

Jackie Henderson

From: Robert Sigafoes <rsigafoes@san.rr.com>
Sent: Tuesday, April 26, 2011 3:50 PM
To: Jackie Henderson
Subject: Fw: Harris Teeter/Apartment Project Proposed for Old Town

Dear Jackie,

Below is the E-mail I sent to you on 13 September of this year. Please let me know if you get it this time. I used your E-mail address because that is the one that the project developers said to use in contacting the Mayor and City Council.

Thank you for forwarding it on to those listed.

Sincerely,

Robert B. Sigafoes, M.D.

----- Original Message -----

From: Robert Sigafoes
To: jackie.henderson@alexandriava.gov
Sent: Wednesday, April 13, 2011 3:06 PM
Subject: Harris Teeter/Apartment Project Proposed for Old Town

Dear Ms Henderson,

Please be so kind as to forward this E-mail to the Mayor and City Council Members of the City of Alexandria.

Thank you very much.

Sincerely,

Robert B. Sigafoes M.D.

Dear Mayor Euille, Vice Mayor Donley, Councilmen Fannon, Krupicka, & Smedberg and Councilwomen Hughes & Pepper:

RE: The proposed Harris Teeter Store and Apartment Complex in Old Town

I was born in Old Town, love the area and its history, and love everything about Alexandria. I am a graduate of the Virginia public school system, the College of William and Mary, and the Medical College of Virginia, and love everything about my native State. That is the main reason I bought a condominium unit in Portner House on Saint Asaph Street and divide my time between there and San Diego, California, being in Alexandria once a month for several weeks at a time. On my last trip to Alexandria, I attended a meeting of our Home Owners Association where a presentation was made by the Maryland based Buchanan Partners, who are planning to develop a Harris Teeter store plus 175 Apartment units above the store in the block bounded by Pitt, Wythe, Madison, and Saint Asaph

Streets. As you may know, Buchanan Partners is buying the lot from Theo Androus who is a partner in Buchanan Partners, and who lives in Alexandria, but not in Old Town. The block in question is blighted, and something needs to be built there, but I personally am not in favor of this project at this site for the following specific reasons:

1. We already have a Giant food store with adequate parking only three blocks away plus a Trader Joes with some parking one block away. We also have a Safeway and a Whole Foods store in Old Town. Do we really need a Harris Teeter store in Old Town? Within a five mile range of my condo in Old Town there are four Harris Teeter Stores already. How many are too many?
2. The 175 Apartments above the store are one and two bedroom units, but only 175 parking spots will be allotted for the 175 apartments in the underground garage. It is reasonable to expect that in many of the one bedroom units and perhaps most of the two bedroom units there will be more than one adult renter per unit and consequently more than one car per unit. Where are the extra cars from the apartments going to park? Yep, on the streets, thereby taking up street parking needed by people going to businesses in the area or visitors to homes or condos in the area. Down the road, I could potentially see these apartments flipped into condominiums to be purchased and at that time, the City would be issuing bumper stickers to the owners allowing them to park on the streets at all times of the day and night, because they do not have adequate parking for two individuals living in one unit whereas most new condos in Alexandria have two parking spaces per unit in garages built for the units.
3. Two loading docks for large trucks unloading store supplies are proposed for Pitt Street, plus we were told that three truck parking spots were requested from the City on Pitt Street to handle the overflow of trucks needing to use the loading dock. At the current Giant Store, there are usually 2-4 trucks in their loading area at any one time. This will be multiplied by the Harris Teeter Store, since it will be bigger with more supplies unloaded. We have had a continual problem with large refrigerator trucks for Trader Joes parking on the street while waiting to get into their one dock. These trucks arrive often between 4 and 5 in the morning and sit on Saint Asaph Street with their engines running to keep their food cold but creating exhaust fume problems and a continual noise problem. When I was last in Alexandria, one truck parked for 30 minutes at 5 AM in front of my window with its motor running the whole time. This is going to be much, much worse with the Harris Teeter trucks on Pitt Street or on Saint Asaph Street, where they are thinking of moving the loading docks to, since the people on Pitt Street complained.
4. We were told that a small dock area off Saint Asaph Street was to be built for apartment owners to load and unload their furniture with their moves into and out of the apartments, but that the docking area was not big enough for large 18 wheel furniture moving trucks, so these would have to park on Saint Asaph street. With 175 units, there will be folks coming and going frequently when their leases expire, so I anticipate moving trucks frequently parked on Saint Asaph Street.
5. We were told that there would be only one entrance to the underground garage off of Pitt Street to handle all of the Harris Teeter shoppers plus the Apartment dwellers. Can you imagine the congestion on Wythe and Pitt Streets between the hours of 3-6 PM each day when apartment dwellers, coming home from work, and Harris Teeter shoppers, shopping on their way home from work, will all be trying to use the single lane entrance to the underground lot? As we already know with Trader Joes, and human nature being what it is, most shoppers do not want the hassle of going into the above ground or underground parking spaces and will try to park on the streets, thereby creating more congestion on already overworked streets.

6. The developers are requesting that the City change the zoning of the lot from 2.5 FAR to 3.0 FAR, thereby allowing them to build even more apartments than are now allowed on the property. Therefore we will have more persons jammed into a smaller space with all the concomitant noise, traffic and congestion problems.

7. I have no problem with the developers and lot owner making a profit off of their investment or the City increasing its tax revenue, **BUT**, I feel that a much better use of this lot could be made that will still allow them a profit and the City revenue. Why not a nice office building with adequate parking for its employees, contributing to the City tax base? Why not condominiums or town houses, owner occupied, paying taxes to the city and with adequate off street parking for the owners? Why not be noble and build a city park or play ground?

My primary concerns with this whole project are the number of apartment units built above the store without adequate parking for the tenants, the problem with noise and congestion on our streets from both projects, and the loss of "on street" parking again from both projects. Please keep in mind that none of the developers will be affected by the noise, traffic congestion, and loss of on street parking if this project is allowed to be completed as currently planned.....but WE, who currently live in Old Town, will be affected by it on a daily basis. I think that George Wythe, William Pitt, James Madison, and Bishop Saint Asaph would probably be very disturbed by what might happen on the streets bearing their illustrious names.

I would urge you to reject this whole project as currently planned and ask the developers to come back with a plan more in keeping with the quiet streets, history, and beauty of our beloved Old Town.

Sincerely yours,

Robert B. Sigafos, M.D.
621 North Saint Asaph Street, # 108
Alexandria, Virginia 22314

Jackie Henderson

From: Coral Knehans <cknehans@msn.com>
Sent: Wednesday, April 27, 2011 2:40 PM
To: Jackie Henderson
Subject: proposal for Trader Joe's loading area

I would like to express my concern regarding the proposal for a Trader Joe's loading area on Saint Asaph Street. I believe the noise and traffic blockage would not be appropriate to this street, and urge you to consider other options.

Thanks for your consideration.

Cordially,

Coral Knehans
615 North Saint Asaph Street
Alexandria, VA 22314

Jackie Henderson

From: judithkramer@comcast.net
Sent: Friday, April 15, 2011 10:57 AM
To: Jackie Henderson
Cc: judithkramer@comcast.net
Subject: Re: Harris Teeter/Buchanan Bros. Project on St. Asaph Street

To whom it may concern:

As a concerned original owner at Portner's Landing in Old Town Alexandria, I am emailing to express my opinion about the proposed loading dock location for the new Harris Teeter/Buchanan Bros. Project. Please position the loading dock on Pitt Street, as originally planned and presented to our residential community by the Buchanan group and NOT St. Asaph Street, as some are proposing. We are dealing with the Washington Square loading (Trader Joe's) and do not wish to suffer the extra noise and traffic that the loading dock on St. Asaph Street would present to our community. Thank you for your attention. I would appreciate a reply to assure me that my message was received properly.

Judith W. Kramer
1-703-299-0608

Jackie Henderson

From: Deb Roepke <debramroepke@gmail.com>
Sent: Friday, April 15, 2011 9:26 AM
To: Jackie Henderson
Subject: Harris Teeter on St. Asaph and Pitt

Dear Ms. Henderson,

I understand that you are taking comments on the incoming Harris Teeter, and that some of the residents from my condo association have a preference for the location of the loading dock.

I am writing just to say that the City should make the most logical decision based on traffic patterns, costs, etc, i.e. the interests of the larger community. The City should not mandate solutions, as it sometimes does, based strictly on the interests of a small vocal group.

Thank you.
Deb Roepke

Jackie Henderson

From: cpavloff07@comcast.net
Sent: Friday, April 15, 2011 8:08 AM
To: Jackie Henderson
Subject: I am against the Harris Teeter

Dear Jackie:

I own a condominium in the Portners House at 621 North Saint Asaph Street in Alexandria. I am also a small business owner.

I am writing to let you know that as a professional and personal taxpayer in the city of Alexandria, I am strongly against the construction of the Harris Teeter loading dock onto North Saint Asaph Street. I actually am against the construction of another grocery store within a 5 block radius- in addition to Trader Joes and the Giant. One alternative might be mixed small retail, with some sort of common area or park where people can meet, eat, and drink - a venue to connect the community.

I am concerned about additional noise, traffic, congestion, which will greatly impact the charm and beauty of the neighborhood in which we live. (All of this in addition to the noise, construction, and additional traffic that will inevitably come from the 5 blocks of integrated housing on Wythe Street and the new 262 condo, mixed use building being constructed on Wythe near the Post office.

Thank you for your consideration.

Sincerely,

Catha Pavloff

Catha Pavloff, *PavNova Coaching*
Everybody is a Star!

Not in his goals, but in his transitions man is great. - Ralph Waldo Emerson
Woman, too. - Catha Pavloff

Jackie Henderson

From: Ann Mullikin <mullikin@flightsafety.org>
Sent: Wednesday, April 13, 2011 4:45 PM
To: Jackie Henderson
Subject: Harris Teeter Loading docks

Dear Ms. Henderson:

I strongly object to any loading dock on St. Asaph or Wythe Street. We have had to contend with terrible loading conditions at the Saul Center for 11 years now. It is a constant battle to get the building and its tenants to comply with the SUP they were issued. Absolutely NO to more truck traffic and noise 24/7. And NO to the project in any case.

Ann Mullikin
Portner House
621 N. Saint Asaph Street

Jackie Henderson

From: edavies1@comcast.net
Sent: Wednesday, April 13, 2011 5:05 PM
To: Jackie Henderson
Subject: Harris Teeter plan change to St. Asaph Street

Dear Ms. Henderson:

I live in Unit 402 at 621 North Saint Asaph Street in Alexandria. All my living space, including bedrooms, faces Whyte Street, near the crossing at Saint Asaph. This is to inform you of my most strenuous objection to have Harris Teeter's loading dock moved to Saint Asaph Street from North Pitt.

As the situation stands now, with Trader Joe's delivery trucks getting backed up and parking, with engines running, outside our windows at all times of day or night, the city busses passing or stopping for the lights at Wythe and St. Asaph, making the most horrific noise from 4:30 am to past midnight, and the general traffic, it is already unbearable.

There is an effect around these buildings which seems to amplify many times all the noise that goes on here night and day. I am thinking of putting a soundmeter at my windows just so you can get the idea.

Thank you for passing this on for serious consideration.

Sincerely,

Elisabeth Davies

Jackie Henderson

From: macleodmarye@aol.com
Sent: Thursday, April 14, 2011 8:11 AM
To: Jackie Henderson
Subject: Harris Teeter Project

Good morning Ms Henderson,

I am a resident of Portner House and recently heard the presentation by the Buchanan Partners to develop a new Harris Teeter/residential project in my community. I vehemently oppose the movement of the loading dock from Pitt Street to Saint Asaph Street. With the Trader Joe's delivery dock, located on Wythe Street at Saint Asaph Street, which does not fully accommodate the large trucks, we already have an obstructed street for traffic and people and a serious safety issue. I believe adding the Harris Teeter delivery point on Saint Asaph Street will exacerbate the problem and add to the congestion, noise and traffic to make the area impassable. Location of Harris Teeter's delivery dock on Pitt Street is the proper solution, as proposed in the original concept.

Best regards,

Mary E. MacLeod
621 North Saint Asaph Street, Unit 304
Alexandria, VA 22314

Jackie Henderson

From: Linda Langley <langley.lk@gmail.com>
Sent: Wednesday, April 13, 2011 3:38 PM
To: Jackie Henderson
Subject: Harris Teeter Loading Dock

Dear Ms. Henderson,

I strongly object to having the Harris Teeter loading dock on N. St. Asaph Street. I live on the 3rd floor at 621 N. St. Asaph St. - at the corner of Wythe St. We already have to deal with the trucks going into Trader Joe's on Wythe St. at all hours of the night. We also have the buses coming up Wythe St. at 5:00 AM and idling at the stop light under our bedroom window. Because of this noise all night, we sleep with a white noise machine in order to drown some of it out. Adding Harris Teeter's Loading Dock to this would be unimaginable. Please do not let this happen! I understand that a certain amount of traffic noise comes with living in the city, but to have three sources at all hours of the night is just too much for those of us on the corner of St. Asaph and Wythe Streets.

Sincerely,
Linda Langley
621 N. St. Asaph Street
Apt. # 301

Jackie Henderson

From: Kenneth Hoffmann <k.hoffman3@comcast.net>
Sent: Thursday, April 14, 2011 10:33 AM
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: Proposed Harris Teeter Store in North Alexandria
Attachments: ATT00001..txt

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

Time: [Thu Apr 14, 2011 10:32:40] Message ID: [29188]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Kenneth
Last Name: Hoffmann
Street Address: 400 Madison Steet, Apt 407
City: Alexandria
State: Virginia
Zip: 22314-1741
Phone: 703-836-2646
Email Address: k.hoffman3@comcast.net
Subject: Proposed Harris Teeter Store in North Alexandria

Mayor Euille and City Council Members:

Harris Teeter proposes to

build a new store in North Alexandria on the North St. Asaph, Madison, and

North Pitt Street lot. This area does not need another large grocery store. There is a 'Trade Joe' store one block south, and a 'Giant' store two blocks north of the proposed store. If Harris Teeter has its way, one,

Comments: or both of those stores will soon be gone.

Location of another large

grocery store in this area will create an impossible traffic situation.

After experiencing a few severe traffic jams, few shoppers will drive to this area for their grocery shopping.

The solution to these problems is

to relocate the proposed Harris Teeter store to a lot close to Route 1.

That area has few grocery stores and many residences. Furthermore, easy

access from Route 1 will encourage a steady stream of drive-by shoppers.

The loading docks and garage entrance of the proposed store will be directly across a narrow street from the Alexandria House, causing much inconvenience to the residents of and visitors to the Alexandria House. I expect that our driveway will be blocked several times a day by tractor-trailer trucks entering and leaving the loading docks. There will also be much noise.

The proposed design of the Harris Teeter building is tacky. A store with imitation townhouses on top of it will downgrade this fine residential area. I am wondering whether the proposed design is even within the limits of the building code.

If built in its proposed form on the N. St. Asaph-Madison-N. Pitt street site, the Harris Teeter building will lower the quality of life of Alexandria House residents. It may even lower property values. Before approving that plan, I ask the Board to consider the taxes, fees, and other considerations that the Alexandria House residents contribute to the City of Alexandria. If Harris Teeter can't be persuaded to build elsewhere, at least order them to place the loading docks and garage entrance on North St. Asaph Street, which is already a commercial street. North Pitt Street is a fine residential street.

Sincerely,

Kenneth Hoffmann

Jackie Henderson

From: Joyce Shields <joyceshields@ymail.com>
Sent: Thursday, April 14, 2011 10:14 PM
To: Jackie Henderson
Subject: Harris Teeter Proposal

Dear Ms. Henderson,

The purpose of this e-mail is discuss the proposal presented by Buchanan Partners to build an apartment building that includes a Harris Teeter. I understand that it has been suggested that some have suggested that the location of the retail loading dock be changed from the original proposal. I would like for you to inform to the Mayor and Council that I strongly disagree with moving the loading dock from N. Pitt Street to N. St. Asaph St. The original proposal was carefully prepared and takes into consideration the terrain, traffic, and best placement for the loading dock. Thank you so very much.

Warm regards,
Joyce Shields
621 N. St. Asaph St., Apt 405
Alex, VA 22314
703.706.0085

Jackie Henderson

From: nancy kincaid <nancyk764@verizon.net>
Sent: Sunday, April 10, 2011 2:48 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: Harris Teeter
Attachments: ATT00001..txt

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

Time: [Sun Apr 10, 2011 14:47:36] Message ID: [29068]

Issue Type: Mayor, Vice Mayor, and Council Members

First Name: nancy

Last Name: kincaid

Street Address: 400 Madison St. #1408

City: Alexandria

State: VA

Zip: 22314

Phone: 703-836-4794

Email Address: nancyk764@verizon.net

Subject: Harris Teeter

Before approving Harris Teeters mammoth plan for a store at Madison and N.

St Asaph and N. Pitt, I hope you will study the impact of such a gigantic store and apartments on the neighborhood. I live in Alexandria House, and current plans call for the loading dock and parking entries to be across the street from our entry horseshoe drive. This would certainly impact on our access to our building.

Trade Joe's at 18,000 sq ft has 1,000 cars

Comments: per day -- imagine the number of cars with 58,000 sq.ft and 160 apartments

with probably more than 1 resident and car will have on this neighborhood.

Then there is another gigantic development across from the post office on Wyeth Street -- I don't know what that will be, but it is only 5 blocks from the planned Harris Teeters. It too will contribute to congestion in the neighborhood.

nancy kincaid

Jackie Henderson

From: Andrew Stanislaw <drewstanislaw@gmail.com>
Sent: Wednesday, April 13, 2011 1:46 PM
To: Jackie Henderson
Subject: Harris Teeter Proposal

Dear Mayor Euille and members of the Alexandria City Council,

I would like to express my support for the proposed Harris Teeter store and apartments in North Old Town. As a resident of Portner House condominium at 621 N St. Asaph Street, I had the opportunity to hear the developers presentation last month. I believe that the project will bring new vitality to the surrounding blocks and hopefully much needed affordable housing options. I am encouraged that the architects have attempted to design a project appropriate for a walkable neighborhood. As a regular walker and cyclist, I highly value architectural design that contributes to street livability. I believe the current design does this. The drawback however is that idling trucks and regular loading/unloading that go with this type of retail development negatively impact street life. While there is no desirable location for a loading dock, it is necessary and I support the current design based on the lack of street life and pedestrian traffic on Pitt Street. I would argue that St. Asaph has much greater pedestrian traffic due to both the design of the surrounding architecture and access to hotels, trader joes, local businesses..etc. Pedestrian connectivity would be disrupted by a loading dock on St. Asaph, much the way it is on Wythe Street with the trader joes loading dock.

Thank you for your consideration.

Andrew Stanislaw
621 N. St. Asaph St.

Jackie Henderson

From: Barbara Lockett <barbaralockett76@gmail.com>
Sent: Wednesday, April 20, 2011 6:10 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: Harris Teeter
Attachments: ATT00001..txt

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

Time: [Wed Apr 20, 2011 18:10:29] Message ID: [29357]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Barbara
Last Name: Lockett
Street Address: 400 Madison Street Unit 303
City: Alexandria
State: VA
Zip: 22314
Phone: 571-312-1831
Email Address: barbaralockett76@gmail.com
Subject: Harris Teeter

I am strongly opposed to the building of a Harris Teeter store between St. Asaph, Pitt, Wythe and Madison. It has nothing to do with the quality of goods at a Harris Teeter store. It has to do with the nature of the neighborhood, noise and air pollution and ground water concerns. These are

as follows.
This is primarily a residential area and the new store would mean an influx of commercial (product trucks) and purchaser vehicles, adding substantially to the air pollution in the area (and just when we

Comments: hear that the buses and their attendant fumes will be leaving). The developer is requesting a variance for 90 cars on the public streets. All of those spaces are already filled on weekdays. The store will be open 24/7, making what was once a fairly quiet neighborhood into a lighted, noisy one. And I can't imagine what the construction period would be like.

There has been a huge pit on Wythe Street near Braddock for many months now, and there would doubtless be a large pit with its attendant dirt

trucks, earth moving equipment and blowing dirt for many months. And lots

of noise.

I have heard nothing of a geologic ground water survey and what

the impact on Alexandria House would be. Here we have to pump water out

year round to keep our cars in the underground lot from being flooded.

If there is a similar structure across the street, where will they pump

their water into? Will it mean more or less for us to pump?

I will be

glad to express these views at the public meeting scheduled for May 5.

Jackie Henderson

From: William Sullivan <sullivan@govprocure.com>
Sent: Monday, April 18, 2011 10:27 AM
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: Harris Teeter
Attachments: ATT00001..txt

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

Time: [Mon Apr 18, 2011 10:27:13] Message ID: [29283]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: William
Last Name: Sullivan
Street Address: 400 Madison Street
Apt. 1101
City: Alexandria
State: VA
Zip: 22314
Phone: 703 875-8790
Email Address: sullivan@govprocure.com
Subject: Harris Teeter

Dear Mayor and City Officials,

I'm writing in opposition to the Harris Teeter project being proposed at Madison and North Pitt Street. As presently designed, this project will greatly increase the noise and congestion for residents in the area of this project. While it might be nice to have another store option in the area, the noise generated by having the loading dock on Pitt Street will further exacerbate the noise residents have to deal with already as a result of the Metro Bus barn.

Comments: Indeed, it would be preferable to have the Harris Teeter built on the site of the present bus barn.

Until the City is able to remove the bus barn, we must avoid any project that will further damage the quality of life for residents in the area of the bus barn. I, therefore, urge you to reject the Harris Teeter project unless they will make dramatic changes to the design of the project, i.e. relocating the loading dock from PITT to the more commercial North St. Asaph street.

I will be attending the meeting

on May 5th regarding this project, and look forward to your comments on
this matter.

Best regards,
Bill Sullivan
(703) 875-8790 - O.

