

**Prepared Statement of Mary Jane Kramer before City Council  
President, NorthEast Citizen's Association  
December 14, 2013**

Mayor, Vice Mayor, and City Council Members:

My name is Mary Jane Kramer, I live at 1219 Powhatan Street, and I'm the President of the NorthEast Citizens' Association.

NECA has been very involved with this project over several years. We have consistently voiced to the City Staff and the developer our concerns about height, density, mass and scale, and the need for this building to fit in with the character of our neighborhood. This is not the right place for the proposed building and moving forward with this site plan would significantly undermine our Small Area Plan. We urge you to vote "No" on the proposal before you today.

With respect to the Small Area Plan:

First of all, we disagree with the City Staff report that states this site plan is consistent with the NorthEast Small Area Plan. Since there are numerous items in our Small Area Plan that would be negatively affected, I will only mention a few now.

Goal #1 of our Small Area Plan explains that first and foremost, our Small Area Plan is meant to preserve the existing neighborhood. Allowing this proposed building would not preserve our neighborhood, rather it undermines it. No other building in our neighborhood or across the street in the Potomac Plaza or Old Town Greens is of this mass, scale, and height—this doesn't fit in our neighborhood. Although we live in a small, modest community, we enjoy urban living in more of a small-town-atmosphere, and we'd like it to stay that way. People have recently moved here because they've sought out communities like ours and moved away from communities with buildings like this. We ask your help in preserving our neighborhood.

Goal #7 of our Plan states that development should encourage quality of design befitting the strategic historic and gateway role of the area. We are not aware of another historic property with the height and architecture of this proposed building. In particular, the pergola is definitely out of character with our NorthEast neighborhood. The original idea of the John Rust building design was to provide a "matching bookend" with the Physician's Assistant Building marking it as a gateway to the City and our neighborhood. This building does not do that. The entire look and feel of the building is more suited in Arlington County by the Potomac Yard Shopping Center or the West side of Henry Street or Route 1 near the Braddock Road Metro.

Commissioner Wagner stated that "He's not looking forward to seeing this building from the GW Parkway, that he generally doesn't like the look of this building, and that it's not

unique or special to this area.” He went on to say that “Far too many buildings look like this, and in 5 years, it will look old and tired and a mistake.” NECA wholeheartedly agrees with him.

Our Small Area Plan has withstood the test of time and continues to set the guiding principles for future development in our area.

To paraphrase Commissioner Dunn, “It takes a great amount of time and effort to create Small Area Plans and then we undercut them.” Please do not render our Small Area Plan “useless” and of “no practical value”.

Regarding Affordable Housing:

We oppose the inclusion of affordable housing in this instance because it’s principally being used to increase density, and it’s helping to support the requested desire for increased height. We believe the added value of affordable housing is not great enough to warrant the significant impact of the density, zoning, and Small Area Plan changes. We would prefer that this developer provide financial support to the Arbelo apartments renovation which is existing affordable housing in our neighborhood that could use some help.

Finally, Zoning Changes:

NECA disagrees with the City Staff’s interpretation of the outcome of zoning changes made in November, 2005. It was the understanding of NECA that our agreement to the prior rezoning from CSL to RC, and the changes to our Small Area Plan were completely contingent on building the 2005 approved award winning site plan. We did not agree to a completely different, much less suitable and desirable site plan being substituted, and we also did not agree to this different site plan being intensified in density and height.

A key point is that the 2005 site plan had a single tower element on one side of the building which faced the GW Parkway and the majority, about three fourths, of the rest of the building near residents, remained at the 50 foot level. The site plan now before you expands the height throughout the entire building up to 58 feet in the center and the heights of the tower structures now on both ends of the building reach 63 feet. The mass and scale and look of this building is much larger than the 2005 building.

What we agreed to in 2005 was a four-story building 50 feet high except for the single tower element as stated in the ordinance. City Staff has said that the wording of the Ordinance was a “technicality” and that the ordinance passed by the City was actually for a five-story building. I went back through the entire 2005 Staff Report and nowhere does it mention five stories—the language consistently says four story and 50 feet throughout the report. See the handouts.

This ordinance is not a “technicality” – words have meaning. If the ordinance and entire 2005 Staff Report is incorrectly stated, then this indicates we were lead down the wrong path to obtain our agreement. We would have never agreed to a change in zoning if we knew then what we know now.

Based on our experience with this project, NECA now opposes RC zoning at this site and desires that the CSL zoning be restored and this site plan be changed accordingly.

In summary, a proffer is a promise. We trusted the City and developer to do the right thing for our neighborhood. We now place our trust in the City Council to balance the power between those with money and influence and everyday citizens. We hope that our trust is not misplaced. We need our City to stand up for us and say, “Not here!”

Please vote “No” on this development in its current configuration.

Thank you.

## Jackie Henderson

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12-14-13

**From:** ouibike@gmail.com  
**Sent:** Monday, December 16, 2013 11:56 AM  
**To:** City Council; City Council Aides; Jackie Henderson; Community Relations  
**Subject:** Call.Click.Connect. #43656: Mayor, Vice Mayor City Council Regarding the December 14 public hearing

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 43656.

### Request Details:

- Name: Linda Dwyer
- Approximate Address: No Address Specified
- Phone Number: 703-549-3263
- Email: [ouibike@gmail.com](mailto:ouibike@gmail.com)
- Service Type: Mayor, Vice Mayor City Council
- Request Description: Regarding the December 14 public hearing (most of which we sat through), you guys are amazing and we admire your ability to civilly sort through so much information, misinformation, and emotion to arrive at tough decisions. Unfortunately, we were not more persuasive in getting a second access to the alley we will soon be sharing with almost twice as many residences. But without city staff support for us, your decision is understandable. In the process we were disappointed in the lack of staff concerns for the issues we raised. It can be difficult to separate one's own concerns from those of a broader community concern. That is why we did our own analysis of vehicular, pedestrian, and public safety concerns, which we think will create more issues than having retained the second alley access. But we respect your decision and will move on. Special thanks to Paul for offering an amendment for a second alley access and to Del and Allison for voting in favor of it.

