

7  
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5-14-16

**Jackie Henderson**

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**From:** Christopher Newbury <chrisnewbury@comcast.net>  
**Sent:** Tuesday, May 10, 2016 8:58 PM  
**To:** Allison Silberberg; Justin Wilson; Willie Bailey; John Chapman; Timothy Lovain; Del Pepper; Paul Smedberg  
**Cc:** Jackie Henderson  
**Subject:** Comments on Old Colony Inn redevelopment proposal  
**Attachments:** PSS letter 0510 2016.pdf

Mayor Silberberg and Members of the Council,

In advance of Saturday's Council meeting, Pitt Street Station homeowners have asked me to provide you with comments about the proposed redevelopment of the Old Colony Inn at 1101 North Washington. Our letter is attached. Please feel free to contact me if you have any questions.

Chris Newbury  
1206 N. Pitt St.

May 10, 2016

Alexandria City Council  
City Hall  
301 King Street  
Alexandria, Virginia 22314

Dear Members of the Council,

I have been asked by Pitt Street Station homeowners to provide you with comments on the proposed redevelopment of the property at 1101 North Washington Street, the Best Western Old Colony Inn. Thanks again to each of you for meeting with concerned homeowners from our community, and others, about the applications. We appreciate your willingness to consider the views of City residents who would be living with the expanded hotel next to their homes.

We've said many times: we're not opposed to redevelopment of this property, or even to having a larger hotel here. We oppose THIS proposal.

As you know, last Tuesday, the Planning Commission voted to recommend approval of this proposal with conditions recommended by City staff. All of our homeowners continue to strongly oppose the proposed hotel expansion, and we hope that you will not follow the Commission's recommendation. You've seen the reasons for our opposition in prior letters, and you've heard them in your conversations with our homeowners. Once more, briefly, here's why we oppose the applications:

- **The proposed hotel is too large for the site.** A hotel this size - roughly as long and as high as City Hall - is far too large for its long, narrow lot of less than one acre, which provides insufficient space for expansion. As a result, to build a hotel of the size they want, the developers have requested a modification to the zone transition setback that overwhelms neighboring homes, a reduction in parking that provides too few parking spaces on too many nights, and a modification to the landscape/parking ratio that leaves us facing a stark wall.
- **The requested modification to the Zone Transition Setback is not supported.** City staff describes the building encroachment as "minimal." We disagree. The enlarged building will cast longer shadows on neighboring homes, block views and air flow, and provide a solid barrier that will increase echoing aircraft noise.

Section 11-416 of the Zoning Ordinance requires that before approving a requested modification, you must find that "specific and identified features of the site design compensate for the impacts otherwise protected by the regulations for which the modification is sought and that such modification will not be detrimental to neighboring property."

The staff recommendation provides many arguments for approving the requested modification, but none of them meet this requirement - there are no features to this proposal that one can reasonably agree compensate neighboring homeowners for the adverse impact on our properties.

- **The requested Parking Reduction is not supported.** The developers request a reduction to 62 parking spaces from the 75 required by code. The projections in the developers' own parking study indicate that parking demand will exceed supply on well over 50 days per year. Where will excess cars go? Their plan for remote parking a half-mile away, on the opposite side of the Parkway, is unlikely to be effective. Nearby street parking is already limited even without considering new development.
- **The proposed hotel is inconsistent with the character of the neighborhood.** The mass of the expanded hotel would be much larger than neighboring residential properties. The proposed restaurant and bar is pitched as "community serving," but most of the neighbors closest to the hotel feel a restaurant/bar is not needed or wanted here. Restaurant/bar and loading dock hours are too long for a quiet, mostly residential neighborhood.

City staff, and the developers' attorney, keep telling us that modification requests like these are no big deal and are approved all the time. Well, we think they're a big deal, and we wonder why they should be approved so often. The Zoning Ordinance should represent standards that developers should make a serious attempt to meet, not just suggestions to follow when it's convenient.

The developers' arguments basically come down to "the hotel has to be this big," mainly for financial reasons. We present valid arguments that the developer's requests should not be approved, and if they can't build a hotel that complies with zoning requirements, that should be their problem, not ours.

The best solution here is a smaller building that meets zoning requirements and does not require the requested modifications and reductions.

Once again, we thank each of you for agreeing to meet with the concerned citizens from our communities. We hope that you will strongly consider our concerns and vote against the proposed redevelopment. If you have any additional questions, please feel free to contact me.

Sincerely,



Christopher Newbury

On behalf of Pitt Street Station Homeowners  
chrisnewbury@comcast.net

**Jackie Henderson**

7  
5-14-16

**From:** Robert Shea via Call.Click.Connect. <CallClickConnect@alexandriava.gov>  
**Sent:** Thursday, April 28, 2016 8:16 PM  
**To:** City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton  
**Subject:** Call.Click.Connect. #95573: Mayor, Vice Mayor, City Council Mayor Silberberg, Vice Mayor Wilson, Mem

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 95573.

**Request Details:**

- Name: Robert Shea
- Approximate Address: No Address Specified
- Phone Number: (703) 637-2780
- Email: [Robert.Shea@us.gt.com](mailto:Robert.Shea@us.gt.com)
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Mayor Silberberg, Vice Mayor Wilson, Members of Council:

I work and live in Alexandria. I want to lend my support to the renovation and expansion of the Old Colony Inn. The site is currently a bit of an eyesore. The renovation not only promises to improve the aesthetics at a key entry point to the city, but it will contribute substantial financial benefits to the city, as well. The owners have already made a number of important concessions to accommodate concerns and relevant city authorities have either endorsed the project or affirmed it meets design guidelines.