Jackie Henderson

From: Herbert Harmon <DIANEHARMON@MSN.COM>
Sent: Tuesday, April 19, 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: Harris Teeter project
Attachments: ATT00001..txt

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

Time: [Tue Apr 19, 2011 11:47:34] Message ID: [29327]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Herbert
Last Name: Harmon
Street Address: 400 Madison St # 2207
City: Alexandria
State: Virginia
Zip: 22314
Phone: 7035490031
Email Address: DIANEHARMON@MSN.COM
Subject: Harris Teeter project
You are filling up North Alexandria without parking and reducing the quality of life here.
We like the idea of a Harris Teeter and a pharmacy
BUT NOT with existing plan which allows thousands of cars to come and not
Comments: enough parking. 175 apts with one spot each and no guest parking and
ESPECIALLY the truck loading/unloading should be a drive through not a turn around in front of our building.
Harris Teeter can live without
2200 sq ft of space to accommodate the existing neighbors.

Jackie Henderson

From: Jim Callis <jimc0146@comcast.net>
Sent: Thursday, April 21, 2011 6:52 AM
To: Jackie Henderson
Subject: Loading dock for proposed Harris Teeter store

As an abutting resident, please convey to the City Council my very strong objection to locating loading facilities for this project on North Saint Asaph Street. North Saint Asaph is already heavily trafficked with commuters and others wishing to bypass Washington Street. Loading facilities on North Pitt Street make much more sense as it carries less volume. It is also my understanding that the site topography makes the Pitt Street location more sensible.

I would hope that the poor loading situation that exists at Washington Square - bad location, inadequate space and failure to comply with special use conditions - may be avoided for the Harris Teeter project.

Thank you for your consideration.

James R. Callis, Jr.
621 North Saint Asaph Street - Unit 404
Alexandria, VA 22314 (Phone 703 566-5700)

Jackie Henderson

From: cricketts@christinericketts.com
Sent: Sunday, May 01, 2011 5:05 PM
To: Jackie Henderson
Subject: Loading Dock - St Asaph Street - Harris Teeter

Dear Ms. Henderson,

I am sending you this email as the President of Portners Landing Condominium Association to convey our dissent about the loading dock for Harris Teeter being located on St Asaph Street. For many years the owners of Portner's Landing have had to endure the noise, traffic and light pollution associated with Trader Joes. We are absolutely against the loading dock for Harris Teeter being placed on St. Asaph Street. At the present time we have to deal with Wythe Street being blocked by grocery trucks in the Trader Joe's loading dock. A very dangerous situation because the trucks block Wythe Street and we have to creep by. On several occasions I have come face to face with cars while trying to pass the loading dock on Wythe. There have also been several accidents on St Asaph because of cars turning in to Trader Joes. It would be unbearable if we had two loading docks within one block of each other.

Also the St. Asaph Street residents of Portners Landing have to endure trucks parked outside their homes at 5:00AM in the morning which are running and noisy and playing loud music. We should be allowed quite enjoyment of our homes. Enough is enough.

The place for the Harris Teeter loading dock is on Pitt Street. If you wish to contact me, my contact information appears below. I have canvassed our owners here and over ninety percent (90%) are against the loading dock being on St Asaph Street.

Christine Ricketts
President, Portners Landing Condominium
Asslocation
703-626-3841

Jackie Henderson

From: moncure@comcast.net
Sent: Monday, May 02, 2011 9:20 PM
To: Jackie Henderson
Subject: Location of loading dock for proposed Harris-Teeter - in support of Pitt Street

Dear Members of Council,

I would like to express my support for the proposed Harris-Teeter in our neighborhood, and ask that you approve the location of the loading dock on Pitt Street.

I have thoroughly studied the available options for the loading dock, and Pitt Street is really the only feasible choice. The pattern of streets, the existing cuts on North Saint Asaph, and the design constraints of the site make the other options non-viable. I am particularly concerned that any attempt to force the builders to go with other than this only feasible location, would kill the project and deprive our neighborhood of a very valuable upgrade.

I live here, and I would like to see this project go in as designed. I believe that the loading dock on Pitt Street is by far the best solution, and indeed is the only one possible.

Please feel free to contact me if you would like me to say anything further, and feel free to use my name in any list of supporters of the project or the proposed loading dock location.

Thank you for your attention to this.

I will be at the presentation on May 5th, to urge you personally to place the loading dock on Pitt Street.

Sincerely,
Richard Moncure
611 North Saint Asaph Street

Jackie Henderson

From: Stan and Beverley Borgia <sjborgia@yahoo.com>
Sent: Tuesday, May 03, 2011 10:06 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: Appartments/Harris Teeter on Madison Street between St. Asaph and Pitt Streets
Attachments: ATT00001..txt

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

Time: [Tue May 03, 2011 22:06:27] Message ID: [29711]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Stan and Beverley
Last Name: Borgia
Street Address: 502 Wythe Street
City: Alexandria
State: Virginia
Zip: 22314
Phone: 703-647-9802
Email Address: sjborgia@yahoo.com

Appartments/Harris Teeter on Madison Street between St. Asaph and Pitt
Subject: Streets

Mr. Mayor, Vice Mayor and members of the Alexandria City Council,

You

will be considering a proposal on the arrangement of a new building between

St. Asaph and Pitt Streets at Madison which will be the site of an

apartment building and a proposed Harris Teeter Grocery Store. At issue is

the location of the loading dock to supply this building and the grocery

Comments: store.

We support investment and development in our area. However,

the traffic and associated noise in the area will increase dramatically.

Living close to the effected area, and having surveyed the location, we

believe the only locations which should be considered for the loading dock

is either the St. Asaph Street side of the new building, where there is

existing business traffic, or from Madison where truck traffic will not

disturb several hundred residents living on Pitt and Wythe Streets.

Additionally, future planning promises to raise the bus barn and develop the property with town homes and a high rise residential complex., This will naturally add even more traffic to Pitt and Wythe Streets.

Building

in our residential community should account for the existing residential quality of life as well as the expectation of improving that same quality of life in this quiet and safe neighborhood. The adverse impact of the wrong decision in this matter will, without question, create a dangerous and disruptive environment which will be detrimental to families and pedestrians.

As constituents who take great pride in this community,

these actions, taken in the name of progress, should reflect and reasonably

accomodate our current standard of living. We are relying on you to represent our interests in the design of this development. As noted above,

loading docks should be considered only on the St. Asaph Street or Madison

Street sides. Further, we would ask you to restrict all truck traffic from travel on Wythe Street.

Sincerely,

Stan and Beverley

Borgia

Jackie Henderson

From: Jo Hoots <joiloe@aol.com>
Sent: Friday, May 06, 2011 12:09 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: Harris Teeter project
Attachments: ATT00001..txt

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

Time: [Fri May 06, 2011 12:08:45] Message ID: [29790]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Jo
Last Name: Hoots
Street Address: 400 Madison Street
City: Alexandria
State: VA
Zip: 22314
Phone: 703-589-4829
Email Address: joiloe@aol.com
Subject: Harris Teeter project

Can you please explain in detail how the city done its due diligence in determining the degree to which quality of life will deteriorate for citizens who live in the neighborhood selected to unwillingly host the proposed Harris Teeter to be built on Pitt Street? Can you please explain in detail how the city determined the impact on Old Town and the neighborhoods north of Old Town of problems like noise pollution--some of it due to exhaust systems, determined to be at least 250-750 square feet in

Comments: size, to be installed in the project's underground parking decks--a dramatic increase in traffic in a neighborhood never designed to handle the traffic, 18-wheeler truck deliveries, crime lights, 24-7 loading and unloading, lines of trucks waiting to unload outside of the loading dock proposed to be built on Pitt Street, parking, crime, loitering, overpriced food, overpriced pharmaceutical drugs, destruction of local small businesses immediately in the neighborhood and on King Street, destruction of narrow streets due to delivery traffic, damage to historical structures,

disappearance of any hope of creating a pedestrian-friendly neighborhood in

accordance with the city's planned pedestrian walkways from Braddock Metro

to the Waterfront, to name a few of the hundreds of potential impacts of

this project that were raised by citizens at the community meeting held on

May 5 at the City Hall?

Has the city talked with those who live in

Portner's Landing and who graphically described at the meeting how their

quality of life has been impacted by the Trader Joe's across the street?

Has the city thought out the impact on the neighborhood of constructing

cheaply built, poorly designed rental units of one-and two bedroom

apartments atop a sterile megastore akin to Walmarts, and which are

destined to become the slums of the future? What entity paid for the impact

studies related to this project? Was this paid for by the McGuire Woods law

firm representing the architectural firm or were they paid for by the city,

or were they paid for by the corporation of Harris Teeter? Were the results

reviewed by an objective third party or did the results favor the

corporation of Harris Teeter? Did the studies use areas similar to north

Old Town when conducting the studies or was data from Arlington or other,

totally dissimilar neighborhoods used?

If the Mayor supports this, he will

lose my vote and I will actively campaign against him in support of any

opposing candidate. We do not need a 60,000 square-foot corporate

"Walmart-esque" grocery store when there are at least four grocery stores

within 4-5 miles of Alexandria House, the epicenter of this monstrosity of

a proposal. We need well-built and well-designed residential housing if

anything is to go up on those lots.

I eagerly await substantive answers

to my questions.

Respectfully,
Jo Hoots
Alexandria House

resident/owner
703-589-4829

Jackie Henderson

From: Robert Laszewski <lasz15@hotmail.com>
Sent: Thursday, May 12, 2011 3:02 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: Teeter Project
Attachments: ATT00001..txt

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

Time: [Thu May 12, 2011 15:02:28] Message ID: [29979]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Robert
Last Name: Laszewski
Street Address: 400 Madison St.
#605
City: Alexandria
State: VA
Zip: 22314
Phone: 703-727-9517
Email Address: lasz15@hotmail.com

Subject: Teeter Project

I am a resident/owner at Alexandria House.

I am baffled as to why the

Teeter project, in its present form, is being seriously considered.

I

have spent 25 years in Old Town--including a stint on the Chamber Board and

as a major employer.

All of this time, it has been my sense that any new

Comments: development was not allowed to add to the already problematic parking situation or bring a heavy commercial footprint into a residential area.

Yet, this project has inadequate parking spaces--unless you presume each resident will have only one car.

More importantly, the

project would subject our homes to a loading dock area that would accommodate 20 40' trucks per day. It is likely that we would see these trucks parked on our streets waiting their turn to unload. In addition to

these, we would expect many more delivery trucks--soda, beer, etc., filling up the neighborhood.

Many of the area residents have requested a design change for the loading dock to either the already commercial (in this block) Madison Street or St. Asaph. Yet, we are told the developer won't budge on this.

Without significant changes, I expect you to take the actions necessary to continue to preserve the character of Old Town as a predominantly residential area.

Robert Laszewski

Jackie Henderson

From: David Wiese <dmwiese1970@yahoo.com>
Sent: Thursday, May 12, 2011 9:29 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: Harris Teeter Project
Attachments: ATT00001..txt

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

Time: [Thu May 12, 2011 09:28:57] Message ID: [29958]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: David
Last Name: Wiese
Street Address: 503 Pendleton Street
City: Alexandria
State: VA
Zip: 22314
Phone: 571-970-2223
Email Address: dmwiese1970@yahoo.com
Subject: Harris Teeter Project

Dear Mayor, Vice Mayor and Council Members:

My wife and I are residents

of Alexandria. We relocated to this area from Chicago, Illinois nearly three years ago. We could have chosen to live anywhere in the DC area, but

chose to live in Alexandria. Why? Because Alexandria, more than any town

we have seen in this area, has a vibrant downtown with shops and restaurants and wonderful parks. For those of us fortunate enough to live

Comments: in Old Town, Alexandria brings the possibility of walking to so many things we need or want to do. Being able to walk to so much has been fantastic!

We believe that the Harris Teeter project should be approved as soon as possible because it will add to the great living environment for Alexandria's citizens. Wow - a great grocery store that my wife and I can walk to! The area that the Harris Teeter would occupy is currently an eyesore. Having a nice grocery store in that location would be wonderful! When my wife and I heard about this, we were very excited.

We understand

that there are some concerns about increased traffic. Everyone would love to have as little traffic as possible. And, if the area remains as it is now, there would be no increase in traffic at all. However, that would mean the area remains undeveloped. Frankly, as it stands, the block is an embarrassment. It is dilapidated and does nothing to support property values. In short, the status quo is unacceptable.

Now, we also

understand that the property owner is committed to developing the property.

So, if the Harris Teeter project is not approved, rental units will go into the area. This kind of development might be better than nothing, but that's about all that can be said for it. In fact, depending on the nature of the rental units, it may well be worse than nothing. The last thing the area needs is poorly built apartments. At a minimum, it will bring no new excitement to the residents. It will bring no new value. It will not improve quality of life. The best way to describe such a resolution is to say that it would mean that Alexandria has missed an opportunity.

Let me

say one more thing about the traffic issue. With a good grocery store so close to us (and many others), my wife and I will be able shop without driving. So for the folks around here, the addition of Harris Teeter will actually help us drive less, not more.

Please approve the Harris Teeter

project. In all of our discussions with our neighbors, there is a lot of excitement about this project. Every time we drive by the area, my wife says, "I can't wait to go to the Harris Teeter!" My wife and I, as well as our neighbors, will be watching to see how you choose to deal with this project. Please do the right thing and justify our decision to move to Alexandria. Approve the Harris Teeter project.

Sincerely,
David Wiese

Jackie Henderson

From: Herbert Harmon <herbharmon@msn.com>
Sent: Wednesday, May 11, 2011 1:03 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: Harris Teeter project
Attachments: ATT00001..txt

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

Time: [Wed May 11, 2011 13:03:18] Message ID: [29937]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Herbert
Last Name: Harmon
Street Address: 400 Madison St # 2207
City: Alexandria
State: VA
Zip: 22314-1736
Phone: 7035490031
Email Address: herbharmon@msn.com
Subject: Harris Teeter project
We believe it is hypocritical for you to consider suing the DOD over
traffic and pollution on Seminary Rd and
I395 when YOU are deciding to
Comments: inflict the same problems with the Harris Teeter Project as it is now
planned.

Jackie Henderson

From: Sheryl Swisher <sswis@comcast.net>
Sent: Sunday, May 15, 2011 5:09 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: No to Harris Teeter in North Old Town
Attachments: ATT00001..txt

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

Time: [Sun May 15, 2011 17:09:26] Message ID: [30118]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Sheryl
Last Name: Swisher
Street Address: 400 Madison Street, #1107
City: Alexandria
State: VA
Zip: 22314
Phone: 7035198641
Email Address: sswis@comcast.net

Subject: No to Harris Teeter in North Old Town

Dear Mr. Mayor and Council Members,
I am writing to express my strong

opposition to the proposed North Old Town Harris Teeter grocery store as

well as the proposed one hundred seventy-five (175) apartment units on top

of the store, on the block surrounded by North Pitt, Wythe, North St.
Asaph

and Madison Streets, directly across from home at 400 Madison Street.
As

you know Alexandria is already served by Trader Joe's and Giant at this
end

Comments:

of town. There is no need for a 50,000 square foot grocery store in this

location and there is no need for the tremendous increase in automobile

traffic and delivery truck traffic (including tractor trailers) seven days

a week in what is a residential neighborhood.
Regardless of the rosy

picture Harris Teeter and Buchanan Partners painted at the March 5

Community Meeting at City Hall, the real impact of this proposal was not

addressed. Old Town North does not have the infrastructure to support the

increased traffic—witness the “bail out” traffic from Washington Street

onto North St. Asaph, North Pitt, North Royal and North Fairfax traffic during morning and evening rush hours, the twenty “box” trucks and two to four tractor trailers already making deliveries to Giant each day, the tractor trailers and other trucks making deliveries to the Sheraton loading dock on North Pitt, the traffic tie-ups on Wythe street while it is blocked for tractor trailer deliveries multiple times each week. Visit out neighborhood and note the condition of the streets. Note all of the tour buses traveling down Madison and up Montgomery Streets to the Crowne Plaza, Sheraton, and Holiday Inn hotels. Watch the tractor trailers negotiate the turns from the east-west streets onto the north-south streets. Listen to the trucks backing into loading docks and picking up trash at 5AM in the morning with the constant beeping as they back up and listen to their engines idling for an hour or so while they are unloaded. Attendees at the

March 5 Community Meeting talked about traffic back-ups, noise pollution, and glare of lights all night long attributed to Trader Joe’s—a store less than 1/3 the size of the proposed Harris Teeter. These same problems will only be larger and exacerbated by a Harris Teeter grocery store that is open for customers fifteen to sixteen hours a day and with employees working twenty-four hours a day. This is my neighborhood—it is not a retail center or an industrial center. As an Alexandria resident, taxpayer, and voter, I implore you to say “NO” to the traffic, the pollution, and Harris Teeter in North Old Town.

Jackie Henderson

From: Allyn Trautman <allynhtrautman@yahoo.com>
Sent: Monday, May 16, 2011 10:49 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: Proposed Harris-Teeter
Attachments: ATT00001..txt

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

Time: [Mon May 16, 2011 10:49:20] Message ID: [30136]

Issue Type: Mayor, Vice Mayor, and Council Members

First Name: Allyn

Last Name: Trautman

Street Address: 400 Madison St. #1308

City: Alexandria

State: Va

Zip: 22314

Phone: 703 838 8046

Email Address: allynhtrautman@yahoo.com

Subject: Proposed Harris-Teeter

Dear Mr. Mayor and City Council Members:

I am writing to voice my

strong opposition to the proposed Harris-Teeter store in the 700 block of N. Pitt Street. At a meeting on May 7, many city residents were stunned as one horror after another came out with questioning. For example:

Comments: Harris-Teeter said that of its approximately 20 delivery trucks a day, only 2 to 4 would be tractor trailers. A former Giant manager in the audience pointed out that at his store, in addition to the daily 2-4 Giant tractor

trailers, there were tractor trailers delivering beer, soft drinks, snacks, and refrigerated foods. This would undoubtedly cause back-ups on

Pitt Street. The Harris-Teeter representative did not dispute this.

Also when questioned, Harris-Teeter said that there would be three dump trucks a day hauling away trash. Jim Lacey, Assistant Manager of the

Giant on First Street, told me on May 9, that at his 32,000 sq ft store, they have about 10 to 15 daily trucks, of which about 5 are tractor

trailers.

In addition, there are only 175 parking spaces for the 175

rental units, so those residents with two cars will have to find street

parking in an area where it is already difficult.

Alexandria House

has 7 guest parking spaces, and on any given day, there are numerous

contractors, cleaners and gardeners, as well as other visitors who need

street parking.

At the meeting, the developers gave many reasons

why neither St. Asaph nor Madison Streets could be used for their loading

dock. I agree with this. The whole plan is not viable in any way for this

area with its narrow streets. It's like the ugly step sisters trying

many ways to fit into Cinderella's glass slipper. It just won't work!

Please vote no for this plan that I and many other residents think would

be a nightmare for our area.

Sincerely,

Allyn H. Trautman

Jackie Henderson

From: Barbara Rosenfeld <bbr59@comcast.net>
Sent: Monday, May 16, 2011 9:59 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: Opposition to proposed Harris Teeter
Attachments: ATT00001..txt

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

Time: [Mon May 16, 2011 21:59:18] Message ID: [30166]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Barbara
Last Name: Rosenfeld
Street Address: 202 S. Saint Asaph St.
City: Alexandria
State: VA
Zip: 22314
Phone:
Email Address: bbr59@comcast.net
Subject: Opposition to proposed Harris Teeter
I am a long-time resident of Old Town and plan to move in the fall to an apartment in Alexandria House. I have looked forward to moving to this quiet, excellent location. I am very concerned about the impact of the proposed Harris Teeter. The traffic and trucks and noise this huge project will deposit at the front door of Alexandria House will completely change the character of the block and the neighborhood. We face the prospect of there being huge trucks entering and exiting at all hours and creating noise and disturbance where now there is very little, as well as constant
Comments: customer and resident traffic. The project has inadequate parking for the number of customers and apartment residents it will have, and that will have a huge impact on all the surrounding blocks, leaving nowhere for guests and visitors of Alexandria House residents to park. This project is completely insensitive to the needs and quality of life of the Alexandria citizens who already live on this block. It should be placed elsewhere, where it will not destroy the good quality of life of so many residents. I ask City Council not to approve the planned Harris Teeter.
Barbara

Rosenfeld

Jackie Henderson

From: Nancy Kincaid and Douglas Fleming <nancyk764@verizon.net>
Sent: Wednesday, May 18, 2011 2:34 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: Harris Teeter and Alexandria House
Attachments: ATT00001..txt

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

Time: [Wed May 18, 2011 14:33:43] Message ID: [30223]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Nancy Kincaid and
Last Name: Douglas Fleming
Street Address: 400 Madison St. #1408
City: Alexandria
State: VA
Zip: 22314
Phone: 703-836-4794
Email Address: nancyk764@verizon.net
Subject: Harris Teeter and Alexandria House
Although the Old Town North Urban Design Advisory Committee's opposition to the Harris Teeter loading dock location on N. Pitt Street (if adopted) would relieve some of the traffic across from Alexandria House, this will not solve the disruption to our lives of all Alexandria House residents.
Traffic: 2,000 cars per day will come into the neighborhood to shop at Harris Teeter. 175 cars of residents in the 175 apartments will also come and go several times during the day. 150 employees of HT could also come by car. The streets in this area are already packed during the morning and evening rush hours.
Noise: Sound carries up, and the noise in our apartments will probably preclude use of our lovely balconies. Not only traffic noise, but noise from the trash compactor when it is running and emptied each day, and the noise from the trucks unloading -- no matter where the loading dock is located.

Pollution: Delivery trucks will idle

while they await their turns to unload. Pollution from the trash compactor, and from the increased traffic.

Parking for residents: Only

175 spaces are allotted for the 175 residents. In Alexandria House, even one bedroom rentals frequently have 2 cars -- and certainly 2 bedroom apartment almost always have 2 cars.

Parking for retail: Only 150

spaces for a 58,000 Sq. Ft store -- Traders Joe's has 80 spaces for 14,000 Sq. ft. HT is almost 3 times as big as TJ, and only 1 1/2 times the parking.

Parking for employees: 150 employees with only 35, possibly 52 parking spaces at the Sheraton Suites.

Off-street parking is totally

utilized during the day. We hear that TJ's is asking for no parking on the street around the store. Where will Alexandria House visitors park?

