

SPEAKER'S FORM

DOCKET ITEM NO. 130

PLEASE COMPLETE THIS FORM AND GIVE IT TO THE CITY CLERK
BEFORE YOU SPEAK ON A DOCKET ITEM

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

- 1. NAME: Kenneth Wise
- 2. ADDRESS: 1750 Tross Blvd, Suite 1800, McLean, VA
TELEPHONE NO. 703-712-5362 E-MAIL ADDRESS: KWise@magarewards.com
- 3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? _____
Applicant
- 4. WHAT IS YOUR POSITION ON THE ITEM?
FOR: AGAINST: _____ OTHER: _____
- 5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST, CIVIC INTEREST, ETC.):
Attorney
- 6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL?
YES NO _____

This form shall be kept as a part of the permanent record in those instances where financial interest or compensation is indicated by the speaker.

A maximum of three minutes will be allowed for your presentation, except that one officer or other designated member speaking on behalf of each *bona fide* neighborhood civic association or unit owners' association desiring to be heard on a docket item shall be allowed five minutes. In order to obtain five minutes, you must identify yourself as a designated speaker, and identify the neighborhood civic association or unit owners' association you represent, at the start of your presentation. If you have a prepared statement, please leave a copy with the Clerk.

Additional time not to exceed 15 minutes may be obtained with the consent of the majority of the council present; provided notice requesting additional time with reasons stated is filed with the City Clerk in writing before 5:00 p.m. of the day preceding the meeting.

The public normally may speak on docket items only at public hearing meetings, and not at regular legislative meetings. Public hearing meetings are usually held on the Saturday following the second Tuesday in each month; regular legislative meetings on the second and fourth Tuesdays in each month. The rule with respect to when a person may speak to a docket item at a legislative meeting can be waived by a majority vote of council members present but such a waiver is not normal practice. When a speaker is recognized, the rules of procedures for speakers at public hearing meetings shall apply. If an item is docketed *for public hearing* at a regular legislative meeting, the public may speak to that item, and the rules of procedures for speakers at public hearing meetings shall apply.

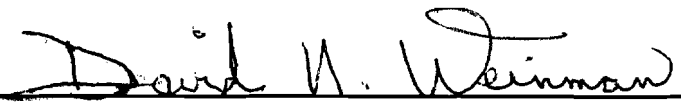
In addition, the public may speak on matters which are not on the docket during the Public Discussion Period at public hearing meetings. The mayor may grant permission to a person, who is unable to participate in public discussion at a public hearing meeting for medical, religious, family emergency or other similarly substantial reasons, to speak at a regular legislative meeting. When such permission is granted, the rules of procedures for public discussion at public hearing meetings shall apply.

Guidelines for the Public Discussion Period

- (a) All speaker request forms for the public discussion period must be submitted by the time the item is called by the city clerk.
- (b) No speaker will be allowed more than three minutes; except that one officer or other designated member speaking on behalf of each *bona fide* neighborhood civic association or unit owners' association desiring to be heard during the public discussion period shall be allowed five minutes. In order to obtain five minutes, you must identify yourself as a designated speaker, and identify the neighborhood civic association or unit owners' association you represent, at the start of your presentation.
- (c) If more speakers are signed up than would be allotted for in 30 minutes, the mayor will organize speaker requests by subject or position, and allocated appropriate times, trying to ensure that speakers on unrelated subjects will also be allowed to speak during the 30 minute public discussion period.
- (d) If speakers seeking to address council on the same subject cannot agree on a particular order or method that they would like the speakers to be called on, the speakers shall be called in the chronological order of their request forms' submission.
- (e) Any speakers not called during the public discussion period will have the option to speak at the conclusion of the meeting, after all docketed items have been heard.

I, David N. Weinman, as the President of the Council of Co-Owners of Alexandria House Condominium, also referred to as the Executive Organization of the Condominium Association, do hereby advise that The Alexandria House Association objects to the findings of the Planning Director of the City of Alexandria denying our petition of June 23, 2011 as received on June 24, 2011, by the City Clerk, as "is not sufficient" in opposition to the zoning adjustments requested by Harris Teeter North Project. Moreover, Ms. Ross, on behalf of Director Hamer, stated, "I make this determination after reviewing each and every signature on the petition filed and calculating the amount of land ownership represented by those signatures, all as required by Section 11-808." To the contrary, it is the position of the Condominium Association, consistent with Section 55-79.80B of the Virginia Condominium Act, which gives the executive organ the **"irrevocable power as attorney-in-fact on behalf of all the unit owners and their successors in title with respect to the common elements including without limitation the right in the name of the unit owners' association to assert, through litigation, or otherwise, defend against, compromise, adjust and settle any claims or actions related to common elements."**

We believe the decision by the City of Alexandria Planning Director contradicts the authority given Condominium Boards by the Virginia Condominium Act. Therefore, we request City Council revisit the decision by the City Planning Director.



David N. Weinman, President, Alexandria House Council of Co-Owners of Alexandria House Condominium

June 23, 2011

VIA HAND DELIVERY AND EMAIL TO gloria.sitton@alexandriava.gov

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

RE: Old Town North Harris Teeter, DSUP 2011-0027

Dear Mayor Euille and Members of City Council:

On behalf of our client, Alexandria Old Town North, LLC (the "Applicant"), we are writing to provide you with a summary of the changes to the project which were made in response to community concerns, to address the inability to accommodate further changes to the project, and to request amendments to two of the Planning Commission recommended conditions of approval.

I. The Project Provides Many Significant Public Benefits And Has Been Redesigned Several Times To Address Community Concerns.

