

60

5-14-11

May 10, 2011
503 Woodland Terrace
Alexandria, Virginia 22302

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

Re: Docket Item #6 (May 14, 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 # 6 to be considered by the City Council on May 14, 2011. As Chair of the Zoning Committee for the North Ridge Citizens' Association, I made arrangements for a presentation on the new Waterfront Plan to be made to our Executive Board in April 2011 by Senior Planner Nancy Williams. In addition, I have followed from the sidelines the discussion of concerns about the Plan that have created the current atmosphere of controversy. At the Association's May meeting, the Board decided not to provide an organizational recommendation one way or the other on the Plan, preferring instead to let individuals express their personal views to the City Council. What follows, therefore, are my personal views, not those of NRCA.

Despite controversy over details of the Plan, what is not controversial is that the process through which the Plan was developed reflects the best of Alexandria. The Plan has been more than two years in the making, the product of a great amount of time and effort by Planning and Zoning, countless meetings with stakeholders, and refinements at every turn that reflect a high degree of responsiveness to issues and concerns attentively and responsibly raised by citizens who want the best for their City. Whatever one thinks of its substantive merit, I speak from professional experience in assuring you that the Plan takes into account, in greater detail than most master plans ever do, all of the considerations that go into good planning, and the Plan is surely much improved by the process it has been through.

My support for the Plan comes primarily from my confidence in the process that produced it, not in any particular development scenario in the areas where future development is inevitable, such as the Robinson Terminals. The Plan is practical and realistic in that it recognizes that these properties have valuable development potential that simply cannot be taken away from the owners. In these critical areas, the Plan is forward looking and flexible, and the proposed development guidelines, such as the Waterfront Plan Restaurant/Hotel Policy, offer ample reason to believe that the concerns about compatibility of future development with existing adjacent residential development will be properly addressed when the time comes. One can tweak the details of these

guidelines, as well as proposed rezoning incentives to influence private development decisions. It appears to us a great deal of careful thought has gone into this, and that there are more areas of agreement than disagreement. Beyond that, one cannot expect a master plan to dictate precise development outcomes; it is a plan, not a fixed blueprint.

One of the items that is surely not fixed is when and just how the Plan and the Text Amendment will factor in to redevelopment of the Robinson Terminals. One can fairly well assume that hotels will be part of those proposals only if those willing to fund them believe they would be a viable investment. These private decisions, of course, are affected by the terms and conditions attached to any SUP approval. Planning and Zoning and the Planning Commission are not without track records on such matters, and those records give me confidence that the right sort of development decisions will ultimately be made if the Plan and the Text Amendment are approved.

As a bystander, I am happy to defer to those who have been more closely involved in the planning process regarding the particulars of the Plan and whether further tweaking is warranted. But as a long-time resident of the North Ridge area of Alexandria, I want to add my perspective on one critical area of the Plan—the foot of King Street. I am among the many Alexandrians who visit this area with less frequency than Old Town residents. From that vantage point, I want to express my complete agreement with the Plan’s appraisal that there needs to be a strong linkage between the Waterfront and King Street for the Plan to prove an ultimate success. More specifically, I agree with the sentiment expressed by Planning Director Hamer in her May 3, 2011 Memo (at 12) to the Planning Commission that “the proposal for Fitzgerald Square, the King Street Pier, and Waterfront Park contained in the draft Waterfront Plan is the optimal design” for achieving this important objective. The Options A and B detailed in her Memo are clearly second best solutions, in that they perpetuate the continued sub-optimal use--as a fenced-in parking lot for vehicles and boat trailers—of an area critical to the King Street connection. I urge the Council to leave no stone unturned in ridding the Waterfront of this eyesore and obstacle to the fulfillment of our collective hopes for the future of the Waterfront.

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

Sincerely,

David W. Brown

6
5-14-11

Jackie Henderson

From: Jody Manor <jmanor@bittersweetcatering.com>
Sent: Friday, May 13, 2011 7:00 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront Small Area Plan
Attachments: 025ab77e5f7e17ada724ea752e9470e3.doc; ATT00001..txt

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

Time: [Fri May 13, 2011 06:59:44] **Message ID:** [29998]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Jody
Last Name: Manor
Street Address: 823 King St.
City: Alexandria
State: VA
Zip: 22314
Phone: 703.549.2708
Email Address: jmanor@bittersweetcatering.com

Subject: Waterfront Small Area Plan
Mr. Mayor and members of Council:

I SUPPORT THE WATERFRONT SMALL AREA
PLAN

As a long time businessman in the City who operates a business in
the Torpedo Factory Food Pavilion I have a special awareness of the
current
state of the waterfront. It would be an understatement to say the
waterfront is poorly managed, a wasted asset and a weak representation
of

Comments: our City to residents and visitors.
I have decided though, I cannot
speak publicly on the Waterfront Small Area Plan. The level of civic
discourse in the City has become so caustic that I cannot risk the impact
on my businesses. Several years ago we received a number of threats for
showing an interest in the BID. The level of vituperation has only grown
worse in the intervening years. It is a sad commentary on current affairs
when concerned citizens are intimidated at public meetings with boos and
hissing. Increasingly I feel the City's development and direction is

threatened by a shrill minority that fears any kind of change.

It is

also no coincidence that you recently considered a Commercial Add On tax.

The City needs more revenue and this shrill minority insists that sensible development of abandoned properties and parking lots into parks and possibly hotels be halted or reconsidered. Increased vitality along with increased resident and visitor spending would clearly add to tax revenue.

I can tell you that now a great many visitors walk the waterfront empty handed choosing to spend their money elsewhere. And residents barely use

the waterfront other than to walk their dogs.

As the Mayor's recent

letter to the editor makes clear there has been a great deal of misinformation on the Plan - some of it fermented by the local media and fanned by a small group of Old Town residents. The plan is obviously not a

choice between parks or hotels.

I urge you to approve the plan for the following reasons:

- We desperately need the focal point that

Fitzgerald Square would serve -- at the foot of King St and not by creating another dead zone at the foot of Prince St-- like the current commercial area behind the Torpedo Factory. Please make a deal with the Boat Club or

decide to move forward with eminent domain.

- We need the revenue that

hotels would bring along with the vitality additional visitors and their spending. Their presence would be low impact to a majority of residents.

How are we to pay for flood mitigation and increased park maintenance without the across the board tax revenue increases higher end hotels would

make possible?

- We need more activity on the waterfront for both

residents and visitors. The current state of the Food Pavilion is testimony to a lack of density, poor location and visibility.

The

waterfront does not belong to a select group of Old Town residents. It is an asset for the City and should be enjoyed by all. I can think of no better example of some people's opposition to any development or change to the waterfront than Old Town Civic Association's recent vote to block even the consideration of a waterfront Sunday Farmer's Market I had explored with FreshFarm Markets. Without any presentation of facts, OTCA took it upon themselves to deny any citizens the right to buy fresh, local food four hours a week and bring vitality to a dead area. It's clear that the OTCA board's objective is no development or change on the waterfront. The current sad state of affairs suits their interests quite well.

I

recognize that this is a very difficult puzzle and we cannot make everyone happy. But the plan serves only as a road map on how the City would allow development. It would make a major improvement in quality of life for residents and visitors. Please don't let the shrill minority have their way on this issue. Let's not go back to the 60's & 70's by allowing the vitality of the City to be strangled by those who want to preserve the past at the expense of the future.

Thank you.

Jody Manor

Attachment: 025ab77e5f7e17ada724ea752e9470e3.doc

6
5-14-11

Jackie Henderson

From: Nancy Jennings <nrijennings@comcast.net>
Sent: Friday, May 13, 2011 6:49 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: SHA requests more options for waterfront plan
Attachments: ATT00001.txt

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

Time: [Fri May 13, 2011 06:48:50] **Message ID:** [29997]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Nancy
Last Name: Jennings
Street Address: 2115 Marlboro Drive
City: Alexandria
State: VA
Zip: 22304
Phone: 703-820-6930
Email Address: nrijennings@comcast.net
Subject: SHA requests more options for waterfront plan
Mayor and Members of City Council,
Seminary Hill Association, Inc.,
(SHA) supports a plan for Alexandria's waterfront that preserves
Alexandria's rich history and unique character and that has less
development and more public access to the water than now envisioned in
Comments: the
City's Waterfront Plan. SHA requests the Mayor and City Council delay the
final decision on this plan until other options are developed with an
economic analysis and citizen support.
Nancy R. Jennings
President, SHA

6
5-14-11

Jackie Henderson

From: Cicely Woodrow
Sent: Monday, May 16, 2011 10:28 AM
To: Marya Fitzgerald
Cc: Graciela Moreno; Jackie Henderson
Subject: RE: COA Contact Us: waterfront plan

Ms. Fitzgerald,

Thank you for submitting comments regarding the Waterfront Plan. By copy of this email, I'm forwarding your message to City Council and to Jackie Henderson, City Clerk and Clerk of Council, who will include your comments as part of the official record.

Cicely Woodrow

Cicely B. Woodrow, PHR
Management Analyst III
Department of Planning & Zoning
301 King Street, Room 2100
Alexandria, Virginia 22314
Direct: 703-746-3810
Fax: 703-838-6393



In keeping with Eco-City Alexandria please consider the environment before printing this e-mail, print on paper certified for sustainability, and save energy by turning off your computer and printer at night.

From: Marya Fitzgerald [mailto:maryafitz@gmail.com]
Sent: Saturday, May 14, 2011 11:44 AM
To: PnZFeedback; Cicely Woodrow; Graciela Moreno
Subject: COA Contact Us: waterfront plan

COA Contact Us: Planning and Zoning General Feedback

Time: [Sat May 14, 2011 11:43:43] **Message ID:** [30101]

Issue Type: Planning and Zoning General Feedback
First Name: Marya
Last Name: Fitzgerald
Street Address: 511 E. Custis Avenue
City: Alexandria
State: VA
Zip: 22301
Phone: 703.549.2223
Email Address: maryafitz@gmail.com

Subject: waterfront plan

Dear City Council,
Please reject the commercialized Waterfront Plan now

under consideration. Alexandria's charm and attraction for tourists and residents alike is its small scale and intimate downtown. Not only would big hotels and other commercial buildings ruin the appearance of the riverfront, they would also destroy the intimacy of King St. and its surroundings. Right now, walking along, shopping, and eating out on King St. (and its side streets) is a unique experience because it is authentic. Because of this authenticity, we are a living, successful monument to the American past. It is our strength and attraction among all the cities of the East Coast. If this paradigm is changed so that Alexandria looks like other Eastern cities, we will lose our allure for visitors. The waterfront

Comments: should be changed only to include more places to walk and more shoreline

parks--in other words, more family- and person-friendly. This will not generate new taxes, but will encourage visitation and the participation of human beings, who will bring in revenue through their exploration of Old Town.

Don't change what we have that is unique! Don't supersize

Alexandria! And don't close off access to the riverfront for ordinary

citizens in favor of commercial development.

We should not sell out our

historical and environmental assets to business interests. Such an action will be irretrievable.

Sincerely,
Marya Fitzgerald

6
5-14-11

Jackie Henderson

From: Marsha Mercer <marsha.mercer@yahoo.com>
Sent: Saturday, May 14, 2011 8:54 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront Plan -- Slow Down!
Attachments: ATT00001.txt

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

Time: [Sat May 14, 2011 08:54:13] Message ID: [30078]

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 -- Slow Down!

As a homeowner in Old Town, I am writing to urge you to slow down on the

Waterfront Plan. Please do not pass the current plan today. Like many of my neighbors, I believe the current plan will cause irreparable harm to the historic character of Old Town. We are counting on you not to let that

Comments: happen.

Please work with the Old Town Civic Association and other community groups to develop a plan that preserves our city's unique heritage and enhances the waterfront's natural beauty. The waterfront is not broken. Don't break it with this plan. Thank you.

6
5-14-11

Jackie Henderson

From: Leigh Talbot <Leightalbot@yahoo.com>
Sent: Saturday, May 14, 2011 10:36 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront - please vote no
Attachments: ATT00001..txt

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

Time: [Sat May 14, 2011 10:36:10] **Message ID:** [30098]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Leigh
Last Name: Talbot
Street Address: 305 South Royal St
City: Alexandria
State: Va
Zip: 22314
Phone: 571-277-1939
Email Address: Leightalbot@yahoo.com

Subject: Waterfront - please vote no
All,

I am extremely opposed to the large scale waterfront development plans you intend to consider today. Old Town does not have the space capacity for the proposed projects. Traffic will be a nightmare. You will disrupt the river views by building tall hotels. I also do not wish to remain a homeowner here during multi year construction that will be disruptive to the NE and SE quadrants. Surely there are more sensible ways to develop our waterfront. I urge you to reconsider and will be monitoring how individuals vote.

Thank you.

Leigh Talbot

6
5-14-11

Jackie Henderson

From: Jean Brereton <jbrereton@entnet.org>
Sent: Saturday, May 14, 2011 1:27 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront Development
Attachments: ATT00001..txt

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

Time: [Sat May 14, 2011 13:26:50] **Message ID:** [30102]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Jean
Last Name: Brereton
Street Address: 106 Cahill Dr.
City: Alexandria
State: VA
Zip: 22304
Phone: 703-960-0434
Email Address: jbrereton@entnet.org
Subject: Waterfront Development

Comments: I wish to state my opposition to the current waterfront redevelopment plan under consideration by the City Council. I am concerned that the plan, as currently constructed, would destroy the historical character of the Old Town waterfront and, in addition, create gridlock with too much density. I am also completely against plans to override current height restrictions on buildings with current plans for hotel development. I hope City Council seriously listens to long time residents not only of the Old Town area but also other Alexandria residents who do not want the current character of the Old Town area destroyed with this current, redevelopment plan.

Sincerely,
Jean Brereton

6
5-14-11

Jackie Henderson

From: Gene Benbow <Cricket2308@hotmail.com>
Sent: Saturday, May 14, 2011 5:19 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront hotels
Attachments: ATT00001.txt

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

Time: [Sat May 14, 2011 17:19:10] **Message ID:** [30103]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Gene
Last Name: Benbow
Street Address: 5990 Richmond Hwy #306
City: Alexandria
State: VA
Zip: 22303
Phone:
Email Address: Cricket2308@hotmail.com
Subject: Waterfront hotels

"Don't Rezone the Waterfront
To: Mayor and City Council
301 King
St.
Alexandria VA 22314

"I am opposed to changes to the 1983

Waterfront Agreement that would allow hotels and to changes to the 1992
W-1

Comments: zone that would allow more density. I would prefer a waterfront based on
arts, culture and history, as opposed to private commercial development.

Please vote "NO" on rezoning the waterfront."

_____(signature)

Name ___ Gene Benbow _____

Address__ 5990 Richmond Hwy #306 Alexandria, VA
22303 _____

Please

call us and we will PICK UP your card and deliver it to the City Council

for you.

To have a GAPAs representative pick up your card, please

call:
603 512 9379
OR
703 732 7269

6
5-14-11

Jackie Henderson

From: Jo Sheres <sheres@sheres.net>
Sent: Saturday, May 14, 2011 7:29 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront Plan
Attachments: ATT00001..txt

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

Time: [Sat May 14, 2011 19:28:37] Message ID: [30106]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Jo
Last Name: Sheres
Street Address: 427 Cameron Street
City: Alexandria
State: VA
Zip: 22314
Phone: 703-664-0881
Email Address: sheres@sheres.net
Subject: Waterfront Plan
Good evening,

My husband and I attended today's City Council meeting where we heard the details of the Waterfront Plan, I wanted to make sure that you received another positive endorsement of the City's proposed plan.

We were both very impressed with the care with which the City has weighed all the concerns of the residents. We think the plan is easily workable for the short and long term goals of our wonderful community.

Comments: We only wish that the Boat Club could reconsider their position so that a truly wonderful plan for the waterfront at King Street could be chosen instead of having to work around their greed. However, one step at a time. Maybe they will come to a different decision in the future. In the meantime, thank you and all the staff that worked on this very important project.

Sincerely,

JO and Richard Sheres

6
5-14-11

Jackie Henderson

From: Kathryn Papp <kpappva@gmail.com>
Sent: Sunday, May 15, 2011 1:23 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Linda Owens; Rob Krupicka; Elizabeth Jones
Subject: COA Contact Us: Waterfront Concept Stage
Attachments: ATT00001..txt

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

Time: [Sun May 15, 2011 13:23:20] Message ID: [30112]

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 Concept Stage

Dear Mayor and Council Members:

In most projects of this magnitude and

consequence design competitions, even international design competitions,

are held in the concept stage. There are three main benefits to this:

1

- Differing and creative design specific to the needs of the project

(waterfront) are submitted by highly talented and experienced firms and

Comments: individuals.

2 - These designs are developed for your review at no cost,

the development costs being assumed by the contestants, and the prize

being the contract awarded the design winner. This type of open

competition also has the distinct advantage of attracting new investors.

3 - Design would be vetted in advance of submission to comply with the

varying legal status of the

properties.

There is still time to use

this approach, while not sacrificing the 2-4yrs and ~\$1.5mm already

invested.

Virginia Tech's architecture school is right here to provide a

neutral and informed coordination center,
thus relieving City

resources.

The current waterfront concept should be kept in the mix for

consideration, and the wealth of stakeholder
research made available to

the contestants.

To help mitigate the level of controversy and conflict

I observed at the all-day Saturday (5/14/11) session,
a dedicated website

would increase transparency and provide public oversight. This is not

difficult to do
nor expensive. It can be an in-kind donation.

There

are highly successful examples of waterfront design around the country,
one

of the most recent
being Portland, which has much more in common in terms

of scale and investment opportunities with Old
Town than NYC.

Internationanally, the Dutch, Scandanavians, and Germans excel at this.

I hope the City keeps an open mind in advancing this project and

recognizes that today, with the Internet
and global investment, and

travel, Old Town is a unique destination that can ask for the best ideas

from
many many talented people without compromising its control or

integrity. A referendum on the most
promising designs can open this up

to all stakeholders.

All my best,
Kathryn Papp

6
5-14-11

Jackie Henderson

From: Micheline Eyraud <michye00@hotmail.com>
Sent: Sunday, May 15, 2011 3:04 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront/BRAC
Attachments: ATT00001..txt

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

Time: [Sun May 15, 2011 15:04:23] **Message ID:** [30115]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Micheline
Last Name: Eyraud
Street Address: 2181 jamieson Ave Unit 509
City: Alexandria
State: VA
Zip: 22314
Phone: 703 567-8896
Email Address: michye00@hotmail.com
Subject: Waterfront/BRAC

I would like to add my name to the long list of people who oppose the current Waterfront improvements(?). The plan lack imagination and originality and certainly does not capitalize on all the history in this city. In spite of all the disinformation that the City Council has been disseminating in a vain attempt to change public opinion, the city cannot support hotels in the Old Town area due to the lack of parking. It is already too crowded with way too many cars on the streets. As far as I am concerned we should fire the City Planner and get someone with some creativity so we can get a good plan to accentuate our history rather than cover it up with a badly done imitation of National Harbor .

I would also like to suggest that we pay for the improvements by use of the add-on tax since the business community is solidly behind the plan. I for one am sick to death of paying for "free enterprise" so that we privatize the profits and socialize the risk. That would certainly be a winning platform for anyone who like to get reelected next time because it is a certainty that the old "brick and mortar" argument

(development will lower property taxes) for development cannot credibly be

used to justify the expense.

With regards to BRAC, contrary to what Rob

Krupica said (implementing parking restrictions is a proactive measure), I believe that if the Council had done something to prevent the Mark Center from being built that would have been proactive. The best you can hope for

on this one is that you are quick to be reactive to this situation.

G
5-16-11

Jackie Henderson

From: Joe Demshar <joedemshar@comcast.net>
Sent: Monday, May 16, 2011 9:43 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Small Area Plan for the Alexandria Waterfront
Attachments: ATT00001..txt

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

Time: [Mon May 16, 2011 21:43:13] **Message ID:** [30165]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Joe
Last Name: Demshar
Street Address: 302 Prince Street
City: Alexandria
State: Virginia
Zip: 22314
Phone: 703-519-4534
Email Address: joedemshar@comcast.net
Subject: Small Area Plan for the Alexandria Waterfront
To the Honorable Mayor, Vice Mayor and Members of the City Council.

May 16, 2011

RE: The Small Area Plan for the Alexandria
Waterfront

The current Small Area Plan is enthusiastically supported by the Alexandria business community. However, most individual citizens as well as neighborhood organizations are strongly opposed to the plan. This

Comments: is logical as business owners will benefit from more foot traffic on the waterfront and King Street, landowners will receive density increases, and the City will enhance docks for the benefit of water transportation providers. Whereas, residents in all sections of Alexandria will likely incur increased taxes, and residents of Old Town will experience increased demand on available parking, increased traffic, and more noise – and with an increase in visitors a likely increase in crime and drunkenness. It seems the plan is business friendly but not resident friendly. Why would

the residents of Alexandria and their elected representatives support the current plan?

The creation of uninterrupted pedestrian waterfront

access is already mandated and will be implemented as soon as waterfront

sites are developed. This is not dependent on the Small Area Plan. Flood

Control is needed, but wouldn't it be better de-coupled from the Small Area

Plan and pursued and funding identified as a separate project? Why would the residents of Alexandria and their elected representatives support the current plan?

Resident opposition included architects, engineers and

land planners, none of whom saw a coherent valid reason for this plan.

What IS the true focus and vision of this plan? If allowing hotels and increasing density on several waterfront blocks is not a primary part of an Alexandria friendly vision, why not just eliminate that controversial component and scale it all back so it can be paid for with the potential revenue from current allowable zoning. Please do not make a decision that

places the historic fabric and charm of Alexandria in jeopardy – don't kill the goose that continues to lay golden eggs day after glorious day here.

Why would the residents of Alexandria and their elected representatives support the current plan?

Overall Cost Estimates and How This May or

May Not Impact Taxes

Questions concerning the overall cost and possible

increased taxes have been raised by many individuals but not yet answered.

I trust that City Council would want to understand this matter in detail

before voting on the plan. The last estimate presented by the Planning

Department placed the overall cost of the plan at \$46 Million; whereas, 15

years worth of increased revenues are projected to total \$41 Million. That

is a \$5 Million shortfall after 15 years, irrespective of whatever

financing costs are incurred. There is at least a \$5 Million shortfall and

no explanation of how this is paid for has been made. I believe all

Alexandria residents would like to know how their taxes or current services

will be impacted by the implementation of this costly plan. What if

design, permitting and construction costs come in 5% higher than estimated,

or tax receipts are 5% less than estimated due to lower hotel revenues, or

both, or worse? I can almost guarantee another downturn somewhere in the

next 15 years; what will the revenues generated by the hotel uses be in 2019? What impact does that have on the tax burden?

I was pleased that

the large piers have been removed from further consideration; therefore,

initial capital risk and costs (and annual maintenance costs) will

decrease. Has anyone calculated the impact of this and if the proposed

density increases and hotel use is still even necessary?

Additional

Piers and Commercial Docks

Someone testified that the “new gateway to

Alexandria” is the waterfront. I think we need more clarity around this

statement. Two of the three major airports are landlocked, and I don't

believe there is any significant boat service from Reagan Airport to the

Alexandria waterfront. Don't most visitors arrive by bus, Metro or taxi?

If actual statistics support that a significant number of visitors come by

boat, that they spend a specific amount of money here per visit, that there

is un-met demand for commercial docks to accommodate these visitors, and

that the resultant increased City receipts would pay for these commercial

docks, then – and only then - should we include additional or enhanced

commercial docks in the plan. If the City has to subsidize private

enterprise with taxpayer money I say no. The plan should encourage the

private design, permitting and construction of these facilities, and if

waterfront land owners believe that the development of private docks are

feasible, I'd encourage them to provide them. Let private entities take

the design, permitting and construction risk, operate the facilities and

pay for the maintenance. If there is a true demand that will pay for it,

no one will do it better than the private sector.

Hotels

Much of the

public discussion has been centered on hotel use. It appears that hotels

may be the most cost effective means to increase City revenues.
However,

if we don't over spend on subsidizing everyone and everything else,
maybe

there is no need for hotels. I heard testimony that hotels are low impact.

If you ignore waste haulers and deliveries in the morning, bar hoppers and
escorts at night and taxi stands all day, maybe that is true. However, my
biggest concern is that the traffic generated by additional hotel rooms
will support additional bars and restaurants. Do we wish to encourage
more

bars and restaurants in Old Town? Hotel guests don't buy furniture from
Random Harvest. What is the retail vision the Planning Department,
Planning Commission and City Council has for King Street and the
waterfront

– more bars or family oriented retail?