Loading Dock: If allowed to remain on N. Pitt St., it will

effectively block the horse-shoe drive way entrance to Alexandria House. It will limit access to our building for emergency vehicles and the postal service. It will in effect turn the street into an alley, with HT trucks lining half the street -- either entering or waiting for the loading dock.

Departures from the loading dock would also go by AH.

Please consider

carefully the size of this project and its impact on Old Town North and the rest of the city. What is proposed is too big for this area and will diminish the quality of life for those in the neighborhood.

Yes, this

block needs to be developed, but not with a project of this size and scope.

Nancy Kincaid and Douglas Fleming Alexandria House residents

for over 15 years

Doug Fleming has been a homeowner in Alexandria since

1959 -- 42 years.

Jackie Henderson

From: Victor G. Springer <springerv1@comcast.net>
Sent: Tuesday, May 17, 2011 4:27 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: Proposed Harris Teeter grocery store
Attachments: ATT00001..txt

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

Time: [Tue May 17, 2011 16:26:42] Message ID: [30199]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Victor G.
Last Name: Springer
Street Address: 400 Madison St
Apt 1702
City: Alexandria
State: VA
Zip: 22314-1728
Phone: 703-768-8234
Email Address: springerv1@comcast.net
Subject: Proposed Harris Teeter grocery store
Honorable members of the City Council of Alexandria

I oppose the proposed building of a major Harris Teeter (HT) grocery store topped by four floors comprising 175 apartments on most of the Alexandria City block area bounded on three sides by Pitt, Madison, and St. Asaph streets. I oppose this proposed development because it inserts an obtrusively high-traffic increase, high noise-and-light polluting condition, and severe parking-space demand in the midst of a low-traffic, quiet, and primarily residential neighborhood with minimal parking areas (which areas HT proposes to eliminate). The most greatly affected area of this development is the portion facing Pitt St, and it will severely affect the quality of life for the residents in this area.

Alexandria City government makes a point of preserving the residential quality of life for its residents. To permit HT to proceed with its plans would be a clear violation of this

principle and, in particular, what the residents of the most affected area

hold dear.

Thank you,

Victor G. Springer

Jackie Henderson

From: Victor Stamey <victorstamey@comcast.net>
Sent: Tuesday, May 17, 2011 9:30 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: Proposed Harris Teeter - Apartment Project
Attachments: 47e88570052fe7e6902bea75f91c3326.docx; ATT00001..txt

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

Time: [Tue May 17, 2011 21:29:30] Message ID: [30208]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Victor
Last Name: Stamey
Street Address: 400 Madison Street
Unit 1902
City: Alexandria
State: VA
Zip: 22314
Phone: 703-549-2221
Email Address: victorstamey@comcast.net
Subject: Proposed Harris Teeter - Apartment Project
Mr. Mayor and City Council Members, please read my concerns about the
Comments: Harris Teeter - Apartment Project.
Attachment: 47e88570052fe7e6902bea75f91c3326.docx

16 May 2011

Subject: Proposed Alexandria Harris Teeter – Apartment Project

I am an owner/resident in the Alexandria House, 400 Madison Street, Unit 1902. This correspondence is to inform the Alexandria City Council that I think there are many very significant problems with the proposed Alexandria Harris Teeter – Apartment Project:

- Traffic Congestion: A real problem on top of the congestion that already exists from the N Pitt and N Royal Streets due to commuter traffic wanting to avoid Washington Street. Now add the Harris Teeter three truck loading docks and an additional 2,000 cars a day.
- Loading Dock and All Entrances/Exits Located on N Pitt Street: Estimated (minimum) 20 supply trucks, including 18 wheelers, will be a huge problem. The developer wants a variance to eliminate auto parking on N Pitt Street that will allow trucks to back into the loading docks. This will eliminate approximately 15 parking spaces that we currently have on N Pitt Street. Before any approval of the project plan is considered, the Loading Dock and Parking Entrance/Exit should be redesigned for N St Asaph Street.
- Size of Development: The developer is pushing for the large size of the store (58,000 Square Feet), plus 175 apartments in a very small site that will destroy the current pleasing community environment.
- Not Enough Parking Spaces Provided for Retail Shoppers, Harris Teeter Employees, 175 Apartments, and Apartment Visitors: The plan is totally inadequate and this is a serious problem that Harris Teeter has not realistically addressed.
- Noise: A totally new disruptive environment for this Alexandria community.
- Commercial Lights 24 Hours a Day: A totally new disruptive environment for residents of Alexandria House.

Because of the major realistic problems described above, I am absolutely opposed to the proposed Harris Teeter – Apartment project as currently planned. The existing reputation of Alexandria House as a family, community, and environment friendly place to live in Old Town will be negated if this project is authorized to proceed by the City Council. Please reconsider!

Signed,
COL Victor E. Stamey, US Army, Retired

Cc:
Planning Department: gwen.wright@alexandriava.gov
President of Harris Teeter, Mr. Fred Morganthal, II

Jackie Henderson

From: Marianne Ginsburg <mlginsburg@comcast.net>
Sent: Tuesday, May 17, 2011 6:59 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: Harris Teeter Development North End
Attachments: 432fb2752ebcc99e364432f03472ff10.docx; ATT00001..txt

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

Time: [Tue May 17, 2011 18:59:27] Message ID: [30204]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Marianne
Last Name: Ginsburg
Street Address: 400 Madison Street #1303
City: Alexandria
State: VA
Zip: 22314
Phone: 703-683-5995
Email Address: mlginsburg@comcast.net
Subject: Harris Teeter Development North End
Comments:
Attachment: 432fb2752ebcc99e364432f03472ff10.docx

Jackie Henderson

From: Felix Rausch <felix@feacinstitute.org>
Sent: Thursday, May 19, 2011 2:24 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: Harris Teeter Location
Attachments: ATT00001..txt

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

Time: [Thu May 19, 2011 14:24:17] Message ID: [30254]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Felix
Last Name: Rausch
Street Address: 420 Euille St
City: Alexandria
State: VA
Zip: 22314
Phone: 703-836-1002
Email Address: felix@feacinstitute.org
Subject: Harris Teeter Location

My wife and I attended your meeting on May 5th at City Hall and heard all of the comments for and against. We live on Euille St in Chatham Square. What struck me and my wife was the fact that from an Urban Planning point of view, one would think that all aspects of the surrounding environment would be considered in such an undertaking, not just tackle this as an isolated stovepipe project. We should consider the people first, then the environment and then the infrastructure, but in a holistic way since all of this is one living organism, interacting and integrated and dependent on on another. Notice I left out money since that should never be a motivation for "improving" anything. In our immediate neighborhood we have the Bus Barn, the decrepit Giant (BTW the Safeway in the south end isn't much better.) and the soon to be replaced Liquor store. You also have an unbelievable low density housing on one of the most expensive real estate rectangles in the entire city between Princess and Pendleton and N Royal and N Fairfax. If you do not consider all of this and

more in the equation, you are doing a great disservice to the citizens, the City and the businesses. All of these things must be looked at in planning for the future of Alexandria Old Town. For most people I would think (and the feedback in the meeting confirmed this), another Grocery store would be

superfluous because when one shops for the week, and I would imagine this

goes for the AlexHouse residents also, you have to drive. If I have to drive we go to Trader Joe's, Balducci's, yes the Giant, and the Whole Foods

store. Walking to the groceries is only possible for a few items that can be carried. So this selling point of having another Grocery just by itself at that location does not make any sense. We also have to put up with all of the traffic rushing down N Pitt and N Royal for several hours per day when people go to work and come back wanting to avoid Washington Street.

In addition cruise line type Buses have not been banned yet by you so they

rumble through the neighborhood destroying roads and old buildings not built for the weight and impact, and polluting the Old Town with diesel smoke and noise. This "Harris Teeter" proposal would definitely make these situations even worse and would contribute nothing to the well being of the residents. Since you are directly elected by us we ask you to reject the co-location of the Harris Teeter with the new residential complex. As a matter of fact stepping back and looking at this from a distance there are many things that can be done to improve this part of Old

Town, but adding another grocery is not one of them. Not needed, not logical, not wanted, not environmentally friendly, and not traffic friendly. So what's there to discuss - the little bit of money you are taking in from taxes?

Thanks for your consideration.

Jackie Henderson

From: Maria Somavilla <viapadova97@verizon.com>
Sent: Thursday, May 19, 2011 10:31 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: Harris Teeter Project
Attachments: ATT00001..txt

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

Time: [Thu May 19, 2011 10:31:15] Message ID: [30240]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Maria
Last Name: Somavilla
Street Address: 400 Madison Ave
City: Alexandria
State: VA
Zip: 22314
Phone: (703) 918 1405
Email Address: viapadova97@verizon.com
Subject: Harris Teeter Project

I wanted to express my concern with the Harris Teeter project: noise and its impact on the quality of life of the families that live near it.

To minimize this impact, the location of the loading dock and main entrance to the store need to be selected based on traffic patterns and proximity to residential housing. The plan as designed only takes in consideration store space maximization. That is NOT an acceptable criteria

Comments: as it does not take into account what effect the store entrance and loading dock have to the traffic, parking, and noise. City planners have the duty to balance development while protecting the integrity of neighborhoods and the wellbeing of those who live there. If city planners do not do this, who will? If the quality of our lives or the value of our properties decrease because of traffic and noise, who will we hold responsible, the developer, the city, or both?

Please do not let our community down,
work with us to ensure the plan is reasonable for all parties involved.

The project is still in the planning phase and a change in plan can be easily accommodated. Thank you, your neighbour.

Jackie Henderson

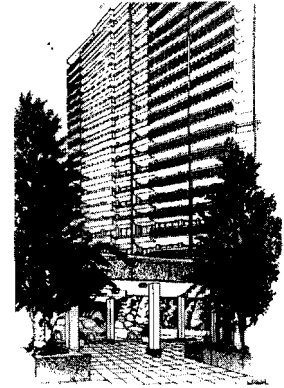
From: David Weinman <ombudinc@aol.com>
Sent: Monday, May 23, 2011 9:42 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Harris Teeter project
Attachments: e92bd92edba72805b2bc0a05e3bf37fa.doc; ATT00001...txt

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

Time: [Mon May 23, 2011 21:42:21] Message ID: [30353]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: David
Last Name: Weinman
Street Address: 400 Madison Street #2008
City: Alexandria
State: VA
Zip: 22314
Phone: 703-548-2539
Email Address: ombudinc@aol.com; alexandriahouse2@earthlink.net
Subject: Harris Teeter project
Good evening Council members. Please see the attached letter regarding the
Comments:
Harris Teeter. Thank You.
Attachment: e92bd92edba72805b2bc0a05e3bf37fa.doc

ALEXANDRIA HOUSE COUNCIL OF CO-OWNERS
400 MADISON STREET
ALEXANDRIA, VIRGINIA 22314
703 548-5002
FAX - 703 548-7795



Alexandria Old Town North LLC
9841 Washingtonian Boulevard, Suite 300
Gaithersburg, MD 20878

and
Buchanan Partners
9841 Washingtonian Boulevard, Suite 300
Gaithersburg, MD 20878

and
The Pinkard Group, LLC
7500 Old Georgetown Road, Suite 602
Bethesda, MD 20814

Re: Notice of Opposition to
Proposed Harris Teeter in Old Town Alexandria

To Whom It May Concern:

I am writing on behalf of and at the direction of the Board of Directors of the Council of Co-Owners of the Alexandria House Condominium (“Association”), as well as an overwhelming majority of the members of the Association. It is our understanding that your organizations are the primary proponents of the proposed 65,000 SF development site covering most of the Alexandria City block bounded by North St. Asaph Street, Madison Street, and North Pitt Street. It is the purpose of this letter to notify you officially of the Board’s and the Association’s opposition to your proposed development slated for that location.

Our opposition is based on our review of the plans shared with the community to date and, in particular, the proposal to include a commercial use; the inclusion of a proposed 51,500 SF Harris Teeter full-service grocery store as a super-majority tenant within the total development. It is our opinion and the main focus of our opposition to this proposed use that this use will drastically and negatively impact the current residential nature of the neighborhood and will adversely alter our current way of life in and around our neighborhood. We do not want this to occur.

In addition to our general objection of forcing a super-majority commercial use on your proposed small site into our otherwise residential neighborhood, the Association also objects to your proposed development on the following specific grounds:

- Size of the commercial use for the selected site (one commentator has put it this way *“it’s like trying to stuff 10 pounds of sausage into a sausage skin meant for 5*

pounds");

- Density of commercial use as opposed to other uses for the selected site;
- Negative increased traffic density due to the impact of both large commercial and private vehicles accessing and departing the site (approximately 20 trucks per day and 2500 customers per day);
- Negative increased traffic flow in and around the proposed site;
- Lack of sufficient on-site parking for potential customers and for the apartment dwellers in the residential portion of the development;
- Further exacerbates a current lack of on-street parking in the area;
- Resultant pedestrian safety concerns due to the increased traffic and increased on-street parking due to insufficient parking on-site;
- Resultant public safety concerns due to decreased ability of Emergency Vehicles to access the area due to increased traffic congestion and increased on-street parking;
- Environmental pollution due to increased noise due to use and traffic; noxious fumes caused by increased traffic; and noxious smells and odors due to proposed type of super-majority commercial use;
- Adverse lighting pollution resulting from continuous (24x7 operations) site lighting;
- All loading docks and commercial/residential service areas to be located away from N Pitt Street.

And, the above represent only some of the specific concerns raised by the proposed use of the selected site.

At the end of the day, our primary concern is the fundamental change to our neighborhood and to the quality of life we now experience, know and love. We, as long-standing, tax-paying citizens of the City of Alexandria will not allow this to happen and strongly oppose the current planned development. Accordingly, we thought it only fair that we let you know now of our total opposition to your proposed development and respectfully suggest that you find another more acceptable location to construct your proposed development.

Please do not hesitate to contact me or, in my absence, John Rahming, should you have any questions.

Sincerely,

Board of Directors
Council of Co-Owners of the
Alexandria House Condominium

By: _____
David N. Weinman, President
John Rahming, Vice President

cc: Ken Wire, McGuire Woods (via email at kwire@mcguirewoods.com)
Gwen Wright, Chief of Development, P&Z (via email at gwen.wright@alexandriava.gov)
City of Alexandria Council (via email addresses for City Council)

Jackie Henderson

From: Alan Shark <arshark@gmail.com>
Sent: Wednesday, May 25, 2011 11:00 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: Planned Harris Teeter Project or BRAC 2?
Attachments: ATT00001..txt

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

Time: [Wed May 25, 2011 11:00:11] Message ID: [30389]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Alan
Last Name: Shark
Street Address: 500 Wythe Street
City: Alexandria
State: VA
Zip: 22314
Phone: 703-519-0691
Email Address: arshark@gmail.com

Subject: Planned Harris Teeter Project or BRAC 2?

I am very concerned that the planning process has gotten this far with all it serious flaws in planning. Neighbors like me who live within a few hundred feet of the proposed loading docks and trash compacter area are strongly opposed to the plans as presented. At the same time we actually support having a Harris Teeter store - but a scaled down version. Many citizens do realize the size and dimension of this project. For example, the current Trader Joe's is a nice 14,000 sq. ft., Giant is 30,000 sq. ft., and the Harris Teeter on Route one and Glebe road is only 40,000 sq. ft.

Comments: The planned project calls for an amazing 58,000 sq. ft.! All of in the immediate area are quite happy with the Route 1 HT store and size.

Here

are the project flaws and deficiencies that must be positively addressed:

1. The proposed loading docks can not be allowed to be facing tax-paying citizen's homes. Harris Teeter whose motto is "the Neighborhood Food Market" should instead be required to have truck entrances on either St Asaph or Madison streets where there are no

homes.

2. The Trash Compactor area is the same as the first item.

Trucks make lot's of noise - especially trash trucks.

3. Parking plans

are totally unrealistic. The developer of the overall project has provided faulty and unrealistic parking plans and to make matters worse, it is based on highly deficient assumptions that do not come close to reality.

4.

Parking spaces on N. Pitt should not be eliminated for this project as a waiver. The neighborhood requires all the parking spaces we can get. We do

have guests and guest like to go out and shop and eat at local establishments. We need more than less.

5. A realistic traffic study

must be conducted for a project of this scale. Some have estimated that an

additional 2,000 or more car trips a day would be added to the local streets making this a likely BRAC 2 project gone wrong. Once the current Bus Barn moves out there will be more residences and increased traffic - which is already congested. Add to this the number of semi-trucks and we will have noise, pollution, gridlock and everyone loses.

The current

plan has so many serious flaws that many of us are surprised that this project has gotten this far in planning - and quite frankly we are alarmed by this.

We urge that the points raised be positively addressed and it is in everyone's interest to keep our neighborhood vibrant and sustainable.

Sincerely yours,

Alan Shark

Jackie Henderson

From: Brent Gilroy <brentgilroy@gmail.com>
Sent: Friday, May 27, 2011 9:08 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 Harris Teeter
Attachments: ATT00001..txt

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

Time: [Fri May 27, 2011 09:08:20] Message ID: [30440]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Brent
Last Name: Gilroy
Street Address: 828 Madison St.
City: Alexandria
State: VA
Zip: 22314
Phone: 571-970-5616
Email Address: brentgilroy@gmail.com
Subject: Old Town Harris Teeter

We recently moved from Silver Spring to Old Town, eager to enjoy the urban lifestyle for which this community is known. We were delighted to learn that a large, full-service supermarket was planned nearby. Frankly, we were shocked to see how under-served this entire community is in terms of mainstream grocery stores.

We are very surprised by the opposition to the Harris Teeter store in North Old Town -- most of which seems to come

Comments: from people living at Alexandria House. I attended the public meeting earlier this month at City Hall; the Alexandria House residents' complaints about potential traffic and congestion associated with the store were perplexing, since this after all is an URBAN neighborhood where one must expect a degree of congestion in exchange for the easy access to amenities both on foot or via a short car trip. I also found their complaints about density amusing, given that their block represents the highest concentration of residents in the immediate area.

From what i have

learned of the history of this proposal, Harris Teeter and its developer have gone to considerable pains to accommodate community concerns. The

recent agreement to re-position the store's loading dock is a good example.

There is no idea place for such a busy facility in this neighborhood, and the St. Asaph St. site for the dock will create more challenges for store personnel, yet Harris Teeter agreed to the change to address the Alexandria

House residents' concerns.

In short, I believe the City should

consider this an adequate accommodation of community concerns and allow the

project to move ahead as currently planned. One reason I left Silver

Spring after 25 years was that vital community development projects were

held hostage for years at a time (and sometimes killed outright) by the

intransigence of a handful of people who wanted to protect outdated,

low-density development. i have always heard that Alexandria understands

how to balance old and new, and how to build workable URBAN environments.

I trust that my new hometown will not disappoint me.

Jackie Henderson

From: Ruth McKenty <Ruth@mckenty.us>
Sent: Friday, May 27, 2011 11:41 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: Harris Teeters Development in North Old Town
Attachments: ATT00001..txt

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

Time: [Fri May 27, 2011 11:40:38] Message ID: [30455]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Ruth
Last Name: McKenty
Street Address: 331 N. Pitt Street
City: Alexandria
State: VA
Zip: 22314
Phone: 703-683-7588
Email Address: Ruth@mckenty.us
Subject: Harris Teeters Development in North Old Town

I'd like to communicate my support for the proposed development in North Old Town with a Harris Teeter store. I have lived in Old Town for 10 years and worked for 18 years. The proposed site of the development is currently an eyesore and the proposed development will certainly improve the appearance of the neighborhood. Additionally Old Town needs a quality grocery/pharmacy store.

Comments: I attended the most recent meeting regarding this situation and was appalled by the behavior of some of the residents of the Alexandria House. It was apparent that the residents of the Alexandria House do not wish to have the block adjacent to their residence developed ever. The reality is that the proposed development area will be developed sooner or later. The current proposed development appears to be a quality project which I think will be beneficial to our

neighborhood.

Jackie Henderson

From: Randy Lindner <randylindner@hotmail.com>
Sent: Wednesday, June 01, 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: Harris Teeter Development
Attachments: ATT00001..txt

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

Time: [Wed Jun 01, 2011 10:19:27] Message ID: [30521]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Randy
Last Name: Lindner
Street Address: 329 N Pitt Street
City: Alexandria
State: VA
Zip: 22314
Phone: 703-519-8088
Email Address: randylindner@hotmail.com
Subject: Harris Teeter Development
I want to express my strong support for the Harris Teeter development planned for the north end of Old Town. We badly need a full service high quality grocer in the north end and this development would certainly enhance theour community. It would also provide attractive housing units to support a vibrant resident population that will add additional patron

Comments: support to our Old Town business community. The development is certainly in keeping with the type and mix of development in this area. I encourage you to support this important development.

Thank you,
Randy Lindner

Jackie Henderson

From: Christine Hill <christineohill@gmail.com>
Sent: Wednesday, June 01, 2011 12:22 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: Harris Teeter Development
Attachments: ATT00001..txt

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

Time: [Wed Jun 01, 2011 12:21:46] Message ID: [30534]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Christine
Last Name: Hill
Street Address: 422 Princess St
City: Alexandria
State: VA
Zip: 22314
Phone: 703-283-3506
Email Address: christineohill@gmail.com

Subject: Harris Teeter Development

I am writing with regard to the 700 block between North St. Asaph and North

Pitt being considered for development. The proposal is for condos with a Harris Teeter grocery and pharmacy store as the anchor on the first floor.

Not only would this development rid north Old Town of one of the last blighted blocks in our community but it would also provide a valuable retail and, based on review of the existing plans, residences that reflect the feel and ambiance of our historic area. I STRONGLY support this proposal. The Giant in Old Town is inadequate. Trader Joes caters to a niche market, that would actually complement a Harris Teeter.

Comments:

As a

long time resident I am excited about having a quality full service grocery store within walking distance to my home. As I understand, there are some

residents of the neighboring condo building (Alexandria House) who are against the development. It would be quite unfortunate should their objections jeopardize this development. The reality is that the site will be developed at some point (or left as an ugly underutilized lot) and the

proposed plan is attractive while also providing a good service to the community. This voter recommends that you support this smart growth initiative.

