

4c
1-21-12

Jackie Henderson

From: William Schuyler <wjschuyler@yahoo.com>
Sent: Wednesday, January 18, 2012 3:12 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Alexandria Waterfront Plan
Attachments: ATT00001.txt

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

Time: [Wed Jan 18, 2012 15:12:27] Message ID: [36139]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: William
Last Name: Schuyler
Street Address: 505 Wolfe St
City: Alexandria
State: VA
Zip: 22314
Phone: 703-684-7276
Email Address: wjschuyler@yahoo.com
Subject: Alexandria Waterfront Plan

Dear Mr. Mayor and Members of the City Council:

Before you vote on the

City waterfront plan, I ask you again to consider one thing that is very important to the residents of Alexandria that live closest to where the changes are being considered. I am pleased that the City Council is taking such a serious look at ways to improve the waterfront and working to make

the City a better place. I support much of what is in the plan you will vote on soon.

Comments: You have, however, ignored throughout this process one very significant problem that will affect those who live in the area. Old Town residents will likely face very significant parking problems if the waterfront plan goes ahead and nothing is done to deal with parking. In your plan, you have 9 pages dealing with parking issues, but only 2 paragraphs that deal with the problems faced by people who live there. And, those 2 paragraphs state only that if parking becomes a problem, the City will deal with that later.

Many Old Town residents, like me, do not have parking options; we must park on the street. If the waterfront plan works as expected, many more people will travel to Old Town. I ask that you do not wait until I and my neighbors cannot park near our homes before you deal with this inevitable problem. I implore you to address this now, when it is possible.

Please contact me if you have any questions about my appeal. I have written to you all before about this and have not heard back from you.

Thank you,

William

Schuyler
Alexandria, VA
wischuyler@yahoo.com

Jackie Henderson

From: David Brown <brown@knopf-brown.com>
Sent: Wednesday, January 18, 2012 4:44 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront Plan
Attachments: c3ba04bc199ba74a91e98ab9a15a4d12.pdf; ATT00001.txt

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

Time: [Wed Jan 18, 2012 16:43:36] Message ID: [36148]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: David
Last Name: Brown
Street Address: 503 Woodland Terrace
City: Alexandria
State: VA
Zip: 22302
Phone: 703-549-5304
Email Address: brown@knopf-brown.com
Subject: Waterfront Plan
Please add my letter to the record for Docket No. 4 on January 21,
Comments: 2012
Thanks.
Attachment: c3ba04bc199ba74a91e98ab9a15a4d12.pdf

LAW OFFICES OF

KNOPF & BROWN

401 EAST JEFFERSON STREET
SUITE 206

ROCKVILLE, MARYLAND 20850
(301) 545-6100

FAX: (301) 545-6103

E-MAIL BROWN@KNOPF-BROWN.COM

WRITER'S DIRECT DIAL

(301) 545-6105

DAVID W. BROWN

January 18, 2012

Mayor William D. Euille
and Members of City Council
301 King Street Room 2300
Alexandria, Virginia 22314

Re: **Docket Item #4 (January 21, 2011)**
Master Plan Amendment # 2011-001
Text Amendment #2011-005
Waterfront Small Area Plan

Dear Mayor Euille and Members of the City Council:

I am pleased to take this opportunity to express my support for all aspects of Docket Item # 4 to be considered by the City Council on January 21, 2012, thereby updating my May 10, 2011 letter of support when this matter came before the Council for public hearing last year.

While I have spent the last 25 or so years as Chair of the Zoning Committee for the North Ridge Citizens Association, I write today only to express my own views. Earlier this month, at its Executive Board meeting, the Association heard from CAAWP and from Waterfront4All, and then voted to urge all its Board Members to come down to express their personal views to the Council on the Waterfront Plan. I have read the Plan and the Working Group Report on the Plan. I have heard and studied all the arguments for and against the Plan. I have reviewed the staff recommendations made in response to the submission of the Working Group Report and last night in response to the Council's recent review of it. With one small caveat noted below, I support the recommendations of Planning and Zoning and the Planning Commission that you adopt the Plan with the Working Group's recommended changes, as supplemented by staff.

I write on my law firm letterhead to emphasize that in my day job, I commute to Rockville where my law partner and I have for many years operated the only law firm in nearly one-million resident Montgomery County devoted to representing citizen rather than developer interests in zoning and planning matters. We have made a real difference here, as your Director of Planning and Zoning can attest. I mention this only to underscore that I believe I know how to distinguish between good and bad planning and zoning decisions. I do it every day, representing citizen groups much like CAAWP.

Mayor William D. Euille
and Members of City Council
January 18, 2012
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In this case, the Waterfront Plan exhibits all the hallmarks of good planning and none of the attributes of bad planning. No rational case can be made that you should start over. It is always possible, with more study, time and attention, to improve on a plan, and the efforts of the Working Group over the past six months or so confirms this. But the quite marginal changes the Group has recommended only proves that the law of diminishing returns has set in. Now that the Group's work product has been carefully reviewed and considered, more time and effort is not going to produce improvements that exceed the benefit of coming to closure as soon as you complete whatever punch list of minor corrections might emerge at Saturday's hearing (including, I hope, the one recommended below).

This is so not only because you have a good Plan before you already. It is also important to remember that, after all, a Small Area Plan is only a detailed array of guidelines, not a vast set of site, landscape and other engineering drawings presented for development approval along with a construction timetable. It is unreasonable to expect any Plan to precisely chart the future by resolving in advance (a) all the complexities of exactly how and when private economic interests will act within the constraints imposed, and (b) all the challenges associated with acquisition and funding of desired additional public space within the Plan. All we can ask for is (1) a Plan that wisely takes into account the economic forces affecting the Waterfront in relation to well-articulated, desirable and plausible planning goals, and (2) a professional staff that understands and embraces the Plan's goals, and has the competence to ensure that individual development of Waterfront areas fully serves those goals.

You have both the Plan and the staff you need to ensure that in the coming years, the Waterfront will be all you want it to be. Your staff has endured withering, unjustified criticism with equanimity and a complete absence of defensiveness while putting together a Waterfront Plan we should all be proud of. Nowhere is this better illustrated than it its wholesale embrace of the detailed suggestions for improvement of the Plan tendered by the Working Group. Indeed, an even-handed appraisal of the process over the past six months leads to the conclusion that the Working Group's excellent contribution did not rescue an inferior plan. Rather, it improved on an already excellent one, and your staff did not hesitate to recognize this contribution.

I have just one note of concern, relating to Recommendation 3.69, which as amended states: "Pursue eliminating the ODBC parking lot along The Strand through negotiation with the ODBC." Staff apparently views this Recommendation as foreclosing the use of eminent domain. Working Group Member David Olinger would have added the word "preferably" before "through negotiation" to make clear than negotiation was the preferred option, but not the only one. I strongly urge that you adopt

Mayor William D. Euille
and Members of City Council
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Mr. Olinger's small addition to Recommendation 3.69. Plan Goal No. 2 and lead Recommendation 3.1 make unmistakably clear that the most important attribute of a successful Waterfront will be continuous pedestrian connectivity all along the Waterfront. Nowhere is this more critically important than in the vicinity of the ODBC parking lot. This presents just as strong a case for conversion of private property to public use as the more typical situation where property is condemned to build a new road. The only difference is that this "road" is for pedestrians, not vehicles. Hence, there is no sound public policy reason to expressly or impliedly rule out the possibility of resort to eminent domain, even as you express your preference for negotiation. Indeed, just adding the word "preferably" makes it **more likely** that negotiation will succeed, because you will not have hobbled your negotiating position by needlessly taking an important public policy tool off the table.

I thank you for the opportunity to comment on this important public issue.

Sincerely,

A handwritten signature in black ink, appearing to read "David W. Brown", with a long horizontal flourish extending to the right.

David W. Brown
503 Woodland Terrace
Alexandria, Virginia 22302

Jackie Henderson

From: Unalane C Ablondi <uablondi@yahoo.com>
Sent: Wednesday, January 18, 2012 4:28 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: Waterfront
Attachments: ATT00001.txt

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

Time: [Wed Jan 18, 2012 16:27:45] Message ID: [36147]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Unalane C
Last Name: Ablondi
Street Address: 209 Prince St.
City: Alexandria
State: Va.
Zip: 22314-3313
Phone: 703 836 6828
Email Address: uablondi@yahoo.com
Subject: Waterfront

I join my fellow Alexandria citizens with this message:

Please don't

rezone the waterfront! We want a different waterfront plan! Slow down the planning process and include citizens.

Sincerely,

Comments:

Unalane Ablondi

209 Prince St.

Alexandria, Va.

22314-3313

Jackie Henderson

From: Bob Wood <jrwood72@gmail.com>
Sent: Wednesday, January 18, 2012 4:20 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront Plan
Attachments: 7f9e063ec95bb82e64953fe7ed0a9fad.doc; ATT00001.txt

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

Time: [Wed Jan 18, 2012 16:19:44] Message ID: [36146]

Issue Type: Mayor, Vice Mayor, and Council Members

First Name: Bob

Last Name: Wood

Street Address: 711 Potomac Street

City: Alexandria

State: Virginia

Zip: 22314

Phone: 571-483-0720

Email Address: jrwood72@gmail.com

Subject: Waterfront Plan

Dear Mayor Euille and Council Members,

Attached, please find a letter

providing my personal review of the Waterfront Work Group report and some

suggestions for a constructive way forward. Thank you for allowing me to

serve on the Work Group. I look forward to helping further if

Comments:

needed.

Sincerely,

Bob Wood
711 Potomac Street
Alexandria, Va.

22314

Attachment: 7f9e063ec95bb82e64953fe7ed0a9fad.doc

Dear Mayor Euille and City Council members,

Thank you for appointing me to serve on the Waterfront Plan Work Group. I was honored to serve and very glad to contribute to help solve some of the issues facing the City as it undertakes needed change on our waterfront. As co-author of the Work Group report, I understand how the Work Group reached our conclusions and why we recommended more work ahead for the City if it wishes to implement a successful waterfront plan. Now that the report is published, I want to offer my personal perspectives on it and recommend a constructive way forward for City leaders as they consider waterfront plan adoption.

After six months of review and deliberations, the Waterfront Plan Work Group offered 39 findings and 69 recommended changes to the waterfront plan. Clearly, the plan offered for approval last summer needed much more work. The City's planning staff agreed and, on January 10, recommended acceptance of all Work Group recommendations.

Indeed, the Work Group's report provided constructive ideas that once incorporated in the current plan will add needed detail and help plan implementation. Important recommendations included:

- An integrated waterfront district with more focused city management
- Better support and planning for waterfront activities
- Stronger environmental leadership and stewardship
- Public oversight of plan implementation
- Rejection of eminent domain to take private property
- Budget transparency and spending against clear plan priorities
- A better and more feasible location for a new public marina
- A public space at the foot of King Street that acknowledges private property rights of the Old Dominion Boat Club
- Flexibility for mixed-use development
- A design plan well beyond the plan's simple design framework
- Additional public funding for the arts and history.

While the Work Group successfully amended and agreed on roughly 85% of waterfront plan content, we could not resolve issues dealing with density, amenities, flood mitigation and specific commercial uses. Our attempts to reach agreement and find a way forward suffered from the plan's lack of convincing analysis or compelling detail in these areas. Serious questions remain about the plan's real costs, tangible public amenities, environmental impacts, engineering and design details, traffic and parking effects, and feasible funding alternatives.

Alexandria's City Council faces the same problem – inadequate analysis and insufficient detail to support the final critical choices that set our City's waterfront, literally, in concrete for future generations. Although, as noted earlier, the

Waterfront Plan Work Group and its recommendations represent real and substantial progress, further progress can only be built on additional work. The waterfront plan, in its entirety, is not yet ready for approval by city leaders.

I strongly recommend two steps to correct plan shortfalls and continue to move this planning process forward.

First, before final plan passage by Council, the City should complete a majority, if not all additional studies recommended unanimously by the Work group. These eight requested studies would answer fundamental, first order questions defining change in this historic and fragile cityscape. Do this critical analysis to turn what still remains a self-described conceptual waterfront plan into a more complete and acceptable product, ready for implementation. At a minimum, real answers and further details are needed to resolve these questions:

- How can the City add density or choose flood mitigating measures without understanding traffic impacts along the river or related engineering costs?
- What if the City's best efforts to resolve parking problems prove ineffective?
- How can the City expect amenities in trade for added density when developers face generally stated waterfront plan guidelines instead of more stringent plan requirements?
- Without knowing the proffers yet to be negotiated from developers, how can we count on their investments in public spaces on the waterfront?
- With no environmental assessment supporting this plan, what hidden costs make our intentions and plans for the waterfront pure fiction?
- If the developers' own experts argued strongly against hotel and amenity requirements by faulting the City's own studies, how can we expect to unite diverse City interests behind this plan with its critical but suspect reliance on hotel revenue?
- If the City's own presentations show it is possible to pay for this plan with mixed use development, longer but assured cost recovery, and no change in zoning, why are we rushing to concede density increases to owners beyond legally defensible, City staff supported, and federally backed limits?
- Since the GenOn site, the largest parcel of land to be developed within our defined small area plan boundaries, was excluded from our planning assessment, how can we be sure this plan doesn't miss obvious solutions in hindsight or cause serious and expensive unintended consequences.

Second, the City should make a relatively small investment (\$50,000-\$100,000) in modeling and simulation technology used by other Virginia cities to dynamically assess urban planning alternatives where the interplay of flooding, development, traffic, and commercial activities complicate public policy. Norfolk, with the help of the Virginia Modeling and Simulation Center (VMASC), has thoroughly modeled such critical choices to promote better public policies. The director of VMASC at Old Dominion University, Dr. John Sokolowski, has offered the Center's existing models,

powerful simulation tools, and technical skills to address our challenges immediately. He believes that our problems and their analytical tools are well matched. Alexandria can retain, adapt, and use these tools to help implement this waterfront plan and tackle other city zoning and policy challenges.

There is no reason for our City's leaders to rush to failure by implementing an unfinished plan for transforming our waterfront. Slow, don't stop this process; adopt and acknowledge the good work already done; complete the analysis needed to reach the best conclusions on the most difficult issues; and acquire better means and learn modern methods to help guide plan implementation while balancing development, public usage, and traffic impacts. Most importantly, City Council must resist the pressure to "do something" when that "something" abruptly ends public engagement and dialog, embitters whole neighborhoods, and poisons the sense of community so necessary for successful waterfront plan implementation.

Signed,
Bob Wood
711 Potomac Street
Alexandria, Va. 22314
571-216-2642/571-483-0720

Jackie Henderson

From: Renato Sozio <RLSozio@AOL.com>
Sent: Wednesday, January 18, 2012 5:32 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: Rezoning
Attachments: ATT00001.txt

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

Time: [Wed Jan 18, 2012 17:31:32] Message ID: [36153]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Renato
Last Name: Sozio
Street Address: 13 West Spring Street
City: Alexandria
State: Va
Zip: 22301
Phone: 703 549 5149
Email Address: RLSozio@AOL.com
Subject: Rezoning

Comments: Dont rezone the water front.
Is this rezoning going to be like BRAC?
THINK

{By the way stop fixing things that do not need fixing }

Jackie Henderson

From: Janine Harris <rhodo12@aol.com>
Sent: Wednesday, January 18, 2012 5:11 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: [Wed Jan 18, 2012 17:11:17] Message ID: [36152]

Issue Type: Mayor, Vice Mayor, and Council Members

First Name: Janine

Last Name: Harris

Street Address: 323 S. St. Asaph

City: Alexandria

State: VA

Zip: 22314

Phone: 703 548 2406

Email Address: rhodo12@aol.com

Subject: Waterfront

As a 30 plus years resident of Old Town, I am concerned that City Council is once again about to give away valuable rights to powerful business interests, importantly including The Washington Post, for returns that are at best now speculative, and that may end up negligible or negative in the long run. The specialness of Old Town can be destroyed and will be if you do not slow down, consider what you are about to give away, and remember that the waterfront is an asset of all citizens, not just wealthy developers and exploiters who do not live near it. Years ago, in a similar situation, you dropped the lawsuit about the Woodrow Wilson Bridge, and lo and behold, the "amenities" and return you were supposed to get did not materialize, but Jones Point is irrevocably marred, and the world's widest bridge hulks over Old Town. The Post doesn't even need the giant drawbridge for newsprint deliveries anymore! But the bridge still looms and won't get any smaller. You are being set up for the same kind of disastrous move over the waterfront. Stop, look, listen, and make a plan that

preserves Old Town, not one that further enriches the Post and developers.

