mr. Banks spotted it, declined to advise, recommended that Mr. Macdonald look elsewhere, and publicly and properly refused to assume

any duty to Mr. Macdonald.

This action requires considerably more

professional expertise and discretion than you may imagine. Mr. Banks has

probably saved the City millions and kept Council's hands free with this action.

You should thank him. His predecessors would have had us all in the soup by now.

Jackie Henderson

From: John and Matthew Whitestone <whitestoneandwhitestone@gmail.com>
Sent: Sunday, December 18, 2011 11:07 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront Small Area Plan and Zoning Text Amendment
Attachments: ATT00001.txt

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

Time: [Sun Dec 18, 2011 23:07:25] Message ID: [35499]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: John and Matthew
Last Name: Whitestone
Street Address: 1110 Alden Rd.
City: Alexandria
State: VA
Zip: 22308
Phone:
Email Address: whitestoneandwhitestone@gmail.com
Subject: Waterfront Small Area Plan and Zoning Text Amendment
December 18, 2011
RE: Waterfront Small Area Plan and Zoning Text
Amendment: Master Plan Amendment # 2011-0001, Text Amendment #
2011-0005
To Mayor Euille, City Council, and Director Hamer:
We own
203 The Strand currently occupied by Chadwicks' Restaurant; 205 The
Strand
Comments: currently occupied by Potomac Riverboat Company; and 211 The Strand
which
is a surface parking lot and Strip Center currently occupied by Mystique
Jewelers, Meals on Wheels, and Web Development Group. 211 The
Strand, the
surface parking lot and Strip Center, is referred to below as the 'Turner
property' or the 'Turner parcel'.
December 8, 2011 Waterfront Plan Work
Group meeting video at 3 hours 3 minutes:
Work Group member Wood:

"... it is four hotels with 450 rooms and I just want to for sure say

that's what the plan states and it could be amended or adjusted as we might

suggest."

Director Hamer: "Right. And in our discussions --

our sort of off-line discussions -- what we talked about is the fact that

... we believe what the Planning Commission intended was to say a maximum

of three hotels and a maximum of 450 rooms and that -- umm -- that's what

the plan ought to reflect."

Work Group member Wood: "So the

Cummings property [220 South Union Street, currently occupied by The Art

League] we've heard about in the Indigo presentation. The Turner property

is really the one that's interior in the center of the block -- that you

showed in your diagram -- umm -- it's kind of like they're almost -- umm --

precluded at the moment -- umm -- I guess they could build a hotel in that space."

Director Hamer: "Well they could also build a hotel

jointly with Cummings and it could be a single hotel as long as it didn't

exceed the 150 room count -- they also have that option -- so they're not

necessarily precluded from doing a hotel, they're just precluded from doing a separate hotel."

Work Group member Wood: "Uhh -- they're

precluded from doing a separate hotel. Is that the way the current plan sits?"

Director Hamer: "No. I don't think it says that, but

that's what it could say."

And at 3 hours 42 minutes:

Work Group

member Olinger: "I have to ask a parallel question. Does the 450 hotel

rooms have any standards? Now the 50,000 square foot restaurant number

doesn't -- how about hotels?"

Deputy Director Moritz: "I think

as we said there's an explicit limit on the size of the hotels, but Bob

[Work Group member Wood] and Faroll sort of had an exchange where Faroll

pointed -- ultimately said -- umm -- that that could be stronger -- that there seemed to be a popular perception that the limit was three hotels total but that the language isn't in there and so it could be added. And that we thought that would be okay -- staff thought it would be okay -- because we think it's consistent with what the Planning Commission intended."

We request answers to the following questions:

1. Is

city staff now asserting that Planning Commission's recommendation for development pursuant to 5-504 (D) is that hotel use is a) limited to three hotels total and limited to one hotel per development site or b) limited to three hotels total with no restriction as to how many hotels per development site?

2. Is city staff now asserting that Planning

Commission's recommendation is that a hotel on the Cummings parcel (220

South Union Street) precludes a separate hotel on the Turner parcel (211 The Strand)?

We also request that as soon as possible, and certainly

prior to the January Worksession, this issue be memorialized in a

memorandum similar to the May 6, 2011 memorandum which memorialized the 150

room per hotel limit. And request to be informed whether or not there will be such a memorandum.

John Whitestone

Matthew Whitestone

Jackie Henderson

From: Catherine Barry <sonex561@yahoo.com>
Sent: Monday, December 19, 2011 10:42 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: waterfront development
Attachments: ATT00001.txt

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

Time: [Mon Dec 19, 2011 10:42:10] Message ID: [35512]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Catherine
Last Name: Barry
Street Address: 310 Summers Dr
City: Alexandria
State: VA
Zip: 22301
Phone: 703-299-4649
Email Address: sonex561@yahoo.com
Subject: waterfront development

I have followed the give and take on the waterfront development project and would now like to share with you the views of myself and my husband, Richard McKinney. We are generally against the plan. Here are some of our specific points.

- 1) Do not rezone the waterfront properties. Don't rezone up or down. Don't get us into protracted legal disputes. Permit the owners of the properties to develop them within existing zoning regulations.
- 2) Leave the boat club alone. Private organizations that operate in compliance with the law should not be a target of eminent domain simply to provide convenience.
- 3) Don't compete with National Harbor. Our competitive advantage for tourists is to stay as we are, i.e. an organic community with a low density, historical core that shows off

the roots of American history.

