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5-12-12**Sharon Annear**

From: "Sharon Annear" <gypsysla@verizon.net>
To: "Sharon Annear" <gypsysla@verizon.net>
Sent: Saturday, May 12, 2012 7:23 AM
Subject: May 12, 2012 Beaugard Public Hearing

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Mr. Mayor and Members of Council,

I request that you delay final consideration and possible adoption of this plan until this fall, so that you may have all the information necessary to arrive at a fully informed, sound decision that will generate confidence and build trust across the community.

You lack a tenant survey, an adopted Housing Master Plan, and an analysis of the implications of both.

You lack the Storm & Sanitary Sewer Master Plan that should be forth coming in the fall. The Sewer Master Plan along with your in-house modeling capability could assist you with evaluating the capacity impacts from the Beaugard plan's implementation.

Can you currently say with confidence that implementation of Beaugard at the requested density will leave you with sufficient and fair capacity to accommodate the build out of what is currently planned for The Landmark - Van Dorn area --- and the West Eisenhower Ave area you are soon to have staff study? Will our allotted capacity at the sanitation authority's plant accommodate these increasing volumes until 2040?

In the area of transportation, you lack the additional analysis recommended by VDOT for the ellipse at Seminary and Beaugard intersection.

The draft plan doesn't include a comprehensive transportation and transit plan that will accommodate the projected growth in the plan's area. There are no transit travel demand studies to accommodate projected growth.

The plan doesn't address the importance of transit at Southern Towers. It ignores the impact of BRAC and the proposed construction of the I-395/Seminary Road HOV ramp. If the HOV ramp is constructed, Mark Center Station will be a major regional transit hub.

Finally, the plan lacks a requirement for a separate, independent review of the assumptions and conclusions in the implementation chapter. The review should assess whether the assumptions, timing of revenues and costs, and return on investments are reasonable. The review I suggest is part of due diligence and would help provide extra reassurance to the taxpayers of Alexandria.

The use of Tax Incremental Financing called for in this Plan can constrain future Councils. The Beaugard Corridor is not a blighted area. We taxpayers are being asked to partner with certain real estate developers on a 30 year project, that will ultimately displace families, and forever change the character of a large area. There is potential for impact on nearby streams and fragile natural areas.

We are being asked to infuse the Plan with \$81 million tax dollars. There is the expectation that the

increase in property taxes in the later years will repay the investment, plus a reasonable return. By definition, TIF diverts money from schools, parks, public safety and other core services, while it increases, over the short term, the tax burden of the remainder of the community.

Used properly, TIF can promote stronger communities. Used improperly, TIF can waste tax dollars or channel money to politically favored special interests. There must be strong safeguards to ensure public oversight and a transparent, accountable process with clear goals. Subsidy recipients must be held accountable for meeting goals, and measurable targets for success. Regular performance reviews should measure progress.

Thank you for your consideration. I hope you agree that a little more time is warranted.

Sent from my iPad=