As noted in the staff report, the project will provide a much needed full service grocery store and pharmacy. Once completed, the project will provide 150 new jobs and generate approximately \$1 million in net new tax revenue to the City. Since the fall of 2010, the Applicant has participated in over 12 community meetings on the project and has conducted an extensive canvassing effort and media outreach campaign. As a result of this outreach, the Applicant has obtained and attached over 1,000 signatures from Alexandria residents and workers supporting the project as currently proposed. As a direct result of the input provided by the community at the community meetings, the following changes were made to the project:

1. To accommodate the Planning Commission's recommendation, the residential parking ratio will be increased to 1.3 spaces per unit at a cost of **\$2.5 million.**
2. The depth of the retail loading dock was increased from 40 feet to 72 feet, which reduced the available first floor retail area.
3. The retail loading dock was relocated to St. Asaph Street, which increased the operational costs for the grocery store.
4. Truck haul routes and 24 hour monitoring were agreed to in order to minimize and monitor loading operations.
5. Sidewalk bulb-outs will be provided on Madison Street to accommodate pedestrian activity.
6. Sidewalk seating will be provided on St. Asaph Street.

In addition, the Applicant has agreed to the following voluntary monetary and off-site contributions:

1. Affordable Housing Contribution - \$592,221
2. Improvements to Montgomery Park - @ \$300,000
3. Montgomery Park Endowment - \$100,000
4. Bus Stop Improvements - \$40,000
5. Bike Share Station - \$40,000
6. Public Right of Way Trash Cans - \$4,600

The above contributions equal approximately \$1,076,821 of public benefits. While this amount alone is significant for a project of this size, the estimated net new tax revenue of over \$1 million will provide the City with a significant source of revenue for years to come.

II. The Financial And Operational Viability Of The Project Cannot Accommodate Further Changes To The Design Or Location Of The Loading Docks Or Parking Garage Entrance.

Due to the grade of the property, the Pitt Street side of the project provides the most efficient location for the retail loading dock and the parking garage entrance. In order to accommodate and address the concerns of certain residents, the Applicant and Harris Teeter redesigned the project and relocated the retail loading dock to St. Asaph Street. Keeping the parking garage entrance on Pitt Street, however, provides for a short and gently sloped ramp into the garage which will ensure vehicles can enter and exit the project in a safe and efficient manner. In addition, locating the retail loading dock and parking garage entrances on opposite sides of the project minimizes the impact to the property owners on any one side of the project.

The continued effort by certain residents to either relocate the parking garage entrance to St. Asaph Street or to create an alley way through the project cannot be accommodated. Moving the parking garage entrance to any location other than Pitt Street is too difficult from a design perspective and will cause major floor plan changes. In addition, the request to provide an alley through the project would significantly reduce the size of the grocery store space making the project not a feasible location for Harris Teeter. Each of these impacts has been thoroughly discussed with staff and the community during the numerous community meetings this year.

III. Requested Changes To The Recommend Conditions Of Approval.

A. The Applicant Is Willing To Provide 1.3 On-Site Parking Spaces Per Unit Provided That No Off-Site Parking Spaces Are Required.

The Planning Commission recommended an increase in the parking ratio to 1.3 on-site parking spaces per residential unit. This parking ratio will require constructing a portion of a third level for the below grade parking garage to accommodate 53 additional parking spaces at a cost of approximately **\$2.5 million**. The City staff report and the Applicant's parking study demonstrate that a parking ratio of 1 parking space per residential unit will satisfy the anticipated residential

June 23, 2011

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parking demand. This conclusion is supported by parking studies from other similar developments in the region and is in conformance with recent City approvals for other projects such as North Potomac Yard.

While the Applicant certainly understands and appreciates the Planning Commission's concern over the anticipated residential parking demand, these additional spaces are not necessary to support the project. In order to ensure approval at the June City Council hearing, the Applicant is willing to provide the additional spaces provided that there is no requirement for the provision of off-site parking for residential visitors or retail employees. The additional 53 spaces will accommodate all anticipated residential visitor parking and will be made available to retail employees.

Therefore, the Applicant requests that City Council delete Conditions 29(d), (e) and (f) and approve the following revised Condition 29(d):

Excess parking within the residential portion of the project shall be made available to the retail employees on an as needed basis.

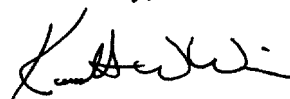
B. The Applicant Is Willing To Fund A Bike Share Station Provided That It Is Located Adjacent To The Project.

The Applicant agreed to provide a bike share station as part of the project. Condition 44 states that the station may be provided within a two block radius. The Applicant is willing to provide the station only if it is located on a public sidewalk adjacent to or directly across the street from the project. Therefore, the Applicant requests the following revision to Condition 44:

The applicant shall work with the City to install a bike share station on their site frontage or directly across the street from the project as part of a coordinated bike share program. ~~In the event a bike share station cannot be located along the site frontage, an alternative off-site location within a two block radius of the project may be selected.~~

The Applicant looks forward to discussing the project benefits and the two requested amendments to the recommended conditions of approval with City Council at the June 25th public hearing. Please let me know if I can provide any additional information regarding the project or the requested amendments.

Sincerely,



Kenneth W. Wire

cc: Bob Buchanan, Buchanan Partners

13
6-25-11

STATEMENT OF REPRESENTATION AND VALIDATION THEREOF

This action is taken consistent with and pursuant to Article IV, Sections 2 and 3 of the Bylaws of the Council of Co-Owners of Alexandria House Condominium ("Council") which gives the Board of Directors the powers and duties necessary for the administration of the affairs of the Council and the responsibility to care for the common elements and facilities. In addition, this action is also taken consistent with and pursuant to Section 55-79.80B of the Virginia Condominium Act, which gives the executive organ the "*irrevocable power as attorney-in-fact on behalf of all the unit owners and their successors in title with respect to the common elements including without limitation the right in the name of the unit owners' association to assert, through litigation, or otherwise, defend against, compromise, adjust and settle any claims or actions related to common elements.*" This action is related and pertains to the proposed zoning map amendment for the Harris Teeter of Old Town North, Rezoning Application #2011-0001, which if approved would adversely impact and affect the common elements of the Alexandria House Condominium due to increased pedestrian traffic, vehicular traffic, light pollution, increased air pollution, noise, and other considerations, and therefore, the Board has proper authority and power under the Bylaws and under the Virginia Condominium Act to act for and on behalf of the unit owners of the Council.

As the Secretary of the Board of Directors of the Council of Co-Owners of Alexandria House, I attest to the vote taken by the Board of Directors to authorize the action of submitting the attached zoning protest petition to the City of Alexandria and for the President to speak on behalf of the Council and the Board of Directors, the executive organ of the Council with regard to this matter.