Jackie Henderson

From: Greg Hill <ghill203@comcast.net>
Sent: Wednesday, June 01, 2011 1:36 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: Harris Teeter Development in North Old Town
Attachments: ATT00001..txt

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

Time: [Wed Jun 01, 2011 13:36:13] Message ID: [30542]

Issue Type: Mayor, Vice Mayor, and Council Members

First Name: Greg

Last Name: Hill

Street Address: 422 Princess St

City: Alexandria

State: VA

Zip: 22314

Phone: 703-836-0571

Email Address: ghill203@comcast.net

Subject: Harris Teeter Development in North Old Town

Good afternoon. Reference the 7 June hearing regarding Harris Teeter possibly coming to Old Town. I am very much in favor of this. Adding a Harris Teeter to North Old Town would not only be a significant upgrade for

Comments: the area, it would bring in much needed competition against the Giant and Trader Joe stores. With the additional tax revenue it would generate for the city, the neighborhood upgrade of adding a higher end store, and competition against the two other grocers this is a complete win-win for the city and its residents.

Jackie Henderson

From: Robert Rowe <roweflight@mindspring.com>
Sent: Wednesday, June 01, 2011 2:50 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: Harris Teeter Development @ Madison + N. St Asaph
Attachments: ATT00001..txt

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

Time: [Wed Jun 01, 2011 14:49:46] Message ID: [30547]

Issue Type: Mayor, Vice Mayor, and Council Members

First Name: Robert

Last Name: Rowe

Street Address: 507 Princess St.

City: Alexandria

State: VA

Zip: 22314

Phone: 703-683-6496

Email Address: roweflight@mindspring.com

Subject: Harris Teeter Development @ Madison + N. St Asaph

I am writing to urge all the Council members to approve this proposed

Harris Teeter development for
Madison & St. Asaph St. This will offer

the greater N. Old Town community a much needed grocery
alternative to

Giant and will redevelop a blighted block in a high-density area. I can't

Comments: imagine why this
wouldn't be welcome addition to our community. Please do

not let the minor traffic concerns of Alexandria
House trump the needs of

the greater community.

Thanks.

Robert Rowe.

Jackie Henderson

From: Cathleen Curtin <ccurtin1@comcast.net>
Sent: Wednesday, June 01, 2011 4:46 PM
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: Harris Teeter + apr development @ Madison+ N. Pitt
Attachments: ATT00001..txt

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

Time: [Wed Jun 01, 2011 16:45:39] Message ID: [30550]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Cathleen
Last Name: Curtin
Street Address: 501 Princess st
City: Alexandria
State: VA
Zip: 22314
Phone: 703 930 932
Email Address: ccurtin1@comcast.net
Subject: Harris Teeter + apr development @ Madison+ N. Pitt

Dear Mayor and Council members,
After much review of the proposal for the

above noted city block I cannot see any reason not to approve what Buchanan

Developers has so reasonably proposed to create in North Old Town.
1. this

block is one of the last blighted blocks btwn the river and Washington Street, perhaps over 20 yrs neglected other than a dry cleaner and the

Wythe St. office building.
2. the neighborhood of the proposed development

Comments: is already a high density community with the 23 story Alexandria House, its hi rise north neighbor at the 800 blk of N. Pitt, the Sheraton Suites, and the multi story commercial buildings along Wythe and N. St Asaph St.
a. the request for a change in density is one of improvement equal to the land use in the neighborhood, but not one of maximizing the density as seen at the surrounding 3 north and east corners. The apt bldg will accommodate 175 units and be near 5 stories at the intersections
4. the apt units will be sought after by a younger and older tenant, a transient

tenant and more than likely a majority that telecommute and or utilize the very available public transportation so car traffic from that component is less a negative.

5. the intentions of Harris Teeter as a quality grocer

to become a part of our neighborhood with a pharmacy is very good for North

Old Town as the Giant seems to remain a customer to its former lower income

community and Trader Joes though a quality value grocer can only meet market needs at a certain level.

6. there is no question there will be

additional traffic...we live in an urban area, its part of the fabric.

Buchanan Dev. has worked tirelessly to accommodate Alex. House Residents

and those residents still resist change preferring a blighted block to view from on high.

7. I understand the sheer number of residents at Alexandria

House are petitioning against this development. Their petition numbers will allow for a 'Super Majority' vote by City Council of 6 in favor (vs the usual 4).

Council Members -The greater community, supports this development.

I have attended a public hearing, viewed their proposal on

line and have met with Buchanan to understand their proposal. I see it as a

value added to this community as well as to the city coffers with a

projected revenue added to the city of \$1m annually.

This is not the time

to say "no" to a developer who brings cash to the table, provides

jobs, provides improved consumer options. Do not allow Alexandria House to

squash this development.

All best,
Cathleen Curtin RA AIA
Alexandria

Beautification Commissioner

Jackie Henderson

From: Kirsten Kulis <kirstenbrinker@hotmail.com>
Sent: Wednesday, June 01, 2011 8:50 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: Harris Teeter Development
Attachments: ATT00001..txt

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

Time: [Wed Jun 01, 2011 20:49:55] Message ID: [30557]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Kirsten
Last Name: Kulis
Street Address: 1218 West Abingdon Drive
City: Alexandria
State: VA
Zip: 22314
Phone:
Email Address: kirstenbrinker@hotmail.com
Subject: Harris Teeter Development

I would like to voice my support for the proposed Harris Teeter development near Trader Joe's and my home in Nethergate.

The Giant is dangerous at night based on the CrimeReports.com map, their store is too small to offer the variety of products my household needs, and I've unwittingly purchased expired food there a few times. I currently spend my grocery dollars at the Harris Teeter in Arlington, at the Eclipse by Potomac Yards. (Love that covered parking.) I also shop at Trader Joe's and Whole Foods, and will continue to shop at all three grocers...

I'd rather stay in Alexandria, though, and have a true full-service grocery store within walking distance to my home.

The developer should take special care (and funds) to air condition the garbage area, so it doesn't stink up the neighborhood, and deliveries should occur during the working day so that residents aren't awakened at night. Traffic studies should address the

impact of the development on Washington Street, as light and pedestrian sign timers may need to be adjusted. The Harris Teeter lease from the developer should include a provision for security detail (personnel) at night (for the entire term of their lease, including renewals); that way, they can avoid turning into another Giant and causing a drain on the local police force (and neighbors).

If the office building on the site is historic but not significant, perhaps the bricks could be cleaned and donated to the city as part of a "green" effort? Maybe they could be used by the city for city landscaping projects?

In any case,

please count mine as a "yes" vote for Harris Teeter. Thanks.



ROBERT B. SIGAFOES, M.D.
1456 CAMINO LUJAN
SAN DIEGO, CALIFORNIA 92111-7647

JUN - 1 2011

26 May 2011

Honorable William D. Euille, Mayor
Mayor's Office, City of Alexandria, VA
301 King Street, Suite 2300
Alexandria, VA 22314

RE: Harris Teeter/ Apartment Project bounded by Wythe, Saint Asaph, Pitt and Madison Streets

Dear Mayor Euille:

I live in San Diego, California and Alexandria, Virginia and regard Virginia as my home, since I was born in Old Town. My address there is at 621 N. Saint Asaph Street, so I will be directly affected by the Harris Teeter/ Apartment Project which will be before City Council next month for a final vote. I have no problem with the Buchanan Partners or Mr. Theo Androus making a profit off the sale of the land there or building a profitable project on the site, nor do I have a problem with the City increasing its tax base by such a project. I do have a problem with the size and scope of the project now planned for that lot and how it will impact the residents in that area of Old Town. These residents pay high property taxes to the city already so they/we are a source of revenue to the City also, plus the residents do vote.

My main concerns center on three issues: Parking Problems, Street Congestion, and Noise. As you know 175 Apartments are planned to be built above the Harris Teeter store with only 175 spaces for the apartment renters to park underground. I think it is reasonable to assume that in many of the apartments, especially the two bedroom units, there will be two adults living in each unit and therefore two cars. Where will the second car be placed? It will have to go on the streets. We have been told that the Sheraton Hotel will provide a few additional parking spots, but at a cost, and those spots are not guaranteed forever. I can see these apartments being flipped into condominiums in the not too distant future, and at that point the now owner occupant will have the option to purchase a City #9 Area Bumper Sticker and then be parking on the streets at all times, since there are not enough spaces under the building when two people in one unit each have a car.

The second concern is Street Congestion. As you know, these are narrow streets with one lane in each direction. There will be only ONE single entrance off of Pitt Street to the underground garage to accommodate the 175 Apartment dwellers returning from work plus all the Harris Teeter shoppers at the end of the day,

creating tremendous congestion on Saint Asaph, Wythe, Madison and Pitt Streets both in the morning and afternoon and early evening. There are only two bays off of Pitt Street for 18 wheel truck rigs to back into and unload store supplies. I enclose a picture of the Giant Food Store parking lot, where they have direct access to their loading dock now, so their trucks are not parking on the street. One picture was taken at 8 AM in the morning in May of this year showing, not one or two, but a total of five trucks waiting to unload at the Giant. The Harris Teeter Store is going to be at least four times bigger than Giant, so one could certainly expect more trucks trying to unload with two in the loading dock and many more on the streets. The builders have asked for three 18 wheel rig parking spots on Pitt Street, thereby taking up 12 parking spots for cars. See the picture of the 18 wheeler parked on Saint Asaph Street and count the cars taken up by the length of the truck. If the trucks cannot get into the two unloading docks planned, they will definitely be sitting on the streets and more often than not IN the streets.....see the one for Trader Joes blocking one lane of Wythe Street in May. It has been proposed that the loading docks be placed on Saint Asaph Street instead of Pitt Street, but that would mean that not only would the loading docks for the store be on Saint Asaph Street but also the loading dock for moving furniture into and out of the apartments would also be on Saint Asaph Street. In addition to that, the air conditioning system for the entire project is on the Saint Asaph Street side, creating more noise. The loading docks are not wanted on Pitt Street nor on Saint Asaph Street.

My last concern is that of noise pollution and I might add diesel emission pollution. The 18 wheel rigs make a loud beeping sound when they back into their loading docks, loud enough to wake up anyone from a sound sleep, plus they are unloading in the mornings usually. If the rigs cannot get into their loading dock, because other trucks are already there, they will be sitting on the streets with their compressors and engines running, so that cold food does not spoil, but they will increase the noise and diesel pollution by doing so. I cannot tell you the number of times that the residents in Portner House have called the Alexandria Police department because Trader Joe's trucks are sitting in the street with their engines and compressors running very early in the morning. I am sure Captain Reyes, could back me up on this problem since he has handled many of the complaints.

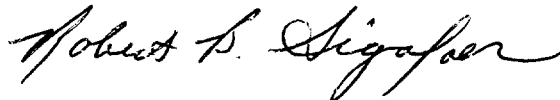
President Calvin Coolidge said, "the business of America is business," and I could not disagree, so I see no problem with businesses making a profit from their endeavors or the City making tax revenue BUT I feel that the current Harris Teeter/ Apartment Project is not well conceived for the area where it is planned and I feel it will significantly impact the current residents there in a very negative way regarding traffic congestion, lack of on street parking, and noise pollution. Plus, it is not in keeping with the general character of Old Town: free from huge mega stores that could be more easily placed in a shopping mall, and a town free from apartment units where renters do not have adequate parking for the number of renters with cars. To me, a better use for the block would be a smaller retail store or several small retail stores, even an office building with adequate parking for

customers and employees plus the total elimination of the 175 apartment units and substitute some condominiums which would be owner occupied...each paying taxes to the City, plus they would have two parking spaces per condo unit and would not be parking on the City streets. Also to be considered would be a much needed City office building or, being noble, a City park.

Please share this letter and pictures with the Vice Mayor and the five other members of City Council and I would urge all to vote against this project until a better plan could be developed which would preserve the character of Old Town and its historic streets and would not impact its neighbors in such a negative way.

Thank you for your consideration.

Sincerely,

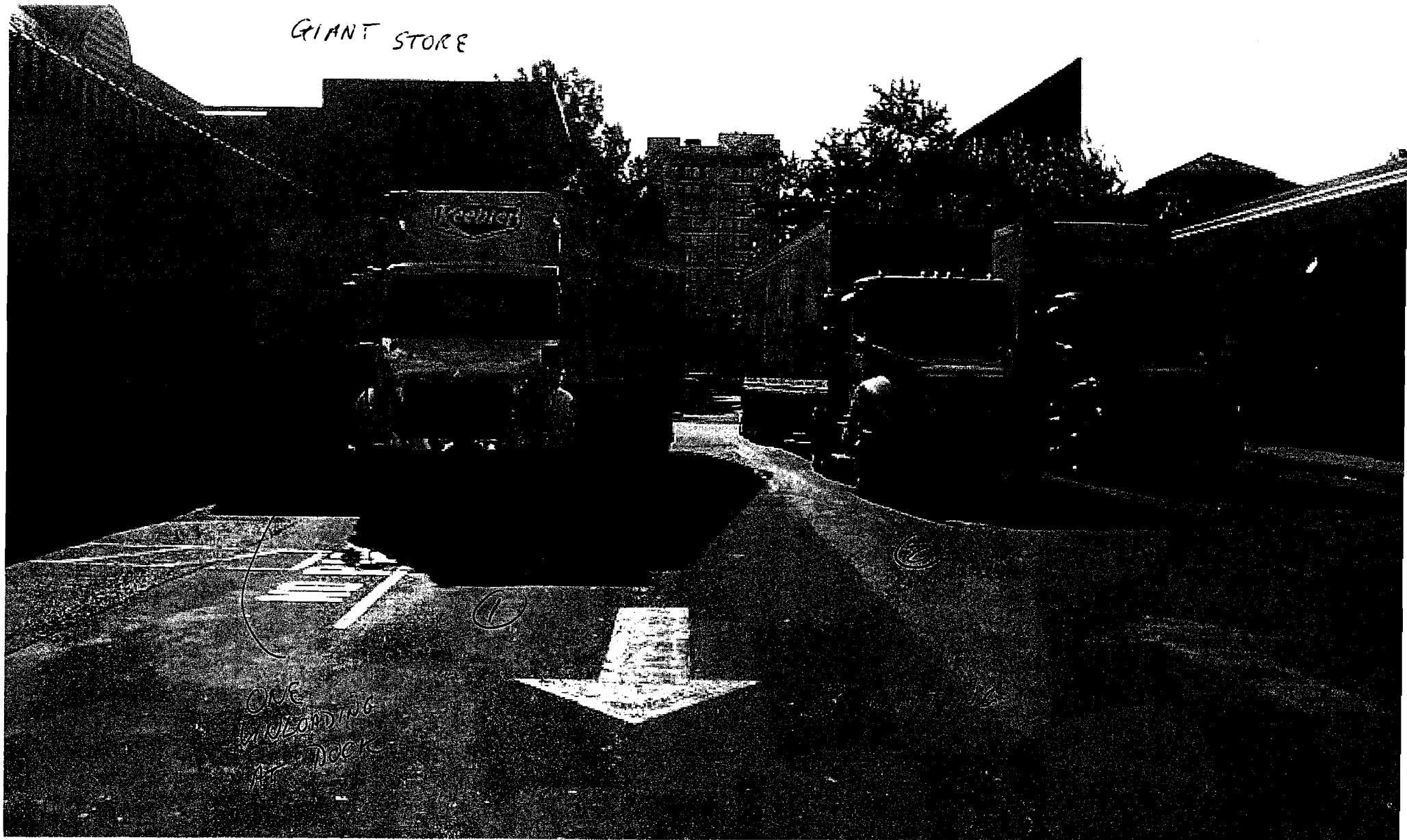
A handwritten signature in cursive script that reads "Robert B. Sigafos". The signature is written in black ink and is positioned above the printed name.

Robert B. Sigafos, M.D.

3 18 WHEEL TRUCKS PLUS
1 18 WHEEL CAB UNLOADING
AT DOCK ON LEFT

GIANT STORE TRUCKS
PARKING AT 8 AM
12 May 2011

GIANT STORE



ONE
UNLOADING
AT DOCK

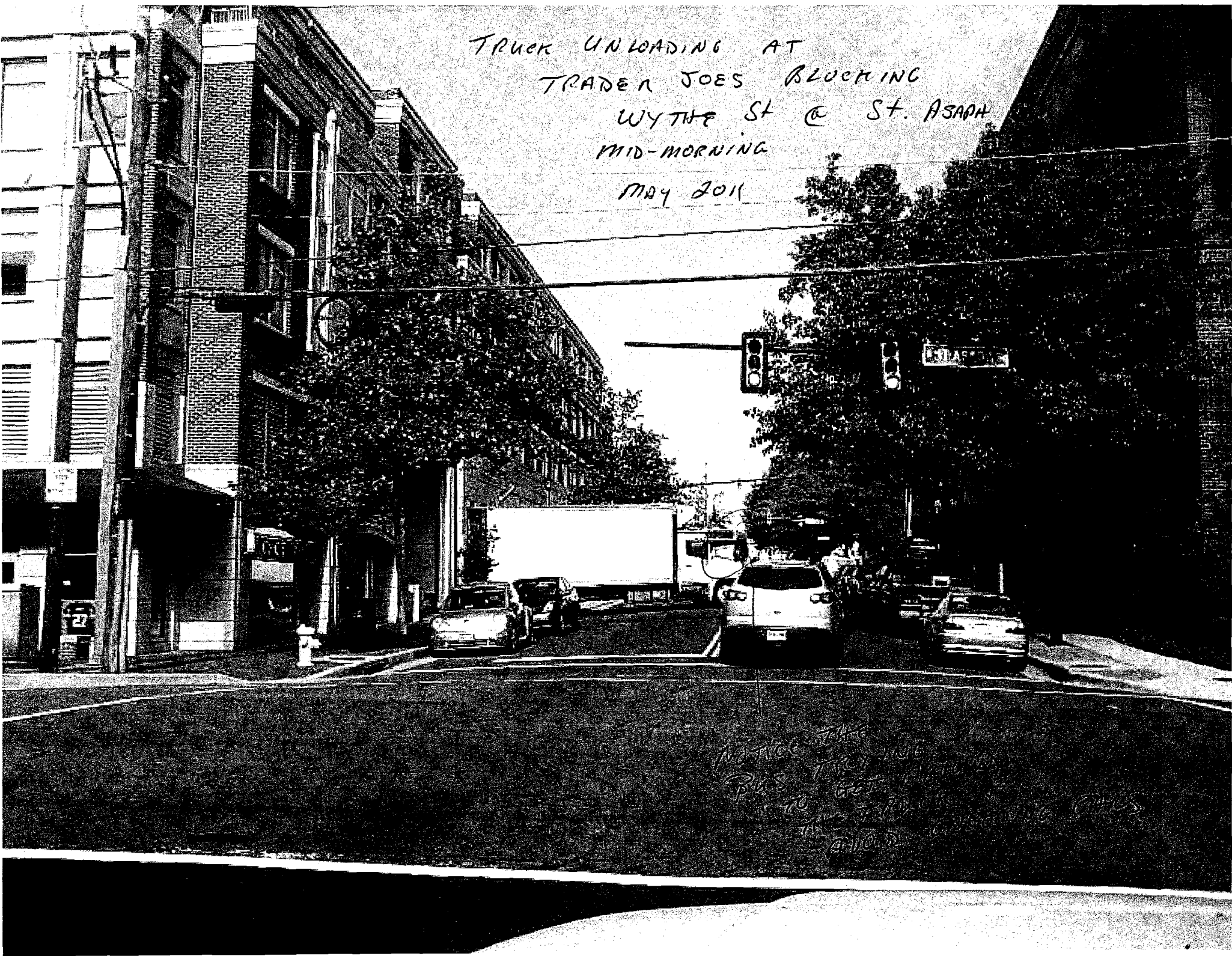
5401001

THIS TRUCK WAS AT THE
STOP LIGHTS AT ST ASAPH ST & WYTHE ST
BUT @ 5AM THEY PARK WHERE
THE 4 CARS ARE LOCATED WITH
THEIR COMPRESSORS & ENGINES RUNNING
WHILE WAITING TO GET INTO
A STORE LOADING DOCK

NO PARKING
ANY TIME
MON-FRI
8:00 AM - 5:00 PM

24C101

TRUCK UNLOADING AT
TRADE JOES BLOCKING
WYTHE ST @ ST. ASAPH
MID-MORNING
MAY 2011



NOTICE THE
BUS TRUCK
TO GET
THE TRUCK
AND



TRUCK WAITING TO
UNLOAD ON WRONG SIDE
OF STREET (WYTHE)
BLOCKING CAR
LANE
O 9 AM

NOW -

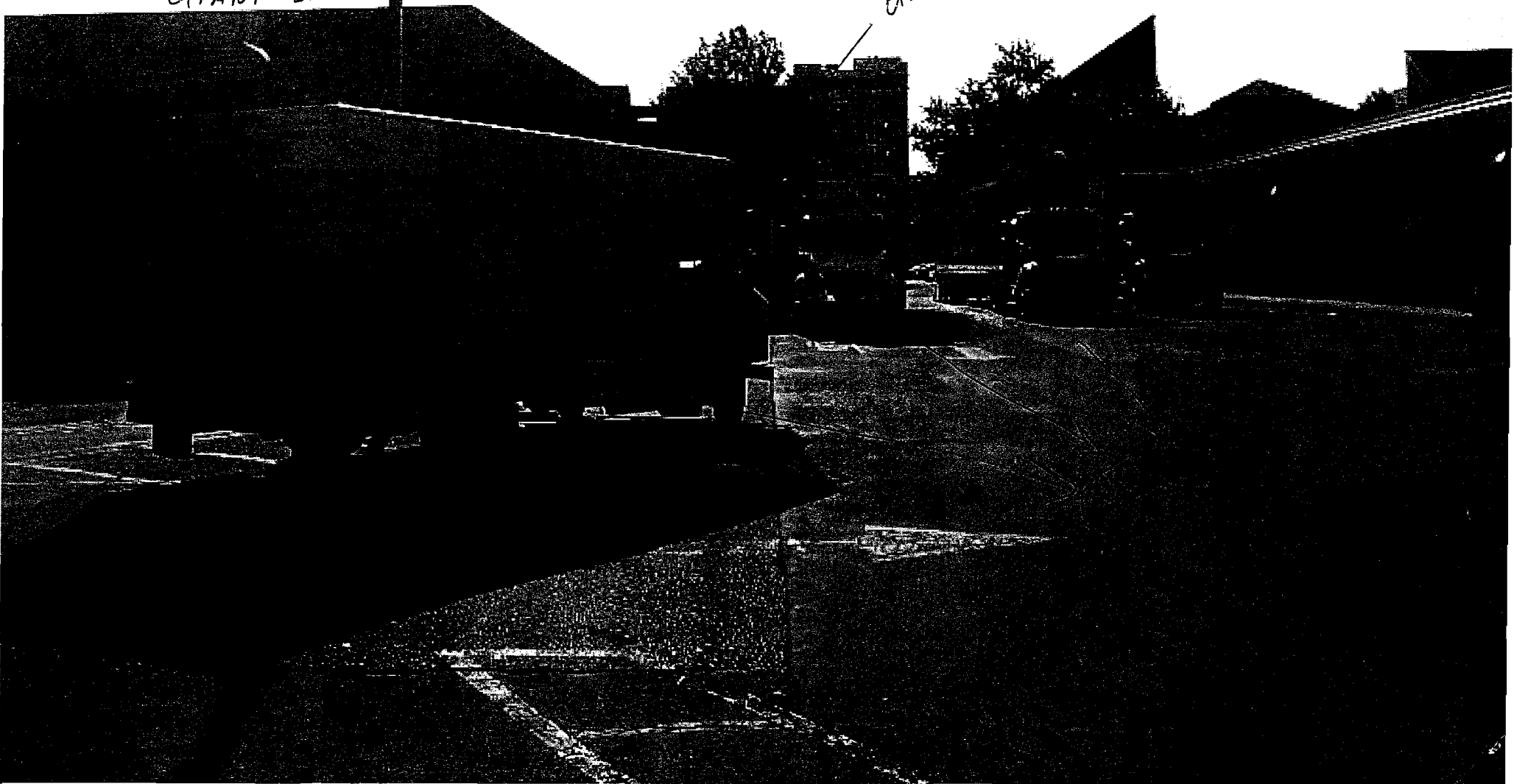
1 TRUCK UNLOADING AT
THE LEFT DOCK PLUS

4 TRUCKS NOW WAITING
TO UNLOAD.

GIANT STORE TRUCKS
PARKING @ 8:10 AM
ON 12 MAY 2011

GIANT STORE

UNLOADING



Jackie Henderson

From: charles gregorios <nhyankee@comcast.net>
Sent: Friday, June 03, 2011 6:27 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: Harris Teeter Proposal
Attachments: ATT00001..txt

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

Time: [Fri Jun 03, 2011 18:26:56] Message ID: [30621]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: charles
Last Name: gregorios
Street Address: 420 North lee
City: alexandria
State: va
Zip: 22314
Phone: 703-706-4234
Email Address: nhyankee@comcast.net
Subject: Harris Teeter Proposal
I support the approval and constuction of a Harris Teeter grocery store in
Comments: North Old town.The lot is now a terrible eye sore
and the entire area
would be improved immensely. Thank you for your consideration.