Thanks for your hard work and have a happy holiday

Bruce and Linda Dwyer

- Expected Response Date: Monday, December 23

Please take the necessary actions in responding, handling and/or updating this request at the [Call.Click.Connect. staff interface](#).

If you need assistance with handling this request, please contact [CommunityRelations@alexandriava.gov](mailto:CommunityRelations@alexandriava.gov) or call 703.746.HELP.

This is an automated email notification of a *Call.Click.Connect.* request. Please do not reply to this email.

Pt Hotel  
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12-14-13



John Z. Wang 2013

**Jackie Henderson**

9  
12-14-13

**From:** marianneanderson.1224@yahoo.com  
**Sent:** Friday, December 13, 2013 3:53 PM  
**To:** City Council; City Council Aides; Jackie Henderson; Community Relations  
**Subject:** Call.Click.Connect. #43586: Mayor, Vice Mayor City Council Dear Mayor Euille, Vice Mayor Silberberg

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 43586.

**Request Details:**

- Name: Marianne Anderson
- Approximate Address: No Address Specified
- Phone Number: 703-582-6811
- Email: [marianneanderson.1224@yahoo.com](mailto:marianneanderson.1224@yahoo.com)
- Service Type: Mayor, Vice Mayor City Council
- Request Description: Dear Mayor Euille, Vice Mayor Silberberg, City Council members, With regard to Docket #9, DSUP 12-03, Slater's Lane Project, to be presented for discussion and vote on December 14, 2013:

Yes, it is true that the Plan. Comm. approved this project, but by a vote of 4-3. I was there; I spoke against the project for these reasons:

- Building is too high (5 stories on most of it)
- Building is too dense (33 units, up from 28 because developer designated two units "affordable". This "affordable" aspect is insulting, even laughable, (although a city representative at the meeting said that even two units is good) for those who care about affordable housing and care also about a neighborhood's integrity.
- Building towers over the adjacent houses in the 800 block of Bernard Street.
- Building does not conform to Northeast Small Area Plan.
- finally, please note the pergola on top, on the east side of the building, shown on what was page 70 of the previously submitted materials. This pergola masks the 5-storyness of the building tower right next to it, plus, I must ask: Does that look like something that should be seen as a gateway to Old Town as one drives down the Parkway from points north?

There was a lot of good discussion among the Plan. Commission members. I was impressed. I was surprised to hear one of the members say that the building in question had to be "the second ugliest building in Old Town" which begs the question, which was No. 1? It was The Henry.

I believe a gateway building truer to the neighborhood could be designed and built, and I hope it will be. Please send this project back to the drawing board for modifications.

Thank you.

Marianne Anderson

- Expected Response Date: Friday, December 20

Please take the necessary actions in responding, handling and/or updating this request at [the \*Call.Click.Connect.\* staff interface.](#)

If you need assistance with handling this request, please contact [CommunityRelations@alexandriava.gov](mailto:CommunityRelations@alexandriava.gov) or call 703.746.HELP.

This is an automated email notification of a *Call.Click.Connect.* request. Please do not reply to this email.

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12-14-13

**Jackie Henderson**

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**From:** Molly Ballou. <MBallou@landcarroll.com>  
**Sent:** Thursday, December 12, 2013 4:54 PM  
**To:** William Euille; Allison Silberberg; John Chapman; Timothy Lovain; Del Pepper; Paul Smedberg; Justin Wilson; Jackie Henderson  
**Cc:** Duncan Blair; Stephen Bannister (sbannister@CAPINVESTAD.COM)  
(sbannister@CAPINVESTAD.COM)  
**Subject:** RE 800-820 Slaters Lane  
**Attachments:** Letters of Support.pdf

Dear Mr. Mayor and Members of the City Council:

Mr. Blair asked that I forward the attached letters of support regarding the proposed project for 800-820 Slaters Lane. If you have any questions or if I can be of further assistance, please do not hesitate to contact me.

Best Regards,

Molly Ballou  
Land, Carroll & Blair, PC  
524 King Street  
Alexandria, VA 22314  
703-836-1000

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December 9, 2013

His Honor the Mayor and Members of the Alexandria City Council  
301 King Street  
Alexandria, VA 22314

Re: 800 Slaters Lane, Alexandria, VA (Nordic Press Building)

Dear Mr. Mayor and Members of the City Council:

I would like to offer our unconditional support for the pending DSUP Application DSUP 2012-0031 for the property located at 800 Slaters Lane (Nordic Press site). I have reviewed the development plan and find it very appropriate, of very high quality, architecturally appealing and in keeping with the development patterns along Slaters Lane in terms of scope, height and design. This project will be a welcome addition to the development of the streetscape and building design along Slaters Lane and make a very appealing and attractive focal point as you enter Alexandria from the North.

As the general manager of the ownership group of both 815 and 817 Slaters Lane, we have a significant financial investment in our properties across the street from this proposal and as a direct neighbor to this project. Our ownership group purchased the first building in 2000 in hopes that the area would one-day be completely developed. We consulted with City officials who envisioned that Slaters Lane would indeed become the "gateway" to future developments driving west, and eventually to Potomac Yard. With the purchase and re-hab of our second building (817), we now have invested millions of dollars in doing our part to clean-up Slaters lane. The 800 Slaters Lane project is the last piece to completing the transformation of Slaters Lane envisioned by City officials many years ago. We look forward to our new neighbors and request your approval of this application to replace one of the last remaining warehouse buildings on Slaters Lane as this project will greatly enhance the northeast end of Old Town and honor the vision for the area of quality development.

We recognize there was a plan approved for this site in 2005, which never got built for a number of reasons. That was then, and this is now and what we have before us is a very good project. We find the current proposal an excellent building of high quality and character and we, like most in the City support development of quality that enhances the streetscape within our community. I also would point out that this developer is voluntarily offering 2 units to be added to the affordable housing

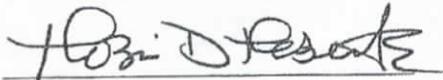
inventory which is a significant financial commitment and thus the use of Section 700 here is of great public benefit.