[Signature] ROBERT J. ADAMS 6/23/11
Secretary of the Board Signature Printed Name Date
[Signature]
Acting Secretary

COMMONWEALTH OF VIRGINIA

CITY OF Alexandria

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Robert J. Adams, whose name is signed to the foregoing Statement of Representation and Validation Thereof, has acknowledged the same before me in the aforesaid jurisdiction.

GIVEN under my hand and seal on June 23rd, 2011.

[Signature] [SEAL]

Notary Public

My Commission Expires: 7-31-12

My Identification Number: 343817

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JUN 24 2011

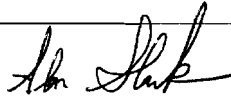

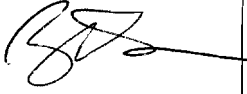

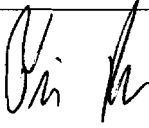
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Formal Zoning Protest Petition to City of Alexandria

This is a formal zoning protest to the City of Alexandria, pursuant to Section 9.13 of the Charter of the City of Alexandria and Section 11-808 of the Zoning Ordinance of the City of Alexandria. The undersigned are property owners of real property located within 300 feet of the property proposed to be rezoned. The undersigned protest the proposed zoning map amendment for the Harris Teeter of Old Town North (Rezoning # 2011-0001) to be heard by the City Council on June 25, 2011. The zoning map amendment proposes to change the zoning from CD to CDD#20 at property located at 717, 719, 723, 735 N. St. Asaph Street and 716, 724 N. Pitt Street.

#	Name	Address	Signature	Tax Map # (If known)
	ALAN Shark	500 Wythe St. Alex. VA 22314		054.04
	Nancy Blatt	500 Wythe Street Alexandria, VA 22314		054.04
	Ryan Trainer Res. ISPA	501 Wythe Street Alexandria, VA 22314		054.040B0A
	Melissa Viscovich	707 N. St. Asaph St. Alexandria VA 22314		
	Tri Phan	525 Wythe St. Alexandria, VA 22314		

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055.03-0A -

#	Name	Address	Signature	Tax Map # (If known)
404	JOHN F. WEIMASTER	400 Madison St Apt 404 Alexandria VA 22314	John F. Weimaster	0404
908	CYNTHIA H. FORD	400 Madison St # 908 Alexandria, VA 22314	Cynthia H Ford	0908
1104	Charlotte F. Homan	400 Madison #1104 Alexandria VA 22314	Charlotte Homan	1104
905	Holly Vorhies	400 Madison ST # 905 22314 Alexandria VA	Holly Vorhies	0905
802	JIM BOOTH	400 MADISON ST #802 ALEXANDRIA, VA	Jim E. Booth	0802
1902	VICTOR E. STAMEY	400 MADISON ST. UNIT 1902 ALEXANDRIA, VA 22314	Victor E. Stamey	1902
610	KAREEN STARK	400 Madison St. #610 Alex VA 22314	Kareen Stark	0610
1702	VICTOR G. SPRINGER	400 MADISON ST # 1702	Victor G. Springer	1702

Formal Zoning Protest Petition to City of Alexandria

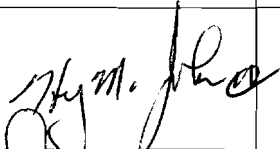
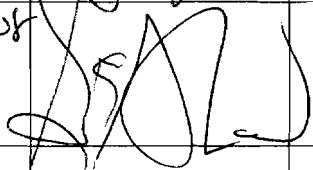



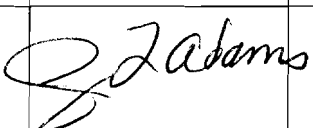
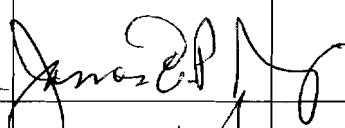
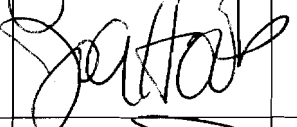
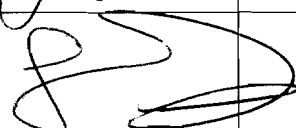

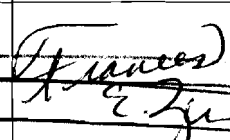
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#	Name	Address	Signature	Tax Map # (If known)
-	KENNETH HOFFMAN	400 MADISON ST, #407 ALEXANDRIA VA	Kenneth Hoffman	
1604	Gwen Hoffmann	" " unit #	Gwen Hoffmann	1604
1710	Michael WENK	400 MADISON ST #1710 Alexandria, VA 22314	Michael W. Wenk	1710
1002	Babara Rosenfeld	400 Madison St #1002 VA 22314	Babara Rosenfeld	1002
202	Richard W. Keneffelt	400 Madison St #202 VA 22314	Richard W. Keneffelt	0202
202	Mary J. Keneffelt	400 MADISON ST #202 VA 22314	Mary J. Keneffelt	0202
-	Kevin Roberts	400 Madison St #1000 Alexandria, VA 22314	Kevin Roberts	
2206	Nancy O Kraeger	400 Madison #2206 Alex VA	Nancy O Kraeger	2206

This signature page is part of the formal zoning protest petition regarding the Harris Teeter of Old Town North (Rezoning # 2011-0001).