Jackie Henderson

From: Rick Gutwald <rick400@verizon.net>
Sent: Saturday, June 04, 2011 1:14 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: Harris Teeter Project
Attachments: ATT00001..txt

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

Time: [Sat Jun 04, 2011 13:13:46] Message ID: [30628]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Rick
Last Name: Gutwald
Street Address: 400 Madison Street
#502
City: Alexandria
State: VA
Zip: 22314
Phone: 703-549-8223
Email Address: rick400@verizon.net
Subject: Harris Teeter Project

We are owners-residents in Alexandria House. We are opposed to the Harris Teeter (H-T) project in toto and strongly recommend the project be disapproved. Overall the grocery store size and the impact of its business on the quality of life does not fit the current neighborhood or the aesthetics of Old Town as we know and love it. We strongly urge the Planning Commission to disapprove amending the Master Plan to change use classification from Commercial Downtown to Coordinated Development

Comments: District
We reviewed the Alexandria staff's report and we disagree with its recommendation to approve the development applications. Although the report is well written and proposes solutions to many issues that we and our neighbors have raised in meetings, the recommendations omit or fail to sufficiently address important factors and risks. We strongly recommend the planning committee reject the Alexandria staff report on the H-T

project until the following factors are addressed more thoroughly and until a comprehensive risk assessment is conducted that includes risk mitigation

procedures.

1. Residential loading dock.

a. Issue: Locating the

residential loading dock to Pitt Street from St. Asaph Street is a safety risk.

b. Discussion: We commend the staff for insisting the retail dock

be moved to St. Asaph Street. Nevertheless, moving the residential dock to

Pitt Street will increase risks to vehicle and pedestrian safety,

especially during peak traffic hours on Pitt St., and will hamper the

exiting of residents and customers from underground parking. It will also

adversely affect the Alexandria House driveway and increase noise

pollution. The residential loading dock should remain on St. Asaph Street

as depicted in the 5 May 2011 Buchanan Partners Retail Loading Option #2

(slide 15) as shown on the Alexandria.gov website and presented to us at

the 5 May meeting for local residents. Retail Loading Option #2 was

designed and proposed by the developers and it shows both the retail and

residential docks on St. Asaph Street.

c. Recommendation: We strongly

urge the Planning Commission to adopt as primary option the Retail Loading

Option #2 as presented on the Alexandria Website with both the retail and

residential docks on St. Asaph Street.

2. Retail Parking

a. Issue: The

impact of insufficient retail parking is not addressed in the report.

b.

Discussion: The Alexandria staff recognized and required mitigating

procedures to address the possibility of insufficient residential

underground parking and the lack of visitor parking. The Staff did not

perform the same due diligence regarding retail parking. Consequently, no

procedures have been identified in the event the amount of retail parking

is insufficient. The staff recognized that the planned retail parking

space does not meet the minimum spaces required by zoning ordinance, but

accepted the retail parking experience of other H-T stores to mitigate this

shortage. Doing so assumes that the Old Town location will be identical to other neighborhoods serviced by H-T. What if that assumption is wrong? The first paragraph of page 13 in the Alexandria staff report, mentions H-T using "shared parking" to achieve an acceptable parking ratio. This paragraph needs clarification to clearly explain how this shared parking ratio works. Additionally, a recent Washington Post article (Tuesday, 31 May 2011, Metro, Page 1) highlighted significant problems with garage parking that should be considered and addressed by the Alexandria Staff. The article includes a problem with the Whole Foods store on Duke Street that seems to apply to this H-T project. The experience of Trader Joes also suggests the H-T retail parking plan is not sufficient.

c.

Recommendation: Collect and analyze data from the experiences of other grocery stores with underground parking garages and apply results of assessment to this situation. Conduct a risk assessment and develop courses of action to address the potential that 150 retail parking spaces is insufficient.

3. Value of residential property adjacent to the Harris

Teeter location.

a. Issue: The report does not address the expected

impact that the H-T full-service grocery will have on the value of

residential property adjacent to the H-T location.

b. Discussion:

Negative factors affecting residential property values include an increase

in traffic; an increase in noise, light, and air pollution; an increase in

litter and other refuse, an increase in competition for on-street parking,

increase in risks to safety, "wandering" shopping carts, increased

neighborhood activity from apartments, encroachment on Alexandria House

plaza parking, and others. The staff report does not address how H-T

affected property values in other neighborhoods. We fear our property

value will drop for the above reasons, which also will mean a drop in

property taxes for the city.

c. Recommendation: Conduct a study to

determine the probable effects of the H-T project on adjacent residential

property values. Collect data from other H-T neighborhoods. Include the

study results in the Alexandria staff report. Provide procedures to

mitigate factors that would adversely affect property values, such as noise abatement requirements for exhaust fans and air conditioning towers when

adjacent to high rise buildings, control of litter and other refuse,

control of grocery carts, etc.

4. Presence of an aquifer or underground

stream

a. Issue: The report does not address the aquifer or underground

stream located on the west side of Alexandria House (the Harris Teeter side)

b. Discussion: The Alexandria House underground parking is plagued by the rise of water from an aquifer or underground stream beneath Pitt

Street. The Alexandria staff report states that eighteenth century maps depict a stream located on the north east portion of the proposed H-T

location. This likely is the reason Alexandria House has flooding issues

in its underground garage. The Alexandria staff report does not account

for the potential effects that construction or the presence of the H-T

building may have on the aquifer or underground stream, and subsequent

effects on the Alexandria House or other nearby property.

c.

Recommendation: Acknowledge that an aquifer or underground stream exists

in the vicinity of the proposed H-T location, and address what procedures

shall be followed to preclude increasing the risks of flooding in

Alexandria House or damage to other property.

5. Comprehensive risk

assessment

a. Issue: The staff report on H-T does not include a

comprehensive risk assessment to address the potential negative outcomes

associated with the H-T project.

b. Discussion. The H-T presentation

highlights the positive financial effects of locating its store in the

proposed location, including new jobs and significant new revenue for the

city. The Alexandria staff report does not balance this with the potential

negative financial risks that come with this project. This is another

example of the need for a thorough and comprehensive risk assessment to

address "what ifs." Since nothing is absolute in business, what happens if

H-T goes bankrupt or is purchased by another company that operates

differently? What happens if this immense store goes out of business, becomes vacant, yet has 175 apartments above it? What affect will H-T have on nearby Trader Joes and Giant? Is it better to have Harris Teeter than to lose these two competitors? Are two more vacant buildings acceptable? Is the resultant job loss acceptable? What about the effects the full-service grocery with café and deli will have on the local “mom and pop” cafés, coffee shops, and small fast food outlets? Is it more beneficial for the city and neighborhood to have these small businesses to go out of business and their buildings become vacant? These are just some of the potential outcomes that must be addressed in a comprehensive risk assessment.

c. Recommendation: Conduct a comprehensive risk assessment that includes the potential positive and negative factors of all the issues above to truly determine if the approval of the Harris Teeter project is in the best interest of Alexandria and the neighborhood in which it will reside.

Jackie Henderson

From: Carol Van Horn <carolvanhorn@aol.com>
Sent: Saturday, June 04, 2011 5:52 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: Harris Teeter
Attachments: ATT00001..txt

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

Time: [Sat Jun 04, 2011 17:52:20] Message ID: [30636]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Carol
Last Name: Van Horn
Street Address: 1102 W. Abingdon Drive
City: Alexandria
State: VA
Zip: 22314
Phone: 703-548-8698
Email Address: carolvanhorn@aol.com
Subject: Harris Teeter
Comments: Please support bringing Harris Teeter to North Old Town

Jackie Henderson

From: jc@jerrycasagrande.com
Sent: Tuesday, June 07, 2011 9:32 AM
To: Jackie Henderson
Subject: Support for Harris Teeter Project on Madison

Dear Mr. Mayor & City Council Members,

I am a long time city resident...twelve years and going, a taxpayer in the Beverly Hills neighborhood, father of 3, soccer coach, involved in local theater, former member of the Alexandria Environmental Policy Commission, and all around Alexandrian. I hope you are well today.

I am writing to support the Harris Teeter and residential development project on Madison in Old Town. Seems like a great idea to me for a number of reasons:

- adds (and will further encourage) the sort of mixed use development that Alexandria needs
- by adding a high-end grocery store to north Old Town, reduces the amount of driving North Old Towners need to do to shop, reducing congestion and pollution. Also reducing parking issues. If you've ever shopped at the Whole Foods on Duke, you know that that parking lot can get jammed up.
- ends the blight that is currently in that spot and has been for years and years.
- creates 150+ jobs that can be targeted to locals with basic skills and without college education
- creates additional tax revenue for the city

The only downside I see is the construction nuisance and that is a short-term concern compared to the long term benefit and has not stopped other projects from happening (e.g. the seemingly never ending telegraph road project; the huge construction project on Wythe, across from the USPS; the construction of the great community center on Wythe.)

Thanks very much for considering and approving this project.

All the best,
Jerry Casagrande
3102 Circle Hill Rd
703.717.3603

Jackie Henderson

From: jbarn54015@aol.com
Sent: Monday, June 06, 2011 4:06 PM
To: Jackie Henderson
Subject: Harris Teeter to Old Town

Jackie: can you let the Mayor and Members of Council know that I hope they support the Harris Teeter project in Old Town. I like that it will create new jobs for folks, and the proposed development looks good.

Thank you,

Janet Barnett
1101 N. Howard St.
Alex. Va. 22304

Jackie Henderson

From: Marjorie Scott <scott114prince@erols.com>
Sent: Thursday, June 09, 2011 11:31 AM
To: Jackie Henderson
Subject: Harris Teeter

Dear Ms. Henderson,

As a thirty-five year resident of old and historic Old Town in Alexandria, I support the addition of Harris Teeter located in north Old Town. It will provide more choices and more competition resulting in better choices and services for residents of Old Town.

Thank you for relaying my message to Mayor Euille and Members of City Council,
Marjorie Scott

Jackie Henderson

From: Ryan Trainer <rtrainer@sleepproducts.org>
Sent: Friday, June 10, 2011 11:40 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: Proposed Harris Teeter of Old Town North
Attachments: ATT00001..txt

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

Time: [Fri Jun 10, 2011 11:39:55] Message ID: [30860]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Ryan
Last Name: Trainer
Street Address: 501 Wythe Street
City: Alexandria
State: VA
Zip: 22312
Phone: 7036838371
Email Address: rtrainer@sleepproducts.org
Subject: Proposed Harris Teeter of Old Town North
My trade association owns a condo office unit at 501 Wythe St. I, like most of my neighbors, welcome retail development in North Alexandria. But I am quite upset that the Harris Teeter developer chose to conceal its plans from us until this week. Our condo assn. learned of the plans just last week. At our request, the developer briefed us for the first time on Monday; just 24 hours before the Planning Commission Meeting. Although the developer apologized for not consulting with us earlier, he neglected to disclose that the store will generate traffic of 425 cars/hour during the work day (which we learned yesterday from a residential neighbor that attended the Alex Planning Comm meeting this week). We are extremely concerned that the traffic generated by the planned Harris Teeter, which will be directly adjacent to our property, will make it much more difficult and perhaps dangerous for me and my staff to drive to work and park in our office spaces. Since the project will have only 150 commercial parking

spaces, I understand that to mean the parking garage must turn over every

20 minutes!

While much attention has focused on the inadequacy of the indoor parking, there has been no mention of the impact on street parking. It is realistic that many shoppers will prefer to park on the street rather than maneuver around an underground garage. This will seriously impact guest and business visitors alike. The reality is that the streets surrounding the property have only 2 lanes. I cannot imagine them accommodating this tremendous traffic increase. Instead, the roads will certainly be jammed much of the day. More troubling, retail customers will attempt to use the parking spaces on my property to run their shopping trips. I understand that the city wants to "fast track" this project.

Although the developer dangles \$1 million in new tax revenue in front of the city as bait, I hope that the City Council will not succumb to this temptation and allow a project as poorly conceived as this to proceed without serious changes and appropriate accommodation to existing residents and businesses.

Jackie Henderson

From: Bill Donovan <bill.donovan@guardiantechintl.com>
Sent: Tuesday, June 21, 2011 10:38 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: Harris Teeter North Old Town Project
Attachments: ATT00001..txt

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

Time: [Tue Jun 21, 2011 10:38:16] Message ID: [31208]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Bill
Last Name: Donovan
Street Address: 400 Madison Street
Apt #2206
City: Alexandria
State: Virginia
Zip: 22314
Phone: 703-836-0309
Email Address: bill.donovan@guardiantechintl.com
Subject: Harris Teeter North Old Town Project
ex-emp-tion - The process of freeing or state of being free from an
obligation or liability imposed on others.

Dear City Council

Members,

I am a resident of the Alexandria House community. As a member

of that community I am writing to you today to voice my vehement
opposition

to the proposed Harris Teeter project. I'm opposed to the project on so

Comments: many levels: (1) exacerbation of existing parking problems: (2) safety
issues connected with the anticipated increase in traffic along Madison
and

Pitt streets; (3) environmental issues with noise, air, and light pollution

that will have the most dramatic and immediate effect on the residents of

the Alexandria House; (4) a project being sold on the merits of its tax

contribution to the City when it is very clear that the Harris Teeter store

will simply cannibalize the existing business conducted by the Giant, Trader

Joe's, Safeway, Balducci's, Walgreen, and CVS, not to mention the smaller

area retailers like the wine shops located near Al A Lucia; and, (5) the development of an unnecessary grocery store when what the North Side really needs is increased residential home ownership.

On a more technical

level - when a developer requests eight individual exemptions to the Master

Plan in order to accommodate their project they are simply trying to avoid their obligations to the community. When those same developers repeatedly

lie to the community about their intentions and the facts, I believe it is a valid assumption that they do so to further hide from their obligations.

As a resident immediately and directly impacted by this project, I object on the grounds that its "spot zoning" violates the City's Master

Development Plan and sets an ugly precedent for future development on the

North Side. It will be difficult to reject zoning exemptions when the developer of the bus barn decides they want to bastardize the Master Plan.

As our representatives I beseech you to reject this project and stay committed to developing the North Side as residential, not commercial.

We need to maintain the small town, village feel of Old Town. More townhouses, not unnecessary and unwanted grocery stores (Trader Joe's and

Giant are within 2 blocks). Particularly grocery stores that want to lower parking requirements, violate green space development requirements (green

space is not a fungible commodity), cause traffic congestion and pollution, and put the citizens of Old Town at increased risks to their safety.

Please vote NO to this project.

Sincerely,
Bill Donovan

Jackie Henderson

From: Jerry Warner <warner@dlsci.com>
Sent: Tuesday, June 21, 2011 11:02 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: Views against the Harris Teeter Project
Attachments: 479ac4c678875fdc265c38b21afc21fd.doc; ATT00001..txt

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

Time: [Tue Jun 21, 2011 11:02:12] Message ID: [31209]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Jerry
Last Name: Warner
Street Address: 400 Madison Street
#2208
City: Alexandria
State: VA
Zip: 22314
Phone: 703-862-2744
Email Address: warner@dlsci.com
Subject: Views against the Harris Teeter Project
Please find attached a short letter with my concerns/request regarding the proposed Harris-Teeter project in North Old Town.
Comments: Respectfully,
Jerry
Warner
Attachment: 479ac4c678875fdc265c38b21afc21fd.doc

Letter to the City Council regarding the Harris Teeter Project

I participated as an observer at the 7 June Planning Board hearing for the Harris Teeter (HT) project in Old Town North. I was disappointed in both the conduct and results of the hearing and wish to express what I believe were several fundamental flaws.

In brief, the HT project constitutes an example of “spot zoning” which is inconsistent with the purpose and charter of the city development planning process, and if approved, would set a dangerous precedence for future developments. In this instance of spot zoning, the project would result in the equivalent of a corporate “big-box” store along with high-density apartments being shoe-horned into 3/4's of a city block to the significant detriment of its immediate neighbors.

In its current form, the HT project requires seven (7) waivers from various official planning and zoning documents. These include requiring written changes in the foundational Old Town North Master Plan as well as the designated use zoning. Other waivers include allowing for less parking than required, intensity of use changes (FAR 3.0), changes to road and adjacent on-street parking. Further, the project is functionally non-compliant with the 40% open-space rule. The planners proposed an exception by having only 25% open space comprised of a small park on the *top of their building* and to contribute monies to complete the third phase of an already existing park that is 2 ½ blocks away from the planned site. The intent of the open-space rule is to ensure the enjoyment and access of all Old Town residents and visitors. Further, open-space is not a “fungible commodity” you can exchange for money. Claiming open space under these conditions is simply a mockery of intent of the City.

It would seem apparent that if a project contradicts the city Master Plan, requires seven waivers, and is non-compliant with one of the most important Old Town development provisions, then that project is *exactly* the sort of development that a thoughtful, deliberate and enduring planning effort sought to prevent. As earlier mentioned, and duly noted by one of the planning board members, this project is an example of “spot zoning” where a project with immediate attraction is presented, the planning process is abandoned and official documents are simply re-written to accommodate the project with little regard for long-term implications.

When asked how they could support such a proposal, the City Planning staff offered two explanations. First, they argued that the Old Town North Master Plan was “antiquated” and that they somehow felt they were not obliged to follow it and could make decisions on what they felt were the “intent” of the City. (Such as agreeing to zero open-space?) Second, the City Planning staff sought to dismiss issues of excessive “intensity of use” by suggesting that the “urbanization” of Old Town is imminent, and therefore we needn’t honor the current zoning ordinances. Perhaps urbanization of Old Town is in the long-term unavoidable, but why allow it to happen sooner and worse by our own hand?

Finally, when pressed by one of the planning board members regarding this project as an instance of spot zoning, the City Planner actually acknowledged this fact, but then promised that

it would not serve as a precedent for future Old Town North development. Hopefully so, but can that promise really be relied on? It remains that what is happening in this instance is the antithesis of planning and more deeply, an erosion of civics and representative government.

Nonetheless, and for reasons which still escape me, with minor amendment and several members abstaining or voting against elements of the project, the HT proposal is coming before City Council. One possible explanation may be that, at one point during the deliberations, faced with growing arguments against the project, Harris Teeter lawyers threatened to accept total rejection of the plan. This appeared to cause some planning board members to back down or suggest approving the measure only such that the board deliberations could be given to the City Council.

Given these issues, I ask that you defer your decision or reject the proposal unless and until a revised and properly reviewed HT project that meets the majority of the current city zoning requirements is delivered. Absolute in the revised plan would be the requirement to substantively meet the city open-space requirements. I would be very happy to have a new and better grocery store and neighbors in North Old Town, but not at a scope and scale which harms the immediate neighbors or which was the product of a disreputable review process.

Respectfully,

Jerry Warner

Jackie Henderson

From: Michael Bergin <michael.bergin2@verizon.net>
Sent: Tuesday, June 21, 2011 7:16 PM
To: Jackie Henderson
Subject: Harris Teeter Old Town

I am in favor of allowing this company to expand into Old Town. 150+ jobs, tax money and a much needed neighbor hood grocery.

I am an Alexandria resident (415A East Howell)

Michael Bergin
Coldwell Banker Residential Brokerage
310 King Street
Alexandria VA 22314
www.gwslepthere.com
703-927-4554 (c)
703-518-8300 (o)

Jackie Henderson

From: Alan Shark <arshark@gmail.com>
Sent: Tuesday, June 21, 2011 3:39 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: Harris Teeter Project - Please at Least Read!
Attachments: ATT00001..txt

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

Time: [Tue Jun 21, 2011 15:39:29] Message ID: [31230]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Alan
Last Name: Shark
Street Address: 500 Wythe Street
City: Alexandria
State: VA
Zip: 22314
Phone: 202-669-6544
Email Address: arshark@gmail.com
Subject: Harris Teeter Project - Please at Least Read!

