

8a
12-17-11

Jackie Henderson

From: Linda Friedman <sjftax@aol.com>
Sent: Friday, December 16, 2011 7:42 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Revdevelopment Mt. Vernon Shopping Ctr
Attachments: ATT00001.txt

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

Time: [Fri Dec 16, 2011 07:41:44] Message ID: [35442]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Linda
Last Name: Friedman
Street Address: 3900 Charles Ave
City: Alexandria
State: VA
Zip: 22305
Phone: 703-684-1535
Email Address: sjftax@aol.com
Subject: Revdevelopment Mt. Vernon Shopping Ctr
Please accept this email as my enthusiastic support for redevelopment of the Mt. Vernon Shopping Center. I have lived in Arlandria for about 20 years. It has saddened me to see other areas around our neighborhoods in Arlington County and also in Alexandria, namely Old Town and Del Ray teeming with redevelopment while Arlandria remains underdeveloped.
Comments: Arlandria is one of the perfect places to live in the Washington D.C. area and it deserves a facelift. My desire is to continue to be a taxpayer in Alexandria and with this type of support from the city, my desire is more likely to become a reality. Thank you for what you are doing to help our neighborhoods in Arlandria.
Respectfully,
Linda Friedman

8
12-17-11

Jackie Henderson

From: Joe Bondi <joebondi@gwu.edu>
Sent: Thursday, December 15, 2011 11:15 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Support for Mount Vernon Village Center
Attachments: ATT00001.txt

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

Time: [Thu Dec 15, 2011 23:14:45] **Message ID:** [35441]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Joe
Last Name: Bondi
Street Address: 122 Lynhaven Drive
City: Alexandria
State: VA
Zip: 22305
Phone: 2023090169
Email Address: joebondi@gwu.edu

Subject: Support for Mount Vernon Village Center
To the Mayor and City Council:

I write today not in my official capacity
as president of the Lynhaven Citizens Association, but simply as a
resident of the north end of Alexandria.

I support the redevelopment
of the Mount Vernon Village Center. The northern stretch of Mount Vernon

Avenue has long needed a shot of adrenaline to spur new development
and

Comments: the exciting turnaround we've
seen in other parts of the city. I believe

this project is the one to do it. I'm pleased that the developer will

work with the two anchor stores to phase in the building in such a way

that both can return. I think they
are needed resources in this

neighborhood.

As with all, I continue to be concerned about traffic in

the north end of town. This project is certain to

cause even more

congestion on Mount Vernon Ave. I believe that with some modifications to

the street, parking zones and times, and light patterns, the traffic

issues can be at least alleviated. I don't believe traffic concerns

alone are enough to impede this development.

Respectfully

submitted,

Joe Bondi

8
12-17-11

Jackie Henderson

From: Joyce Woodson <jw@joycewoodson.net>
Sent: Monday, December 12, 2011 5:04 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Arlandria development
Attachments: ATT00001.txt

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

Time: [Mon Dec 12, 2011 17:03:51] **Message ID:** [35342]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Joyce
Last Name: Woodson
Street Address: 1407 Wayne Street
City: Alexanadria
State: VA
Zip: 22301
Phone: 703-772-2565
Email Address: jw@joycewoodson.net
Subject: Arlandria development

Dear Mayor Euille and Council Members,

I submitted the following to the Planning Commission in writing last week. I encourage you to reject the special use permit for this project. By right development is more than adequate.

Thank you,

Joyce

Woodson

Comments: *****

Submitted to the Alexandria Planning Commission on December 6, 2011, docket item # 6 A-D
Arlandria is one of the final frontiers in Alexandria but it is also one of the last remaining walkable AND affordable neighborhoods. Arlandria will be redeveloped eventually but that doesn't mean it is to be redeveloped without sensitivity. I urge you to consider my comments and not support this application. By right development is more than adequate.

- We do not

have traffic mitigation in this plan because the developer's traffic study appears to be based on the same system used by the Army for BRAC. Mt Vernon

Avenue is tough to navigate during rush hour now without this much new density. Why, if there are over 400 new units will only 147 new "am" peak vehicle trips and 161 new "pm" trips be made. What about the other 800 cars? Is everyone else unemployed? Have we learned nothing from BRAC?

What happened to transit-oriented smart growth?

- The city identified a

need for two and three bedroom units but in this huge project nearly 2/3 of the units are one bedrooms or efficiencies. Why make that mistake again?

- I love underground parking but just because there are loop holes

vis-a-vis FEMA doesn't mean loop holes will keep flood waters away. I

wonder where cars will go then.

- It is my understanding that the

immediate community was not very engaged during the community outreach

period. Why is that? If this project was redeveloping a section of Mt.

Vernon Avenue in Del Ray would the citizen association in Arlandria be a big factor? Probably not. If the developer genuinely wanted to

communicate with Arlandria citizens then he would have had to find a way to

reach them. I appreciate that it might be challenging, especially when

dealing with citizens who speak English as a second language, work 2 and 3

jobs to keep food on the table, are generally intimidated by the government

and perhaps untrusting of anyone outside of their immediate community. But

it is the right thing to do and it should have been done.

- Arlandria is

fairly poor, despite household incomes to the contrary. Household make-up

is different in Arlandria than in Del Ray, for example. It is not unusual

for several unrelated adults to make up the reported household income. The

income used to determine neighborhood affordability would be seriously

flawed if anyone was led to believe (or made decisions based in part on) the median household income (and related that figure to one adult salary). So, I wonder if the affordable units will be affordable to anyone currently living in Arlandria. Probably not.

Again, it seems that housing affordability become the new line in the sand that re-segregates us. Murals on the wall will not maintain the wonderful character that is Arlandria.

I am not now and never have been anti-development; however, I do have lingering doubts about agendas in Arlandria and the west-end. What is to become of us as a city if we redevelop ourselves into one big homogenous socio-economic skim milk latte which we drink while stuck in traffic at all hours of the day? I wonder. Please vote this down tonight.

8
12-17-11

Jackie Henderson

From: Lewis Jackson <lewis@lenoxplace.org>
Sent: Monday, December 05, 2011 11:07 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Lenox Place Supports Mt. Vernon Village
Attachments: e7e56b550dd3dd2825b895c3748e6555.pdf; ATT00001.txt

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

Time: [Mon Dec 05, 2011 11:06:42] **Message ID:** [35100]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Lewis
Last Name: Jackson
Street Address: 503 Shorter Lane
City: Alexandria
State: VA
Zip: 22305
Phone: 703.629.4445
Email Address: lewis@lenoxplace.org
Subject: Lenox Place Supports Mt. Vernon Village
Please see attached Lenox Place at Sunnyside HOA letter of support for the
Comments:
Mount Vernon Village re-development.
Attachment: e7e56b550dd3dd2825b895c3748e6555.pdf

LENOX PLACE
S U N N Y S I D E
HOMEOWNERS ASSOCIATION

DSUP
2009-16

December 4, 2011

Dear Alexandria Planning Commission and City Council Members:

I am writing to express support for the Mount Vernon Village Center re-development proposal (concept plan #3) on behalf of the Lenox Place at Sunnyside (Lenox Place) Homeowners Association.

Lenox Place is a 122 unit townhome community located in the Sunnyside neighborhood of Arlandria. Many of our residents chose Lenox Place based on its convenient location and promise of future re-development. Our diverse, multi-cultural community is comprised doctors, lawyers, civil service and private sector professionals who desperately would like Arlandria to evolve into a friendlier, safer, more walkable gateway neighborhood with greater retail and housing options.

In October, many of our homeowners and residents had the opportunity to attend a community meeting where Mr. Weinstock and the development team shared their initial concept plan and impressive vision of a state-of-the-art, eco-friendly mixed use shopping center. For many, this project represents the first tangible major re-development effort in Arlandria in decades.

This project, coupled with the upcoming Four Mile Run Watershed improvements and the Potomac Yard re-development, has significantly increased our community's excitement and enthusiasm regarding the future.

Our residents and Board of Directors ask that you consider and approve the re-development proposal and continue the positive momentum to improve the quality of life for all Sunnyside, Arlandria and City residents.

Thank you in advance for your time and consideration.

Happy Holidays and warmest regards,



Lewis V. A. Jackson, IV
President
Lenox Place at Sunnyside HOA, Inc.
Lewis@LenoxPlace.org

8
12-17-11

Jackie Henderson

From: Maria Wasowski <mariawasowski@comcast.net>
Sent: Thursday, December 15, 2011 5:45 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Mount Vernon Village Center in Arlandria
Attachments: 0d3abd8e41572494033978d809f636cf.docx; ATT00001.txt

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

Time: [Thu Dec 15, 2011 17:44:53] **Message ID:** [35436]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Maria
Last Name: Wasowski
Street Address: 306 Hume Avenue
City: Alexandria
State: VA
Zip: 22301
Phone: 703-684-1490
Email Address: mariawasowski@comcast.net
Subject: Mount Vernon Village Center in Arlandria
Dear Mayor Euille, Vice Mayor Donley, and Council Members,

Please find

my letter on behalf of the Del Ray Business Association attached.
Comments: Thank

you,
Maria Wasowski
President, Del Ray Business Association
Attachment: 0d3abd8e41572494033978d809f636cf.docx



December 15, 2011

RE: Development Project in Arlandria

Dear Mayor Eulle and Members of Council:

Saturday is a difficult day for small business owners to spend in City Hall waiting to testify, especially a week before Christmas, so you probably won't see many of us come before you to speak about the Mt. Vernon Village Center. However, as the newly installed President of the Del Ray Business Association, I am reiterating what was said at the Planning Commission hearing. DRBA supports the development and I urge you to vote yes to allow it to go forward.

There has been much concern about possible ill effects on the businesses currently located in Arlandria. However, the President of the Arlandria Business Association, Juan Nelson Zavaleta Mejia, came before the Planning Commission and said that their association supports the project. The small business owners there, welcome revitalization and they are looking forward to having new customers living right in the neighborhood.

As a member of the original Arlandria Work Group, I can vouch for the fact that this project has been in the making for a long time so there has been ample opportunity for members of the community to learn about the plan. Citizens like myself and organizations like DRBA need to be able to count on the fact that if we work together with the City, and if plans are made, that those plans will at some point be realized if the economic climate permits. All those years of planning, negotiating, resolving issues and coming to agreement should not be thrown out the window.