G55.03-0A-

#	Name	Address	Signature	Tax Map # (If known)
701	Henry M JOHNSON III	400 MADISON ST #701 ALEXANDRIA VA 22314		0701
2108	GARRETT E. Shaw	400 Madison St. #2108 Alexandria, Va 22314		2108
1402	Charles E. Ratliff	400 Madison St #1402 Alexandria VA 22314		1402
310	Mary White	400 Madison Unit 310		0310
806	MARIE T. WEBER	400 MADISON ST #806		0806
902	Jennifer L. Adams	400 Madison St #902		0902
	JAMES E.P. RING	400 MADISON ST #1201		
1406	JO A. HOOKS	400 MADISON ST #1406		1406
	Laura Ann Hutcheson	400 Madison St # 808 Alexandria VA 22314		
504	VERA S. WALLER	400 MADISON ST. # 504 ALEXANDRIA, VA 22314		0504
782	Frances Zorn	400 Madison St #308		

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#	Name	Address	Signature	Tax Map # (If known)
1502	Marshall E. Whitenton	400 Madison St # 1502 Alexandria, VA	<i>Marshall E. Whitenton</i>	1502
1102	MAX A. STOLPER	400 Madison Str. - 1102 Alexandria, VA 22314	<i>Max A. Stolper</i>	1102
1101	WILLIAM SULLIVAN	400 MADISON ST Apt 1101 Alexandria VA	<i>William F. Sullivan</i>	1101
1001	REGINA CHAPMAN	400 MADISON ST # 1001 ALEXANDRIA VA 22314	<i>Regina Chapman</i>	1001
2107	PATRICIA ROLAND	400 MADISON ST # 2107 ALEXANDRIA VA 22314	<i>Patricia Roland</i>	2107
2004	MARY L. PARRAMORE	400 MADISON ST. # 2004 Alexandria, VA 22314	<i>M. Parramore</i>	2004
1308	Ailyn H. Tractman	400 Madison St. # 1308 Alexandria, Va. 22314	<i>Ailyn H. Tractman</i>	1308
	PANGILWAN, MALIA	400 MADISON ST. # 409 ALEXANDRIA, VA 22314	<i>Malia Pangilwan</i>	
	CHARLOTTE	400 Madison St # 1402 Alexandria, VA 22314	Charlotte	
2104	deborah l. halley	400 madison st # 2104 alexandria, VA 22314	<i>d. l. halley</i>	2104
1804	MONTABE	400 Madis	1804	1804

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#	Name	Address	Signature	Tax Map # (If known)
201	SUZANNE CAVANAUGH	400 MADISON ST APT 201 ALEX, VA	<i>[Signature]</i>	0201
1308	ROBERT TRAUTMAN	400 MADISON ST APT 1308 ALEX VA 22314	<i>[Signature]</i>	1308
1203	Pauline Porter	400 Madison St #1203 Alex VA 22314	<i>[Signature]</i>	1203
1801	Judith K Jones	400 Madison #1801 Alex. VA 22314	<i>[Signature]</i>	1801
1208	LOUISE KENNY	400 MADISON ST #1208 ALEXANDRIA VA 22304	<i>[Signature]</i>	1208
1107	Sheryl Swisher	400 Madison St #1107 Alexandria VA 22314	<i>[Signature]</i>	1107
1303	Marianne	400 Madison St #1303 Alex VA 22314	<i>[Signature]</i>	1303
1304	Ginsburgs	400 Madison St #1304 Alex VA 22314	<i>[Signature]</i>	1304
1101	JANET Weston	UNIT 1101	<i>[Signature]</i>	
	BARBARA KAYE	400 MADISON ST # 1202 ALEX. VA. 22314	<i>[Signature]</i>	
1609	ARTHUR WHITLEY	1609 400 MADISON ST ALEXANDRIA VA 22314	<i>[Signature]</i>	1609
2008	DAVID N. WEINMAN	400 MADISON ST, APT. 2008 ALEXANDRIA, VA. 22314	<i>[Signature]</i>	2008

This signature page is part of the formal zoning protest petition regarding the Harris Teeter of Old Town North (Rezoning # 2011-0001).

055.03-GA-

#	Name	Address	Signature	Tax Map # (If known)
2008	P. D. Scholeri	4100 Madison St #2008	<i>P. D. Scholeri</i>	2008
1003	ISABELLA REGA	400 Melissa St 1003	<i>I. Rega</i>	1003
709	Rodrick W. Clarke	400 Madison #709		0709
502	Rick Gutwald	400 Madison St #502	<i>Rick Gutwald</i>	0502
1602	JOHN RATHING	400 MADISON ST # 1602	<i>John Rathing</i>	1602
508	Alice COHAN	400 Madison St # 508	<i>Alice Cohan</i>	0508
1408	NANCY KINCAID	400 MADISON ST #1408	<i>Nancy Kincaid</i>	1408
	DAVID WEINMAN PRESIDENT	400 MADISON ST. APT. 207 ALEX., VA. 22314	<i>David H. Weinman</i>	0207
	DAVID WEINMAN PRESIDENT	400 MADISON ST., APT. 304 ALEX., VA. 22314	<i>David H. Weinman</i>	0304

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#	Name	Address	Signature	Tax Map # (If known)
609	June Whelan	400 Madison St #409 Alexandria, Va. 22314	June Whelan	0609
410	ANN SPENCER FLYNN	400 MADISON ST #410 ALEXANDRIA, VA. 22314	Ann S. Flynn	0410
2206	Nancy Krueger	400 Madison St 2206 Alex VA 22314	Nancy Krueger	2206
1908	AMY LEE	400 MADISON ST. #1908 ALEX. VA 22314	Amy Lee	1908
1809	FRANCIS RISON	400 MADISON ST #1809 ALEX VA 22314	Francis Rison	1809
1902	VICTOR E STAMEY	400 Madison St Unit 1902 Alexandria, VA 22314	Victor E. Stamey	1902
908	CYNTHIA H. FORD	400 Madison St unit 908 Alexandria, VA 22314	Cynthia H. Ford	908
1707	Nancy G. Hamilton	400 Madison #1707 Alexandria, VA, 22314-1729	Nancy G. Hamilton	1707
1	Anna Gummell Chris Gummell	400 Madison St # 1402 Alexandria, VA 22314	Anna + Chris Gummell	
703 1005 1703	Jacqueline Luten	400 Madison #1703 Alexandria VA 22314 703 201 6668	Jacqueline Luten	0703 1005 1703
1509	Virginia Lester 400 Madison Alexandria	VIRGINIA LESTER	Virginia Lester	1509