In summary, we believe this proposal is well designed, very well thought out, of very high quality, and a great opportunity for the property owners along Slaters Lane to add a very high quality development to what is becoming a core area with excellent diversity and ownership types and variety. It would be very discouraging to miss the opportunity for this site to redevelop and replace a tired old warehouse building with a beautifully designed and thought out proposal. We therefore, ask for your unbridled support for the proposal as submitted.

If you should have any questions, please do not hesitate to contact me.

Sincerely,

Robin D. Roberts  
General Manager  
815 and 817 Slaters Lane

A handwritten signature in black ink, appearing to read "Robin D. Roberts", written over a horizontal line.

December 8, 2013

His Honor the Mayor and Members of the Alexandria City Council  
301 King Street  
Alexandria, VA 22314

Re: 800 Slaters Lane, Alexandria, VA (Nordic Press Building)

Dear Mr. Mayor and Members of the City Council:

As a long term resident of Alexandria, I have always placed great value in the diversity of architecture that our city enjoys. I have resided in Del Ray, Rosemont, and the SE, NE, and SW quadrants of town. Each with their own unique architectural identity. Our streets are a "richer" place to live because of the evolution of architectural styles throughout the history of Alexandria. We benefit from the natural integration of Colonial, Federal, Victorian, transitional and contemporary styles.

The use and function of today's buildings call for techniques that minimize scale; and meet contemporary streetscape and lifestyle requirements. Our city reflects, with mixed reviews, the application of "colonial revival" details to buildings of scale and use far different from those that they were originally intended for. Slaters Lane is not part of a 19th century village. It has requirements for 21st Century use, scale and design.

I would like to offer my support for the pending DSUP Application DSUP 2012-0031 for the property located at 800 Slaters Lane (Nordic Press site). I find the plans appropriate, aesthetically appealing, and in keeping with the development along Slaters Lane. The design is both pleasing and sensitive to the surrounding area and streetscape.

I would appreciate your support and approval of this application, to replace one of the remaining warehouse buildings on Slaters Lane with an attractive and practical improvement. The approval of this development plan greatly enhances the northeast end of Old Town and is true to the vision for development of the area.

If you should have any questions, please do not hesitate to contact me.

Sincerely,

Mark McNutt  
Apt. 403  
1600 Prince Street  
Alexandria VA 22314  
markmcnutt@comcast.net  
703.517.4566

November 12, 2013

His Honor the Mayor and Members of the Alexandria City Council  
301 King Street  
Alexandria, VA 22314

Re: 800 Slaters Lane, Alexandria, VA (Nordic Press Building)

Dear Mr. Mayor and Members of the City Council:

I would like to offer our enthusiastic support for the pending DSUP Application DSUP 2012-0031 for the property located at 800 Slaters Lane (Nordic Press site). I have reviewed the development plan and find it very appropriate, of very high quality, architecturally appealing and in keeping with the development patterns along Slaters Lane in terms of scope, height and design. This project would be a welcome addition to the development of the streetscape and building design along Slaters Lane and make a very appealing and attractive focal point as you enter Alexandria from the North.

As a close neighbor to this project, I would be grateful for your support and approval of this application, to replace one of the last remaining old warehouse buildings on Slaters Lane with a very high quality project. The brick façade is extremely high quality, and in particular it will be very nice to have the brick sidewalk continued on its path to the entrances into Potomac Yards to the east and eventually to the George Washington Parkway. We look forward to our new neighbors and request your approval of this development plan as it greatly enhances the northeast end of Old Town and honors the vision for the area of quality development.

If you should have any questions, please do not hesitate to contact me.

Sincerely,

AMIRALI HASSERIAN



707 N ALBERT ST

ALEXANDRIA, VA 22304

October 30, 2013

Ms. Patricia Escher, Principal Planner  
Dept. of Planning and Zoning  
301 King Street, Room 2100  
Alexandria, VA 22314

Mrs. Linda Dwyer, President  
Old Town Crescent Town House Association  
915 Bernard Street  
Alexandria, VA 22314

Re: 800 Slaters Lane, Alexandria, VA (Nordic Press Building)

Dear Pat and Linda:

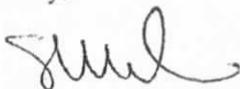
Based upon my discussions with Linda Dwyer, in her capacity as the Association President for the Old Town Crescent Town House Association, I would like to extend the assurances of the attached letter agreement (Exhibit A) with the Old Town Crescent Unit Owners Association to the Old Town Crescent Town House Association, by this letter and its attachments.

Excluding the "lump sum" monetary commitments which are exclusively for the benefit of the Old Town Crescent Unit Owners Association as directed, the balance of the obligations for assurances, monetary commitments, and extending the insurance coverage to the membership of the Old Town Crescent Town House Association is specifically added to these commitments and assurances.

Finally, the applicant has agreed to add the members of the Old Town Crescent Town House Association as an additional insured to its general liability and comprehensive damage policy for the excavation and construction of the project.

If you should have any questions, please do not hesitate to contact me.

Sincerely,



Stephen A. Bannister, Managing Partner  
CIAM-Slaters, LLC

- Exhibit A -

October 9, 2013

Ms. Patricia Escher, Principal Planner  
Dept. of Planning and Zoning  
301 King Street, Room 2100  
Alexandria, VA 22314

Mr. Nicholas P. Panos, President  
Old Town Crescent Unit Owners Association  
828 Slaters Lane, Unit 303  
Alexandria, VA 22314

Re: 800 Slaters Lane, Alexandria, VA (Nordic Press Building)

Dear Pat and Nick:

Based upon my discussions with Nicholas P. Panos, in his capacity as the Association President for the Old Town Crescent Condominium Association, I would like to include the following items in our development conditions relating to our rezoning request for the property (DSUP #2012-0031). Mr. Panos has served as the President of his Association since its inception, and is the same person who reached an accord with the former applicant regarding the proposed redevelopment of the above-captioned property and the subject of DSUP [#2005-0002]. The purpose of this letter is to reaffirm that we intend to abide by the original conditions that were part of that DSUP. We are taking the additional step of memorializing this understanding and specifically outline how a previously agreed upon capital contribution of \$10,000 to the Old Town Crescent Unit Owners Association will be allocated and the exact time at which payment is due.