Jackie Henderson

From: Robert Riley <simmonsrealty@aol.com>
Sent: Wednesday, January 18, 2012 4:01 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
Attachments: ATT00001.txt

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

Time: [Wed Jan 18, 2012 16:01:22] Message ID: [36144]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Robert
Last Name: Riley
Street Address: 227 North Pitt Street
City: Alexandria
State: Virginia
Zip: 22314
Phone: 7035828108
Email Address: simmonsrealty@aol.com
Subject: Waterfront Plan
Mayor and City Council,
This household finds the Waterfront Plan totally

unacceptable. It does not address or offer solutions to the following
issues that threaten the quality of life in our residential neighborhoods.

These being---
Air, Water and Noise Pollution.
Commercial and other

related traffic problems.
Parking.
Foot Traffic and litter.

Comments: About ten
years ago our City made a decision to go full bore into the Tourism and
Visitation Industry without a comprehensive plan. As a result, our
neighborhoods are now saturated with commercial trucks, tour buses,
shuttle
buses, taxis, cars and motorcycles, 7 days a week. Our air is unfit to
breath and we can not open the windows because of the black diesel
residue.
The traffic and parking is impossible and poorly enforced.
We attribute
this degradation of our neighborhoods to a lack of planning and a City

Council that is disconnected from the Community. Your only appearance
in

our neighborhoods is on Parade Days.
Can you honestly say this Waterfront

Plan is in the best interest of the health and well being of the

citizens?

Vote no on the Waterfront Plan!

Robert Riley
Citizen

Jackie Henderson

From: Andy Taylor <andy.taylor.usa@gmail.com>
Sent: Wednesday, January 18, 2012 5:39 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: Rezone the Waterfront
Attachments: ATT00001.txt

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

Time: [Wed Jan 18, 2012 17:38:35] Message ID: [36154]

Issue Type: Mayor, Vice Mayor, and Council Members

First Name: Andy

Last Name: Taylor

Street Address: 821 Wolfe Street

City: Alexandria

State: VA

Zip: 22314

Phone: 7032615015

Email Address: andy.taylor.usa@gmail.com

Subject: Rezone the Waterfront

I just wanted to write and commend the council for the plans to develop the

waterfront of Alexandria. While you may be receiving many e-mails asking

you 'not to rezone the waterfront' or 'different plans', but from what has

been presented to date and the current economic climate we find ourselves

in, I believe the plans outlined by the council are both rigorous and well

thought through.

If the opposition to the proposed plans is successful

Comments: in forcing a re-plan of the waterfront development then this will have two impacts on the area. Firstly, the waterfront needs development and needs protection from the high waters that threaten the buildings and the companies operating at the end of King Street. The situation we find ourselves in now with constant flooding given the right climactic conditions is a situation that Alexandria should be ashamed of. How can we expect to draw tourists and visitors to the area to spend their money when the region is off limits because it's flooded?

Secondly, the propose

plans from the 'Alternate Alexandria Waterfront Plan' have not considered the economic impact of their proposals fully. Having come from the UK and

now really enjoying living in Alexandria, I have seen several instances where the raising of taxes to develop a town or region have back fired and have caused the areas to become overpriced, unused ghost towns. If the proposed revised plans are put into place and the local property taxes are increased to compensate from the lack of proposed income from hotels and

offices, this will make the Alexandria region even more exclusive and even more unwelcoming to prospective house purchasers. While I enjoy living in

Alexandria, an increase in property taxes will cause the situation where living here becomes untenable. If this is the case then properties will be vacant longer, people will have less disposable income to spend in the shops and restaurants and this will lead to further closures. How can this be a benefit to the community?

We need the flood defenses. We also need

to ensure that the development is costed with an eye maintaining the fine balance between local residents covering the cost and looking to external sources to fund the development and also improve the facilities. It's time this truth is made more evident to the anti-development people and the wider community so that people are not duped into the knee jerk reaction of

condemning the cities proposals without considering the knock on consequences.

I believe that the CAAWP are scaremongering with their

publicity material showing oversized buildings and developments with the obvious aim of undermining the proposed developments. Please keep up your

development plans and be understood that the populous of Alexandria are not

all behind CAAWP and the majority of our street are tired the "Not In My Back Yard" mentality being promoted by the CAAWP.

Regards,

Andy

Taylor.

Jackie Henderson

From: Tim McGhee <tim@timmcghee.us>
Sent: Wednesday, January 18, 2012 8:18 PM
To: William Eulle; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront
Attachments: ATT00001.txt

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

Time: [Wed Jan 18, 2012 20:17:46] Message ID: [36159]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Tim
Last Name: McGhee
Street Address: 1420 W Abingdon Dr Apt 104
City: Alexandria
State: VA
Zip: 22314
Phone: 571-403-0153
Email Address: tim@timmcghee.us

Subject: Waterfront
Greetings,

Thank you for taking the time to read my message.

My

understanding is Alexandria is currently near the ceiling on its bonding capacity.

It is also my understanding that if Alexandria moves forward

with the waterfront plan, that limit will be vastly exceeded and the city

Comments: will not be able to fund a single additional capital project for another

8-20 years.

The federal government is discovering that its current

interest rate strategy is reaching the end of its sustainability. If

interests rates rise, Alexandria would already be severely limited. Adding

the waterfront to an already tenuous situation is a formula to cripple

the city for at least a decade to come.

If the question is what will be

needed and what will be optional over the next 10-20 years, I would think

the
answer clearly lies in more present and foreseeable needs like fire

protection service on the West End (I
live in Old Town).

Thus, my

advice is to skip the waterfront plan and stick to the essentials.

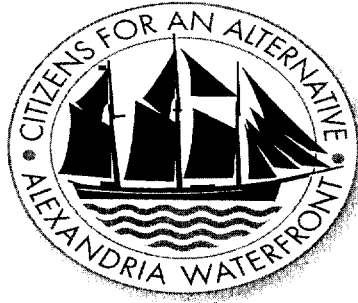
Thank

you,
Tim
12,645 days

Jackie Henderson

From: Anne Peterson <anneamp@comcast.net>
Sent: Wednesday, January 18, 2012 11:31 PM
To: Andrew Macdonald
Subject: CAAWP PRESS RELEASE -- CAAWP calls Steven Fuller a "salesman for developers"
Attachments: CAAWP Press Release II Jan 19 Fuller Letter.pdf

Attached please find a press release by CAAWP in response to the recent distribution of a letter by George Mason University professor Steven Fuller in support of the City's waterfront plan.



**Press Release
January 19, 2012**

In arguing that the City Council should pass their waterfront plan this Saturday without further debate, George Mason's Steven Fuller, a long-time consultant for developers, sounds more like a salesman than a scholar.

Alexandria, VA— Citizens for an Alternative Alexandria Waterfront Plan (CAAWP) released the following response by Old Town resident Dick Cooper to a letter written by Steven Fuller in support of the City's waterfront plan. Fuller, a professor of Urban Planning at George Mason University told the *Old Town Patch* that he was asked "two years ago by the Robinson Terminal Corporation to help it determine 'what could be done with those sites.'"

The Robinson Terminal Corporation recently asked him to write a letter in support of the City's plan. The letter was submitted to the City Council on January 18 by Duncan Blair, a local attorney for the Robinson Terminal Corporation and Washington Post Company. Blair was involved in numerous ex-parte discussions dating back to 2008 with senior planning staff related to waterfront development that were recently brought to light through the Freedom of Information Act (FOIA).

The report on the Alexandria waterfront by Stephen S. Fuller, director of the George Mason University Center for Regional Analysis, was commissioned and paid for by supporters of throwing the last riverfront open to virtually unrestricted commercial development. So it's not surprising that a document put forward as impartial, expert analysis ends up supporting the outside developers.

What is surprising is that Fuller's analysis actually makes the case for taking a more careful, balanced approach to developing the

waterfront – one that will bolster Alexandria’s whole economy by preserving the things that make it uniquely attractive to businesses and residents alike.

First, Fuller recognizes that, in his words, “for Alexandria, the waterfront stands out as its most unique asset that distinguishes it from the region’s other jurisdictions.” He calls it “one of the competitive advantages upon which the city’s future economic vitality is dependent.”

Second, he says, for “the ultimate success of the local economy . . . each new use must support the other new uses and must be complementary to the existing commercial and residential uses that define Old Town.”

Exactly.

Yet the proposal pending before the City Council does nothing to insure that the new pieces fit together and strengthen the economy now or in the future.

Instead, it offers a blank check to developers, wiping out the existing zoning rules and putting no binding curbs in their place.

One result is that Fuller’s conclusions contradict his own analysis, not to mention present-day reality. “For the Old Town economy to grow and prosper,” he says, “it needs to reestablish its retail base, and broaden its overlapping market segments to attract a diverse consumer base.”

But Old Town has a thriving retail base and attracts a wide range of visitors. It also has one of the strongest real estate markets in the United States. And both the businesses and the residential areas serve and enrich all of Alexandria. That’s an inconvenient fact for developers who want to make a quick hit and won’t be around for the consequences.

What this whole issue comes down to is a strategic choice for the city: It can build on its present success, or it can chase after the Will-’o-the-wisp of mega-development—like Tysons Corners or Pentagon City.

Large-scale development – multiple hotels, big condo projects,

and big new stores – made sense for Tysons and Pentagon City. They were huge parcels of empty land that nobody had any reason to visit.

Alexandria is nothing like that. It has a well established, growing economy based on its

unique attractions.

The challenge is to keep the city growing without killing the goose that lays the golden eggs.

And in arguing for a quick decision, Fuller sounds more like a salesman than a scholar: Grab this deal now, before it's too late.

Alexandria has time to do this right, developing the remaining waterfront just the way Fuller says we should: Carefully, so all the pieces fit together and make the whole even stronger than it is now.

Only the outside developers are in a hurry. But it's not their city. And it's not their future.

It's ours.

-Dick Cooper

Citizens for an Alternative Alexandria Waterfront Plan (CAAWP) is a group of Alexandria residents who joined forces to oppose the overdevelopment of the waterfront and protect the historic integrity and charm of Old Town.

Andrew Macdonald: ahmacdonald@mac.com, 603 512 9379

AlternativeAlexandriaWaterfrontPlan.com

Jackie Henderson

From: Matthew Herzberg <mlherzberg@hotmail.com>
Sent: Wednesday, January 18, 2012 4:57 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: proposed waterfront small area plan
Attachments: ATT00001.txt

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

Time: [Wed Jan 18, 2012 16:56:47] Message ID: [36150]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Matthew
Last Name: Herzberg
Street Address: 5003 Barbour Drive
City: Alexandria
State: VA
Zip: 22304
Phone: 703-566-1406
Email Address: mlherzberg@hotmail.com
Subject: proposed waterfront small area plan
Dear Mayor Euille, Vice Mayor Donnelly and Council Members,

I have
lived as a home owner in the west end since 1998. It has been a pleasure
to
live in such a progressive community.
In fact, the progress that has
been made in this part of the city since we first moved into Cameron
Station has been astonishing. It is, in no small part, due to your vision
and foresight. As a member of the military, I know there was a large
Comments: outcry when the base was closed and you decided to put a housing
development here. There were predictions of mass traffic tie-ups and
congestion. None of it came true.
It is in that spirit, that I ask you
to please pass the proposed Waterfront Small Area Plan. It is
and balanced, and lays the groundwork for planned development
in a
progressive community such as Alexandria deserves. Let's do
something
that future generations can enjoy, while maintaining our commu-

integrity.

Thank you.

Sincerely,

Matthew L. Herzberg

Jackie Henderson

From: Paula Glaser <Pjglaser@gmail.com>
Sent: Wednesday, January 18, 2012 9:30 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: Waterfront
Attachments: ATT00001.txt

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

Time: [Wed Jan 18, 2012 09:29:32] Message ID: [36103]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Paula
Last Name: Glaser
Street Address: 827 Wolfe st.
City: Alexandria
State: Va
Zip: 22314
Phone:
Email Address: Pjglaser@gmail.com
Subject: Waterfront
Please don't give in to the crazies. Please stand by your plan for the
Comments: development of the waterfront and do not delay any
longer. This has
taken too long already.

Jackie Henderson

From: Deborah Kops <deborah.kops@sourcingchange.com>
Sent: Wednesday, January 18, 2012 1:11 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: The Waterdraft--what else
Attachments: ATT00001.txt

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

Time: [Wed Jan 18, 2012 13:10:34] Message ID: [36122]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Deborah
Last Name: Kops
Street Address: 208 South Fayette St

City: Alexandria

State: VA

Zip: 22314

Phone: 703 683 1415

Email Address: deborah.kops@sourcingchange.com

Subject: The Waterdraft--what else
Mayor and City Council:

Enough is enough. Please get the waterfront off

the City's agenda by voting this weekend. By dithering any longer, the

Council is prolonging a waste of money and the most egregious abortion of

fact that i have ever seen.

What we have now is a unimaginative plan

that does not even harness the assets we have, a flawed process, and fuel

Comments: for a political campaign cum concerned citizens movement that has been built on ego, misinformation, rumor mongering and plain bad faith. It's a circus.

While i am disappointed with the outcome and waste of over \$1

million of City funds, it's time to step up to the plate. You will not be

able to please our neighbors who openly say that the waterfront belongs to

them, or who are using this as a wedge issue, so get some courage and stop

the sideshow. There are greater priorities facing the city, and spending more time and money on the waterfront is over the top.

Jackie Henderson

From: geraldine garbow <dene.garbow@comcast.net>
Sent: Wednesday, January 18, 2012 4:05 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront Plan
Attachments: ATT00002.txt

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

Time: [Wed Jan 18, 2012 16:05:15] Message ID: [36145]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: geraldine
Last Name: garbow
Street Address: 19 wilkes St
City: alexandria
State: va.
Zip: 22314
Phone: 703-683-4621
Email Address: dene.garbow@comcast.net
Subject: Waterfront Plan
I am writing to endorse the city's waterfront plan.
My husband, Melvin,
agrees. We live on the water in the Harborside community and feel the
Comments: city's plan is thoughtful and balanced.
We urge you to vote in
favor.
Thank you

Jackie Henderson

From: Janine Harris <rhodo12@aol.com>
Sent: Wednesday, January 18, 2012 5:11 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: [Wed Jan 18, 2012 17:11:17] Message ID: [36152]

Issue Type: Mayor, Vice Mayor, and Council Members

First Name: Janine

Last Name: Harris

Street Address: 323 S. St. Asaph

City: Alexandria

State: VA

Zip: 22314

Phone: 703 548 2406

Email Address: rhodo12@aol.com

Subject: Waterfront

As a 30 plus years resident of Old Town, I am concerned that City Council is once again about to give away valuable rights to powerful business interests, importantly including The Washington Post, for returns that are at best now speculative, and that may end up negligible or negative in the long run. The specialness of Old Town can be destroyed and will be if you do not slow down, consider what you are about to give away, and remember that the waterfront is an asset of all citizens, not just wealthy developers and exploiters who do not live near it. Years ago, in a similar situation, you dropped the lawsuit about the Woodrow Wilson Bridge, and lo and behold, the "amenities" and return you were supposed to get did not materialize, but Jones Point is irrevocably marred, and the world's widest bridge hulks over Old Town. The Post doesn't even need the giant drawbridge for newsprint deliveries anymore! But the bridge still looms and won't get any smaller. You are being set up for the same kind of disastrous move over the waterfront. Stop, look, listen, and make a plan that

preserves Old Town, not one that further enriches the Post and developers.