For mor information about that planning process, I highly recommend an article recently published in the Arlandrian, <http://www.arlandria.org/2011/12/arlandria-when-plan-comes-together.html>, that clearly outlines many of the reasons why the Mt. Vernon Village Center Development is a good idea for the Arlandria community and for the City.

Thank you for your consideration,

Maria Wasowski
President, Del Ray Business Association

8

12-17-11

Jackie Henderson

From: Nathalie Simon <nsimon22305@yahoo.com>
Sent: Thursday, December 15, 2011 1:10 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Support for Arlandria redevelopment project
Attachments: a465a7e5a0be33c8e9be4af6763adaf0.docx; ATT00002.txt

COA Contact Us: Mayor, Vice Mayor, and Council Members
Time: [Thu Dec 15, 2011 13:10:07] Message ID: [35420]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Nathalie
Last Name: Simon
Street Address: 3905 Elbert Avenue
City: Alexandria
State: VA
Zip: 22305
Phone: 703-519-4801
Email Address: nsimon22305@yahoo.com
Subject: Support for Arlandria redevelopment project

Dear Mr. Mayor, Mr. Vice Mayor and Members of City Council—

I am writing

to declare my support of the plan to re-develop the Arlandria Shopping
Center (known by some as the Mount Vernon Village Center).

I moved to

Arlandria with my family in 1998, attracted by the promise of a vibrant,
eclectic neighborhood with such close proximity to Washington DC. I
watched with hope as the Datatel building came down, excited about the

Comments: prospect of additional retail and eateries. I waited with anticipation for
the comprehensive plan for the revitalization of the Arlandria area to be
implemented. And I continue to wait, along with my fellow residents of
Arlandria, for the City to make good on its promise to improve the Four
Mile Run Park.

Here is an opportunity for something great to FINALLY
happen in Arlandria – something that would benefit everyone in the
community. This plan, developed with input from community members
throughout the neighborhood, offers useable open space, additional

housing

for our income-constrained population, in a mixed use environment that is
sorely needed in our area.

Please, please, please support this plan.

It's the best hope for Arlandria.

Respectfully,
Nathalie Simon
3905

Elbert Avenue.

Attachment: a465a7e5a0be33c8e9be4af6763adaf0.docx

December 15, 2011

Dear Mr. Mayor, Mr. Vice Mayor and Members of City Council—

I am writing to declare my support of the plan to re-develop the Arlandria Shopping Center (known by some as the Mount Vernon Village Center).

I moved to Arlandria with my family in 1998, attracted by the promise of a vibrant, eclectic neighborhood with such close proximity to Washington DC. I watched with hope as the Datatel building came down, excited about the prospect of additional retail and eateries. I waited with anticipation for the comprehensive plan for the revitalization of the Arlandria area to be implemented. And I continue to wait, along with my fellow residents of Arlandria, for the City to make good on its promise to improve the Four Mile Run Park.

Here is an opportunity for something great to FINALLY happen in Arlandria – something that would benefit everyone in the community. This plan, developed with input from community members throughout the neighborhood, offers useable open space, additional housing for our income-constrained population, in a mixed use environment that is sorely needed in our area.

Please, please, please support this plan. It's the best hope for Arlandria.

Respectfully,

Nathalie Simon
3905 Elbert Avenue.

8
12-17-11

Jackie Henderson

From: Andrea Fus <amonroe1234@gmail.com>
Sent: Wednesday, December 14, 2011 10:44 PM
To: William Eulle; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: arlandria development plan
Attachments: ATT00001.txt

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

Time: [Wed Dec 14, 2011 22:44:22] Message ID: [35405]

Issue Type: Mayor, Vice Mayor, and Council Members

First Name: Andrea

Last Name: Fus

Street Address: 3846 Charles Ave

City: Alexandria

State: VA

Zip: 22305

Phone: 240-402-1351

Email Address: amonroe1234@gmail.com

Subject: arlandria development plan

I am so pleased that the Planning Commission voted last week to support the

Mt Vernon Village Center redevelopment plan. This issue relates to the City

council vote for this Saturday 12/17. Please do what ever our city can to move this initiative forward. We need mixed use in Arlandria - other parts

Comments: of the city are truly mixed in nature, however, the Arlandria section has more subsidized housing than any other area of the city. We want diversity, and we need housing that helps people step up to affordable housing when they are ready. We need a variety of merchants and social venues that a broad range of residents can take advantage of. Thanks for the votes.

8
12-17-11

Jackie Henderson

From: Neal Sigmon <nsigmon@gmail.com>
Sent: Thursday, December 15, 2011 11:05 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Mt. Vernon Village Center
Attachments: ATT00001.txt

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

Time: [Thu Dec 15, 2011 11:05:13] **Message ID:** [35412]

Issue Type: Mayor, Vice Mayor, and Council Members

First Name: Neal

Last Name: Sigmon

Street Address: 1019 S. 27th Street

City: Arlington

State: VA

Zip: 22202

Phone: 703 684-8622

Email Address: nsigmon@gmail.com

Subject: Mt. Vernon Village Center

I write in support of the Mt. Vernon Village Center redevelopment. I live in Arlington, just across Four Mile Run so the proposed Mt. Vernon Village

Center is near. My wife and I are frequent customers of MOMs and the CVS. I

am also the co-chair of the Four Mile Run Joint Task Force working to implement the Four Mile Run Master Plan.

Comments: I think the proposed development is compatible with the Four Mile Run Master Plan. It follows the Design Guidelines, for example, and relates well to the adjacent Four Mile Run Park immediately behind the property. This proposal will also improve the streetscape and the appearance of the neighborhood.

Thank

you, Neal Sigmon

8
12-17-11

Jackie Henderson

From: Katelyn Stephenson <katelynrosa@gmail.com>
Sent: Friday, December 16, 2011 1:15 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Arlandria Shopping Center Proposal on Mt. Vernon Avenue
Attachments: ATT00001.txt

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

Time: [Fri Dec 16, 2011 13:15:19] Message ID: [35451]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Katelyn
Last Name: Stephenson
Street Address: 3906 Charles Avenue
City: Alexandria
State: VA
Zip: 22305
Phone: 703-244-7992
Email Address: katelynrosa@gmail.com
Subject: Arlandria Shopping Center Proposal on Mt. Vernon Avenue
Dear Mayor and Members of City Council,

I support the application for
the redevelopment of the Arlandria Shopping Center.
Arlandria Center,
LLC has created a design that addresses the key issues in our
neighborhood.
It leads the way by making a positive change to the built environment and
addresses the perception of crime by adding eyes on the street - where
increased vitality becomes a deterrent to crime.

Comments:
This current
development application addresses many of the design goals of the
Arlandria
plan, proposing a mixed used property consisting of two multi-family
residential buildings that maintain the 50,000 sq. ft. of retail along Mt
Vernon Avenue (maintaining approximately the same amount of retail).
Parking would be underground or buried within the building at grade.

The plan includes streetscape improvements to Mt Vernon Avenue and Bruce

Street, which include street trees, new bus shelters, and sidewalk

widening. The high quality, contemporary design is in compliance with new

green building standards and incorporates new affordable housing units for

households earning less than 60% of the Area Median Income.

The

property also improves access to and increases visibility of Four Mile Run Park.

The Mt. Vernon Village Center proposal for 450+ housing units is

a first step on a long road to alleviate an impending housing crunch. The

median age of housing stock within one mile of the project is 55 years old;

within 5 miles: 44 years old.

The development would also provide the

city-code required 940 underground parking spaces. The project remains open

to utilizing some parking spaces for other subsequent developments if the opportunity presents itself.

And the proposal includes a phased

approach, retaining as much existing retail as possible during

construction. MOM's and CVS, for instance, could continue to operate if

they choose on the northern portion of site while the southern portion is

built.

The plan fulfills the Arlandria Plan requirement for 10-15% open

space: 10% of the property space would be reserved for public open space

and another 5% would be for resident use.

The building would be set

back back 40 feet from Mt Vernon Avenue for pedestrian plaza space and will

be pulled back 5 additional feet on Bruce Street to create better access to

Four Mile Run Park and better vehicular access to stores and residences.

The project would also fund up to \$200,000 for new tennis/basketball

courts, which would be relocated per the 4MR Park master plan.

7,000

square feet of the property along the park would be reserved for a pedestrian promenade with the potential for a future road should the City desire at some point.

The development would also improve the quantity and quality of stormwater runoff from the site.

The primary entrance to the residential portion of the parking garage would be through the center courtyard aligned across from Russell Road and the developer would rebuild that intersection and the southern entrance to the property for better automobile access than exists today.

The development conforms to all of the standards set out in terms of bulk, set back and open space, but needs to be 7 additional feet tall in the center of the building to achieve the scale need to accommodate 28 units of affordable housing throughout the property. This housing which would be open to holders of housing vouchers and others who make less than 60% of Area Median Income.

The residential portion of the property would be built to LEED green building standards, and the commercial portion would be build to LEED Silver standards.

The project also includes \$51,000+ in today's dollars (adjusted for inflation) annually for transportation management to keep single occupancy vehicle trips from the development to less than 40% of total trips.

To help accomplish that, the developer would also install new bus shelters with real-time bus arrival data and would also install on-site bicycle amenities, including a Capital Bikeshare station. The developer would also provide a 20% employee transit subsidy. In the future, the development would be required to partner with other property owners to create a Transportation Management District to make further improvements to

transit.

A little mentioned project attribute is that it also meets the design guidelines from the Four Mile Run Restoration Plan.

Thank you

for your consideration and I hope you'll vote to support this redevelopment proposal.

8
12-17-11

Jackie Henderson

From: echewning@gmail.com
Sent: Friday, December 16, 2011 11:24 AM
To: Maya Contreras
Cc: Gary Wagner; Jackie Henderson
Subject: Re: Our support for Mt. Vernon Village Center redevelopment

Yes. Please notify the council of our support.
Eric
Sent via BlackBerry by AT&T

From: Maya Contreras <Maya.Contreras@alexandriava.gov>
Date: Fri, 16 Dec 2011 16:19:21 +0000
To: Eric Chewning <echewning@gmail.com>
Cc: Gary Wagner <Gary.Wagner@alexandriava.gov>; Jackie Henderson <Jackie.Henderson@alexandriava.gov>
Subject: RE: Our support for Mt. Vernon Village Center redevelopment

Dear Mr. and Ms. Chewning –

Thank you for your email of support for the Mt Vernon Village Center project. To clarify a minor point, the Planning Commission recommended this project for approval on Tuesday, December 6, 2011, and it will go before the City Council on Saturday, December 17, 2011. I have cc'd Jackie Henderson, who coordinates the public input for the Council on this email. If you intend for this to go to the Council, please just send her a brief email noting that change.