Making it easier for companies to do business in Alexandria is critical to our city's growth and health. Please support the renovation and expansion of Old Colony Inn.

Thanks for your service and for considering my views.

Robert.

Robert Shea | Principal  
Grant Thornton LLP  
333 John Carlyle, Suite 500 | Alexandria, VA | 22314 | United States  
T (direct) +1 703 637 2780  
T (mobile) +1 540 454 6879  
E [robert.shea@us.gt.com](mailto:robert.shea@us.gt.com) | W [www.grantthornton.com](http://www.grantthornton.com)  
LinkedIn: <http://www.linkedin.com/in/robertjshea> | Twitter: <https://twitter.com/#!/robertjshea>

- Expected Response Date: Thursday, May 5

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 [CallClickConnect@alexandriava.gov](mailto:CallClickConnect@alexandriava.gov) or call 703.746.HELP.

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7  
5-14-16

**Jackie Henderson**

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**From:** jesus medrano via Call.Click.Connect. <CallClickConnect@alexandriava.gov>  
**Sent:** Thursday, April 21, 2016 10:10 AM  
**To:** City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton  
**Subject:** Call.Click.Connect. #94887: Mayor, Vice Mayor, City Council letter to the planning commission regard

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 94887.

**Request Details:**

- Name: jesus medrano
- Approximate Address: No Address Specified
- Phone Number: 3015290209
- Email: [medranoj@bna-inc.com](mailto:medranoj@bna-inc.com)
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: letter to the planning commission regarding the redevelopment of the Old Colony Hotel. representing Potomac Shores Condo Association
- Attachment: [Old Colony-potomac shores.docx](#)
- Expected Response Date: Thursday, April 28

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 [CallClickConnect@alexandriava.gov](mailto:CallClickConnect@alexandriava.gov) or call 703.746.HELP.

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4/22/2016

Potomac Shores Condo Association  
404 Bashford Lane  
Alexandria Virginia 22314

Planning Commissioner  
Alexandria City Hall  
301 King Street  
Alexandria, Virginia 22314

Dear Commissioner,

I am writing on behalf of the Potomac Shores Condo Association regarding the proposed redevelopment of the property at 1101 North Washington Street—the Best Western Old Colony Inn. Our residential community of 28 units is close to this property.

Our homeowners strongly oppose the current redevelopment proposal for the following reasons:

**1. The proposed structure is too large for the site.**

- It exceeds the transition zone setback requirement limiting height relative to the property line.
- It has insufficient parking.

**2. The structure is not in keeping with the memorial character of the George Washington Parkway, as required by agreement with the National Park Service.**

- The National Park Service opposes the proposed redevelopment.
- The proposal does not conform to the Washington Street Standards.

**3. The proposed large commercial structure is inconsistent with the primarily residential nature of the neighborhood.**

We recommend a building that is smaller in scale with adequate parking for the patrons.

Sincerely,

Jesus H. Medrano

On behalf of Potomac Shores Condo Ass.

**Jackie Henderson**

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7  
5-14-16

**From:** Tom Kaiden via Call.Click.Connect. <CallClickConnect@alexandriava.gov>  
**Sent:** Friday, April 15, 2016 2:57 PM  
**To:** City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton  
**Subject:** Call.Click.Connect. #94430: Mayor, Vice Mayor, City Council Dear Mayor Silberberg and Members of Cit

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 94430.

**Request Details:**

- Name: Tom Kaiden
- Approximate Address: No Address Specified
- Phone Number: 703-652-5361
- Email: [tkaiden@visitalexva.com](mailto:tkaiden@visitalexva.com)
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Dear Mayor Silberberg and Members of City Council:  
Please find attached a letter of support from the Board of Visit Alexandria on behalf of the Old Colony Inn project.  
Thank you.
- Attachment: [Old Colony Inn 2.29.16.pdf](#)
- Expected Response Date: Friday, April 22

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 [CallClickConnect@alexandriava.gov](mailto:CallClickConnect@alexandriava.gov) or call 703.746.HELP.

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EXTRAORDINARY



Feb. 29, 2016

Mayor Allison Silberberg, Members of City Council  
City of Alexandria  
301 King Street  
Alexandria, VA 22314

Dear Mayor Silberberg and Members of City Council:

On behalf of the board of the 300+ members of Visit Alexandria, I would like to express our endorsement of the application for improvements and expansion at the Best Western Old Colony Inn.

We view the Old Colony Inn project as an important community opportunity for several reasons:

- Continued enhancement of local hotels will improve Alexandria's overall reputation for quality
- Improved quality will enable the property to increase occupancy and daily rate which will increase lodging and property tax revenues to the City, helping to fund core city services and holding down taxes for residents
- Higher occupancy will generate spillover revenue for other neighboring businesses including restaurant, retail and attractions
- Property enhancement will generate jobs in both construction (near-term) and hospitality (long-term)
- Proposed improvements are consistent with City planning guidelines

For all of these reasons we encourage you to approve improvements to the Best Western Old Colony Inn, so that our community can reap the full benefit of this new economic development asset.

Thank you.