Due to the anticipated use of the public alley by vehicles designed or otherwise dedicated to facilitate the construction on 800-820 Slaters Lane, the applicant (CIAM-Slaters, LLC) shall re-pave the existing and proposed 22 ft. alley and any appurtenant parking spaces where damaged by construction activities from Portner Road to the eastern portion of the site to the satisfaction of the Director of T&ES. The re-paving will be completed prior to the issuance of the first certificate of occupancy of the proposed project.

In addition, the applicant shall contribute \$5,000.00 to the Old Town Crescent Unit Owners Association for their capital reserves and unrestricted use and to account for, among other things, any uninsured losses incurred by the membership of Old Town Crescent Unit Owners Association during the construction phase of the above-

captioned property. This payment is due to the Old Town Crescent Unit Owners Association within 45 days of final site plan approval by the City of Alexandria, VA or September 15, 2014, whichever shall first occur,. Additionally, the applicant and future condominium residents shall be required to participate in a proportional maintenance and liability agreement, drafted to meet the satisfaction and approval of the City Attorney, with the Old Town Crescent Townhome Association and the Old Town Crescent Unit Owners Association for which each unit in 800-820 Slaters Lane shall be assessed an annual fee of at least \$160.00, such an amount to be explicitly noticed in the condominium documents as approved by the City Attorney prior to the issuance of the first certificate of occupancy. The agreement will relate only to the portion of the public alley located between 828 Slaters Lane and the townhome residences located on Bernard Street the garages to which abut the public alley.

The applicant further agrees to unconditionally pay an additional \$5,000.00 to the Old Town Crescent Unit Owners Association for the first year of the future resident's pro rata share of the annual maintenance needs, exclusive of the re-paving, associated with the existing public alley. This amount will be for the restricted use of Old Town Crescent Unit Owners Association inasmuch as it will be applied to the future maintenance costs, exclusive of re-paving, associated with the public alley located within the property boundaries between the residences comprising Old Town Crescent Condominium Unit Owners and Old Town Crescent Townhome Association. The payment of this amount will similarly be due and payable within 45 days of final site plan approval by the City of Alexandria, VA or September 15, 2014, whichever shall first occur. The pro-rata share for each year thereafter shall be determined annually in March and shall be paid within 30 days of the date proof of actual costs paid for the prior year is provided to the future condominium unit owner's association.

Finally, the applicant has agreed to add Old Town Crescent Unit Owners Association as an additional insured to its general liability and comprehensive damage policy for the excavation and construction of the project. To further protect property belonging to Old Town Crescent Unit Owners Association owners and residents, the applicant has also committed to donating a specially-designed traffic mirror for installation within the Old Town Crescent Condominium to help facilitate safe ingress and egress from their underground parking garage with an exceptionally steep incline and reduced visibility, subject to any necessary approvals of the governing authorities of the City of Alexandria, and the Old Town Crescent Unit Owners Association.

This resolves all the outstanding issues with respect to the applicant and proposed site plan as submitted.

Sincerely,

A handwritten signature in black ink, appearing to read 'SAB', written in a cursive style.

Stephen A. Bannister, Managing Partner  
CIAM-Slaters, LLC

October 14, 2013

Ms. Patricia Escher, Principal Planner  
Dept. of Planning and Zoning  
301 King Street, Room 2100  
Alexandria, VA 22314

Mr. Nicholas P. Panos, President  
Old Town Crescent Unit Owners Association  
828 Slaters Lane, Unit 303  
Alexandria, VA 22314

Re: 800 Slaters Lane, Alexandria, VA (Nordic Press Building)

Dear Pat and Nick:

Based upon my discussions with Nicholas P. Panos, in his capacity as the Association President for the Old Town Crescent Condominium Association, I would like to include the following items in our development conditions relating to our rezoning request for the property (DSUP #2012-0031). Mr. Panos has served as the President of his Association since its inception, and is the same person who reached an accord with the former applicant regarding the proposed redevelopment of the above-captioned property and the subject of DS[U]P #2005-0002. The purpose of this letter is to reaffirm that we intend to abide by the original conditions that were part of that DSUP. We are taking the additional step of memorializing this understanding and specifically outline how a previously agreed upon capital contribution of \$10,000 to the Old Town Crescent Unit Owners Association will be allocated and the exact time at which payment is due.

Due to the anticipated use of the public alley by vehicles designed or otherwise dedicated to facilitate the construction on 800-820 Slaters Lane, the applicant (CIAM-Slaters, LLC) shall re-pave the existing and proposed 22 ft. alley and any appurtenant parking spaces where damaged by construction activities from Portner Road to the eastern portion of the site to the satisfaction of the Director of T&ES. The re-paving will be completed prior to the issuance of the first certificate of occupancy of the proposed project.

In addition, the applicant shall contribute \$5,000.00 to the Old Town Crescent Unit Owners Association for their capital reserves and unrestricted use and to account for, among other things, any uninsured losses incurred by the membership of Old Town Crescent Unit Owners Association during the construction phase of the above-

captioned property. This payment is due to the Old Town Crescent Unit Owners Association within 45 calendar days of final site plan approval by the City of Alexandria, VA or September 15, 2014, whichever shall first occur,. Additionally, the applicant and future condominium residents shall be required to participate in a proportional maintenance and liability agreement, drafted to meet the satisfaction and approval of the City Attorney, with the Old Town Crescent Townhome Association and the Old Town Crescent Unit Owners Association for which each unit in 800-820 Slaters Lane shall be assessed an annual fee of at least \$160.00, such an amount to be explicitly noticed in the condominium documents as approved by the City Attorney prior to the issuance of the first certificate of occupancy. The agreement will relate only to the portion of the public alley located between 828 Slaters Lane and the townhome residences located on Bernard Street the garages to which abut the public alley.