Best regards,

Maya
(703) 746-3816

From: Eric Chewning [mailto:echewning@gmail.com]
Sent: Friday, December 16, 2011 10:58 AM
To: Maya Contreras; Gary Wagner
Subject: Our support for Mt. Vernon Village Center redevelopment

To the Alexandria Planning Commission,

We strongly urge the commission to immediately **approve** the Development Special Use Permit for the redevelopment of Mt. Vernon Village Center. As voters, homeowners, and young professionals who have recently relocated to Alexandria, this is the sort of redevelopment that would encourage us to remain in the community and contribute to the City's future tax base. Please continue to push forward with redevelopment and revitalization of the Arlandria neighborhood.

Best regards,
Eric and Lauren Chewning
3319 Old Dominion Blvd.
Alexandria, VA 22305

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Eric D. Chewning
434-466-6005
echewning@gmail.com

8
12-17-11

Jackie Henderson

From: Peter Hubbard <phubbard314@gmail.com>
Sent: Tuesday, December 13, 2011 10:52 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Arlandria Gentrification
Attachments: ATT00001.txt

COA Contact Us: Mayor, Vice Mayor, and Council Members
Time: [Tue Dec 13, 2011 10:52:08] Message ID: [35367]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Peter
Last Name: Hubbard
Street Address: 15 Auburn Ct, Unit C
City: Alexandria
State: VA
Zip: 22305
Phone: 571-501-0731
Email Address: phubbard314@gmail.com
Subject: Arlandria Gentrification

Dear Mayor and Alexandria City Council:

I would like to express my opinion that the city of Alexandria should proceed with caution and due diligence when seeking to develop the neighborhood of Arlandria (specifically, the proposed development on the current site of the Mount Vernon Village Center). One of the principal strengths of this area is the diversity of its citizens. In my area code (22305), the latest census statistics show that roughly a third of citizens are white, a third are latino, and a third are black. This is a wonderful mix of different backgrounds that could only be improved with even more diversity. The proposed development has the potential to severely disrupt this balance by gentrifying the neighborhood, raising rents, and driving out low income occupants. Accordingly, please examine very carefully the potential negative impact on the citizens, neighborhood, and community of business owners that this prospective project may bring about. Thank you for your consideration and service.

8
12-17-11

Jackie Henderson

From: Sara Pierce <Pierce@alexecon.org>
Sent: Friday, December 16, 2011 4:01 PM
To: Jackie Henderson
Cc: Juan Nelson Zavaleta; Sharon Eddy; Rebeca Blanco; Stephanie Landrum; Val Hawkins
Subject: For distribution to City Council
Attachments: ACBA Memo to City Council 12.17.11.docx.pdf

Hi, Jackie,

Would you please distribute the attached letter and resolution to the City Council in preparation for their meeting tomorrow? I am sending this letter on behalf of Juan Nelson Zavaleta, President of the Arlandria-Chirilagua Business Association (ACBA), and the ACBA Board, in regards to the Mount Vernon Village Center docket item.

I have copied Mr. Zavaleta, as well as my AEDP associate Rebeca Blanco, ACBA Board Member Sharon Eddy, and my supervisors, Stephanie Landrum & Val Hawkins.

Thank you!

Sara Pierce
Research Analyst
Alexandria Economic Development Partnership
703.739.3820 | pierce@alexecon.org
www.alexecon.org
625 N. Washington Street, Suite 400
Alexandria, VA 22314





December 16, 2011

Mayor William Euille
Alexandria City Council
City Hall, Room 2100
Alexandria, Virginia 22314

RE: Docket Items 8A-D; Mount Vernon Village Center

Dear Mayor Euille and City Councilmembers,

The Board of Directors of the Arlandria-Chirilagua Business Association, hereafter referred to as ACBA, has voted 8-1 **in support** of the redevelopment of the Mount Vernon Village Center, as currently proposed. ACBA is a non-profit corporation, whose members are business and property owners, professionals, and representatives having a common interest to promote and improve the visibility and economic well-being of the Arlandria-Chirilagua business community.

ACBA recognizes that every project has positives and negatives, but we believe that this project's overall impact to the business community and the Arlandria neighborhood will be very positive. The basis for our decision is as follows:

1. The Mount Vernon Village Center proposal meets ACBA's purpose of improving the visibility and economic well-being of our neighborhood.
2. The Mount Vernon Village Center proposal meets the criteria set forth in the 2003 City of Alexandria's action plan for the Arlandria neighborhood. The plan indicates the need for the creation of a new retail zone in Arlandria and this project is a good first step.
3. The developers have made a commitment to ACBA that they will communicate any available options to relocate into the new project to all businesses currently located on-site who are faced with displacement. Their plan is to finalize space requirements and lease agreements for the two largest tenants before additional commitments can be made for smaller retail spaces.
4. The available square footage for retail tenants remains essentially the same in the redeveloped project.

5. There is no residential displacement.
6. The addition of 450+ residential units will increase the customer base for our individual businesses.
7. The additional residents will contribute to and increase the tax base for the city.
8. We appreciate the developer's modification to designate 6% of the residential units as on-site affordable housing. This will increase the total number of affordable housing units in Arlandria. We see this as a positive compromise addressing the concerns raised by a segment of the neighborhood regarding maintaining affordability in our neighborhood.
9. The City's analysis of the retail market in Arlandria is that it is primarily local customers and significant walk-in business. The addition of the residential units will increase the market potential for our businesses by expanding the number of residents.
10. Attractive retail space with adequate parking will contribute to the goal of marketing Arlandria as a destination location which will have a favorable impact on all of the businesses in the neighborhood.
11. The developers have indicated that there will be 940 parking spaces for residents, retail customers and retail employees which meets the current zoning requirements. The parking lot monitoring system as explained to ACBA would ensure that residents and retail would have sufficient available parking.
12. The building design is attractive and will improve the aesthetics of the two blocks being redeveloped. The City's 2003 plan indicated that "good building and storefront design greatly enhances the success of each individual business as well as the entire commercial district." The redevelopment of this site will be an improvement in the appearance and should benefit the entire commercial district.
13. The improvements to the intersection of Russell Road and Mt Vernon Avenue will make it safer for both pedestrians and vehicle traffic.
14. The developers indicated that the redevelopment will create a bus pull-off lane in front of the new building, so that traffic is not impeded during rush hours by the bus loading or unloading passengers.
15. The inclusion of the Bikeshare Program is also very positive as our neighborhood has considerable bicycle traffic. It will improve accessibility for residents and should increase the accessibility of Arlandria to the rest of the city.

16. The builder's drawing includes green space, trees, and wider than average sidewalks which improves the aesthetics and pedestrian access which is also part of the City's plan. The project design allows neighborhood access to the playground behind the project.

All of the ACBA members have businesses in Arlandria and many of the members also reside in Alexandria. One of our neighborhood's strengths is our diversity and we want to preserve this aspect of our neighborhood. ACBA members have a vested interest in the revitalization of Arlandria while maintaining our diversity.

ACBA wants to recognize that a segment of our neighborhood has voiced strong opposition to this project, and they view it as the beginning of the end of affordable housing in Arlandria. ACBA believes that the City of Alexandria needs to address the complex issue of maintaining affordable housing in all areas of the City and especially in Arlandria. The City's "Housing Master Plan" defines the specific concerns and difficulties regarding affordable housing very well, so we are confident that our City leadership understands the issue.

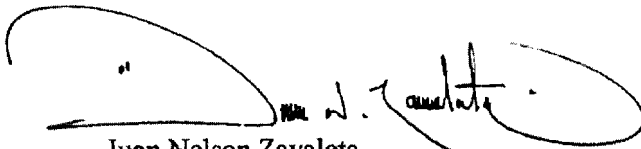
Since there is no resident displacement with the propose redevelopment of the Mount Vernon Village Center, ACBA views the implementation of this project as a positive in addressing the affordable housing issue by actually increasing the number of affordable housing units.

We recognize that maintaining the number of affordable housing units in Arlandria is one important element in maintaining our diversity. However, protecting affordable housing is not the only goal for new projects in the Arlandria community. ACBA would like to see the realization of the goals set forth in the City's Action Plan for Arlandria. Our opinion is that each individual project in the redevelopment of our neighborhood needs to work to maintain the number of affordable units in Arlandria, so that our employees have the opportunity to live in the community where they work and our clients are not displaced. The Mount Vernon Village Center redevelopment meets this standard by increasing the number of affordable housing units in the neighborhood.

ACBA believes that there needs to be continued dialogue regarding affordable housing in the City of Alexandria, but it needs to be part of the ongoing Housing Master Plan discussions and not of this individual redevelopment project. We would like to see the Housing Master Plan set forth criteria so that in the future developers can make sure that their plans meet the goals of the city in the area of affordable housing, and meet the neighborhood's goals of redevelopment.

ACBA supports the Mount Vernon Village Center redevelopment project as a step in realizing the goals of the City of Alexandria's Action Plan for Arlandria. We agree with the recommendations of the Planning Commission, and ask that you approve the project. If you have any questions, please contact our ACBA president, Juan Nelson Zavaleta at 703-652-8350 or nelsonz@alexandria-acba.org.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read "Juan Nelson Zavaleta". The signature is stylized with a large loop at the beginning and end.

Juan Nelson Zavaleta
ACBA President

cc: ACBA Board of Directors

8
12-17-11

Jackie Henderson

From: Luis Rojo <grojo@tenantsandworkers.org>
Sent: Friday, December 16, 2011 5:41 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: RedevelopmentPlanMountVernonVillageCenter
Attachments: ATT00001.txt

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

Time: [Fri Dec 16, 2011 17:41:27] **Message ID:** [35475]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Luis
Last Name: Rojo
Street Address: 3801 Mount Vernon Ave
City: Alexandria
State: Virginia
Zip: 22305
Phone: 703684-5697
Email Address: grojo@tenantsandworkers.org
Subject: RedevelopmentPlanMountVernonVillageCenter
I'm the Executive Director of Tenants and Workers United (TWU), a low-income, multinational, membership-based organization whose office is located several hundred feet from the south side of the proposed development. As a representative of TWU, whose membership numbers over one thousand residents of Arlandia and the surrounding area, I respectfully and emphatically request that the City of Alexandria's City Council DENY the development application proposed for the Mount Vernon Village Center site
Comments: until the Arlandia community has been properly consulted and appropriate community benefits are included.
First, efforts to engage and consult the local Arlandia community were ineffective and substandard. In addition, we never received a copy of the community benefits plan and the 28 units of affordable housing (out of 478 units) is not really a benefit since most people in this community make between 25k to 50k and won't be moving

into those units.