It would be hard to find a family more seriously impacted by the Harris Teeter Project than mine as we live at the corner of N. Pitt and Wythe Street. Therefore, one might expect that my family would strongly oppose a project of this size and scope – however, this is not necessarily the case! But first, what has happened to the Master Plan for the City? Spot zoning is dangerous, and it appears the Planning Commission and staff is concerned that if too much is demanded from the Developer, they may lose Harris Teeter and all the related tax revenue.

Citizens are outraged over the fact that this project is on a very fast track and appears to be caving to the desires of the developers while ignoring some very legitimate needs of its tax-paying citizens. They are also outraged that an item with such importance was placed at the end of the last Planning Commissions meeting and didn't get to vote on this item until 2:35 am when just about everyone except the developer and staff were gone.

Before we essentially throw

the Master Plan out the window and grant the several zoning exemptions requested by the Developer, at the very least I urge you to postpone this project until the September Council meeting so that more time can be devoted to studying traffic patterns. This is, especially important as the spot zoning approach has so many critical flaws such as failure to consider

both immediate traffic impacts plus those related to an even larger potential development at the Metro Bus Barn site. Will this other full block parcel require up to seven waivers and seriously deviate from the City's Master Plan, too?

I wish to make some suggestions to the existing plan that I believe will make the Project more acceptable to not only the surrounding tax-paying residents, but to the overall quality of life for all to enjoy many years from now. While moving the highly visible and contentious truck loading dock to N. St. Asaph was a welcomed compromise, more needs to be done.

1. Traffic: On page 13 of the of the

Planning Staff Report, they conclude traffic will be tolerable:

According to Page 13 of the staff report, there will be at least 3,500 new car trips (per day) when you take the Wythe Street and N. Pitt Street figures between regular business hours. Assuming an 8-hour day, that would

average an additional 437 cars per hour!? How can this be an acceptable level of service? And when one considers the need for Wythe Street and the

N. Pitt intersection to be clear so that Emergency Services can get to the senior home located on the 200 Block of Wythe Street, there is obvious potential for delayed EMS services, not to mention creating an even more dangerous intersection for drivers and pedestrians alike.

Solution: You

simply cannot rely on one single car entrance for shoppers and tenants. The

current plans need to provide for multiple car entrances and or exits on

Madison and perhaps St Asaph too. Traffic should be better dispersed – not

concentrated to one intersection.

Master Plan Waivers and Metro Bus

Barn Project (Spot Zoning at its worst): Tax-paying citizens have an absolute right to know what is planned for the Metro Bus Barn Project – a parcel that is considerable larger than the Harris Teeter Project. We see no connection with the Harris Teeter Project in the staff report and yet this parcel is adjacent to it. What will be the impact on traffic flows? Shouldn't a sound Master planning process include an area as opposed to simply going block to block and then seeing how things may fit? Again, the fear of losing Harris Teeter seems to be the principal driving force. This is choice property and someone else will be found as a commercial tenant.

Another issue, never adequately addressed is the impact on street parking. We already know that at least on weekends up to 50 cars are parked on the surrounding street to shop at Trader Joes. I have counted them and I can only guess they are doing so to avoid the garage. Imagine the impact on a store four times larger? In addition, with the new development on the Bus Barn site, what will be the impact then? Many of us in the community have guests, where are they supposed to park?

Solution: The Planning

Commission and staff need to re-access the Master Plan and amend it first

based on the needs and requirements of North Old Town Alexandria – not one

primary developer! Residents have a right to know what is planned, and how

the various parcels will work together.

2. Master Planning &

Size: Size matters! The Harris Teeter Project if allowed to go as planned will be the largest by far of any other Harris Teeter store that is part of a mixed-use plan. Larger stores mean more shelves, more products - which translates in to more trucks and more garbage waste and traffic congestion.

Larger stores attract more shoppers who might otherwise go to a smaller local alternative. The current Trader Joes is now 14,000 sq. ft., the current Giant is 32,000 sq. ft. and the Harris Teeter in Shirlington (where people really do walk) is about 38,000 sq. ft. Why should the city cave in and allow for such a monster store of some 53,000 sq. ft.? Are we so desperate as a City that the tax revenue angle can be allowed to replace sound planning?

Solution: The Planning Commission and staff need to go

back to the drawing board and re-examine the Mater Plan. They need to come

up with a new limit for the size of any one commercial store. Clearly, from the experience in Shirlington, Harris Teeter, or anyone else for that matter should be able to enjoy a great store and business plan based on 40,000 sq. ft. or less requirement.

As a resident and concerned

citizen, I recognize the need to move forward. We recognize the need to build improvements and that things need to grow and change. The changes I

have outlined need not take a prolonged amount of time - as we are all anxious for some certainty in this matter. We as the most affected house in the area can live with a Harris Teeter – but only as long as the Mayor City Council address the current Plan's serious flaws and deficiencies!

Thank you,

Dr. Alan R. Shark
500 Wythe Street

Jackie Henderson

From: Kenneth Hoffmann <k.hoffman3@comcast.net>
Sent: Tuesday, June 21, 2011 4:00 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: Proposed Harris Teeter Store in North Alexandria
Attachments: ATT00001..txt

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

Time: [Tue Jun 21, 2011 15:59:31] Message ID: [31237]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Kenneth
Last Name: Hoffmann
Street Address: 400 Madison Street, Apt 407
City: Alexandria
State: Virginia
Zip: 22314-1741
Phone:
Email Address: k.hoffman3@comcast.net
Subject: Proposed Harris Teeter Store in North Alexandria

Mayor and City Council Members

In this letter, I am providing my reasons for opposing the proposal of Harris Teeter to build a store on the St. Asaph, Madison, and Pitt Street plot. I am a resident in the Alexandria House, which is located across the street from the proposed project.

Comments: First, the proposed store will greatly reduce the quality of life in this neighborhood through extreme traffic congestion, noise, bright lights during its proposed operating hours from 7 AM to 11 PM, and the increased air pollution caused by the numerous delivery trucks and the hundreds of cars entering and leaving the facility each day. Furthermore, the heavy traffic will block the driveway of the Alexandria House to emergency vehicles as well as visitors, The heavy traffic, estimated at up to 850 additional vehicles per day on Pitt Street, will be very hazardous to the many elderly people in the Alexandria House and in the nearby Annie Rose establishment.

Second, it is proposed to waive many zoning rules to accommodate Harris Teeter –inadequate on-site parking spaces (and waiver on size requirements of the few that will exist in the building), renting parking spaces in another building to meet the total number of required spaces, and restrictions on street parking. Furthermore, the plan does not provide the required open space. Instead, the applicant proposes to rehabilitate the tennis court in exchange for waiving of the open space requirement. When pressed, the applicant indicated that he might provide three levels of parking in the building – well into the aquifer that we know is there. All of the waivers that the applicant has so far requested are identified in the Alexandria House petition. I can't keep up with them all, or with the arguments provided by the applicant to justify them. But I reject all of the waiver requests and their justification. Granting them, and allowing the project to proceed, will provide a precedent for other developments. Instead of townhouses we might get a Walmart where the bus barn is now located.

Third, I feel that the proposed store on the proposed site makes no economic sense. It would be shoe-horned between two other sizable grocery stores that have been in the area for some time. This area cannot support three food markets so close together. Harris Teeter may be hoping for significant drive-in traffic, but the narrow streets in this area and the resulting traffic jams will discourage that.

Harris Teeter has provided assurances that certain things will be done. Are these assurances in an enforceable contract or are they merely verbal assurances of the moment?

In these difficult economic times, project funding can quickly disappear. Harris Teeter should be asked to post a completion bond to ensure, if this project is approved, that the project will be completed. We do not need another unfinished project leaving a large hole in the ground. We have seen enough of those already in this city.

For the

reasons cited above, I urge you, as a council member, to vote against the referenced Harris Teeter proposal.

I further urge the Council to

request that Harris Teeter consider placing their new store farther West near Route 1, where there are many residences and few food stores. In addition, proximity to Route 1 would be a great convenience to drive-in shoppers.

Sincerely,

Kenneth Hoffmann

Jackie Henderson

From: Jim Callis <jimc0146@comcast.net>
Sent: Tuesday, June 21, 2011 4:16 PM
To: Jackie Henderson
Subject: Loading dock for proposed Harris Teeter store

I previously wrote concerning the location of the loading dock for the proposed Harris Teeter store on North Saint Asaph Street.

It has come to my attention that the project scope has been altered to locate the loading dock on Saint Asaph Street. For the reasons previously enumerated, I do not believe this is a sensible location.

If the loading dock is to be located on Saint Asaph Street, I wish to voice a strong objection to the entire project.

Please convey my objection to the Mayor and City Council.

Thank you for your consideration.

James R. Callis, Jr.
621 North Saint Asaph Street - Unit 404
Alexandria, VA 22314 (Phone 703 566-5700)

----- Forwarded Message -----

From: "Jim Callis" <jimc0146@comcast.net>
To: "jackie henderson" <jackie.henderson@alexandriava.gov>
Sent: Thursday, April 21, 2011 6:51:31 AM
Subject: Loading dock for proposed Harris Teeter store

As an abutting resident, please convey to the City Council my very strong objection to locating loading facilities for this project on North Saint Asaph Street. North Saint Asaph is already heavily trafficked with commuters and others wishing to bypass Washington Street. Loading facilities on North Pitt Street make much more sense as it carries less volume. It is also my understanding that the site topography makes the Pitt Street location more sensible.

I would hope that the poor loading situation that exists at Washington Square - bad location, inadequate space and failure to comply with special use conditions - may be avoided for the Harris Teeter project.

Thank you for your consideration.

James R. Callis, Jr.
621 North Saint Asaph Street - Unit 404
Alexandria, VA 22314 (Phone 703 566-5700)

Jackie Henderson

From: Joanne Goldfarb <goldarc123@gmail.com>
Sent: Tuesday, June 21, 2011 6:24 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: Harris Teeter
Attachments: ATT00001..txt

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

Time: [Tue Jun 21, 2011 18:23:49] Message ID: [31243]

Issue Type: Mayor, Vice Mayor, and Council Members

First Name: Joanne

Last Name: Goldfarb

Street Address: 2 Swift Alley

City: Alexandria

State: VA

Zip: 22314

Phone: 703 548-1937

Email Address: goldarc123@gmail.com

Subject: Harris Teeter

I oppose the request for zoning exceptions: There appears to be no need for

a grocery store of that kind in the north end that is not being met by

the 2 grocery stores already there. The zoning requirements and small

area plans should not be abandoned for a developer but followed.

The

Comments: lot between St. Asaph and Pitt should be developed in conformity to the

existing plan and to meet actual needs of the community. The size and

scale of the proposal at hand is the issue and should not be considered

for a zoning revision.

Thank you for your service. And attention to this

issue
Joanne Goldfarb

Jackie Henderson

From: Cicely Woodrow
Sent: Tuesday, June 21, 2011 3:13 PM
To: 'Brittany Patterson'
Cc: Faroll Hamer; Barbara Carter; Graciela Moreno; Jackie Henderson
Subject: RE: COA Contact Us: Harris Teeter Old Town

Dear Ms. Patterson,

Thank you for submitting comments to the Department of Planning and Zoning. The Harris Teeter project is on the City Council's June 25 docket. 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 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.

From: Brittany Patterson [mailto:britt.patterson@gmail.com]
Sent: Tuesday, June 21, 2011 1:48 PM
To: Faroll Hamer; Barbara Carter; Graciela Moreno; Cicely Woodrow
Subject: COA Contact Us: Harris Teeter Old Town

COA Contact Us: Director Faroll Hamer

Time: [Tue Jun 21, 2011 13:48:06] Message ID: [31217]

Issue Type: Faroll Hamer
First Name: Brittany
Last Name: Patterson
Street Address: 310 King Street- Realtor, Prior resident of 411 Pitt Mews, and just purchased home at 808 Montgomery Street in Old Town Commons
City: Alexandria
State: VA
Zip: 22314

Phone: 703-517-0630

Email Address: britt.patterson@gmail.com

Subject: Harris Teeter Old Town
Dear Alexandria City,

As a life-long resident of City of Alexandria, and
a recent home buyer, i want to stress to you all the importance of allowing
Harris Teeter and other such establishments to open and find a home in
the
our city. Aside from the revenue they will generate for the city, they
allow us, your home buyers and tax payers, a safe, clean, and reliable
place to shop for our families food needs. The continued regulation you
all place on business growth in Old Town does nothing but infuriate your
younger and future tax payers. The 5 city blocks EYA is re-developing are
a fabulous addition to the city, and a fabulous addition to tax revenue.

Comments:

There is currently NOT a real grocery store within walk-able distance of
these new homes. Without a grocery store in walkable distance your
residence will end up driving all over the city, leading to futher
congestion of your city streets. I know you all will do the right thing
and allow the Harris Teeter to come to Old Town.

Fondly,

Brittany A

Patterson

Jackie Henderson

From: Peggy Marilley <PMarilley@teamprecision.com>
Sent: Friday, June 24, 2011 8:21 AM
To: Jackie Henderson
Subject: Proposed Harris Teeter Project

Importance: High

Mayor Euille and Members of City Council

City Hall, Room 2300

301 King Street

Alexandria, Virginia 22314

sent via email to Jackie Henderson

I am a resident of the Alexandria House and have been an owner since 1992. I currently own three units. In addition, I own and operate a business a few blocks away. With my residence and business located in the Old Town Alexandria, and as a tax payer, voter and stakeholder in the community, I am writing to express my full support of the proposed Harris Teeter project.

I urge you to approve the plans immediately. While I have not been approached directly, I have been told that those opposed to this project have completely misrepresented and exaggerated the facts. It has saddened me to learn that my neighbors have aggressively approached residents urging others to join their opposition.

I join many co-owners who support and welcome Harris Teeter to Old Town and urge you to approve this project. Don't let the loud voices of these naysayers hijack this process and deny our community of a much needed and much desired addition to our neighborhood.

Thank you for your attention and consideration.

Sincerely,
Peggy Marilley

Jackie Henderson

From: Sheryl Swisher <sswis@comcast.net>
Sent: Thursday, June 23, 2011 9:30 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: No to Harris Teeter in North Old Town
Attachments: ATT00001..txt

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

Time: [Thu Jun 23, 2011 21:30:26] Message ID: [31332]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Sheryl
Last Name: Swisher
Street Address: 400 Madison Street, #1107
City: Alexandria
State: VA
Zip: 22314
Phone: 7035198641
Email Address: sswis@comcast.net
Subject: No to Harris Teeter in North Old Town

Dear Mayor, Vice Mayor and City Council Members,

As a resident owner of

Alexandria House I am writing to ask you to vote "no" to the proposed Harris Teeter grocery store in North Old Town. While I have nothing against Harris Teeter I believe this proposed project is inappropriate for many reasons, and that the Planning Commission was remiss in setting a precedent for "spot" zoning in their decision to recommend that the City accommodate Harris Teeter's proposed project.

Comments: Leaving aside the issues of pollution (noise, traffic, lights), loss of on street parking, Harris Teeter's failure to provide adequate parking beneath their store for shoppers and apartment renters, I will limit my e-mail to what I think are the most relevant issues for voting against this project—pedestrian safety and traffic.

This area is home to residents and visitors of all ages.

Safety is a serious issue. Drivers roll through stop signs and have no regard for pedestrians, young or old. The additional traffic a grocery

Jackie Henderson

From: Ejilzabeth Kuehnle <bettykuehnle@comcast.net>
Sent: Thursday, June 23, 2011 9:30 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: vote NO on Harris Teeter
Attachments: ATT00001..txt

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

Time: [Thu Jun 23, 2011 21:30:05] Message ID: [31331]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Ejilzabeth
Last Name: Kuehnle
Street Address: 400 Madison St. @2102
City: Alexandria,
State: Virginia
Zip: 22314
Phone: 703-836-6778
Email Address: bettykuehnle@comcast.net
Subject: vote NO on Harris Teeter
No NO, No, Harris Teeter does not belong in a small space in a crowded neighborhood in a unit that would require TWO variances in the building code. There is no way and with no changes that could be made that a store that big , requiring all that parking, and room for at least twenty trucks a day with it's attendant pollution and noise, could be considered something that Alexandria needs. There are two grocery stores within a block or so of the proposed store so the increased income to the City would

Comments: only come after those two stores had been cannabalized and their income to the City reduced. I am a Harris Teeter shopper and easily drive to the Glebe Rd. store which has none of the attendant problems the store wishes to impose on our neighborhood..
Alexandria is a lovely place to live - historic, beautiful, carefully preserved and cherished.
Please vote NO to Harris Teeter and keep it so. Thank you for your careful attention. Elizabeth Betty Kuehnle

store this size will bring will not make our streets safer.

The four

streets surrounding the proposed site are two lane streets, unlike the streets leading to the Harris Teeter stores on Duke Street (3 lanes each direction), Pentagon City (three lanes each direction) Jeff Davis Highway and South Glebe Road (two lanes each direction). Morning and evening

“bail out” traffic from Route 1 (North and South) and Washington Street is already overwhelming on the north/south streets east of Washington.

By

Harris Teeter’s own estimates twenty (20) “box” trucks and two to four tractor trailers will service their store everyday-- traveling through our two lane streets. That count does not include trash trucks for the store and trash trucks for the rental apartments, or moving vans for the rental units.

The additional vehicular traffic for the 175 apartments, plus the traffic from shoppers—estimated at 2,500 cars per day, is far beyond what this neighborhood can handle.

While Harris Teeter has proposed

various accommodations such as renting parking spaces from the Sheraton for

their employees, moving the grocery loading dock to St. Asaph Street, staffing the loading dock with Harris Teeter staff, providing additional staff to direct traffic for the first few months, mounting a camera on the building to monitor truck movements 24 hours a day—these are merely

band aid, short term solutions that do nothing to reduce traffic or promote safety.

Please say “no” to Harris Teeter in North Old

Town.

Sincerely,
Sheryl Swisher

Jackie Henderson

From: Sally Harper <sallyz@erols.com>
Sent: Wednesday, June 22, 2011 1:13 PM
To: Jackie Henderson
Subject: We want Harris Teeter in Old Town

Trader Joe's is good but limited
The Giant in North end is dirty
The Safeway on Royal is good but small so does not have a lot of things.
Baldacci's is nice but for the rich
Whole foods is nice but also for the rich.

Harris Teeter is very good. Has everything and would be a real addition to Old Town

Thanks
Sally and John Harper
6 W Rosemont Ave
Alexandria VA 22301

Jackie Henderson

From: Faroll Hamer
Sent: Wednesday, June 22, 2011 2:41 PM
To: Jackie Henderson
Subject: FW: Support for Harris Teeter Project

From: Len Grusk [mailto:stockknowledge@yahoo.com]
Sent: Wednesday, June 22, 2011 2:40 PM
To: wmeuille@wdeuille.com; Kerry Donley; Rob@krupicka.com; paulcsmedberg@aol.com; delpepper@aol.com; frank.fannon@suntrust.com; Alicia Hughes; Faroll Hamer; Gwen Wright
Subject: Support for Harris Teeter Project

Dear Sirs/Madams:

As an 8-year resident of Braddock Lofts with a townhome at 710 North Henry Street, I fully support the development of a Harris Teeter supermarket in our neighborhood. I hope that all of you also support this development.

Thank you in advance for considering this proposal and lending it your support.
- Leonard F. Grusk

Jackie Henderson

From: Paige Jones <paigekjones@hotmail.com>
Sent: Friday, June 24, 2011 4:05 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: Harris Teeter vote
Attachments: ATT00001..txt

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

Time: [Fri Jun 24, 2011 16:05:29] Message ID: [31367]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Paige
Last Name: Jones
Street Address: 404 North Pitt Street
City: Alexandria
State: VA
Zip: 22314
Phone: 703-608-7910
Email Address: paigekjones@hotmail.com
Subject: Harris Teeter vote

As a resident of North Old Town, I beleive it would be a win win to approve the Harris Teeter store for the Madison/N Asaph area. The Giant food is unrealialbe for selection and up scale choices and Trader Joes is

Comments: missing a good deal of day to day food stuffs. And, although the employees at Giant are more friendly than in the past, it still seems like most of those who work there would rather be anywhere but at work.

Jackie Henderson

From: Jennifer Pugh <jennerp@comcast.net>
Sent: Friday, June 24, 2011 3:41 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: Harris Teeter in Old Town
Attachments: ATT00001..txt

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

Time: [Fri Jun 24, 2011 15:40:59] Message ID: [31365]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Jennifer
Last Name: Pugh
Street Address: 6300 Stevenson Ave #908
City: Alexandria
State: VA
Zip: 22304
Phone: 703-919-1480
Email Address: jennerp@comcast.net
Subject: Harris Teeter in Old Town

Dear Council Members:

I urge you to approve the Harris Teeter project at
Madison and St. Asaph.

I am a resident of the West End for ten years and

as you may remember, we had a rundown shopping center at Fox Chase
and very

undesirable grocery store options in the area. With the renovations at Fox
Chase and the installation of Harris Teeter, this changed. Fox Chase was
once a blight on the neighborhood; since its renovation, it received an

Comments: Alexandria Beautification Commission award, which is given by the
commission that I chair. Much of the success of this project is, I
believe, due to the presence of Harris Teeter.

Harris Teeter is a

terrific neighbor, provides excellent customer service, is reasonably
priced, and has an impressive selection of products, all of which are
fresh. In comparison, before Harris Teeter came to my neighborhood, I
regularly had to shop many stores in order to find meats that were fresh,

fruit that wasn't moldy on the shelf, and butter that wasn't rancid. The stores were often dingy and check out clerks would simply wander away from

their stations, leaving you stranded with your groceries on the belt.

After Harris Teeter, even the "establishment" grocery stores took notice and became more competitive.

