

City of Alexandria, Virginia

MEMORANDUM

DATE: MAY 23, 2011

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: FAROLL HAMER, DIRECTOR, PLANNING AND ZONING

SUBJECT: FOLLOW UP QUESTIONS FROM COUNCIL ON WATERFRONT PLAN

City Council Questions from May 14 Waterfront Public Hearing

1. Parking and Congestion

- Where is it clear that we intend to address residential parking? Residential parking restrictions may help create the demand garage owners are looking for.
- What if we place tighter triggers on parking? One example would be to tie increased development on waterfront to the implementation of additional residential parking protection.
- How can city owned lots and other parking opportunities in mid-King Street help address waterfront parking needs?
- Will the parking at Jones Point Park have an impact on the waterfront?
- Does above grade parking count toward height? FAR?
- Are we exploring the use of mandates for public/private parking in new garages along the waterfront?
- How does the plan address pedestrian and vehicle congestion at Union and King and in the plan area?
- When will we start with attendants at public garages to increase capacity?

2. Flood Mitigation

- Must be a priority, not an option. Staff should come back with options for CIP in October to address nuisance flooding.
- What are the components of the flood mitigation program? The flood mitigation program should extend from Rivergate to Ford's Landing.

3. Restaurant and Hotel Policy for SUPs

- Should the restaurant policy include more elements from the Old Town Small Area Plan?
- Vice Mayor Donley requested a digital copy, indicating he will propose edits (in progress).

4. Revised Cost Analysis

- Update to reflect what's been added and removed from plan.

5. Alternatives

- If the proposed plan is not adopted, what can be built (with and without an SUP) and what impacts are associated with these scenarios?
- If hotels are not included as a permitted use, what would the most likely redevelopment be and what would the sites look like?
- Provide a matrix of alternatives: (a) existing zoning scenarios; (b) potential scenarios under proposed new zoning; (c) park scenario noting cost of acquisition.
- Provide a corresponding matrix showing cost/revenue projections for each alternative. Implementation horizon may need to be extended in order to reconcile ideas with costs.
- There are boutique hotels that are smaller than 150 rooms (Morrison House as an example with 45 rooms). What is the definition of a boutique hotel and what is the smallest size for a new hotel to be economically viable?
- What if Robinson Terminal North is not given the 66 foot height?

6. Density, Zoning and Architectural Controls

- What are the benefits the City and public are getting from the added increment of density? What assurances do we have that additional density will come with community benefits? For example, is the preservation of the Cummings warehouses tied to zoning?
- Should the additional density be contingent upon the provision of hotels? If hotels are not a permitted use, should there be an increase in density?
- What are the legal ramifications of allowing less than current zoning (downzoning)?
- What legal constraints exist relative to the properties under: (a) current zoning; and (b) new zoning? What are the tradeoffs? What amenities are legally required?
- What is required in terms of architectural design? How strict can we be? What is the process? What tools are available to provide a sense of scale, place and purpose along the waterfront?
- What is the impact of not changing the height restrictions?
- Walk through what the height restrictions are and how they work.

7. Ownership of RT Piers – Who owns the concrete piers at RTN and RTS?

8. Park and Open Space issues

- Important to include a linear park with public access along the way.
- What impact does restoration of the Beachcomber have on the City's Open Space Plan?

9. History and Art

- There is a lot of history associated with the waterfront; how does the plan incorporate as much as possible?
- How does the plan address historic interpretation (including lighting and signage)?
- Make sure art walk is included.

10. New documents

- Provide a summary document as well as a revised Plan document with all the changes.

11. Implementation

- How can we be sure the plan will be implemented? What would that process look like?