Jackie Henderson

From: Helen Desfosses <Hdesfosses@aol.com>
Sent: Wednesday, January 18, 2012 7:27 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: Pls Vote against the Waterfront Plan
Attachments: ATT00001.txt

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

Time: [Wed Jan 18, 2012 19:27:17] Message ID: [36158]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Helen
Last Name: Desfosses
Street Address: 603 South Lee Street
City: Alexandria
State: VA
Zip: 22314
Phone: (703)647-9733
Email Address: Hdesfosses@aol.com
Subject: Pls Vote against the Waterfront Plan

As someone who grew up along the coast of Maine, I am profoundly aware of the importance of preserving our precious waterfront here in Alexandria, and guaranteeing maximum public access. As cities like Newport, Rhode Island have shown, it is all too easy to lose control of the acreage, the vistas, and public access to the preferences of developers.

I think more compromises are necessary and possible between the plan that you have

Comments: before you, and the concerns that so many of us have with the rezoning clauses, and the height and density implications. Please take our concerns into account now, before you vote, rather than voting in sweeping changes, and asking us to trust that somehow the particulars will be worked out later. The risk of losing control of our waterfront is just too strong!

Thank you.

Jackie Henderson

From: Bill Pugh <william.e.pugh@gmail.com>
Sent: Thursday, January 19, 2012 7:35 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: I support the City's Waterfront Plan
Attachments: ATT00001.txt

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

Time: [Thu Jan 19, 2012 07:35:04] Message ID: [36165]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Bill
Last Name: Pugh
Street Address: 1200 N Quaker Ln
City: Alexandria
State: VA
Zip: 22302
Phone: 703-671-3542
Email Address: william.e.pugh@gmail.com

Subject: I support the City's Waterfront Plan

Dear Mayor and Council Members,

I fully support the City's Waterfront

Small Area Plan. My wife and I often come to use the parks near the waterfront to picnic and play with our daughter, but we would like more activity along the potential redevelopment sites than just more parkland.

Last summer we went several time over to the Yards Park in DC on the Anacostia River for their Friday concerts, because Alexandria's waterfront

Comments: doesn't have anything similar. Yards Park has some life to it, vendors, a wading pool, and landscape amenities as well as lively mixed use development adjacent. We wish Alexandria's waterfront had some of these attractions and we think that the added density and waterfront-oriented commercial uses in the Small Area Plan (as well as the enhanced public open space which we value) are needed.

Thanks for your consideration.

Sincerely,

Bill Pugh

Jackie Henderson

From: John Jennings <jjenning72@hotmail.com>
Sent: Thursday, January 19, 2012 9:20 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: City's plan to redevelop the waterfront
Attachments: ATT00001.txt

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

Time: [Thu Jan 19, 2012 09:19:40] Message ID: [36167]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: John
Last Name: Jennings
Street Address: 3964 Ft Worth Ave
City: Alexandria
State: VA
Zip: 22304
Phone:
Email Address: jjenning72@hotmail.com
Subject: City's plan to redevelop the waterfront
There should be some redevelopment along the waterfront, compatible with
Old Town's historic character and existing street capacities; the inclusion
of more public open space and respect for Old Town's historic importance
Comments: and character must take precedence over what the city council proposes
in
its plan.

Jackie Henderson

From: Bob Gants <bobgants@gmail.com>
Sent: Thursday, January 19, 2012 11:00 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: City Council
Attachments: ATT00001.txt

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

Time: [Thu Jan 19, 2012 10:59:37] Message ID: [36176]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Bob
Last Name: Gants
Street Address: 34 West Spring Street
City: Alexandria
State: Virginia
Zip: 22301
Phone: 703-209-1840
Email Address: bobgants@gmail.com
Subject: City Council

Dear Council Members,

Please indulge me. I grew up in Old Town, moved

with my family to a town house on Pommander Walk around 1970 at the age of

two. I have fond memories of playing at Lee Street Park (Mr. Mayor I used to watch full court basketball games sitting on the fence in awe, I

remember you to be a pretty decent player). I played in 'woods' behind

Backyard Boats those woods eventually fed into Jones Point, what a place;

Comments: it was unreal to a kid, the adventures where many. My first job was at

Backyard Boats; I cleaned boats and mowed the grass in the yard. I now live

in the Rosemont/Del Ray area with two little boys of my own; my oldest six just started Maury.

Things have changed in 40 plus years, the kids I

played with are long gone, the families that surrounded us are long gone,

there are now houses where the city jail used to be, that's kind of odd for

me every time I drive by I think about what used to be there. The woods;

there is just hint of what used to be there left. I was blessed to have grown up in such a diverse unique community; sadly most of it is gone.

Oh the Potomac River, I used skip school and go fishing, skip stones or just stare for hours out over her. I've seen this River go from an orange-ish brown foam topped polluted toxic river to a river teeming with all kinds of life.. It's gotten so clean it's incredible. In some places (secret places of course) you can find deep pools that are clear and full of fish imagine that, I still hunt these fish as often as possible....

I'm writing you because I'm concerned with looming City Council Public Hearing on the Waterfront; I'm concerned on many levels. I'm concerned about things like traffic of course; I'm concerned about losing the charm and history of Old Town. I'm concerned about the impact on the River.... I've

been following articles and comments and I'm concerned about accusations

that some on the council stand to benefit financially. I'm concerned about the accusations that some in the business community are pushing this through because they stand to benefit. I'm concerned that our City's legal team has been accused of being heavy handed and going rouge. I'm concerned

the focus on our schools has been lost, we still have at least one school that isn't even accredited, and our schools have not performed well.

Somehow, somewhere I think we got off track, I think we've over extended...

I think in the interest of community we should slow down, take a deep breath and table this. I think maybe it would be wise to focus on what we have, to focus on what's in place (I've never really understood what happened with that food court behind the Torpedo Factory, it's never quite worked), I think we should make what we have in place work, maybe it

can reflect a miniature model of what could be ? Perhaps modularize the plan and slowly add as pieces become successful? I certainly realize and respect all the work that has gone into this. I understand folks want to

move on and I can appreciate that.

To be fair there have been a great

many things done very well by our City and those things usually go under

noticed at best! We have a great Police department, really top notch; we

have fantastic fire department, top notch. You all have done some

remarkably excellent things! It's easy for folks to complain and forget

about great achievements; I'm sure it's a seemingly thankless job at times;

I personally appreciate all you have done and thank you very much for your

dedication and hard work!

I humbly request that the Council consider

slowing down and vote to table this plan in the interest of community. I

think there is too much of a bad aura around this to move on, something

just doesn't seem right.

I wish you all the best!

Bob Gants (Bob

Jr.)

Jackie Henderson

From: Marjorie Weyers <marjoriweyers@verizon.net>
Sent: Friday, January 20, 2012 10:36 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: rezone the waterfront
Attachments: ATT00001.txt

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

Time: [Fri Jan 20, 2012 10:35:39] Message ID: [36283]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Marjorie
Last Name: Weyers
Street Address: 308 Lee Circle
City: Alexandria
State: Va
Zip: 22305
Phone: 703 836 7069
Email Address: marjoriweyers@verizon.net
Subject: rezone the waterfront
Do not rezone the Alexandria waterfront. Alexandria will loose it's unique character by jamming tall hotels and commercial buildings where there is
Comments: now open space or buildings that don't obstruct the vista. Please do not vote to rezone.

Jackie Henderson

From: Jane Merritt <chet.merritt@comcast.net>
Sent: Friday, January 20, 2012 10:38 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 20, 2012 10:38:07] Message ID: [36284]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Jane
Last Name: Merritt
Street Address: 624 South Royal St.
City: Alexandria
State: VA
Zip: 22314
Phone: 703-548-4314
Email Address: chet.merritt@comcast.net
Subject: Waterfront Plan

Comments: We are writing to urge you not to rush into a decision concerning the Alexandria Waterfront that will forever impact the image of our unique city. To rezone the waterfront could bring changes that would destroy the character of Old Town. We urge you to reconsider the plan before irreparable damage has been done.

Jane & Chester Merritt

Jackie Henderson

From: Barbara Carter on behalf of Faroll Hamer
Sent: Friday, January 20, 2012 10:33 AM
To: dandy@dandydinnerboat.com
Cc: City Council; Rashad Young; Mark Jinks
Subject: Waterfront Small Area Plan
Attachments: 2012-01-19_Response to Nina Wilson.pdf; 2012-01-12_Nina Wilson letter re Waterfront SAP.pdf

Response to January 12 letter attached.

Barbara L. Carter

City of Alexandria|Department of Planning and Zoning
Administration
301 King Street|Suite 2100|Alexandria, VA 22314
Direct: 703.746.3806
barbara.carter@alexandriava.gov
www.alexandriava.gov



DEPARTMENT OF PLANNING AND ZONING

301 King Street, Suite 2100
Alexandria, Virginia 22314

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

www.alexandriava.gov

January 19, 2012

Nina Wilson, President
Potomac Party Cruises, Inc.
Zero Prince Street
Alexandria, Virginia 22314

Dear Ms. Wilson:

Thank you for your letter of January 12. As we move toward the public hearing on the Draft Waterfront Small Area Plan, I'm glad for the opportunity to address the issues that you raise in your letter.

One of your concerns is the desire to see text in the Draft Plan committing to the continued operation of the existing commercial boat fleet, including Potomac River Party Cruises, and a lack of specificity as to where in the Plan area commercial vessel operations will be located. Mindful of your concern, please know the Plan does contemplate a continuation and expansion of commercial boat activities with ancillary services:

Bottom of page 67, Draft Plan:

The City marina would accommodate an expansion of the current commercial fleet as well as the local cruise ships now docked in the Strand area, including the **Dandy and Nina's Dandy**. The operation of these vessels requires accommodation for passengers (**parking, ticketing, protected waiting areas**), offices, storage, deliveries and servicing. **Waiting area and concession facilities would be included on or nearby the new pier and at the area of the City marina where docking for local cruise ships would be expanded.**

Top and middle of page 68, Draft Plan

Access for service deliveries to commercial vessels would be improved by eliminating the conflicts with emergency vehicles in Thompsons Alley and by ensuring continued access to both Robinson piers and other key locations (such as street ends) for heavy trucks, such year round potable water, wastewater pump out, and electrical service, as well as adequate and convenient trash receptacles. **Passenger arrival could occur via the King Street Trolley, via motor coach (current locations to be retained), or via private vehicle with parking in garages off Union Street (such as the currently under used parking garage under the Food Court).** The mobility-impaired would be served by fully-accessible facilities and the Plan suggests parking locations for privately provided airport-type "golf carts" to shuttle the mobility-impaired between motor coaches and cruise ships.

Additionally, as you note in your letter, the City Council established a Waterfront Plan Work Group to review the Plan in depth and make recommendations for improving the Plan. The Work Group has proposed several changes to the Plan so that it more strongly states how and where the needs of existing commercial vessels will be met. The amendments, all of which staff has endorsed, include:

- 3.81 ~~Utilize the existing City Marina where local cruise vessels and the water taxis are currently docked as an expanded area for local cruise ships. The Alexandria waterfront shall provide sufficient dock space and other facilities required to support existing and expanded commercial vessel operations, including tour boats and water taxis.~~
- 3.77 Pier designs shown in this Plan are illustrative; the engineering and design will be determined during the implementation phase and may be of a different length, width or location from that shown in the Plan. Pier location and design should be compatible with interim or ultimate agreements with ODBC and recognize the different operational needs of water taxis and other commercial boating operations.
- 4.26: ~~Commercial and pleasure boat activity should be segregated as much as possible to enhance each operation. Commercial boating should be combined together in the vicinity of King Street; pleasure boat marina should be moved to the south. Commercial boat activities should generally be north of King Street (primarily the Torpedo Factory/Chart House area).~~

As with any small area plan, the outcome is a shared vision for the future. Often it is not possible to nail down important specifics before a concept is included in a small area plan. That's why it is important for plans to be clear about intent while leaving some flexibility regarding how the vision will be implemented.

The Plan calls for moving to that important next step as a very early implementation activity. Specifically, this will be a detailed engineering and phasing analysis of all of the Plan's infrastructure, including improvements to support commercial boat operations. This analysis is the opportunity to delve into more detail about marina design, phasing, and land-side facilities needed to support thriving commercial boat operations.

Another important issue that you raised has to do with the redevelopment of The Strand area between Prince and Duke Streets. You have asked "What happens if the plan of the developers of this mixed-use area don't include a dining vessel and the City has not built the new docking facilities where the City has only verbally indicated they plan to place our vessels?"

It is important for you to know that the Waterfront Plan does not call for private redevelopment of The Strand parking lot adjacent to your docking locations. Redevelopment in this block is confined to the west side of The Strand – between The Strand and Union Street.

Nina Wilson, President
Potomac Party Cruises, Inc.
January 19, 2012
Page 3

The Plan calls for the City to acquire the parking lot for future use as a park. Among other things, this means that you will not be at the mercy of the decisions of a private developer and will continue to work with the City regarding your docking arrangements.

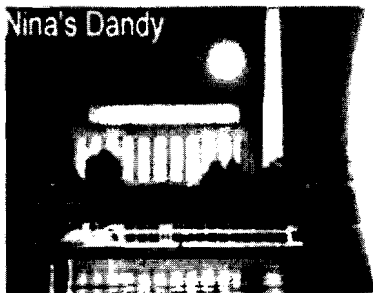
However, it is true that one of the principles of the Plan is that surface parking lots on the waterfront should become parks. That is one of the reasons that the Plan calls for commercial boat operations to be generally located north of King Street. Once The Strand parking lot becomes a park, the Food Court parking lot will be the public parking lot that is closest to the river.

Sincerely yours,

A handwritten signature in black ink that reads "Faroll Hamer". The signature is written in a cursive, slightly slanted style.

Faroll Hamer, Director
Department of Planning and Zoning

cc: The Honorable Mayor and Members of City Council
Rashad M. Young, City Manager
Mark Jinks, Deputy City Manager



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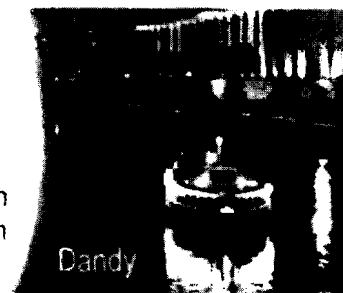
Reservations 703/683-6076

www.dandydinnerboat.com

Information 703/683-6090

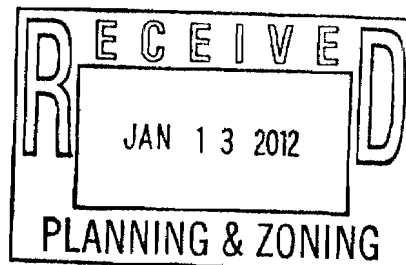
dandy@dandydinnerboat.com

Potomac Party Cruises, Inc., Zero Prince Street, Alexandria, VA 22314-3378 USA



January 12, 2012

Ms. Faroll Hamer, Director
Planning and Zoning
City of Alexandria
301 King Street, Room 2100
Alexandria, VA 22314



Dear Ms. Hamer:

Since my last correspondence in May of 2011 concerning the planning commission's approval of the City's waterfront plan, not only has time passed but City Council convened a Waterfront Plan Work Group to review the plan. Maria Ross, of my staff, attended the work group's sessions pertaining to boating activities as well as January 10th's City Council and Planning Commission's joint work session on the waterfront plan.

