

Waterfront Comment Board

<http://alexandriava.gov/WaterfrontWorkGroup>

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44 Comments, including several updates by P&Z

(March 2011 – August 10, 2011)

Comments regarding WPWG

- Glad vote has been deferred and a work group established
- WPWG should proceed with caution
- WPWG should be given more time to undertake its work
- Important to include community input and participation
- Important to generate new solutions with balance of benefits and costs

Comments of Plan Support

- Likes expansion of public space
- Likes inclusion of art walk elements
- Likes King Street Pier
- Likes outdoor dining
- Thinks Plan is thoughtful
- Plan makes the waterfront a compelling place

Comments of Plan Concern

- Plan needs more community input; listen to residents and not to developers
- Old Town Alexandria character should be protected and retained
- Alternatives are needed
 - More information about the 4 plan alternatives is needed
 - Additional alternatives beyond 4 plan alternatives are needed
 - CAAWP suggested Alternative:
 - Maritime Museum with a pier at RTN near historic West's Point
 - Large Park on RTS
 - Arts District along The Strand
 - Small boat recreation center east of The Strand
 - Support Alexandria's History
 - Alternative needed that does not rely on hotels

Comments of Plan Concern (Continued)

- CAAWP - Erroneous assumptions in Plan:
 - Commercial development is inevitable and will not privatize the waterfront
 - Public improvements must be paid for by the waterfront development
 - Civic uses have no economic value
 - There are no alternatives that might generate greater long term benefits, with fewer impacts and create a more sustainable waterfront
- Hotels
 - How many hotels could be built under the Plan?
 - Is increased density provided for more than hotels on RT?
 - 150 rooms is not boutique; a boutique hotel is smaller (various sizes given)
 - Alternative uses to hotels should be identified
- Costs/Benefit Analysis
 - Full cost/benefit analysis is needed
 - More detailed cost/revenue analysis is needed
 - Risk assessment evaluating technical and business/costs risks should be done
 - Don't depend on developers to pay for the Plan
 - Revenues to pay for plan elements do not have to come solely from new development in the plan area
 - Don't raise taxes to pay for the Plan
 - Citizens should not pay for any commercial related plan elements
 - Are maintenance costs of \$1 million a year realistic; what about in year 20?
 - Beachcomber – who restores it?
- General opposition to rezoning, added density and scale
- More study of impacts needed
 - Old Town character
 - Environment
 - Parking
 - Traffic
 - Flood Mitigation
 - What is the cost of the pier extensions
 - What is the impact on ODBC negotiations
- Concern that the Plan doesn't sufficiently address
 - Restaurant Building (eliminated)
 - Food Court
 - Dandy
 - Art League and other institutions
 - History
 - Expanded parks and open space