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#	Name	Address	Signature	Tax Map # (If known)
1906	Dolores BENAVIDES	400 MADISON ST. APT 1906 ALEXANDRIA, VA. 22314	Dolores Benavides	1906
1003	ISABELLA (C) Reyn	400 MADISON ST APT 1003 ALEXANDRIA VA 22314	I. Reyn	1003
1607	ARTHUR WHITNEY (C)	400 MADISON ST APT 1607 ALEXANDRIA VA 22314	Arthur Whitney	1607
2109	Janet (C) Pearson	400 Madison # 2109 Alexandria VA 22314	Janet M Pearson	2109
2109	Paul Pearson	400 Madison # 2109 Alexandria, VA 22314	Paul Pearson	2109
507	ROBERT E. PURSLEY	400 MADISON ST. #507 ALEXANDRIA, VA. 22314	Robert E. Pursley	0507
902	Jennifer L. (C) Adams	400 Madison St # 902 Alexandria VA 22314	J J Adams	0902
2103	Joel Leonard	400 MADISON ST # 2103 ALEXANDRIA VA 22314	Joel Leonard	2103
2103	Calva Leonard	400 Madison St. # 2103 Alexandria, VA 22314	Calva A. Leonard	2103
1409	Anna Brynd	400 Madison St. # 1409 Alexandria VA 22314	Anna Brynd	1409
1807	Mollie Crockett	400 Madison St. # 1807 Alexandria VA 22314	Mollie A. Crockett	1807

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055.03-0A-

#	Name	Address	Signature	Tax Map # (If known)
308	Frances E. Zorn	400 Madison St # 308 Alexandria 22314	Frances E. Zorn	0308
1204	BEVERLY KIMES	400 MADISON ST #1204 ALEX 1222 22314	Beverly Kimes	1204
2004	Mary L. Perramone	400 Madison St. # 2004 Alexandria, VA 22312	Mary Perramone	2004
2108	Carrent Shaw	400 Madison St. #2108 22314 Alexandria, VA	Carrent Shaw	2108
2109	Janet Pearson	400 Madison St. APT # 2109 Alexandria Va. 22314	Janet M Pearson	2109
2201 2202	REMMEL DICKINSON	400 MADISON STREET #2201 AND #2202 ALEX. VA 22314	PT Dickinson	2201 2202
1806	GLORIA SIKORA	400 Madison St. #1806 Alex VA 22314	Gloria Sikora	1806
1303 1304	Marianne Ginsburs	400 Madison St. #1303/04 Alex. Va 22314	Marianne Ginsburs	1303 1304
1706	JUNE HAJJAR	400 MADISON ST # 1706 ALEX 22314	June Hajjar	1706
908	CYNTHIA FORD	400 Madison #908 Alexandria VA 22314	Cynthia Ford	0908
1903	Willard Whitman	400 Madison St. Apt 1903	Willard Whitman	1903

This signature page is part of the formal zoning protest petition regarding the Harris Teeter of Old Town North (Rezoning # 2011-0001).

055.03-0A-

#	Name	Address	Signature	Tax Map # (If known)
1802	Elizabeth R. Willey	400 Madison St #1802 Alexandria, VA 22314	Elizabeth Willey	1802
410	Charles Pym	400 Madison St #410 Alexandria VA 22314	Charles Pym	0410
2207	HERBERT HARMON	400 MADISON ST # 2207 ALEXANDRIA VA 22314		2207
2207	DIANE HARMON	400 Madison St # 2207 ALEXANDRIA VA 22314	Diane Harmon	2207
1803	JAMES MURPHY	400 MADISON ST ALEXANDRIA, VA	James Murphy	1803
1507	CHARLES BAKALY	400 MADISON ST #1507 ALEXANDRIA, VA	Charles Bakaly	1507
1309	ELIZABETH CLARK	400 MADISON ST #1309 ALEXANDRIA, VA	Elizabeth Clark	1309
303	BARBARA LOCKETT	400 MADISON ST #303 ALEXANDRIA, VA.	Barbara Lockett	0303
810	MARY TALPEL	400 MADISON ST APT 810 ALEXANDRIA, VA	Mary Talpel	0810
1704	ERICK WASHINGTON	400 MADISON APT 1704 ALEXANDRIA	Erick Washington	1704
	Dawn Jones	400 Madison St #207 Alexandria VA 22314	Dawn Jones	

This signature page is part of the formal zoning protest petition regarding the Harris Teeter of Old Town North (Rezoning # 2011-0001).

055.03-0A-

#	Name	Address	Signature	Tax Map # (If known)
301	Marian De Regt	400 MADISON ST # 301	Marian De Regt	0301
306	Kate Schlabaugh	400 madison st #306	Kate Schlabaugh	0306
2207	HERBERT N. HARMON	400 MADISON ST #2207 Alex, VA. 22314	Herbert N. Harmon	2207
1503	R.F. Rodriguez	400 - MADISON ST # 1503 ALEX. VA 22314	R.F. Rodriguez	1503
1404	Susan Twitell	400 madison st #1404 alexandria VA 22314	Susan Twitell	1404
705	Susan Twitell	400 madison st #705 alexandria VA 22314	Susan Twitell	705
2001	Edward C. Maeder	400 madison st. # 2001 22314 Alexandria, Va.	Edward C. Maeder	2001
1209	GORDON PEARSON	400 MADISON ST #1209 ALEXANDRIA, VA	Gordon Pearson	1209

This signature page is part of the formal zoning protest petition regarding the Harris Teeter of Old Town North (Rezoning # 2011-0001).