4) I read the parking plan and was

appalled. The use of stacked parking and valets is for a densely

populated urban area. When we go out to eat, we use the parking lots.

But when I shop in Old Town, I'm not
around for long and prefer the

street parking. Make it hard for me to do so and I'll shop elsewhere in

Alexandria.

5) Stop making the perfect the enemy of the good. Let

recreation along the waterfront grow naturally and
not at the expense of

activities throughout Alexandria.

Jackie Henderson

From: joe demshar <joedemshar@comcast.net>
Sent: Wednesday, December 21, 2011 7:23 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: waterfront
Attachments: f1932ede76ca02dc9901ff47c410d747.pdf; ATT00001.txt

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

Time: [Wed Dec 21, 2011 19:23:22] Message ID: [35562]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: joe
Last Name: demshar
Street Address: 302 prince street
City: alexandria
State: VA
Zip: 22314
Phone: 703-519-4534
Email Address: joedemshar@comcast.net
Subject: waterfront
Attached please find a document that details an alternate proposal for the

3 development sites along the waterfront.

it is my hope that it
Comments: demonstrates that alternate options exist that are superior to the current

Small Area
Plan.

Thank you,
Joe Demshar
Attachment: f1932ede76ca02dc9901ff47c410d747.pdf

An Alternative Proposal for the Three Development Sites within the Small Area Plan

**Joe Demshar
December 21, 2011**

The proposal for the 3 development sites (Robinson Terminal North, Robinson Terminal South and the Cummings Turner Block) presented on the following pages is an attempt to show an alternative option which is inherently better than the current City Plan. The proposal presented herein is superior to the City's plan for these sites because:

- It provides the Robinson Terminal Corporation with densities and subsequent land values that approach the 1982 Settlement Agreement levels,
- While providing a significantly greater amount of open environmentally sensitive parkland along the Potomac than the current plan.
- This is accomplished without any capital expenditure for land by the City unlike other proposals that ask the City to purchase the land.
- It further protects all existing historic buildings within Cummings Turner and keeps densities lower at this pivotal block within the core of historic Old Town.
- It saves two existing buildings at RTS for not-for-profit occupancy (SeaPort Foundation, Art League etc).
- Development does not exceed what is allowed height and massing wise in the current Small Area Plan and overall density is lower.

However, this proposal was not developed with public input or participation, and even though it is superior to the City's Plan, there are likely other better options. The General Public as well as the City (*Planning Staff, the Waterfront Work Group, various other Committees*) and Citizens organizations such as the Old Town Civic Association and CAAWP have studied the issues in detail and are now more knowledgeable and engaged. I ask that the current plan not be approved because better options exist as demonstrated in this document. I do not believe that the proposal presented here is an end point but is presented as a start from which better, more thoughtful and publicly supported options can be developed.

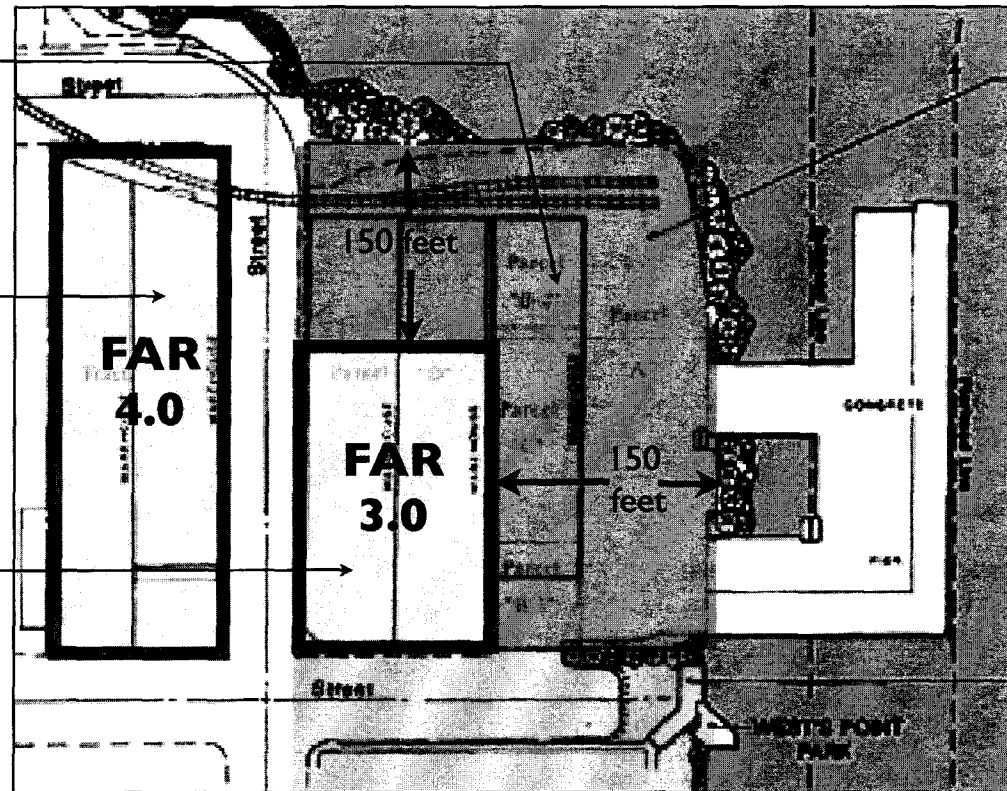
The proposal presented herein is meant to show that alternate better solutions are easily achievable; therefore, Council should not approve the current inferior plan.