When Ms. Ross addressed the work group they, similar to our experience with City Staff, listened attentively to the concerns she voiced. I have no doubt all parties involved are aware of our needs and sincerely want to work with us. The devil, however, is in the details and as a business owner I continue to have a heightened sense of concern in regard to the implementation process of the waterfront master plan.

For convenience sake I'm attaching a copy of my May 10, 2011 correspondence, as well as Karl's email response. I understand it's difficult for staff to put in writing commitments based on a project in flux. That being said the response received did little to allay my concerns, because the written response did not correspond to the verbal assurances given us. Neither did it provide me with concrete answers to legitimate business questions.

I ask that you revisit my May, 2011 correspondence. Hopefully the additional time and effort put into the waterfront planning process will enable you to provide more definitive responses than those given previously.

As we've expressed on more than one occasion, it would be no surprise if the first "mixed use area" to be developed were The Strand between Duke and Prince, where we currently dock our vessels. What happens if the plans of the developers of this mixed use area don't include a dining vessel and the City has not built the new docking facilities where the City has only verbally indicated they plan to place our vessels?

Simply put I'm concerned that City staff was not willing to put in writing what they've verbally assured us of in our numerous meetings together. Neither have they provided answers upon which one can plan the future of their business should the scenario described in the previous paragraph take place.

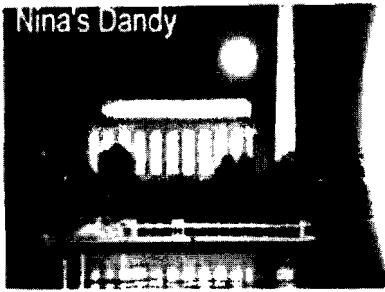
I look forward to your response and the continuation of what we've found to be a positive working relationship. With best wishes for the New Year, I am

Sincerely,

Nina Wilson
President

A handwritten signature in cursive script that reads "Nina".

Enclosures (2)
cc: Mayor Euille and City Council



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Reservations 703/683-6076
Information 703/683-6090

www.dandydinnerboat.com
dandy@dandydinnerboat.com

Potomac Party Cruises, Inc., Zero Prince Street, Alexandria, VA 22314-3378 USA



May 10, 2011

Ms. Faroll Hamer, Director
Planning and Zoning
City of Alexandria
301 King Street, Room 2100
Alexandria, VA 22314

Dear Ms. Hamer,

Congratulations to you and your staff on the planning commission's approval of the waterfront plan for Alexandria, on May 3, 2011. I know that many hours of hard work went into this process.

No doubt some of the time put into this effort was spent with members of my staff in regard to our needs and concerns. I'm most appreciative of the opportunity we had to give our input.

Since this plan goes before City Council on May 14th for final approval, I wanted to put in writing what my staff has already expressed verbally, as well as ask for clarification on a few items.

- ❖ Ideally we would like to remain at the foot of Prince Street as it has been our location for over 30 years.
- ❖ Since it appears, based upon current plans, we'll have to move elsewhere on the water front, we would like to know our exact location. None of the renderings of the revitalized waterfront label our ultimate location. Knowing this would assure us that the needs of our business can be accommodated at the new location. Can you tell us exactly where we'll be located?
- ❖ It's my staffs' understanding that the revitalization of the waterfront will take place in stages. The first stage will be the removal of the parking lot on Strand between Duke and Prince Streets. We were told that we'll remain at our current piers, until new piers are completed, for a potentially indefinite amount of time. Is this correct?
- ❖ Removal of parking spaces is of vital concern to us on two counts. Our business can't survive without ease of parking for our patrons and it is a requirement of our special use permit.

- ❖ Planning and zoning staff has regularly assured us that there is plenty of parking available in the general vicinity of our current location to comply with our special use permit requirements. We're still concerned, however, that even if private lots become available, this will still not provide enough convenient parking, negatively impacting our business.
- ❖ We've been told that "triggers" have been put in place that must be met, prior to the removal of the parking lot on Strand. Can you specifically list what those triggers are and who will be involved in deciding whether the criteria have been met?
- ❖ What resources will the City provide us in making the new parking locations easily understandable to our guest?
- ❖ One of our current piers can only be accessed through the parking lot on Strand. How will our guest continue to access this pier during the removal of the parking lot and once the replacement "park" has been installed?
- ❖ Should the building of new piers take an inordinate amount of time to accomplish or not actually take place, does the City have a fall back plan to improve our current piers?

Ms. Hammer, I thank you for your time and look forward to your response.

Sincerely,

Nina Wilson
President

From: Karl.Moritz@alexandriava.gov
To: nina@dandydinnerboat.com
CC: Faroll.Hamer@alexandriava.gov; jamross@hotmail.com; Nancy.Williams@alexandriava.gov
Date: Fri, 13 May 2011 10:00:21 -0700
Subject: Waterfront Plan and Potomac Party Cruises

Dear Ms. Wilson:

Thank you for your letter to Planning Director Faroll Hamer regarding the waterfront small area plan and for your compliments to City staff.

The Department appreciates the cooperation that you and your representatives have provided throughout the planning process by meeting with us and by participating in various meetings on the plan over the past two years. In particular, we appreciate your important insight and suggestions regarding marina design and operations. Equally important, you have clearly conveyed your business model and what landside and marina elements are needed for it to succeed. The staff is committed to making sure that each of these is taken into account and addressed during the plan's implementation.

It is understandable that you desire more details about the operation of the future commercial marina, as well as details about how the plan will be implemented to minimize negative impacts on your business. City staff do understand the importance that Potomac Party Cruises places on convenient parking, passenger access, and the ability to conduct daily operations such as fueling, loading and unloading, and storage.

The Waterfront Plan is a vision for the long term future of the waterfront and I want to emphasize that the Plan's clear intent is to support and grow commercial boat operations. It is true for everyone with an interest in the waterfront, commercial or not, that success will really be determined by the careful implementation of this vision -- the detailed work that will occur after plan adoption. Implementation will involve a collaborative approach with Potomac Party Cruises and other commercial boat companies to ensure a high level of marina functionality and operations to adequately meet the needs of vessel operators and passengers -- throughout the implementation process.

As you know, the plan separates the commercial and pleasure vessels in order to minimize conflict and to increase visibility of the commercial marina by visitors arriving by land and also those arriving by water. The commercial boat activity would be concentrated in the King Street/City Marina area which will function as the gateway to waterfront. While it is true that no location is designated for any specific boat, the Plan's expectation is to provide a location within the commercial marina for Potomac Party Cruises. The Plan shows one design option in the overall plan illustrative and another option on pages 68. Detailed marina design would occur during plan implementation, and would have to include adequate slip and docking locations for existing and new commercial vessels, including the Dandy vessels. Moreover, the design would need to facilitate ingress and egress of vessels, accessibility by vessels to land-based services such as delivery trucks, and accessibility to vessels by patrons.

Before and after plan adoption, City staff is committed to continuing to involve you in decisions affecting your business specifically as well as in creating a new commercial marina that is functionally, operationally and economically viable for existing and new users.

Thank you again for your contributions to the Waterfront planning process.

Karl Moritz

Karl W. Moritz

Deputy Director for Long Range and Strategic Planning

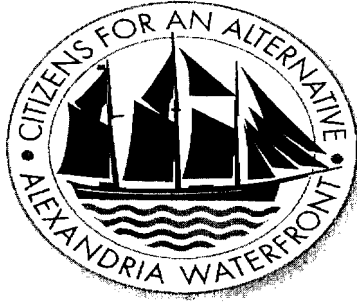
City of Alexandria | Department of Planning and Zoning

301 King Street | Room 2100 | Alexandria, Virginia 22314

703-746-3804

Jackie Henderson

From: Andrew Macdonald <ahmacdonald@mac.com>
Sent: Friday, January 20, 2012 9:46 AM
To: Jackie Henderson
Subject: Please include in public record for Docket item on waterfront Sat.
Attachments: CAAWP Press Release II Jan 19 Fuller Letter.pdf



**Press Release
January 19, 2012**

In arguing that the City Council should pass their waterfront plan this Saturday without further debate, George Mason's Steven Fuller, a long-time consultant for developers, sounds more like a salesman than a scholar.

Alexandria, VA— Citizens for an Alternative Alexandria Waterfront Plan (CAAWP) released the following response by Old Town resident Dick Cooper to a letter written by Steven Fuller in support of the City's waterfront plan. Fuller, a professor of Urban Planning at George Mason University told the *Old Town Patch* that he was asked "two years ago by the Robinson Terminal Corporation to help it determine 'what could be done with those sites.'"

The Robinson Terminal Corporation recently asked him to write a letter in support of the City's plan. The letter was submitted to the City Council on January 18 by Duncan Blair, a local attorney for the Robinson Terminal Corporation and Washington Post Company. Blair was involved in numerous ex-parte discussions dating back to 2008 with senior planning staff related to waterfront development that were recently brought to light through the Freedom of Information Act (FOIA).

The report on the Alexandria waterfront by Stephen S. Fuller, director of the George Mason University Center for Regional Analysis, was commissioned and paid for by supporters of throwing the last riverfront open to virtually unrestricted commercial development. So it's not surprising that a document put forward as impartial, expert analysis ends up supporting the outside developers.

What is surprising is that Fuller's analysis actually makes the case for taking a more careful, balanced approach to developing the

waterfront – one that will bolster Alexandria’s whole economy by preserving the things that make it uniquely attractive to businesses and residents alike.

First, Fuller recognizes that, in his words, “for Alexandria, the waterfront stands out as its most unique asset that distinguishes it from the region’s other jurisdictions.” He calls it “one of the competitive advantages upon which the city’s future economic vitality is dependent.”

Second, he says, for “the ultimate success of the local economy . . . each new use must support the other new uses and must be complementary to the existing commercial and residential uses that define Old Town.”

Exactly.

Yet the proposal pending before the City Council does nothing to insure that the new pieces fit together and strengthen the economy now or in the future.

Instead, it offers a blank check to developers, wiping out the existing zoning rules and putting no binding curbs in their place.

One result is that Fuller’s conclusions contradict his own analysis, not to mention present-day reality. “For the Old Town economy to grow and prosper,” he says, “it needs to reestablish its retail base, and broaden its overlapping market segments to attract a diverse consumer base.”

But Old Town has a thriving retail base and attracts a wide range of visitors. It also has one of the strongest real estate markets in the United States. And both the businesses and the residential areas serve and enrich all of Alexandria. That’s an inconvenient fact for developers who want to make a quick hit and won’t be around for the consequences.

What this whole issue comes down to is a strategic choice for the city: It can build on its present success, or it can chase after the Will-‘o-the-wisp of mega-development—like Tysons Corners or Pentagon City.

Large-scale development – multiple hotels, big condo projects,

and big new stores – made sense for Tysons and Pentagon City. They were huge parcels of empty land that nobody had any reason to visit.

Alexandria is nothing like that. It has a well established, growing economy based on its

unique attractions.

The challenge is to keep the city growing without killing the goose that lays the golden eggs.

And in arguing for a quick decision, Fuller sounds more like a salesman than a scholar: Grab this deal now, before it's too late.

Alexandria has time to do this right, developing the remaining waterfront just the way Fuller says we should: Carefully, so all the pieces fit together and make the whole even stronger than it is now.

Only the outside developers are in a hurry. But it's not their city. And it's not their future.

It's ours.

-Dick Cooper

Citizens for an Alternative Alexandria Waterfront Plan (CAAWP) is a group of Alexandria residents who joined forces to oppose the overdevelopment of the waterfront and protect the historic integrity and charm of Old Town.

Andrew Macdonald: ahmacdonald@mac.com, 603 512 9379

AlternativeAlexandriaWaterfrontPlan.com

Jackie Henderson

From: Larkin Stevens <lstev822@yahoo.com>
Sent: Friday, January 20, 2012 8:31 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: [Fri Jan 20, 2012 08:31:01] Message ID: [36254]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Larkin
Last Name: Stevens
Street Address: 218 Green St.
City: Alexandria
State: VA
Zip: 22314
Phone: 703-706-5355
Email Address: lstev822@yahoo.com
Subject: Waterfront
Don't rezone the waterfront!!!
I want a different waterfront
Comments:
plan!!!
Slow down the process and include citizens!!!

Jackie Henderson

From: Francis and Patricia Sullivan <fjsull@gmail.com>
Sent: Friday, January 20, 2012 8:33 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: [Fri Jan 20, 2012 08:33:27] Message ID: [36255]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Francis and Patricia
Last Name: Sullivan
Street Address: 16 West Walnut St
City: Alexandria
State: va
Zip: 22301
Phone: 7037390731
Email Address: fjsull@gmail.com
Subject: Waterfront
Vote NO on the Mayor's waterfront plan and any rezoning related thereto.
This is a profound decision on the future of our City and the City's
Comments: current plan is too much, too soon. There is no consensus among those that
have studied the subject or the citizenry in general.

Jackie Henderson

From: Barbara Cross <bcross85@ymail.com>
Sent: Friday, January 20, 2012 8:47 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: Vote on Waterfront Plan
Attachments: ATT00001.txt

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

Time: [Fri Jan 20, 2012 08:46:37] Message ID: [36257]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Barbara
Last Name: Cross
Street Address: 966 N. Washington Street
City: Alexandria
State: VA
Zip: 22314
Phone: 703-684-5303
Email Address: bcross85@ymail.com
Subject: Vote on Waterfront Plan

The Cross family moved to Old Town Alexandria six years ago and feel we made the right choice. The lovely historic homes, friendly shops, good restaurants and park area were and still remain the reason we chose to live here. We are opposed to the proposed changes to the waterfront as published in the Alexandria Gazette Packet. Change comes to every community over time, but it should be controlled by our elected officials

Comments: and citizen base so that the strong points of living in a community are not damaged. Since the properties in question are waterfront property which everyone can agree are the most valuable for commercial development as well as the most desirable for parks, shouldn't the decision to build on it be given more time and consideration? When its gone, its gone and will be impossible to undo. All the points critics of the plan are true, traffic

congestion, more pollution, loss of historic atmosphere, etc. Is it the goal for Alexandria to become just another Crystal City or become closer the charm that Mount Vernon has been able to keep. Thank you for considering my comments. Barbara Cross

Jackie Henderson

From: chris morell <morellchris@hotmail.com>
Sent: Friday, January 20, 2012 9:07 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: [Fri Jan 20, 2012 09:07:28] Message ID: [36263]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: chris
Last Name: morell
Street Address: 421 S Columbus street
City: alexandria
State: va
Zip: 22314
Phone: 703-931-1943
Email Address: morellchris@hotmail.com
Subject: Waterfront

I just received a yellow sheet "TAKE BACK YOUR WATERFRONT RALLY" and I hope you completely IGNORE THIS GROUP. I am not the only one who recognizes the benefits of this plan. I hope you know that this rally represents a very small but extremely vocal minority that by and large have their own vested interests in maintaining the status quo.

The city planners have worked long and hard to create a plan that will benefit everyone and not just the privileged few who live on the water and want to exclude everyone else. The city plan has benefits on many levels far beyond tax income from the hotels and restaurants that are incorporated in the plan. The benefits of a corridor all the way to Jones Point and the new recreation area are significant!