The applicant further agrees to unconditionally pay an additional \$5,000.00 to the Old Town Crescent Unit Owners Association for the first year of the future resident's pro rata share of the annual maintenance needs, exclusive of the re-paving, associated with the existing public alley. This amount will be for the restricted use of Old Town Crescent Unit Owners Association inasmuch as it will be applied to the future maintenance costs, exclusive of re-paving, associated with the public alley located within the property boundaries between the residences comprising Old Town Crescent Condominium Unit Owners and Old Town Crescent Townhome Association. The payment of this amount will similarly be due and payable within 45 days of final site plan approval by the City of Alexandria, VA or September 15, 2014, whichever shall first occur. The pro-rata share for each year thereafter shall be determined annually in March and shall be paid within 30 days of the date proof of actual costs paid for the prior year is provided to the future condominium unit owner's association.

Finally, the applicant has agreed to add Old Town Crescent Unit Owners Association as an additional insured to its general liability and comprehensive damage policy for the excavation and construction of the project. To further protect property belonging to Old Town Crescent Unit Owners Association owners and residents, the applicant has also committed to donating a specially-designed traffic mirror for installation within the Old Town Crescent Condominium to help facilitate safe ingress and egress from their underground parking garage with an exceptionally steep incline and reduced visibility, subject to any necessary approvals of the governing authorities of the City of Alexandria, and the Old Town Crescent Unit Owners Association.

This resolves all the outstanding issues with respect to the Old Town Crescent Unit Owners Association and the applicant, as well as the proposed site plan as submitted.

Sincerely,

A handwritten signature in cursive script, appearing to read "S. Bannister".

Stephen A. Bannister, Managing Partner  
CIAM-Slaters, LLC

November 21, 2013

His Honor the Mayor and Members of the Alexandria City Council  
301 King Street  
Alexandria, VA 22314

Re: 800 Slaters Lane, Alexandria, VA (Nordic Press Building)

Dear Mr. Mayor and Members of the City Council:

I have been asked by Stephen Bannister to address the specifics of the architectural design and layout of the proposed residential condominium development at 800 Slaters Lane. The elevation and design needs to be mindful of market demands in addition to being a quality project in the City of Alexandria. The design before you addresses most if not all of the market driven requirements for a successful development. These include:

- Open floor plans, including two story designs for variety
- Expansive use of windows
- Concrete construction
- Brick façade with four sided construction (uniform elevations)
- High ceilings (11 ft) with exposed mechanical ceiling treatment
- Structured parking
- Elevator access
- De-massing of the unit exterior to create individual building uniqueness
- Rooftop terraces with views toward Washington
- Good use of open space and outdoor areas & interior amenity space options

I would note that we reviewed the previously approved plan from 2005 and feel the prior design would not be as attractive in today's marketplace. Mr. Bannister chose to spend the time and money to improve the project from a marketing perspective, while maintaining a very high quality development. This decision was not made lightly, given that the prior plan was fully approved.

For these reasons, I would respectfully ask for your support of the development as proposed, which we believe will be a great addition to the northeast Alexandria development pattern.

Respectfully yours,



Christopher Ballard  
Principal

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12-14-13

**Jackie Henderson**

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**From:** Kramer, Mary Jane - Washington, DC <Mary.J.Kramer@usps.gov>  
**Sent:** Tuesday, December 10, 2013 6:00 PM  
**To:** Jackie Henderson  
**Cc:** Kramer, Mary Jane - Washington, DC; Mary Kramer; president@neca-alex.com  
**Subject:** Docket Item 9, SDUP-12-031 800 & 820 Slaters Lane Residences--Letter in Opposition from NorthEast Citizens' Association--City Council Hearing December 14, 2013  
**Attachments:** Docket\_Item\_DSUP12-031\_NECA\_Response\_In\_Opposition\_to\_All\_Considerations.pdf  
**Importance:** High

Dear Jackie:

I was advised that letters sent to the City Council related to Docket items should be sent to you. The attached letter represents the views of the Board of the NorthEast Citizens' Association in opposition to Docket No. 9, DSUP-12-031, which will be considered by Council this Saturday, December 14<sup>th</sup>. Please ensure that each of the City Council members receives a copy of this letter.

If you or any of the City Council members have any questions or need additional information, please feel free to contact me at this email address: [maryjanekramer@gmail.com](mailto:maryjanekramer@gmail.com). I would also appreciate confirmation from you that this letter was received and will be included in this Saturday's Docket attachments.

Sincerely yours,

Mary Jane Kramer  
President  
NorthEast Citizens' Association



## NorthEast Citizens' Association

Mary Jane Kramer  
President  
1219 Powhatan St.  
Alexandria, VA 22314

December 10, 2013

Marianne Anderson  
Vice President  
1224 Michigan Court  
Alexandria, VA 22314

Dear Mayor, Vice Mayor, and Members of Council:

Sylvia Sibrover  
Treasurer

### Board of Directors

Richard Cooper  
Archer Heinzen  
Poul Hertel  
Pattie Ryan  
Teresa Tidwell  
Steven Troxel

I am writing to you on behalf of the Board of the NorthEast Citizens' Association (NECA) to express our opposition to the current site plan for redevelopment of the Nordic Press site on Slaters Lane. I also wish to clarify some apparent misunderstandings of City Staff that were expressed at the November 7<sup>th</sup> Planning Commission Meeting. City Staff stated that they were surprised at the position of the NorthEast Citizens' Association and that we were late to express our views. To be clear, the NorthEast Citizens' Association has been working on the Slaters Lane Nordic Press Redevelopment for three years and has been very actively involved with this project. We have met with the developer and his team frequently and have consistently expressed our views that the proposed building is too tall, too massive and dense, and does not fit with the character of our neighborhood. I have attached two previous letters that were sent to the City (as well as the letter to the Planning Commission) clearly expressing these views and demonstrating how we have worked tirelessly to try and reach a mutually agreeable solution.