In regard to density, an FAR of 3

is pretty dense. Many zoning ordinances in waterfront districts restrict
height and density along the water and encourage it in-board of the
waterfront. This plan runs contrary to that. In addition, Old Town
already has several high rise hotels, office buildings and multi-family
structures just north of the Small Area Plan (e.g., the Crown Colony,
Sheraton and Holiday Inn); why not encourage the growth there and not
on

the few remaining select waterfront sites? Is the Small Area Plan too
small in vision?

However, if it is eventually decided that hotels on

the waterfront are the only viable solution to fund an even modest plan of
civic improvements, I have the following suggestions:
Keep density low and

ask developers to pay for additional density. For example if the base room
count on any of these 3 sites is limited to 80 rooms (more in keeping with
a true boutique hotel), create a mechanism through which a developer buy
additional room count by:

- Funding part of the flood mitigation

project,

- Providing cultural or historic museum space within their hotel

(ground floor public space), or

- Donating a small out parcel for a

cultural center or other public amenity.

Task the Planning Department with

creating these requirements and the mechanism now before the vote.

In

many waterfront resort areas, the hotel entrance and a direct route through

the hotel, including the lobby, out to the waterfront is public space. I

suggest similar regulation that ensures that similar open and inviting

access is included in the waterfront plan.

Limit the height – ask

yourselves what a boutique hotel should look like (3 stories, 4 maximum).

And lastly, require view corridors through central portions of the blocks

to allow visibility to the waterfront and eliminate the possibility of huge

mega structures similar the current Robinson Terminal buildings.

Conclusion:

I do not believe that the taxpaying residents of

Alexandria should be asked to subsidize the waterfront business community.

If the plan does not absolutely pay for itself, then City Council should

vote No or ask for modifications that place the financial burden on

stakeholders that will benefit the most. Residents will not benefit from

the current plan and should not bear the costs.

If an increase in

density and other changes to zoning regulations are not absolutely

necessary (and they are not in my opinion) then that part of the plan

should be discarded.

Land Planning is an art and if anyone is less than

100% confident in the outcome, re-read Jane Jacobs, take much smaller steps

and in the words of Daniel Burnham “Make no great plans”. Some of the

most charming historic settings are New England towns and village where

zoning changes require a majority of residents to vote at Town Meeting;

subsequently, development is extremely difficult, regulations are slow to

change and the village centers retain exceptional historic character and

ambience. We still have it, let's not destroy it.

Encouraging the

development of several multistory hotels along the waterfront is a huge

decision that may have irreversible impact on Alexandria for many years. I ask the City Council to seriously consider its decision. A postponement allowing the full vetting of the current as well as alternate schemes, selecting and appropriately editing the best plan, resulting in a truly informed vote is in the best interest of Alexandria and its future.

Thank you, respectfully submitted,

Joe Demshar
Old Town

Resident

6
5-14-11

Jackie Henderson

From: Stephen LaBatte <labatteman@yahoo.com>
Sent: Wednesday, May 11, 2011 7:11 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Timing of Waterfront Development
Attachments: ATT00001..txt

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

Time: [Wed May 11, 2011 19:10:37] **Message ID:** [29949]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Stephen
Last Name: LaBatte
Street Address: 412 Hanson Lane
City: Alexandria
State: VA
Zip: 22302
Phone: 571-483-0188
Email Address: labatteman@yahoo.com
Subject: Timing of Waterfront Development
It appears that the Council may approve a massive spending investment to be financed by taxpayers who are apparently overwhelmingly opposed to such action. Should this occur, do recall provisions, which can be initiated against those Council Members who support this potential financial trainwreck, exist in the City/State? Senator Mark Warner has recognized and is addressing the out of control spending that the Nation has engaged in. Is there anyone amongst you who is brave enough and smart enough to do the same? You should at the minimum advise the taxpayers of the costs they will have to absorb should the economy worsen or major program reductions occur at the national level. Any reduction in Federal spending in the metro area would present future councils with a financial nightmare and public outrage. You won't be able to blame this one on Donald Rumsfeld! Perhaps you should develop a needs requirement matrix which would show taxpayers what the property tax would be, at various levels of need,

should

the now outdated revenue projections fail to materialize. Please advise by return email any information that can be utilized to initiate recall proceedings should another "BRAC" fiasco become reality. We will be heard in the May election - I stand corrected - you ignored us on that one also. Remember - three strikes and you're out! I am thanking you in advance for your response.

6
5-14-11

Jackie Henderson

From: Barbara Pringle <bpringle9@comcast.net>
Sent: Friday, April 15, 2011 4:32 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; paulcsmedberg@aol.com; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront
Attachments: ATT00001..txt

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

Time: [Fri Apr 15, 2011 16:31:34] Message ID: [29240]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Barbara
Last Name: Pringle
Street Address: 216 Wolfe Street
City: Alexandria
State: VA
Zip: 22314
Phone: 703-519-8252
Email Address: bpringle9@comcast.net
Subject: Waterfront
(Letter sent by me, Barbara Pringle, to Director of the Planning Commission)

Dear Ms. Williams: I am writing you to voice my strong opposition to the "small area plan" from the Planning Commission for Waterfront development in the near future. My husband and I first became aware of this idea when we attended a presentation meeting of a fully developed plan (by a contractor, who had certainly made no contacts in our neighborhood) at the United Way building sometime in January or February. (They were astonished at the turnout, which should have notified the planners that something was amiss; people attend these meeting when the subject matters to them and they do not know what is going on.) While camouflaged as an environmentally enhancing plan, which according to the director of the Chamber of Commerce recently, concerns "an asset which should be enjoyed by all Alexandrians" (i.e. the Waterfront), this plan to fill an inordinate proportion of the area now occupied by the

Washington Post warehouses and one other warehouse with dense development--up to three hotels and more townhouses--will do anything but

produce a setting which will be enjoyed by all Alexandrians.

First of

all, who will stay in the proposed hotel? Not Alexandrians, but tourists.

Who will live in the townhouses, which will be private property? Certainly

not all Alexandrians. Second, a small strip of green space along the river

is not a park. Founders Park, Waterfront Park, and the combination of

Pomander Park and Windmill Park are parks that all Alexandrians can

enjoy--they can play there, watch fireworks there, in some cases exercise

dogs there, allow small children to play sports there, and so on. Contrast

these parks with the small strip of land at Roberdeaux Park at the foot of

Wolfe Street. Occasionally a walker sits on a bench there, but mostly it

is a splendid front yard for the occupants of the townhouses that border

it.

We in the immediate neighborhood of these proposed new commercial uses of the Waterfront have other concerns with the plan, largely having to do with traffic noise, congestion, and an impossible parking situation.

(People will not valet park their cars in the Market Square garage and

other more distant ones, as suggested in the plan, and walk to the

Waterfront.) However, and more seriously, this proposal is not one that

will enhance the Waterfront for use by all Alexandrians. Let's call it

what it is--a chance for developers to make money and a gamble that their

developments will bring more money for projects that have nothing to do

with the Waterfront into city coffers.

Sincerely, Barbara

Pringle

This is a copy of a letter sent to the Planning Commission. I

wanted all members of City Council to know my opinions too, especially

since my husband and I will be traveling and will not be able to attend the

next two meetings on the topic.

6
5-14-11

Jackie Henderson

From: Martina Hofmann <tfhofmann@comcast.net>
Sent: Wednesday, April 20, 2011 8:43 PM
To: Jackie Henderson
Subject: COA Contact Us: Waterfront Redevelopment Plan
Attachments: ATT00001..txt

COA Contact Us: City Clerk and Clerk of Council

Time: [Wed Apr 20, 2011 20:42:32] **Message ID:** [29360]

Issue Type: City Clerk and Clerk of Council
First Name: Martina
Last Name: Hofmann
Street Address: 218 South Lee Street
City: Alexandria
State: VA
Zip: 22314
Phone: 703 548-3745

Email Address: tfhofmann@comcast.net

Subject: Waterfront Redevelopment Plan
Dear Mayor and City Council Members:

I attended the Alexandria Planning

Commission's public hearing on the waterfront redevelopment plan on April

5. There are certainly some commendable features of the plan. However,

there does not appear to be unanimous public support for the plan in its

current form. I will comment here only on the aspects of the plan that

seem of particular concern:

Comments: First and foremost, the City's proposal to

basically obliterate Waterfront Park. Not only would the park be open to

the new Fitzgerald Square, thereby becoming much busier, but most

worrisome, the City is proposing to build a new building to house a

restaurant on part of the actual park land. The end result is a smaller,

busier park! More people, noise, garbage, less space. Green space would

be destroyed forever. I truly cannot fathom why anyone would propose a

new building on park land. There are plenty of other opportunities for new waterfront restaurants as part of the overall redevelopment plan.

Second, the proposed hotels in the Robinson Terminal South and the property on the river between Prince and Duke, the name of which escapes

me right now. Surrounding these sites are dense residential areas.

Commercial development in the form of hotels is not appropriate for the character of this neighborhood. North Robinson Terminal is further

removed from dense residential areas, so if there have to be additional

hotel rooms, it would be more appropriate there. As the old saying goes, don't kill the golden goose. Why would you mess with one of the most

upscale residential areas of the City, where people also pay the highest

taxes. There is a place for everything. This is not the place for commercial development in the form of hotels of the size envisioned by

the plan, particularly as the revenue stream the City is banking on from

these developments is apparently far from certain.

I am not an expert on

the plan and have chosen to focus on the items that leapt out at me as

being against the best interest of the City and its residents. If you

destroy the quiet neighborhood feeling of the South East quadrant by

imposing excessive commercial development, you could kill Old Town.

Property values may decline and negatively affect your tax revenues.

I look forward to reviewing revised versions of the plan that are more measured and reasonable and do not threaten the character of Old Town.

Thank you for your consideration. Sincerely, Tina Hofmann



COA Contact Us: Waterfront

Nicole Davies to: william.euille, frank.fannon, kerry.donley,
alicia.hughes, delpepper, paulcsmberg, rose.boyd,
jackie.henderson, elaine.scott, rob.krupicka,
linda.owens, elizabeth.jones

02/10/2011 06:06 PM

Please respond to Nicole Davies

6
5-14-11

Time: [Thu Feb 10, 2011 18:06:08] Message ID: [27617]

Issue Type: Mayor, Vice Mayor, and Council Members

First Name: Nicole

Last Name: Davies

Street Address:

City: Alexandria

State: VA

Zip:

Phone:

Email Address: nd1519@yahoo.com

Subject: Waterfront

Good Evening:

Please be cautious when improving the waterfront.

Improvements are great but we must make sure we have funds to maintain and repair any new infrastructure that is built.

The New York Times

recently wrote an article titled "As Hoboken's Riverfront Crumbles, the Cost for Repairs Soars ". We should look at this and be sure we

Comments: are looking at the long term costs of improvements.

Here is the link if

you would like to read the entire

article:

[http://www.nytimes.com/2011/02/08/nyregion/08hoboken.html?scp=1∓sq=hoboken&st=cse](http://www.nytimes.com/2011/02/08/nyregion/08hoboken.html?scp=1&sq=hoboken&st=cse)

Sincerely,

Nicole Davies

6
5-14-11

Jackie Henderson

From: Mark Hilpert <Mark_Hilpert@hotmail.com>
Sent: Sunday, May 01, 2011 1:29 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront proposal
Attachments: ATT00001..txt

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

Time: [Sun May 01, 2011 13:29:20] Message ID: [29631]

Issue Type: Mayor, Vice Mayor, and Council Members

First Name: Mark

Last Name: Hilpert

Street Address: 600 Bashford Lane, #2331

City: Alexandria

State: VA

Zip: 22314

Phone: 919-426-6917

Email Address: Mark_Hilpert@hotmail.com

Subject: Waterfront proposal

Dear Mayor & City Council:

First, thanks for looking into the

obnoxious noise coming from the GenOn power plant in north Old Town, where

I live. It seems to have gotten better.

Second, I write to IMPLORE you

to reject the proposal to redevelop the Alexandria waterfront. The last thing the DC area needs is another large-scale (de)construction project

Comments: that will just create more traffic and a chaotic, visually ugly environment during the LONG construction period which would come with this proposal.

I live in Old Town precisely because it is relatively quiet,

nice and uncrowded compared to the rest of DC. If you want to get

law-abiding, tax-paying, quiet citizens like myself to move, go ahead with

this waterfront sell-out to the hotel/restaurant industry. I hope you will

be able to live with the knowledge that you screwed up a great place by

"improving it".

You want to change things for the better?

Here's how:

1. Want to improve the waterfront? Clean up and develop the area under the Wilson bridge, which is a wasteland. Leave Old Town proper ALONE.
2. Improve traffic. This can be done by replacing many stopsigns with stoplights so traffic flows better. It is ridiculous that basically the only way to move through Old Town on the North-South axis, aside from Washington Street, is to stop literally every block for a stop sign. Replace all stop signs on Royal or Union Street with stoplights, proving an alternative north-south route.
3. Fight crime. Have you looked at the Post's list of crimes around Old Town every week? It is incredibly long! Convert the 2 public housing projects in Old Town into mixed use affordable housing. Concentrating low-income people into housing projects is a failed 1960s idea. It breeds the sort of crooks that held me up at gunpoint last December when I was walking home from the Metro.

Sincerely,

Mark Hilpert

6
5-14-11

Jackie Henderson

From: Wayne Johns <duke.johns@cox.net>
Sent: Monday, May 02, 2011 2:49 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront rezoning
Attachments: ATT00001..txt

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

Time: [Mon May 02, 2011 14:48:57] Message ID: [29661]

Issue Type: Mayor, Vice Mayor, and Council Members

First Name: Wayne

Last Name: Johns

Street Address: 1952 Marthas Road

City: Alexandria

State: VA

Zip:

Phone: 703-765-9067

Email Address: duke.johns@cox.net

Subject: Waterfront rezoning

I am completely opposed both to changes to the 1983 Waterfront Agreement

that would permit hotels and to changes to the 1992 W-1 zone that would

permit more density along Alexandria's waterfront. I strongly prefer a

Comments: waterfront based on history and cultural resources, rather than private development. We already have enough restaurants and hotels in Old Town!

Please vote NO on rezoning the waterfront.

6
5-14-11

Jackie Henderson

From: Joseph Schubert <joe.schubert@cox.net>
Sent: Monday, May 02, 2011 2:51 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront rezoning
Attachments: ATT00001..txt

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

Time: [Mon May 02, 2011 14:51:08] **Message ID:** [29662]

Issue Type: Mayor, Vice Mayor, and Council Members

First Name: Joseph

Last Name: Schubert

Street Address: 1952 Marthas Road

City: Alexandria

State: VA

Zip:

Phone: 703-765-9067

Email Address: joe.schubert@cox.net

Subject: Waterfront rezoning

I am strongly opposed both to changes to the 1983 Waterfront Agreement that

would allow hotels to be built and to changes to the 1992 W-1 zone that

would allow more density along Alexandria's waterfront. I prefer a

Comments: waterfront based on history and cultural resources, rather than private

development. There are already more than enough restaurants and hotels in

Old Town.

Please vote NO on rezoning the waterfront.

6
5-14-11

Jackie Henderson

From: J Bretsch <jkbretsch@hotmail.com>
Sent: Tuesday, May 03, 2011 10:05 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Old Town Waterfront
Attachments: ATT00001..txt

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

Time: [Tue May 03, 2011 10:04:57] **Message ID:** [29682]

Issue Type: Mayor, Vice Mayor, and Council Members

First Name: J

Last Name: Bretsch

Street Address:

City: Alexandria

State: VA

Zip: 22302

Phone:

Email Address: jkbretsch@hotmail.com

Subject: Old Town Waterfront

Dear Mayor and City Council,

I am writing to urge you all to please not

rezone the city's waterfront to support even more hotels and restaurants and take away the park areas that so many Alexandrians, DC regional residents and tourists alike have enjoyed for so long. The green and open spaces along the waterfront provide people with a increasingly unique connection to the Potomac in the region that is also accessible via public transit.

Comments: I support efforts that would enhance the waterfront by

emphasising and maintaining the natural spaces, Alexandria's past and billing as the "Port City", and recognizing what is unique and special about our home city. That includes its history with the river and historical buildings, zoning that restricts tall buildings and balanced development, and spaces that foster connections among people that live, work and play in Alexandria. For example, I (and many others) make it a tradition to celebrate our city's birthday each Saturday after July 4th in the park along the waterfront. Lawn chairs and blankets abound in the

grassy areas. This event would be completely different if the area was developed and concrete, steel and brick were all along the waterfront.

More hotels and restaurants right along the river is not the answer. I don't want to see another National Harbor or Baltimore Harbor with chain stores, hotels and restaurants. Please don't sacrifice the natural spaces along the river. Once they are gone, they will likely never return.

I assume that Alexandria's Plan for the Environment must be taken into consideration as the zoning is considered and any development must adhere to its guiding principles.

Thank you for your service and considering the citizens that would like alternative plans for rezoning and development.

Best regards,
J. Bretsch

6
5-14-11

Jackie Henderson

From: Maureen Reitwiesner <rjreit@verizon.net>
Sent: Thursday, May 05, 2011 7:10 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront Development
Attachments: ATT00001..txt

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

Time: [Thu May 05, 2011 19:10:26] **Message ID:** [29778]

Issue Type: Mayor, Vice Mayor, and Council Members

First Name: Maureen

Last Name: Reitwiesner

10328 Sager Avenue

Street Address: Unit #320

City: Fairfax

State: VA

Zip: 22030-3569

Phone: 703 2469308

Email Address: rjreit@verizon.net

Subject: Waterfront Development

Our family has enjoyed spending time in Alexandria. We love the

Restaurants, shops and beautiful water front. We are seasons tickets

holders for the Little Theater. With all this I think more would be better.

Comments: For those of us that come often, improvement along the water front would

add to the enjoyment. Just would like to add this comment to the mix.

Thanks for listening. Maureen Reitwiesner.

6

5-14-11

Jackie Henderson

From: Michael Peck <mpeck@mapagroup.net>
Sent: Thursday, May 05, 2011 4:56 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Alexandria Planning Commission Small Waterfront Plan
Attachments: f8bb2c8b9a816d7bbdc0202cc9930987.doc; ATT00001.txt

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

Time: [Thu May 05, 2011 16:55:39] **Message ID:** [29767]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Michael
Last Name: Peck
Street Address: 420, North Union Street
City: Alexandria
State: Virginia
Zip: 22314
Phone: 202-412-2499
Email Address: mpeck@mapagroup.net
Subject: Alexandria Planning Commission Small Waterfront Plan
Comments: Please refer to the attachment. Thank you.
Attachment: f8bb2c8b9a816d7bbdc0202cc9930987.doc

6
5-14-11

Jackie Henderson

From: Harold Cramer <hrcramer@gmail.com>
Sent: Monday, May 09, 2011 10:14 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Opposition to Rezoning the Waterfront
Attachments: ATT00001..txt

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

Time: [Mon May 09, 2011 10:14:29] **Message ID:** [29836]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Harold
Last Name: Cramer
Street Address: 713 Potomac Street
City: Alexandria
State: VA
Zip: 22314
Phone: 703-795-0554
Email Address: hrcramer@gmail.com
Subject: Opposition to Rezoning the Waterfront
Dear Alexandria City Government Leaders,

I am very much opposed to the

changes to the 1983 Waterfront Agreement that would rezone our Old
Town

waterfront to allow hotels and other high density commercial use.

My

wife and I moved to Old Town several years ago. We were looking to
move

from our house in Vienna, Virginia to a place that was out of the suburbs,

Comments: but also not highly commercial such as Reston Town Center, Tyson's
Corners,

Crystal City or something like what has become National Harbor (just over
the Wilson Bridge). We instead chose Old Town, for all its charm, history
and beautiful Potomac River setting.

The proposed rezoning Plan could

turn Old Town's waterfront into a mini National Harbor. That's not what we
residents want !! National Harbor is just a stone's throw from Old Town,
and why create another commercial metropolis in Old Town that will try to

compete with its neighbor across the River and around northern Virginia -- turning our waterfront into another 'cookie cutter' group of chain hotels, restaurants and shops. That's what shopping malls are there to provide.

I notice that on most evenings in the spring, summer and fall, the Potomac River Boat Company transport lots of visitors FROM National Harbor who are seeking to get away from their sterile commercial development there, to the charm and ambience of Old Town. Let's not lose that !

So, please carefully think through this important decision, and vote AGAINST the commercial development of our Old Town waterfront. Instead, let's make our waterfront a unique, charming and environmentally attractive area, something that is rapidly becoming extinct in our State and Country.

Sincerely yours,
Harold Cramer

6
5-14-11

Jackie Henderson

From: Sandy Northrop <sandynorthrop@mac.com>
Sent: Wednesday, May 11, 2011 9:53 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: A vote AGAINST the Waterfront Plan
Attachments: ATT00001..txt

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

Time: [Wed May 11, 2011 09:53:09] **Message ID:** [29926]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Sandy
Last Name: Northrop
Street Address: 312 N. Columbus St.
City: Alexandria
State: VA
Zip: 22314
Phone: 703 836 1202
Email Address: sandynorthrop@mac.com
Subject: A vote AGAINST the Waterfront Plan
I have lived in Alexandria for 35 years. It is a wonderful and unique town. 3 days a week, when I walk along the waterfront, I'm reminded how lucky I am to live here. I am a forward thinking person, but I don't agree that Alexandria's residents would benefit from most of these proposed additions to its Waterfront. This is a plan that increases tourism. In the end the residents will end up paying in taxes and quality of life for each tourist's visit to our fair city.

Sincerely, Sandy Northrop

6
5-14-11

Jackie Henderson

From: Cynthia Evans <cynthiaevans52@gmail.com>
Sent: Friday, May 13, 2011 10:43 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront rezoning
Attachments: ATT00001..txt

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

Time: [Fri May 13, 2011 10:42:46] Message ID: [30013]

Issue Type: Mayor, Vice Mayor, and Council Members

First Name: Cynthia

Last Name: Evans

Street Address: 1211 Saint Stephens Road

City: Alexandria

State: VA

Zip: 22304

Phone: 703.370.3113

Email Address: cynthiaevans52@gmail.com

Subject: Waterfront rezoning

Dear Mayor Euille and members of the City Council:

I am unable to attend

tomorrow's meeting on the rezoning of our waterfront, but I urge you in the strongest terms to vote against the proposed rezoning and plan for development of the waterfront in Alexandria.

Old Town is a unique draw

for tourists and residents alike. We do not want any changes to our current zoning that would allow for greater density or high rise

Comments: development which will destroy the character of the city. Open space and an emphasis on the arts, culture, and history of our city are far preferable to that which is being proposed and is apparently under consideration.

At some point, the leaders of our community need to take

a stand for the enhancement of our quality of life. Many of the changes that have been approved in the last 10-15 years have had a negative impact

on those of us who live here. I hope this is the moment we begin to look

to the future in order to preserve and enhance what we are so lucky to have

right here at our doorstep.

Very truly yours,
Cynthia and Charles

Evans

6
5-14-11

Jackie Henderson

From: Kitty Ray <TheCat751@aol.com>
Sent: Friday, May 13, 2011 10:55 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Our Precious Waterfront
Attachments: ATT00001..txt

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

Time: [Fri May 13, 2011 10:55:17] **Message ID:** [30015]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Kitty
Last Name: Ray
Street Address: 3705 Fort Worth Avenue
City: Alexandria
State: Virginia
Zip: 22304
Phone: 703-751-1282
Email Address: TheCat751@aol.com
Subject: Our Precious Waterfront
Please vote NO on rezoning the waterfront! I support the Andrew MacDonald
Comments:
alternative.

6
5-14-11

Jackie Henderson

From: Susan & Bob Horne-Quatannens & Sennewald <Susanhq@aol.com>
Sent: Friday, May 13, 2011 11:01 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront Plan
Attachments: ATT00001..txt

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

Time: [Fri May 13, 2011 11:01:01] Message ID: [30016]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Susan & Bob
Last Name: Horne-Quatannens & Sennewald
Street Address: 212 Wolfe Street
Alexandria, Virginia 22314
City: Alexandria
State: Virginia
Zip: 22314
Phone: 703 5482759
Email Address: Susanhq@aol.com

Subject: Waterfront Plan

We urge you all to vote against the Waterfront Plan as it now stands.

We both serve on historic commissions in the city and have followed the development of the plan closely. While we support the historic and artistic aspects of the current proposal, we see the addition of more resturants and hotels as needless and indeed distructive to the concept of developing a Waterfront to be enjoyed by residents and visitors alike. As this exercise began it was our understanding that an emphasis would be placed on open space with parks, walking paths and aces to the water.

Comments:

New
life was to be given to our city as a colonial port. Commercialization threatens to overwhelm the history we have taken such pride in preserving.

If this continues, there will be no Historic City, no Old Town.