1

150 foot conservation easement deeded by the Robinson Terminal Corp. At time the site is developed, the developer would remove all structures and impervious pavement, sod entire easement, provide a continuation of current bluestone path between Founders and Oronoco Bay Park and establish a natural river edge. Maintenance as well as any future improvements consistent with the conservation easement would be the City's responsibility.

RTN west of Union is approximately 40,000 sf. At an FAR 4.0 the allowable square footage would equal 160,000 sf. Heights up to 66 feet as per the Small Area Plan would be allowed. All other requirements of current WI zone would apply. Land use should be mixed use with retail and other public spaces on the first floor and residential flats (preferred) or office (least preferred) would occur on upper floors.

The resulting developable land at RTN east of Union less the 150 foot conservation easement equals approximately 25,000 sf. At an FAR 3.0 the allowable area would equal 75,000 sf. Heights and all other requirements would be per current WI zone and Height District Map. From a land use standpoint mixed use with retail and other public spaces on the first floor as well as residential flats (preferred) or office (least preferred) would occur on upper floors. This location adjacent to parkland on 3 sides would be a prime location for a restaurant with outdoor seating adjacent to the parkland.



Summary: The intention is to obtain a 150 ft. conservation easement from the Robinson Terminal Corporation in exchange for increasing total buildable square footage to 1982 Settlement Agreement levels. This is a win for the RTC in that they obtain 1982 densities and is also a win for Alexandria in that we receive a full 150 foot green buffer and park from the rivers edge in spite of what is currently exempt from buffer requirements. Both parties avoid litigation over 1982 vs. 1992 densities. The current Small Area Plan does not provide any significant buffer along the north edge of the RTN site east of Union; whereas this plan does provide a continuous easement which would connect Founders and Oronoco Bay parks.

The massing proposed at RTN west of Union Street is consistent with higher scale development directly west and northwest of the site (Pipe-fitters Building, and several high rise hotels and condominiums in North Old Town). From a land use perspective, we believe this is appropriate. The overall density falls within the 1982 Settlement Agreement Limits for the entire site and heights are no higher than those allowed in the Small Area Plan.

Robinson Terminal North

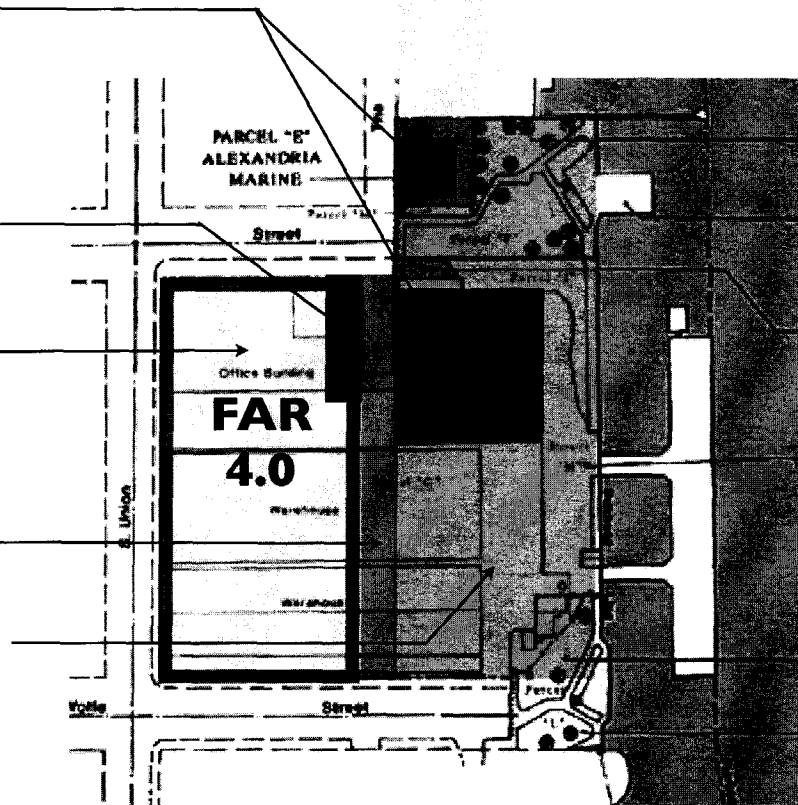
Existing Structures within conservation easement (Alexandria Marine and Seaport Foundation) would be leased to the City by Robinson Terminal Corporation or successor for use by (or sub lease to) a Non Profit such as SeaPort Foundation or Art League. These two structures (approx. 30,000 sf) would not count toward the allowable FAR west of the Strand extension. When the City no longer needs the buildings, the City demolishes the buildings and will sod and otherwise improve the sites into pervious conservation parkland at City's cost. Maintenance as well as any future improvements consistent with the conservation easement would be the City's responsibility.

Current Robinson Terminal Office at 2 Duke Street would be required to be retained and adaptively reused in a manner consistent with the WI zone

RTS west of The Strand is approximately 80,000 sf. At an FAR 4.0 the allowable square footage would equal 320,000 sf. Heights and all other requirements would be per current WI zone and Height District Map. Land use should be mixed use with retail and other public spaces on the first floor and residential flats (preferred) or office (least preferred) would occur on upper floors.