Second, the following is a list of issues, questions, and concerns related to this development plan:

1. Lack of Community

Benefits (Simple Fairness and Justice)—How can a massive development such

as the one being proposed, i.e. 98 units per acre and a total of 636K square feet, be justified in Arlandria when there is no density anywhere close to that, without significant proffers (development conditions) in answer to the communities concerns? Again, this application provides nothing for the community besides 28 out of 478 units of "affordable housing". This is an issue of simple fairness and justice.

2. Transportation—A development of this size but no shuttle dedicated to taking people to and from the closest subway station. This shuttle is needed to keep the numbers of cars at a manageable rate.

3. Parking—A

development of this size but no plan for community parking, particularly for the 120 unit Arlandia Chirilagua Housing Cooperative located across Bruce Street on the north side of the proposed development. Public parking

is already a problem. With the influx of over 2000 residents of this massive residential complex the parking situation for the local residents has the potential to be a nightmare. What is the plan to help the

resident's of the ACHC with parking?

4. Traffic—This plan ignores the

traffic impact on Bruce Street and on the residents of the ACHC given that (A) there is no Bruce Street turning analysis and one of the development's entrances on this street; therefore, it's uncertain if service and emergencies vehicles can make turning movements with cars parked on Bruce

Street, and

(B) the development will lead to 3200 cars going up and down

Bruce Street per day; therefore, this one-lane/14 foot street will need to be widened to 24 feet to provide for a 2 lane street. The current plan increases the length by 5 feet and keeps Bruce Street as one lane,

5. Open Space—While the Arlandia Plan requires 10—15 percent of

ground

level open space, the concept plan only show elevated (3rd floor) open spaces. Where is the ground level open space?

In conclusion, the

concept plan and special use permits being requested by this applicant include a number of concessions (an extra 2 levels, compact car parking, removing public recreational space, etc.). The development is also being stick-built on top of concrete pedestal which cuts the construction cost by half. If approved, the applicant would be getting a sweet-heart deal while doing absolutely nothing for the local Arlandia community. In fact, many will likely be displaced. Therefore, because the City Council has the authority to approve or deny this application we, the people who live, work, and raise our children in Arlandia, and pay taxes in the State of Virginia, respectfully and emphatically request that we be included, in good faith, in the development of this plan, in deed, in the development of our own community, so that we too can benefit from development.

Jackie Henderson

8
12-17-11

From: Kristin Growitz-Bermudez <jkgb2000@yahoo.com>
Sent: Friday, December 16, 2011 7:26 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Arlandria Redevelopment
Attachments: ATT00001.txt

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

Time: [Fri Dec 16, 2011 19:26:23] **Message ID:** [35477]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Kristin
Last Name: Growitz-Bermudez
Street Address: 313 East Raymond Avenue
City: Alexandria
State: VA
Zip: 22301
Phone: 703.838.8041
Email Address: jkgb2000@yahoo.com
Subject: Arlandria Redevelopment

As a resident of Del Ray for almost 10 years, I oppose the current redevelopment plan of Arlandria. Not only will it force out current residents, it will completely change the atmosphere, culture and community for thousands of people. To me, the plan shown both in the paper and online is just another cookie cutter project that resembles new development on Route 1. It does not take into account a culturally diverse community that has enriched our area for so many years. Why has it only become a very public issue for the past few weeks? That the committee is holding a town meeting and voting on this life changing event one week before Christmas Eve is appalling. People are knee deep into family traditions and getting ready for the holidays. I hope the committee takes into consideration all of the diverse and special people that make Arlandria what it is today. I hope you vote against the current redevelopment plan.

8
12-17-11

Jackie Henderson

From: Art Witebsky <art@seasonsculinary.net>
Sent: Friday, December 16, 2011 10:14 PM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: MV Community School and MV Village Center
Attachments: ATT00001.txt

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

Time: [Fri Dec 16, 2011 22:14:17] **Message ID:** [35478]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Art
Last Name: Witebsky
Street Address: 17 East Mason Ave.
City: Alexandria
State: VA
Zip: 22301
Phone: 240-216-0055
Email Address: art@seasonsculinary.net
Subject: MV Community School and MV Village Center
As the coordinator for the Mount Vernon Community School's (MVCS) Big Flea Fundraiser, I thought it important to make you all aware of the tremendous efforts and contributions the Mount Vernon Village Center has made to our school and community. The MVCS's biggest fundraiser, The Big Flea, has raised over \$50,000 in the last two years and we should raise an additional \$30,000 this year for the school. This could and would not have been achieved had it not been for the involvement of the Mount Vernon Village Center. We have contacted countless community businesses seeking help in supporting our school and our community's efforts to help improve the education of the students in our community. Countless businesses, for whatever reason, cannot or have not provided support. However, when the Mount Vernon Village Center folks were contacted, they asked how they could help!! Their commitment and willingness support the educational goals of the school through their support of MVCS's Big Flea is indicative of the

type of organization and people that this community should embrace. We will

continue to hope that more organizations embrace the community as a whole

and look to our educational system as an outlet to provide that support.

The Mount Vernon Village Center has!

I hope you will all come to the

2012 Big Flea at the Mount Vernon Community School on May 5, 2012.

8
12-17-11

Jackie Henderson

From: Lewis Larsen <lewislarsen1@gmail.com>
Sent: Saturday, December 17, 2011 7:11 AM
To: William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones
Subject: COA Contact Us: Arlandria Project
Attachments: ATT00001.txt

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

Time: [Sat Dec 17, 2011 07:11:24] Message ID: [35479]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Lewis
Last Name: Larsen
Street Address: 3405 Old Dominion Blvd.
City: Alexandria
State: VA
Zip: 22305
Phone: 703-470-7296
Email Address: lewislarsen1@gmail.com

Subject: Arlandria Project

Dear Mr. Mayor and City Council Members,

This morning you will consider

the Arlandria project. I encourage you to approve this project.

I lived

in Arlandria for over a decade on Elbert Avenue. I lived there because I was able to purchase a home at a fair price and it was very close to the District where I work for the federal government. We started our family on Elbert Avenue.

Comments: But my years in Arlandria were not very pleasant. I

constantly had people urinating and defecating in my yard. Tools were constantly stolen from my shed. Sometimes I would come home from work only to find used condoms laying around in my back yard. Slowing many of my Elbert Avenue friends and neighbors moved completely out of the city because of these problems were not improving.

What finally did me in

was one night, a drunk driver (also a Arlandria resident) sideswiped both

of my cars. Alexandria Police found he didn't have insurance so I was left holding the bag. (Interesting, the Alexandria Police released this truck the very next day, even though it was not insured and it had been involved in a hit and run incident the night before—you can imagine how angry I was

at the Alexandria Police.) That was it, I told my wife, “were gone, we can't raise our kids here.”

Arlandria has been changing, but this new

development will help tremendously and has been long awaited by those who

live in Arlandria. We have watch carefully the reports from city planners for the future of Arlandria. The current plaza is worn out, dirty and needs updating.

I drive through Arlandria every day to my home on Old

Dominion Boulevard which borders Arlandria, so I am very aware of what is

going on in this part of our town and I also understand its potential to be a vibrant, safe and interesting neighborhood. Some of my friends still live on Elbert Avenue and they are also hopeful for these proposed improvements.

Please support this effort to improve what is the gateway of our city. It is long over due and it will benefit all who live in the neighborhood.

Sincerely,

Lewis F. Larsen
3405 Old Dominion Blvd.
Alexandria, VA

22305

(A 30 year resident of Alexandria City.)

8

12-17-11

Tenants and Workers United
3801 Mount Vernon Ave
Alexandria, Virginia 22305 (703) 684-5697 x302

Testimony of Tenants and Workers United

RECOMMENDATION TO **DENY** CDD CONCEPT PLAN #2011-0005, DSUP #2009-0016, SUP TMP #2011-0058, AND COORDINATED SIGN PROGRAM #2011-0070
Before the City of Alexandria Planning and Zoning Committee
December 17, 2011

Good evening my name is Luis Gabriel Rojo and I am the Executive Director of Tenants and Workers United (TWU), a membership-based, democratically controlled, organization of over 1 thousand low-income residents of color that live, work, and raise families in Arlandia and the surrounding area. Our office is located several hundred feet from the south side of the proposed development. As a representative of TWU, I respectfully and emphatically request that the City of Alexandria's City Council **deny** the development application proposed for the Mount Vernon Village Center site until the Arlandia community has been properly consulted and appropriate community benefits are included, currently there are no community benefits.

There are a bunch of problems that I could talk with regard to the land use issue, i.e. traffic, parking, play ground, etc. PMI, the developers, and government officials seem to want to make this strictly into a land use issue, but the real issue here is the lack of fairness, indeed, lack of democracy, in the process of creating this plan. Our system is setup so that when there is a gross imbalance of power, such as the one that exists between Arlandia's local community and PMI and it's developers in negotiation of this Arlandia redevelopment, that the City of Alexandria's government and its elected officials serve as an appropriate intermediary so that the balance is equaled off. This is done by, at very least, ensuring that the tax paying residents of Arlandia are included in good faith into planning process of developing its own community. This did not happen in this instance and now we ask that our elected officials, our representatives, exercise their authority and undo this wrong doing by voting no to this plan so that we can be included into the planning of our own community.

8
12-17-11

Allison Cryor DiNardo
203 West Walnut Street
Alexandria, Virginia 22301

December 17, 2011

Dear Mayor Euille and Members of the City Council:

I have been an active member of the Arlandria Advisory Group since it was formed in 2009, and previously participated in planning efforts in Arlandria. My role on the Advisory Group is to represent the interests of St. Rita's Catholic Church and School. I also chair the Alexandria Economic Development Partnership. Today, I am speaking to you today as an interested and informed individual.

The proposal before you for the redevelopment of the Mt. Vernon Village Center shopping center is an exciting, and long-awaited project envisioned back in 2003 when the Arlandria Small Area Plan was adopted. In these challenging economic times, I am excited to see the development and investment team bring this project forward for consideration.