My only concern with the plan is the implementation. My understanding is that the "sculpture" across from King Street Metro Station was apparently accepted with a provision that the city could not make any changes to it. Over time it became apparent that the plants selected were not appropriate and needed to be changed but "the artist" wanted to block any change and we were left with a problem. I would ask that as you implement the plan, you consider leaving the door open to future modifications to the "art works" that may be needed later and which may only become apparent with the passage of time.

Good luck on passing and implementing a plan that goes a long way to making our waterfront accessible and useful to all and not just a privileged few.

Best regards, Chris Morell

Jackie Henderson

From: Elizabeth Moon <ecmoon@focusdatasolutions.com>
Sent: Friday, January 20, 2012 9:53 AM
To: William Euille; Kerry Donley; Paul Smedberg; Rob Krupicka; Del Pepper; Frank Fannon; Alicia Hughes
Cc: Jackie Henderson
Subject: The Waterfront Plan

Dear City Council Members:

I support the Waterfront Plan and encourage you to do the same tomorrow.

Yes, I am a past Chairman of the Alexandria Chamber of Commerce. Yes, I have served on the board of the Alexandria Economic Development Partnership. Yes, I am currently the Chairman of the Small Business Development Center. While I am honored to have served in these capacities, I write you as a **resident** of the City of Alexandria. This is a good plan. It is fair and balanced. It looks to the future while preserving our City's valuable history. It is a step forward.

Most importantly, it is a responsibly created plan. You as City leaders, and the staff, have done your due diligence. I applaud you for the time, effort and open way this plan has been developed. Now, it's time to act.

I proudly call Alexandria home. It is my hope that my daughter, as an adult, will want to call Alexandria home too. This plan will help our City offer a vibrant and sustainable City for her future and the future of all Alexandrians.

Thank you for your time.

Sincerely,

Elizabeth Chisman Moon



Elizabeth Chisman Moon • President • Focus Data Solutions, Inc.
101 N. Alfred St. • Suite 201 • Alexandria, VA • 22314
T 703.836.0080 x. 28 • F 703.836.8009 • www.focusdatasolutions.com

Jackie Henderson

From: Ellen Rajewski <kidogo@comcast.net>
Sent: Friday, January 20, 2012 10:01 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 Rezoning
Attachments: ATT00001.txt

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

Time: [Fri Jan 20, 2012 10:00:36] Message ID: [36271]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Ellen
Last Name: Rajewski
Street Address: 213 E. Monroe Ave.
City: Alexandria
State: VA
Zip: 22301
Phone: 703-548-0968
Email Address: kidogo@comcast.net
Subject: Waterfront Rezoning
We oppose the rezoning of the waterfront at this time. The citizens of Alexandria want a different plan with a long-term view that takes into account the views of all citizens and not just a select group of developers. We need a planning process that both includes and is accountable to the taxpayers of this city.
Comments: Sincerely,
Ellen Rajewski

Jackie Henderson

From: Sandra Sandoz <slsandoz@comcast.net>
Sent: Friday, January 20, 2012 10:03 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: THE WATERFRONT
Attachments: ATT00001.txt

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

Time: [Fri Jan 20, 2012 10:02:57] Message ID: [36272]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Sandra
Last Name: Sandoz
Street Address: 414 South Pitt Street
City: Alexandria
State: VA
Zip: 22314
Phone: 703-836-1974
Email Address: slsandoz@comcast.net
Subject: THE WATERFRONT

I am sending this email to add my name to the citizens against the waterfront rezoning.

The plan needs to be carefully considered with more input from citizens who live in this area. Please consider the additional traffic, buses, and congestion, to say nothing of the unwanted changes to our historic community.

I cannot tell you how unpleasant it already

Comments: is to see tour buses trying to maneuver the city streets.

Rather than building, building, why not close off the 100 block of King Street to cars!

Make the area more people friendly. Tourists and citizens would enjoy not having cars, parking issues, and fumes around as they shop and browse and eat in the restaurants. It would be much more pleasant to walk up and down the streets safely!

Sincerely,
Sandra L. Sandoz

Jackie Henderson

From: Richard Keiser <rhkeiser@verizon.net>
Sent: Friday, January 20, 2012 9:32 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: Please Vote Against Waterfront Plan
Attachments: ATT00001.txt

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

Time: [Fri Jan 20, 2012 09:32:21] Message ID: [36267]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Richard
Last Name: Keiser
Street Address: 414 S. Lee St.
City: Alexandria
State: VA
Zip: 22314
Phone: 703-836-3588
Email Address: rhkeiser@verizon.net

Subject: Please Vote Against Waterfront Plan
Dear Mayor and City Council Members,

I am writing to express my

opposition to the city's Waterfront Plan and urge you to vote against it on Saturday, January 21. Or better yet, to defer a vote until a better plan can be developed, with consensus and compromise from all sides.

No

matter which side you may be on, you cannot deny the indisputable fact that this plan is contentious - perhaps the most divisive matter in our city in

Comments: modern times. Even the mayor's own hand-picked work group was unable to reach consensus on the issues. Given this, it seems like there is no need to rush into approval of a plan that will forever change the character of Old Town and our waterfront. Let's take the time to do it right.

With

the imminent shut down of the GenOn PRG site, and the presumed redevelopment of this huge waterfront parcel, it seems self-evident that planning for this site should be included in the Waterfront Small Area Plan. The only way to do so will be do send the current plan back to the

Planning Commission. Otherwise we risk having two disjointed, possibly incompatible plans for two adjacent (even overlapping) areas. Allow me to remind you that the city's own map of the Waterfront Plan Area (<http://www.alexandriava.gov/uploadedFiles/planning/info/WaterfrontPlanArea.pdf>) shows the GenOn site within the area.

Your constituents are the residents of Alexandria, not developers and corporations like the Washington Post. Despite recent assertions by Mitt Romney, corporations are NOT people! (They can't vote [yet].) There are very real concerns by the people of Old Town about congestion, parking, and irrevocably changing the character of our waterfront. We residents of Old Town are those who would be most affected by this plan; our voices deserve to be heard. Please vote against the current plan, or at least to defer a final vote until a better consensus plan can be developed.

Sincerely,
Richard H.

Keiser
414 S. Lee St.
rhkeiser@verizon.net

Jackie Henderson

From: Marsha Mercer <marsha.mercer@yahoo.com>
Sent: Friday, January 20, 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 20, 2012 10:16:23] Message ID: [36274]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Marsha
Last Name: Mercer
Street Address: 409 S. Pitt St.
City: Alexandria
State: VA
Zip: 22314
Phone: 703-684-1724
Email Address: marsha.mercer@yahoo.com
Subject: Waterfront Plan

Comments: Please do not approve rezoning of the waterfront. My neighbors and I believe the current plan before City Council will ruin the waterfront, not enhance it. We want a waterfront plan that preserves the unique historic character of Alexandria's waterfront, enhances cultural opportunities, and encourages walking, biking and other outdoor activities by preserving greenspace. Please slow down the process and work with the Old Town Civic Association and other citizens' groups on a plan that works for everyone.

Mister Mayor and members of Council, please act on behalf of the residents who have made their wishes known. We vote, and we will hold you accountable.
Thank you.

Jackie Henderson

From: Robert Moir <rkmoir@comcast.net>
Sent: Friday, January 20, 2012 10:28 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 Small Area Plan
Attachments: ATT00002.txt

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

Time: [Fri Jan 20, 2012 10:27:54] Message ID: [36280]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Robert
Last Name: Moir
Street Address: 1641 Francis Hammond Pkwy
City: Alexandria
State: VA
Zip: 22302
Phone: 703-370-7834
Email Address: rkmoir@comcast.net
Subject: Waterfront Small Area Plan
Dear Mayor and City Council Members,

I would like to add my name in
support of the City's proposed Waterfront Small Area Plan.
Comments: I want to

thank you for all for your time and effort on this project.

Bob Moir

Jackie Henderson

From: John Hatfield <john.m.hatfield@gmail.com>
Sent: Thursday, January 19, 2012 9:33 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront Plan
Attachments: ATT00001.txt

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

Time: [Thu Jan 19, 2012 21:33:20] Message ID: [36238]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: John
Last Name: Hatfield
Street Address: 200 Pine Street
City: Alexandria
State: VA
Zip: 22305
Phone: 703-683-3766
Email Address: john.m.hatfield@gmail.com
Subject: Waterfront Plan
As a resident of Alexandria since 1981, I want to express my support for
the city's Waterfront plan. Let's get it done and move on to other
Comments: things!
Regards,
John M. Hatfield

Jackie Henderson

From: Margaret Kane <magskane@yahoo.com>
Sent: Thursday, January 19, 2012 9:19 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront Rezoning
Attachments: ATT00001.txt

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

Time: [Thu Jan 19, 2012 21:18:37] Message ID: [36237]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Margaret
Last Name: Kane
Street Address: 512 N Royal St
City: Alexandria
State: VA
Zip: 22314
Phone: 7032098070
Email Address: magskane@yahoo.com
Subject: Waterfront Rezoning

I am requesting that the process be slowed down for the rezoning of the Old Town waterfront. A plan needs to be developed that meets both the goals of the city and the citizens of Alexandria and, right now, it feels like

Comments: like the city's plan is being shoved on us. No rezoning of the waterfront should be done until a consensus has been reached between all the parties with a vested interest in the project. Thank you.

Jackie Henderson

From: Alice Cave <acave9@comcast.net>
Sent: Thursday, January 19, 2012 9:12 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront Plan
Attachments: ATT00001.txt

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

Time: [Thu Jan 19, 2012 21:12:18] Message ID: [36236]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Alice
Last Name: Cave
Street Address: 3736 Gunston Rd
City: Alexandria
State: VA
Zip: 22302
Phone: 7033791521
Email Address: acave9@comcast.net
Subject: Waterfront Plan

Greetings all,
Hope you are doing well! I understand there is a decision
to be made on this week's docket regarding the waterfront plan. I am
writing to express my support for the compromise plan. I really think it is
Comments: time to make a decision and get on with it.
Best of luck and thanks for
all you do!
Alice Cave

Jackie Henderson

From: R Marquis <memeremociute@gmail.com>
Sent: Thursday, January 19, 2012 8:46 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront plan
Attachments: ATT00001.txt

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

Time: [Thu Jan 19, 2012 20:46:02] Message ID: [36235]

Issue Type: Mayor, Vice Mayor, and Council Members

First Name: R

Last Name: Marquis

Street Address: 517 S Royal St

City: Alexandria

State: VA

Zip: 22314

Phone:

Email Address: memeremociute@gmail.com

Subject: Waterfront plan

As citizen of Alexandria, I am concerned at the haste with which the City

is proceeding with the changes in the zoning for the waterfront. I moved

to Alexandria because I loved the historic value of the city. As a

citizen, I am not allowed to change the exterior of my home in order to

keep the ambiance of the city intact. Thus I am surprised at the

willingness of the city council to change the ambiance on such a grand

scale. I

Comments: had the option to buy a condo at the National Harbor, Crystal

City or Georgetown but I chose Alexandria because it has a special charm.

I fear that charm will be lost with some of the massive changes

recommended. Places like the National Harbor lack the warmth of our

city and folks tend to visit occasionally but without the enthusiasm

shown for Alexandria. I have friends from several states who have

visited Alexandria multiple times but never want to return to the

National Harbor, Crystal City or even
Georgetown. They see it as a been

there done that issue but they love coming to Old Town.

It is not very

astute when people only consider the wallet when making decisions.

Although we need to
develop the city and address economic issues, it

should be done with more discretion and forethought, not
to please

companies who are motivated only by profits. When we stop thinking
about

people and
concentrate on money only, you diminish not only the city but

all of its citizens. The city is not just for the
tourists and the money

they bring in but also for those of us who live here.

As a citizen, I

make a concerted effort to frequent the stores and restaurants in

Alexandria. I am always
saddened when a store closes or moves to another

area due to economic reasons. And thus I am aware of
the underlying

issues that the city faces. However, commercialization at this scale is
not the answer.

As a citizen, I ask you not to make rash decisions that

will haunt us forever. I don't ask that we do nothing,
only that we do

not rezone the waterfront right now- slow down the process so that

consideration is given to
both the long term impact as well as the short

term gains that may result from this plan. We need the entire
process

to be done right the first time because once the wheels are set in motion,

there is no going back.

And we will lose the heritage and beauty of a

city that has slowly been rebuilding itself into a national
treasure.

Jackie Henderson

From: Pam & Kerry St. Clair <pamstc@aol.com>
Sent: Thursday, January 19, 2012 11:34 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: Vote For the Waterfront Plan
Attachments: ATT00001.txt

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

Time: [Thu Jan 19, 2012 23:33:36] Message ID: [36242]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Pam & Kerry
Last Name: St. Clair
Street Address: 10 W. Linden Street
City: Alexandria
State: VA
Zip: 22301
Phone: 703-549-6077
Email Address: pamstc@aol.com
Subject: Vote For the Waterfront Plan

We have been watching the process unfold concerning the waterfront development plan. It is time to move forward. The plan may not be the best possible and we are not sure how the discussion has sunk to its current level. As we, and you, well know nothing is set in stone even when a plan is approved. The hard work of implementing it to get the best advantage for the city and all the citizens will come after approval.

Go ahead and approve the plan.

Pam & Kerry St. Clair

Jackie Henderson

From: William and Carolyn Doying <cwdoying@aol.com>
Sent: Thursday, January 19, 2012 11:24 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: waterfront plan
Attachments: ATT00001.txt

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

Time: [Thu Jan 19, 2012 23:24:02] Message ID: [36241]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: William and Carolyn
Last Name: Doying
Street Address: 817 Duke Street
City: Alexandria
State: Virginia
Zip: 22314-3623
Phone: 703 549 8177
Email Address: cwdoying@aol.com
Subject: waterfront plan

I know you are buried under citizen communications right now, and I sympathize. I will be brief: The big, irreducible issue for us and other residents of Old Town – the “third rail” – is parking. The ameliorative measures suggested by staff are simply not trusted to deal with the problem. This is why: Residents rightly anticipate being able to park on their own streets in unmetered spaces, or at least having a reasonable shot at something that is not preposterously far away. Without such availability, those lacking off-street parking will be faced with selling out for whatever they can still get, or never moving their cars once they are parked. Visitors, however, will (and do) also exhaust all nearby free spaces before resorting to alternatives, whether valet services or paid lots. And of course valet services do not create parking spaces that do not already exist. Rather, experience suggests that they too are likely to compete first for free street parking. No amount of wishful thinking about “vibrancy” (Can we declare a moratorium on that buzzword?) can vitiate these concerns. Introduce enough “vibrancy” to Old Town and you will

hollow it out as an historic residential area.
Thank you for maintaining
your objectivity in the face of frustration.

Jackie Henderson

From: Mary-Lynn Saunders <marysaunders@msn.com>
Sent: Thursday, January 19, 2012 11:08 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: Do Not Rezone the Waterfront
Attachments: ATT00001.txt

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

Time: [Thu Jan 19, 2012 23:07:58] Message ID: [36240]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Mary-Lynn
Last Name: Saunders
Street Address: 16 West Maple Street
City: Alexandria
State: VA
Zip: 22301
Phone: 571-244-8516
Email Address: marysaunders@msn.com
Subject: Do Not Rezone the Waterfront

I am sending this e-mail to share my concerns with you all about the Waterfront Development. First, let me say I love Alexandria, I am a newcomer here, I relocated here about 6 years ago. And, I relocated here due to my daughter and also due to the beauty and charm of this city. That is why I feel very strongly that this new development needs to be slowed down and re-examined. I don't feel enough study has been done.