The NECA Board has emphasized these main points:

We oppose the inclusion of affordable housing in this instance because it is being included principally to justify increased density and height. We believe that the added value of the affordable housing is not great enough to warrant the significant impact of the zoning and Small Area Plan changes. The NorthEast neighborhood has demonstrated its support of affordable housing as evidenced by our support of the existing Arbelo apartments. We also supported low-income housing in James Bland before and after it was redeveloped by EYA. Furthermore, we supported the Carpenter's Shelter when others in the City were not willing to do so. Rather than building an unsuitable project, we would prefer that this developer revise his site-plan and provide financial support to the existing affordable housing in our neighborhood which would deliver a greater good for Alexandria residents.

We also disagree with the City Staff's current interpretation of the outcome of zoning changes made in November, 2005. It was the understanding of the NorthEast Citizens' Association that our agreement to the prior rezoning was based on and limited to a promise (proffer) by the City and the developer to build only the approved award-winning site plan. We did not agree that if the approved site plan was not built, the zoning would remain RC/High Density Apartment zoning, that a completely different less suitable and desirable site plan could be substituted, and that this site plan could be intensified in height and density.

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We want to emphasize that we consider the NorthEast Small Area Plan to be the comprehensive guiding principles that set the standards to help us determine the future of our neighborhood. The Small Area Plan has withstood the test of time, continues to be valid in guiding neighborhood development issues, and is greatly valued by our Association. Now that it is clear that this development will not go forward consistent with the prior proffer upon which our agreement was based, we urge the City Council to remove the MPA2005-0004/Ordinance 4430 amendment from the NorthEast Citizens' Small Area Plan and restore this site to CSL/Commercial Service Low zoning.

We are a small, modest community in the City but we cherish the quality of life we have and we ask that you preserve the character of our neighborhood. According to the new proposed Handbook for Civic Engagement, "*The community is a partner and shares responsibility, as they know best the issues affecting their neighborhoods.*" Please consider our conviction that this new design does not begin to compare with the proffered site plan that we previously approved and that we now reject the 2005 zoning changes from CSL/Commercial Service Low to RC/High Density Apartment zoning and associated changes to our NorthEast Small Area Plan. We request that you join us in this position when this project comes before you.

At the risk of overstating our case, we just don't understand why this developer should be given greater mass, scale, and height than any other building in our neighborhood as well as in the new Potomac Yard Plaza across from it; and why the developer is being allowed to undermine our NorthEast Small Area Plan. The Handbook for Civic Engagement goes on to say, "*While City staff can facilitate this work, community members are most effective in engaging their neighbors in decisions that reflect the best interest of all Alexandrians.*" After extensive meetings and study, it is the decision of our Board that this development is not in the best interests of the NorthEast Area community and we respectfully request that the City Council oppose this development in its present form.

Most sincerely,



Mary Jane Kramer  
President  
NorthEast Citizens' Association





## NorthEast Citizens' Association

Mary Jane Kramer  
President  
1219 Powhatan St.  
Alexandria, VA 22314

November 5, 2013

Marianne Anderson  
Vice President  
1224 Michigan Court  
Alexandria, VA 22314

Sylvia Sibrover  
Treasurer

### Board of Directors

Richard Cooper  
Archer Heinzen  
Poul Hertel  
Pattie Ryan  
Teresa Tidwell  
Steven Troxel

Planning Commission  
City of Alexandria  
301 King Street, Room 2100  
Alexandria, VA 22314-3211

Dear Chairman and Members of the Planning Commission:

I am writing to you today to express the opinion of the Board of the NorthEast Citizens' Association regarding Docket Item #5 A-C, Master Plan Amendment #2013-0003, Rezoning #2013-0004, and Development Special Use Permit #2012-0031, known as the Slaters Lane Residences. We oppose the requested Rezoning/Map Amendment and Development Special Use Permit with the new Site Plan and modifications. After extensive discussions with the Developer over the course of three years, we have reached the conclusion that the proposed building is just too tall to fit in our neighborhood, it has a density which is too great for our neighborhood, and the proffered site plan and amendments do not offer enough value to the neighborhood to justify the very significant rezoning, amendment to the Northeast Small Area Plan, Special Use Permits, and modifications sought by the Applicant.

It is true that our Association once agreed to a rezoning from CSL zoning, with its height limitation of 50 feet, to an RC zoning allowing greater heights. But this agreement was conditioned on the construction of a very specific site plan which we now know will never be built. We also agreed to the increase in height above 50 feet to accommodate a single tower element, not a general increase in the building height, or the addition of a fifth story. Furthermore, we did not agree that at a future time a completely different site plan could be substituted for the one we favored, nor did we agree that other substantial modifications to the initial proffer could be made.

The current site plan is significantly larger, and the architecture, in our view, is inferior to that of the initially proffered site plan. In addition, the original site plan did not allow for further modifications which would increase density and height, such as the addition of affordable housing units. Although the NorthEast Citizens' Association historically has supported affordable housing in the City, and continues to do so in our neighborhood, we disfavor the inclusion of affordable housing in this project due to its enlarging effect on the overall design.

Rather than accept this project, we would prefer that the site remain at its CSL zoning. In short, had we known how this Project would evolve into its current incarnation, we never would have agreed to change from CSL zoning in the first place. Consequently, we renounce the 2005 modification of the NorthEast Small Area Plan to change the zoning of 800-820 Slaters Lane from CSL to RC. We believe the zoning should remain CSL and we do not agree with any changes to our Small Area Plan at this time.

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We are also troubled by errors and omissions in the Staff Report which tend to minimize the overall impact of the new design. On page 5, for example, the report indicates that the approximate height along Slaters Lane is 50 feet, when, in fact, there are elements in this design with elevations significantly in excess of 58 feet high directly on the Slaters Lane frontage.

We also do not agree with the conclusion on page 8 that the new proffer meets Goal #1 of our Small Area Plan, that is, "preserves the existing neighborhood," when in fact it will greatly alter the character of Slaters Lane in this vicinity. The new building will tower over rather than preserve the NorthEast neighborhood.