While change always brings with it a variety of challenges, this proposal does an excellent job of minimizing impacts that may be negative and highlighting improvements such as:

- Replacing the existing retail space with approximately the same amount of new, modernly-designed ground floor retail;
- Building new residential units, of various types and sizes, to bring more residents to Arlandria;
- Providing on-site affordable housing; and
- Making significant improvements to the adjacent park, and providing greater visibility and access to this community amenity.

I urge you to recommend approval of the project as presented and forward it on this month to City Council for their approval. As is often the case in this economy, timing is extremely important and just a small delay can have detrimental results.

Thank you for your consideration and best wishes for the holidays.

Sincerely,



Allison Cryor DiNardo

8
12-17-11

Betty King
3731 Mark Dr.
Hume Springs, Alexandria 22305

This proposal is a monument to excess and greed -- a grandiose palace thrown into a low rise, working class neighborhood. That P&Z has promoted this by granting so many exceptions is gut-wrenching. I urge you to deny most of the requested SUP's and have the developer scale back its density and height for a better fit with the Arlandria Vision. In this City, gentrification should be slow and humane, not like a ~~jackhammer~~ sledge hammer.

The Arlandria Plan envisioned 35 foot shops along Mt. Vernon Ave and a maximum height of 50 feet with a setback. Subsequent rezoning as NR allowed 65 feet over 50% of the mixed use footprint with an SUP. What we have now with additional SUP's eliminates some setbacks, requests heights 65 feet or more over 61% of the footprint, and maximum heights of almost 74 feet.

The concept plan and two of the SUP's for added height should be denied. One asks for increased height for change of construction material to something more affordable. Let the builder erect what he can afford. A second SUP is for bonus height for affordable housing on site. You should deny that too. It is too great a cost to pay for 28 units, especially since Arlandria already has the highest number of affordable units in the City. While the City may have need for more of this type of housing, Arlandria does not. Put it elsewhere. It is not even the type really needed for the working poor. Planning and Zoning has stated that bonus heights for affordable housing are not appropriate for all neighborhoods, and Arlandria is such a place.

Besides creating development more suitable for a Metro Station, the huge number of residential units will cause traffic problems. The traffic impact analysis is deeply flawed and the nearby sheltered bus lines are overstated by 60%. The approval of so massive a complex sets a precedent for development of the 2 other NR zones in close proximity. If they become as massive, the combined traffic of the 3 mixed use developments along with spillover from Potomac Yard will truly cripple traffic, which is largely controlled by a stoplight in Arlington.

Other weaknesses of the proposal are: (1) Its new green space is above grade and, therefore, inaccessible to the public, (2) It counts a private road and turnaround as open space, (3) Its architecture lacks the art deco elements specified by the Arlandria Plan, and (4) The influx of many people will crowd our polling places (Cora Kelly is already a nightmare during Presidential elections). You need to create a new polling place.

Of course, development provides benefits too. And for this reason I support redevelopment of the site. Just keep it within the community-approved zoning. There was no extensive community outreach. The plan was created by stealth and getting information was like pulling teeth. Planning staff called Arlandria "a blank slate." This may be true of Potomac Yard, but Arlandria has existed for about 100 years.

The only SUP I support is the one for a free-standing sign. In summary, deny the other SUP's now and send it back for downsizing and more community input.

8
12-17-11

DINA MARTINEZ

BUENOS DÍAS

YO VIVO EN LA COOPERTIVA

RECOMMENDATION TO DENY CDD CONCEPT PLAN #2011-0005, DSUP #2009-0016, SUP TMP #2011-0058, AND COORDINATED SIGN PROGRAM #2011-0070
Before the City of Alexandria City Council

December 17, 2011

ESTOY PREOCUPADA POR ESE PLAN DE
DESARROLLO POR ESTO SIGNIFICA DESALOJO
Y ESTOY MOLESTA POR QUE LA COMUNIDAD
NO HA SIDO TOMADA EN CUENTA.

YO ME OPONGO A ESE PLAN DE DESARROLLO

8
12-17-11

Ingris Moran
106 E. Reed Avenue
Alexandria, VA 22305

RECOMMENDATION TO **DENY** CDD CONCEPT PLAN #2011-0005, DSUP #2009-0016, SUP TMP #2011-0058, AND COORDINATED SIGN PROGRAM #2011-0070 Before the City of Alexandria City Council

December 17, 2011

Good afternoon, my name is Ingris Moran and I am a TC Williams alumni, and currently a student at Northern Virginia Community College. I've been living in Arlandria Chirilagua for 20 years, born and raised. I found out about the redevelopment through my job as a cashier at Mom's Organic Market. About a month or so ago, a customer asked me what I thought about developers tearing down the Arlandria shops. I was shocked. I felt disrespected to find out about this though a casual stranger who doesn't live in Arlandria and not from the city staff nor the developers. I am very active in my community and could have had many opportunities to have known about the planned development. I am bilingual and did not see any notices – no English or Spanish signs – in stores in Arlandria. I didn't see any notices by the city, nothing by mail, not even a knock on my door. I use internet and email -- nothing. My nephew goes to Mount Vernon Elementary School and my niece attends the Early Head Start program at Cora Kelly and no notice was sent home with either of them. My point is that there were many, many ways to have engaged the community; multiple ways for the city and developers to have engaged the people about this specific development. They chose not to.

I am not against change or development, but I am against the exclusion of my people and my community. I love this community but this is an example of a development gone wrong. Please Vote No!

You didn't want us to be part of the change. You didn't take into consideration the needs of the current residents of this neighborhood.

I'm 20 years old, a registered voter, and I'm taking this into account next November.

Thank you.

8
12-17-11

Tenants and Workers United
3801 Mount Vernon Ave
Alexandria, Virginia 22305 (703) 684-5697 x302

Testimony of Tenants and Workers United

RECOMMENDATION TO DENY CDD CONCEPT PLAN #2011-0005, DSUP #2009-0016, SUP TMP #2011-0058, AND COORDINATED SIGN PROGRAM #2011-0070 Before the City of Alexandria City Council

December 17, 2011

Good ~~morning~~ afternoon. I am Sue Hernandez and I am with Tenants and Workers United (TWU), a low-income, multinational, membership-based organization whose office is located several hundred feet from the south side of the proposed development.

After hearing the President of the Arlandria Chirilagua Businesses Association claim at the Planning Commission Hearing on December 6, 2011; that all Arlandria businesses were in favor of the plan proposed for the Mount Vernon Village Shopping Center, TWU was concerned that he was misrepresenting the businesses position. And, indeed, a majority of businesses do not agree with the development. Over the past week I spoke with thirty one businesses on the avenue and not one of them wants to see the planned development realized.

The thirty one businesses are:

Silvia Yacob	703 836-3233	3805 Mount Vernon Ave.
Fashion K City	703 518-5088	214 W. Glebe RD
\$ + Imports	703 299-6739	255 W. Glebe RD
Chirilagua Hair Salon	703 739-2482	3608 Mt. Vernon Ave.
Huascaran Restauran	703 684-0494	3606 Mt. Vernon Ave.
Super H Market	571 527-0760	3903 MT. Vernon Ave.
Lilian's Restaurant	703 837-8494	3901 Mt. Vernon Ave.
Dollar Plus	571 303-0026	4114 Mt. Vernon Ave.
Servicios Multicambios	703 597-7140	3840 Mt. Vernon Ave.
Evergreen Services Inc.	703 518-5428	3824 Mt. Vernon Ave.
Super K Center	703 683-6882	3803 MT. Vernon Ave.
Jerry Changs	703 535 8080	3830 MT. Venon Ave.
M LA Tiendona MKT	703 795-9732	3806 MT. Vernon Ave.

Marcela's Bakery	703 535-5885	3856 Mt. Vernon Ave.
La Feria Market	703 836-5959	3898 Mt. Vernon Ave.
FPP Communication LLC	703 299-0315	3840 Mt. Vernon Ave.
Pulgarcito Restauran	703 549-4549	3838 Mt. Vernon Ave.
Beautiful Creations	703 706-0100	3832 MT. Vernon Ave.
Star of USA	703 548-1910	3800 MT. Vernon Ave.
Santos Gutierrez	571 275-6686	3805 MT. Vernon Ave.
Variedades Dolores	703 598 5601	3805 MT. Vernon Ave.
Botanica San Antonio	703 598-5601	3834 Mt. Vernon Ave. #217
Bazar San Miguel	703 786-5598	3834 Mt. Vernon Ave.
Marixa Cardona	571-239-6217	3834 MT. Vernon Ave.
Mundo Latino	703 609-0602	3834 Mt. Vernon Ave.
Gigante	703 548-0559	3834 Mt. Vernon Ave.
Peluqueria Latina	703 856-4999	3840 Mt. Vernon Ave.
Veronica's Bakery	703 838-1612	4116 Mt. Vernon Ave.
Shear Ilusion	703 836-5519	3826 Mt. Vernon Ave.
Honduras Express	703 599-0669	3706 Mt. Vernon Ave.
Beatriz Hair Salon	703 683-0000	4104 MT. Vernon Ave.

In addition, I have heard many times from the City and the developers that TWU has been invited to participate in meetings; however, that is not the full story. For example, we were invited via e-mail by city staff to participate in the advisory Committee's group; however, TWU stopped participating due to the harassments of TWU members by the police at the November meeting 2010. There should be record of a complaint with the police department. Secondly, we were denied participation by Rebeca Blanco of the Alexandria Economic Development Partnership, when we actively sought to be involved.

8
12-17-11

The Birchmere
c/o James J. Matthews, Jr.
4853 Rock Spring Road
Arlington, VA 22207

December 13, 2011

Mayor William Euille
Vice Mayor Kerry Donley
Councilman Frank H. Fannon IV
Councilwoman Alicia Hughes
Councilman Rob Krupicka
Councilwoman Redilla S. "Del" Pepper
Councilman Paul C. Smedberg

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

I am writing on behalf of the Birchmere property, the property adjacent and to the south of the Mt. Vernon Center ("Center"). We are represented at the hearing by Mr. Ken Wire.

The Birchmere has been a mainstay on the "Avenue" since 1981. We have occupied our present location for over 15 years. We have paid our taxes and participated in every civic function imaginable over all these years and done so gladly. Few would dispute that the Birchmere is not only a key ingredient in the successful implementation of the Arlandria Plan but also is important in making Arlandria the kind of place where new developments - like the one up before you for approval - will work and be successful.

We support the Center plan but only do so if the master plan amendment(s) to be presented to you by Mr. Wire is also approved at the hearing or in the near future.

The Birchmere needs the legal assurance that a future development on its site can eventually "attach to" and "cover up" the massive wall - directly on our shared property line - applicant is proposing.