Comments: Yes, I know there have been many meetings, etc. but I don't think risk assessments have been adequately addressed. One of my fears is that if the waterfront is rezoned that developers will build large, multi-story buildings which will destroy the beauty of our city. Also, i feel the density levels will be detrimental to our quality of life. I urge you to not pass this rezoning. Lets take the time to get this right. Our city is lovely, we have to get this right. We do need a waterfront plan, we do

need to bring businesses here but we need to do
this without destroying

the beauty and charm of our city. Thank you very much for your kind

attention to
this matter.

Sincerely,
Mary-Lynn Saunders
New Resident

of this Great City
Mom of 3
Grandmother of 5

Jackie Henderson

From: John and Matthew Whitestone <whitestoneandwhitestone@gmail.com>
Sent: Thursday, January 19, 2012 11:46 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: [Thu Jan 19, 2012 23:45:44] Message ID: [36244]

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
January 19, 2012
RE: Waterfront Small Area Plan and Zoning Text
Amendment: Master Plan Amendment # 2011-0001, Text Amendment #
2011-0005
To the Honorable Mayor Euille, Members of City Council, City
Manager, Director of Planning and Zoning:
We own 203 The Strand
currently occupied by Chadwicks' Restaurant; 205 The Strand currently
Comments: occupied by Potomac Riverboat Company, Idea Sciences, and Riverside
Chiropractic; 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.
1. Strikethrough needs to be applied to the following
sentence on page 7 of Attachment V (Errata Sheet) to the January 17,
2012
memorandum from the City Manager to City Council: "On this block, the
required use facing The Strand above the first floor is boutique

hotel." As it reads now, without the strikethrough, hotel is a required use in the Cummings/Turner block.

2. City staff explained to

the members of the Waterfront Plan Work Group in their December 8, 2011

meeting that there is no language in the Plan or Text Amendment limiting the number of hotels to three or the number of hotels per development site to one. (See our December 18, 2011 e-mail to City Council.) Neither the January 6, 2012 memorandum from the Director of Planning and Zoning or the

January 17, 2012 memorandum from the City Manager to City Council recommends adding to the Plan or Text Amendment any actual language limiting the total number of hotels or the number of hotels per development site. This is not a trivial issue. Because of the multiple assertions that have been made, City Council needs to add actual language to the Plan regarding whether there is a limit, or whether there is not a limit, to the number of hotels or the number of hotels per development site. If City Council adopts the proposed Plan and Text Amendment, City Council will be

adopting a Plan and Text Amendment without any language in them limiting

the number of hotels or the number of hotels per development site.

John

Whitestone
Matthew Whitestone

Jackie Henderson

From: Whitestone <whitestoneandwhitestone@gmail.com>
Sent: Friday, January 20, 2012 3:49 AM
To: Faroll Hamer
Cc: City Council; Rashad Young; Mark Jinks; James Spengler; Joanna Anderson; Barbara Ross; Jackie Henderson; donna.fossum@verizon.net; erwagner@comcast.net; hsdunn@ipbtax.com; jjennings@casact.org; jlr@cpma.com; John.Komoroske@finra.org; mlyman@gnarusllc.com; mslyman@verizon.net
Subject: Re: COA Contact Us: Waterfront Small Area Plan and Zoning Text Amendment

January 20, 2012

Dear Faroll Hamer:

Thank you for your response. Language needs to be added to the Plan regarding the number of hotels and the number of hotels per development site. The Waterfront Plan Work Group in its report at pages 19, 100, and 113 uses the following wording: "There is no agreement to change the recommended number of no more than 3 hotels of 150 rooms each (450 rooms total), with no more than one hotel at each of the three development sites. Narrative text in the implementation section of the Plan needs to be made consistent with the three hotel limit by eliminating references to a second hotel on the Cummings-Turner block." Your suggestion that language could be added to the Plan limiting the number of hotel rooms per development site to 150 is not the same as limiting the total number of hotels to no more than three and the number of hotels per development site to no more than one. As discussed by the Work Group, hotel impacts do not scale linearly. One hotel with 150 rooms has less impact on the neighborhood than two 75 room hotels. Just to give one example, six 75 room hotels (as would be allowed under your suggestion) rather than three 150 room hotels would mean six loading docks rather than three loading docks and therefore more deliveries at more times of the day. (At one point in your email you say "150 rooms per redevelopment parcel". We take it you meant to say "150 rooms per development site" where development site refers to the three development sites in the Plan - Robinson Terminal North, Robinson Terminal South, and the Cummings/Turner block. 150 rooms per redevelopment parcel does not limit the total number of hotels.)

Language needs to be added to the Plan regarding the total number of hotels and the number of hotels at each of the three development sites - Robinson Terminal North, Robinson Terminal South, and the Cummings/Turner block.

John Whitestone
Matthew Whitestone

On Thu, Jan 19, 2012 at 10:00 PM, Faroll Hamer <Faroll.Hamer@alexandriava.gov> wrote:

Dear John and Matthew Whitestone:

Thank you for your email. I regret that you have waited for a reply to your questions and hope this email will address the issues you raise to your satisfaction.

The draft Waterfront Plan, if approved, will increase the development potential of your parcel from a 2.0 FAR to a 3.0 FAR and would allow hotels as a use. In exchange for this increase in development potential, the Plan includes a number of development guidelines to ensure high quality site design, public amenities, and neighborhood compatibility.

You had previously expressed concern that the development guidelines for the Cummings/Turner block stated that a hotel use is required. With the changes proposed by the Waterfront Plan Work Group, the Plan no longer *requires* hotels on your property, but does continue to include hotels among the permitted uses.

The specific changes are to Development Guidelines 2 and 4, on page 101 of the July 2011 draft Waterfront Plan document.

2: *The preferred use on the site is mixed use, emphasizing arts, history and culture (including a museum) and including vibrant commercial uses (such as hotel). On this block, the required use facing The Strand above the first floor is boutique hotel.*

4: *Residential use should not be the primary use of the site. ~~is specifically discouraged east of The Strand unless, as part of SUP and approval, The location, design and specific type of residential use proposed is found to:~~ must coexist well with the other planned uses on the site and planned public activity in the public spaces adjacent to the residential development; ~~provide a welcoming presence to visitors to the waterfront; and preferably not include permanent owner occupied residential units.~~ Ground floor residential units are not permitted.*

Staff's position on the number of hotels is that the 150-room-per-hotel limit is a *de facto* limit of 150 rooms per redevelopment parcel. It would be contrary to the intent of the Plan to approve two hotels next door to each other with a combined number of rooms that exceed the 150 room limit. If there is disagreement or confusion about the terms of this limit, a sentence could be added to the Plan that clarifies that for the purposes of determining whether the 150-room limit is met, all hotel rooms on a redevelopment site shall be considered as a single hotel.

I hope you find this helpful. Please let me know if you have any further questions.

Faroll Hamer

Director, Department of Planning and Community Development

City of Alexandria

301 King Street

703-746-4666

From: William Euille
Sent: Thursday, January 19, 2012 12:13 PM
To: Rashad Young; Mark Jinks; James Banks; Faroll Hamer
Subject: Fwd: COA Contact Us: Waterfront Small Area Plan and Zoning Text Amendment

FYI and action

Bill
Sent from my iPhone

Begin forwarded message:

From: Jackie Henderson <Jackie.Henderson@alexandriava.gov>
Date: January 18, 2012 4:22:49 PM EST
To: Alicia Hughes <Alicia.Hughes@alexandriava.gov>, Beth Temple <Beth.Temple@alexandriava.gov>, William Euille <William.Euille@alexandriava.gov>, Del Pepper <Del.Pepper@alexandriava.gov>, Elizabeth Jones <Elizabeth.Jones@alexandriava.gov>, Frank Fannon <Frank.Fannon@alexandriava.gov>, Jane McDonald <Jane.McDonald@alexandriava.gov>, John O'Neal <John.ONeal@alexandriava.gov>, Judy Stack <Judy.Stack@alexandriava.gov>, Kerry Donley <Kerry.Donley@alexandriava.gov>, "kerry donley (work)" <kdonley@vcbonline.com>, Nancy Lavalle <Nancy.LaValle@alexandriava.gov>, Paul Smedberg <Paul.Smedberg@alexandriava.gov>, Rob Krupicka <Rob.Krupicka@alexandriava.gov>, Sharon Annear <Sharon.Annear@alexandriava.gov>
Cc: "whitestoneandwhitestone@gmail.com" <whitestoneandwhitestone@gmail.com>
Subject: FW: COA Contact Us: Waterfront Small Area Plan and Zoning Text Amendment

Mr. Whitestone called this afternoon and said he is awaiting a response from City Council to his email from December 18.

I'm copying Matthew Whitestone on this email.

From: John and Matthew Whitestone [<mailto: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

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: Joel La Bissonniere <Joel.Labissonniere@noaa.gov>
Sent: Thursday, January 19, 2012 4:41 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Upcoming Waterfront Re-zoning Proposal
Attachments: ATT00001.txt

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

Time: [Thu Jan 19, 2012 16:41:11] Message ID: [36228]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Joel
Last Name: La Bissonniere
Street Address: 600 Johnston Place
City: Alexandria
State: Virginia
Zip: 22301
Phone: 703-519-7297
Email Address: Joel.Labissonniere@noaa.gov
Subject: Upcoming Waterfront Re-zoning Proposal

I own a home in Rosemont, and greatly value the historic character of the Old Town area. For that reason, I strongly oppose any proposal to re-zone the waterfront area in order to authorize high density development. Such development would significantly degrade the character of our unique community, which is one of the reasons we live in the area. Future development must be sensitive to and consistent with the existing

Comments: neighborhood.

Given the level of opposition that presently exists, Council action on the proposal is premature. Rather, the Council needs to continue working to develop a compromise plan that addresses all concerns.

Joel La Bissonniere

Jackie Henderson

From: Latane Montague <Latane.Montague@hoganlovells.com>
Sent: Thursday, January 19, 2012 4:36 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: Vote No On Waterfront Plan and Rezone
Attachments: ATT00002.txt

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

Time: [Thu Jan 19, 2012 16:35:44] Message ID: [36226]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Latane
Last Name: Montague
Street Address: 207 Prince Street
City: Alexandria
State: Virginia
Zip: 22314
Phone: 703-836-2224
Email Address: Latane.Montague@hoganlovells.com
Subject: Vote No On Waterfront Plan and Rezone

I think it would be an Epic Mistake by City Council to approve the proposed redevelopment or to rezone the subject properties to allow for hotel development.

I have seen a lot of change on the Old Town waterfront over the last 41 years, and most of it has been for the better. Unfortunately the City's current plan would be a clear disaster for the entire City, not just the residents of Old Town.

Comments: Doing anything to facilitate the construction of hotels on the waterfront of Old Town would be "declaring war" on the folks like myself who live in Old Town and will choke daily on the increased traffic, parking issues and congestion. My sense is that you have only seen the beginning of the fight to push the City Council members who vote in favor of this out of office.

Not only will approving this destroy a way of life for nearby residents, this type of development will destroy the ambiance and palpable sense of history that

is one of the City's greatest assets. If you choke the waterfront with hotels and 50 foot structures, the waterfront will never realize its full potential to increase the quality of life for all citizens, or generate the revenue that city planners mistakenly think will come from over-taxing this resource. A less dense and more balanced redevelopment is the only way to realize the full potential of our precious waterfront resource.

I have

never seen folks more opposed to city sponsored plan, and I am firmly committed to seeing this plan corrected.

Please be a voice of reason to

get this thing scaled back to exclude rezoning and hotels and vote NO on Saturday.

Don't hesitate to contact me if you would like to discuss this

further or if I can be of assistance to helping get this issue resolved correctly.

Latane

R. Latane Montague
Partner
Hogan Lovells

Columbia Square
555 Thirteenth Street, NW
Washington, DC

20004
Direct: +1 202 637 6567
Fax: +1 202 637

5910
Email: latane.montague@hoganlovells.com

Jackie Henderson

From: Arthur Bondshu <abondshu@earthlink.net>
Sent: Thursday, January 19, 2012 4:28 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: Waterfront Redevelopment "Plan"
Attachments: ATT00001.txt

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

Time: [Thu Jan 19, 2012 16:27:37] Message ID: [36225]

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 Redevelopment "Plan"

This message follows up the one sent on 12 Jan '12 same subject. The only

response I received was from a Jackie Henderson which stated that she would

be out of the office until 16 January 12. I wonder if the message was ever delivered to its addresses? Previously when I have written the Council before several of the members at least responded.

The short version of

that the 12 Jan message was that you should delay decision on the plan

Comments: until you have included the rest of the Waterfront particularly the Gen On property. I do not think the environmental and engineering issues have been

addressed let alone resolved; and I don't think paying for their proposed ill-defined un-analyzed resolution by commercializing the waterfront of "Historic" Old Town and a bit of property adjacent to its north end is either a good idea or one that passes the cronyism graft smell.

I

hope each of you will oppose acting on the "draft" plan or the

re-zoning required to implement it. Additionally, unless the Mayor and the Vice Mayor recuse themselves or explain unconditionally and clearly the public information that they have been involved with economic favoritism involving loans to the Mayor by a bank of which the Vice is VP, and the Mayor's investment in relatively new commercial property along the waterfront with that loan. I am certainly not accusing anyone, but until those public allegations have been put to rest, they should not vote at all. And they haven't to my knowledge. For public officials especially politicians to accuse those private Alexandria residents who have raised these allegations of being political is ironic at best, but more likely arrogant and completely irresponsible, if not just plain stupid. And they certainly do not address the allegations themselves.

Thank you for your
time and attention

Respectfully,

Arthur Bondshu

Jackie Henderson

From: Paula Hersson-Ringskog <klas.ringskog@verizon.net>
Sent: Thursday, January 19, 2012 2:08 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 expansion
Attachments: ATT00001.txt

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

Time: [Thu Jan 19, 2012 14:07:39] Message ID: [36207]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Paula
Last Name: Hersson-Ringskog
Street Address: 1107 Bayliss Drive
City: Alexandria
State: VA
Zip: 22302
Phone: 703-683-3543
Email Address: klas.ringskog@verizon.net
Subject: Waterfront expansion
On behalf of my family I would ask you to see to it that the waterfront
Comments: does not get rezoned. Include citizens in the planning process and don't
copy National Harbor.

Jackie Henderson

From: Gayle Reuter <gtrdelray@yahoo.com>
Sent: Thursday, January 19, 2012 2:32 PM
To: William Eulle; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront Plan
Attachments: ATT00001.txt

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

Time: [Thu Jan 19, 2012 14:31:57] Message ID: [36211]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Gayle
Last Name: Reuter
Street Address: 110 E. Del Ray Avenue
City: Alexandria
State: VA
Zip: 22301
Phone: 703-684-3535
Email Address: gtrdelray@yahoo.com
Subject: Waterfront Plan

Dear Mayor, Vice Mayor & Members of City Council,

Thank you for your service to the City and for being willing to make tough decisions when necessary.

I am writing to urge your support of the proposed Waterfront Plan. While I know there have been extreme efforts to defer and prevent this proposal from coming to a vote, I firmly believe that the vast majority of the City supports a vote being taken and that the citizens support this plan and wants the City to move forward.

It's fair, appropriate and a needed plan for Alexandria's waterfront. And while passing something just because the alternative is worse is not the best reason to support a project, it's something that can't be ignored. It would be such a travesty for the City not to take advantage of getting to approve a "planned development" instead of a "by right"

where we would lose so many of the important and positive aspects of the Waterfront Plan.

I hope you will consider the long range importance and the economic viability of the Waterfront Plan and that you vote to support this plan.