The Strand extension. Public access with limited vehicular and service access. Paved with cobblestone or pervious grass crete pavement.

Conservation easement east of The Strand extension deeded by the Robinson Terminal Corp. At time the site is developed, the developer would remove all structures and impervious pavement, sod entire easement, provide a continuation of current bluestone path between Harborside and Waterfront Park and establish a natural river edge. Maintenance as well as any future improvements consistent with the conservation easement would be the City's responsibility.



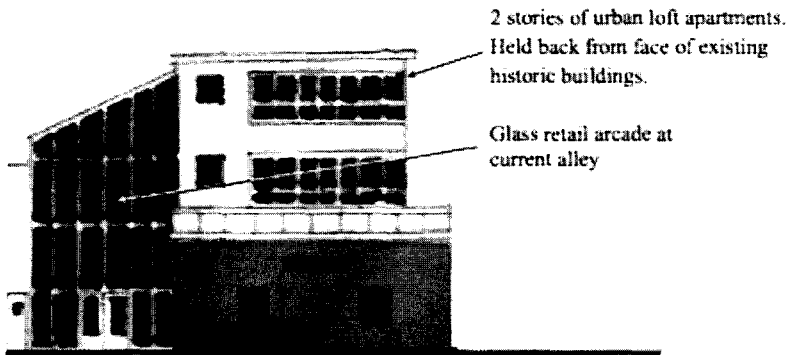
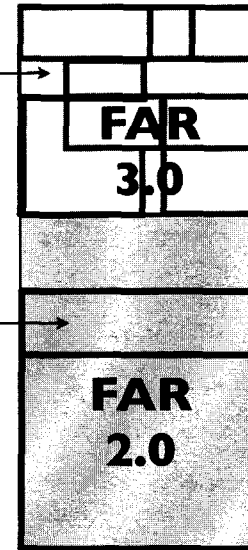
Summary: The intention is to obtain a conservation easement east of The Strand extension from the Robinson Terminal Corporation in exchange for increasing total buildable square footage to near 1982 Settlement Agreement levels. The proposed density is equal to 1992 levels; however, leasing the two existing buildings within the conservation easement adds approximately 30,000 sf of revenue producing square footage bringing overall density closer to 1982 levels. Both parties avoid litigation over 1982 vs. 1992 densities. RTC would realize rental revenue from the two existing properties (30,000 sf) within the conservation easement and the City could sub lease to a not for profit use. Once the buildings are no longer useful, the two building would be demolished and the land turned to conservation parkland.

The overall density falls below the 1982 Settlement Agreement Limits as well as Small Area Plan limits and heights are no higher than currently allowed in the WI zone and the Height District (50 feet).

Robinson Terminal South

The north end of Cummings Turner (approx. 25,495 sf) would be consistent with the current WI zone and Height District Map. However, under an SUP requiring adaptive reuse the FAR could be increased to a maximum of 3.0 if an existing building's historic character is retained. New construction above the existing structures would be required to be set back from the historic facades. Land use should be mixed use with retail and other public spaces on the first floor and residential flats (preferred) or office (least preferred) would occur on upper floors.

The south end of Cummings Turner (approx. 38,685 sf) would remain under current WI zone. There are no historic structures to save and rehabilitate, nor is there waterfront buffer to offer; therefore, the author sees no reason to increase the current zoning here.



Example of Residential Loft Development above Big Wheel Bikes @ FAR of approximately 2.5

Summary: Cummings Turner is closest to the core of historic Old Town and there are historic structures worth saving. Densities should be lower here than at the two RTC sites in order to help preserve the character and scale of Old Town. The intention is to keep zoning consistent with the current WI zone; however, in exchange for the rehabilitation and reuse of historic structures an increase of FAR to 3.0 would be allowed at the north end of the block.

Cummings Turner

Summary

	Existing Build Out	Current 1992 Zoning	Proposed in Small Area Plan (1982 Settlement Agreement)	Alternative Presented herein
Robinson Terminal North	91,814	195,296	238,816	235,000 +/- NTE 238,816
Robinson Terminal South	147,326 (estimated)	327,393	380,529	350,000 +/- (includes 30,000 sf of existing)
Cummings Turner	70,732	128,360	192,540	154,000 +/-
Total	309,872	651,049	811,885	740,000 sf +/- (includes 2 exist. bldgs. at RTS)

Significant Features of this Alternate Proposal:

- We allow the Robinson Terminal Corporation to develop its RTN site to 1982 Settlement Agreement levels in exchange for the 150 foot conservation easement. This is likely the first parcel RTC will sell so it allows them to realize economic benefit early in the overall phasing.
- We limit development at RTS to approximately 1992 zoning levels, but provide some additional revenue to RTC or successor by allowing two existing buildings to remain in the conservation easement to be leased to the City for City use. The intention is to salvage these structures for not for profit use (SeaPort Foundation or Art League). In exchange, the City receives a conservation easement east of The Strand.
- We limit development at Cummings Turner to current levels, except that a density bonus is provided to any developer who saves, rehabilitates and reuses an existing historic building and maintains the character of that building.