We

are more than aware that numerous meetings have be held asking for citizen

input. Thus far, it is our impression that our comments have been largely ignored in favor of "development." We hope that you will reverse

that trend on Saturday and consider once again the points put forward by the Old Town Civic Association among others.

6
5-14-11

Jackie Henderson

From: Ken Harvey <ken.harvey@comcast.net>
Sent: Friday, May 13, 2011 11:36 AM
To: William Eulle; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Alexandria Waterfront Plan Vote
Attachments: ATT00001..txt

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

Time: [Fri May 13, 2011 11:35:47] **Message ID:** [30019]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Ken
Last Name: Harvey
Street Address: 221 Princess Street
City: Alexandria
State: VA
Zip: 22314
Phone: 7036845888
Email Address: ken.harvey@comcast.net

Subject: Alexandria Waterfront Plan Vote
Good Day,

I am not in favor of commercial development along the Old Town waterfront. This opportunity should be used to increase and preserve public space, whether for parks or museums.

I realize that some want

additional revenue to fund agenda items, such as the City's over-abundance

Comments: of low-income housing projects. You should reduce such taxpayer burdens

instead of sacrificing the public's right to open space and access. Once it is gone, it cannot be reclaimed.

Thank you for your service.

Regards,

Ken Harvey

6
5-14-11

Jackie Henderson

From: Janice Magnuson <jmagnuson2000@yahoo.com>
Sent: Friday, May 13, 2011 11:48 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront
Attachments: ATT00001..txt

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

Time: [Fri May 13, 2011 11:48:23] **Message ID:** [30020]

Issue Type: Mayor, Vice Mayor, and Council Members

First Name: Janice

Last Name: Magnuson

Street Address: 905 Peele Place

City: Alexandria

State: VA

Zip: 22304

Phone: 703-751-7002

Email Address: jmagnuson2000@yahoo.com

Subject: Waterfront

Please do not approve three hotels and numerous restaurants for the Waterfront. This is a plan for the tourists, not the residents, and I have lived in Alexandria since 1966, mostly in the West End. Since 1976 I have volunteered at one of the museums's in Alexandria, so I clearly value our history.

Last night I intended to meet friends at the Hotel Monaco for

Doggie Happy Hour, very much a local event. The courtyard was closed for a

Comments: private event. This is what we can expect more of if hotels are built on the waterfront. I will not go into Old Town on a Friday or Saturday night, lower King Street is too crowded to enjoy walking and forget about finding a parking place.

I have attended many of the planning meetings and found

John Komoroske's comments insulting to the many others who also attended

the meetings and offered what we thought were helpful suggestions.

This plan is much too complicated, simply create a walkway similar to

what we have near Ford's Landing and along Founder's Park. Passive use of

the space is far less costly and meets the needs of enjoying the waterfront.

Janice Magnuson
905 Peele Place
Alexandria 22304

6
5-14-11

Jackie Henderson

From: Kelsey Horowitz <kray751@gmail.com>
Sent: Friday, May 13, 2011 12:07 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Don't Rezone the Waterfront
Attachments: ATT00001..txt

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

Time: [Fri May 13, 2011 12:06:54] Message ID: [30021]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Kelsey
Last Name: Horowitz
Street Address:
City:
State:
Zip:
Phone:
Email Address: kray751@gmail.com
Subject: Don't Rezone the Waterfront
Please don't rezone the waterfront! I support the MacDonald Alternative
Comments:
plan. Thank you!

6
5-14-11

Jackie Henderson

From: Nick Horowitz <ztiworoh@mac.com>
Sent: Friday, May 13, 2011 12:14 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Don't Rezone the Waterfront!
Attachments: ATT00001..txt

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

Time: [Fri May 13, 2011 12:13:43] Message ID: [30022]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Nick
Last Name: Horowitz
Street Address:
City:
State:
Zip:
Phone:
Email Address: ztiworoh@mac.com
Subject: Don't Rezone the Waterfront!
Comments: I support the MacDonald alternative.

6
5-14-11

Jackie Henderson

From: Ellen Hamilton <ellen@yellowdotdesigns.com>
Sent: Friday, May 13, 2011 12:30 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront Plan
Attachments: ATT00001..txt

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

Time: [Fri May 13, 2011 12:30:17] Message ID: [30023]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Ellen
Last Name: Hamilton
Street Address: 112 E. Spring St.

City: Alexandria
State: VA
Zip: 22301
Phone: 703 519-3857

Email Address: ellen@yellowdotdesigns.com

Subject: Waterfront Plan

Dear City Council,
I am very familiar with the Waterfront Plan, since I

was a part of the Archaeology Commission who participated in writing the

History Recommendations for the plan.
I represent the Chamber of Commerce

Comments: on the Archaeology Commission.

Yellow Dot Designs and owner Ellen

Hamilton endorse the Waterfront Plan.

Ellen Hamilton
President, Yellow

Dot Designs

6
5-14-11

Jackie Henderson

From: Carolyn Wilder <wilder_carolyn@yahoo.com>
Sent: Friday, May 13, 2011 12:37 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Rezoning of the Waterfront
Attachments: ATT00001..txt

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

Time: [Fri May 13, 2011 12:36:30] **Message ID:** [30024]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Carolyn
Last Name: Wilder
Street Address: 705 Potomac St.
City: Alexandria
State: VA
Zip: 22314
Phone: 7038370475
Email Address: wilder_carolyn@yahoo.com
Subject: Rezoning of the Waterfront
I am opposed to changes to the 1983 Waterfront Agreement that would allow hotels and to changes to the 1992 W-1 zone that would allow more density.
Comments: I would prefer a waterfront based on arts, culture and history, as opposed to private commercial development. Please vote "NO" on rezoning the waterfront.

6
5-14-11

Jackie Henderson

From: Sheila Joy <sheilacjoy@aol.com>
Sent: Friday, May 13, 2011 12:48 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Recent tax increase and waterfront project
Attachments: ATT00001..txt

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

Time: [Fri May 13, 2011 12:48:26] **Message ID:** [30025]

Issue Type: Mayor, Vice Mayor, and Council Members

First Name: Sheila

Last Name: Joy

Street Address: 34218 Old Dominion Blvd

City: Alexandria

State: Va

Zip: 22305

Phone:

Email Address: sheilacjoy@aol.com

Subject: Recent tax increase and waterfront project

I have been a resident of Alexandria since 1975, our children were born and

raised here, all attended ACPS and several became employees of ACPS

following their father's choice of employment. The city has become

impossible for middle income families to reside in or consider purchasing a

home. One of my children has already left for NC because of the cost of

Comments: living here, another has had to go to Prince William County because of

the cost of homes within Alexandria and my third has already reached the

conclusion that as a teacher she will never be able to purchase a home within the City of Alexandria.

I am a widow and retiree living on a

fixed income. Our real estate taxes when we arrived in Alexandria were

under \$800, my taxes for the same house are now just about \$6400 and going

up with no end in site.
Eventually, I will be forced out of Alexandria.

Which leads me to the waterfront "plan". I am very opposed

to the City deciding to spend \$50 million
when it is obvious the city

does not have that money, and consequently will have to continue to raise

my
taxes to cover whatever the ultimate cost will be - it is never what

you estimate. I am opposed to the
continued building without any regard

to the traffic problem it creates. An example of this, is the Brac

Building and Potomac Yard plan for high rise buildings and more
townhouse

development.

What the City needs is more open space both for its

citizens use and for environmental reasons, ie water
run-off. Potomac

Yard was a perfect place for the city to have created a park but the desire

by City
Council for more growth translating into more tax income so open

space was not a priority of City Council.

Do not authorize this

waterfront plan - Have any of you looked at the Georgetown waterfront
area

and
considered how much it will cost to repair that area after this most

recent flood? Have any of you
watched the amount of debris that floats

down the river every time we have substantial rain - all of that
debris

will get hung up on a 200 foot dock causing a beaver-like damn that would

cause flooding in the
waterfront area? You need to reconsider this plan.

Also look into the Victory Bldg, 5001 Eisenhower Ave,
a new unused

building that has been empty for several years as a solution to Brac.

6
5-14-11

Jackie Henderson

From: Dino Drudi <Drudi_D@bls.gov>
Sent: Friday, May 13, 2011 12:53 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront Plan
Attachments: ATT00001..txt

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

Time: [Fri May 13, 2011 12:53:21] **Message ID:** [30026]

Issue Type: Mayor, Vice Mayor, and Council Members

First Name: Dino

Last Name: Drudi

Street Address: 315 N West Street

City: Alexandria

State: VA

Zip: 22314

Phone: 202-526-0891(c)

Email Address: Drudi_D@bls.gov

Subject: Waterfront Plan

I won't be able to make tomorrow morning's hearing on the proposed Waterfront Plan because I will be at my church's metropolitan area general assembly delegates meeting, but because I have had letters on this subject

in the newspaper I owe the city council the courtesy of stating my opinion for the record:

The city council has a long record of planning

initiatives that didn't work out as planned. What makes this one worse,

though, is that it imperils the city's greatest cultural and economic

Comments: resource, our waterfront. Rhetoric aside, it borrows too heavily from the National Harbor model, and eschews adaptive reuses such as museums which

would enhance lower King Street, the Torpedo Factory, etc.

I am under

no illusion the city council will reject or even dramatically improve this

plan, but when passing this plan, the city council should give it an

effective date 2 years from now so that a council election can intervene so

the people can be the ultimate judge, rather than ramming it down

everyone's throats as another fait accompli.

6
5-14-11

Jackie Henderson

From: Gayle Reuter <gtrdelray@yahoo.com>
Sent: Friday, May 13, 2011 12:55 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront Plan
Attachments: ATT00001.txt

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

Time: [Fri May 13, 2011 12:55:28] **Message ID:** [30027]

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

Dear Mayor, Vice Mayor & Members of Council,
I write in strong support

of the upcoming Waterfront Plan and ask that you vote in favor of this project. I have been able to be present for several presentations and meetings on this proposal and look forward to this being approved and for work to begin to improve Alexandria's waterfront. I believe the City staff has gone above and beyond in communicating, educating and working with the

community and neighbors. Alexandria was founded on the waterfront and we

Comments: should have one that we are proud of and one that is functional.

I know you have received very loud and very angry criticisms from those opposed to the plan. I believe they do not represent the majority of the City. For those who live in Old Town by the waterfront, they are correct - their surroundings will change but that is part of living in Old Town and by the water. I know by choosing to live next to Mt. Vernon Avenue that I have to accept increased parking on my street, noise of extra cars, people

walking, talking, etc.

I ask that you make the difficult decision of

doing what's best for the entire City and support this project.

Thank

you for your consideration.

With regards,

Gayle Reuter
Alexandria

Resident since 1979
110 E. Del Ray Avenue
Alexandria, VA 22301

6
5-14-11

Jackie Henderson

From: Joe Cantwell <jcantwell1@mac.com>
Sent: Friday, May 13, 2011 1:33 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Delay Waterfront Development Vote
Attachments: ATT00001..txt

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

Time: [Fri May 13, 2011 13:32:58] Message ID: [30030]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Joe
Last Name: Cantwell
Street Address: 104 Queen Street
City: Alexandria
State: VA
Zip: 22314
Phone:
Email Address: jcantwell1@mac.com
Subject: Delay Waterfront Development Vote
Good Afternoon,

Having done extensive research on the revised plan and

the history of its development, I respectfully
request that you delay the

Comments: vote until September to give all parties more time to make an informed
decision.

Thank you.

Joe Cantwell

6
5-14-11

Jackie Henderson

From: Lora Love
Sent: Friday, May 13, 2011 1:45 PM
To: William Euille; Kerry Donley; Del Pepper; Paul Smedberg; Alicia Hughes; Frank Fannon; Rob Krupicka
Cc: Beth Temple; Judy Stack; Joanne Pyle; Nancy Lavalley; Kristin Kilgore; Sharon Annear; Elizabeth Jones; Jackie Henderson
Subject: message from Robert Montague

Good Afternoon,

Mr. Robert Montague of 209 Prince St, asked me to send Council an email in regard to the Waterfront Plan since he is unable to attend the meeting tomorrow and does not have internet access.

He would like Council to consider deferring action on the Waterfront Plan and he can be reached at 703-607-0744.

Thank you.

Lora Love
Boards and Commissions
Office of the City Clerk and Clerk of Council
City of Alexandria
703.746.3978

6
5-14-11

Jackie Henderson

From: David Kolm <david_kolm@yahoo.com>
Sent: Friday, May 13, 2011 1:54 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront Plan vote tomorrow
Attachments: ATT00001.txt

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

Time: [Fri May 13, 2011 13:54:05] Message ID: [30031]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: David
Last Name: Kolm
Street Address: 1224 Michigan Court
City: Alexandria
State: VA
Zip: 22314
Phone: 703-548-8269
Email Address: david_kolm@yahoo.com

Subject: Waterfront Plan vote tomorrow

At tomorrow's Council meeting, please vote against going forward with the Waterfront Plan as it now exists. Either vote it down or vote to postpone action on it pending further investigation of the impact (environmental, traffic, revenue, etc.) of the development proposed and pending investigation of other potential uses for the land. Have any other uses ever been studied or discussed? My understanding is there haven't been alternatives considered.
Deciding to do something this large and

Comments:

controversial without seriously considering other possibilities is not wise for Alexandria nor for all of you politically.
Last but not least, if it is in fact true that members of the Planning Commission spoke among themselves and laughed and did not pay attention while opponents spoke at the May 3 Commission hearing about this, everyone on the Commission should be ashamed and should offer public apologies to the speakers. Perhaps you all could tell them so.
David Kolm

6
5-14-11

Jackie Henderson

From: Dr. Richard G. and Janet Andre <randre@usuhs.mil>
Sent: Friday, May 13, 2011 2:41 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Vote on Waterfront Plan
Attachments: ATT00001..txt

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

Time: [Fri May 13, 2011 14:40:58] Message ID: [30035]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Dr. Richard G. and Janet
Last Name: Andre
Street Address: 414 Prince Street, #2
City: Alexandria
State: VA
Zip: 22314
Phone: 703-795-1445
Email Address: randre@usuhs.mil
Subject: Vote on Waterfront Plan
Mayor, Vice Mayor, and Council Members,

We first moved to Old Town in 1990 and lived on Queen Street. We were very active with the Founders Park Community Association, and I served on the Board and as President for a number of years. Although we now live on Prince Street, we still utilize this wonderful park and other parts of the Waterfront. We believe that

Comments: the proposed development of hotels and other commercial development projects listed in the draft waterfront plan will negatively impact not only the park as a community gathering place but will make Old Town as a whole a much less desirable place to live and/or visit. As our representatives, we ask you to please reject this plan at the Council meeting tomorrow morning.
Thank you for your consideration of this

matter,

Richard and Janet Andre

6
5-14-11

Jackie Henderson

From: Margaret Grathwohl <peggysue50@verizon.net>
Sent: Friday, May 13, 2011 2:41 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront Development Plan
Attachments: ATT00001..txt

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

Time: [Fri May 13, 2011 14:41:21] **Message ID:** [30036]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Margaret
Last Name: Grathwohl
Street Address: 106 E. Maple St.
City: Alexandria
State: VA
Zip: 22301
Phone: 703-535-3063
Email Address: peggysue50@verizon.net
Subject: Waterfront Development Plan
Having followed this issue in the local press and personal conversations, I urge the City Council to re-examine the Waterfron Plan as proposed by the Planning Commission. The approval for hotels on the waterfront and increased density at the three mentioned sites, plus the very probable denigration of river water quality, PLUS the growing and vocal citizen angst seem to me to more than justify delay of approval. The City's Planning Commission has done the City Council no favor with its treatment

Comments: of concerned citizens, whose description of exclusion and rudeness are an affront to the standards this City should expect of a Commission designed to serve the VOTERS, not financial interests. I find it ironic that the local press is also filled with "oh no" stories on the BRAC realignment, and how those affected NOW with that they had insisted on further study. Don't let a manufactured "need" to implement now over-ride the common sense approach of taking the necessary time to solicit and respond to citizen/voter concerns. Thank you.

6
5-14-11

Jackie Henderson

From: Brad Langmaid <Yodadal@comcast>
Sent: Friday, May 13, 2011 3:24 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront Plan
Attachments: ATT00001..txt

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

Time: [Fri May 13, 2011 15:24:16] Message ID: [30040]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Brad
Last Name: Langmaid
Street Address: 403 North Lee St
City: Alexandria
State: VA
Zip: 22314
Phone: 7032992447
Email Address: Yodadal@comcast.net
Subject: Waterfront Plan

I regret that I can not be at the Council meeting tomorrow and must register my stong objection to the current draft of the Waterfront Plan in this less personal fashion. I am an 8 year resident of Alexandria and a 50 year resident of the area and have seen first hand the commercialization of Georgetown and its destruction as a land mark visitors destination. The current plan takes Alexandria in the same direction. The increased densities will be distructive and the parking solutions being proposed are frankly a joke.

Comments:

I live a block up from Founders Park and and love seeing the throngs who flock to the park on any nice weekend, just to enjoy the ambience and peaceful surroundings. I would love to see a string of parks and walkways along the waterfront. But,the commercialization and densities being proposed will make it a honky tonk and forever change that environment. I can not understand the rush to conclusion on this draft plan when so many key elements are still open and major funding aspects are

far from being well defined.

I urge the City Council to defer action on the current version of the Waterfront Plan. The OTCA has a reasoned approach to moving forward and I strongly support it. As a voting resident of Alexandria I feel that my interests and priorities are not being well served by the Council's rush to judgement on this seriously flawed proposal. Brad Langmaid

6
5-14-11

Jackie Henderson

From: Marianne Anderson <marianneanderson@verizon.net>
Sent: Friday, May 13, 2011 4:14 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront Plan
Attachments: ATT00001...txt

COA Contact Us: Mayor, Vice Mayor, and Council Members
Time: [Fri May 13, 2011 16:14:15] Message ID: [30044]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Marianne
Last Name: Anderson
Street Address: 1224 Michigan Court
City: Alexandria
State: VA
Zip: 22314-1371
Phone: 703-548-0295
Email Address: marianneanderson@verizon.net
Subject: Waterfront Plan

Dear Mayor Euille and City Council members,
Re, the Waterfront Plan

recently approved by the Planning Commission: I urge you to carefully consider your voting tomorrow morning on this divisive waterfront plan. I am aware that Mayor Euille has said he would like to move forward; still I ask that you table a final vote on the plan for another six months, during which time:

1. The traffic and parking plans for north old town might be better defined (given that a hotel might likely be built on the Robinson

Comments: Terminal north site).

2. The valet parking plan for all of Old Town might be better defined
3. A compromise be reached on the number of restaurants that can be included in the plan; 14 seems excessive.
4. The future political impact to the current city council of a yes vote tomorrow can be assessed.

These items to be assessed with the help of the various neighborhood civic and citizens' associations.
I live in north old town

just off the GW Parkway and I take pride and pleasure in walking along the

waterfront from north of Canal Place to south of King Street, and to

bringing friends and family from other places to do the same. I am

concerned about density, charm, and living in an authentic, working city.

I do not necessarily want or need to live in a city that has a "world class waterfront".

If any of the council members wish to view density, not

to mention charm or lack thereof, please come take a look at the James

Bland building project now going on (bordering Wythe St., Montgomery,

Alfred and Columbus streets).

Thank you,

Marianne Anderson

1224

Michigan Court

Alexandria, VA 22314-1371

6
5-14-11

Jackie Henderson

From: tara zimnick-calico <tzimnickcalico@comcast.net>
Sent: Friday, May 13, 2011 4:44 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: waterfront plan
Attachments: ATT00001..txt

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

Time: [Fri May 13, 2011 16:43:32] Message ID: [30046]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: tara
Last Name: zimnick-calico
Street Address: 621 so pitt st
City: alexandria
State: va
Zip: 22314
Phone: 703-548-0226
Email Address: tzimnickcalico@comcast.net
Subject: waterfront plan

I would like to express my wholehearted support in the plan to develop the waterfront. While liking some, but not all an economically viable waterfront in Old Town Alexandria is long overdue. I commend the City for the due diligence that they have undertaken and give huge kudos to Farrol, Karl, and the entire Planning & Zoning staff for the countless meetings. Not to mention their unending patience. As a 34 year resident I cannot conceive delaying progress on such a treasure.

Regards,
Tara
Zimnick-Calico

6
5-14-11

Jackie Henderson

From: Ann Horowitz <annhorowitz@comcast.net>
Sent: Friday, May 13, 2011 4:58 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: waterfront plan
Attachments: ATT00001..txt

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

Time: [Fri May 13, 2011 16:57:30] **Message ID:** [30047]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Ann
Last Name: Horowitz
Street Address: 313 North Royal Street
City: Alexandria
State: VA
Zip: 22314
Phone: 703-739-6567
Email Address: annhorowitz@comcast.net
Subject: waterfront plan
At the May 14th city council meeting, please reconsider the extent of the commercial development along Old Town's waterfront. Open space is at a premium in our city. Redesigning the waterfront gives us the opportunity to provide more open space for the benefit of all rather than private accommodations (hotels, restaurants, or parking) for only those who

Comments: temporarily pass through.
Alexandria can take the lead by showing cities the economic and social benefits of public greenspace along a waterfront by deciding to cut back on the proposed commercial enterprises in the current Waterfront Plan.
Thank you.

6
5-14-11

Jackie Henderson

From: John Roe <jroe4@att.net>
Sent: Friday, May 13, 2011 5:24 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: draft Waterfront Plan
Attachments: ATT00001..txt

COA Contact Us: Mayor, Vice Mayor, and Council Members
Time: [Fri May 13, 2011 17:23:43] Message ID: [30049]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: John
Last Name: Roe
Street Address: 1118 Duke St
City: Alexandria
State: Va
Zip: 22314
Phone: 7038370317
Email Address: jroe4@att.net
Subject: draft Waterfront Plan

My wife Susan and I urge you to NOT adopt the draft waterfront plan.
We believe the plan allows for excessive commercial development which will
in turn significantly add to existing parking problems and increase traffic
congestion in Old Town. With the addition of several new restaurants in
recent years.....and the loss of bookstores and other shops on King
St.....Old Town has become more congested and parking even more

Comments: troublesome. The draft waterfront plan will only make things worse.

If the waterfront is to be "improved", additional park space
would be a welcome addition and have the benefit of being available to
all.
Please reject the draft waterfront plan.
Thank you, John
and Susan Roe

6
5-14-11

Jackie Henderson

From: DEBORAH BIGELOW <ellis@aceweb.com>
Sent: Friday, May 13, 2011 5:35 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: WATERFRONT PLAN
Attachments: ATT00001.txt

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

Time: [Fri May 13, 2011 17:34:44] Message ID: [30052]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: DEBORAH
Last Name: BIGELOW
Street Address: 423 SOUTH LEE STREET
City: ALEXANDRIA
State: VA
Zip: 22314
Phone: 703-548-1071
Email Address: ellis@aceweb.com
Subject: WATERFRONT PLAN
SCALE BACK THE WATERFRONT DEVELOPMENT PLANS
RESPECT THE WONDERFUL
HISTORICAL OFFERINGS OF WATERFRONT OLD TOWN
RESPECT THE NATURAL AND
NATURALLY ENHANCED WALKWAYS AND CORNERS THAT MAKE
THIS A MAGNET FOR
VISITORS AND RESIDENTS.
Comments: IF I HAD A DOLLAR FOR EVERY PERSON WHO STOPS ME
IN THE CITY (especially on the walks and dog parks) AND SAYS "What a
wonderful and accessible city...how great the greenspaces are, how
people
friendly and dog friendly" I WOULD THEN GIVE ALL THOSE DOLLARS
TO THE
CITY COFFERS TO ENCOURAGE PRESERVING WHAT IS RARE
HERE !!

6
5-14-11

Jackie Henderson

From: Mike Young <myoung7988@aol.com>
Sent: Friday, May 13, 2011 5:42 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Water Front, vote YES , YES and YES!
Attachments: ATT00001..txt

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

Time: [Fri May 13, 2011 17:42:19] **Message ID:** [30053]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Mike
Last Name: Young
Street Address: 6 Prince Street
City: Alexandria
State: Va
Zip: 22314
Phone: 703-836-1377
Email Address: myoung7988@aol.com
Subject: Water Front, vote YES , YES and YES!
Hey folks, Mike Young here at Olde Towne Gemstones. 6 Prince Street.

I am a native of Alexandria. Born on Duke Street in 1951. I have been working in Old Town since I was about 17. I am a former Boat Club member.

I sailed on the Potomac when it was not much more than an open sewer.

I started out one summer with my friend Steve Richards whose father John

Richards owned Potomac Arms at 0 Prince Street. This was about 1968. They

Comments: rented a warehouse on about the 200 block of King Street to store firearms.

No plumbing or heat or AC. About the only place to eat was the Snack

Bar. Most of the places on King Street were various warehouse businesses.