Sincerely,

THC

Victor Parra  
Board Chair, Visit Alexandria

Cc: Mark Jinks, City Manager  
Emily Baker, Deputy City Manager  
Karl Moritz, Director of Planning  
Stephanie Landrum, President & CEO, Alexandria Economic Development Partnership

7  
5-14-16

**Jackie Henderson**

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**From:** Poul Hertel <poulh@erols.com>  
**Sent:** Wednesday, May 11, 2016 8:14 PM  
**To:** Allison Silberberg; Willie Bailey; John Chapman; Timothy Lovain; Del Pepper; Paul Smedberg; Justin Wilson  
**Cc:** Jackie Henderson; 'Pisani, Stephen'  
**Subject:** Old Colony Inn  
**Attachments:** letter to City Council.pdf

Honorable Mayor and members of the City Council

Please find attached my comments regarding Item #7 on the City Council Public Hearing Docket for Saturday May 14, 2016.

*Development Special Use Permit #2014-0043  
Special Use Permit #2015-0096 (restaurant)  
Transportation Management Plan SUP #2015-0095  
1101 North Washington Street - Old Colony Inn*

Sincerely  
Poul Hertel  
3716 Carriage House Court  
Alexandria, Va. 22309(Fairfax)  
(703) 780-1909

Honorable Mayor and Members of the City Council

In 1929, the City of Alexandria made overtures to the Federal Government (and in return was given the opportunity) to have the George Washington Memorial Parkway run through Washington Street. Over the years, there has been a great deal of controversy concerning this agreement. As a result, the Historic District was created, and the Washington Street Standards were adopted to protect the integrity and memorial character of Washington Street.

"The original Standards were added as an ordinance in 1991 to ensure that new development and additions on Washington Street did not detract from and were consistent with the historic character of the historic district". A task force was appointed by the City Council in 1999 to provide advice on how to improve the standards. They kept the original premise "similar to and compatible with" what was at the heart of the standards, but recommended they be strengthened in order to avoid buildings that would overwhelm the street (*see below*).

As a member of the task force that brought these recommendations forward, I must say that the Standards have worked. They have made every building, including this one, far better, than the original proposals.

Thanks to the standards, the current proposal has evolved over the months for the better, but it is a large building as the comparison with a previous application and existing condition show (drawn to scale).



Barbara Ross, Deputy Planning and Zoning Director and Peter Smith, Principal Staff Historic Preservation Section, stated in a report to the Planning Commission in year 2000, that the Washington Street Standards require that large buildings must be designed to look smaller through variation in architectural designs in the treatment of the facades.

- If new construction includes large buildings, *they must be designed to look smaller*. Specifically, (1) buildings should appear to have a *footprint no larger than 100 feet by 80 feet*; (2) they should include a *change in architectural designs* in the treatment of facades, setbacks, roof lines and styles in order to break up the mass; and (3) large projects should *preserve or replicate mid-block alleys*, thereby breaking up the building mass.

It is not a cumbersome task, but it would so greatly enhance the embrace of the Washington Street Standards if requiring greater variation in the treatment of the facades was made part of the approval, which is my request. And as I read and recollect, a requisite of the standards.

Sincerely  
Poul Hertel  
3716 Carriage House Court  
Alexandria, Va. 22309 (Fairfax)

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*From Staff Report prepared by Barbara Ross and Peter Smith Explaining  
The Washington Street standards Changes  
Approved by City Council in 2000*

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Text Amendment Language

The proposed text amendment retains the existing standards of section 10-105(A)(3) but attempts to strengthen them. It adds language designed to address three general concerns: design, procedures, and SUPs for increased density. Stemming from concerns with some recent building proposals, such as for the Mastercraft and the Old Colony sites, the Task Force sought ways to ensure that large buildings that overwhelm the street could not be built in the future.

Design. Section 10-105(A)(3)(a), the first standard, currently states the accepted general criteria for building on Washington Street: that the design should be "compatible" with and "similar" to traditional building character found on buildings in the historic district of architectural merit. That standard explains that a building's mass, scale, design and style should be reviewed specifically. Another standard states that buildings should reflect the traditional bay width of historic buildings. However, the Task Force determined that the existing standards, while appropriate, are too broadly stated to be effective, and proposed that the standards be supplemented by more detailed statements.

Next, in a series of detailed statements, the new standard language in section 10-105(A)(3)(a) emphasizes the specific ways in which new construction must reflect historic building construction:

- New buildings must be *complementary* to historically significant buildings on Washington Street; they may not *detract from, overwhelm, or intrude upon* historic buildings.
- The *massing* of buildings must *closely reflect* and *be proportional to* adjacent historic buildings.
- If new construction includes large buildings, *they must be designed to look smaller.* Specifically, (1) buildings should appear to have a *footprint no larger than 100 feet by 80 feet*; (2) they should include a *change in architectural designs* in the treatment of facades, setbacks, roof lines and styles in order to break up the mass; and (3) large projects should *preserve or replicate mid-block alleys*, thereby breaking up the building mass.
- Buildings designed in a historic style must be *consistent with that style*, including with its massing and proportions.
- *New or untried design approaches* that have no historical basis in Alexandria or that are not consistent with the scale, massing and detailing of an historic style are not appropriate.
- *Traditional fenestration patterns* and solid/void relationships must be used on all facades visible from any public right-of-way, including the first floor.
- *Design elements* (e.g., windows, doors, materials,) must be consistent with historically significant buildings on Washington Street.

The above statements add to the existing standards by repeatedly emphasizing that new construction reflect existing historic buildings in every way: size, land coverage, overall design and individual design elements. Acknowledging that interpretation of the standards involves aesthetic judgments, the Task Force sought, with the proposed text language, to narrow the design arena in which architectural decisions are made.