With regards and thanks,

Gayle Reuter - 30 year Alexandria

Resident
110 E. Del Ray Avenue
Alexandria, VA 22301

Jackie Henderson

From: Kathryn Papp <kpappva@gmail.com>
Sent: Thursday, January 19, 2012 2:32 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: 58b82c3f863cf490f816baef64b9be8e.doc; ATT00001.txt

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

Time: [Thu Jan 19, 2012 14:31:54] Message ID: [36210]

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

Dear Mayor Euille and City Council:

This attached document from Faroll

Hamer is just one more example of the many attempts to distort the

waterfront plan's development process. It dissolves the important role

of the Mayor's citizen Work Group while highlighting the consent of the

publicly biased, City-affiliated, Planning Committee. As such it is not

constructive.

Comments:

In addition many citizens are aware of Director's

emailing and soliciting speakers in favor of the plan for the Saturday

session. While this type of behavior is expected from elected city

officials, it seems entirely inappropriate for hired city staff.

I am

sure the City of Alexandria has a well-articulated set of ethics rules that

staff must follow. Please try to ensure that they are followed in light

of this current plan , spear-headed and directed by Mrs. Hamer,
which

remains in dispute and highly criticized by a great number and variety of
people.

Had the Planning department, under her direction, followed

"world class" development procedure - which
the paid consultant

encouraged them to follow - and produced alternative scenarios for
serious

consideration by both citizens and elected officials before rushing

ahead, we would not be where we are
today. j

I would appreciate a

reply as soon as possible outlining the ethical responsibilities and

constraints for
hired city staff.

Thank you,
Kathryn Papp

Attachment: 58b82c3f863cf490f816baef64b9be8e.doc

From: "Faroll Hamer" <Faroll.Hamer@alexandriava.gov>
To: "bernie schulz" <bernie_schulz@comcast.net>
Cc: "Lance Mallamo" <Lance.Mallamo@alexandriava.gov>, "Nancy Williams" <Nancy.Williams@alexandriava.gov>
Sent: Tuesday, January 17, 2012 10:38:41 PM
Subject: Waterfront Plan Update

Dear Chairman Shulz and Members of the Historic Alexandria Resource Commission--

I would like to take this opportunity to thank you for your ongoing involvement in the City's waterfront planning process. After 2 ½ years of hard work by all and extensive public participation, the City Council has scheduled a Public Hearing on the Draft Plan for Saturday, January 21, 2012 at 9:30 AM at City Hall. You can access the City Council docket [here](#).

The participation of the City's boards and commissions has been extraordinarily helpful and shaped the draft Plan in fundamental ways. Your input has been key to making the proposed Plan "uniquely Alexandrian," particularly in the areas of art, history and parks and recreation. Along the way, many boards, commissions and organizations have adopted resolutions expressing support for the Draft Plan and have made suggestions to enhance it. Both the support and the input are deeply appreciated.

Your high level of commitment, and that of others, to a 21st Century Waterfront for residents and visitors alike to enjoy and to benefit from, has helped achieve key milestones leading up to this point, including:

- (1) **Creation of a Community Vision and Concept Plan for the Waterfront in 2009 - 2010**
- (2) **Release of a Draft Plan in February 2011**
- (3) **Planning Commission approval of the Draft Plan in May 2011** with changes such as removal of the Waterfront Park restaurant building, adding a Hotel/Restaurant/Commercial Uses Policy, defining hotels as boutique hotels of 150 rooms or less, and pier design flexibility.
- (4) **City Council establishment of the Waterfront Plan Work Group in June 2011** to identify areas of community consensus and to narrow remaining issues.

Meeting 15 times from July to December 2011, the Waterfront Plan Work Group made great progress in meeting its charge and released a Report in December that is available online [here](#). The Report agrees with much of the Draft Plan and also includes some proposed changes ranging from minor to substantive. At a Joint Work Session of the City Council and Planning Commission on Tuesday, January 10, 2012, staff recommended City Council approval of the changes in the Work Group's Report, indicating they will strengthen the Draft Plan.

With that, again, the next step in the process is the public hearing on January 21, 2012. If you will be attending or testifying at the public hearing, I look forward to seeing you there. I also look forward to a continued close collaboration with you on Waterfront and other important initiatives.

Yours, Faroll Hamer

Faroll Hamer
Director
Department of Planning and Zoning
City of Alexandria
301 King Street
Alexandria, VA 22314
[703-746-4666](tel:703-746-4666)
Faroll.Hamer@alexandriava.gov

Jackie Henderson

From: Stephen Muttly <sdmutty@comcast.net>
Sent: Thursday, January 19, 2012 2:32 PM
To: Jackie Henderson
Subject: COA Contact Us: Comments for Speaker #47 on 1-21 Attached
Attachments: d65468dc8568560a40d130c64d57853c.pdf; ATT00001.txt

COA Contact Us: City Clerk and Clerk of Council

Time: [Thu Jan 19, 2012 14:32:18] Message ID: [36212]

Issue Type: City Clerk and Clerk of Council
First Name: Stephen
Last Name: Muttly
Street Address: 400 Madison St.
Apt. 1302
City: Alexandria
State: VA
Zip: 22314
Phone: 202-669-8340
Email Address: sdmutty@comcast.net
Subject: Comments for Speaker #47 on 1-21 Attached
Comments:
Attachment: d65468dc8568560a40d130c64d57853c.pdf

SPEAKER # 47, STEPHEN D. MUTTY – PUBLIC COMMENT TO ALEXANDRIA CITY COUNCIL, Re: SUPPORT FOR ADOPTION OF THE WATERFRONT SMALL AREA PLAN – JANUARY 21, 2011

THANK YOU. MY NAME IS STEVE MUTTY. I'M A LOCAL BUSINESSMAN AND I RESIDE AT 400 MADISON STREET.

MR. MAYOR AND COUNCIL MEMBERS, I URGE YOU TO ADOPT THE WATERFRONT PLAN. ITS CRITICS HAVE WARNED THAT THE DEVELOPMENT CONTEMPLATED IN THIS PLAN THREATENS TO DESTROY THE HISTORIC CHARACTER OF ALEXANDRIA'S WATERFRONT. IN OFFERING A COUNTER-POINT TO THAT, I WOULD ASK IF YOU WOULD INDULGE ME BY TURNING AROUND AND TAKING A FRESH LOOK AT THE HISTORIC MURAL ON THE WALL BEHIND YOU BY CHARLES MAGNUS, ca 1863.

THIS SCENE IS A DEPICTION OF ALEXANDRIA'S WATERFRONT 150 YEARS AGO, ON ITS WAY TO BECOMING ONE OF THE TEN BUSIEST PORTS IN AMERICA DURING THAT PERIOD. IT'S INTERESTING (AND IRONIC) THAT IF YOU GO ONLINE AND READ THE HISTORICAL NOTES ABOUT THIS PARTICULAR PIECE OF ARTWORK, IT SAYS (AND I'M QUOTING THE HISTORIANS HERE), "...THIS FORMAT WAS VERY POPULAR DURING THE 19TH CENTURY, USED TO **ENCOURAGE** COMMERCIAL DEVELOPMENT."

NOTE THAT AS YOU LOOK FROM WEST TO EAST ON THIS VIEW (THAT IS, FROM THE TOP OF THE PICTURE TO THE BOTTOM), YOU CLEARLY SEE THAT THE CLOSER YOU GET TO THE RIVER, THE GREATER THE HEIGHT AND DENSITY OF THE BUILDINGS. THIS IS THE WAY IT HAS BEEN FOR CENTURIES, THE WORLD OVER, IN CITIES WHO'S GROWTH OCCURRED BY VIRTUE OF THEIR PROXIMITY TO A BODY OF WATER SUITABLE FOR TRADE AND COMMERCE.

THIS MURAL REMINDS US THAT ALEXANDRIA WAS **NOT** ORIGINALLY INTENDED TO BE THE IDYLIC STREETCAR SUBURB OF THE FEDERAL CITY THAT IT EVENTUALLY BECAME.

RATHER, IT WAS ESTABLISHED MORE THAN 100 YEARS EARLIER THAN THE SCENE PORTRAYED ABOVE YOU, IN 1749, BECAUSE THIS LOCATION WAS DEEMED TO BE THE UPPERMOST POINT OF THE POTOMAC SUITABLE FOR SHIPS OF TRADE TO ANCHOR. AND AT THAT TIME, THE NORTHERN PART OF THE VIRGINIA COLONY HAD A **LOT** TO TRADE – TOBACCO AND OTHER CROPS, MANUFACTURED GOODS AND, REGRETTABLY, SLAVES.

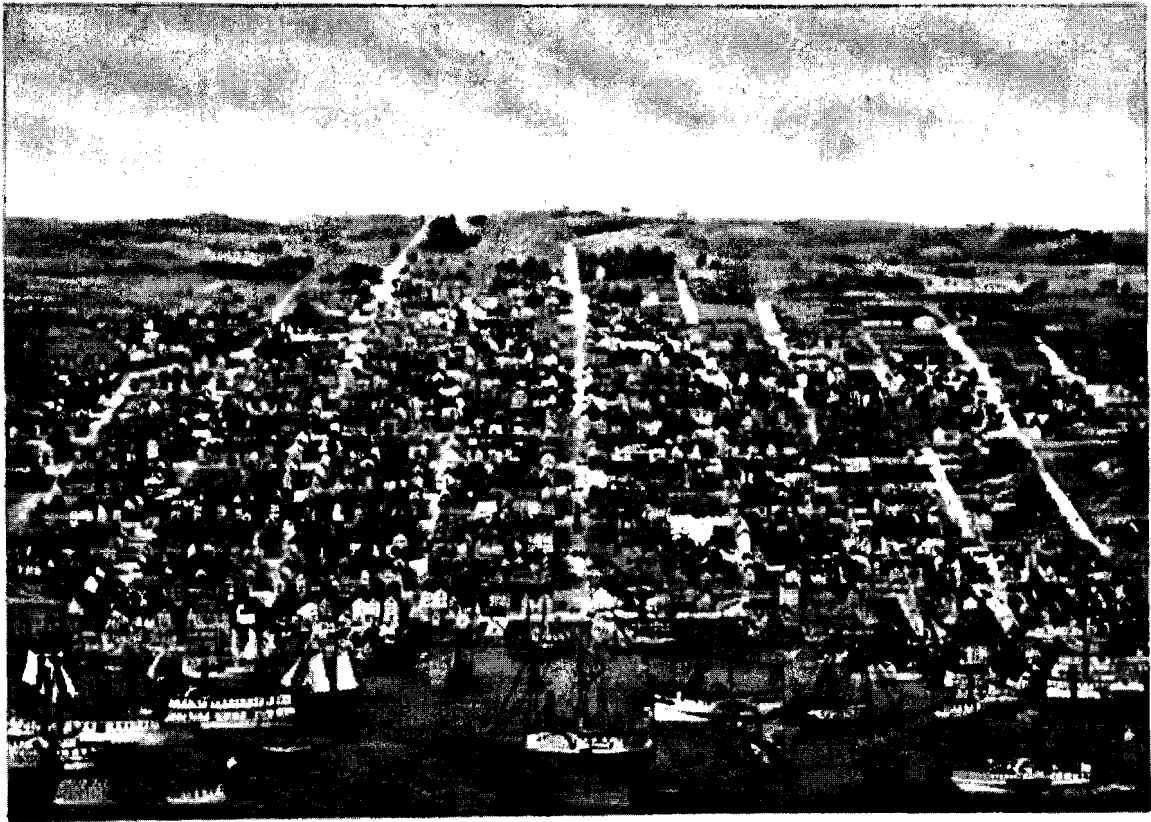
THE POINT IS THAT ALEXANDRIA WAS ESTABLISHED AND DEVELOPED ON A FOUNDATION OF TRADE AND COMMERCE, AND LATER INDUSTRY. OVER THE CENTURIES, PEOPLE WHO CHOSE TO LIVE HERE – GENTRY AND WORKING CLASS ALIKE – DID SO WITH THE KNOWLEDGE THAT THEY WOULD BE SHARING THEIR WATERFRONT WITH WAREHOUSES, FACTORIES, DORMITORIES, TAVERNS AND EVEN PLACES OF ILL REPUTE. MANY OF THESE WERE FIRETRAPS, HAVENS FOR DISEASE AND PROLIFIC POLLUTERS OF OUR RIVER.

...WHICH LEADS TO MY FINAL POINT; I'M OBVIOUSLY NOT SUGGESTING YOU SHOULD DEVELOP LIKE THEY DID AT **THAT** TIME JUST TO BE TRUE TO ALEXANDRIA'S HISTORY, BECAUSE THE ACT OF REDEVELOPMENT /REVITALIZATION, AND THE PLANNING THAT GOES ALONG WITH IT, IS A CHANCE TO **CORRECT** THE MISTAKES OF THE PAST; TO GET IT **RIGHT** THIS TIME.

MR. MAYOR AND COUNCIL, WITH **CAREFUL** IMPLEMENTATION, THE PLAN BEFORE YOU GETS IT RIGHT. AND, IF YOU VOTE TO APPROVE IT, BE ASSURED THAT IN DOING SO, YOU ARE **NOT** FLYING IN THE FACE OF ALEXANDRIA'S HISTORY. BEFORE YOU VOTE, JUST TAKE ANOTHER LOOK BEHIND YOU. THAT'S THE HISTORY OF ALEXANDRIA'S WATERFRONT IN ITS HEYDAY. AND IN THAT RESPECT, HISTORY IS ON THE SIDE OF MOVING THIS PLAN FORWARD.

THANK YOU.

Attachment: Historic Bird's Eye View of Alexandria by Charles Magnus



AMERICAN ARMY CAMP, MEXICO

Jackie Henderson

To: Council and Aides
Subject: comments on waterfront

Comments from:
Patricia L. Braun
206 N. Columbus Street
22314
703 836-5780

Is not in town this weekend but wanted her comments for the record:

Please do not change the zoning on the waterfront. Keep the current zoning.

Jackie M. Henderson
City Clerk and Clerk of Council
703 746-3975

Jackie Henderson

From: Robert Riley <simmonsrealty@aol.com>
Sent: Thursday, January 19, 2012 1:40 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: The Waterfront Plan
Attachments: ATT00001.txt

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

Time: [Thu Jan 19, 2012 13:39:51] Message ID: [36201]

Issue Type: Mayor, Vice Mayor, and Council Members

First Name: Robert

Last Name: Riley

Street Address: 227 North Pitt Street

City: Alexandria

State: Virginia

Zip: 22314

Phone: 7035828108

Email Address: simmonsrealty@aol.com

Subject: The Waterfront Plan
Mayor and City Council,

THE NEGATIVE EFFECTS OF RESTAURANTS, HOTELS AND
TOURISM ON OUR RESIDENTIAL COMMUNITIES.

RESTAURANTS-- The nature of the

business requires a multitude of daily truck deliveries, most of these are
diesel powered tractor trailers (semis). The following is a sample of what
is trucked through our residential neighborhoods Monday thru

Saturday.

Bread Trucks/Meat Trucks/Fish Trucks/Veg. and Fruit Trucks/Beer

Comments:

Trucks/Wine Trucks/Water Trucks/Linen Trucks/Sysco Rest. Supply

Trucks/Ethnic Specialty Food Trucks/Garbage Trucks and so on.
The

by-product of all of this is the traffic, air pollution and noise in our
neighborhoods generated by the restaurant industry.

HOTELS-- This is a

24/7 business, our neighborhood streets get a constant flow of Taxis,
limos, shuttle buses, garbage trucks, linen trucks and a assortment of
service trucks 24/7.

TOURISM-- Tour buses plow our residential streets 7

days a weeks, as early as 7 am Sunday morning and as late as 11 pm at night. These huge buses are the worst of the air pollution vehicles on the road. These monsters actually quake our 200 plus year old houses when they

rumble by.