Suggested Design Requirements:

- The majority of required parking (say 90%) shall be located below grade. The highest parking level shall be 8'6" below the lowest habitable elevation (base flood elevation +1'0"); in other words, the highest parking floor level shall be elevation 3.0 ft. This would prohibit the construction of garages similar to those on North Union which are raised out of the ground and create a relatively dead pedestrian street scape.
- Where development is allowed, it should not be encumbered with set backs, opens space requirements or required view corridors. Continuous high activity retail/commercial street frontage should be encouraged.
- Consider the inclusion of cobblestone or historic ship ballast paving at intersections and cross walks along Union Street to encourage bicyclists to stop at all intersections.
- Hotels are an intensive use: service vehicles to and from, guest trips generated, and sewage are all higher than other uses. Parking demand is higher than for residential but lower than for office. Prefer we maintain ban on hotel use within the W1 zone.

Jackie Henderson

From: Jon Rosenbaum <hjrosenbaum@comcast.net>
Sent: Wednesday, January 04, 2012 12:55 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Make a Decision This Month
Attachments: ATT00001.txt

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

Time: [Wed Jan 04, 2012 12:54:36] Message ID: [35735]

Issue Type: Mayor, Vice Mayor, and Council Members

First Name: Jon

Last Name: Rosenbaum

Street Address: 421 North St. Asaph Street

City: Alexandria

State: VA

Zip: 22314

Phone:

Email Address: hjrosenbaum@comcast.net

Subject: Make a Decision This Month

It is time to make a decision on the waterfront plan. Please don't delay

this vote. The opponents are not prepared to compromise and a consensus

is not possible. (I am writing this since I will be out of the country

for most of January and unable to attend the public hearing.)

My block

(400 block of N. St. Asaph) is almost entirely in favor of the plan. And I

am hopeful that at least four of you have the courage to vote in favor

Comments:

despite the fear tactics and political threats being made by the

opponents. Delay will only further strengthen their ability to use the

waterfront issue in their populist, anti-development political election

campaigns.

Unfortunately, I feel certain that Ms. Hughes will use

her "legal training" to find an obscure reason to vote to delay

or vote no. Ms. Pepper seems to be at every ribbon cutting but avoids

tough decisions to get reelected
for eternity. Mr. Fannon, as an Old

Dominion Boat Club champion, will also vote to delay or vote no, although

he should recuse himself.

Jackie Henderson

From: elizabeth gibney <bethgibney@gmail.com>
Sent: Thursday, January 05, 2012 8:36 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: January 21 Waterfront Rezoning Vote
Attachments: ATT00001.txt

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

Time: [Thu Jan 05, 2012 20:35:57] Message ID: [35772]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: elizabeth
Last Name: gibney
Street Address: 300 South Lee Street
City: Alexandria
State: virginia
Zip: 22314
Phone: 703 836-8048
Email Address: bethgibney@gmail.com

Subject: January 21 Waterfront Rezoning Vote
Vote No on Rezoning the Waterfront.

Consider the overwhelming cries of
the Alexandria residents, and yes, especially Old Town, who want
the
zoning to remain AS IS. We are not asking to remove property owner's
rights, just make the
commercial property owners as accountable as we,
the residential property owners are made to be
accountable, to maintain
Comments: the historical integrity of our beautiful neighborhood. We, the homeowners,
are the reason the developers want to come!!! Shouldn't we have a say??
Rezoning will add density
and height that will overpower the 18th
century charm. Please take a hard look at Georgetown's
overbuilt
waterfront and don't make the same mistake. This is a major crossroad for
our city: enhance
or destroy. I'm sorry if the developers are not getting
all that they want, and the property owners are
realizing their

property, which lies in a flood zone, is not as valuable as they hoped. Oh,

well! We once
asked BAR and city council if we could get a variance to

add a 3rd story on to our house and we shot
down...as we should have

been. Now, it's time to apply the same rules to the commercial property

owners that the residential owners of Old Town live by.

All eyes are

on you January 21!

Jackie Henderson

From: Ursula Weide <sevenfortyseven400@earthlink.net>
Sent: Thursday, January 05, 2012 10:15 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront rezonin
Attachments: ATT00001.txt

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

Time: [Thu Jan 05, 2012 22:14:48] Message ID: [35775]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Ursula
Last Name: Weide
Street Address: 1302 Bayliss Drive
City: Alexandria
State: VA
Zip: 22302
Phone: 703-671-1262
Email Address: sevenfortyseven400@earthlink.net
Subject: Waterfront rezonin
Do not rezone the waterfront - it is part of historical Alexandria, a National Historic Landmark. The current City plan will destroy both history and the charm of our Old Town. Work with the community to develop an alternative plan which will not throw our beloved City (I have lived here for 25 years) to the greedy developers and greedy "politicians" with fingers in this pie! Remember - we vote this year, City, state, federal!

Jackie Henderson

From: Richard Hayes <usna62@verizon.net>
Sent: Friday, January 06, 2012 10:16 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront Plan
Attachments: ATT00001.txt

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

Time: [Fri Jan 06, 2012 10:16:00] Message ID: [35782]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Richard
Last Name: Hayes
Street Address: 4301 Ivanhoe Place
City: Alexandria
State: VA
Zip: 22304 1512
Phone: 703 461-3582
Email Address: usna62@verizon.net
Subject: Waterfront Plan

Please don't rush to judgement on the Waterfront Plan. Parts are good - parts are very bad. I would like to see the Waterfront Plan eventually passed, as is, with the exception of the re-zoning. We don't need more hotels to clog up the roads in Old Town. They will cause gridlock because of visitors to the hotel, deliveries, trash pickup, etc. We don't need any more gridlock in Alexandria just like the poorly planned MARK Center

Comments: fiasco.