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5-14-16

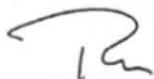
**Jackie Henderson**

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**From:** Tom Hicks <THicks@dimuro.com>  
**Sent:** Tuesday, May 03, 2016 4:09 PM  
**To:** Jackie Henderson  
**Subject:** 1101 N. Washington St Old Colony Inn Application

**Importance:** High

Miss Henderson: I sent the message below to the wrong address. I was hoping you could forward or deliver this to the Council Members for me. Thank you very much.



C. Thomas Hicks III  
DiMuroGinsberg, P.C.  
1101 King Street, Suite 610  
Alexandria, Virginia 22314

Phone: (703) 684-4333, ext 112  
Fax: (703) 548-3181  
Cell: (703) 862-9660  
Home Fax: (703) 991-6737  
Email: [thicks@dimuro.com](mailto:thicks@dimuro.com)  
<http://www.dimuro.com>

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**From:** Tom Hicks  
**Sent:** Tuesday, May 03, 2016 3:57 PM  
**To:** [PlanComm@alexandriava.gov](mailto:PlanComm@alexandriava.gov);  
**Subject:** 1101 N. Washington St Old Colony Inn Application  
**Importance:** High

Ladies and Gentlemen: I am writing regarding Old Colony Inn application to the City to renovate and expand the existing 49 room hotel to 95 rooms w/ a 60 seat restaurant/meeting room space, which comes up this evening. I understand City Staff is recommending approval of the project, BAR has endorsed the concept plan, the Old Town North Urban Design Advisory Committee has found that the applicant meets the Old Town North Urban Design Guidelines, and Visit Alexandria has sent a letter of support to the City.

As a resident of Marina Towers in North Old Town, I urge you to resist the objections from the vocal minority of naysayers in North Old Town who would have the City deny the application or condition it in a manner as to eliminate the clear benefits the project will bring to the community which are consistent with City planning. Unfortunately, you won't hear from the vast majority who support such redevelopment since supporters typically don't have an ax to grind and remain mute in such matters. As a resident in the community, I wholeheartedly support this project and urge its swift approval.

Thank you.

[PlanComm@alexandriava.gov](mailto:PlanComm@alexandriava.gov)<<mailto:PlanComm@alexandriava.gov>> and  
[alexandriava.gov/Council](http://alexandriava.gov/Council)<<http://alexandriava.gov/Council>>

C. Thomas Hicks III  
DiMuroGinsberg, P.C.  
1101 King Street, Suite 610  
Alexandria, Virginia 22314

Phone: (703) 684-4333, ext 112  
Fax: (703) 548-3181  
Cell: (703) 862-9660  
Home Fax: (703) 991-6737  
Email: [thicks@dimuro.com](mailto:thicks@dimuro.com)  
<http://www.dimuro.com>



OUR EXPERIENCE.  
YOUR E.D.E.



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## Jackie Henderson

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**From:** Jody Manor via Call.Click.Connect. <CallClickConnect@alexandriava.gov>  
**Sent:** Tuesday, May 03, 2016 1:07 PM  
**To:** City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton  
**Subject:** Call.Click.Connect. #95965: Mayor, Vice Mayor, City Council Madam Mayor & Members of Council:As

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 95965.

### Request Details:

- Name: Jody Manor
- Approximate Address: No Address Specified
- Phone Number: 7039264767
- Email: [jody@bittersweetcatering.com](mailto:jody@bittersweetcatering.com)
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Madam Mayor & Members of Council:

As a long time business owner and former Board Chair of Visit Alexandria I have some familiarity with the importance of the visitor spend in our city's economy. Welcoming visitors to our community with well appointed, modern lodging is critical to our continued success as a destination market.

The Old Colony Inn is a revision of an existing use and clearly within the planning guidelines established for such use. Our current hotel occupancy and Revpar rates clearly indicate a need for additional hotel rooms with up to date amenities.

I understand there is some neighborhood opposition to the project but when is there not? I personally know there are also neighbors who quietly support this project as well as some of the other exciting changes coming to North Old Town. You made the correct decision in regards to the Eden's development site and I trust you will continue our progress with the Old Colony Inn.

Most sincerely,

Jody Manor

- Expected Response Date: Tuesday, May 10

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

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## Jackie Henderson

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**From:** Elizabeth Moon via Call.Click.Connect. <CallClickConnect@alexandriava.gov>  
**Sent:** Tuesday, May 03, 2016 12:03 PM  
**To:** City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton  
**Subject:** Call.Click.Connect. #95957: Mayor, Vice Mayor, City Council Dear City Council MembersI write tod

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 95957.

### Request Details:

- Name: Elizabeth Moon
- Approximate Address: No Address Specified
- Phone Number: 703-836-0080
- Email: [ecmoon@focusdatasolutions.com](mailto:ecmoon@focusdatasolutions.com)
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Dear City Council Members

I write today in support of the Old Colony Inn Proposal at 1101 N. Washington Street. I own a small professional consulting firm at 1020 North Fairfax Street. This project will offer our firm new, small group meeting spaces and restaurant amenities for both corporate events and our staff's use. Old Town North has tremendous potential that has long gone under-utilized by the City to support economic development. Updating this long standing Old Town North property will help to attract and retain both new businesses and visitors to the area.

I hope you will look favorably on this project to help support our Old Town North community and the businesses that have invested here.

Thank you.

Elizabeth Chisman Moon  
President/CEO  
Focus Data Solutions

- Expected Response Date: Tuesday, May 10

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

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## Jackie Henderson

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**From:** Kerry Donley via Call.Click.Connect. <CallClickConnect@alexandriava.gov>  
**Sent:** Monday, May 02, 2016 2:56 PM  
**To:** City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton  
**Subject:** Call.Click.Connect. #95858: Mayor, Vice Mayor, City Council Dear Members of Council –I am writin

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 95858.