Furthermore, we find significant the omission of Goal #2, to "ensure that commercial development and redevelopment is compatible with the residential areas in both use and scale." This redevelopment of commercial property clearly is not compatible with the scale of our neighborhood, and will tower over adjoining older residences on Bernard Street.

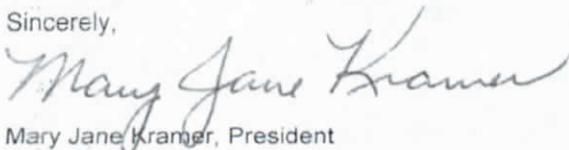
Similarly, we take issue with the omission of Goal #4, "Buffer residential development from commercial areas and major arterials." Rather than buffering residential from arterials, this project will insert residential development directly on an arterial.

We also differ with the assessment of Goal #7, "Encourage quality of design befitting the strategic historic and gateway role of the area, including trees." This very large building does not befit the strategic historic role of the area; it has no elements reminiscent of the historical architecture of this area. We are not aware of another nearby historic property with the height and architecture of the proposed building. Specifically, the elevated pergola is out of character with our NorthEast neighborhood, and with the architecture of the City as a whole.

We also are concerned that this Project is inconsistent with Recommendation No. 1 of the Northeast Small Area Plan, namely to "change the parcels south of Slaters Lane and along Northern Powhatan Street from Industrial and Residential Medium to Commercial Service Low (CSL) ...." Thus, the existing CSL zoning is to be preferred to the requested rezoning, absent compelling reasons to diverge from this designation. Recommendation No. 1 further states that "CSL allows low intensity service and commercial uses, including low-scale office and very light industrial activities compatible with medium density residential areas, at heights generally no greater than four (4) stories." From this it is clear that buildings greater than four (4) stories are not compatible with the Plan, and are not compatible with our neighborhood. Thus, we want to clearly and emphatically state that the current Project is not compatible with the Northeast Small Area Plan.

We respectfully oppose the Project in its current configuration.

Sincerely,



Mary Jane Kramer, President  
NorthEast Citizens' Association

cc: Chairman John Komoroske  
Commissioner H. Stewart Dunn, Jr.  
Commissioner Derek Hyra  
Commissioner Mary Lyman  
Commissioner Nathan Macek  
Commissioner Eric Wagner  
Commissioner Maria Wasowski





## NorthEast Citizens' Association

Mariella Posey  
President  
915 Second St.  
Alexandria, VA 22314

July 31, 2013

Mary Jane Kramer  
Vice President  
1219 Powhatan St.  
Alexandria, VA 22314

Patricia Escher, Principal Planner  
Dept. of Planning and Zoning  
301 King Street, Room 2100  
Alexandria, VA 22314

Sylvia Sibrover  
Treasurer

### Board of Directors

Marianne Anderson  
Richard Cooper  
Archer Heinzen  
Poul Hertel  
Pattie Ryan  
Teresa Tidwell  
Steven Troxel

Reference: Proposed Development on Nordic Press Site

Dear Ms. Escher:

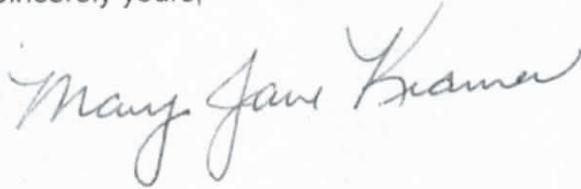
We have considered the most recent ADG elevation drawings presented to us, dated 5/21/2013. We have concluded that the current concept is a value-engineered building primarily focused on profit over architectural style and quality. NECA believes the current design of the proposed building does not fit with the character of our neighborhood and is below the standards that we are willing to accept in return for the requested zoning change. We are being asked to agree to greater height and lower quality architecture compared to the previously approved design upon which the prior zoning change was conditioned. The towering height and the lackluster renderings fall short of the quality and detail needed by NECA to support this project. Based on our experience with this developer over the past three years, we believe our interests would be best served by retention of the industrial zoning that existed prior to the conditional zoning approved by the City Council and NECA in 2005.

We wish to express our continuing frustration with this process and the lack of progress achieved thus far. Despite a substantial commitment of our time and effort, we do not believe that the current design reflects our concerns or requests to a significant degree. The finishes on the building are plain and not of high quality, the elevation at the rear of the building is much too high and does not fit the character of the adjoining neighborhood, the treatment of the tower elements is awkward, and the balconies are neither limited in number nor modest in character. Compared to the previously-supported John Rust design, which was preferable in terms of height, design and style, the current plan accentuates the now-increased height of the building with a proliferation of very strong vertical elements. It appears that at the height and density he desires, the developer cannot create a look "similar to differentiated row houses that give the appearance of an organically evolved whole," as we requested.

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Our efforts at outreach to achieve a mutually acceptable outcome have been futile, and we question the value of future efforts unless dramatic changes were to occur in which our community concerns are more significantly reflected in this design. As things stand, we do not support this development nor the requested zoning change.

Sincerely yours,

A handwritten signature in cursive script that reads "Mary Jane Kramer". The signature is written in dark ink and is positioned below the "Sincerely yours," text.

Mary Jane Kramer, Acting President  
NorthEast Citizens' Association





## NorthEast Citizens' Association

April 19, 2013

Mariella Posey  
President  
915 Second St.  
Alexandria, VA 22314

Mary Jane Kramer  
Vice President  
1219 Powhatan St.  
Alexandria, VA 22314

Sylvia Sibrover  
Treasurer

**Board of Directors**  
Marianne Anderson  
Richard Cooper  
Archer Heinzen  
Poul Hertel  
Pattie Ryan  
Teresa Tidwell  
Steven Troxel

Patricia Escher, Principal Planner  
Dept. of Planning and Zoning  
301 King Street, Room 2100  
Alexandria, VA 22314

Dear Ms. Escher:

Pursuant to discussions regarding the Nordic Press site which were held on Thursday, April 11th among City staff, the developer, architect, and NECA Board members, the NECA Board members raised several concerns regarding the proposed architecture.

NECA Community Direction:

- Remove the continuous horizontal band along the first floor facade.