I don't normally do 'Politics' - I am an Independent voter who votes for the best person or issue that will do the job correctly but I will definately remember the outcome of this issue come next election.

Thank you,

Richard J. Hayes

Jackie Henderson

From: Jaye Smith <Carlsmith1@comcast.n.et>
Sent: Friday, January 06, 2012 10:46 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Wa terfront
Attachments: ATT00001.txt

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

Time: [Fri Jan 06, 2012 10:45:36] Message ID: [35783]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Jaye
Last Name: Smith
Street Address: 200 Duke. stree tl
City: Alexandria
State: Va
Zip: 22314
Phone: 703 299-0125
Email Address: [Carlsmith1@comcast.n et](mailto:Carlsmith1@comcast.n.et)
Subject: Wa terfront
Comments: Don't Rezone the Waterfront!!

Jackie Henderson

From: Michael Britt <Breeze5050@earthlink.net>
Sent: Friday, January 06, 2012 11:08 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: DON'T REZONE THE WATERFRONT!
Attachments: ATT00001.txt

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

Time: [Fri Jan 06, 2012 11:07:56] Message ID: [35787]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Michael
Last Name: Britt
Street Address: 801 N. Pitt St.
City: Alexandria
State: Virginia
Zip: 22314
Phone: 7035490784
Email Address: Breeze5050@earthlink.net
Subject: DON'T REZONE THE WATERFRONT!

I am a twenty three year tax paying/voting resident owner in Old Town North. I have loved every minute of my time here. I moved here for it's neighborhood charm and lack of the stuff that makes places like Georgetown and other over developed places a nightmare to live or to visit.

As a resident the proposed changes to over develop the waterfront impacts the quality of my life here in too many ways to mention.

Comments: Next thing you know there will be parking meters at my front door. Waiting to extract money from me and all the new traffic/people that will be generate by your plans.

If you lived here.... the proposed development plans would be a no brainer!

Please make only minimal resident friendly changes to this beautiful town!!

Michael Britt

Jackie Henderson

From: Christine Bernstein <chbernstein@comcast.net>
Sent: Friday, January 06, 2012 11:41 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Wasterfront Plan
Attachments: ATT00001.txt

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

Time: [Fri Jan 06, 2012 11:40:52] Message ID: [35788]

Issue Type: Mayor, Vice Mayor, and Council Members

First Name: Christine

Last Name: Bernstein

Street Address: 121 Princess St.

City: Alexandria

State: VA

Zip: 22314

Phone:

Email Address: chbernstein@comcast.net

Subject: Wasterfront Plan

I urge the Mayor and City Council members to direct the appropriate City

department to conduct a traffic and parking study based upon the proposed

Waterfront Plan development. Specifically, the area from 400 N. to 700

S. Union Street should be studied and evaluated BEFORE any vote is taken on

Comments: the plan.

Also, the plan should incorporate elements of the Waterfront

Group Report that emphasize history, art and parks expansion.

Thank

you.

Jackie Henderson

From: Tescia Yonkers <Tescia.Yonkers@gmail.com>
Sent: Friday, January 06, 2012 11:49 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Our Treasure
Attachments: ATT00001.txt

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

Time: [Fri Jan 06, 2012 11:49:20] Message ID: [35789]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Tescia
Last Name: Yonkers
Street Address: 801 Rivergate Pl.
City: Alexandria
State: VA
Zip: 22314
Phone: 571.331.6944
Email Address: Tescia.Yonkers@gmail.com
Subject: Our Treasure
PLEASE DON'T REZONE THE WATERFRONT!! You will be jeopardizing the most
Comments: valuable asset we have, the waterfront, for financial remunification at the expense of losing our historical integrity and many other valuable things that make the City of Alexandria what it is today.

Jackie Henderson

From: Tescia Yonkers <Tescia.Yonkers@gmail.com>
Sent: Friday, January 06, 2012 12:08 PM
To: William Eulle; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: DON'T REZONE THE WATERFRONT
Attachments: ATT00001.txt

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

Time: [Fri Jan 06, 2012 12:07:54] Message ID: [35790]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Tescia
Last Name: Yonkers
Street Address: 801 Rivergate Pl.
City: Alexandria
State: VA
Zip: 22314
Phone: 571.331.6944
Email Address: Tescia.Yonkers@gmail.com
Subject: DON'T REZONE THE WATERFRONT
Rezoning the waterfront would jeopardize the most valuable asset we have
for financial remuneration at the expense of our historical integrity and
Comments: so much more. It is that waterfront and the history around it that makes
Alexandria unique. Moreover, it is the only reason I live here. DON'T
SELL US DOWN THE RIVER! DON'T REZONE THE WATERFRONT!!

Jackie Henderson

From: Darryl Pedersen <Darryl.pedersen@yahoo.com>
Sent: Friday, January 06, 2012 12:28 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Don't Rezone the Waterfront
Attachments: ATT00001.txt

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

Time: [Fri Jan 06, 2012 12:28:19] Message ID: [35791]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Darryl
Last Name: Pedersen
Street Address: 220 North Saint Asaph Street
City: Alexandria
State: Virginia
Zip: 22314
Phone: 704) 493-0879
Email Address: Darryl.pedersen@yahoo.com
Subject: Don't Rezone the Waterfront
I urge you to vote "NO" on the "Waterfront Rezoning"
Comments:
issue on Januaty 21, 2012.