Aitcheson wholesale plumbing , Lindsey Nickelson Automotive, and a hardware

store took up most of the space on 200 block of King .
In 1970 I

worked for Interarms on Union street between Prince and Duke. My job

there was shipping fire arms. I opened up my own business on the Strand between King and Prince in 1975. My Neighbors in business were Robinson

Concrete , Potomac Arms, Interarms, Aitcheson fuel, a mo-ped rental, a carpenter's shop and the Dandy. We rented our place from Clarence Robinson. This was the site where the office at 1 Prince Street is now.

When that building was sold we moved to where the Bike Shop is now. This

was about the time the City bought Robinson Concrete and put in its place Waterfront Park. After that Chadwicks Resturant replaced the fuel company.

We purchased the carpenters shop about 25 years ago at 6 Prince Street where we have had a small retail shop and raised a family while working.

Now having said all that, I have been witnessing the slow transformation of the water front from a very uninteresting industrial water front to an beautiful active one, but the work is not finished.

Of all the questions we are asked by our customers the top three are "Where can I eat on the waterfront? Where are the shops? Can I use your restroom?" and last "What is there to do?"

Please vote yes to the continuing redevelopment here on the Waterfront.

The revised plan is right on the mark. I have been watching it unfold right out my window for the past several decades and hope to see its completion

in my lifetime.

Thank you for your time and good

luck on Saturdays meeting.

Mike Young

6
5-14-11

Jackie Henderson

From: Bill Rivers <rivers15@comcast.net>
Sent: Friday, May 06, 2011 11:35 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Thanks - Miracle Field
Attachments: ATT00001..txt

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

Time: [Fri May 06, 2011 11:35:16] **Message ID:** [29785]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Bill
Last Name: Rivers
Street Address: 15 West Mount Ida Avenue
City: Alexandria
State: VA
Zip: 22305
Phone: 703 683-6526
Email Address: rivers15@comcast.net
Subject: Thanks - Miracle Field

Dear Mayor and Members of Council: On behalf of the Miracle Field Working

Group, we wanted to thank you for your support during this past budget

process. In the add/delete portion of the process, we saw that all seven

of you were kind enough to support the move of the Miracle Field to the 2013 CIP.

This gives our working group the opportunity to raise the funds needed over the next twelve months. We are

Comments: excited to be doing

this and know that the special needs kids and adults are looking forward to playing on the field in the near future. Thank you again for giving them the hope for a fun, safe sports experience.

Sincerely,
Bill Rivers on behalf of the
group

Group members: Pat Miller, Donnie Simpson, Carol Bailey, Jim

Gibson, Bob Moir, Lindsey Swanson, Jacquie
Person, Mac Slover, Laura

Fries, and Bill Rivers

6
5-14-11

Jackie Henderson

From: Ashley Shelton <ashley.shelton@acps.k12.va.us>
Sent: Thursday, May 12, 2011 10:39 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Please reject the waterfront draft!!
Attachments: ATT00001..txt

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

Time: [Thu May 12, 2011 10:39:09] **Message ID:** [29963]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Ashley
Last Name: Shelton
Street Address: 915 Church Street
Apt 1
City: Alexandria
State: VA
Zip: 22314
Phone: 703-298-5193
Email Address: ashley.shelton@acps.k12.va.us

Subject: Please reject the waterfront draft!!
Good morning City Council Members,

I live in old town and I teach at

James K Polk Elementary School. I oppose the plans to build on our precious

waterfront for several reasons. Construction will bring more congestion to

already busy streets and increased parking hassles and what about the

pollution that added traffic will bring? We're going to have our hands full

on the west side on town with the Mark Center mess starting in September so

Comments: please don't add additional congestion to our waterfront. I have a five mile commute and I dread what Duke St will look like in Sept!!

I do not

believe that Alexandria needs three waterfront hotels. Gaylord at National

Harbor will go bankrupt one day soon. There is nothing great about National

Harbor and it is across the river. Why do we need more visitors? We have

plenty already. There is something wonderful about our Historic Alexandria,

VA. Please, please, please keep the quality of life that I moved here for with peaceful, open spaces for the residents at the waterfront who pay personal property tax and sales tax in Alexandria to enjoy.

Thank

you,
Ashley Shelton

Jackie Henderson

6
5-14-11

From: Erin Joy <edj4341@aol.com>
Sent: Thursday, May 12, 2011 11:17 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront proposal
Attachments: ATT00001..txt

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

Time: [Thu May 12, 2011 11:17:17] Message ID: [29968]

Issue Type: Mayor, Vice Mayor, and Council Members

First Name: Erin

Last Name: Joy

Street Address:

City:

State:

Zip:

Phone:

Email Address: edj4341@aol.com

Subject: Waterfront proposal

I am writing to you to express my strong opposition to the proposed hotels and construction to our beautiful historic waterfront. Old Town does not need another hotel! As a tax payer of this city I oppose paying for such a plan. In these tough economic times we do not need to be spending 50 million dollars on this project. Old Town has a tremendous amount of traffic as it is and this plan will increase traffic and pollution to our city. That area is also prone to flooding. The added construction is going to have an enormous effect on our river as well. We need to improve the

Comments: lives our citizens, land, and water not continue to destroy them.

The

West end of Alexandria is beginning to deal with a poorly planned BRAC building. (It would seem that the new empty building on Eisenhower next to

the metro, with a large parking lot, right off of 495 would have been the better option.) Do not allow another mistake to negatively impact our city.

I live directly across from the BRAC building and was devastated by the loss of trees, increase in traffic, and noise. I can only hope that this

does not cause my property value to continue to fall.

We need to

preserve open green spaces in our community not build on every little piece

of land. This is not the way to bring visitors to our beautiful community.

6
5-14-11

Jackie Henderson

From: Katie Ketcham <kbk05280@gmail.com>
Sent: Thursday, May 12, 2011 1:02 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: The waterfront at Union Street
Attachments: ATT00001..txt

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

Time: [Thu May 12, 2011 13:01:41] Message ID: [29973]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Katie
Last Name: Ketcham
Street Address: 915 Church st
apt. 2
City: Alexandria
State: VA
Zip: 22314
Phone: 703-975-9234
Email Address: kbk05280@gmail.com

Subject: The waterfront at Union Street

Comments:

I am writing this email to oppose the exploitation of our precious waterfront. I have heard that companies want to build three waterfront hotels on Union Street. This will increase congestion, parking problems (increase rates too) and pollution. This will change Old Town quality to life for the worst and I certainly do not want to see this happen to our city.
Thank you for your time!

Katie Ketcham

6
5-14-11

Jackie Henderson

From: Robert Riley <Simmonsrealty@aol.com>
Sent: Wednesday, May 11, 2011 3:34 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront Plan
Attachments: ATT00001..txt

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

Time: [Wed May 11, 2011 15:34:12] **Message ID:** [29943]

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
City Council,

This is to inform you that the household at 227 North Pitt Street is totally opposed to the Waterfront Plan for the following reasons.

1. This Plan is not to enhance the waterfront for the citizens of Alexandria, it is a plan to lure thousands of new tourists to Old Town.
2. The Plan does not address the impact it will have on our

Comments: residential communities, such as -
a. Traffic- Our Residential Streets
are inundated with Tour Buses and Commercial Truck traffic not to mention the cars and motorcycles. The Tour Buses run up and down Queen and Pitt Streets 7 days a week, as early as 7:30 am and as late as 11pm. The commercial trucks that support the Bar and Restaurant and Hotel businesses start about 6am and run until evening. We are not talking small trucks here, we are talking simis (18 wheelers). Garbage Trucks, I have trash

pick-up 1 day per week, we have Garbage Trucks on our streets 7 days a week. We are subjected to 2 rush hour commutes each day. To avoid the lights and congestion on Washington Street these non-residents drop down to

streets such as Pitt and roll through the stop signs to speed up the commute.

Where is the Traffic Plan?

b. Air Pollution- Our City is

ranked in the top 15 for poor air Quality, we also have an adnormally high Asthma rate (per American Lung Assoc.)
Tour Buses are powered by large

Diesel engines, the EPA sites these as the worst polluting of all vehicles.

This Plan will bring many more Tour Buses, Commercial Trucks, cars and motorcyces to our Residential Communities.

Where is the Air Quality

Plan?

c. Noise Pollution- This is a subject that is getting alot of

attention recently, this is because loud sustained noises have a harmful effect on humans.

The noise levels are so bad on our Residencial Streets

we have to keep the windows closed.

More Tour Buses, Commerical Trucks,

cars and motorcycles can only add to the now intolerable noise.

Where is

the Noise Pollution Plan ?

d. Historical Preservation of Architecture-

The architectural butchery of the old seaport warehouse, soon to beThe

Virtue Restaurant, is an example of what has gone wrong here. They took a

fine example of what our seaport warehouse looked like put in about a dozen

picture windows, an attached outdoor eatery and added some cosmetic hoists.

Now it does not look like a seaport warehouse, it looks like a restaurant !

Where is the Historical Preservation ?

For the Health and Well-Being

of your Citizens, you must not accept the Waterfront Plan.

Thank

you,

Robert Riley
227 North Pitt Street

6
5-14-11

Jackie Henderson

From: Rob Savio <rob@rsavio.com>
Sent: Wednesday, May 11, 2011 4:54 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront Plan
Attachments: ATT00001..txt

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

Time: [Wed May 11, 2011 16:53:55] **Message ID:** [29946]

Issue Type: Mayor, Vice Mayor, and Council Members

First Name: Rob

Last Name: Savio

Street Address: 722 S. Washington St Apt 301

City: Alexandria

State: VA

Zip: 22314

Phone: 7039150656

Email Address: rob@rsavio.com

Subject: Waterfront Plan

Comments: Please consider keeping the waterfront density at the level it is currently. Replacing the Robinson Terminal is great, as long as it results in even more access to the waterfront for all of us Alexandrians. We specifically oppose a hotel.

Thank you,
Rob and Cindy Savio

6
5-14-11

Jackie Henderson

From: Anne Farr <annefarr@comcast.net>
Sent: Thursday, May 12, 2011 7:32 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront plan
Attachments: ATT00001..txt

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

Time: [Thu May 12, 2011 07:32:16] **Message ID:** [29956]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Anne
Last Name: Farr
Street Address: 318 North Royal Street
City: Alexandria
State: VA
Zip: 22314
Phone: 703 6838795
Email Address: annefarr@comcast.net
Subject: Waterfront plan
As one who has lived and worked in Old Town for nearly 20 years, I oppose the rezoning of the waterfront to allow for increased density and the building of new hotels because any such changes would destroy the unique charm of the area, which is, after all, what makes Old Town a highly desirable place to live and do business in. In addition, any such changes would severely impair the value of Old Town as a tourist destination, which would undermine one of the objectives of the plan.

6
5-14-11

Jackie Henderson

From: Sandy Northrop <sandynorthrop@mac.com>
Sent: Wednesday, May 11, 2011 9:53 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: A vote AGAINST the Waterfront Plan
Attachments: ATT00001..txt

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

Time: [Wed May 11, 2011 09:53:09] **Message ID:** [29926]

Issue Type: Mayor, Vice Mayor, and Council Members

First Name: Sandy

Last Name: Northrop

Street Address: 312 N. Columbus St.

City: Alexandria

State: VA

Zip: 22314

Phone: 703 836 1202

Email Address: sandynorthrop@mac.com

Subject: A vote AGAINST the Waterfront Plan

I have lived in Alexandria for 35 years. It is a wonderful and unique

town. 3 days a week, when I walk along the waterfront, I'm reminded how

lucky I am to live here. I am a forward thinking person, but I don't agree

that Alexandria's residents would benefit from most of these proposed

Comments: additions to its Waterfront. This is a plan that increases tourism. In

the end the residents will end up paying in taxes and quality of life for

each tourist's visit to our fair city.

Sincerely, Sandy Northrop

6
5-14-11

Jackie Henderson

From: Mindy Lyle <mindylyle@comcast.net>
Sent: Tuesday, May 10, 2011 11:18 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront Plan
Attachments: ATT00001..txt

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

Time: [Tue May 10, 2011 11:17:32] **Message ID:** [29889]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Mindy
Last Name: Lyle
Street Address: 5235 Tancreti Lane
City: Alexandria
State: VA
Zip: 22304
Phone: 7035667113
Email Address: mindylyle@comcast.net

Subject: Waterfront Plan

Comments: During discussions on the Waterfront Plan please consider expanding the amount of hotel, retail and commercial space. Many residents of Old Town do not see the need for additional space for hotels, however, the Alexandria Chamber of Commerce's Legislative Briefing and reception is being held at the Ritz Carlton Pentagon City. Evidently, the Chamber is unable to find enough hotel space or meeting space to hold the reception within the City of Alexandria. In addition, during recent budget meetings the Property Tax was raised once again. Additional businesses would increase the revenue tax receipts and help to take the burden off of City Residents.

6
5-14-11

Jackie Henderson

From: Harold Cramer <hrcramer@gmail.com>
Sent: Monday, May 09, 2011 10:14 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Opposition to Rezoning the Waterfront
Attachments: ATT00001..txt

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

Time: [Mon May 09, 2011 10:14:29] Message ID: [29836]

Issue Type: Mayor, Vice Mayor, and Council Members

First Name: Harold

Last Name: Cramer

Street Address: 713 Potomac Street

City: Alexandria

State: VA

Zip: 22314

Phone: 703-795-0554

Email Address: hrcramer@gmail.com

Subject: Opposition to Rezoning the Waterfront
Dear Alexandria City Government Leaders,

I am very much opposed to the

changes to the 1983 Waterfront Agreement that would rezone our Old Town

waterfront to allow hotels and other high density commercial use.

My

wife and I moved to Old Town several years ago. We were looking to move

from our house in Vienna, Virginia to a place that was out of the suburbs,

Comments: but also not highly commercial such as Reston Town Center, Tyson's Corners,

Crystal City or something like what has become National Harbor (just over the Wilson Bridge). We instead chose Old Town, for all its charm, history and beautiful Potomac River setting.

The proposed rezoning Plan could

turn Old Town's waterfront into a mini National Harbor. That's not what we residents want !! National Harbor is just a stone's throw from Old Town, and why create another commercial metropolis in Old Town that will try to

compete with its neighbor across the River and around northern Virginia -- turning our waterfront into another 'cookie cutter' group of chain hotels, restaurants and shops. That's what shopping malls are there to provide.

I notice that on most evenings in the spring, summer and fall, the Potomac River Boat Company transport lots of visitors FROM National Harbor who are seeking to get away from their sterile commercial development there, to the charm and ambience of Old Town. Let's not lose that !

So, please carefully think through this important decision, and vote AGAINST the commercial development of our Old Town waterfront. Instead, let's make our waterfront a unique, charming and environmentally attractive area, something that is rapidly becoming extinct in our State and Country.

Sincerely yours,
Harold Cramer

6
5-14-11

Jackie Henderson

From: Denise Bell <dbell@cap.org>
Sent: Monday, May 09, 2011 5:48 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Alexandria Waterfront
Attachments: ATT00001..txt

COA Contact Us: Mayor, Vice Mayor, and Council Members
Time: [Mon May 09, 2011 17:48:15] Message ID: [29862]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Denise
Last Name: Bell
Street Address: 223 S. Lee Street
City: Alexandria
State: VA
Zip: 22314
Phone: 703-838-0466
Email Address: dbell@cap.org
Subject: Alexandria Waterfront

Dear Mr. Mayor and Council Members,

As a long time resident of Old

Town, I am writing to urge you to reject the current draft waterfront plan.

The current plan undermines the character and qualities of Old

Town that attract both tourists and residents. The small town charm and quaintness of Old Town would be dealt a serious blow by the scope and scale

Comments: of the commercial development that's being contemplated. In addition, the impact on traffic and environment have not been adequately considered, leading to more congestion and tasking our resources. We don't need to compete with National Harbor. That's not what this community represents. I would urge you to reconsider the plan and focus more on retaining the small scale, livability of Old Town and the need to protect and preserve the river views and maritime heritage.

Please do not rezone the waterfront.

Sincerely,

Denise Bell

6
5-14-11

Jackie Henderson

From: Jon Rosenbaum <hrosenbaum@comcast.net>
Sent: Tuesday, May 10, 2011 9:44 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront Plan
Attachments: ATT00001..txt

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

Time: [Tue May 10, 2011 09:43:48] **Message ID:** [29883]

Issue Type: Mayor, Vice Mayor, and Council Members

First Name: Jon

Last Name: Rosenbaum

Street Address: 421 North Saint Asaph Street

City: Alexandria

State: Virginia

Zip: 22314

Phone: 703-836-7877

Email Address: hrosenbaum@comcast.net

Subject: Waterfront Plan

I strongly support the waterfront plan and attended all the planning

meetings that created it. The city has compromised and compromised with

the opponents - many of whom never attended the planning meetings. I think

Comments: I saw Andrew McDonald only at the last meeting, for example.

The

opponents strategy is to stall - get Council to delay making a decision. I

certainly hope that you will not fall for this trap but to show some

"spine". I only wish that you would take on the boat club.

6
5-14-11

Jackie Henderson

From: Nina Randolph <ninarand@gmail.com>
Sent: Friday, May 13, 2011 10:19 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: "NO" to Waterfront Plan
Attachments: ATT00001..txt

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

Time: [Fri May 13, 2011 10:19:03] **Message ID:** [30012]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Nina
Last Name: Randolph
Street Address: 424 N. Union St.
City: Alexandria
State: VA
Zip: 22314
Phone: 703 535 8830
Email Address: ninarand@gmail.com
Subject: "NO" to Waterfront Plan
Dear Mayor Euille, Vice-Mayor Donley and Council Members,
You and I value

and support a number of the same community endeavors and all of them
are

ones that
enhance and preserve the quality of our unique and historic

city. With that shared background, I write to
stress to you that a

"NO" to the Waterfront Plan is the only answer that will give

you, individually and as a
City Council, the LEGACY that you would want

Comments: to have attached to your work and reputation.
Our City needs a plan that

opens up the waterfront to citizens and visitors. We need a plan that

emphasizes the seaport town that we are and that maintains the quietness

and pleasantness of our
streets NOT a plan that creates high walled

fortress- like structures that block the view and the enjoyment
of the

Potomac and bring air and noise pollution from the congestion of buses
and

6
5-14-11

Jackie Henderson

From: Nina Randolph <ninarand@gmail.com>
Sent: Friday, May 13, 2011 10:19 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: "NO" to Waterfront Plan
Attachments: ATT00001..txt

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

Time: [Fri May 13, 2011 10:19:03] **Message ID:** [30012]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Nina
Last Name: Randolph
Street Address: 424 N. Union St.
City: Alexandria
State: VA
Zip: 22314
Phone: 703 535 8830
Email Address: ninarand@gmail.com
Subject: "NO" to Waterfront Plan

Dear Mayor Euille, Vice-Mayor Donley and Council Members,
You and I value

and support a number of the same community endeavors and all of them are

ones that enhance and preserve the quality of our unique and historic

city. With that shared background, I write to stress to you that a

"NO" to the Waterfront Plan is the only answer that will give

you, individually and as a City Council, the LEGACY that you would want

Comments: to have attached to your work and reputation. Our City needs a plan that

opens up the waterfront to citizens and visitors. We need a plan that

emphasizes the seaport town that we are and that maintains the quietness

and pleasantness of our streets NOT a plan that creates high walled

fortress- like structures that block the view and the enjoyment of the

Potomac and bring air and noise pollution from the congestion of buses and

trucks serving 3 hotels
with a total capacity of 450 rooms!
We are

told that the plan addresses opening the waterfront because public

businesses (such as hotels)
will give the general public more access. If

you know your city and you know Canal Center, for example,
you know that

those building BLOCK off the water from Fairfax and on the waterfront
side

the walk space
in some places goes down to about 8 feet. This is not

inviting or appealing to the general public. It is an
example of cutting

the water off from the general public. This is what would happen if the

Waterfront Plan
were to go forward.
Your citizens do not want this Plan.

It has been said that certain of our city government organizations

support the Plan. As organizations of the City they cannot publicly

state opposition, BUT when one talks
to individuals who are your voting

citizens, they say "NO" we don't like this and don't want this to

happen.
By voting "NO" to the Waterfront Plan, you are telling

us that you represent us, the citizens. The citizens
need to be a greater

part of developing what we want the city to be.
What do you want your

LEGACY to be? Pushing through a short term, outside consultant's idea or

treating this like the citizen sensitive issue that it is and having a

waterfront plan evolve as a community
initiative? This is your

opportunity to do the right thing by the people you represent. Nina

Randolph

6
5-14-11

Jackie Henderson

From: Cicely Woodrow
Sent: Tuesday, May 17, 2011 10:52 AM
To: Patricia Myers-Hayer
Cc: Graciela Moreno; Jackie Henderson
Subject: RE: COA Contact Us: Concern over waterfront project

Dear Ms. Myers-Hayer,

Thank you for submitting comments to the Department of Planning and Zoning. By copy of this email, I'm forwarding your message to Jackie Henderson, City Clerk and Clerk of Council, who will make your comments available to Council as part of the official record.

Best regards,
Cicely Woodrow

Cicely B. Woodrow, PHR
Management Analyst III
Department of Planning & Zoning
301 King Street, Room 2100
Alexandria, Virginia 22314
Direct: 703-746-3810
Fax: 703-838-6393

ECO-CITY ALEXANDRIA

In keeping with Eco-City Alexandria please consider the environment before printing this e-mail and if you must print, print on paper certified for sustainability.

Cicely

Cicely Woodrow
703-746-3810

ECO-CITY ALEXANDRIA

In keeping with Eco-City Alexandria please consider the environment before printing this e-mail and if you must print, print on paper certified for sustainability.

From: Patricia Myers-Hayer [mailto:spiez@verizon.net]
Sent: Tuesday, May 17, 2011 10:37 AM
To: PnZFeedback; Cicely Woodrow; Graciela Moreno
Subject: COA Contact Us: Concern over waterfront project

COA Contact Us: Planning and Zoning General Feedback

Time: [Tue May 17, 2011 10:37:15] Message ID: [30190]

Issue Type: Planning and Zoning General Feedback

First Name: Patricia
Last Name: Myers-Hayer
Street Address: 117 Duke Street
City: Alexandria
State: VA
Zip: 22314
Phone: (703) 548-5277
Email Address: spiez@verizon.net
Subject: Concern over waterfront project

Dear Sir:

As longtime residents in Old Town Alexandria, my husband and I are very concerned about the impact of the proposed waterfront hotel development project. We have many concerns, but the main one is the parking situation.

Right now, it's very difficult to find parking spaces near our house, especially in the evening or weekends. I have evening classes two or three times a week and most of the time when I return home around 8:15 pm or later, I end up parking blocks away-sometimes

Comments: six or more blocks from my house. Same story on the weekends. The two-hour parking limit is only sporadically enforced. We really need resident only parking-now. But instead we're getting this high density plan which will not only close in the waterfront but make parking even more difficult than it already is. I don't recall us having any say in this plan at all. I am quite certain that if any of the council members lived this close to the waterfront, they would not be endorsing these plans. Please consider the residents when you all come up with these plans,

Thank you,

Patricia
Myers-Hayer

6
5-14-11

Jackie Henderson

From: Robert pringle <rpringle9@gmail.com>
Sent: Friday, April 15, 2011 4:52 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; paulcsmberg@aol.com; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: waterfront plan
Attachments: ATT00001..txt

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

Time: [Fri Apr 15, 2011 16:51:31] **Message ID:** [29242]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Robert
Last Name: pringle
Street Address: 216 wolfe st
City: alexndria
State: va
Zip: 22314
Phone: 703 519 8252
Email Address: rpringle9@gmail.com
Subject: waterfront plan

Dear Members of City Council:

As a long-time resident of Alexandria I am asking to you vote down the current plan. In the long run it will do more harm than good. In particular, do not approve the zoning change which would be needed for increased density (hotels) on the Washington Post warehouse sites.

Comments: I have lived here in the 1950's and 60's, when, acting in the name of "development," the city nearly approved the demolition of most of the historic district. Those who saw the long-term value of historical capital managed to save most of it. Then as now, it is hard for commercial interests to understand that that historic and aesthetic capital does have economic value. In our case, they are the goose that keeps laying golden eggs. Has anyone calculated the economic benefits generated by the torpedo factory alone?

Lip service aside, virtually

nothing in this plan supports the historic and aesthetic base on which the appeal of the waterfront rests.

Take the much-touted benefit of

increased "connectivity." Granted, the plan would add a little more of it. In return we would get higher, bulkier buildings and narrower waterfront access. One of the most attractive aspects of the current waterfront is the striking views across the river in many places. These views will be harmed, not enhanced.

In this business, as in medicine,

the first rule should be "Do no Harm," because once historic and aesthetic assets are destroyed they are very hard to revive.