055.03-0A-

#	Name	Address	Signature	Tax Map # (If known)
1301	Fariss F. Crady	400 Madison St. #1301 Alexandria, Va. 22314	Fariss F. Crady	1301
1307	Louise Toth ADT #1327	Alexandria, Va. 22314 407 Madison	Louise Toth	1307
1106	Keith Padgett Keith Padgett	400 Madison St #1106 Alexandria, Virginia 22314	Keith Padgett	1106
	Mark Riley	NACURI 401 Wythe Street Alexandria VA 22406	Mark Riley	00A 2A 00A 2B 00A 1 00A 3

00A 2A
00A 2B
00A 1
00A 3

13
6-25-11

Jackie Henderson

From: Barbara Ross
Sent: Friday, June 24, 2011 4:02 PM
To: City Council; Beth Temple; Elizabeth Jones; Joanne Pyle; Judy Stack; Nancy Lavalle Perkins; Sharon Annear
Cc: Faroll Hamer; Barbara Ross; Joanna Anderson; James Banks; Christopher Spera; Bruce Johnson; Mark Jinks; Michele Evans; Gloria Sitton; Jackie Henderson; Gwen Wright; Kwire@mcquirewoods.com; mqwscrp03@aol.com; stussey@chadwickwashington.com; ombudinc@aol.com
Subject: Protest Petition for Harris Teeter case

Faroll Hamer has asked me to send out the following finding she made today:

Under section 11-808 of the Zoning Ordinance, and consistent with section 9.13 of the City Charter, I have determined that the petition and protest filed today, prior to noon, challenging the proposed zoning map amendment for the Harris Teeter project, REZ #2011-0001, is not sufficient. In particular, the signatures submitted do not represent sufficient land area to meet the requirements of section 11-808 (A)(2). I make this determination after reviewing each and every signature on the petition filed and calculating the amount of land ownership represented by those signatures, all as required by section 11-808. Therefore, the supermajority vote that would result from a successful protest petition is not required on the Harris Teeter rezoning case.

Barbara Ross
Deputy Director
Planning and Zoning
(703)746-3802

13
6-25-11

Gloria Sitton

From: Cicely Woodrow
Sent: Thursday, June 23, 2011 11:13 AM
To: Gloria Sitton
Subject: FW: COA Contact Us: Harris Teeter Project
Attachments: ATT00001..txt

FYI – since Jackie’s out of the office.

Cicely

Cicely Woodrow
703-746-3810



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: Tri Phan [mailto:tphan@trustedintegration.com]
Sent: Thursday, June 23, 2011 11:04 AM
To: PnZFeedback; Cicely Woodrow; Graciela Moreno
Subject: COA Contact Us: Harris Teeter Project

COA Contact Us: Planning and Zoning General Feedback

Time: [Thu Jun 23, 2011 11:03:54] Message ID: [31313]

Issue Type: Planning and Zoning General Feedback
First Name: Tri
Last Name: Phan
Street Address: 525 Wythe Street
City: Alexandria
State: VA
Zip: 22314
Phone: (703)299-9171
Email Address: tphan@trustedintegration.com
Subject: Harris Teeter Project

Tri Phan
Trusted Integration, Inc.
525 Wythe St.
Alexandria, VA

Comments: 22314
(703)299-1971 ext. 108 (o)
tphan@trustedintegration.com

Date:
June 22, 2011

Subject: Proposed Harris Teeter Project

Dear Members

of the Planning and Zoning Commission,

I'm writing this letter to

express my company's concerns over the proposed design of the Harris Teeter

project by Buchanan Partners. I support the development of the proposed

North Old location but believe a project of this magnitude will raise

traffic and parking issues that might have not been reviewed properly. The

proposed design by Buchanan Partners would place the retail loading docks

for Harris Teeter on St. Asaph Street near the corner of Wythe St. and St.

Asaph Street. This places the loading docks approximated 40 yards from the

current Trader Joe's retail loading docks. Such design would introduce

traffic deadlocks and congestions during retail loading hours. Such

congestion will cause driving hazards and pedestrian safety issues for

nearby residents and other individuals that work in nearby offices. It is

safer for the retail loading docks to be located at the corner of St. Asaph

Street and Madison St. where the loading process is supported by a two

lane, one-direction road (i.e., Madison St.). Furthermore, there are no

residential units located in that particular intersection and no

conflicting retail loading docks to amplify traffic congestion. We are

also concern over the affect of retail loading on access our firm's parking

lot at 525 Wythe St. We request that some conditions be added to prevent

delivery trucks from block access to our parking lot. We request that the

commission consider the addition of "No Parking" and "No Retail Loading"

signs be placed on St. Asaph Street adjacent to the current parking lot and

garage entrances and exits located at the St. Asaph Street and Wythe St.

intersection. We also request that the commission consider conditions to

be added requiring delivery trucks to park at a different location while

waiting to load/unload.

We are also concern over the underestimation of

parking spaces allocated for the proposed residential units, retail

shoppers, and visitors of the residential units and surrounding businesses.

An additional level of parking should be considered for this project. The additional parking should be made available to surrounding businesses for a fee, allowing the developer to recoup any additional investments.

Thank

you for your consideration regarding this matter.

Sincerely,

Tri

Phan

13
6-25-11

Jackie Henderson

From: Cicely Woodrow
Sent: Wednesday, June 08, 2011 12:25 PM
To: Kate Holder
Cc: Faroll Hamer; Barbara Carter; Graciela Moreno; Jackie Henderson
Subject: RE: COA Contact Us: Harris Teeter in North Old Town

Dear Ms. Holder,

Thank you for submitting comments to the Department of Planning and Zoning. Your comments were received too late to be considered by the Planning Commission, however, the Harris Teeter project was approved and will be heard at the City Council's Public Hearing on Saturday, June 25. By copy of this email, I'm forwarding your message to Jackie Henderson, City Clerk and Clerk of Council, who will make your comments available to Council as part of the official record. You are welcome to attend the hearing and express your views.

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: Kate Holder [mailto:kate@kateholder.com]
Sent: Tuesday, June 07, 2011 6:25 PM
To: Faroll Hamer; Barbara Carter; Graciela Moreno; Cicely Woodrow
Subject: COA Contact Us: Harris Teeter in North Old Town

COA Contact Us: Director Faroll Hamer

Time: [Tue Jun 07, 2011 18:24:33] **Message ID:** [30747]

Issue Type: Faroll Hamer
First Name: Kate
Last Name: Holder
Street Address: 1105 Queen Street
City: Alexandria
State: VA
Zip: 22314

Phone: 520-390-3487

Email Address: kate@kateholder.com

Subject: Harris Teeter in North Old Town

I am writing to express my support for Harris Teeter coming to North Old

Town. It is true that this area lacks a full-service grocery store. I

love the nearby Trader Joe's store but I can't get everything there; I'll

Comments: also shop at the Safeway on the south side of Old Town, but that store is

old and small and also insufficient. Please clear the way for Harris

Teeter in North Old Town! Thank you for your consideration. Kate Holder

13
6-25-11

Jackie Henderson

From: Fay Slotnick <fslotnick@verizon.net>
Sent: Friday, June 24, 2011 2:33 PM
To: Jackie Henderson
Subject: Harris Teeter- Please support

Dear Mayor Euille and Members of Council:

I live in North Old Town only a few blocks from the proposed Harris Teeter store and apartment development. I strongly support the proposed development.