I worked in Old Town for many years and often visit friends there and have used the grocery stores in the neighborhood. The options are rather dreary. Trader Joe's is a terrific store, but limited. Whole Foods is great, but expensive. The Safeway and the Giant are older stores that rarely have anything outside of the essentials and don't provide a lot of services; they are more or less very large convenience stores with inferior selection and quality.

Old Town

is overdue for a mainstream grocery store that provides modern amenities and products. Give Old Town the benefit that the West End has had for many

years now: a good neighbor like Harris Teeter to revive a blighted block and give residents and people who work in the area a place to buy quality groceries at reasonable prices.

Sincerely,

Jennifer

Pugh
Chairman
Alexandria Beautification Commission

Jackie Henderson

From: Elaine Scott
Sent: Friday, June 24, 2011 3:36 PM
To: Matthew Ries; William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Linda Owens; Elizabeth Jones
Subject: RE: COA Contact Us: support for Harris Teeter development

Dear Mr. Ries,

The Council has received your e-mail and appreciates your taking the time to share your comments.

Sincerely,
Elaine Scott
Office of Communications/Public Information
703-746-4317 – Desk
703-748-4800 – Office
703-472-0182 - Cell
703-838-6426 – Fax
Elaine.Scott@alexandriava.gov

ECO-CITY  **ALEXANDRIA**

In keeping with Eco-City Alexandria please consider the environment before printing this e-mail.

From: Matthew Ries [<mailto:mries@wef.org>]
Sent: Friday, June 24, 2011 3:18 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: support for Harris Teeter development

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

Time: [Fri Jun 24, 2011 15:18:19] **Message ID:** [31363]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Matthew
Last Name: Ries
Street Address: 3 W. Howell Ave.
City: Alexandria
State: VA
Zip: 22301
Phone: 7034636728
Email Address: mries@wef.org
Subject: support for Harris Teeter development
I work across the street from the proposed development at the Water
Comments: Environment Federation at the corner of N. Saint Asaph and Wythe and
support the proposed Harris Teeter development. I am intimately familiar

with the neighborhood and believe the concerns of traffic gridlock, pollution, and lowered property values are simply misguided. The opportunity to redevelop several "eyesore" parcels, create new jobs, and provide additional commercial options is clearly a win for the city. I encourage you to vote in favor of the development.
thank

you,
Matt Ries

Jackie Henderson

From: Scott Fortney <scott@scottfortney.net>
Sent: Friday, June 24, 2011 3:07 PM
To: Jackie Henderson
Subject: Old Town Harris Teeter--700 Block-N St Asaph Street

Importance: High

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

RE: Old Town Harris Teeter--700 Block-N St Asaph Street

Dear Mayor Euille and Members of City Council,

As a life-long resident, taxpayer, voter, Real Estate Broker and business owner in Alexandria City, I would like to express my **wholehearted support** for the Old Town Harris Teeter project on N St Asaph St currently under consideration by you and the Members of City Council.

Not only is this a project that creates permanent employment in the City & adds a windfall of tax revenue (real estate & otherwise), it further enhances the North end of Old Town in numerous ways. The vacant, blighted properties that exist there today are unsightly, unwanted and downright unsafe. The Old Town Harris Teeter project is beautifully designed, undoubtedly represents highest and best use, and it integrates everything the neighborhood has needed for a very long time. Adjacent residents and businesses deserve attractive and safe surroundings, as this is the key to their peaceful enjoyment of the area and their success.

Clearly the small minority that are opposed to this project are the few who simply refuse to accept change. If there's one thing I've learned as a businessman, husband and father of 3, it is that adapting to and accepting change is not only necessary for survival, but it is the cornerstone to growth in a thriving society. I'm reminded of my great-uncle, Eugene Simpson and my late grandfather, Clarence Simpson. If they were alive today, they would have relished the opportunity to see a project like this come to fruition, as they were visionary builders in Alexandria who wanted nothing more than to improve our great City. I believe it is this same vision and desire that the developer brings to this marvelous project.

It is with great excitement that I strongly urge you to approve this project, as I look forward to the wonderful benefits that it will provide our deserving residents, businesses and City.

Most Sincerely,

Scott Simpson Fortney

Scott Simpson Fortney
(Alexandria Resident & Business Owner)
CRS-Council of Residential Specialists
E-PRO-Internet Professional
Owner & Supervising Broker

Jobin Realty-Alexandria
703-244-8100 Cell
703-820-3510 Fax
www.ScottFortney.net
Scott@ScottFortney.net

Jackie Henderson

From: Faroll Hamer
Sent: Wednesday, June 22, 2011 1:26 PM
To: Jackie Henderson
Subject: FW: Support for Harris Teeter and Residential Project

From: AArtemel@aol.com [mailto:AArtemel@aol.com]
Sent: Tuesday, June 21, 2011 9:16 PM
To: wmeuille@wdeuille.com; Kerry Donley; Rob@krupicka.com; paulcsmedberg@aol.com; delpepper@aol.com; frank.fannon@suntrust.com; Alicia Hughes
Cc: Faroll Hamer; Gwen Wright
Subject: Support for Harris Teeter and Residential Project

Dear Members of City Council:

I am a unit owner at Alexandria House since 2006, though a non-resident owner since I live three blocks away at Rivergate. My husband and I bought the Alexandria House unit with the thought of eventually living there when we retire. I support the proposed Harris Teeter and multi-family apartment project on the "Alexandria Gazette" block just west of Alexandria House. I don't understand the claim that the Alexandria House co-owners are against this project as I have never been approached by the Board or anyone at Alexandria House to vote on supporting or opposing the project.

A full-service grocery store is much needed in my neighborhood, and along with a drug store/pharmacy, has been a top priority of the Old Town North Community Partnership during my five-year presidency of that group. Currently, I must go to five different grocery stores to do my shopping, and spend at least half of my grocery dollars outside of Alexandria.

The proposed use is fully compliant with the Old Town North Small Area Plan. That plan was approved in 1992 after numerous community meetings, with participation by the 90 residents, property owners, and businesses who are listed on the fourth page of the plan document. These community members agreed that Old Town North should be a mixed use community, with residential uses adjacent to and mixed in with office, hotel, and retail uses. The block that the Harris Teeter/apartment project is proposed for was designated a major redevelopment site, its proposed land use was commercial, and it was zoned CD. The Madison Street edge of the block was specifically designated as a retail focus area, and the proposed Harris Teeter fulfills that requirement.

The plan also emphasized uses that relate to the street and foster a pleasing pedestrian environment, encouraging people to walk to the Potomac River. This proposed project also does that, through its emphasis on people-friendly urban design and streetscaping (Alexandria House unfortunately is an example of a building turning its back on the street and on pedestrians, as the Madison Street frontage is stark and unappealing).

I appreciate that the developer has made sincere (and costly) efforts to accommodate the concerns of Alexandria House residents by relocating the commercial loading dock to St. Asaph Street. The project will be an amenity to our entire neighborhood, improving its visual aspect, attracting people who by their presence will add liveliness and security, and removing an eyesore vacant lot and buildings. We have so little traffic now that I am not concerned about the additional cars a grocery store would bring – they would be spread out throughout the day, and in fact many residents will walk to the store rather than drive. In an urban setting, people tend to shop smaller loads more frequently, rather than buying a week's worth of staples in one shopping expedition.

Old Town North has always been a commercial and mixed use neighborhood. The proposed Harris Teeter/residential project offers the best of mixed use – a nice place to live for new residents, an appealing retail use that does not duplicate what we already have, pleasing architecture, an attractive place to stroll by and, I hope, a place for outdoor dining. What the project lacks in open space, it makes up by helping with the completion of the multi-phase plan for improvements to Montgomery Park, which was started by the Old Town North Community Partnership; that park serves the entire Old Town North community.

In summary, I heartily support the proposed project and hope that you will approve it on June 25.

Agnes Artemel
120 Madison
Alexandria 22314

cc: P&Z – Faroll Hamer, Gwen Wright

Jackie Henderson

From: Scott Humphrey <rlkane@verizon.net>
Sent: Wednesday, June 22, 2011 10:16 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: Two issues - CVS/Harris Teeter
Attachments: ATT00001.txt

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

Time: [Wed Jun 22, 2011 10:15:53] Message ID: [31268]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Scott
Last Name: Humphrey
Street Address: 311 South WASHINGTON Street
City: Alexandria
State: VA
Zip: 22314
Phone: 703-549-2800
Email Address: rlkane@verizon.net

Subject: Two issues - CVS/Harris Teeter
TO: Mayor Euille and City Council
I would like to offer a word of

positive encouragement over two issues before you.
1) CVS: Please

approve this application without the terrible image of King and Pitt being
a high crime area requiring police protection. As a resident and business
owner in Old Town, the enlarged CVS store will have a positive impact on
King Street.

2) HARRIS TEETER: It amazes me that Harris Teeter would

Comments: once again like to be in Old Town after the shabby treatment they received
at the Northpoint site (Montgomery Street) several years ago when they
left

and went to Jefferson Davis Hwy. at Glebe Road.
This store will greatly

enhance the quality of Old Town living and will be both attractive and
productive for its residents.
Councilwoman Pepper can surely make this

case based on the positive impact on Fox Chase and the 4600 Duke Bldg.
by

the Harris Teeter in Fox Chase where my wife has to go from Old Town to

shop.

Finally, I am encouraged when you speak back to unruly, arrogant, impolite, discourteous dissenters. Their rhetoric embarrasses me as a citizen and you should not tolerate it in the public forum.

Thank you

for your continued service to make Alexandria a better City for us

all.

Scott C. Humphrey

Jackie Henderson

From: wrminor <wrminor@greenwayasset.com>
Sent: Wednesday, June 22, 2011 2:27 PM
To: Jackie Henderson
Subject: Support of Harris Teeter Project in Old Town North
Attachments: WR-Minor-ltr-to-council.doc

Hi Jackie, I wanted to share a letter of support regarding the Harris Teeter project being in Old Town North. My letter is addressed to Mayor Euille and the Members of City Council.

Thanks for your help,

Randolph Minor

Randolph Minor
703-299-9880 (w)
703-997-2666 (fax)

June 22, 2011

William Randolph Minor
307 Kentucky Ave
Alexandria, VA 22305

Mayor Euille and Members of City Council
City Hall, Room 2300
301 King Street
Alexandria, VA 22314

Dear Mayor Euille and Members of City Council,

I am writing to express my strong support for the Harris Teeter Old Town North project. I live in the Alexandria neighborhood of Beverly Hills and own a small business in Old Town. My background is in finance and investing and I am keenly aware of the need for our city to expand the commercial tax base. I am also sensitive to the unique character of Old Town and would never support a plan that jeopardizes the quality of life that Old Town provides.

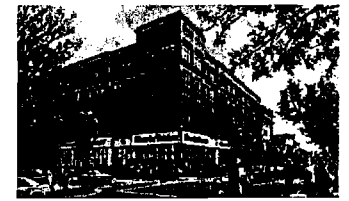
I have studied the plans for the proposed Harris Teeter and am very excited about the overall scope of the project. Harris Teeter is a first class operator and my family prefers their stores over all of the other grocery options in Alexandria.

I am hopeful the City Council will vote to approve the Harris Teeter Old Town North and continue to grow and improve the city in a positive and responsible manner.

Thank you for your consideration,

Randolph Minor

STATEMENT OF SUPPORT



To: Members of the Alexandria Planning Commission and City Council
Sponsored by: Buchanan Partners, Developer of the North Old Town Harris Teeter

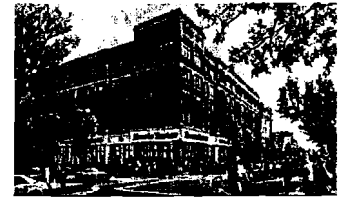
We, the residents, owners or local workers of the City of Alexandria, support Buchanan Partners' proposed retail and residential mixed-use project that will bring a much-needed full service Harris Teeter and pharmacy to North Old Town. This project will greatly enhance our grocery shopping options while providing the City will new tax revenue and new jobs.

We urge the Planning Commission and City Council to approve this project.

Name	Contact Info (Address, Phone or Email)	Signature	Resident (R) Commercial Owner (CO) Local Worker (LW)
John T. Ross	J Ross @ mcewen ^{TRUST} CO INC		R
BENT-MARIE STEJSKAL	801 N. PITT ST APT 1704		R
ROSS KISER	801 N. PITT ST, APT. 1509		R
KEVIN BLANCHARD	801 N. PITT ST - 1202		
PETER WELDON	801 N. PITT " 1502		R
Eloise Schneider	801 N. PITT # 417		R.
Andrew Barbour	801 N PITT 404 22314		R
VINCENT PANVINI	801 N PITT - ST # 703 ALEXANDRIA, VA		R

Date 6/6/11 Location North Old Town Harris Teeter Canvasser STEVEN HUBER

STATEMENT OF SUPPORT


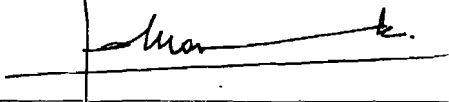


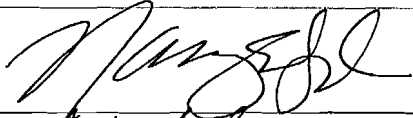



To: Members of the Alexandria Planning Commission and City Council
Sponsored by: Buchanan Partners, Developer of the North Old Town Harris Teeter

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We urge the Planning Commission and City Council to approve this project.

Date 6/7/11 Location ALEXANDRIA, VA Canvasser SCOTT FLEMING

Name	Contact Info (Address, Phone or Email)	Signature	Resident (R) Commercial Owner (CO) Local Worker (LW)
Jonathan Spring	3111 20 TH ST N ALEXANDRIA VA 22201		LW
ARI BELMONTE	715 S. WASHINGTON ST APT B14 ALEXANDRIA, VA 22314		R, LW
MIKE JOHNSTON	PO Box 9630 ARLINGTON, VA 22219		LW
ADAM CASSARA	6500 TAYLOR PL. #302 ALEXANDRIA, VA 22312		LW
Nancy Gordon	419 N. Fayette St. Alexandria VA 22314		R, LW
SCOTT FLEMING	5316 DANBURY FOREST DR. SPRINGFIELD, VA 22151		LW

STATEMENT OF SUPPORT



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Name	Contact Info (Address, Phone or Email)	Signature	Resident (R) Commercial Owner (CO) Local Worker (LW)
SHARON BRUMLEVE	3116 Collingwood, Alex. VA ²²³⁰⁴	<i>Sharon Brumleve</i>	LW
Olena Kurnushko	18602 Chickadee Ln, Gaithersburg, MD	<i>Olena Kurnushko</i>	LW
BRIAN O'DONNELL	6705 W WAKEFIELD DR. ALEX. VA	<i>Brian O'Donnell</i>	LW
Mary Rust	507 N. West Str, Alex. VA		R & LW
STEPHANIE TINCHEP	1215 CAMERON ST. ALEX VA	<i>Stephanie Tinchep</i>	LW
Taylor Clark	512 N. Patrick St #2 Alex. VA	<i>Taylor Clark</i>	R + LW
Lisa Lettieri	513 E. Nelson Ave, Alex, VA	<i>Lisa Lettieri</i>	R/LW
Patrice Carlson	6514 Yarkin Ct. Alexandria, VA 22310	<i>Patrice C Carlson</i>	LW

Canvasser SCOTT FLEMING

Location ALEXANDRIA, VA

Date 6/7/11

STATEMENT OF SUPPORT



To: Members of the Alexandria Planning Commission and City Council
Sponsored by: Buchanan Partners, Developer of the North Old Town Harris Teeter

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Name	Contact Info (Address, Phone or Email)	Signature	Resident (R) Commercial Owner (CO) Local Worker (LW)
William FOURBUREAN	507 E NELSON AVE.	<i>WJ Fourburean</i>	R
DAN LOWRY	509 E. NELSON AVE.	<i>Daniel Lowry</i>	R
DON HENDERSON	509 E NELSON AVE	<i>Don Henderson</i>	R

Date 6/7/11 Location ALEXANDRIA, VA Canvasser SCOTT FLEMING

STEVEN HUBERG

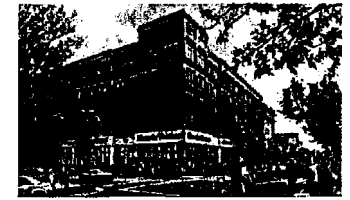
Canvasser

Montgomery Park

Location

Date 6/6/11


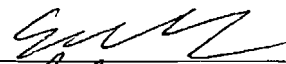
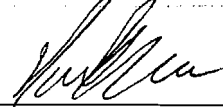
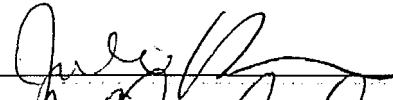
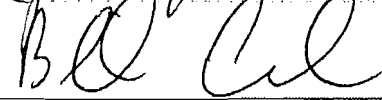
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Name	Contact Info (Address, Phone or Email)	Signature	Resident (R) Commercial Owner (CO) Local Worker (LW)
DAVID SUAREZ	david@atlanticcompany.com		
Eric Rhadigan			LW
DAVID Tygielski	703-740-5648		LW
Julie Bolling	(703) 740-5645		LW
Bill Carl	804 721-8853		LW

STATEMENT OF SUPPORT



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Canvasser

Location

Date

Name	Contact Info (Address, Phone or Email)	Signature	Resident (R) Commercial Owner (CO) Local Worker (LW)
Rae-Ann Miller	800 S. Lee St.	Rae-Ann Miller	R
Paul J. Miller	800 S. Lee St	Paul J. Miller	R
Yara [Signature]	S. ASAPH ST.	TARA S. [Signature]	R
Ari McCaslin	S. FAIRFAX ST.	Ari [Signature]	R
Hannah Williams	Franklin St	Hannah [Signature]	R
ROBERTO ROBERTO	MARIE COOK DR	Roberto [Signature]	R
Courtney Elwood	513 Duke Street	Courtney [Signature]	R
Julianne Belavetz	312 S. Fairfax St	Julianne [Signature]	R

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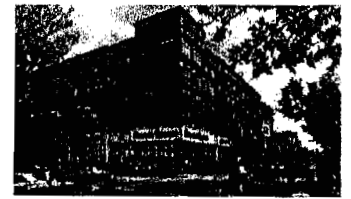
Name	Contact Info (Address, Phone or Email)	Signature	Resident (R) Commercial Owner (CO) Local Worker (LW)
Joe Mulholland	624 N Howard		R
Shane S. McCollar	1848 Potomac Greens		R
Susan R. Stone	8412 Blueston Ln		R
Eva Damelin	607 S. Washington St Alex 703625 7382		LW
Bruce Prouty	111 Franklin St		LW
Katherine Lawler	111 Franklin St.		LW
Sudhir Kumar	111 Franklin St.		LW
Marty Henderson	111 Franklin St.		LW

Canvasser

Location

Date

STATEMENT OF SUPPORT



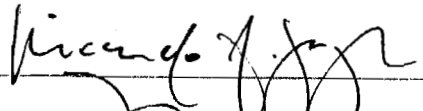


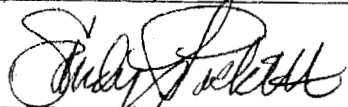
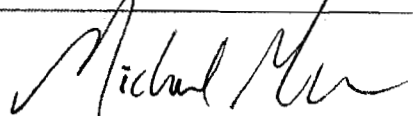
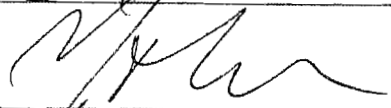
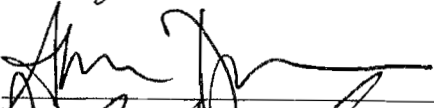
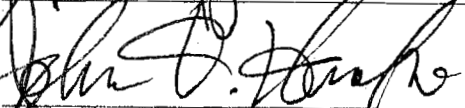

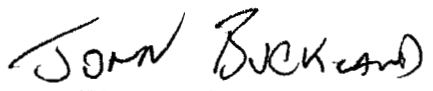

To: Members of the Alexandria Planning Commission and City Council
Sponsored by: Buchanan Partners, Developer of the North Old Town Harris Teeter

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We urge the Planning Commission and City Council to approve this project.