Hotels will

do harm, by generating bigger buildings, traffic, and short-term commercial

gain. We do not need them. Visitors have no trouble getting to the waterfront now. There are no hotels on the National Mall, for good reason.

Finally, there is no reason why general revenue would not be part of the the financial base for an enhanced waterfront which will yeild long-term benefits, including economic benefits, for the entire city. Read my lips, you can raise my taxes for this.

Robert Pringle

Jackie Henderson

From: Robert pringle <rpringle9@gmail.com>
Sent: Saturday, April 16, 2011 10:01 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; paulcsmedberg@aol.com; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: waterfront plan: what we should do
Attachments: ATT00001..txt

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

Time: [Sat Apr 16, 2011 22:01:00] Message ID: [29268]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Robert pringle
Last Name:
Street Address: 216 wolfe st
City: alexandria
State: va
Zip: 22314
Phone:
Email Address: rpringle9@gmail.com
Subject: waterfront plan: what we should do

216 Wolfe St, Alexandria Va 22314, April 15 2011

Dear Members of City

Council:

Yesterday I wrote to you about what is wrong with the waterfront plan as proposed. Now I would like to suggest how we could produce a vastly improved plan which would increase long-term economic pay-off (much as the Torpedo Factory has done) by building on our greatest

Comments: assets: the history of Alexandria and the river which is its reason for

being.

The centerpiece of this plan would be a major Alexandria and

Potomac River Art and History Museum, using the northernmost Washington

Post warehouse (aka Robinson Terminal North). This museum would be devoted

to the role of the river in our city's development and the issues currently facing it. Displays and programs could include:

1. Historic and other

ship visits.

2. Dioramas and/or paintings of the waterfront's development

since the 18th century, anchored by a full-scale model of the waterfront as

it looked at the time of the Civil War.

3. Exhibits and lectures on

Potomac River ecology (examples: the now almost extinct population of

American Sturgeon, the amazing comeback of Ospreys and Bald Eagles, even

within city limits).

4. An exhibit on Alexandria's exceptional

concentration of pre-civil housing and the special features of Alexandria's

architecture.

5. A related exhibit devoted to archeology in

Alexandria.

6. A display on Robert E. Lee and George Washington,

illustrating their lives in our community and along the Potomac River.

7.

An exhibit illustrating the history of ship-building and other river-based

industries.

8. An exhibit on the history of the black community

9.

Cooperation with CSX and preservation of existing trackage from the CSX

main line to allow static displays of rail equipment, calling attention to

the historic role of railroads in port development.

10. The museum would

cooperate with the Torpedo Factory, the Lyceum, Freedom House (formerly the

Franklin and Armfield slave trading site) and other relevant institutions

in the city.

Such a museum would give the waterfront a major,

multifaceted tourist attraction which it currently lacks. Yes, it would be

expensive, and of course it would take time, but the long-term payoff would

be enormous. Like the Torpedo Factory only more so, it would be a gift that

keeps on giving. What we need right now is a vision.

As you can gather,

I am in favor of thinking big. That doesn't mean that small things

shouldn't be dealt without delay, like the messy and dangerous jumble of

concrete falling into the river opposite Lee St. Park. The City has already

planned to fix that, hasn't it?

The Washington Post has kept its name

out of this business for too long. But maybe if you do the right thing, and publicize it as involving them, they will cut you some slack.

I will be

out of Alexandria for three weeks but I am sure this debate will still be underway when I return.

Robert Pringle

6
5-14-11

Jackie Henderson

From: John Gosling <john.gosling@verizon.net>
Sent: Monday, May 02, 2011 2:41 PM
To: Jackie Henderson
Subject: COA Contact Us: Latest Changes to Waterfront Plan
Attachments: 0edba8880c402451c5ec0d24ad006d8b.doc; ATT00001..txt

COA Contact Us: Boards and Commissions

Time: [Mon May 02, 2011 14:40:52] **Message ID:** [29659]

Issue Type: Boards and Commissions
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: Latest Changes to Waterfront Plan
Two documents for the attention of Chairman John Komoroske and members of
Comments:
the Planning Commission from the Old Town Civic Association
Attachment: 0edba8880c402451c5ec0d24ad006d8b.doc

POLICY FOR RESTAURANT/HOTEL/COMMERCIAL USES

Proposed OTCA edits

The cultural and historic ambience of Old Town provide the primary attraction for visitors and for residents. Restaurants, hotels, entertainment venues, marinas and other commercial establishments along the waterfront will provide activity and destinations for residents and visitors and restaurants, allowing enjoyment of the City's Potomac River location. Such uses, however, must be sited in appropriate locations and designed in such a way to ensure that goals of the Waterfront Plan are achieved, including:

- ~~Providing activity to attract additional users to the Waterfront~~Enhancing enjoyment of the waterfront for residents and visitors alike;
- ~~Appropriately locating active uses consonant with public open spaces, development sites, and the Potomac River; and~~Appropriately locating active uses consonant with public open spaces, development sites, and the Potomac River; and
- Maintaining compatibility with both the historical and residential character of the adjacent residential neighborhood.

Restaurants, hotels, farmers' markets, retail, personal service, private recreational facilities, and marinas each require SUP approval in the Waterfront area. The SUP process is designed so that each use is reviewed and assessed for its appropriateness at a specific location and for its ability to coexist with adjacent and nearby uses without impacts to the character of the area, the plan goals as a whole, and the enjoyment of nearby property.

The Small Area Plan for the adjacent area of Old Town states the City's policy that the fragile balance between the residential and commercial areas "must be preserved if both are to remain strong and if the ambience of Old Town is to be preserved. Further, the commercial areas contain a mix of activities that is unique within the metropolitan area, and that mix needs to be protected if the character of Old Town is to be preserved."

The Old Town Small Area Plan (and the King Street Retail Strategy by reference) includes the City's policy with regard to restaurants, establishing guidelines to assist in SUP decision-making. The Old Town Restaurant Policy requires that Council review each restaurant application for its impacts on noise, late night hours, alcohol, parking, litter and the balance of retail and restaurant uses. A similar approach should be taken to protect the Waterfront, King Street and the nearby residential areas as to future uses and SUP review.

WATERFRONT RESTAURANT/HOTEL POLICY

Each SUP for a restaurant, hotel, entertainment, or other commercial use on the Waterfront must be reviewed, and appropriate findings made, according to the following guidelines:

1. City Council shall not approve an SUP for a use on the Waterfront unless it finds that the use does not create significant negative impacts on the vitality and character of King Street or the character and enjoyment of nearby residential neighborhoods
2. City Council shall consider the cumulative effect of the proposal and the number of already established uses in the ~~immediate~~ nearby area.
3. In the case of an expansion or other intensification, the entire operation shall be taken into account in determining the impact on King Street and nearby residential neighborhoods.
4. In making its determination, City Council shall consider the following factors as applied to the proposed use:
 - a. Restaurant
 - i. The potential for undue congestion of pedestrians or vehicles;
 - ii. The extent to which the use is open in the late night hours and situated so as to potentially disturb residential areas;
 - iii. The extent to which alcohol consumption will predominate over food consumption and situated so as to potentially disturb residential areas the number of bar seats, if any, and the standing areas in the vicinity of bars;
 - iv. ~~The availability of~~ extent to which off-street parking will be provided for the restaurant's patrons and employees;
 - v. The predicted extent of litter generated;
 - vi. The potential for loud or otherwise inappropriate noise; and
 - vii. The extent to which other restaurants already exist in the same ~~location~~ area. Restaurant uses should not be ~~collocated~~ grouped in such a way located in such proximity as to detract from the character and authenticity of the Waterfront by creating a monoculture similar to a food court or "restaurant row" environment.
 - b. Hotel
 - i. The potential for undue congestion of pedestrians or vehicles;
 - ii. The type and size of hotel, and whether it is designed to attract ~~large~~ conventions, or banquets, or other functions (such as trade shows);
 - iii. The ability of the hotel to accommodate, and screen all of its service needs on site, including loading and delivery operations.
 - iv. Parking for visitors, customers and employees must be provided on site. Although the Plan anticipates low parking ratios, the applied ratio must be consistent with industry standards.
 - v. Parking garages must be operated so that ~~X percentage~~ a substantial proportion of spaces they are open and dedicated for public use ~~to the public~~ at least at peak times.
 - vi. A restaurant within a hotel that is open to the public shall be the subject of a separate SUP with its own parking plan.
 - vii. The location of the hotel and whether its layout is designed to produce the least impact on nearby residential areas and on the lower King Street area.
 - c. Other commercial uses: Factors from the above lists shall be applied as relevant to the specific SUP under consideration.

d. *Standards:* City Council shall adopt ~~size limits and space standards~~ (including size limits and space standards) for the application of these factors, and criteria to measure the degree to which the standards are met.

Jackie Henderson

From: John Gosling <john.gosling@verizon.net>
Sent: Monday, May 02, 2011 2:47 PM
To: Jackie Henderson
Subject: COA Contact Us: Latest Changes to Waterfront Plan
Attachments: bb62c74a561b046024568ed6a738ed9d.doc; ATT00001..txt

COA Contact Us: Boards and Commissions

Time: [Mon May 02, 2011 14:47:15] Message ID: [29660]

Issue Type: Boards and Commissions
First Name: John
Last Name: Gosling
Street Address: 208 South Fayette Street
City: Alexandria
State: Virginia
Zip: 22314
Phone: 202-367-6798
Email Address: john.gosling@verizon.net
Subject: Latest Changes to Waterfront Plan
Letter to Chairman John Komoroske and members of the Planning Commission
Comments:
from Old Town Civic Association
Attachment: bb62c74a561b046024568ed6a738ed9d.doc

Old Town Civic Association
P.O. Box 1213
Alexandria, Virginia 22313

April 30, 2011

Mr. John Komoroske, Chairman
Alexandria Planning Commission
City of Alexandria
301 King Street
Alexandria, Virginia 22314

Re: May 3, 2011, DOCKET ITEM # 2 A&B: Master Plan Amendment #2011-0001, Text Amendment #2011-0005, Waterfront Small Area Plan

Dear Chairman Komoroske and Members of the Commission:

We would like to take this opportunity to share our views on the latest changes to the Waterfront Small Area Plan as outlined in the May 3 Memorandum prepared by the Department of Planning and Zoning.

While we appreciate the work of the Planning Staff and their efforts to address some of our key concerns with the plan as expressed in proposed changes as outlined in their memorandum to you, the OTCA Board still have some issues that we would like to bring to your attention for consideration. These include:

1. Density Increases

The proposed plan text amendment would allow a 25 % increase in density within the current W-1 Zone with SUP approval if the proposed development is found to comply with the specific Development Goals and Guidelines in the Plan. The increase in density and the consequent impacts on the surrounding community will feel much greater, simply because the present uses at these sites (particularly the Robinson Terminal warehouses) involve far less activity and traffic generation even than the present W-1 zone would permit.

We think this density increase is excessive and believe the Commission should consider the totality of the impact on the community of the plan it adopts—not merely a comparison with the scale and scope of the development that would be theoretically possible under the present ordinance, but with the actual environment as it now exists. Old Town’s traffic congestion, limited parking supply, and constrained street capacity are already severely stressed by the existing level of development.

2: Hotels and Restaurants

Staff’s rationale for recommending adding hotels as a permitted use in the W-1 zone is their presumed compatibility with nearby residential neighborhoods as well as the suggestion that they would contribute to an “active and public” waterfront.

The plan assumes that 625 hotel rooms (approximately 450,000 square feet) and 50,000 square feet of restaurant uses are necessary to generate annual net tax revenues within the 15 year period needed for the plan to pay for the proposed public improvements. When adding in the potential street retail, these commercial uses represent nearly 70% of the total proposed in the plan.

We think this amount is also excessive, and distorts the premise of the 1992 Old Town Small Area Plan which states that there should be a balance of commercial and residential uses. We believe that new uses at the waterfront within the 'Core Area' of the plan should not upset the balance in Old Town waterfront as a whole.

3: Special Use Permits

The Staff May 3 Memorandum includes a "Policy for Restaurant/Hotel/Commercial Uses" that would list factors to be considered in assessing neighborhood compatibility and offsite impacts during the SUP process for both restaurants and hotels. The proposed policy is similar to the existing Old Town Restaurant Policy in that it would state a presumption that an SUP for such a use should be granted only upon a finding that its impact on nearby residential neighborhoods would not be significant.

A mere listing of factors to be considered, however, with no standards for their application and no criteria for measuring their impact, would make the Policy no more than a rhetorical exercise. The Old Town Restaurant Policy concludes with the proposition that City Council should separately "adopt criteria for determining the extent to which each of the factors is met." It should do the same here.

Without strong prescriptive language in the Policy and vigorous enforcement in its application, the SUP process is meaningless as a protective device for near-by neighborhoods which will bear the brunt of the likely impacts in terms of traffic, noise, and on-street parking.

We have therefore attached here for your consideration the OTCA Board's proposed modifications to strengthen the language in the "Policy for Restaurant/Hotel/Commercial Uses".

While the majority of our members, to varying degrees, support the idea that a new waterfront plan should eventually be adopted, we don't believe the plan is complete in its present form. For example, the issue of the Boat Club parking lot is not resolved. We see no compelling reason to hurry the process and, once again, request a delay in the plan adoption timetable to allow more time for the community to work with City to develop refinements that address our issues.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "John Gosling". The signature is fluid and cursive, with the first name being the most prominent.

John Gosling, President, Old Town Civic Association

cc: Faroll Hamer, Director of Planning and Zoning

Jackie Henderson

From: John Gosling <john.gosling@verizon.net>
Sent: Monday, April 18, 2011 12:16 PM
To: Jackie Henderson
Subject: COA Contact Us: OTCA's Position Statement on the Waterfront Small Area Plan
Attachments: 50827ff6b1932259f02ba67c11e73ecd.pdf; ATT00001..txt

COA Contact Us: Boards and Commissions

Time: [Mon Apr 18, 2011 12:16:05] Message ID: [29291]

Issue Type: Boards and Commissions
First Name: John
Last Name: Gosling
Street Address: 208 South Fayette St.
City: Alexandria
State: Virginia
Zip: 22314
Phone: 202-367-6798
Email Address: john.gosling@verizon.net
Subject: OTCA's Position Statement on the Waterfront Small Area Plan
Dear, Planning Commissioners,

Attached here is the Old Town Civic

Association's latest position statement on the Waterfront Plan as
presented

Comments: to the City Council on Saturday, April 16.

Respectfully submitted

John

Gosling, President OTCA.
Attachment: 50827ff6b1932259f02ba67c11e73ecd.pdf

Old Town Civic Association
P.O.Box 1213
Alexandria, Virginia 22313

April 16, 2011

Mayor William D. Euille
City Hall
301 King Street
Alexandria, Virginia 22314

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

Re: Draft Waterfront Small Area Plan

The draft Waterfront Plan has been the subject of numerous Old Town Civic Association meetings, surveys and workshops since the membership's adoption of a statement of "Waterfront Planning Principles" back in 2007. However, there is still significant frustration with a planning process that, although years in duration, has not adequately taken into account a number of concerns raised by the Old Town community.

At the March 12, 2011 City Council public hearing, I made this point and asked for more time to work with the City to resolve OTCA issues. The City Council challenged OTCA to come back with a list of specific modifications that we would like to see. These modifications are as follows:

1. **Slow down** – The waterfront plan is likely to undergo significant changes within the next month or two, specifically as a result of ongoing negotiations with the Old Dominion Boat Club and a more realistic assessment of the plan's revenues and costs. There needs to be continued public discussion of the waterfront plan; there will be substantial harm if further comment is foreclosed on a plan that is not yet complete. No Small Area Plan or Text Amendment should be adopted until and unless its fundamental elements are clear and precise and have been made available for public consideration and comment.
2. **Make a stronger commitment to historic/cultural amenities** – The celebration of Alexandria's history and public art should not be limited to a waterfront plan. These civic and cultural amenities should be a central element of any such plan, however—not relegated to mere appendices with no visible means of support.
3. **Set limits on the type of allowable commercial uses** in the waterfront area; unlimited, these uses, specifically restaurant uses, could cannibalize the business and parking supply of existing shops and restaurants in Old Town, especially along King Street, undermining what is presumably must be a principal economic objective of the plan.
4. **Include more open space** – Preservation of parks and open space for the benefit of the general public was a crucial objective of the 1981 and 1983 waterfront Settlement Agreements. Acquisition of additional open, public space on the waterfront should be accomplished to the optimum degree.
5. **Abandon the concept of a building in Waterfront Park** – Such a building is highly undesirable, either as a swap for the ODBC parking lot or as a stand-alone building, because it would take away public space at a critical crossroad location with King Street. No existing open space should be compromised or retroceded; once it's gone, it's gone forever.

6. **Scale back substantially the amount of restaurant space** – The most recent revenue forecast for the plan anticipates 84,140 square feet of new restaurant space, the equivalent of eleven new restaurants in the waterfront area each one the size of the new Virtue restaurant in the old Olsson’s Bookstore building. That amount of additional restaurant space will add greatly to street, sidewalk, and parking congestion in Old Town, especially along Union and King Streets.

7. **Scale back substantially the number of hotel rooms** – The proposed plan includes 625 hotel rooms on the premise that they will generate less traffic and higher tax revenues than currently permitted uses. Hotels, if allowed, should be limited to one “boutique” hotel of modest size which complements the architectural character of its existing neighborhood. Any new hotel should not be a larger, “full service” hotel with restaurants, coffee shops, banquet rooms and conference facilities which would generate heavy visitor and delivery traffic.

8. **Stay within the existing densities** – Densities should not be increased for any reason for the Robinson Terminal, Cummings, and Turner properties. Adding density to generate tax revenues to underwrite public improvements will add traffic and parking pressure to an already congested area of Old Town, overwhelm the historic character of its core area, and increase the value of waterfront property, making it more expensive to acquire land for open-space purposes.

9. **Demonstrate that the Plan is revenue neutral** – Cost and revenue estimates for each development increment must be balanced to avoid residential or specialty tax increases that directly impact Alexandria residents. It is essential that the waterfront plan include all projected capital, operating, and maintenance costs, including expanded sewer capacity; dredging at the proposed docks and piers; and maintenance and eventual rehabilitation and replacement of the proposed infrastructure.

10. **Guarantee the funding sources** - that allow all, or most, of the tax revenues generated by private-sector development in the waterfront area to flow into a fund designated for improvements along the waterfront and not into the City’s General Fund or spent on capital projects unrelated to the waterfront, such as new fire trucks, buses, or public buildings.

The City has asked for public comment, we see no compelling reason to hurry this process, and once again, request a delay in the plan adoption timetable to allow more time to work with the City to finish addressing our issues. There will be no substantive harm to the waterfront or to Alexandria if final Council action on the plan is postponed until a more concrete plan has been formulated and debated publicly.

Respectfully submitted



John Gosling, President, Old Town Civic Association.

Cc: The Planning Commission
James K. Hartmann, City Manager
Faroll Hamer, Director, Department of Planning and Zoning

6
5-14-11

Jackie Henderson

From: Tom Russo <TomRusso@ChadwicksRestaurants.com>
Sent: Tuesday, April 05, 2011 2:39 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; paulcsmedberg@aol.com; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Alexandria Waterfront Project
Attachments: b449daf4f769f2d51f473955050e0758.doc; ATT00001..txt

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

Time: [Tue Apr 05, 2011 14:39:20] Message ID: [28964]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Tom
Last Name: Russo
Street Address: Chadwicks
203 The Strand
City: Alexandria
State: Va.
Zip: 22314
Phone: 202-494-9515
Email Address: TomRusso@ChadwicksRestaurants.com

Subject: Alexandria Waterfront Project

From first hand experience I can relate what an ill-thought out, short-sighted waterfront renovation plan can mean to small businesses, office building owners, tenants, employees, visitors and tax revenues.

The original Chadwicks is located on K St. at Wisconsin Ave. in Georgetown.

In January 2007 National Park Service closed the Harbour

Parking lot at the foot of Wisconsin Ave at K St. on the Potomac River in

Comments: preparation of phase 2 of the Georgetown Waterfront project.
The parking

lot had over 600 parking spaces used regularly by monthly parkers, daily parkers, hourly parkers, visitors, tourists, movie-goers, diners, employees etc.

I was all for a beautification of the Georgetown waterfront as I am

of the Alexandria waterfront.
What the planners of the Georgetown

Waterfront failed to foresee was the absolute need for readily available, convenient and affordable parking. They based their estimates of parking

needs on a 20 year old study and that the existing underground parking garages and the new movie theatre project (yet to be built - the plans would see substantial revisions) would be able to absorb the loss of those 600+ spaces. The movie theatre project ended up having approx 20% fewer parking spaces than originally planned because of needs/demands of the developer. It barely had enough parking for its own needs let alone helping make up the loss of the surface lot spaces. Daily traffic dropped, parking rates skyrocketed, (supply and demand), sales suffered, offices had trouble attracting employees, office building owners had trouble keeping and attracting tenants -- many moved to Rosslyn and Tyson's. The Georgetown connector bus was started, connecting the closest Metro stops (Rosslyn and Foggy Bottom) but that was discontinued on the lower part of Wisconsin Ave. because of lack of use. People aren't going to change their patterns, customers and diners are not going to take the Metro, then a bus or trolley to an area when it's too easy to go to suburban areas with convenient parking. The planners could have incorporated surface parking in with the waterfront design, kept the integrity of the "park", served the community, both residential and commercial, and had some source of income from the parking spaces. I, at Chadwicks/Georgetown, am still trying to reach pre-2007 sales figures (over 10% drop) -- a vast majority of that directly attributed to the lack of convenient, affordable parking. I also get this feedback from present and former customers who don't come to Georgetown as much or at all anymore. I see a similar situation brewing in Alexandria, and as you are aware, I am speaking mainly of the surface parking lot on The Strand, directly across the street from Chadwicks/Old Town. People think about parking when deciding where to drive, eat, shop, visit. People don't think in "core areas." They think in "convenience" And the "social-engineering" (trying to push people to use Metro, buses, trolleys)

usually has minimal positive results but substantial unintended

consequences.

On page 114 of the Alexandria Waterfront Small Area Plan the

Parking Strategy's first principle lists "...to eliminate the Old Dominion

Boat Club parking lot", "...to eliminate the surface parking lot on the

Strand" and "...to eliminate a few on-street parking spaces where King,

Prince and Duke streets meet the Potomac." That's a lot of

"eliminating"

Please don't repeat the mistakes - the short sightedness of

the planners of the Georgetown Waterfront Park.

Plans always make grand

assumptions, massaged to meet certain desires. When reality sets in those

plans don't mean a thing.

Please reconsider the parking needs of the

Alexandria Waterfront Project for the sake of everyone in the

community.

Respectfully,

Tom Russo

Owner

Chadwicks Restaurants

Attachment: b449daf4f769f2d51f473955050e0758.doc

Chadwicks
203 The Strand
Alexandria, Va. 22314

April 5, 2011

VIA EMAIL

City of Alexandria Planning Commission
City of Alexandria City Council

Ladies and Gentlemen:

From first hand experience I can relate what an ill-thought out, short-sighted waterfront renovation plan can mean to small businesses, office building owners, tenants, employees, visitors and tax revenues.

The original Chadwicks is located on K St. at Wisconsin Ave. in Georgetown.

In January 2007 National Park Service closed the Harbour Parking lot at the foot of Wisconsin Ave at K St. on the Potomac River in preparation of phase 2 of the Georgetown Waterfront project.

The parking lot had over 600 parking spaces used regularly by monthly parkers, daily parkers, hourly parkers, visitors, tourists, movie-goers, diners, employees etc.

I was all for a beautification of the Georgetown waterfront as I am of the Alexandria waterfront.

What the planners of the Georgetown Waterfront failed to foresee was the absolute need for readily available, convenient and affordable parking. They based their estimates of parking needs on a 20 year old study and that the existing underground parking garages and the new movie theatre project (yet to be built - the plans would see substantial revisions) would be able to absorb the loss of those 600+ spaces. The movie theatre project ended up having approx 20% fewer parking spaces than originally planned because of needs/demands of the developer. It barely had enough parking for its own needs let alone helping make up the loss of the surface lot spaces. Daily traffic dropped, parking rates skyrocketed, (supply and demand), sales suffered, offices had trouble attracting employees, office building owners had trouble keeping and attracting tenants – many moved to Rosslyn and Tyson's.

The Georgetown connector bus was started, connecting the closest Metro stops (Rosslyn and Foggy Bottom) but that was discontinued on the lower part of Wisconsin Ave. because of lack of use. People aren't going to change their patterns, customers and diners are not going to take the Metro, then a bus or trolley to an area when it's too easy to go to suburban areas with convenient parking.