### Request Details:

- Name: Kerry Donley
- Approximate Address: No Address Specified
- Phone Number: 703/901-1584
- Email: [kdonley@johnmarshallbank.com](mailto:kdonley@johnmarshallbank.com)
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Dear Members of Council –

I am writing today in support of the redevelopment plan for the Old Colony Inn. In my opinion the plan does justice to the George Washington Memorial Parkway with its setback roof design and varied heights. In addition the façade as proposed seems much more attractive than the building which presently occupies the site. I find it quite eloquent and stately.

I understand the applicant has scaled back the design from 111 rooms to 95 which seems to be a fair compromise and has relocated delivery access away from nearby neighbors. I also support the proposed restaurant for the site as a needed amenity for any hotel that seeks to be a first class facility and wanted in the City.

I understand the project is within the FAR for the site and is consistent with the zoning for the Old Town North area. I also understand the project has been endorsed by the BAR which is an important consideration. The project also carries with it the normal benefits of increased open space, affordable housing contributions, sewer separation and public art. I might add it retains and expands the serpentine wall which has long been a major attribute of the site.

Finally, the project is an important generator of needed tax revenue which is needed to fund city services and keep tax burdens reasonable. A number of years ago a study was conducted among various land uses in the City to determine to the highest yielding use in terms of revenue generation and consumption of public services. Hotels were found to be a net positive use by fair as it generates a variety of revenues and consumes few public services. While I do not suggest that we only seek hotel uses as a long-term economic sustainability strategy, I do feel the City should wisely select opportunities when they make sense. This site for years has been a hotel and expanding the use seems to make sense in terms of land use, zoning and long-term economic benefit.

I urge you to support the proposal as presented.

Thank you for your kind consideration.

Kerry J. Donley

- Expected Response Date: Monday, May 9

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

## Jackie Henderson

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**From:** budmarston@aol.com  
**Sent:** Monday, May 02, 2016 1:16 PM  
**To:** PlanComm  
**Cc:** Joshua\_nadas@nps.gov; aaron\_larocca@nps.gov; Allison Silberberg; Karl Moritz; Catherine Miliaras; Emily Baker; Mark Jinks; Dirk Geratz; Al Cox; Michael Swidrak; Jackie Henderson; Poulh@erols.com; James Banks  
**Subject:** Marston Ltr to Planning Commission: City Hall Pressure -- Old Colony Inn Proposal  
**Attachments:** Marston Ltr to Planning Commission - Inappropriate Practices Re Old Colony Inn Proposal.pdf

Good afternoon -

### **For Planning Commission:**

Please read my attached letter, titled *City Hall Pressure Forces Inappropriate Practices--Best Western Old Colony Inn Proposal*, prior to your meeting on this topic on Tuesday, May 3.

### **For National Park Service:**

- Joshua Nadas or Aaron Larocca: Please pass the attached letter to whomever you feel appropriate at the National Park Service.

### **For Urban Design Advisory Committee:**

- Jackie Henderson: please pass the attached letter to Daniel Straub and other members of the Urban Design Advisory Committee.

Thank you,

Morrill "Bud" Marston  
1172 North Pitt Street  
Alexandria, VA 22314

2 May 2016

To: Alexandria Planning Commission  
Mary Lyman, David Brown, Melissa McMahon, Stephen Koenig, Mindy Lyle, Nathan  
Macek, Maria Wasowski

Subject: City Hall Pressure Forces Inappropriate Practices—Best Western Old Colony Inn Proposal

Dear Commissioners;

My name is Morrill “Bud” Marston and I reside at 1172 North Pitt Street—directly in back of the Old Colony Inn at 1101 North Washington Street. A few words on my background to provide context for this letter.

I graduated from the U.S. Air Force Academy in 1970 and served my country for 30 years followed by 12 years with a national intelligence agency. My 18 years overseas included a year flying combat missions from Danang Air Base, a year in Yugoslavia during the war, 15 months in Algeria during a murderous insurgency, and 20 months in Iraq after the second Gulf War analyzing the slaughter.

My concept of duty, honor, integrity, ethics, and character was molded on the fundamental ideas of integrity first, service before self, and excellence in all we do. Most importantly: Duty, Honor, Country—those three hallowed words reverently dictate what we ought to be, what we can be, what we must be.

\* They were my rallying points as a young man.

\* They build one’s basic character. They teach not to substitute words for action; not to seek the path of comfort, but to face the stress and spur of difficulty and challenge; to learn to stand up in the storm; to have a heart that is clean, a goal that is high.

\* Duty, Honor, Country—some will say they are but words, but a slogan, but a flamboyant phrase and will try to downgrade them even to the extent of mockery and ridicule. I say these concepts are timeless; they have served these United States well for 240 years and will continue to do so. They can and should be as relevant in government service as they are in the Armed Forces.

I do not believe my standards for integrity, ethics, and character are too high for civil servants, at any level. So, I have been quite disappointed at what I personally have encountered during the City planning process regarding the Best Western Old Colony Inn redevelopment proposal.

Let me relate just a few questionable staff actions taken by City planners in order to provide you, the Planning Commission, a development proposal. The proposal before you is, in my opinion, premised on highly questionable actions, twisted logic, and decisions that I believe were, at times, dishonest, misleading, arbitrary, or even an abuse of discretion.

\* Before I begin, please be advised that every individual mentioned in this letter has been made aware of my concerns, in writing, and afforded the opportunity to clarify his or her positions.