We wish to make it very clear the Birchmere was not involved in any way with the planning of the Center project. Neither the applicant nor staff sought to coordinate the plan with the Birchmere; we were presented with a fait accompli, nothing more, nothing less. We have nothing to gain from this approval but everything to lose - unless Mr. Wire's amendment(s) accompanies it. We are simply asking you to protect us.

The applicant has designed a beautiful mixed-use project on all sides but one - ours. On "our" side, applicant has "raced to the property line," taking advantage of the fact our property is presently used only as a nightclub and a school; i.e. no one is living there. This "massing" on our property line has allowed applicant to "max" out its allowable FAR, a very good thing for them. Applicant achieves this, though, by "turning its back on our property" and by proposing on our

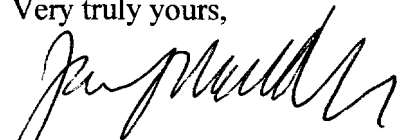
shared property line a continuous 20' tall blank wall topped by two 50' tall blank-walled apartment towers. To be clear, the following criticism is directed towards this wall and these towers and their threat to our site and the community.

The wall and towers are designed to be "attached to" and "covered up," period. If they are not, this massive edifice will forever loom over our property, the neighborhood, and the park. We have included photographs showing two red balloons 70' in the air near the shared property line. While this little demonstration is in no way able to approximate the clearly destructive impact applicant's wall and towers will have on our property, it does show that the edifice will be clearly visible far down Mt. Vernon Avenue, throughout Hume Springs, the beautiful park, and even - believe it or not - very clearly from Route 1. If this eyesore is not eventually "attached to" and "covered up" - which can only be done by the future development of the Birchmere site - Arlandria will be forever known as the home of this architectural nuisance.

Applicant is now proposing to "beautify" the wall and towers with artificial windows, brick relief, etc. This is a fine interim step and is appreciated as we plan to operate the Birchmere Music Hall on our site for a long, long time; but it is no permanent solution to the problem. To be clear, applicant is creating the problem and staff is approving it, we have nothing to do with it. The wall and towers violate all of Alexandria's architectural guidelines, there is no proper articulation nor step-backs, just for example. It is not a good neighbor and is obviously designed to be "attached to" and "covered up." **This is fine with the Birchmere, as long as we are legally assured we will be able to do this in the future.**

It would have been proper for applicant and staff to coordinate with the Birchmere, especially in a CDD ("Coordinated Development District"), but this just did not happen. It is difficult to express the frustration we feel to have this unwelcome intrusion foisted upon us and then to have applicant and staff act as if it is our problem and to "just deal with it." The wall and towers pose serious problems to our site; one would expect staff would have studied and proposed some sort of solution for us but instead we find ourselves at the end of the line with absolutely no protections. It is just plain wrong that our property should be subject to this devaluation threat - and the entire area subject to architectural blight - just so the Center project is approved. Planning Commission ignored our requests. Members of the City Council, you are the last stop, please consider Mr. Wire's amendment(s) in a positive way and instruct staff to implementation.

Very truly yours,



James J. Matthews, Jr.
For the Birchmere

- For Fr. Patrick Cleary of Grace Episcopal Church
- For those of us who live and work in Alexandria I speak against this development.
- ~~I'd address the Council~~
- We view this project a first step of gentrification of a historically low income / Latino community.
- I asked the developer of this project to enumerate specific benefits of this develop for the existing community. I found their responses to be quite inadequate, benefiting the developer and future ~~higher~~ ^{higher} rent tenants ^{of this project} but not the current residents or business of Alexandria/Chiklaewa.
- I fear the exact opposite. This develop will raise rents for both ^{low-income} residents and the businesses that serve them, as more than 450 higher income couples and individuals locate in the exact middle of this community.
- Retail and commercial rents will increase as businesses relocate to serve these higher rent tenants, driving out the businesses that currently serve the Latino community. Latinos will then have fears of their needs met.
- We fear this is the first in a series of redevelopments for Chiklaewa which will result in higher residential rents, driving down diversity and affordable units in Alexandria, even while the council claims to value diversity and protecting affordable housing.

REV. PATRICK CAHILL (2)

~~REMOVED~~

AS I DROVE TO COUNCIL THIS MORNING,
I DROVE THROUGH THE BLAND COMMUNITY.

YOU'LL RECALL NO DOUBT ~~THE~~ ^{THAT} DEVELOPMENT
THAT WE WERE DISCUSSING AT CHRISTMAS TIME
* 10 YEARS PAST. IT IS MY OPINION THAT THE
COUNCIL COULD HAVE DONE MORE TO PROTECT
THE LOW-INCOME RESIDENTS OF THE BLAND.

I HOPE YOU WILL ACT NOW, ~~BY~~ BY NOT
APPROVING THIS APPLICATION, AND DO MORE
FOR INCREASING THE STOCK OF AFFORDABLE
HOUSING AND PROTECT OUR DIVERSITY.

Dear City of Alexandria Mayor and Councilmembers,

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Name/Business: Jennifer Moley
Phone: 702-570-2880
Email: jenkmoyle@gmail.com
Address: 3801 Mt. Vernon Ave

City of Alexandria Mayor and City Council
301 King St., Room 2300
Alexandria, VA 22314

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Tenants and Workers United
Inquilinos y Trabajadores Unidos
www.tenantsandworkers.org

shernandez@tenantsandworkers.org

Estimado Alcalde y miembros del Consejo,

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Nombre/ Negocio: L. Gabriel Rojas

Telefono: (202) 557-6951

Correo: g00j0@tenantsandworkers.org

Direccion: 3701 Mt. Vernon Ave

City of Alexandria Mayor and City Council
301 King St., Room 2300
Alexandria, VA 22314



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Name/Business: Gyula Nagy

Phone: 703 684 9454

Email: _____

Address: 806 Tennessee Ave

Alexandria, VA 22307



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www.tenantsandworkers.org

City of Alexandria Mayor and City Council
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Alexandria, VA 22314

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Nombre/ Negocio: _____

Telefono: Mario Avalos

Correo: MarioAvalos@yalvo.com

Direccion: 5436 Toney Ave.

City of Alexandria Mayor and City Council
301 King St., Room 2300
Alexandria, VA 22314



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Name/Business: Jon Liss

Phone: _____

Email: jliss@universitymovers.org

Address: 219 Burgess

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301 King St., Room 2300
Alexandria, VA 22314

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shernandez@tenantsandworkers.org

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Nombre/ Negocio: Elvis Cordova

Telefono: 703.823.1469

Correo: 41 Underwood Place

Direccion: Alexandria, VA 22304

City of Alexandria Mayor and City Council
301 King St., Room 2300
Alexandria, VA 22314



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Name/Business: Neylin

Phone: 571-471-8388

Email: _____

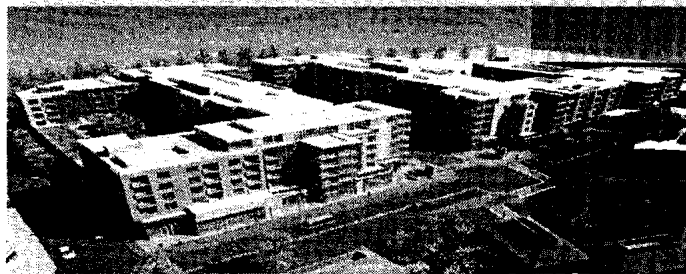
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Name/Business: HUGO A SORTO

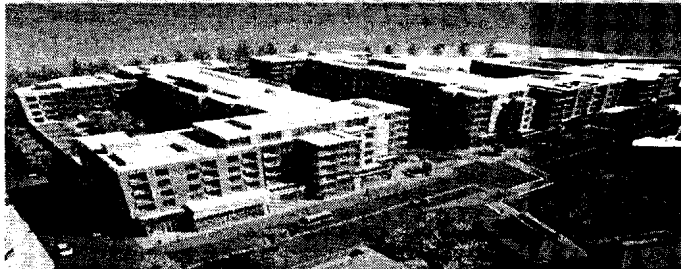
Phone: _____

Email: 202 413 5212

Address: _____

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Alexandria, VA 22314

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Name/Business: Wendy J Gonzalez

Phone: 571-502-6628

Email: _____

Address: _____

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Alexandria, VA 22314



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4-5697x300 or email shernandez@tenants.org

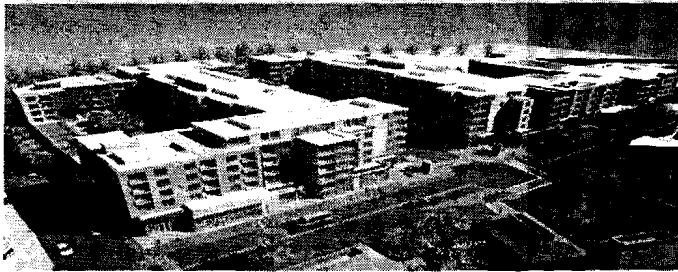
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Name/Business: Blanca Romeo
Phone: 39 H A BRUCE ST #1
Email: ALEXANDRIA VA 22305
Address: 202 413 5212

City of Alexandria Mayor and City Council
301 King St., Room 2300
Alexandria, VA 22314

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City of Alexandria Mayor and City Council
301 King St., Room 2300
Alexandria, VA 22314

Nombre/ Negocio: [Signature]
Telefono: 571 251 4289
Correo: _____
Direccion: 402 Four Mile RD Apt
Alexandria VA 22305



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301 King St., Room 2300
Alexandria, VA 22314

Nombre/ Negocio: Amalia Lopez

Telefono: 703 834 6148

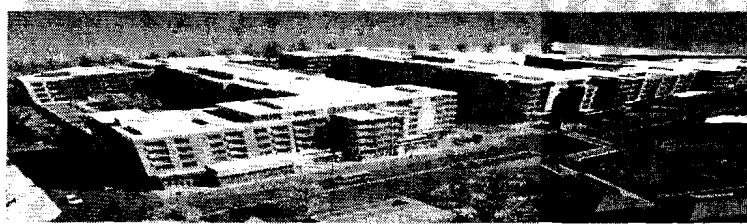
Correo: _____

Direccion: 402 Four mile RD Alex
ndria VA 22305



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Name/Business: Laudia Tabora