The planners could have incorporated surface parking in with the waterfront design, kept the integrity of the "park", served the community, both residential and commercial, and had some source of income from the parking spaces.

I, at Chadwicks/Georgetown, am still trying to reach pre-2007 sales figures (over 10% drop) – a vast majority of that directly attributed to the lack of convenient, affordable parking. I also get this feedback from present and former customers who don't come to Georgetown as much or at all anymore.

I see a similar situation brewing in Alexandria, and as you are aware, I am speaking mainly of the surface parking lot on The Strand, directly across the street from Chadwicks/Old Town.

People think about parking when deciding where to drive, eat, shop, visit. People don't think in "core areas." They think in "convenience"

And the "social-engineering" (trying to push people to use Metro, buses, trolleys) usually has minimal positive results but substantial unintended consequences.

On page 114 of the Alexandria Waterfront Small Area Plan the Parking Strategy's **first** principle lists "...to eliminate the Old Dominion Boat Club parking lot", "...to eliminate the surface parking lot on the Strand" and "...to eliminate a few on-street parking spaces where King, Prince and Duke streets meet the Potomac." That's a lot of "eliminating"

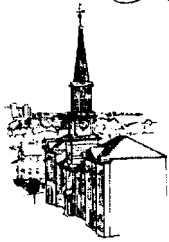
Please don't repeat the mistakes - the short sightedness of the planners of the Georgetown Waterfront Park.

Plans always make grand assumptions, massaged to meet certain desires. When reality sets in those plans don't mean a thing.

Please reconsider the parking needs of the Alexandria Waterfront Project for the sake of everyone in the community.

Respectfully,

Tom Russo
Owner
Chadwicks Restaurants.



Alexandria, Virginia

Historic Alexandria Resources Commission

*220 North Washington Street
Alexandria, Virginia 22314-2521
(703) 746-4554*



6
5-14-11

April 5, 2011

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

Dear Mayor Euille and City Council Members:

The Historic Alexandria Resources Commission (HARC), in its meeting of March 15, 2011, endorsed those parts of the Waterfront Plan related to art, historic preservation, and the interpretation of art and historic preservation on the Alexandria waterfront.

Recognizing that art and historic preservation play a vital role in Alexandria, for both residents and visitors, HARC appreciates the tremendous amount of work involved in incorporating these elements into the Waterfront Plan. Moreover, as the Waterfront Plan moves from the planning phase to the implementation phase, HARC sincerely hopes that art and historic preservation remain a central element of Alexandria's waterfront.

Sincerely,

Nicole D. McGrew

Nicole Devero McGrew, Secretary
Acting for HARC Chair John H. Sprinkle, Jr.

cc: James K. Hartmann, City Manager
J. Lance Mallamo, Director, Office of Historic Alexandria

6
5-14-11

Jackie Henderson

From: William Euille
Sent: Thursday, March 17, 2011 3:37 PM
To: City Council; City Council Aides; Jim Hartmann; Mark Jinks; Faroll Hamer
Subject: FW: COA Contact Us: Waterfront Pplan
Attachments: 73ca21d007befce86f3a61b5e9862766.doc; ATT00001..txt

From: William.Rogalski@www3a.alexandriava.gov [mailto:William.Rogalski@www3a.alexandriava.gov]
Sent: Thursday, March 17, 2011 1:11 PM
To: William Euille
Subject: COA Contact Us: Waterfront Pplan

COA Contact Us: Mayor William D. Euille
Time: [Thu Mar 17, 2011 13:11:24] Message ID: [28546]

Issue Type: William D. Euille
First Name: William
Last Name: Rogalski, Jr.
Street Address: 408 Hanson Lane
City: Alexandria
State: VA
Zip: 22302
Phone: 571 384-0090
Email Address: 74353.3054@compuserve.com

Subject: Waterfront Pplan
Dear Bill,

Comments: Please see my attached comments regarding the proposed waterfront plan that was recently issued. I would appreciate your comments and another opportunity to meet with you.

Bill Rogalski
Attachment: 73ca21d007befce86f3a61b5e9862766.doc

3/17/2011

Dear Bill,

I have been continuing to follow the waterfront plan. I have had grave concerns with the plan with respect to its benefits and costs to ordinary Alexandrians and expressed these to you and Faroll, when we met last summer.

I have reviewed the portion of the Waterfront Small Area Plan that has been recently released, and many, if not most, of my concerns expressed in the past remain. The purported **benefits are very weak** and marginal at best and **do not justify a plan of this magnitude and potential cost**, and the negatives are virtually ignored. Some of my major concerns that are still unresolved are as follows:

- a. **No overarching need for the plan has been clearly expressed.** Why does this have to be done, and why the high priority, particularly given the continuing financial problems facing the City and the continuing tax increases that we are facing? Given budget reductions at our schools, libraries, and with other public services, it is questionable whether even the money spent developing this plan was warranted.
- b. A clear set of prioritized requirements have not been developed; instead a set of vague and in many cases low priority or unnecessary “goals” have been presented.
- c. No justification for the plan is presented through coherent and rigorous **cost-benefit analyses**. What alternatives were considered; what process was used to evaluate them; and why this particular plan? You and Faroll promised this would be done when I met with you last year, and it is still not forthcoming. **Such an effort is a fundamental part of early stage concept development, not something to be done later as part of implementation.**
- d. **No costs are presented** beyond the same general numbers seen at recent presentations. It is stated that the cost estimate is under review and will be released soon; however, this plan is **incomplete** without it and should have not been released. Also, the preliminary costs presented prior to this point appear unrealistically optimistic.
- e. No effective **risk assessment** evaluating technical and business/cost risks has been done. An example is that work along a shoreline is fraught with unknowns, and even this plan obliquely recognizes this through the use of vague wording and qualifiers. From a cost perspective we certainly do not want a repeat of the boathouse, where construction costs well exceeded the early publicized estimates. There are also a number of legal issues and unknowns associated with prior agreements that present significant risks with respect to costs and basic feasibility.
- f. It is little more than a sales document primarily filled with pretty pictures. Why does it have over 70 pages dedicated to an appendix on public art containing a great deal of hyperbole and irrelevant material; e. g., photos of New York and Tokyo, and **little to nothing on value, justification and cost?**

I really do not see this as a plan but as a shopping list or Chinese menu. I cannot envision how a realistic and supportable cost estimate can be developed based on the open issues and lack of clear definition in this document. It is filled with vague words, such as "... could increase substantially...", "... future City capital Improvement Program (CIP) decision making...", "... may be eligible...", "... for some the availability is unknown...", etc. These indicate a great deal of uncertainty, which would result in an open checkbook for the City after approval and during implementation.

Fundamental flaws also still exist in some of the logic presented. For example, one of the goals is to increase citizen access to the waterfront, but the additional development being relied upon to pay for the plan will obviously further hamper access to the waterfront area. More linear footage may be open at the water's edge; however, it will be measurably harder to get there. The section on parking implicitly recognizes this in that it attempts to rationalize an already difficult situation.

I am also curious about the attention given to the development of The Beachcomber. I understand that the City bought this property and intends to reach an agreement with a developer to reopen it as a restaurant. This is fraught with the potential for conflicts of interest and deserves special scrutiny as do other elements of the plan.

The part of the plan that I thought **reasonable** was the section on implementation. It recognizes the possibility and advantages of deferring public investment until revenues from private development begin to come in at a substantive rate. I do not believe that the City should be putting up-front money into creating a stage set for subsequent private development. Let the developers build in accordance with zoning policies that protect the openness of the waterfront and respect the quality of life of the people who live in downtown Alexandria, while the City bides its time and its citizens' money.

A major question is when does the public comment period on this plan end? Since the cost estimate is still under review, the clock cannot start until it is released. I hope someone isn't delaying it until only a minimal period is available for its review.

In conclusion, I urge you to do the following:

- a. **Delay any vote on this plan** until it is complete with costs, and we all have the time to review it in its entirety and provide meaningful comments. Any vote by the Council before this and before some other major questions can be answered is irresponsible. I recognize that some proponents would probably like to get this underway with a minimum of public exposure and hard review, but that is inconsistent with the public trust placed with the Council by us ordinary citizens.
- b. **If a vote is held, reject this plan** and task the Planning and Zoning Department to rework it into something that is less costly and risky and is limited to the most basic

essentials. Voting yes on this plan is not something I would like to have as baggage if I were running for political office.

William Rogalski, Jr.

6
5-14-11

Jackie Henderson

From: Richard M Moose <rmooser@gmail.com>
Sent: Wednesday, May 04, 2011 8:59 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront Planning
Attachments: 09f609ab35f83687646aa9ae4a0ce872.doc; ATT00001..txt

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

Time: [Wed May 04, 2011 20:58:34] **Message ID:** [29743]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Richard M
Last Name: Moose
Street Address: 317 S. St. Asaph Street
City: Alexandria
State: va
Zip: 22314
Phone: 7035499226
Email Address: rmooser@gmail.com
Subject: Waterfront Planning

Dear Mr. Mayor other Members of the CityCouncil:
For your information

and reflection
To the Editor of the Alexandria Gazette Packet;
As I stood

in the rain recently with a gathering of others who oppose rezoning the waterfront, I reflected on how difficult it is for "outsiders," aka, the general public, to influence planning policy. It was ever thus when there is money on the table with well-organized special interests ready to grab

Comments: it. The interests don't have to stand in the rain; they are insiders.

What is billed as a master plan for the waterfront began, and remains, first and foremost, a design to exploit the waterfront for the benefit of commercial interests, justified by the dubious claim that the plan would enhance the city's revenue base. The much - touted two years' of public meetings on the plan have been a charade. The few changes that have been made in the plan along the way- including the most recent - amount to little more than a transparent effort to apply cosmetics to an already

ill-disguised pig.
The City - orchestrated meetings on the plan proved to
be impregnable to imagination, historical appreciation or cultural
sensitivity. They have not brought forth alternative choices for
comparative evaluation by the Planning Board or the City Council. The
core
of the plan remains as it began: rezone the waterfront to permit the
building of hotels and restaurants along the waterfront
To date, the
Alexandria public has not caught up with the reality of what could occur in
the City Council just a few days from now. Approval of the current plan by
the Council would carry with it immediate rezoning without guaranteeing
that any of the plan's more attractive features -- uninspired as they are --
would be realized. Only one thing is certain; if the rush to embrace the
current plan is not forestalled, the City Council is set to legitimize the
irreversible hijacking of Alexandria's waterfront heritage.
Alexandrians
don't have to go stand in the rain to keep this from happening: just call,
write, or email members of the City Council. Urge them not to re-zone the
waterfront. Encourage your local civic groups to remind the Council that
the waterfront belongs - and matters - to all of Alexandria.

Respectfully,
Richard M. Moose
Alexandria
703.489.9548

Attachment: 09f609ab35f83687646aa9ae4a0ce872.doc

Dear Mr. Mayor other Members of the Council:

For your information and reflection

To the Editor of the Alexandria Gazette Packet;

As I stood in the rain recently with a gathering of others who oppose rezoning the waterfront, I reflected on how difficult it is for “outsiders,” aka, the general public, to influence planning policy. It was ever thus when there is money on the table with well-organized special interests ready to grab it. The interests don’t have to stand in the rain; they are insiders.

What is billed as a master plan for the waterfront began, and remains, first and foremost, a design to exploit the waterfront for the benefit of commercial interests, justified by the dubious claim that the plan would enhance the city’s revenue base. The much - touted two years’ of public meetings on the plan have been a charade. The few changes that have been made in the plan along the way- including the most recent - amount to little more than a transparent effort to apply cosmetics to an already ill-disguised pig.

The City - orchestrated meetings on the plan proved to be impregnable to imagination, historical appreciation or cultural sensitivity. They have not brought forth alternative choices for comparative evaluation by the Planning Board or the City Council. The core of the plan remains as it began: rezone the waterfront to permit the building of hotels and restaurants along the waterfront

To date, the Alexandria public has not caught up with the reality of what could occur in the City Council just a few days from now. Approval of the current plan by the Council would carry with it immediate rezoning without guaranteeing that any of the plan’s more attractive features -- uninspired as they are – would be realized. Only one thing is certain; if the rush to embrace the current plan is not forestalled, the City Council is set to legitimize the irreversible hijacking of Alexandria’s waterfront heritage.

Alexandrians don’t have to go stand in the rain to keep this from happening: just call, write, or email members of the City Council. Urge them not to re-zone the waterfront. Encourage your local civic groups to remind the Council that the waterfront belongs - and matters - to all of Alexandria.

Respectfully,

Richard M, Moose

Alexandria

703.489.9548

6
5-14-11

Jackie Henderson

From: Michael Peck <mpeck@mapagroup.net>
Sent: Thursday, May 05, 2011 4:56 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Alexandria Planning Commission Small Waterfront Plan
Attachments: f8bb2c8b9a816d7bbdc0202cc9930987.doc; ATT00001..txt

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

Time: [Thu May 05, 2011 16:55:39] **Message ID:** [29767]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Michael
Last Name: Peck
Street Address: 420, North Union Street
City: Alexandria
State: Virginia
Zip: 22314
Phone: 202-412-2499
Email Address: mpeck@mapagroup.net
Subject: Alexandria Planning Commission Small Waterfront Plan
Comments: Please refer to the attachment. Thank you.
Attachment: f8bb2c8b9a816d7bbdc0202cc9930987.doc

To: The Mayor of Alexandria and Alexandria City Council
From: Michael A. Peck, homeowner and resident, 420 North Union Street
Re: Opposing the Alexandria Planning Commission Small Waterfront Plan
Date: Thursday, May 5th, 2011

- Problem: The Alexandria City Council has approved a small waterfront plan that destroys the historical charter and legacy of Old Town, for the benefit of developers and the Washington Post Company and to the great detriment of all Alexandria citizens, including those living adjacent to the proposed conversion site (North Robinson Terminal, Old Town waterfront). All the Alexandria Planning Commission cares about is its relationship with the Washington Post Company and developers.
- Solution: **NO FAR 3.** We request your support to keep the top level of FAR on the waterfront at FAR 2. With a FAR 3, Old Town will get five or even six story buildings covering the entire footprint of the current two story warehouses on each Robinson Terminal site – plus the land at once gets more expensive to buy. We request that consideration be given to Federal and State legislation to protect this historical legacy and park, perhaps through allies such as the Nature Conservancy.
- Reasons:
 1. **Taxation Without Representation.** Nobody on the Planning Commission (PC) or staff live in the affected area. One PC member lives in Fords Landing and you will notice that the requirement for a hotel was dropped from Robinson South just in time for the Plan's latest version. One PC member lives near King Street and now we have the Boat Club muddle where hopefully nothing will change because the Boat Club has won its day in court, given the rest of us hope, and pointed the path forward if this is not resolved in a better way. But nobody lives near North Robinson terminal which is why the rest of us have been forced to endure insane platitudes and self-righteous justification on the part of grandstanding PC members about how “we’re doing all of this for the rest of you”.
 1. The waterfront north of King Street has no representation on the PC or Staff – we are now being architecturally and life-styled taxed without representation. In fact, the PC has stated publicly that it is quite proud of their non-north waterfront residence and has informed the rest of us that it is our burden to serve the city's economic and social goals because we happen to be waterfront habitants. Such are how real legal grounds here for exclusion and geographical racism are created out of thin air and hot air.
 2. **No Real Sense of Our City - Upper King Street Is Not Lower King Street.** The May 2nd PC meeting resulted in a truly inane comment from a PC board member who compared hotels on upper King Street to a hotel on North Union Street. North King Street around the metro area (we don't have a metro stop near North Union unless Braddock Station qualifies) is a ghost town, urban sprawl at its most mediocre, and the architecture so wisely permitted by this PC and their staff proves once again that developers can do whatever they want in our city, that any reaching for an aesthetic historical semblance means “using brick” unless we're referring to that piece de resistance, the Old Town Crown Royal, where dirty white stucco takes on an allure that defies description.
 3. **Geographic Discrimination.** During the May 2nd hearing The PC Chairman treated our fellow citizens to a deeply insulting and self-serving lecture about privatizing the waterfront. After the PC and staff defined boutique hotel on the spot and the Chairman grandly declared that he would not permit marriages there nor meetings of more than 50 people (good luck on that), he then showed how and why his twenty years of accumulated service on the PC board have given us those architectural office and hotel wonders (again, think waterfront Crown Royal) that now blight our landscape, that go dark at night and go hideous by day. A boutique hotel of 150 rooms or below on such an expensive property means that each room will have to be highly priced to make the boutique profitable (they can always offer beer at \$10 a glass and fill bathtubs with French champagne for a college tuition payment but that just makes my point). Nobody from any lower economic neighborhood will ever be able to stay, eat, or drink at this establishment, and probably neither will their family members. If they do come in at all it will be as workers and

servants, not guests. Actually, I can think of no other “solution” that privatizes the Alexandria waterfront more than this one. None of us who actually live in Old Town or the rest of the city will need to stay at this hotel with its boutique or “blowtique” blocking any hope for neighborhood inclusion and nobody who works from paycheck to paycheck will be able to afford to imbibe and cavort there. Those who don’t live here and those who gave us what we have now have just created another ghetto as only the arrogantly unprepared leading the back room over-prepared can accomplish.

4. **Obvious Collusion Between The Washington Post Company and the Alexandria City Planning Commission.** The deeply revealing May 2nd visual of a closed legal huddle between the Washington Post Robinson attorneys and the PC who had their canned vote already in the bag as their hideously undemocratic comments demonstrated (especially in light of the vast majority of those who chose to attend on another weekday working night and speak out eloquently and emotionally against this plan and why we are so absolutely against it) shows that this is really all about a backroom power play with any attempt at real neighborhood democracy sucker-punched into another City bait and switch.
5. **Alexandria – Mediocrity On The River.** What the PC has voted for goes beyond shame...beyond the macabre joke dimension. The PC and staff bragged about taking busses at their own expense to go to New York City and other places to calibrate “best practices.” They should have stayed home if after all their Gulliverian travels their Lilliputian minds and hearts could do no better than come up with another “hotel” in the same architectural vein as all of their other approved waterfront commercial eyesores. We were told that making Robinson Terminal North into a park or emblematic museum is a pipe dream...did any PC member or staff ever think to contact the Nature Conservancy whose world headquarters is no more than a few miles away? Did we ask our federal representatives for legislation to claim the historic and visual treasures this site offers and add to our National Park legacy? No, the Alexandria PC and their staff “experts” did what they have always done for the past twenty years ...go to their clutch play via a backroom deal with developers and real estate moguls driving their development trains right over the hearts and minds and ears and eyes and souls and rights of the rest of us who have to live with their misdeeds masquerading as vision.
6. **Denial Of Basic Property Rights.** As all of the PC members and their staff live elsewhere, those of us who live near Robinson Terminal North believe we have just lost money and choice as a result of the PC vote and now the PC and staff force us to fight for what has been taken away from us. There are many forms of eminent domain and the PC’s May 2nd vote and their recorded comments showed a particularly cruel, arrogant, and backhanded version for those of us who live North of King Street. This is how unsolvable divisions are created, this is what modern day disenfranchisement is all about, and this is how those elected to serve lose their jobs when they end up just serving themselves.

-Michael-
Michael A. Peck
420 North Union

6
5-14-11

Jackie Henderson

From: Michele Evans
Sent: Thursday, May 12, 2011 5:18 PM
To: Jackie Henderson
Cc: Christopher Bedwell; Nancy Coats
Subject: Fwd: Endorsement Letter on Waterfront Plan
Attachments: Waterfront letter 5-12-11.doc; ATT00001..htm

Sent from my iPhone

Begin forwarded message:

From: "pmiller1806@comcast.net" <pmiller1806@comcast.net>
To: "Alicia Hughes" <Alicia.Hughes@alexandriava.gov>, "Frank Fannon" <Frank.Fannon@alexandriava.gov>, "Donley, Kerry" <kdonley@vcbonline.com>, "PaulCSmedberg@aol.com" <PaulCSmedberg@aol.com>, "delpepper@aol.com" <delpepper@aol.com>, "rob@krupicka.com" <rob@krupicka.com>, "wmeuille@wdeuille.com" <wmeuille@wdeuille.com>
Cc: "Tom Gates" <Tom.Gates@alexandriava.gov>, "Michele Evans" <Michele.Evans@alexandriava.gov>, "Mark Jinks" <Mark.Jinks@alexandriava.gov>, "Matthew Harwood" <harwoodtaylor@erols.com>
Subject: Endorsement Letter on Waterfront Plan

Mayor and City Council:

While I know you know the Arts Commission has endorsed the Waterfront Plan, we wanted to provide you with our formal letter.

Any questions, please let us onow.

Many thanks,

Pat Miller

Matthew Harwood

Chair, Commission for the Arts

Co-Chair Public Art Committee

Co-Chair Public Art Committee



ALEXANDRIA
COMMISSION
FOR THE ARTS

May 12, 2011

Mayor and members of the City Council:

Both the Alexandria Commission for the Arts and its Public Art Committee support the concept of the proposed Waterfront Small Area Plan. Department of Planning and Zoning staff have worked with the arts community from the beginning of this process. They have listened to us and done a wonderful job of incorporating arts concepts into the Plan.

The Commission and Public Art Committee look forward to continuing our cooperation with the History and Archeology Commissions and other community organizations and our work with city staff to implement the artistic components of the Waterfront Small Area Plan.

We believe the proposed Plan offers many benefits to the Alexandria community, including:

- Incorporating public art along the waterfront in a meaningful way that respects the space and landscape and reflects the city's unique culture and history while also embracing innovation and fresh perspectives. We believe the art work included in the Plan will build on the 1981 Waterfront Plan's use of the Torpedo Factory Art Center as a cultural anchor and enhance Alexandria's reputation as an arts community.
- Increasing green space along the waterfront by linking many of the existing public parks.
- Expanding public access to the river.

We have a few items we would like to see addressed as the Plan moves forward:

- We request that the budget include a prototypical installation of one of the Art Walk stations along the waterfront, once the Plan moves into implementation phase.
- We ask that a permanent home for The Art League School be found soon. This great cultural and economic asset to our community should have a permanent home.
- We ask that the Plan permit the use of re-adaptive space located within or adjacent to a hotel site to provide performing arts space. Our local performing arts groups are in dire need of affordable venues.





ALEXANDRIA
COMMISSION
FOR THE ARTS

- We ask that public art be treated as integral to the design of the waterfront infrastructure and other components of the Plan. We therefore recommend that the City consider hiring an artist with experience in public art infrastructure projects as part of the design team to assist in the planning, design, and implementation of the Plan's first phase of physical improvements. This will help address areas where the major design concepts of the Art Walk intersect with major infrastructure elements and promote excellence in civic design.

Thank you for your support of the Arts in Alexandria.

Sincerely,

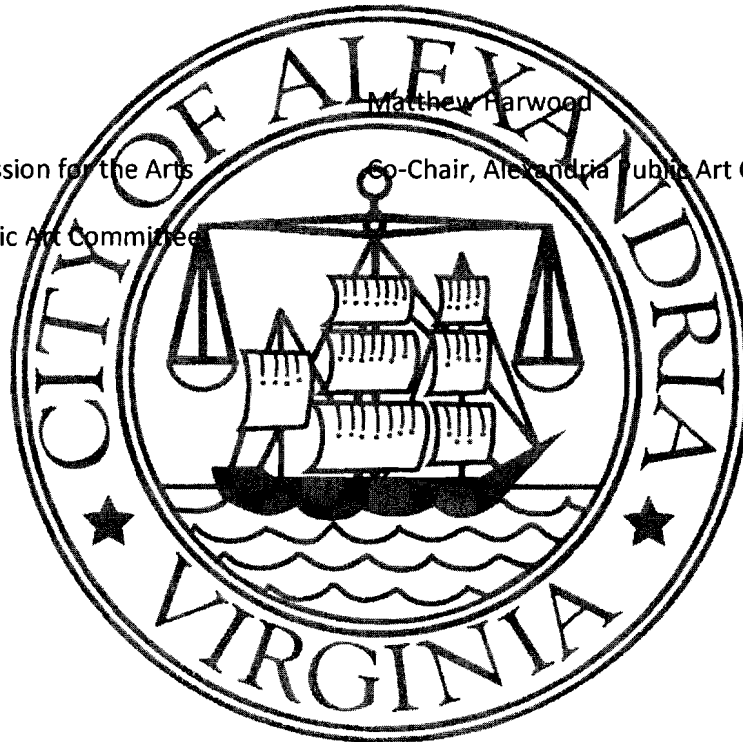
Pat Miller

Chair, Alexandria Commission for the Arts

Co-Chair, Alexandria Public Art Committee

Matthew Farwood

Co-Chair, Alexandria Public Art Committee

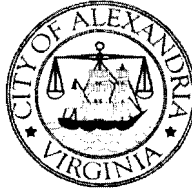


6
5-14-11

Jackie Henderson

From: Kendra Jacobs
Sent: Friday, May 13, 2011 5:25 PM
To: City Council; donna.fossum@verizon.net; ERWAGNER@COMCAST.NET;
HSDUNN@IPBTAX.COM; jjennings@casact.org; JLR@CPMA.COM;
KOMOROSJ@NASD.COM; mlyman@gnarusllc.com
Subject: DRB letter for South Carlyle
Attachments: DRB Letter - South Carlyle.pdf

Attached is a letter from the Carlyle and Eisenhower East Design Review Board (DRB) expressing their support for the upcoming South Carlyle master plan amendment that will be reviewed by the Planning Commission and City Council in June. More information about this project will be included in the staff report.