### 1. November 2015: Inappropriate use of Alexandria Government Resources

Al Cox, Historic Preservation Manager, Planning and Zoning Department, **inappropriately used government resources to develop a government proposal** for a monolithic 263-foot-long x 50-foot-high structure, *with architectural drawings*, and *in writing asked the* Board of Architectural Review (BAR) *to endorse his proposal on behalf of the developer* at the 2 December 2015 BAR meeting.

\* Mr. Cox's work on behalf of the developer was included in the Planning and Zoning Department's staff package ahead of this BAR meeting.

Far as I know, developers are responsible for preparing development proposals at their own expense for City consideration. The City's use of taxpayer resources to prepare proposals on behalf of developers appears to me misguided, if not a misuse, of government resources.

### 2. 10 March 2016: Alexandria Zoning Code—Transition Setback Violation

Dirk Geratz, Principal Planner, and Michael Swidrak, Urban Planner, Department of Planning and Zoning, who prepared the Old Colony Inn proposal package for the Planning Commission, informed me that they were under "extreme pressure from higher ups to approve projects." They admitted having "cut many corners to Zoning Code for many previous projects as well as this one to facilitate [your] endorsement of development proposals."

\* For example, the two planners told me they would arbitrarily—in direct violation of Alexandria Zoning Code—**set the Zone Transition Setback at 25 feet instead of 34 feet** to facilitate Planning Commission approval of this project because of *extreme pressure from higher ups*. (Atch 1)

\* Planning and Zoning Director Karl Moritz has now muzzled his employees by requiring that Deputy City Manager Baker be present during any discussion with me to prevent further candid conversation.

### 3. 10 March 2016: Department Attempt to Conflate Hotels with Condominiums

Karl Moritz, Department of Planning and Zoning Director, in the presence of his supervisor, Deputy City Manager Emily Baker, **tried to mislead me by attempting to conflate hotels with condominiums**, suggesting that the Zone Transition Setback should not be a consideration Re: the Old Colony Inn because the setback would not apply to the same sized condominium.

\* Commercial buildings such as hotels require transition setback, unlike residential buildings such as condominiums, "in order that property in the residential zone not be adversely affected."

\* Mr. Moritz conceded the issue after I pointed out his deception.

### 4. 2 December 2015: Urban Design Advisory Committee (UDAC)

At the BAR meeting on 2 December 2016 for proposed redevelopment of the Best Western Old Colony Inn, the developer repeatedly emphasized that UDAC had approved the Old Colony Inn proposal.

\* Daniel Straub, UDAC Co-Chair, who attended this BAR meeting, sadly said nothing.

After the BAR endorsed this proposal, I asked Mr. Straub on what basis UDAC had approved this proposal, given **totally unanimous opposition for 6 months by all 300 residents of four nearby residential communities to a structure larger than City Hall just 60 feet from out patios**.

Mr. Straub replied that the developer had complained that not a single resident in the residential communities near the Old Colony Inn was willing to compromise on the proposed hotel project.

**Mr. Straub then informed me that UDAC felt it had no choice but to approve this proposal if UDAC were to remain a viable part of the City's development process.**

#### 5. Early 2016: Washington Street Standards

Poul Hertel, a principal member of the Washington Street Task Force that updated the Washington Street Standards in 2000 for the City Council, and the National Park Service (NPS)—which operates, maintains, and administers the George Washington Memorial Parkway—both oppose the Old Colony Inn proposal because the massive monolithic structure does not conform to Washington Street Standards. (Atch 2)

\* But both the BAR and the Planning and Zoning Department continue to insist that this hotel proposal does, in fact, satisfy Washington Street Standards.

Catherine Miliaras, Urban Planner, Department of Planning and Zoning, informed me that this was simply a case of "two parties agreeing to disagree," suggesting that Mr. Hertel, who was heavily involved in and a member of the committee that brought forward the standards and who retains primary source materials from the Task Force, does not understand those standards.

#### 6. 23 February 2016: North Old Town Small Area Plan

Dick Geratz, Principal Planner, Department of Planning and Zoning, and I discussed the relevance of the *North Old Town Small Area Plan* Re: the Old Colony Inn proposal's lack of underground parking.

\* Mr. Geratz informed me that the *North Old Town Small Area Plan* was only a guideline, not a law, so the Department was not obligated to comply with it. Geratz concluded by stating, "**Well, anyway, the developer could not build the project if we insisted on underground parking.**"

\*\*\*\*\*

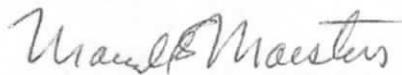
City Manager Mark Jinks informed me that the aforementioned actions were quite proper. Furthermore, he assured me that such conduct comports with the highest professional and ethical standards required of City planners and insisted their decisions were based on good faith and professional judgement. **Most notably, Mr. Jinks did not dispute any of the facts in my allegations, only my conclusions.** (Atch 3)

*How does one reconcile the difference between what Mr. Moritz, Ms. Baker, and Mr. Jinks say and what the staffers are doing?*

\*\*\*\*\*

**Request:** I am asking the Planning Commission to reject this proposal because 1) it calls for severe encroachment in the Zone Transition Setback mandated by City Zoning Code, and 2) because Planning Staff decisions at multiple points in the City's planning process were compromised due to extreme pressure on city planners for additional development projects.

Sincerely,



MORRILL E. MARSTON, Colonel, USAF-retired  
1172 North Pitt Street  
Alexandria, VA 22314

Atch 1: Depiction of Setback Violations

Atch 2: Excerpt—Washington Street Standards

Atch 3: Jinks Ltr, 29 March 2016

Old Colony Inn Hotel Zone Transition Setback Violation (hatched areas)



ATCH 1

### Washington Street Standards

Mass and scale of buildings must be similar to and compatible with historic buildings found on Washington Street; the proposed Best Western Old Colony Inn is not similar and compatible.