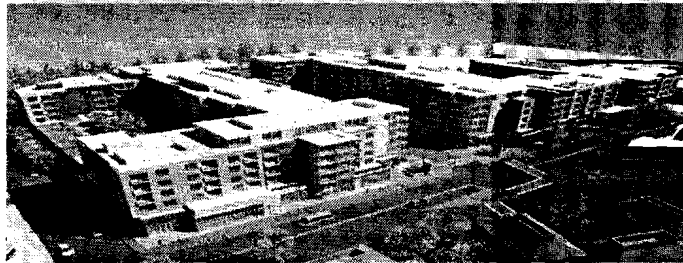
Phone: 571-245-0843

Email: _____

Address: 402 - FOUR MILE RD #
201

City of Alexandria Mayor and City Council
301 King St., Room 2300
Alexandria, VA 22314

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Nombre/ Negocio: _____

Telefono: 703-888-2374

Correo: 222305

Direccion: ALeSandria

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301 King St., Room 2300
Alexandria, VA 22314



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Nombre/ Negocio: Gabriel Cabrera H

Telefono: 202 487 15 17

Correo: Cabrera GCH@gmail.com

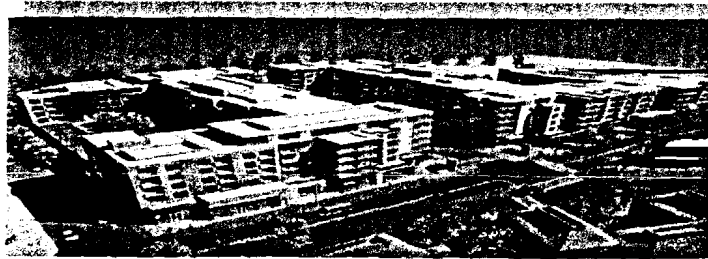
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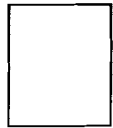
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Name/Business: Glancy Rosales

Phone: 703-296-8531

Email: _____

Address: 167 Westmond Drive Alex.

VA 22305

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301 King St., Room 2300
Alexandria, VA 22314



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Nombre/ Negocio: Florencia Chavarria

Telefono: 571-505-2567

Correo: 15 West Glebe Rd

Direccion: Apt. B3 Alexandria VA

City of Alexandria Mayor and City Council
301 King St., Room 2300
Alexandria, VA 22314



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Nombre/ Negocio: Cynthia Flores

Telefono: 703-888-23-74

Correo: Alexandria VA 22305

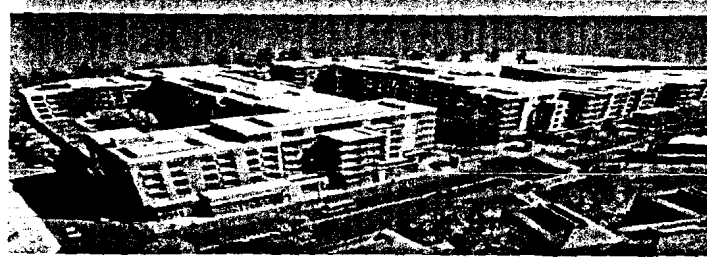
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Name/Business: Ruben Lopez

Phone: 571-532-4586

Email: lopez7891@hotmail.com

Address: _____

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Alexandria Mayor and Councilmembers,

Happy holidays to you and your family. My holiday wish this year is for the Alexandria City Council to vote to deny the CDD Concept Plan #2011-0005, the Development Special Use Permit #2009-0016, the Special Use Permit Transportation Plan #2011-0058, and the Coordinated Sign Special Use Permit #2011-0070. I am not against development! However, the traffic, parking, community space, and affordable housing associated with this development proposal for the Mount Vernon Village Shopping Center needs to be planned effectively and in good faith with the actual members of the Arlandia community, not just a small few that stand to benefit. This is the wrong plan for Arlandia and for Alexandria! Vote No to this plan!



Name/Business: Ana Blanco

Phone: 703-901-1586

Email: _____

Address: 3200 Commonwealth Ave Alexandria VA 22305



Tenants and Workers United
Inquilinos y Trabajadores Unidos
www.tenantsandworkers.org

City of Alexandria Mayor and City Council
301 King St., Room 2300
Alexandria, VA 22314

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Name/Business: Ingris Moran

Phone: (571) 201-6786

Email: Ingrismoran@hotmail.com

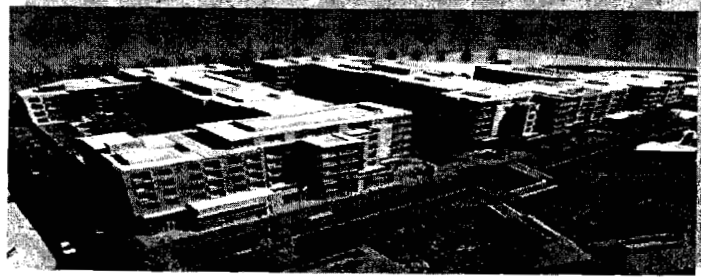
Address: 106 E. Reed Avenue
Alex, VA 22305

City of Alexandria Mayor and City Council
301 King St., Room 2300
Alexandria, VA 22314



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Name/Business: Gilberto Flores

Phone: 571-471-5715

Email: _____

Address: _____

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Alexandria, VA 22314



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Name/Business: Ginno Huaroca

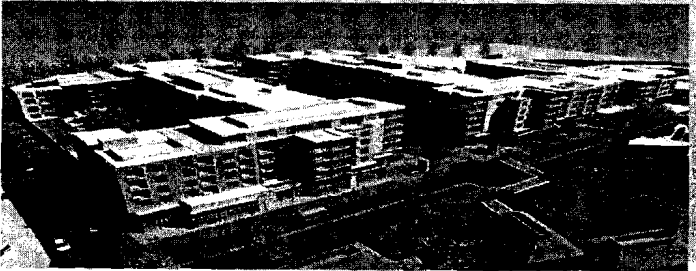
Phone: 703-200-2736

Email: _____

Address: _____

City of Alexandria Mayor and City Council
301 King St., Room 2300
Alexandria, VA 22314

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Name/Business: Jennifer Araujo

Phone: 703-578-1268

Email: JLA_Jennifer@yahoo.com

Address: _____

City of Alexandria Mayor and City Council
301 King St., Room 2300
Alexandria, VA 22314

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Nombre/ Negocio: Clara Flores

Telefono: 703 519 7289

Correo: _____

Direccion: 618 W. Tabene Dr #12

Alexandria VA 22305

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Nombre/ Negocio: Cristian Vasquez

Telefono: 571-814-8631

Correo: _____

Direccion: 3521 Commonwealth

Ave Arlandria, VA.

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301 King St., Room 2300
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Name/Business: Deborah Carrillo

Phone: 703 470 4016

Email: Deborahcarrillo15@gmail.com

Address: 3917-B Bruce St. apt 100
Alexandria, VA

City of Alexandria Mayor and City Council
301 King St., Room 2300
Alexandria, VA 22314

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Name/Business: Carla Benitez

Phone: 703 345-3582

Email: cnbz@aol.com

Address: 3712 Mark Dr Alexandria
VA 22305

City of Alexandria Mayor and City Council
301 King St., Room 2300
Alexandria, VA 22314



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Name/Business: Melvin Alvarez

Phone: 703-944-9775

Email: alvarezmelvin61@yahoo.com

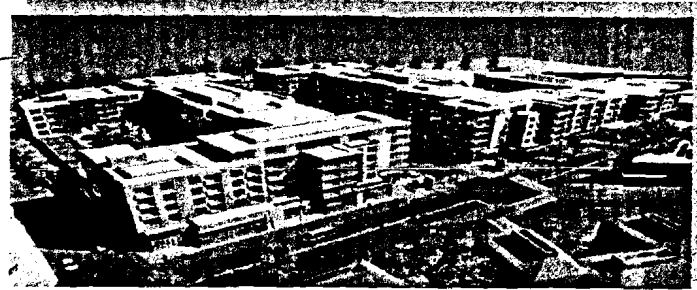
Address: 3914 Bruce St. Alexandria, VA 22305

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301 King St., Room 2300
Alexandria, VA 22314



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Name/Business: Emily Marcia

Phone: 571-246-2797

Email: emilymarcia@gmail.com

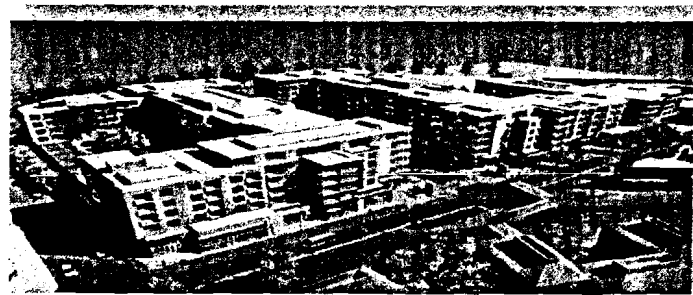
Address: 300 W. Grebe Rd
Apt 300M

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301 King St., Room 2300
Alexandria, VA 22314



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Name/Business: JESSICA ZAPPALÀ

Phone: 804-514-9678

Email: jessica-zappala@gmail

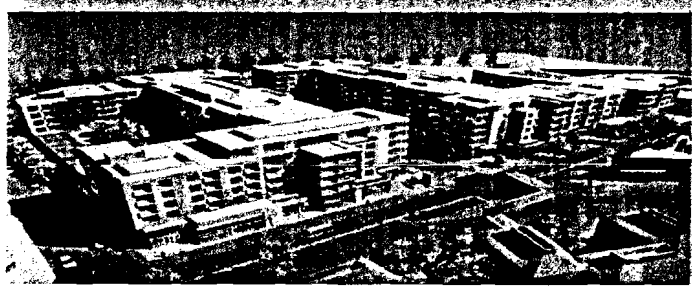
Address: 3913 Elbert Ave, Alex, VA

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301 King St., Room 2300
Alexandria, VA 22314



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Name/Business: JOSE MANCIA

Phone: (703) 451 8364

Email: JRMANCIA@HOTMAIL

Address: 300 W GLEBE RD.
ALEXANDRIA 22305

City of Alexandria Mayor and City Council
301 King St., Room 2300
Alexandria, VA 22314



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Name/Business: Wilber S. Hernandez

Phone: 703-350-3398

Email: Wilber_hernandez@hotmail.com

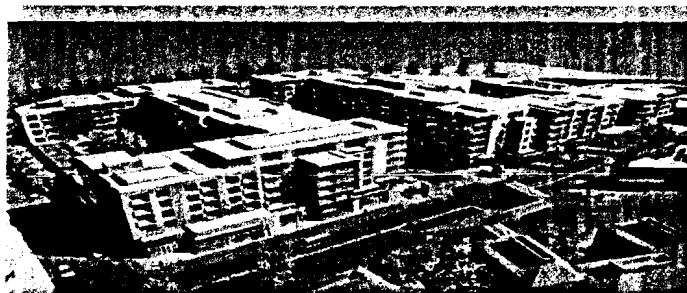
Address: 4529 Arlandale Sq, Alex. VA. 22309

City of Alexandria Mayor and City Council
301 King St., Room 2300
Alexandria, VA 22314



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Name/Business: Mauricio E. Hernandez

Phone: 571-277-5475

Email: Mauricio-one@hotmail.com

Address: 4529 Arandale Sq.