Along with much additional foot traffic is the added amounts of

litter on our streets and sidewalks. A good example of this, is to go down to the city docks early Sundays morning before the city employees have had

a chance to clean up the visitors trash.

Visitors who come by car do not

want to pay to park, so they use our residential neighborhoods for parking,

always exceeding the 2 hr. limit.

Where is the money? If tourism is such a

financial cash cow, why have we not seen our taxes reduced? why are our

streets in disrepair? Why have our antiquated sewers and storm drains not

been upgraded?

The proposed Waterfront Plan will only add to the

degradation of our neighborhoods, it is devoid of any planning for traffic,

parking or environmental pollution issues.

VOTE, NO ON THE WATERFRONT

PLAN

Robert Riley

Citizen

Jackie Henderson

From: Laura Phelps <lauraleephelps@gmail.com>
Sent: Thursday, January 19, 2012 12:44 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: support for waterfront plan
Attachments: ATT00001.txt

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

Time: [Thu Jan 19, 2012 12:44:07] Message ID: [36194]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Laura
Last Name: Phelps
Street Address: 502 Pendleton St.
City: Alexandria
State: VA
Zip: 22314
Phone: 703.684.6724
Email Address: lauraleephelps@gmail.com
Subject: support for waterfront plan
As Old Town residents, we support the proposed waterfront plan as a
Comments: realistic approach to development in this area. Thanks for your public
service -- especially during contentious issues like this one!

Jackie Henderson

From: John Gosling <john.gosling@verizon.net>
Sent: Thursday, January 19, 2012 12:25 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: Draft Waterfront Small Are Plan
Attachments: b4ec0dc10703412b166aef844a64b9ca.doc; ATT00001.txt

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

Time: [Thu Jan 19, 2012 12:24:45] Message ID: [36190]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: John
Last Name: Gosling
Street Address: 208 South Fayette
City: Alexandria
State: Virginia
Zip: 22314
Phone: 202-367-6798
Email Address: john.gosling@verizon.net
Subject: Draft Waterfront Small Are Plan
Comments:
Attachment: b4ec0dc10703412b166aef844a64b9ca.doc



Old Town Civic Association

P.O.Box 1213

Alexandria, Virginia 22313

January 19, 2012

The Honorable Mayor and Members of City Council
City of Alexandria
301 King Street
Alexandria, Virginia 22314

Dear Mayor Euille, Vice Mayor Donley, and Members of City Council:

Re: The Draft Waterfront Small Area Plan

Old Town Civic Association (OTCA) does not endorse the "Draft Waterfront Small Area Plan" in its current form.

OTCA delivered our Statement of Position adopted by our Board on the current waterfront plan in our January 8 letter to the City Council as points to consider prior to your vote on the plan. OTCA has been advocating these points (with refinements as information became available) for almost a year now. We accept that the recently adopted "Waterfront Plan Work Group Report goes some way towards addressing some of our concerns; however, at our January 11 OTCA meeting, the sense of the members present was that we deliver to you for serious consideration, the essence of Board Member Bert Ely's Minority Report on the WPWG Report (attached here), as it amplifies key points some members felt passionately about.

There was some scaling back of hotel rooms (from 625 to 450), but only at the insistence of the Planning Commission; and it is arguable whether that reduction is a "substantial" scaling back, 450 hotel rooms is still the equivalent of 50% of the square footage allowed on private properties in the core area under the existing W-1 Zone. While the City Staff Report of January 17, 2012 addresses some of our major concerns, on most points-- (1), plan comprehensively; (2), stay within the existing densities; (4), set limits on type of allowable commercial uses.; (6), include more open space [than was included in the Draft Plan]; (8) ensure the plan is fiscally sound; and (9), develop specific SUP criteria--there has been little to no movement at all.

With no significant movement on the points that we have been respectfully and responsibly urging for a year or more, and with Council's vote on the Plan now imminent, we believe that it is now time for OTCA to say explicitly in the following resolution that we cannot support the Draft Plan as currently proposed, and urge Council not to adopt a plan until and unless they are.

Respectfully submitted

John Gosling, President
Old Town Civic Association

Attachments

**Resolution of the Board on behalf of the Old Town Civic Association
Regarding the Draft Waterfront Small Area Plan
January 19, 2012**

WHEREAS, Old Town Civic Association has consistently advocated that the City's proposed Waterfront Small Area Plan should:

1. Plan comprehensively, not hastily, including recognition of the implications of the closure of the GenOn power plant; and that no Small Area Plan or Text Amendment should be adopted until and unless its fundamental elements are clear and precise and have achieved broad public understanding and support;
2. Stay within the existing densities;
3. Make a stronger commitment to historic/cultural amenities;
4. Set limits on the type of allowable commercial uses in the waterfront area;
5. Establish a Parking Plan ahead of any new commercial or public sector development or redevelopment;
6. Include more open space;
7. Scale back substantially the number of hotel rooms;
8. Demonstrate that the Plan is fiscally sound; and
9. Establish specific criteria for hotel/restaurant/commercial special use permit applications.

WHEREAS, there has been little or no recognition or response to these concerns since publication of the Draft Waterfront Small Area Plan in February 2011;

NOW THEREFORE BE IT RESOLVED that Old Town Civic Association urges City Council not to adopt the proposed Waterfront Small Area Plan on January 21, 2012; and that it adopt no such plan until and unless there has been genuine, tangible, substantial and significant progress in developing a plan which addresses these concerns.

John Gosling, President
Old Town Civic Association

**A Summary of Bert Ely's Waterfront Plan Minority Report
January 11, 2012**

Ely's report found seven substantive problems in the Waterfront Small Area Plan that Council will consider at its January 21, 2012, meeting, as follows:

1. The proposed Waterfront Small Area Plan is about giving developers greater flexibility over land use by granting the Planning Department's staff far too much discretion and reads like a marketing brochure for the proposed W-1 zoning change.
2. The case has not been made for the proposed flood-mitigation measures; further, the proposed measures may cause more harm than good.
3. The proposed Waterfront Small Area Plan glosses over severe traffic and parking problems the plan would create if implemented as proposed.
4. The water's edge portion of the Waterfront Small Area Plan is not a plan but merely ill-founded conjecture as to docks and a marina which might be constructed along the waterfront.
5. Creation of a large, open public space at the bottom of King Street is neither desirable nor feasible.
6. The Waterfront Small Area Plan does not provide for sufficient open space and public facilities along the waterfront.
7. The proposed Waterfront Small Area Plan ignores the forthcoming redevelopment of the GenOn site even though the GenOn site clearly lies within the Waterfront Planning Area.

Ely believes that the waterfront planning process was defective from its inception. Consequently, the many flaws in the Waterfront Small Area Plan are a clear reflection of the process by which it was developed. Therefore, Council should not approve the Waterfront Small Area Plan before it as it is not a plan, but merely a collection of ill-developed concepts and unsupported assumptions which collectively serve as a marketing brochure for changing the parameters of the W-1 zone to allow greater density, higher buildings, and greater developer flexibility. Moreover, most of the northern area covered by the Waterfront Small Area Plan may be changed when the new Old Town North Small Area Plan is adopted, possibly as early as 2013. Council also should not make any changes in the text of the zoning ordinance for the W-1 zone.

Given how flawed the proposed Waterfront Small Area Plan is, Ely believes Council should direct City staff to develop a revised waterfront plan based on solid engineering data and analysis, specifically as such engineering and analysis relates to the water-related activities which might be constructed along the Alexandria waterfront. Finally, there must be much greater genuine citizen involvement in developing the next waterfront plan.

Jackie Henderson

From: Nicholas Miliaras <nikosm71@gmail.com>
Sent: Thursday, January 19, 2012 11:32 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: Please support Waterfront Redevelopment Plan!
Attachments: ATT00001.txt

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

Time: [Thu Jan 19, 2012 11:31:47] Message ID: [36182]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Nicholas
Last Name: Miliaras
Street Address: 12 W. Spring St.
City: Alexandria
State: VA
Zip: 22301
Phone: 571-970-3490
Email Address: nikosm71@gmail.com
Subject: Please support Waterfront Redevelopment Plan!

Dear City Council Members,

As a resident of Alexandria, I am writing you

in support of the
Waterfront Redevelopment Plan. I grew up in New England

very close to
the ocean and quaint coastal towns, so I am aware of how

much they
contribute to the local flavor of a place. No Sunday would be

complete
in our family without an afternoon drive to one of these places

Comments: for a
walk along the piers, perusing art galleries and antique shops, and

of
course ice cream!

Having lived in Alexandria for four years now, I

was recently asked
about my thoughts on the Waterfront Redevelopment Plan

and my response
was "Alexandria has a waterfront?". I think that

says it all...Most
residents and I'm sure the majority of visitors aren't

even aware of
this tremendous asset in our community. Redeveloping the
waterfront to
include a diverse mix of small businesses such as hotels,
restaurants
and local merchants will only enhance the experience of all
Alexandria
has to offer for everyone. Historically, Alexandria was a port,
so the
Waterfront Redevelopment Plan would reflect our maritime
roots.
Economically, it would serve to broaden our tax base by bringing
in
more visitors and thus lower the tax burden on Alexandria
residents.

I therefore urge you to vote in favor of the Waterfront
Redevelopment
Plan. Thank you for considering my views on this
matter.

Sincerely,

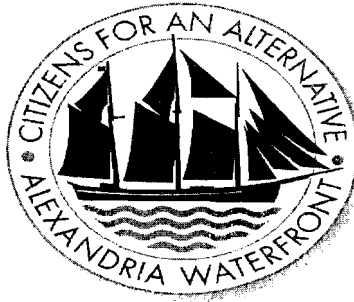
Nicholas Miliaras
12 W. Spring St.
Alexandria,

Va 22301

Jackie Henderson

From: Anne Peterson <anneamp@comcast.net>
Sent: Thursday, January 19, 2012 11:31 AM
Cc: Andrew Macdonald
Subject: Waterfront Conflicts of Interest
Attachments: Conflict of Interest Letter PDF.pdf

Attached please find a letter from Citizens for an Alternative Alexandria Waterfront Plan concerning conflicts of interest and the waterfront planning process.



By: Email, Letter
January 19, 2012

Mr. James L. Banks
City Attorney
City of Alexandria
Alexandria, Virginia 22314

Re: Waterfront Plan and Conflicts of Interest

Dear Mr. Banks:

Citizens for an Alternative Waterfront Plan (CAAWP) is very concerned about what appear to be direct and indirect conflicts of interest involving several members of the City Council and the Planning Department who have made or will be making decisions about the redevelopment of the waterfront.

CAAWP formally requests that Vice Mayor Kerry Donley recuse himself from any vote having to do with the Waterfront Small Area Plan, and the text amendment that is part of this plan. The Vice Mayor is employed by Virginia Commerce Bank as a Senior Vice President of Community Banking. Virginia Commerce Bank has apparently extended a \$3.9 million loan to Virtue Feed and Grain. Virtue Feed and Grain stands to benefit financially from the redevelopment of the Alexandria waterfront, especially in light of its direct stake in the City's lawsuit against the Old Dominion Boat Club (ODBC). This is a direct and predictable conflict of interest for the Vice Mayor. The Vice Mayor has laudably recused himself in the past when such conflicts arise, and we request that he continue to be sensitive to his conflicts of interest and recuse himself from any further participation in this matter.

CAAWP is also very concerned about how the personal business interests of the Mayor, and specifically his investment interests in the restaurant Mango Mike's, might be seen as a conflict of interest. The owner of Mango Mike's is directly involved in Virtue Feed and Grain. A fair and reasonable person would question the Mayor's objectivity when an investment partner has such a direct interest in the outcome of the Waterfront Small Area Plan and text amendment. We also note that note Waterfront4All, a group made up of business owners like the owner of Mango Mike's, has held events recently at both Mango Mike's and Virtue Feed and Grain.

CAAWP has reviewed documents acquired under the Freedom of Information Act (FOIA) which show that the City was leaning toward rezoning the waterfront to allow higher density development even before the beginning of the current planning process. The FOIA materials indicate that the Alexandria City Council had fully embraced a higher density objective by the time the process was well under way.

The FOIA documents date back to 2008 and record meetings between the Mayor, City staff, representatives of The Washington Post/Robinson Terminal companies, and other owners and potential developers, along with their attorneys. They indicate that the path of the planning process tracked with the shifting desires of developers interested in the three key properties: Robinson Terminal North and South, and the Cummings-Turner block.

Although The Post was well aware of the then-current low density zoning, established in 1992, it did not object for sixteen years. Then, in 2008, it filed suit against the City, claiming that the zoning infringed its property rights. The City's initial response was that it did have the right to enforce the 1992 zoning, which was based on the 1983 settlement with the Federal Government.

However, subsequent negotiations with The Post came at a time of growing interest in waterfront development, stimulated in part by the example of National Harbor. These negotiations led an April 2009 "Tolling Agreement," in which The Post agreed to drop its law suit to allow more time for discussion, and the City signaled its growing interest in more robust development.

Ironically enough, the documents reveal that while The Post Company was initially favorable to hotel development, by 2010 it had decided that hotels would *not* be feasible at its Robinson Terminal properties and favored town house development instead. The owners of Cummings-Turner, on the other hand, still favor hotel development on their land, which is why, in the current City-preferred plan, hotels are *permitted* for Robinson Terminal North and South, but *required* for Cummings-Turner.

The FOIA documents indicate that throughout this period, during which the current planning process began, there was constant correspondence and numerous meetings between City officials, The Washington Post Co.'s attorney (Howard Middleton), the Turner-Cummings and other property owners and potential developers (Carr). These meetings were clearly a priority of senior city management.

The documents contradict the widely held belief, frequently reinforced by City officials, that the City felt obliged to make peace with the powerful *Washington Post* or lose a renewed lawsuit. Rather they suggest that by this time both parties were interested in

higher density development, and the only real issue was what form it would take. It is also clear from these documents that citizen participation in the process was at best a secondary concern to City Hall, and at worst an impediment to a preferred outcome. That is presumably the reason why the documents have not been made public before now.

The implications go well beyond the waterfront issue. They suggest that broader reform is needed to require full disclosure of discussions between City officials and individuals or companies that stand to gain financially from such discussions. This subject is discussed at greater length in an appendix to this volume Tom Greene's article, "Openness, Inclusiveness, Fairness and Transparency: An Assessment of the City's Planning Process" (Citizens for an Alternative Alexandria Waterfront Plan (CAAWP), *Parks, the Arts, and Museums: Keys to Rediscovering, Revitalizing, and Protecting the Alexandria Waterfront*, Oct. 30, 2011.).

Conclusions

1. The Vice Mayor has a disqualifying financial interest in the waterfront.
2. The Mayor has financial ties to a stakeholder involved in waterfront redevelopment.
3. Negotiations with The Washington Post Co. involving waterfront rezoning were conducted entirely behind closed doors and without the knowledge of citizens.

Andrew Macdonald, Co-Chair, CAAWP
CC: Alexandria City Council

Jackie Henderson

From: Richard Horne <dk9567@verizon.net>
Sent: Thursday, January 19, 2012 11:46 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: Waterfront Plan
Attachments: ATT00001.txt

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

Time: [Thu Jan 19, 2012 11:46:12] Message ID: [36184]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Richard
Last Name: Horne
Street Address: 26 E. Bellefonte Ave
City: Alexandria
State: VA
Zip: 22301
Phone: 703.519.9567
Email Address: dk9567@verizon.net
Subject: Waterfront Plan
After you have ascertained what the citizens of Alexandria want to do with
Comments: the Alexandria waterfront, THEN you can devise a plan to meet their
desires. For now, do nothing until you know what they want.