\* At the very least a proposed structure should be broken up so that it will look like separate buildings and not one big one. If a proposed development looks like a one big building, it does not meet the Standards.

(v) New buildings and additions to existing buildings which are larger than historic buildings which are found on the street shall be designed to look separate and shall not give the impression of collectively being more massive than such historic buildings. This design shall be accomplished through differing historic architectural designs, facades, setbacks, roof lines and styles. Buildings should appear from the public right-of-way to have a footprint no larger than 100 feet by 80 feet. For larger projects, it is desirable that the historic pattern of mid-block alleys be preserved or replicated.

Atch 2



OFFICE OF THE CITY MANAGER  
301 King Street, Suite 3500  
Alexandria, Virginia 22314-3211

703.746.4300  
Fax: 703.838.6343

MARK B. JINKS  
City Manager

March 29, 2016

Mr. Morrill "Bud" Marston  
1172 North Pitt Street  
Alexandria, Virginia 22314

Dear Mr. Marston:

As part of the consideration of redevelopment proposals for the Old Colony Inn you have made serious allegations concerning the integrity of City staff in the Department of Planning and Zoning. Specifically, you have questioned the ethics and actions of Planning and Zoning Director Karl Moritz and Historic Preservation Architect Al Cox, and have used extreme language characterizing City staff. Deputy City Manager Emily Baker and I have reviewed your complaints, and the information submitted with those complaints, and do not find that the staff of the Department of Planning and Zoning including Mr. Moritz and Mr. Cox have acted improperly.

I want to assure you that City Council, and I as City Manager, expect all City staff to operate under the highest professional and ethical standards which require staff to follow City of Alexandria and Commonwealth of Virginia laws, City Council adopted plans and policies, as well as City's Administrative Regulations on ethics. The Director of the Department of Planning and Zoning and his staff have long recognized that they have a high ethical obligation in regards to land use decision making processes and have historically carried out their duties consistent with expected ethical standards.

We completely understand that you have the absolute right to have different views about the Old Colony Inn redevelopment proposal than do City staff, and have the right and opportunity to express those views. The core basis of democracy and local government decision making is the presence of civil and healthy civic debate. While there are differences in views, I would ask that you respect that City staff may have different views, but those views, I can assure you, are based on the law, good faith and professional judgment.

Sincerely,

Mark B. Jinks  
City Manager

Atch 3

## Jackie Henderson

---

**From:** Robert Shea via Call.Click.Connect. <CallClickConnect@alexandriava.gov>  
**Sent:** Thursday, April 28, 2016 8:16 PM  
**To:** City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton  
**Subject:** Call.Click.Connect. #95573: Mayor, Vice Mayor, City Council Mayor Silberberg, Vice Mayor Wilson, Mem

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 95573.

### Request Details:

- Name: Robert Shea
- Approximate Address: No Address Specified
- Phone Number: (703) 637-2780
- Email: [Robert.Shea@us.gt.com](mailto:Robert.Shea@us.gt.com)
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Mayor Silberberg, Vice Mayor Wilson, Members of Council:

I work and live in Alexandria. I want to lend my support to the renovation and expansion of the Old Colony Inn. The site is currently a bit of an eyesore. The renovation not only promises to improve the aesthetics at a key entry point to the city, but it will contribute substantial financial benefits to the city, as well. The owners have already made a number of important concessions to accommodate concerns and relevant city authorities have either endorsed the project or affirmed it meets design guidelines.

Making it easier for companies to do business in Alexandria is critical to our city's growth and health. Please support the renovation and expansion of Old Colony Inn.

Thanks for your service and for considering my views.

Robert.

Robert Shea | Principal  
Grant Thornton LLP  
333 John Carlyle, Suite 500 | Alexandria, VA | 22314 | United States  
T (direct) +1 703 637 2780  
T (mobile) +1 540 454 6879  
E [robert.shea@us.gt.com](mailto:robert.shea@us.gt.com) | W [www.grantthornton.com](http://www.grantthornton.com)  
LinkedIn: <http://www.linkedin.com/in/robertjshea> | Twitter: <https://twitter.com/#!/robertjshea>

- Expected Response Date: Thursday, May 5

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 [CallClickConnect@alexandriava.gov](mailto:CallClickConnect@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.

## Jackie Henderson

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**From:** Tom Kaiden via Call.Click.Connect. <CallClickConnect@alexandriava.gov>  
**Sent:** Friday, April 15, 2016 2:57 PM  
**To:** City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton  
**Subject:** Call.Click.Connect. #94430: Mayor, Vice Mayor, City Council Dear Mayor Silberberg and Members of Cit

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 94430.

### Request Details:

- Name: Tom Kaiden
- Approximate Address: No Address Specified
- Phone Number: 703-652-5361
- Email: [tkaiden@visitalexva.com](mailto:tkaiden@visitalexva.com)
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Dear Mayor Silberberg and Members of City Council:  
Please find attached a letter of support from the Board of Visit Alexandria on behalf of the Old Colony Inn project.  
Thank you.
- Attachment: [Old Colony Inn 2.29.16.pdf](#)
- Expected Response Date: Friday, April 22

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 [CallClickConnect@alexandriava.gov](mailto:CallClickConnect@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.