CARLYLE/EISENHOWER EAST DESIGN REVIEW BOARD

DATE: May 13, 2011

TO: Alexandria Sanitation Authority Board of Directors, Alexandria Planning Commission and Alexandria City Council

FROM: Carlyle/Eisenhower East Design Review Board (Alvin Boone, Faroll Hamer, Roger Lewis, and Lee Quill)

SUBJECT: Proposed density transfer within South Carlyle

The Carlyle/Eisenhower East Design Review Board (DRB) serves in an advisory capacity to the City Council and Planning Commission on the design of projects within the Eisenhower East Small Area Plan boundaries, and in that role has had two meetings (January 20, 2011 and May 4, 2011) with the owners of property in South Carlyle (JM Zell, ASA, and Virginia Concrete) and their consultants about a future plan for the area. Although the specific proposal under review relates to the technical transfer of density among property within South Carlyle and not a specific design project at this point, the implications of this decision on the future design of the site warranted early involvement by the DRB. In an effort to justify the transfer of density, the consultants have developed a conceptual plan that identifies the general location, massing and height of buildings that would receive and encompass the transferred density. This plan also includes conceptual design of the treatment/screening of the ASA site and structured parking areas through an elevated, fully landscaped deck, which in turn provides a significant public amenity in the form of open space for the City.

The question of whether the density transfer is appropriate and justifiable was reviewed by the DRB in light of this conceptual plan, as well as in the larger context of the surrounding Carlyle/Eisenhower East neighborhood, nearby City parkland networks, and the adjacent Capital Beltway environment. After the most recent meeting, the DRB strongly believes the density transfer is appropriate, desirable, and necessary because of the positive elements listed below.

- Although this represents a change to the original master plan for Eisenhower East, the amendment is justified since at the time the Plan was adopted, it was not known that ASA would need to expand by acquiring Blocks 29 and 30. These blocks were master planned for nearly 700,000 sf of office and residential uses. Transferring this unused density ensures that the overall level of development planned for South Carlyle is retained, thus meeting the Plan's overall goal of greater densities in areas closer to the Metro.

- Deciding to deck over the ASA tanks and incorporating a publicly accessible, active use such as a ball field on top is an exceptionally innovative solution. It turns a visually negative, but necessary, feature into a positive, useful amenity for the community. This creates a truly unique public space that will be a destination for many and will connect to the City's open space network beyond the site's boundaries. Considering that this was not part of the original proposal reviewed in January, ASA and JM Zell should be commended for working with the City to reach this decision.
- Hiding the above grade parking below an expansive green deck is an appropriate and creative way to handle parking in an area plagued by contaminated soils. Because the treatment of the deck above the parking will be such a beneficial amenity for the community, the DRB feels strongly that excluding above grade parking from density and floor area calculations is entirely justified. Furthermore, by allowing all of the transferred floor area to be sold by ASA as usable floor area and not parking floor area, ASA can maximize the sale of floor area. In turn, ASA's sale proceeds can be reinvested to cover the substantial costs of burying/masking the tanks and the parking, and developing the extensive public landscape atop the green deck.
- A great opportunity is created for increased building heights on this site, where exceptional architecture can project a unique and high quality presence for Alexandria along the Capital Beltway and for City residents to the north, east and west. The DRB members are unanimous in feeling that the building heights and massing shown in the conceptual design are contextually appropriate in this location. When the time comes to review specific building designs, the DRB will encourage and support taller buildings of exceptional design merit.

The DRB acknowledges that this density transfer is just the first step in developing this concept and fully supports taking action to move this project forward. The building design and treatment of the open space created by the deck will be reviewed closely by the DRB and we are very enthusiastic about the prospect of such an innovative and progressive development in Alexandria. We commend the property owners, JM Zell, ASA, and Virginia Concrete, along with their consultants, FXFowle and Oculus, and City staff for working together to develop what is sure to be an extraordinary project for the City and we look forward to seeing the next phase of this project.

Jackie Henderson

6
5-14-11

From: Michele Evans
Sent: Wednesday, May 11, 2011 5:15 PM
To: Gloria Sitton; Jackie Henderson
Subject: Fwd: COA Contact Us: Council Docket Item No. 6, May 14, 2011
Attachments: 9f8b51331b84f3f11401c6ac44b047bf.doc; ATT00001..htm

Sent from my iPhone

Begin forwarded message:

From: Bruce Johnson <Bruce.Johnson@alexandriava.gov>
Date: May 11, 2011 5:12:52 PM EDT
To: Michele Evans <Michele.Evans@alexandriava.gov>
Subject: FW: COA Contact Us: Council Docket Item No. 6, May 14, 2011

fyi

From: William Euille
Sent: Wednesday, May 11, 2011 2:45 PM
To: Kerry Donley; kerry donley (work) (kdonley@vcbonline.com); Del Pepper; Frank Fannon; Rob Krupicka; Rob Krupicka (rob@krupicka.com); paulcsmedberg@aol.com; Paul Smedberg; Alicia Hughes; Bruce Johnson; Faroll Hamer; Rich Baier; Mark Jinks
Subject: FW: COA Contact Us: Council Docket Item No. 6, May 14, 2011

FYI

Bill

From: David Brown [<mailto:brown@knopf-brown.com>]
Sent: Tuesday, May 10, 2011 8:17 PM
To: William Euille
Subject: COA Contact Us: Council Docket Item No. 6, May 14, 2011

COA Contact Us: Mayor William D. Euille

Time: [Tue May 10, 2011 20:17:16] Message ID: [29910]

Issue Type: William D. Eulle
First Name: David
Last Name: Brown
Street Address: 503 Woodland Terrace
City: Alexandria
State: Virginia
Zip: 22302
Phone: 703-549-5304
Email Address: brown@knopf-brown.com
Subject: Council Docket Item No. 6, May 14, 2011
Please circulate my attached letter to all Council Members before Saturday.
Comments:
Thanks.
Attachment: 9f8b51331b84f3f11401c6ac44b047bf.doc

6
5-14-11

May 10, 2011
503 Woodland Terrace
Alexandria, Virginia 22302

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

Re: Docket Item #6 (May 14, 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 # 6 to be considered by the City Council on May 14, 2011. As Chair of the Zoning Committee for the North Ridge Citizens' Association, I made arrangements for a presentation on the new Waterfront Plan to be made to our Executive Board in April 2011 by Senior Planner Nancy Williams. In addition, I have followed from the sidelines the discussion of concerns about the Plan that have created the current atmosphere of controversy. At the Association's May meeting, the Board decided not to provide an organizational recommendation one way or the other on the Plan, preferring instead to let individuals express their personal views to the City Council. What follows, therefore, are my personal views, not those of NRCA.

Despite controversy over details of the Plan, what is not controversial is that the process through which the Plan was developed reflects the best of Alexandria. The Plan has been more than two years in the making, the product of a great amount of time and effort by Planning and Zoning, countless meetings with stakeholders, and refinements at every turn that reflect a high degree of responsiveness to issues and concerns attentively and responsibly raised by citizens who want the best for their City. Whatever one thinks of its substantive merit, I speak from professional experience in assuring you that the Plan takes into account, in greater detail than most master plans ever do, all of the considerations that go into good planning, and the Plan is surely much improved by the process it has been through.

My support for the Plan comes primarily from my confidence in the process that produced it, not in any particular development scenario in the areas where future development is inevitable, such as the Robinson Terminals. The Plan is practical and realistic in that it recognizes that these properties have valuable development potential that simply cannot be taken away from the owners. In these critical areas, the Plan is forward looking and flexible, and the proposed development guidelines, such as the Waterfront Plan Restaurant/Hotel Policy, offer ample reason to believe that the concerns about compatibility of future development with existing adjacent residential development will be properly addressed when the time comes. One can tweak the details of these

guidelines, as well as proposed rezoning incentives to influence private development decisions. It appears to us a great deal of careful thought has gone into this, and that there are more areas of agreement than disagreement. Beyond that, one cannot expect a master plan to dictate precise development outcomes; it is a plan, not a fixed blueprint.

One of the items that is surely not fixed is when and just how the Plan and the Text Amendment will factor in to redevelopment of the Robinson Terminals. One can fairly well assume that hotels will be part of those proposals only if those willing to fund them believe they would be a viable investment. These private decisions, of course, are affected by the terms and conditions attached to any SUP approval. Planning and Zoning and the Planning Commission are not without track records on such matters, and those records give me confidence that the right sort of development decisions will ultimately be made if the Plan and the Text Amendment are approved.

As a bystander, I am happy to defer to those who have been more closely involved in the planning process regarding the particulars of the Plan and whether further tweaking is warranted. But as a long-time resident of the North Ridge area of Alexandria, I want to add my perspective on one critical area of the Plan—the foot of King Street. I am among the many Alexandrians who visit this area with less frequency than Old Town residents. From that vantage point, I want to express my complete agreement with the Plan’s appraisal that there needs to be a strong linkage between the Waterfront and King Street for the Plan to prove an ultimate success. More specifically, I agree with the sentiment expressed by Planning Director Hamer in her May 3, 2011 Memo (at 12) to the Planning Commission that “the proposal for Fitzgerald Square, the King Street Pier, and Waterfront Park contained in the draft Waterfront Plan is the optimal design” for achieving this important objective. The Options A and B detailed in her Memo are clearly second best solutions, in that they perpetuate the continued sub-optimal use--as a fenced-in parking lot for vehicles and boat trailers—of an area critical to the King Street connection. I urge the Council to leave no stone unturned in ridding the Waterfront of this eyesore and obstacle to the fulfillment of our collective hopes for the future of the Waterfront.

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

Sincerely,

David W. Brown

6
5-14-11

Jackie Henderson

From: James McCall <JHMcCall@comcast.net>
Sent: Wednesday, May 11, 2011 7:52 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Alexandria Archaeological Commission position on Waterfront SAP
Attachments: 7f12c3e697f84c35364c11f6a0c40834.docx; ATT00001..txt

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

Time: [Wed May 11, 2011 19:52:02] Message ID: [29950]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: James
Last Name: McCall
Street Address: 537 South Fairfax Street
City: Alexandria
State: VA
Zip: 22314
Phone: 703 519-1860
Email Address: JHMcCall@comcast.net
Subject: Alexandria Archaeological Commission position on Waterfront SAP
Dear Mayor Euille, Vice Mayor Donley, and Members of the City Council.

I
am the representative of the Alexandria Archaeological Commission and also

the Chairman of the AAC's Waterfront History Plan, and the principal author

of that plan which has now been incorporated into the current SAP.

The

AAC recommended to the Planning Commission, and now to Council, that

Comments: consideration of the Waterfront Sap be postponed until all proposed changes

to the SAP have been incorporated into a fresh draft and that draft is available for comment. The AAC recommended this postponement via letter

that the Planning Commission, but was refused a hearing at the last PC meeting. I am attaching a copy of that letter.

1) The AAC has worked closely and collaboratively with Planning and Zoning Staff to help craft an SAP that builds upon Alexandria's heritage as the context for the

approach

and design to current and future waterfront planning. The AAC would like to thank P&Z staff for its hard work and efforts in bringing the History Plan into the SAP. The attached letter outlines our close work with P&Z and also Staff's efforts to begin to address our concerns.

2) At the same time, AAC observes that between the fundamental changes

to the plan caused by the resolution of the lawsuit with Old Dominion Boat Club and the subsequent alteration to core assumptions of the SAP, changes

to the SAP from discussion with Old Town Civic, and finally the effort by staff to rewrite sections of the SAP to resolve AAC concerns, the current draft of the SAP is outdated and no longer reflects the current recommendations of Staff or of the various City commissions and Civic Organizations that staff has sought to include.

3) In addition, Staff

has submitted two major sets of revisions in April and May, fundamentally changing the SAP beyond mere editorial changes. AAC has found that while

Staff is trying hard to reconcile the changes and draft, no specific

language has been provided in the memorandum of April or May to show the

final versions of the draft.

4) As the attached letter notes, there is

no provision in the SAP for specific budgeting for the majority of elements of the History Plan.

5) As it now stands, the SAP is obsolete and the

myriad of changes proposed relegated to a series of two sets of 20 plus pages of addendum which collectively change the nature of the SAP.

For

these reasons, we ask the Council postpone a decision on the SAP until the

suggested and agreed to changes have been incorporated into a fresh version

of the existing draft of the SAP and it has be made available for comment.

Further, AAC representatives have been that Staff holds that a fresh complete draft is unnecessary and that it is not usual practice. AAC holds that this response is inadequate. AAC also holds that the singular importance of the Waterfront to the City, the need for complete transparency and understanding of how the City plans to uphold its stewardship of the Waterfront for future Alexandrians, and the need to reassure and bolster public confidence in the planning and hearing process

requires that the Council direct Staff to prepare a clean draft of existing changes to the SAP before further consideration of the plan.
Thank you

for your consideration in this matter.

James H. McCall
AAC

Commissioner, Chair AAC Waterfront History Plan Committee

Attachment: 7f12c3e697f84c35364c11f6a0c40834.docx

TO: John Komoroske, Chair, Alexandria Planning Commission

FROM: Kathleen Pepper, Chair, Alexandria Archeological Commission

CC: Mayor and Members of Council, Planning and Zoning Staff

RE: AAC Recommendation regarding further action on the Alexandria Waterfront SAP

April 30, 2011

Dear Mr. Komoroske,

The Alexandria Archaeological Commission recommends that the Planning Commission postpone further consideration of the current small area plan (SAP) for the Waterfront until a revised draft is available incorporating the many changes reflected in the April Memorandum and Supplemental and the May 3 Memorandum. In addition, AAC asks that Planning and Zoning Commission permit public comment about the revised draft.

It is the AAC position that

- 1) The SAP lacks identified, budgeted funding for much of the waterfront history preservation and interpretation. The AAC recognizes that only explicitly budgeted, and therefore dedicated, City funds will ensure that the preservation and interpretation of historical resources will be included in the implemented waterfront plan. Absent a specific budget, planning and implementation of history will be ad hoc and depend on the willingness and schedules of developers.
- 2) The April and May memorandums incorporate or suggest a great many changes to the SAP, not only regarding the history content, and that these changes are significant enough to warrant the February Draft of the SAP be augmented as a fresh, corrected draft. AAC believes a clean draft reflecting the changes will foster greater support as well.
- 3) AAC has yet to see any specific language in the memorandums regarding its concerns, which P&Z Staff has sought to address. The exact language resolving these issues is of enough importance that the lengthy memorandums alone are inadequate as an addendum to the February Draft SAP. We ask that the Commission not be simply forward the SAP with attachments, but that Staff have the opportunity to revise the February Draft before the SAP goes further.
- 4) AAC feels that P&Z Staff has made a serious and collaborative effort to work with AAC to resolve issues in the SAP, a process that will be ongoing. However, the short timeframe between the release of the Draft Plan in February and P&Z Commission consideration of sending the SAP to Council prevents the parties from reaching their goal.

Background:

In June, 2010, the AAC was asked by Historic Alexandria Resources Commission (HARC) to produce a Waterfront History Plan in order to assist P&Z Staff prepare the current Waterfront Small Area Plan. The request originated with P&Z Staff after discussion with an AAC member, who had suggested the Concept Plan circulated that spring needed a stronger foundation in Alexandria's historic identity. Subsequently, the AAC created a detailed framework plan – now called the History Plan -- for our waterfront based upon the Concept Plan and in keeping with the Arts Plan. The plan was submitted to the City in November, 2010, at which time P&Z Staff began to incorporate elements of the History Plan into what was to become the SAP. AAC also assisted P&Z Staff in preparing for the December 13, 2010 public discussion of the still in-progress plan.

In February, the City released a draft of the SAP for public comment. AAC did not see a full draft of the plan before it was released, although P&Z did attend an AAC meeting and brief the Commission on general content. When AAC had the opportunity to review the written draft, it found that some significant gaps existed between the objectives of the History Plan and the SAP. P&Z Staff quickly met with AAC to hear their concerns, and soon thereafter met with AAC member James McCall, the chair of the committee which had written the plan, to discuss some 16 points in more detail. (attached) These points ranged from omissions or underdevelopment of essential features central to the History Plan, to the need for better language regarding the historic context of areas of the waterfront meant to guide planners and designers, to the lack of identified, budgeted funding for much of the waterfront history preservation and interpretation. At the meeting with the Mr. McCall, P&Z worked to address AAC's concerns, and suggested that most of the points could be resolved with changes in language, emphasis, and presentation; some three would require instruction from senior levels of City government. Thereafter, AAC did not hear from Staff about how they planned to change the draft SAP in response to the points we had raised, other than that recommendation regarding the points would be included in a Staff report on the SAP.

Prior to the last Planning Commission meeting, P&Z Staff contacted Mr. McCall to ask that he include the 16 points in his for- the-record remarks on behalf of the AAC so that the P&Z Commission could direct Staff to address them. At the Commission meeting, AAC's position was that it supported the History content of the SAP as far as it went, but that AAC asked that the SAP be augmented to address the 16 points and that AAC was not taking a position on development and land use issues in the SAP. After the Commission meeting, Mr. McCall again met with P&Z staff, including Director Faroll Hamer, to discuss how the points would be resolved. The meeting was a positive and collaborative one. Once again P&Z staff indicated that virtually all the points could be resolved, and offered additional suggestions as to where in the SAP. On April 22, P&Z Staff released their first memorandum on the SAP, which did indeed state that the 16 points would be included; however it still did not offer any language or specifics. This was followed by a second memorandum dated May 3. It also does not include specific language, and characterized the points as editorial changes. While some points might be editorial, the lack of a budget is not.

The AAC believes that the scope of the changes Staff have already identified, and the need to include *specific* language to resolve its concerns about the SAP including the lack of a City budget for much of the preservation and interpretation elements, warrant that AAC recommend that the Planning Commission postpone further action until a revised draft is ready.

Thank you for your consideration in the matter.

For the AAC

Kathleen Pepper

Chair, AAC

6
5-14-11

Jackie Henderson

From: Kendra Jacobs
Sent: Wednesday, May 11, 2011 12:28 PM
To: Gloria Sitton; Brandi Galloway; Jackie Henderson
Subject: FW: COA Contact Us: Waterfront Plan
Attachments: 91edc8b44032cbc56a2d4013f376fccf.doc; ATT00001..txt

From: David Brown [mailto:brown@knopf-brown.com]
Sent: Tuesday, May 10, 2011 8:22 PM
To: Faroll Hamer; Barbara Carter; Graciela Moreno; Cicely Woodrow
Subject: COA Contact Us: Waterfront Plan

COA Contact Us: Director Faroll Hamer

Time: [Tue May 10, 2011 20:21:57] Message ID: [29911]

Issue Type: Faroll Hamer
First Name: David
Last Name: Brown
Street Address: 503 Woodland Terrace
City: Alexandria
State: VA
Zip: 22302
Phone: 301-545-6100 (wk)
Email Address: brown@knopf-brown.com
Subject: Waterfront Plan
Faroll,
The attached letter was sent to Council tonight. Please again

Comments: convey my thanks to Nancy for coming out to North Ridge last month. See
you on Saturday.
Dave Brown

Attachment: 91edc8b44032cbc56a2d4013f376fccf.doc

May 10, 2011
503 Woodland Terrace
Alexandria, Virginia 22302

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

Re: Docket Item #6 (May 14, 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 # 6 to be considered by the City Council on May 14, 2011. As Chair of the Zoning Committee for the North Ridge Citizens' Association, I made arrangements for a presentation on the new Waterfront Plan to be made to our Executive Board in April 2011 by Senior Planner Nancy Williams. In addition, I have followed from the sidelines the discussion of concerns about the Plan that have created the current atmosphere of controversy. At the Association's May meeting, the Board decided not to provide an organizational recommendation one way or the other on the Plan, preferring instead to let individuals express their personal views to the City Council. What follows, therefore, are my personal views, not those of NRCA.

Despite controversy over details of the Plan, what is not controversial is that the process through which the Plan was developed reflects the best of Alexandria. The Plan has been more than two years in the making, the product of a great amount of time and effort by Planning and Zoning, countless meetings with stakeholders, and refinements at every turn that reflect a high degree of responsiveness to issues and concerns attentively and responsibly raised by citizens who want the best for their City. Whatever one thinks of its substantive merit, I speak from professional experience in assuring you that the Plan takes into account, in greater detail than most master plans ever do, all of the considerations that go into good planning, and the Plan is surely much improved by the process it has been through.

My support for the Plan comes primarily from my confidence in the process that produced it, not in any particular development scenario in the areas where future development is inevitable, such as the Robinson Terminals. The Plan is practical and realistic in that it recognizes that these properties have valuable development potential that simply cannot be taken away from the owners. In these critical areas, the Plan is forward looking and flexible, and the proposed development guidelines, such as the Waterfront Plan Restaurant/Hotel Policy, offer ample reason to believe that the concerns about compatibility of future development with existing adjacent residential development will be properly addressed when the time comes. One can tweak the details of these

guidelines, as well as proposed rezoning incentives to influence private development decisions. It appears to us a great deal of careful thought has gone into this, and that there are more areas of agreement than disagreement. Beyond that, one cannot expect a master plan to dictate precise development outcomes; it is a plan, not a fixed blueprint.

One of the items that is surely not fixed is when and just how the Plan and the Text Amendment will factor in to redevelopment of the Robinson Terminals. One can fairly well assume that hotels will be part of those proposals only if those willing to fund them believe they would be a viable investment. These private decisions, of course, are affected by the terms and conditions attached to any SUP approval. Planning and Zoning and the Planning Commission are not without track records on such matters, and those records give me confidence that the right sort of development decisions will ultimately be made if the Plan and the Text Amendment are approved.

As a bystander, I am happy to defer to those who have been more closely involved in the planning process regarding the particulars of the Plan and whether further tweaking is warranted. But as a long-time resident of the North Ridge area of Alexandria, I want to add my perspective on one critical area of the Plan—the foot of King Street. I am among the many Alexandrians who visit this area with less frequency than Old Town residents. From that vantage point, I want to express my complete agreement with the Plan’s appraisal that there needs to be a strong linkage between the Waterfront and King Street for the Plan to prove an ultimate success. More specifically, I agree with the sentiment expressed by Planning Director Hamer in her May 3, 2011 Memo (at 12) to the Planning Commission that “the proposal for Fitzgerald Square, the King Street Pier, and Waterfront Park contained in the draft Waterfront Plan is the optimal design” for achieving this important objective. The Options A and B detailed in her Memo are clearly second best solutions, in that they perpetuate the continued sub-optimal use--as a fenced-in parking lot for vehicles and boat trailers—of an area critical to the King Street connection. I urge the Council to leave no stone unturned in ridding the Waterfront of this eyesore and obstacle to the fulfillment of our collective hopes for the future of the Waterfront.

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

Sincerely,

David W. Brown

LAND, CLARK, CARROLL, MENDELSON AND BLAIR, P.C.

Attorneys & Counsellors at Law

524 KING ST.

ALEXANDRIA, VA 22314-3104

6
5-14-11

H. CARTER LAND, III
JAMES C. CLARK
F. ANDREW CARROLL, III
RICHARD S. MENDELSON
DUNCAN W. BLAIR

.....
(703) 836-1000

FACSIMILE
(703) 549-3335

May 13, 2011

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

Delivered by Hand

**In re: Alexandria Waterfront Draft Small Area Plan ("Plan")
May 14, 2011 City Council Public Hearing Meeting -Docket Item No. 6**

Dear Mayor Euille and Members of Council:

I am writing on behalf of our client, Robinson Terminal Warehouse Corporation ("RTWC") the owner of the two waterfront parcels generally referred to in the Plan as Robinson Terminal North and Robinson Terminal South to request that the Council consider the following amendments to the Development Goals and Development Guidelines for the two properties (pages 89 through 91 as to Robinson Terminal North and pages 93 through 95 as to Robinson Terminal South).

The proposed changes to the text of the Plan are technical in nature and are requested to more clearly define and articulate the Development Goals and Development Guidelines and their application to future redevelopment plans. The revised text has been discussed with Faroll Hamer and those members of her staff who on the Plan and our presented for your consideration with the Agreement of Planning and Zoning. For your convenience, the revised text is presented in a redline strikeout format on the attached pages.