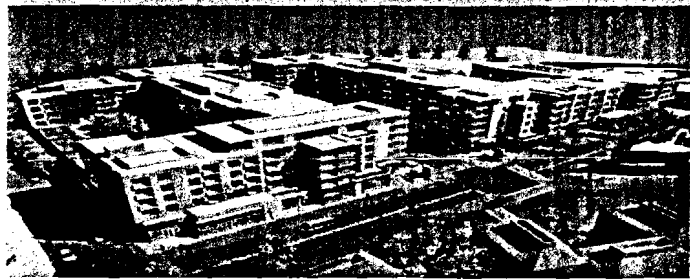
Alexandria VA 22309



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City of Alexandria Mayor and City Council
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Alexandria, VA 22314

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Nombre/ Negocio: Adelaida Martinez

Telefono: 571-505-7202

Correo: _____

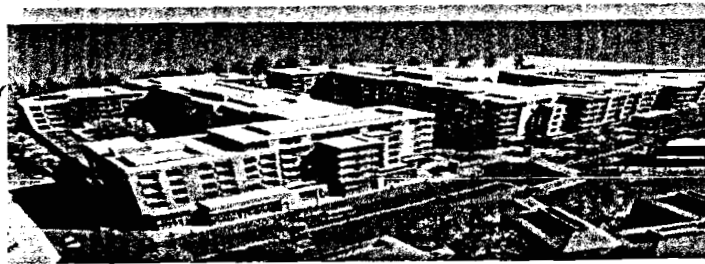
Direccion: Alamo st. Springfield VA

City of Alexandria Mayor and City Council
301 King St., Room 2300
Alexandria. VA 22314



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Nombre/ Negocio: FLYIDA GARCIA

Telefono: _____

Correo: _____

Direccion: 3515 Mount Lee Ave # 202

Alex. VA 22305
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Nombre/ Negocio: Douglas Amaya

Telefono: 571-471-8686

Correo: dmendez@gmail.com

Direccion: 3515 Mt Vernon Ave 300

City of Alexandria Mayor and City Council
301 King St., Room 2300
Alexandria, VA 22314



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Nombre/ Negocio: GLINDA GARCIA

Telefono: _____

Correo: _____

Direccion: 3515 MOUNT VERNON AVE # 204

ALEX VA 22305

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City of Alexandria Mayor and City Council
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Name/Business: DATT, VIJAY

Phone: _____

Email: _____

Address: 3670 EDISON ST APT 30
ARLANDIA VA 22305

City of Alexandria Mayor and City Council
301 King St., Room 2300
Alexandria, VA 22314



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Nombre/ Negocio: AZARULLO RIVAS

Telefono: _____

Correo: _____

Direccion: 375 Mount Vernon Ave # B1 Alex
VA

City of Alexandria Mayor and City Council
301 King St., Room 2300
Alexandria. VA 22314

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Name/Business: Maria Perreira
Phone: (571) 501-2628
Email: maria.perreira1201@hotmail.com
Address: 3515 Mt. Vernon Ave.
#304 Alex. VA 22305

City of Alexandria Mayor and City Council
301 King St., Room 2300
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Nombre/ Negocio: MICHAEL FLOCKS

Telefono: _____

Correo: _____

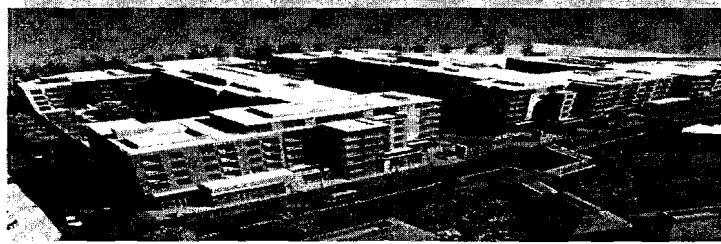
Direccion: 3515 Vernon B2 ALEXANDRIA VA
AVE

City of Alexandria Mayor and City Council
301 King St., Room 2300
Alexandria. VA 22314



Tenants and Workers United
Inquilinos y Trabajadores Unidos
www.tenantsandworkers.org

Este plan no beneficia a los residentes y negocios de Arlandia!



Esimado Alcalde y miembros del Consejo,

Felices fiestas a ustedes y su familia. Mi deseo navideño este año es que el Alcalde y los Miembros del consejo voten para negar el concepto CDD#2011-0005, el permiso de uso especial de desarrollo #2009-0016, el permiso de uso especial del plan de transporte #2011-0058, y el permiso de uso especial de señales coordinadas #2011-0070. No estoy opuesto al desarrollo, pero; **el tráfico, el parqueo, spacio comunitario, y la vivienda accesible** asociada con la propuesta de este desarrollo para el MT. Vernon Village Shopping Center necesita ser desarrollado de manera efectiva y de buena fe con miembros actuales de la comunidad de Arlandria, no solamente unos pocos que solo buscan el beneficio personal. Este es un plan equivocado para Arlandria y para Alexandria! Vote "NO" a este plan!

City of Alexandria Mayor and City Council
301 King St., Room 2300
Alexandria, VA 22314

Nombre/ ~~Address~~: Mrs. Catherine

Telefono: 703) 640396

Correo:

Direccion: 3808 Russett Hill
Arlandria, VA 22305



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Nombre/ Negocio: Isaac G.

Telefono: 571. 405- 3175

Correo: 5

Direccion: 511 Park Mile Rd.

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Nombre/ Negocio: Fidd Co.

Telefono: _____

Correo: _____

Direccion: Executive

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Nombre/ Negocio: Marina

Telefono: 571-317-2234

Correo: _____

Direccion: Executive

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Nombre/ Negocio: Roberto

Telefono: _____

Correo: _____

Direccion: 511 Air Mile Rd.

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Nombre/ Negocio: Omas P.

Telefono: _____

Correo: _____

Direccion: 511 Four Mile

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Nombre/ Negocio: Maria Garcia

Telefono: 703-899-2642

Correo: _____

Direccion: 511 Four Mile

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Nombre/ Negocio: Yadira G.

Telefono: 703 566 - 5766

Correo: _____

Direccion: MT. Vernon

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301 King St., Room 2300
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Nombre/ Negocio: Reina G.

Telefono: _____

Correo: _____

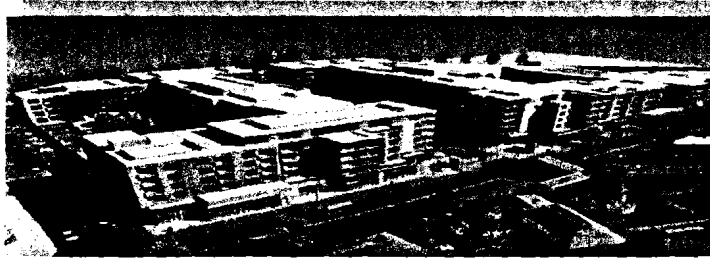
Direccion: Mt. Vernon

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Nombre/ Negocio: Ana Santos

Telefono: 703.567.4074

Correo: _____

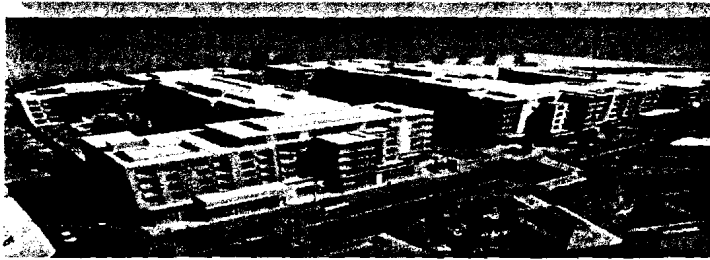
Direccion: 511 Four Mile R. d Apt 308

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Dear City of Alexandria Mayor and Councilmembers,

Happy holidays to you and your family. My holiday wish this year is for the Alexandria City Council to vote to deny the CDD Concept Plan #2011-0005, the Development Special Use Permit #2009-0016, the Special Use Permit Transportation Plan #2011-0058, and the Coordinated Sign Special Use Permit #2011-0070. I am not against development! However, the traffic, parking, community space, and affordable housing associated with this development proposal for the Mount Vernon Village Shopping Center needs to be planned effectively and in good faith with the actual members of the Arlandia community, not just a small few that stand to benefit. This is the wrong plan for Arlandia and for Alexandria! Vote No to this plan!

Name/Business: Maria Gonzalez

Phone: 703-264-7299

Email: 511 Park Mine RD

Address: Alexandria VA 22305

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Alexandria, VA 22314



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THIS PLAN DOES NOT BENEFIT ARLANDIA'S BUSINESSES AND RESIDENTS!



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Nombre/ Negocio: Antonia Velazquez

Telefono: 571-727-6984

Correo: _____

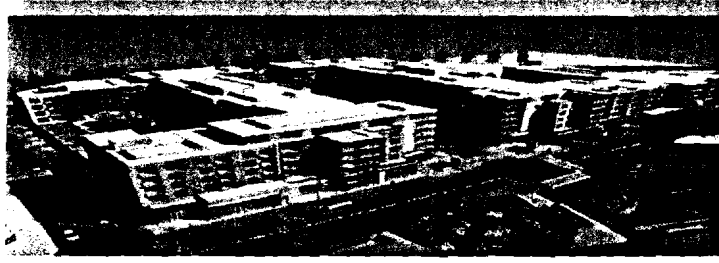
Direccion: 511 Four Mile Rd Apt # 368

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Nombre/ Negocio: Josue Velasquez

Telefono: 571-722-7773

Correo: _____

Direccion: 311 Four Mile Rd Apt# 1401



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Nombre/ Negocio: Carolina Medina

Telefono: 571-501-2952

Correo: _____

Direccion: 511 Four Mile Rd. Apt #201

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