We do not have any convenient shopping near my home. The Giant is very old and has limited stock. I understand that when the Commonwealth of VA sells the land under the Giant, there will be no more Giant. Trader Joe's is great, but it is not a full service grocery store. We have NO convenient pharmacy.

I have been doing the bulk of my shopping for some time at the Harris Teeter on Route 1 in Arlington. It is the nearest. I would much prefer to give my tax dollars to Alexandria and to support business here.

As for the fears about noise and traffic and trucks, we heard them all before Trader Joe's came to the community. Tjs has been a boon. I drive on Wythe Street nearly every day and seldom experience any difficulty caused by trucks or delivery. I have been more inconvenienced by FedEx trucks parking in the middle of any street when there is available parking at the curb.

Please feel free to contact me if you wish. I urge you all to support this needed development.

Thank you for your time. And thanks, Jackie, for distributing this.

Fay

Fay D. Slotnick

311 Second Street
Alexandria, VA 22314
703-739-0233
703-409-6872 (cell)

13
6-25-11

Jackie Henderson

From: Elaine Scott
Sent: Friday, June 24, 2011 2:22 PM
To: Dan Sehnal; 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: Harris Teeters
Attachments: image001.png

Dear Mr. Sehnal,

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



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

From: Dan Sehnal [mailto:sehnald@winsnetworks.com]
Sent: Friday, June 24, 2011 2:06 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: Harris Teeters

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

Time: [Fri Jun 24, 2011 14:06:07] Message ID: [31362]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Dan
Last Name: Sehnal
Street Address: 124 Quay St
City: Alexandria
State: VA
Zip: 22314
Phone:
Email Address: sehnald@winsnetworks.com
Subject: Harris Teeters
I urge the City Council to vote affirmatively for Harris Teeters. The
Comments: revenue in taxes and jobs that will be created, plus the convenience makes

this well mworth while.
DS

13
6-25-11

Jackie Henderson

From: Dan Sehnal <sehnald@winsnetworks.com>
Sent: Friday, June 24, 2011 2:06 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: Harris Teeters
Attachments: ATT00001..txt

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

Time: [Fri Jun 24, 2011 14:06:07] Message ID: [31362]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Dan
Last Name: Sehnal
Street Address: 124 Quay St
City: Alexandria
State: VA
Zip: 22314
Phone:
Email Address: sehnald@winsnetworks.com
Subject: Harris Teeters
I urge the City Council to vote affirmatively for Harris Teeters. The revenue in taxes and jobs that will be created, plus the convenience makes
Comments: this well mworth while.
DS

13
6-25-11

Jackie Henderson

From: Donald Worden <dwworden@comcast.net>
Sent: Friday, June 24, 2011 1:58 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Elaine Scott; Linda Owens; Rob Krupicka; Elizabeth Jones
Subject: COA Contact Us: Harris Teeter
Attachments: ATT00001..txt

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

Time: [Fri Jun 24, 2011 13:58:24] **Message ID:** [31360]

Issue Type: Mayor, Vice-Mayor and Council Members
First Name: Donald
Last Name: Worden
Street Address: 1120 Madison St
City: Alexandria
State: VA
Zip: 22314
Phone: 702 683 5155
Email Address: dwworden@comcast.net
Subject: Harris Teeter

My wife and I move to Braddock Lofts eight years ago when there was a Harris Teeter store being proposed for the Madison Project across the street from us. The approvals dragged on so long that Harris Teeter backed out and then by the time the project approval came the economy real estate marked tanked and we are still waiting for the building to be built. Since there is no major grocery store in North Old Town, we do our major shopping and the Harris Teeter in Arlington. I am sure that many other old towners also go out of town for there shopping. Needless to say, we strongly endorse the approval of the HT store proposed for the project in the 500 block of Madison St. There is no store proposed for the Jaguar project so if we are going to get one in North Old Town, this appears to be the best shot.

Thank you for your consideration.

Don

and Sue Worden

13
6-25-11

Jackie Henderson

From: Elaine Scott
Sent: Friday, June 24, 2011 1:33 PM
To: Bill Reagan; William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: RE: COA Contact Us: Harris Teeter project - Support

Dear Mr. Reagan,

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



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

From: Bill Reagan [mailto:bill.reagan6288@gmail.com]
Sent: Friday, June 24, 2011 1:21 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 - Support

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

Time: [Fri Jun 24, 2011 13:21:13] **Message ID:** [31356]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Bill
Last Name: Reagan
Street Address: 400 Madison St. # 608
City: Alexandria
State: VA
Zip: 22314
Phone: 703-838-9019
Email Address: bill.reagan6288@gmail.com
Subject: Harris Teeter project - Support
I am an 11 year resident of Alexandria House and strongly support the
Comments: Harris Teeter project. We very much need a quality grocery store in the
Old Town North. Trader Joe's is very popular with my neighbors both in

Alexandria House and nearby residents, but we still must get in the car and drive miles to a full service grocery store. The Giant simply is inadequate. Having a Harris Teeter will be a great convenience, will improve the walkability and quality of life of our neighborhood, and will add to Alexandria House property values.

I am disappointed by the behavior of some of my Alexandria House neighbors who oppose the Harris Teeter project. Understandably they don't want to be inconvenienced with noise, traffic or other nuisances, and I appreciate their input that resulted in the developer moving the loading dock to St. Asaph St. I don't believe their continued arguments against the project recognize that the land across the street from Alexandria House must be developed for a higher use than the current blighted properties. Their fears of the adverse impact seem irrational to me, but several have fanned those fears to scare others who have signed onto petitions without truly understanding the pros and cons from more objective sources. I know of a number of fellow unit owners in Alexandria House who either strongly support or do not oppose the Harris Teeter project, but the opposition is so vocal and strident that it's much easier for us to keep a low profile in the condominium.