Jackie Henderson

From: Christine Terrell <christinejulianneterrell@gmail.com>
Sent: Thursday, January 05, 2012 9:28 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Please, please do not rezone the waterfront
Attachments: ATT00001.txt

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

Time: [Thu Jan 05, 2012 21:28:24] Message ID: [35774]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Christine
Last Name: Terrell
Street Address: 406 N. Henry St.
City: Alexandria
State: VA
Zip: 22314
Phone: (202) 286-1935
Email Address: christinejulianneterrell@gmail.com
Subject: Please, please do not rezone the waterfront
Dear Mayor, Vice Mayor, and Council Members:

I am a proud resident of

Old Town. I love this city. I moved here because it is, in my opinion,

the best place to live in the entire Washington metro area. Please do not

risk turning Old Town into Crystal City. Old town has way too much to lose
Comments: - and not enough to gain, economically or otherwise - by allowing high-rise
development, whihc would ruin our beautiful waterfront.

Thank you, and

sincerely,

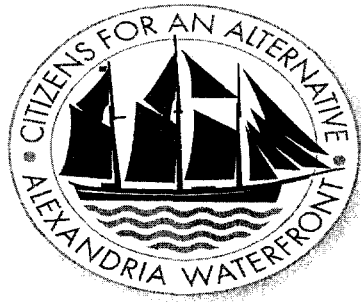
Christine Terrell

Jackie Henderson

From: Anne Peterson <anneamp@comcast.net>
Sent: Friday, January 06, 2012 10:43 AM
To: Jackie Henderson
Cc: Faroll Hamer
Subject: Letter to Mayor and Council
Attachments: January 6 LETTER TO COUNCIL.pdf; ATT00001.txt; WATERFRONT CONFLICT OF INTEREST STATEMENT.pdf

Dear Jackie,
Please distribute the attached files immediately to the Mayor and City Council.

Sincerely,
Anne Peterson, CAAWP



January 6, 2012

Sent by email and mail

Mayor Bill Euille and Members of the City Council,
City Of Alexandria, City Hall, Alexandria, Virginia

Re: Conflict of Interest Statement and Waterfront Redevelopment

Dear Mayor Euille:

As you know, many Alexandria residents are deeply concerned by the multi-year waterfront planning process and opposed to the plan that this process has produced. The general feeling is that developers and property owners have too much influence on the planning process.

With these concerns in mind, Citizens for an Alternative Alexandria Waterfront Plan (CAAWP) has prepared this **“Waterfront Conflict of Interest Statement”** for the members of the Alexandria City Council and the Planning Commission. We hope that you will complete the statement and show your strong support for a fair and open planning process.

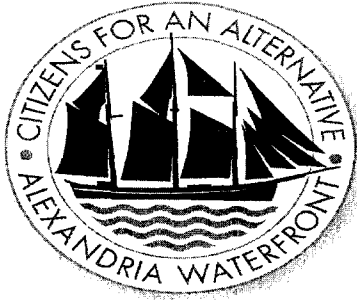
Sincerely,

Anne Peterson, CAAWP

CC: CAAWP Board and members

CC: Alexandria Planning Commission

ATTACHED: Waterfront Conflict of Interest Statement



WATERFRONT CONFLICT OF INTEREST STATEMENT

1. Have you received any campaign or other contributions over the last three years from any businesses or individuals that stand to benefit financially from the redevelopment and rezoning of the waterfront? _____

2. Have you personally benefited financially from investing in a business or with individuals involved in the redevelopment and rezoning of the waterfront? _____

3. Have you been involved in any business transactions related to the redevelopment of the waterfront as part of your professional work outside of City Hall? _____

4. Will you take a pledge to refuse all political contributions from any businesses, organizations, or individuals that stand to benefit financially from the redevelopment of the waterfront? _____

5. Will you pledge not to personally invest in businesses or with individuals that are involved with and stand to benefit financially from the redevelopment on the waterfront? _____

6. Will you pledge not to participate in business transactions as part of your professional work outside of City Hall that involve redevelopment of the waterfront? _____

Print _____

Sign _____

Date _____

Please Return signed form to: CAAWP

Jackie Henderson

From: Ann Bay Goddin <apbay@live.com>
Sent: Saturday, January 07, 2012 12:52 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront rezoning
Attachments: ATT00001.txt

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

Time: [Sat Jan 07, 2012 12:52:18] Message ID: [35801]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Ann
Last Name: Bay Goddin
Street Address: 105 Prince Street
City: Alexandria
State: VA
Zip: 22314
Phone: 703-683-7340
Email Address: apbay@live.com
Subject: Waterfront rezoning
If you care about preserving the unique historic legacy and architectural
Comments: integrity of our town, please DO NOT rezone the Waterfront.

Jackie Henderson

From: Felicia Witomski <felicia.witomski@verizon.net>
Sent: Saturday, January 07, 2012 9:41 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: DON'T REZONE THE WATERFRONT
Attachments: ATT00001.txt

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

Time: [Sat Jan 07, 2012 21:41:04] Message ID: [35805]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Felicia
Last Name: Witomski
Street Address: 7812 Oaklawn Drive
City: Alexandria
State: VA
Zip: 22306
Phone: 703-765-0018
Email Address: felicia.witomski@verizon.net
Subject: DON'T REZONE THE WATERFRONT
Let the waterfront be accessible to everyone not just the rich. We care
Comments: about our history and culture.