NECA members prefer a look similar to differentiated row houses that give the appearance of an organically evolved whole. However, a strong horizontal molding element located between the first and second floor, with variations in width and color, as shown in Rendered Elevation Example 1 (by ADG, dated 2012-03-21), would be acceptable.

- Make the entire northeast corner of the building more prominent with a stronger roof form and with a façade that addresses the oblique property line, so that it serves as a gateway that is visible from and oriented toward Washington Street.

The entire northeast corner should give prominence to the building as seen from Washington Street/GW Memorial Parkway so as to define a northern "bookend" to the neighborhood (with the Physicians Assistants building being the southern "bookend".) See Rendered Elevation Example 1 (by ADG, dated 2012-03-21), for an example of a preferred approach.

The prominent element on the northeast corner of the building should provide a very strong presence, in fact, it should overpower not only the primary pedestrian entrance proposed on the northwest corner of the building but the remainder of the building as well.

The level of finish on the Slaters Lane side of the northeast corner and the Mason Hall side of the northeast corner should be uniform in quality, materials and detail.

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- Having the primary pedestrian entrance/building lobby on the west side of the building is okay as it is closer to the ground level open space; however care should be taken to not have the garage exhaust near this entrance.

- Avoid a “big block” look through:

Pronounced horizontal projections/recesses to break up the building mass

Pronounced vertical undulation to break up the roof line

Enhanced trim and embellishments throughout to break up the building mass and provide additional definition and uniqueness

Differentiation in window size and design to reinforce the uniqueness of the row house concept

A strong horizontal molding element located between the first and second floor, with variations in width, color, and style, is preferred to a uniform first floor “ribbon”

See Rendered Elevation Example 1 (by ADG, dated 2012-03-21), for examples of a preferred approach on all points above.

- Additional concerns:

Further consider how the building relates to adjacent multifamily and rear townhouse units, with a goal of having some stepping down toward the rear of the site.

The use of balconies is discouraged due to the potential for the balconies to be used as storage areas. The Association was comfortable with the *limited* use of “Juliet” balconies as an architectural embellishment fronting Slater’s Lanes since the shallow projection prohibits its use as a storage area. See Rendered Elevation Example 1 (by ADG, dated 2012-03-21), for an example of a preferred approach.

Recess the HVAC and air handling units towards the rear of the roof to avoid exhaust intake from traffic along Slater’s Lane.

NECA Board opposes inclusion of affordable housing because it might be used as a justification of increased density and height, and because the Northeast Neighborhood already has shouldered more than its fair share of affordable housing.



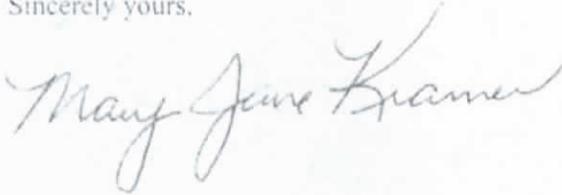
Consider the appropriate zone for this site. The City should work with the developer to identify the minimum zoning and FAR required to accommodate the exceptional architectural element to be located at the northeast corner of the building.

Building height is an important factor. Excepting the tower element, the height of this building should be no higher than any existing building or zoning currently found on Slaters Lane west of the GW Parkway.

See Rendered Elevation Example 1 (by ADG, dated 2012-03-21), for examples of a preferred approach on all points above. (We have provided a copy of Rendered Elevation Example 1 (by ADG, dated 2012-03-21) for your convenience -- See Attachment.)

As you know, this site is important to the neighborhood and we look forward to working with you and the developer on this project.

Sincerely yours,

A handwritten signature in cursive script that reads "Mary Jane Kramer". The signature is written in dark ink and is positioned below the "Sincerely yours," text.

Mary Jane Kramer, Acting President  
NorthEast Citizens' Association

Attachment



SPEAKER'S FORM

DOCKET ITEM NO. 9

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

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: Duncan Blair

2. ADDRESS: 524 King Street

TELEPHONE NO. 703 836-1000 E-MAIL ADDRESS: \_\_\_\_\_

3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? \_\_\_\_\_

4. WHAT IS YOUR POSITION ON THE ITEM?  
FOR:  AGAINST: \_\_\_\_\_ OTHER: \_\_\_\_\_

5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST, CIVIC INTEREST, ETC.):  
Attorney for Applicant

6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL?  
YES  NO \_\_\_\_\_

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

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

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

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

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

Guidelines for the Public Discussion Period

(a) All speaker request forms for the public discussion period must be submitted by the time the item is called by the city clerk.

(b) No speaker will be allowed more than three minutes; except that one officer or other designated member speaking on behalf of each *bona fide* neighborhood civic association or unit owners' association desiring to be heard during the public discussion period shall be allowed five minutes. In order to obtain five minutes, you must identify yourself as a designated speaker, and identify the neighborhood civic association or unit owners' association you represent, at the start of your presentation.

(c) If more speakers are signed up than would be allotted for in 30 minutes, the mayor will organize speaker requests by subject or position, and allocated appropriate times, trying to ensure that speakers on unrelated subjects will also be allowed to speak during the 30 minute public discussion period.

(d) If speakers seeking to address council on the same subject cannot agree on a particular order or method that they would like the speakers to be called on, the speakers shall be called in the chronological order of their request forms' submission.

(e) Any speakers not called during the public discussion period will have the option to speak at the conclusion of the meeting, after all docketed items have been heard.

## SPEAKER'S FORM

DOCKET ITEM NO. 9

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

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: MARY READER
2. ADDRESS: 1600 PRINCE ST # 600
- TELEPHONE NO. 703-548-3441 E-MAIL ADDRESS: MREADER@ARCHDESIGNGROUP.COM
3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? THE DEVELOPER
4. WHAT IS YOUR POSITION ON THE ITEM?  
FOR:  AGAINST: \_\_\_\_\_ OTHER: \_\_\_\_\_
5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST, CIVIC INTEREST, ETC.):  
ARCHITECT
6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL?  
YES  NO \_\_\_\_\_

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