Please note that the vocal opposition to the Harris Teeter project does not speak for everybody in Alexandria House.

13
6-25-11

Jackie Henderson

From: Elaine Scott
Sent: Friday, June 24, 2011 1:27 PM
To: Sherrie jones; 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: Harris Teeter Project

Dear Ms. Jones,

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



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

From: Sherrie jones [mailto:sherrie@hmacademy.com]
Sent: Friday, June 24, 2011 12:05 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 Project

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

Time: [Fri Jun 24, 2011 12:05:25] Message ID: [31351]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Sherrie
Last Name: jones
Street Address: 515 Wythe Street
City: Alexandria
State: VA
Zip: 22314
Phone: 703-548-1022
Email Address: sherrie@hmacademy.com
Subject: Harris Teeter Project
Dear City Council:

Comments: Concerning the Harris Teeter project, The Riverport Condominium Association understands that the original location of the

loading dock was on Pitt Street and it has since been moved to St. Aseph Street. Since there is already substantial commercial traffic on St. Aseph, the loading dock on Pitt Street makes much more sense. We are opposed to the location of the loading dock on St. Aseph Street.

Sincerely,

The Riverport Condominium Association

13
6-25-11

Jackie Henderson

From: Elaine Scott
Sent: Friday, June 24, 2011 1:28 PM
To: Mary Bordoni; 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: Harris Teeter

Dear Ms. Bordoni,

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



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

From: Mary Bordoni [<mailto:mary.bordoni@gmail.com>]
Sent: Friday, June 24, 2011 12:31 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

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

Time: [Fri Jun 24, 2011 12:31:28] Message ID: [31352]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Mary
Last Name: Bordoni
Street Address: 334 N Saint Asaph Street
City: Alex
State: va
Zip: 22314
Phone: 6175966721
Email Address: mary.bordoni@gmail.com
Subject: Harris Teeter
I am writing to voice my support of the proposed harris teeter on Madison
Comments: and N st asaph. As a resident of N st asaph I think it will be a great
asset to our street and community. The current giant and safeway in old

town are old and in need of much improvement. While trader joes is an amazing store, it has limitations that only a full service grocer like harris teeter can provide. I am excited at the prospect of having a harris teeter on my street and hope that the city council will as well.

Thank

you,

Mary Bordoni

13
6-25-11

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

City Council approved the Planning Commission recommendations with the following amendments:

(1) add a condition #117 stating,

117. The applicant shall employ traffic control management on peak shopping days, where traffic volume associated with the grocery store is expected to be heavy, for monitoring the flow in to and out of the retail/residential garage subject to the approval of the Director of Transportation and Environmental Services. (CC)

(2) delete conditions 29 (d), (e), and (f) and add condition 29(d) to read as follows,

29. Provide a Parking Management Plan with the final site plan submission. The Parking Management Plan shall be approved by the Departments of P&Z and T&ES prior to the release of the final site plan and shall at a minimum include the following:
- a. Provide controlled access into the residential portion of the underground garage for vehicles and pedestrians. The controlled access shall be designed to allow convenient access to the underground parking for residential visitors.
 - b. A plan of the garage facility, a description of access control equipment and an explanation of how both on-site and off-site parking will be managed.
 - c. Appropriate signage shall be provided for the retail parking indicating hours which are reserved for retail patrons.
 - d. Excess parking within the residential portion of the project shall be made available to the retail employees on an as needed basis. (CC)
 - d. ~~A detailed plan for the off-site parking located within 500 feet, including, but not limited to, notifying residents of long-term lease availability, notifying visitors of parking availability, and refunding or validating parking passes if applicable. A minimum of 35 off-site parking spaces for retail employee parking shall be provided at no charge to the employee. The spaces shall be initially leased by the applicant for a minimum five year period. Subsequent leases with a minimum duration of one year shall be required after the expiration of the initial lease period. Adjustment to the minimum required number of off-site retail employee spaces may be requested beginning three years after the initial lease period. Adjustment of the minimum number of retail employee parking spaces shall only be approved if a parking study justifying the proposed adjustment is submitted that is to the satisfaction of the Directors of P&Z and T&ES.~~
 - e. ~~A minimum of 27 off-site parking spaces for residential visitor parking shall be available at no charge to the visitor. The spaces shall be initially leased by the applicant for a minimum five year period. Subsequent leases with a minimum duration of one year shall be required after expiration of the initial lease period. Adjustment of the minimum required number of residential visitor spaces may be requested beginning three years after execution of the initial lease. Adjustments shall only be approved if a parking study justifying the proposed adjustment is submitted that is to the satisfaction of the Directors of P&Z and T&ES.~~
 - f. ~~One year after residential occupancy exceeds 90% or three years after the initial certificate of occupancy, whichever occurs first, the applicant shall submit a parking study for the residential portion of the project. This parking study shall compare residential parking demand with residential parking supply and shall be to the~~

satisfaction of the Directors of P&Z and T&ES. If it is determined that demand exceeds supply, the owner of the residential portion of the property shall be responsible for securing additional off street parking within 500 feet of the site sufficient to meet the parking demand. This additional parking secured by the applicant shall then be offered to residential tenants at a rate not to exceed the rate charged for on-site residential parking. If the parking study determines supply equals or exceeds demand, no additional action shall be required of the applicant and the off-site parking requirement may be reduced subject to approval by the Directors of P&Z and T&ES.* (CC) (P&Z)(T&ES)

(3) revise condition #44 stating,

44. The applicant shall work with the City to install a bike share station on their site frontage or directly across the street from the project as part of a coordinated bike share program. ~~In the event a bike share station cannot be located along the site frontage, an alternative off site location within a two block radius of the project may be selected.~~

(4) add condition #118 stating,

118. The money earmarked for the proposed Bike Share may be used for transportation improvements in the surrounding neighborhood if the program is not implemented. (CC)

(5) add condition #119 stating,

119. The Director of Planning and Zoning shall review the operations of the grocery store and residential component one year after the issuance of the last certificate of occupancy in the proposed new building and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the DSUP conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; or (b) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (CC)