Canvasser

Location

Name	Contact Info (Address, Phone or Email)	Signature	Resident (R) Commercial Owner (CO) Local Worker (LW)
Ricardo A. WANZER	728 N. PATRICK ST.		CO LW
	Miller226@GMAIL.COM		LW
Sammy Pickett	607 S. WASHINGTON ST.		R+LW
	1023 N. PARKWAY #400		LW
Angail Dillingham	1115 Michigan Ct.		R
JOHN WARDER	6 W. ROSEMONTE AVE ALEX, VA		R
	Robinson Terminal 2 DUKE ST. ALEX	Jay G Creech	LW
	ROBINSON TERMINAL 2 DUKE ST.		LW

STATEMENT OF SUPPORT



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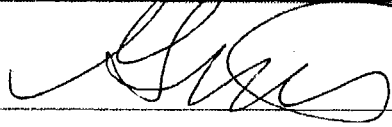

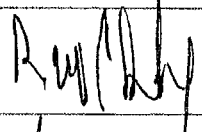
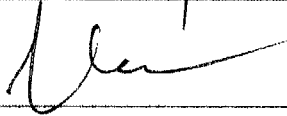

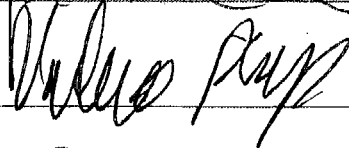

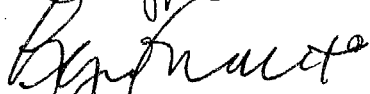
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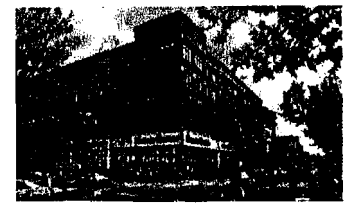
Canvasser

Location

Date

Name	Contact Info (Address, Phone or Email)	Signature	Resident (R) Commercial Owner (CO) Local Worker (LW)
Gina Baum	203 S Fairfax St Alex. VA 22314		LW
Melinda Hanson	7907 Old Marsh Lane Ave. VA 22315		LW
Roy Coley	Roy Coley@gmail.com O.T. 22314		R
Mustafa Amin	m.ciment3@gmail.com		LW
Kevin Miller	KEVINMILLER@GMAIL.COM		LW
WALTER KUP	ALEXANDRIA VA		R
Gregg Oliviano	Alexandria VA		LW
Lynn Umenoto	2404 Watson Ln. Alex		R

STATEMENT OF SUPPORT



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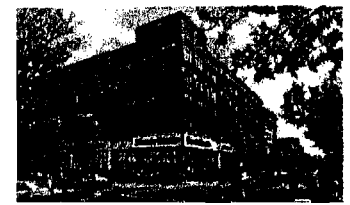
Canvasser

Location

Date

Name	Contact Info (Address, Phone or Email)	Signature	Resident (R) Commercial Owner (CO) Local Worker (LW)
Christine Stillwagon	813 Albany Avenue 571-312-1641		R
Hannah Keith	3249 Martha Custis Dr Alexandria 22302		R
Amanda Nichols	800 Nicholson Ln. Alex, VA 22302		R
Laura Devereux	418 E. Howell Alexandria, VA 22301		R
Tamiel	201 HU... Alex. Va		R
Michelle Brayman	7604 Norwood Place Alex VA 22305		R
Amy Goodrich	607 TENNESSEE AVE ALEXANDRIA VA 22305		R
Julie A Kito	3401 Old Dominion 22305		R

STATEMENT OF SUPPORT



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Canvasser _____
Location _____
Date _____

Name	Contact Info (Address, Phone or Email)	Signature	Resident (R) Commercial Owner (CO) Local Worker (LW)
Lee Abbott	Alexandria 22301		R
EWA BEAUDON	ALEXANDRIA, 22305		R
T. FIRELSON	Alexandria, 22302		R
Jamie Kim	Alexandria, 22302		R
Beth Kiesner	ALEXANDRIA 22314		R
Rob Moustakas	Alexandria, 22302		R
Allison Tracy	Alexandria, 22305		R
Mandy Hayes	813 Enderby Dr. 22302		R

STATEMENT OF SUPPORT



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Location

Date

Name	Contact Info (Address, Phone or Email)	Signature	Resident (R) Commercial Owner (CO) Local Worker (LW)
Jaron Sanchez	209 210 East Windsor Ave Alexandria, VA. 22301		R
Maud Bantee	210 E. Windsor #3 Alexandria, VA 22301		R
Jonathan D Bentley	210 E. WINDSOR AVE #3 ALEXANDRIA, VA 22301		R
Riikka Noppa	214 E Windsor Del Ray		R
Alexis Thompson	214 D EAST WINDSOR AVE ALEX. VA 22301		R
Sharon Widmayer	214 B E Windsor Ave Alex VA 22301		R
	216 E. Windsor Ave ALEX. VA 22301		R
Christian White	218 E. Windsor Ave Alexandria, VA 22301		R

STATEMENT OF SUPPORT



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Date

Name	Contact Info (Address, Phone or Email)	Signature	Resident (R) Commercial Owner (CO) Local Worker (LW)
Julie Forsht	703 739-5871	<i>Julie Forsht</i>	R
Rick Ashman	703-535-8166	<i>Rick Ashman</i>	R
Jennifer Heimberg	703 836 9240	<i>Jennifer Heimberg</i>	R
Andrew Poliakoff	703 400 5478	<i>Andrew Poliakoff</i>	R
Savannah Brown	797 676 9244	<i>Savannah Brown</i>	LW
Katie Doughton	4341-841-2728	<i>Katie Doughton</i>	LW
Jen Prout	703 969 4639	<i>Jen Prout</i>	LW
Rob Smelik	(703) 283-7915	<i>Rob Smelik</i>	LW

STATEMENT OF SUPPORT



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Name	Contact Info (Address, Phone or Email)	Signature	Resident (R) Commercial Owner (CO) Local Worker (LW)
MARK G. LORD	2724 Hickory St ALEX., VA 22305		R/CO
KATHRYN A. BROWN	2724 Hickory ALEX., VA 22305		R
Marian Lawson	109 E. Howell Ave Alex, VA 22301		R
Lisha Evans	625 N. Washington St Alex		LW
Marie Estrada	625 N Wash St Alex VA		LW
Victoria Lewis	685 N Washington St Alexandria VA		LW
DAVID LANDO	400 MADISON ST # 1605 ALEXANDRIA, VA 22314		R
Ahmad Panjshiri	12773 BAZZOG CT		LW

Canvasser

Location

Date

STATEMENT OF SUPPORT



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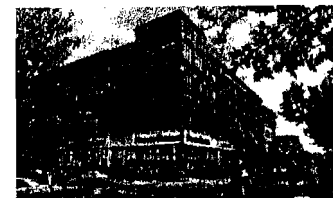
Canvasser

Location

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Name	Contact Info (Address, Phone or Email)	Signature	Resident (R) Commercial Owner (CO) Local Worker (LW)
Cynthia Webster	Alexandria 22301		R
Kim Winters Kimi Shitovs	Alexandria 22301		R
Carolin Jackson	Alexandria 22301		R
Joe LaMountain + Ann Mimi Carter	106 E Cliff Alex VA 22301		R
Maria Getoff	37 E. Bellefontaine Ave Alexandria VA 22301		R
Aphramie Sample	Alex VA 22301		R
Cathy Davis	312 Home Ave, Alex 22301		R / CO.
Cheryl Hart	309 Home Ave		R / CO

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Name	Contact Info (Address, Phone or Email)	Signature	Resident (R) Commercial Owner (CO) Local Worker (LW)
<i>Jeane Hargett</i> 	Alexandria 22301 204 E Monroe Ave		R
Sheila Sircis			R
Katie Kathman	415 E Windsor Ave		R / LW
Wendy Matruy	Alexandria 22301		R
Shann Smith	MacArthur Rd		R
Kim Weyant	703-941-6075		R
Deborah Lockett	209 E. Oxford Avenue		R
	116 Aky. VA.	Melissa Bean	R.

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Name	Contact Info (Address, Phone or Email)	Signature	Resident (R) Commercial Owner (CO) Local Worker (LW)
K. Lynch	Royon Rd 2.	K. Lynch	LAND OWNER
Danya Devine	2806 Russell Rd	Danya Devine	R
Debbi Kelly	909 Arch Terr	Debbi Kelly	R
Jessica Hixson	2908 Old Dominion	Jessica Hixson	R
Havila Mitchell	613 Allison St.	Havila Mitchell	R
Meghan Rainey	3206 Circle Hill Rd	Meghan Rainey	R
Laura Miles	2907 Edgemoor Drive	Laura Miles	L
LISA JACOBS	2909 Richmond Lane	Lisa Jacobs	R

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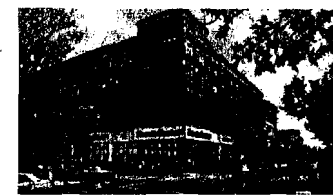
Canvasser

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Name	Contact Info (Address, Phone or Email)	Signature	Resident (R) Commercial Owner (CO) Local Worker (LW)
Diana Wat Eleanor Seline	711 Chalfonte Dr Alexandria VA	E Seline	R
Michelle Loesch	903 Crescent Drive Alexandria, VA 22302	Michelle Loesch	R
Michele Osinski	502 Fontaine St Alexandria VA 22302	M Osinski	R
Deb Riley	702 S. Overlook Dr. Alexandria, VA 22305	Deb Riley	R
Christy Sweet	717 N. Overlook Dr Alex, VA 22305	C Sweet	R
Nancy Lorenz	805 N. Overlook Dr. Alex, VA 22305	N Lorenz	R
Vicki Futscher	802 N. Overlook Dr. Alex. VA 22305	V Futscher	R
Pete Peterson	807 N. Overlook Dr Alex. VA. 22305	P Peterson	R

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Name	Contact Info (Address, Phone or Email)	Signature	Resident (R) Commercial Owner (CO) Local Worker (LW)
Mike Anastasia	703-501-1000 LOCAL worker		LW
GERRI LEGSTROM	703-798-6311 REALTOR		LW
LINDA Forester	Forester11@gmail.com		LW
Enkhmuyu Bayanjargal	Alexandria, VA		LW
Marko Savic	Alex. Va		R
Myagmarsuren Tserendolgor	Alexandria, VA		LW
JILL SCHUTT	Arlington Va		LW
ROBYN FRANZ	S. WASHINGTON STR. VA		R

Canvasser

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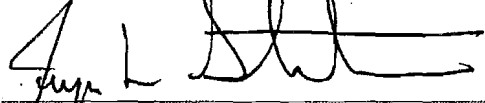




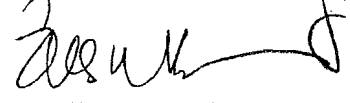



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Name	Contact Info (Address, Phone or Email)	Signature	Resident (R) Commercial Owner (CO) Local Worker (LW)
INURE STACKHOUSE	405 HIGH ST.		R
Nathan Jensen	1764 Dogwood		R
SJR - Sherry L. Reilly	405 W. Windsor Ave		R
Linda Meike	2915 KING STREET		R
FORS SWEENEY	1524 OAKREST Pk.		R
	105 E Windsor		R
Noel Galo	1045 woods place		R
John B Delaney	12 W. Uhler Ave		R

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Name	Contact Info (Address, Phone or Email)	Signature	Resident (R) Commercial Owner (CO) Local Worker (LW)
Sandy Newton	505 Tenn. Ave 22305	<i>Sandy Newton</i>	R
Kathleen M. Carey	1411 Russell Rd 22301	<i>Kathleen Carey</i>	R
Cynthia Martinez	2706 Holly St 22305	<i>Cynthia Martinez</i>	R
Pam Jones	716 S. Overlook Dr.	<i>Pam Jones</i>	R
Neal Learner	8A East Mason Ave.	<i>Neal Learner</i>	R
Renée Berman	604 Tenn. Ave.	<i>Renée Berman</i>	R
Sarah Conrad	3516 Halcyon Dr.	<i>Sarah Conrad</i>	R
Delaine Smey	415 Tennessee Ave	<i>Delaine Smey</i>	R

Canvasser

Location

Date

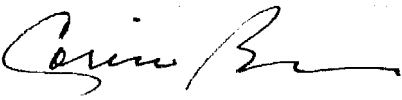





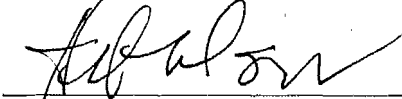

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Name	Contact Info (Address, Phone or Email)	Signature	Resident (R) Commercial Owner (CO) Local Worker (LW)
Copme Bradshaw	3408 Alabama Ave Alex 703.933.1104		R
Suzanne Doggett	3315 Martha Custis Dr ALEX 703.671.9187		R
Selh Kennard	605 N oven St Alex, 22304 703.824.6960		R
Delaney, Jennifer	12 W. Water Ave. 703 571 2211 Alexandria, VA 22301		R
SUSAN LUTZ	821 CRESCENT DR. Alexandria, VA 22302		R
MATT LUTZ	821 CRESCENT DR Alexandria, VA 22302		R
Heather Steinitz	804 Chaffont Dr Alexandria, VA 22305		R
Nicole Maria	3352 Gunston Rd Alexandria, VA 22302		R

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Name	Contact Info (Address, Phone or Email)	Signature	Resident (R) Commercial Owner (CO) Local Worker (LW)
Chris Matthews	804 N Overlook Dr 703 684 6709	Chris Matthews	R
Scott Donovan	703-519-9053	Scott Donovan	R
Karen McManis	308 Kentucky Ave Alex VA 22305	Karen McManis	R
Pat Donnelly	3306 Cameron Mills Rd. Alex. VA 22302	P.C. Donnelly	R
Beth Jones	3606 Cameron Mills Rd. Alex. VA 22305	Beth Jones	R
Jeanette Feldman	613 Pullman Place Alex, VA 22305	Jeanette Feldman	R
Mary Ann Hoffman	3607 Norwood Pl	Mary Ann Hoffman	R
Jennifer Rosta	3416 Old Dominion Blvd. 22305	Jennifer A. Rosta	R

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Name	Contact Info (Address, Phone or Email)	Signature	Resident (R) Commercial Owner (CO) Local Worker (LW)
Jane Thell	Bashford Lane / Old Town	J. Reese	R
MJ Conchesne	Del Ray	MJ Conchesne	R
CHRIS CONCHESNE	Del Ray	Chris Con	R
Greg Klein	Warrior Village	[Signature]	R
Susie Klein	Del Ray	[Signature]	R
Nwee Hatheway	Del Ray	[Signature]	R
Amy Walker	Del Ray	[Signature]	R
D Raywash	Old Town	[Signature]	R

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Name	Contact Info (Address, Phone or Email)	Signature	Resident (R) Commercial Owner (CO) Local Worker (LW)
Kris Larson	808 N Overlook Dr. 22305 kristian.larson@gmail.com		R
Jennifer Larson	404 N. OVERLOOK DR.		R
Christine Wilson	707 S. Overlook Dr. 22305		R!
Doug Wilson	707 S. OVERLOOK DR 22305		R
Daniel Dannelly	3306 CAMERON MILLS 520 N FAYETTE		CO/R
BETH LADD	806 ENDERBY DRIVE ALEXANDRIA VA 22302		R
TOM HUNT	708 ENDERBY DR. ALEXANDRIA, VA 22302		R
Stacey Kasoff	3207 Cameron Mill Alex VA 22302		R

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Name	Contact Info (Address, Phone or Email)	Signature	Resident (R) Commercial Owner (CO) Local Worker (LW)
Karen Meyers	3411 Alabama Ave, Alex	<i>Karen Meyers</i>	R
Melody Hooker	3510 Cameron Mills Rd Alex, VA 22305	<i>Melody Hooker</i>	R
Ben Kasoff	3207 Cameron Mills Alex 22302	<i>Ben Kasoff</i>	R
Doug ¹⁴⁵ Goldstein	910 N. Overlook Alex. VA 22305	<i>Doug Goldstein</i>	R
Ken Arnold	515 N. Overlook Ave Alexandria, VA 22305	Ken Arnold	R
Kay Ann	2920 Richmond Ln. Alex VA 22305	KAY ARNDORFER	R
Diana Waller	704 South Overlook Dr 22305	Diana	R
Rick Pittente	601 Tennessee Ave. Alexandria VA 22305	<i>Rick Pittente</i>	R

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Name	Contact Info (Address, Phone or Email)	Signature	Resident (R) Commercial Owner (CO) Local Worker (LW)
Marie Randall	2904 Cameron Mills Rd.	<i>M Randall</i>	R
Leah Wilson	605 Fontaine St.	<i>Leah Wilson</i>	R
Patty Munson	2911 Mayer Pl	<i>P Munson</i>	R
Amy Repte	415 Fontaine St.	<i>Amy Repte</i>	R
Melissa Harrington	417 Montrelo	<i>M Harrington</i>	R
Darlene Meggasto	2412 Ridge Road Dr.	<i>D Meggasto</i>	R
Jennifer Larson	3103 Edgehill Dr.	<i>J Larson</i>	R
Jennifer Glade	413 Argyll Drive	<i>J Glade</i>	R

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Name	Contact Info (Address, Phone or Email)	Signature	Resident (R) Commercial Owner (CO) Local Worker (LW)
	219 WOODS LA ALEX		R
Doug Smurr	2906 Farm Rd Alexandria		R
Anja Schäfer	Alexandria		R
JAIME DAWSON	2913 RICHMOND LN		R
Linda Harvey	911 Beverley Dr.		R
Christy Finn	604 Malcolm Pl		R
Judi Webb	2504 Farm Rd		R
Katy Mann	325 B. Mason		R

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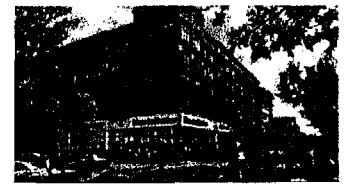
Name	Contact Info (Address, Phone or Email)	Signature	Resident (R) Commercial Owner (CO) Local Worker (LW)
Karen Joria	2807 Central Ave 703684-3540 kdejicab@comcast.net		R
Stephanie St. John	2905 Edgell Dr. Alex. VA.		R
Jennifer Collins	410 Woodland Terrace		R
Leesa Margarella	2607 Davis Avenue		R
Betty Mills	2404 Davis	Betty mills	R
Julie Mills Cizek	2404 Davis ave 70355	Julie mills	R
LAINE HARDMAN	3203 CIRCLE Hill Rd Alex	Laine Hardman	R
Linda Zanin	602 Beverly Alex VA	L Zanin	R

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Name	Contact Info (Address, Phone or Email)	Signature	Resident (R) Commercial Owner (CO) Local Worker (LW)
Barry Schwarzschild	675 N. Washington St.		LW
Chung Brammeyer	629 N. Saint Asaph St		local worker
In Sun Cheon	629 N. Saint Asaph		Local worker
Kyung Soon Kim	629 N. Saint Asaph		Local worker
DEBBIE HOGAN	694 N. ST. ASAPH		LW
Pamela Ellison	ALEX, VA	Pamela Ellison	R
DEB MANOUBET	Alexandria VA		R
CLARENCE JOHNSON	Alex, VA.	CLARENCE JOHNSON	R

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D. Linn Payne	linn.payne@kw.com		LW
Kurt Duty	kurt@mris.com		LW
Willetta Allen	601 N. Fairfax St		LW
Lisa Mandy	2251 Eisenhower		R
Julie Minton	Alexandria NA		LW
Caroline Shroyer	Alexandria VA		LW
Anna Purdon	Alexandria VA		LW
Mike Parsons	Alexandria VA		LW

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B. Bruce Co	Bruce@wac2.net		LW
Andrea Courduvelis	acourduvelis@kw.com		LW
Omara Murray	jamadion@verizon.net		LW
Anika Lawrence	alawrence102@yahoo.com		LW
Sayra Chavarria	Alexandria VA		R
Wendy Pineda	Alexandria VA	Wendy	R
Meriam Bustamante	Alexandria	Meriam	R
Colene Kraemer	914 N. Columbus St.		R

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Dawn C. Cales	509 Tobacco Quay 22314 dawn@dawncales.com		R + LW
Kendra Whitaker	kendra@jasonandkendra.net		LW
Jason R. Shine	jason@jasonandkendra.net		LW
Angela Sherrill	sherrillsells@yahoo.com		LW
Doris Monticone	dorismonticone@msn.com		LW
CAROLE BALIDES	Carole Balides		LW
Lauren Braun	321-615-0326 Fairfax, VA		LW
Anna Koch	757-510-6283 Fairfax, VA		LW

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Name	Contact Info (Address, Phone or Email)	Signature	Resident (R) Commercial Owner (CO) Local Worker (LW)
Theo Paitevin	theo@mrisc.com		LW
Jennifer Flanagan	607 S. Washington St		LW
Jim Lyons	607 S. WASHINGTON		LW
Peter Crockett	PETE Crockett@aol.com		CO, LW
Mary Tompkins	1729 Belle Haven Rd		LW
Fred Talavera	Alexandria		LW
Rico Livingston	Alexandria		L.W.
Christian Hovst	Alexandria		L.W.

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Name	Contact Info (Address, Phone or Email)	Signature	Resident (R) Commercial Owner (CO) Local Worker (LW)
Scott Sekerke	619 S. Royal St 571-312-7065		R
Jeff S. Miller	228 S. Wash. St. Alex, Va.		R+CO
Tim GERRY	1202 Michigan CT.		R+CO
Jim Hebert	228 S. WASH ST Alex		LW
CORINNE ALAN	208 S. Washington St.		LW
Brooks Howard	228 S. Washington St.		LW
Janice Allen	228 S WASHINGTON ST		LW
HELEN GRIFFIN	228 S. WASHINGTON ST		LW

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Name	Contact Info (Address, Phone or Email)	Signature	Resident (R) Commercial Owner (CO) Local Worker (LW)
Katie Rustmann	111 Frankon St.		LW
Jacob Katz	111 Franklin St		LW
Steve Meyer	111 Franklin St.		LW
Dorier Amato	800 Washign St		LW
ERIN McCLAFFERTY	Perkup 829 S. WASH		LW
EILEEN WINKELMAN	801 S. PITT		R
Julie Pizzini	830 St Asaph		R
NANCY SMITH	830 S. Royal		R

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Sponsored by: Buchanan Partners, Developer of the North Old Town Harris Teeter


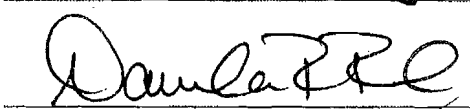
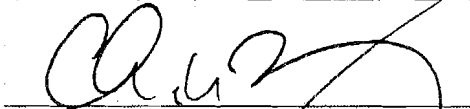
We, the residents, owners or local workers of the City of Alexandria, support Buchanan Partners' proposed retail and residential mixed-use project that will bring a much-needed full service Harris Teeter and pharmacy to North Old Town. This project will greatly enhance our grocery shopping options while providing the City will new tax revenue and new jobs.

We urge the Planning Commission and City Council to approve this project.

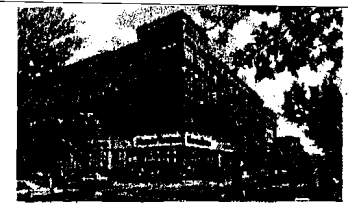
Canvasser

Location

Date

Name	Contact Info (Address, Phone or Email)	Signature	Resident (R) Commercial Owner (CO) Local Worker (LW)
Justy Campagna	Alexandria, VA		R/LW
Daniela R. Pesh	Alexandria, VA		R/LW
Chad W. Dudley	Alexandria, VA		R/LW

STATEMENT OF SUPPORT



To: Members of the Alexandria Planning Commission and City Council
Sponsored by: Buchanan Partners, Developer of the North Old Town Harris Teeter

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We urge the Planning Commission and City Council to approve this project.

Canvasser _____ Date _____ Location _____

Name	Contact Info (Address, Phone or Email)	Signature	Resident (R) Commercial Owner (CO) Local Worker (LW)
Lara Dalinsky	LARA.DALINSKY@GMAIL.COM		R
Fruzsina Toth	405 Windsor Ridge Ct Fredericksburg VA 22405 540 213 8231		LW
Andrés Mancini	5446 Barrister Pl. ALEX., VA 22304		R, LW
R Martini	545 E DUNCAN ALEX		R/LW