Jackie Henderson

From: Jim Hogan <redmondjhogan@aol.com>
Sent: Saturday, January 07, 2012 11:07 AM
To: William Eulle; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront Plan
Attachments: ATT00001.txt

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

Time: [Sat Jan 07, 2012 11:06:50] Message ID: [35800]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Jim
Last Name: Hogan
Street Address: 1215 Russell Rd
City: Alexandria
State: VA
Zip: 22301
Phone: 7036833909
Email Address: redmondjhogan@aol.com
Subject: Waterfront Plan

Dear Mr Mayor, Vice Mayor and Members of the Council,

I am writing in support of your plans for the development and preservation of a lively waterfront. As a taxpayer reluctant to see our taxes rise and budgets expand, it is my duty to support by voice and vote the creativity of our elected leaders to find other ways to increase and diversify the tax base - whether it is the West End, the Carlyle development, Potomac Yard or Del

Comments: Ray. I support all of these efforts and encourage you, as I encourage my neighbors, to support the current plan for the Waterfront.

I will look forward to a positive result from your meeting this week.

Best wishes,

Jim Hogan

Jackie Henderson

From: Ann Bay Goddin <apbay@live.com>
Sent: Saturday, January 07, 2012 12:52 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront rezoning
Attachments: ATT00001.txt

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

Time: [Sat Jan 07, 2012 12:52:18] Message ID: [35801]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Ann
Last Name: Bay Goddin
Street Address: 105 Prince Street
City: Alexandria
State: VA
Zip: 22314
Phone: 703-683-7340
Email Address: apbay@live.com
Subject: Waterfront rezoning
Comments: If you care about preserving the unique historic legacy and architectural integrity of our town, please DO NOT rezone the Waterfront.

Jackie Henderson

From: Felicia Witomski <felicia.witomski@verizon.net>
Sent: Saturday, January 07, 2012 9:41 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: DON'T REZONE THE WATERFRONT
Attachments: ATT00001.txt

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

Time: [Sat Jan 07, 2012 21:41:04] Message ID: [35805]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Felicia
Last Name: Witomski
Street Address: 7812 Oaklawn Drive
City: Alexandria
State: VA
Zip: 22306
Phone: 703-765-0018
Email Address: felicia.witomski@verizon.net
Subject: DON'T REZONE THE WATERFRONT
Let the waterfront be accessible to everyone not just the rich. We care
Comments: about our history and culture.

Jackie Henderson

From: Ken Hill <kenhill@verizon.net>
Sent: Sunday, January 08, 2012 10:12 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront Plan & City Unity
Attachments: ATT00001.txt

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

Time: [Sun Jan 08, 2012 10:12:06] Message ID: [35808]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Ken
Last Name: Hill
Street Address: 409 Underhill Place
City: Alexandria
State: VA
Zip: 22305
Phone: 7036830208
Email Address: kenhill@verizon.net
Subject: Waterfront Plan & City Unity

Dear fellow citizens of Alexandria and leaders of our community;

I am

troubled by the content and nature of our consideration of the Waterfront Plan and its implications for the future of Alexandria. My appeal to you is to take action which will provide our community with a greater opportunity to consider the implications of the proposed plan and and numerous alternatives.

There is no compelling reason for adopting the

Comments: current plan at this time.

To the contrary, there is ample cause and opportunity for reasonable people to give further consideration to the issue and devolve a plan that will bring our community together.

Whatever plan is adopted, funded and implemented must be seen to be in the long-term greater interests of our community. Your overriding responsibility, as I see it, is to be as certain as possible that this goal

is achieved.

At present, our community is torn by competing perspectives, and - given our recent history - suspicions about this issue and its proposed resolution.

As the elected leaders of our community, the responsible action for you to take is not to take precipitous action regarding the Waterfront plan, but to go further in ascertaining viable options - there are many! - and affording our citizens the opportunity to adequately consider them.

Thank you for your consideration and for your service.

Ken Hill

Jackie Henderson

From: Linda Huntington <Lbhuntington@gmail.com>
Sent: Sunday, January 08, 2012 4:42 PM
To: William Eulle; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Please Do Not Rezone the Waterfront
Attachments: ATT00001.txt

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

Time: [Sun Jan 08, 2012 16:41:38] Message ID: [35815]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Linda
Last Name: Huntington
Street Address: 219 Wolfe Street
City: Alexandria
State: VA
Zip: 22314
Phone: 703-548-1833
Email Address: Lbhuntington@gmail.com
Subject: Please Do Not Rezone the Waterfront
I am writing to ask you to NOT rezone the waterfront in Alexandria.
I
do not want the additional high volume traffic and parking that Hotels at
the end of Wolfe Street would create.
I also do not want the buses to
drive up and down Wolfe Street. Currently the buses turn at Fairfax Street
and Wolfe and
Comments: they are noisy and create traffic problems because they
cannot navigate the streets and often cause traffic nightmares.
Rezoning
the waterfront would create more of this traffic. I do not want the
increased exhaust fumes nor noise levels.
Please Do Not Rezone the
waterfront.
Linda Huntington