RTWC has one further request for the Council's consideration. Table 3 of the proposed Plan sets out the development rights for the Robinson Terminal properties. We believe an additional note needs to be added to this table by the Council to avoid future confusion of the table's interpretation and implementation.

RTWC proposes the following noted be added to Table 3:

Note for Robinson Terminal: The land area and FAR calculations in the above table are based on all of the land governed by the 1983 Settlement. Permitted Development square footage shall be as stated in the table, but FAR will be determined by dividing the applicable Development square footage by actual land area at the time of redevelopment and allocated among the parcels based on the deed dated as of March 10, 1983, recorded in Deed Book 1113, page 392 among the land records of the City of Alexandria, Virginia.

We have discussed this issue with the City Attorney's office and the planning staff and they do not believe the additional note is necessary. While we concur with them that the requested note does not change the meaning of the table, we believe it is important to include the additional note to avoid future confusion, and respectfully request its inclusion into the table by the Council.

If adopted by the Council, the changes will address and satisfy some, but not all, of RTWC's concerns about the Plan. Therefore, we must reserve all of the rights established by the 1983 Settlement Agreement.

On behalf of Robinson Terminal, thank you for your consideration of these requests.

Very truly yours,

A handwritten signature in black ink, appearing to read "Duncan W. Blair". The signature is stylized and somewhat cursive.

Duncan W. Blair

DWB:kl\Euille-Robinson Term.

Enclosures

cc: Boisfeuillet Jones, Jr.
Robert W. Taylor
Eric Lieberman
David Miller
James L. Banks, Jr., City Attorney
Christopher P. Spera, Deputy City Attorney
Joanna Anderson, Assistant City Attorney
Faroll Hamer

Robinson Terminal North

Development Goals and Development Guidelines

May 13, 2011 Requested Revisions

Development Goals

1. Employ a land use mix and design which invites the public and encourages activity within the proposed development and in the adjacent public spaces.
2. Provide ~~extensive~~significant public amenities and free access to and along the water's edge.
3. Improve ~~access by extending~~connectivity of Pendleton Street as a pedestrian connection to an improved public pier, and the waterfront open space.
4. ~~Pay homage~~Show respect to historic West's Point through public space design and interpretive features.
5. Maintain a building scale compatible with existing fabric to the south and west.
6. Maximize water views from buildings, streets and rooftop open spaces.

Development Guidelines

1. Active uses should be part of any development and should constitute the predominant ground floor uses. Active ground floor uses ~~shall~~should be generally located within the area as depicted in the Public Space and Active Frontages Diagram (Figure 30), and ~~shall consist of a mix of uses that are open and welcoming to the public during normal business hours,~~ Active uses such as lobbies, restaurants, retail, civic or cultural uses are preferred; personal service establishments and health and athletic clubs may also be permitted.
- ~~2.~~ 2. The W-1 zone applies and uses listed in that zone are allowed. The preferred use on the site east of Union Street above the first floor is a hotel. The second preferred use would be for offices for office. As to residential uses, Development Guideline #3 and 4 below apply.
- ~~43.~~ Residential use is specifically discouraged east of Union Street unless, as part of SUP and approval, If residential use is proposed in that location, it shall be reviewed during the Special Use Permit process to determine whether the location, design and specific type of residential proposed is found to:
 - coexist well with 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.
- ~~34.~~ Residential use and design should be designed to be compatible with a high level of public activity, and located away from the water

5. ~~As part of the redevelopment, the~~ The streetscape and pedestrian experience along North Union Street should be ~~enhanced; in addition to~~ improved. The following enhancements are expected at a minimum: undergrounding of utilities, providing and provision of appropriate street trees and appropriate light fixtures. Union Street should present an obvious continuation of pedestrian access between open space areas to the north and ~~the~~ south and be improved with, at minimum, wide sidewalks, landscaping and special street paving.
6. Historic interpretation, ~~consistent with~~ taking into account the recommendations of Waterfront History Plan, should ~~appropriately~~ inform every aspect of the design of the redevelopment and adjacent public spaces.
7. Encourage modern design inspired by historic precedent (such as 19th Century Alexandria warehouse architecture) while maintaining compatibility with nearby residential neighborhoods and ensuring compliance with the Potomac River Vicinity Height District regulations. Reflect historic east-west orientation of buildings, alleys and wharves.
8. Parking for new buildings should be primarily accommodated on site ~~and below grade; and screened from public view.~~
9. The bulk and scale of the buildings should be stepped down from Union Street toward the water.
10. Curb cuts should not be located on any building and/or block frontages facing the water or North Union Street, and should be minimized if facing open space along Oronoco Street.
11. Shoreline treatment at Robinson Terminal North should include native plantings and naturalization where ~~possible~~ feasible.
12. Redevelopment should ~~be compatible~~ not interfere with any biosparging technology, or other bioremediation, being employed by the City in treatment of the Oronoco Outfall-Alexandria Town Gas site located at the eastern end of Oronoco Street.
13. Upon redevelopment, public amenities shall be provided by the developer of the site. The specific amenities to be provided will be determined during the ~~development~~ Special Use Permit review process. Desirable public amenities include:
 - Public art as a prominent feature of the public realm, both on public and private property. The recommendations of the Public Art Proposal should be incorporated, to the ~~greatest extent possible~~, in the design for the redeveloped warehouses, pier art walk pathway, pier and dock improvements, and public spaces.
 - Open spaces with public access easements and/or dedications ~~shall be provided~~ as generally reflected in the Proposed Public Space and Active Frontages (Figure 30). The Plan encourages a new open space for public use to be provided on an improved pier, consistent with the federal settlement agreement.
 - Retention of the existing Robinson Terminal pier. The Plan recommends that the pier be repaired and expanded ~~so that it may be used~~ as a public space and incorporated into the public space/pedestrian concept for the Waterfront Plan as a whole. The water and channel conditions permit, the Plan encourages retaining the pier's ability to accommodate larger ships visiting Alexandria. Use of the pier should be active and welcoming to the general public, and should advance the goal of the uninterrupted public pedestrian walkway along the water's edge.

Examples of potential uses on the pier area include water features, river watching, bocce, horseshoes, shuffleboard, plant and sculpture gardens, or outdoor cafes. Any structure erected on the pier should be temporary in nature, such as a tensile structure, fabric awning, or prefabricated, demountable, glass pavilion. The responsibility for the design, funding, construction, maintenance and programming of the pier and public space will be coordinated between the developer and the City with details to be determined in the future; the Plan recommends close coordination between the City and the developer on all of these issues.

Robinson Terminal South

Development Goals and Development Guidelines

May 13, 2011 Requested Revisions

Development Goals

1. Employ a land use mix and design which invites the public and encourages activity within the proposed development and in the adjacent public spaces.
2. Provide ~~extensive~~significant public amenities and free access to and along the water's edge.
3. Improve access by extending neighboring streets and creating new east-west alleys.
4. Create improved pedestrian connections to an improved and expanded public pier and the waterfront open space.
5. ~~Pay homage~~Show respect to historic Point Lumley through public space design and interpretive features.
6. Maintain a building scale compatible with existing fabric across South Union Street and Wolfe Street.
7. Maximize water views from buildings, streets and rooftop open spaces.
8. Redevelopment that includes a new pleasure boat marina is encouraged.

Development Guidelines

1. Active uses ~~which welcome the public~~ should be part of any development, and should constitute the predominant ground floor uses. Active ground floor uses ~~shall~~should be ~~located as generally located within the area~~ depicted in the Public Space and Active Frontages Diagram (Figure 33), and ~~shall~~ consist of a mix of uses that are open and welcoming to the public during normal business hours. Active uses such as lobbies, restaurants, retail, civic or cultural uses ~~are preferred~~; personal service establishments and health and athletic clubs may also be permitted.
2. The W-1 zone applies and uses listed in that zone are allowed. The preferred use on the site east of The Strand above the first floor is a hotel. The second preferred use would be for office. As to residential uses, Development Guidelines #3 and 4 apply.
43. Residential use is specifically discouraged east of The Strand ~~unless, as part of SUP and approval,~~ If residential use is proposed in that location, it shall be reviewed during the Special Use Permit process to determine whether the location, design and specific type of residential proposed is found to:
 - coexist well with 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.

34. Residential use ~~and design should be~~ designed to be compatible with a high level of public activity ~~and located away from the water.~~

5. ~~As part of redevelopment, the~~ The streetscape and pedestrian experience along South Union Street, The Strand, Duke Street and Wolfe Street should be enhanced; in addition to improved. The following enhancements are expected at a minimum: special pavement, undergrounding utilities, provision of appropriate street trees and appropriate light fixtures, and design. Design should enhance the views of the water, pedestrian access and porosity and reflect the historic orientation of buildings and alleyways.

6. A new east west public connection north of Wolfe Street between South Union Street and the pier is strongly encouraged.

7. An extension of The Strand from Duke Street is strongly encouraged. Such an extension, if built, would be a public or private way for vehicle or pedestrians, with a pedestrian-only connection at the The Strand/Wolfe Street intersection to contribute to the buffer of the Harborside community.

8. Historic interpretation, ~~consistent with~~ taking into account the recommendations of Waterfront History Plan, should appropriately inform every aspect ~~of the design of the redevelopment and adjacent public spaces.~~

- Buildings and open space should ~~reflect~~ recognize Alexandria's maritime history.
- ~~The Plan encourages~~ Encourage modern design inspired by historic precedent (such as 19th century Century Alexandria warehouse architecture) while maintaining compatibility with nearby residential neighborhoods and ensuring compliance with the Potomac River Vicinity Height District regulations.
- Architecture should reflect historic east-west orientation of buildings, alleys and wharves.
- The historic brick office building at 2 Duke Street ~~warehouse~~ shall be preserved and adaptively reused.

9. Curb cuts should not be located on any building and/or block frontages facing the water or South Union Street, and should be minimized if facing residences along Wolfe Street.

10. Parking for new buildings should be primarily accommodated on site below grade, and screened from public view.

11. Shoreline treatment at Robinson Terminal South should include native plantings and naturalization where ~~possible~~ feasible.

12. Robinson Terminal South is ~~a~~ one potential location for a new and expanded pleasure boat marina. The proposed marina is conceived to be financially self-supporting as either a publicly or privately built and operated marina, and may be developed and operated in conjunction with the landside redevelopment portion of Robinson Terminal South. If the developer of the Robinson Terminal

South development site does not develop the marina, it shall reasonably cooperate with the City and others to allow its development by others.

13. Upon redevelopment, public amenities shall be provided by the developer of the site. The specific amenities to be provided will be determined during the ~~development~~ Special Use Permit review process. Desirable public amenities include:

- Public art as a prominent feature of the public realm, both on public and private property. The recommendations of the Public Art Proposal should be incorporated to the ~~greatest extent possible~~, in the design for the redeveloped warehouses, ~~pier~~ art walk pathway, pier and dock improvements, and public spaces.
- Open spaces with public access easements and/or dedications ~~provided~~ as generally reflected in the Proposed Public Space and Active Frontages (Figure 33). The Plan encourages a new open space for public use to be provided on an improved pier, consistent with the federal settlement agreement. ~~The Plan encourages the use of Parcel E for park, civic, or cultural activities.~~
- Park, civic, or cultural activity uses in Parcel E.
- Significant design improvements ~~shall be designed~~ for Duke, Wolfe and additional street ends with green, pedestrian areas extending from The Strand to the water to expand the waterfront open space area.
- A new kayak launching area at the foot of Duke.
- Retention of the existing Robinson Terminal pier. The Plan recommends that the pier be repaired and expanded so that it may be used as a public space and incorporated into the public space/pedestrian concept for the Waterfront Plan as a whole. The Plan also recommends that connections be provided at both the northern and southern ends of the pier, and improvements be made to ensure the safety of users. Examples of potential uses on the pier area include water features, river watching, bocce, horseshoes, shuffleboard, plant and sculpture gardens, or outdoor cafes. Until or unless a pleasure boat marina is constructed adjacent to the Robinson Terminal South pier and if water and channel conditions permit, the use of the pier as a docking location for larger vessels should be maintained. The responsibility for the design, funding, construction, maintenance and programming of the pier and public space will be coordinated between the developer and the City with details to be determined in the future.

6
5-14-11

Jackie Henderson

From: Barbara Rosenfeld <bbr59@comcast.net>
Sent: Friday, May 13, 2011 10:55 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront plan
Attachments: ATT00001..txt

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

Time: [Fri May 13, 2011 22:54:55] Message ID: [30069]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Barbara
Last Name: Rosenfeld
Street Address: 202 S. Saint Asaph
City: Alexandria
State: VA
Zip: 22314
Phone:
Email Address: bbr59@comcast.net

Subject: Waterfront plan

I would like to add my voice to others opposing the Waterfront plan. I think development of this scale would irrevocably spoil the wonderful character and beauty of the Old Town waterfront. It would make it too crowded, bring too many cars and too much commercial development to this area. What makes it wonderful now are the parks, the walks, the art venues, the history and the sheer pleasure of being able to enjoy the waterfront. That is what we need to build on and expand. I walk there almost every day -- I love it and would like to see the kind of thing that

Comments: is there expanded (more parks and walks along the water). We do not need a huge hotel and other commercial development on the waterfront. We have a jewel here. While it is fine to have occasional festivals in the park, we do not need permanent development of the kind that is being proposed. I cannot believe you would vote for a plan that will spoil this forever.

Do you really want to go down in history as the Board that

ruined the waterfront?

Sincerely,
Barbara Rosenfeld

6
5-14-11

Jackie Henderson

From: Sophia Economou <sophia_ca@hotmail.com>
Sent: Friday, May 13, 2011 11:00 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Don't Rezone the Waterfront
Attachments: ATT00001..txt

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

Time: [Fri May 13, 2011 23:00:11] Message ID: [30070]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Sophia
Last Name: Economou
Street Address: 327 N. Pitt st
City: Alexandria
State: Va
Zip: 22314
Phone: 7033290615
Email Address: sophia_ca@hotmail.com
Subject: Don't Rezone the Waterfront
Dear Mayor Euille, Vice Mayor Donley & Council Members:

As a citizen
of Old Town Alexandria I am very concerned about the proposed rezoning and
commercial development of the waterfront. It will increase congestion,
Comments: cause parking problems and pollution, and will generally lower the
standard
of living in the area. It will also alter the unique character of Old Town.
I urge you to slow down and reconsider the development of the waterfront
rezoning.
Sincerely,
Sophia Economou, Ph.D.

6
5-14-11

Jackie Henderson

From: Edwin Barnes <eddybarnes@hotmail.com>
Sent: Friday, May 13, 2011 11:12 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront Plan
Attachments: ATT00001..txt

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

Time: [Fri May 13, 2011 23:12:05] Message ID: [30071]

Issue Type: Mayor, Vice Mayor, and Council Members

First Name: Edwin

Last Name: Barnes

Street Address: 327 N Pitt ST

City: Alexandria

State: VA

Zip: 22314

Phone: 703-329-0615

Email Address: eddybarnes@hotmail.com

Subject: Waterfront Plan

Dear Mayor, Vice Mayor, and Council Members,

As a resident of Old Town

Alexandria, I urge you to reconsider many aspects of the Waterfront

Plan that would be damaging to the unique character and cultural heritage

of Old Town. In particular, the construction of new hotels and

restaurants on the waterfront would greatly add to traffic congestion,

Comments:

parking difficulties, and pollution, thus lowering the high standard of

living that distinguishes Old Town from other communities in the region.

Furthermore, I believe that the waterfront area should remain primarily a

public space (in the form of parks) and should not be privatized.

Please avoid making hasty decisions that could have

severe repercussions

on our community. Thank you
for your attention.

Sincerely,
Dr. Edwin

Barnes

6
5-14-11

Jackie Henderson

From: Richard Larsen <dick.larsen85@gmail.com>
Sent: Friday, May 13, 2011 11:50 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Waterfront plan
Attachments: ATT00001..txt

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

Time: [Fri May 13, 2011 23:49:54] Message ID: [30073]

Issue Type: Mayor, Vice Mayor, and Council Members

First Name: Richard

Last Name: Larsen

Street Address: 319 South Saint Asaph St

City: Alexandria

State: VA

Zip: 22314

Phone: 703 683 4387

Email Address: dick.larsen85@gmail.com

Subject: Waterfront plan

Please vote against the proposed waterfront plan. It is ill conceived and will only harm the residents of Alexandria. Please stop the planning staff from making a circus out of our town. There is not enough parking and we don't need more hotels and tourists.

Comments:

Thank you.

Dick Larsen

6
5-14-11

Jackie Henderson

From: Harriet Larsen <harrietlarsen@yahoo.com>
Sent: Friday, May 13, 2011 11:51 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: anti-waterfront plan
Attachments: ATT00001.txt

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

Time: [Fri May 13, 2011 23:51:25] Message ID: [30074]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Harriet
Last Name: Larsen
Street Address: 319 South Saint Asaph Street
City: Alexandria
State: Virginia
Zip: 22314
Phone: 703 683 4387
Email Address: harrietlarsen@yahoo.com
Subject: anti-waterfront plan
Dear Mayor Euille and Members of the City Council,

As a native

Alexandrian, born and bred here, I want you to know how extremely opposed

I am to the waterfront plan for various reasons. Basically, I think the plan doesn't address the needs or desires of most of the residents of this lovely city and will simply add to the congestion of this area and compromise the inherent charm of Alexandria in many ways.

Comments: I think this plan will change the character of the city and is a very bad move. It is very upsetting to me.
I know many people have worked hard and long to develop this plan but that does not justify passing it. Sometimes even after a lot of effort in a certain direction, one has to just stop and recognize if a mistake is being made. I think this plan is a bad mistake.

I hope you will consider my opinion and vote against this

plan.

Thank you.

Harriet Larsen

6
5-14-11

Jackie Henderson

From: Jennifer Torres <jetcarlyle@comcast.net>
Sent: Saturday, May 14, 2011 7:42 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Nay to Waterfront plan
Attachments: ATT00001..txt

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

Time: [Sat May 14, 2011 07:41:42] Message ID: [30077]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Jennifer
Last Name: Torres
Street Address:
City:
State:
Zip:
Phone:
Email Address: jetcarlyle@comcast.net
Subject: Nay to Waterfront plan

Vote against docket #6 the Waterfront plan. PLEASE preserve affordable public access to the river and celebrate Alexandria's seaport history.

Comments: Don't Rezone! No Hotels! No to Commercial Development! No to Privatizing

the Waterfront! Waterfront for the People!

Thank you!

6
5-14-11

Jackie Henderson

From: Mary Dunbar <marymdunbar@gmail.com>
Sent: Saturday, May 14, 2011 7:34 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Oppose the Waterfront Plan
Attachments: ATT00001..txt

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

Time: [Sat May 14, 2011 07:33:54] Message ID: [30076]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Mary
Last Name: Dunbar
Street Address: 2508 Valley Dr
City: Alexandria
State: VA
Zip: 22302
Phone:
Email Address: marymdunbar@gmail.com
Subject: Oppose the Waterfront Plan
I am opposed to the proposed development on the Waterfront. I don't believe that more hotels are desirable or a solution to any of the City's fiscal problem. This community is for the residents who pay for it first, not for tourists.
While I am not a member of ODBC, I don't understand why the City persists in trying to take their land. They have won their litigation, and there are plenty of other areas of the waterfront to focus on.
I also don't think that the City has communicated the proposed plan in a meaningful way. Most of your working citizens do not have time to attend hundreds of planning commission meetings or open dozens of 100 page PDFs, some of which are vague on the details, just to attempt to keep up with this. Before you vote on this plan, the citizens of

Alexandria deserve a concise description and drawings not only of the

Planning

Commission's proposal but also of the alternatives. There does

not appear to have been adequate
consideration of alternatives. We also

deserve a concise explanation of the fiscal impact of proceeding with
any

alternative, given that the main plan will apparently take 20 years to

break even. I don't think it makes
fiscal sense to take this on during

these difficult economic times.

Please vote no today on proceeding with

the Planning Commission's plan.

6
5-14-11

Jackie Henderson

From: Kathryn Papp <kpappva@gmail.com>
Sent: Friday, May 13, 2011 6:26 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Draft Small Area WATERFRONT PLAN
Attachments: ATT00001..txt

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

Time: [Fri May 13, 2011 18:25:59] Message ID: [30056]

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: Draft Small Area WATERFRONT PLAN
We need an alternative plan that keeps the waterfront an open, public area

- a green park space READILY ACCESSIBLE to all residents of Alexandria

City, especially families with small children. There is only one

playground for children at the south end of the City - it is always
filled and overfilled with families and small children. Other waterfront
parks are in constant use for family picnics, get togethers, reading on a

Comments:
blanket, playing ball etc. We need MORE not less open, public, green
space.

There should be NO hotels, large scale restaurants, or other
facilities that would constrain usage of waterfront property to private
developers and outside owners. Old Town Alexandria is a proud historical
area with upscale residencies and properties that are maintained for the
well-being of the community.

Old Town Alexandria is residential; it is not an untended area such as National Harbor; nor is it a seasonal tourist destination such as Martha's Vineyard or Nantucket. It is a place where people live... next to the water!

Currently, waterfront properties such as the Charthouse are deadspace in nontourist seasons; hotel vacancies diminish in winter, tourists all but vanish --- but the people who live here still enjoy walking, running, walking their dogs along the waterfront walkways and parks ALL YEAR ROUND.

We are not Disneyworld, nor should we be. Old Town Alexandria has a unique place in history - small spaces, independent merchants, historical houses, a mixed and friendly community of people. This is why people come here. I have had many conversations with tourists who admire the scale, small shops, intimacy and friendliness of Old Town. And the fact that we obviously care about where we live. We also care about our environment - adding commercial property, especially hotels and large scale restaurants would only burden the already overtaxed river environment with significantly more pollution. Increased traffic from cars and tour buses would put great stress on an already stressed street system.

In the 60's the City made a big mistake when it embraced urban renewal that radically changed the character and nature of King Street. Even today the office properties, too large and unattractive to fit in, have trouble keeping tenants. The argumennt to turn Old Town into a commercial center has proved just wrong - out of keeping with the character of the town. It seems we are at the same point once again. Will

the City make ANOTHER big mistake? Taxes

and revenue base should not be an excuse for bad decision-making. Surely

we're smarter than that!

The Waterfront Plan as it stands today is not

in keeping with the "brand" of Old Town Alexandria. Nor would

it contribute to the beauty of the city. Long ago Toronto Canada made a

decision to integrate large amounts of green space into its city plan --

today, that is one of the features it is most famous and admired for.

6
5-14-11
RECEIVED
APR 06 2011



"Don't Rezone the Waterfront

To: Mayor and City Council
301 King St.
Alexandria VA 22314

"I am opposed to changes to the 1983 Waterfront Agreement that would allow hotels and to changes to the 1992 W-1 zone that would allow more density. I would prefer a waterfront based on arts, culture and history, as opposed to private commercial development. Please vote "NO" on rezoning the waterfront."

Ryan Walker (signature)

Name Ryan Walker Address 309 N Lee

Alexandria VA 22314



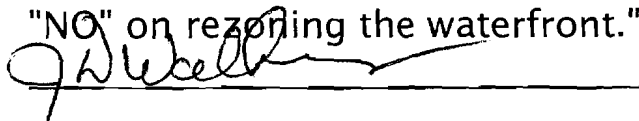
"Don't Rezone the Waterfront"

To: Mayor and City Council

301 King St.

Alexandria VA 22314

"I am opposed to changes to the 1983 Waterfront Agreement that would allow hotels and to changes to the 1992 W-1 zone that would allow more density. I would prefer a waterfront based on arts, culture and history, as opposed to private commercial development. Please vote "NO" on rezoning the waterfront."

 (signature)

Name J.D. Walker Address _____

309 N Lee
Alexandria VA 22314

6
5-14-11
MAY 16 2011



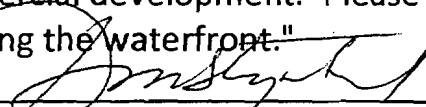
"Don't Rezone the Waterfront

TO: MAYOR AND CITY COUNCIL

301 KING ST.

ALEXANDRIA VA 22314

"I am opposed to changes to the 1983 Waterfront Agreement that would allow hotels and to changes to the 1992 W-1 zone that would allow more density. I would prefer a waterfront based on arts, culture and history, as opposed to private commercial development. Please vote "NO" on rezoning the waterfront."


(signature)
Name BRITT-MARIE STEJSKAL Address 801 N. PITT STR. ALEX VA 22314

Please call us and we will PICK UP your card and deliver it to the City Council for you.

To have a GAPPA representative pick up your card, please call:

603 512 9379

OR

703 732 7269

Please
do not let
restrictions on
HEIGHT LIMITS!
be abandoned