EXTRAORDINARY



Feb. 29, 2016

Mayor Allison Silberberg, Members of City Council  
City of Alexandria  
301 King Street  
Alexandria, VA 22314

Dear Mayor Silberberg and Members of City Council:

On behalf of the board of the 300+ members of Visit Alexandria, I would like to express our endorsement of the application for improvements and expansion at the Best Western Old Colony Inn.

We view the Old Colony Inn project as an important community opportunity for several reasons:

- Continued enhancement of local hotels will improve Alexandria's overall reputation for quality
- Improved quality will enable the property to increase occupancy and daily rate which will increase lodging and property tax revenues to the City, helping to fund core city services and holding down taxes for residents
- Higher occupancy will generate spillover revenue for other neighboring businesses including restaurant, retail and attractions
- Property enhancement will generate jobs in both construction (near-term) and hospitality (long-term)
- Proposed improvements are consistent with City planning guidelines

For all of these reasons we encourage you to approve improvements to the Best Western Old Colony Inn, so that our community can reap the full benefit of this new economic development asset.

Thank you.

Sincerely,

THC

Victor Parra  
Board Chair, Visit Alexandria

Cc: Mark Jinks, City Manager  
Emily Baker, Deputy City Manager  
Karl Moritz, Director of Planning  
Stephanie Landrum, President & CEO, Alexandria Economic Development Partnership

## Jackie Henderson

---

**From:** d straub <udac.dstraub@gmail.com>  
**Sent:** Monday, March 21, 2016 10:15 AM  
**To:** Jackie Henderson  
**Cc:** Karl Moritz; Robert Kerns; Allison Silberberg; bmachanic@mreproperties.com  
**Subject:** Re: FW: Corruption by UDAC Member Straub Re: Old Colony Inn

Thank you Jackie,

I have met with both Rob Kerns and Karl Moritz to explain the conflicts I am observing in the current planning process and to explain UDAC's attempts to seek "win-win" solutions for local development proposals that require DSUPs. Unfortunately, as any responsible individual or professional would expect, "win-win" solutions require negotiation and compromise. From my personal and professional perspective, I do not always see that ingredient in either the Staff communication with UDAC or with the community response to specific development proposals.

And I certainly did not see that ingredient for compromise in the community's response to the Applicant's/Attorney's presentation of two options for discussion with respect to the Old Colony project. As I recall, the community rejected both options that were presented out-of-hand because neither option met their specific demands. The committee was left to sort out the best option based upon the available information that was presented. As I recall, a following BAR meeting was receptive to many community comments in opposition to this project, but also indicated that many of the issues were not appropriate, or relevant, for the BAR review.

As I also recall, Mr Marston later confronted me and challenged both the integrity of UDAC and my position as the co-chair. I tried to explain the key role the 1992 SAP established for UDAC in the development review process (regardless of how it has been recently implemented by Staff), the important need for compromise and negotiation in any planning process, and my single vote on the committee. And, when pressed to describe any significant improvement UDAC has accomplished for the community, I explained the very difficult review and evaluation of the Harris Teeter project with respect to the loading dock issue.

As a trained urban planner and Landscape Architect with community planning interests at heart and with a now strained eagerness to contribute my time and efforts to the City, it is discouraging that our current planning and development review process is not always conducive to crafting "win-win" solutions for all parties. And, it is even more discouraging when community representatives cannot, or will not, assist in trying to craft solutions to sometimes complex urban land development projects.

Respectfully,

daniel straub, co-chair

UrbanDesignAdvisoryCommittee

**Daniel Straub ASLA PLA LEED**

PLANNER / LANDSCAPE ARCHITECT

Alexandria, Virginia 22314

phone: 703.684.8575

[dnstraub@gmail.com](mailto:dnstraub@gmail.com)

----- Forwarded message -----

**From:** Jackie Henderson <[Jackie.Henderson@alexandriava.gov](mailto:Jackie.Henderson@alexandriava.gov)>  
**Date:** Mon, Mar 21, 2016 at 8:46 AM  
**Subject:** FW: Corruption by UDAC Member Straub Re: Old Colony Inn  
**To:** d straub <[dnstraub@gmail.com](mailto:dnstraub@gmail.com)>

(I told Mr. Marston I would forward his email to you):

**From:** [budmarston@aol.com](mailto:budmarston@aol.com) [mailto:[budmarston@aol.com](mailto:budmarston@aol.com)]  
**Sent:** Thursday, March 17, 2016 5:37 PM  
**To:** Jackie Henderson  
**Subject:** Fwd: Corruption by UDAC Member Straub Re: Old Colony Inn

Typo in e-mail address -- to you again.

-----Original Message-----

**From:** budmarston <[budmarston@aol.com](mailto:budmarston@aol.com)>  
**To:** emily.baker <[emily.baker@alexandriava.gov](mailto:emily.baker@alexandriava.gov)>; jackie.henderson <[jackie.henderson@alexandriava.gov](mailto:jackie.henderson@alexandriava.gov)>  
**Cc:** karl.moritz <[karl.moritz@alexandriava.gov](mailto:karl.moritz@alexandriava.gov)>; allison.silberberg <[allison.silberberg@alexandriava.gov](mailto:allison.silberberg@alexandriava.gov)>  
**Sent:** Thu, Mar 17, 2016 5:32 pm  
**Subject:** Corruption by UDAC Member Straub Re: Old Colony Inn

Jackie Henderson -- please pass this e-mail to UDAC member Daniel Straub.

Emily A. Baker

Deputy City Manager

Dear Deputy Baker -

You may recall that my neighbor and I met with you and Karl Moritz on Monday, March 14, to discuss what I believe to be corruption within his Department of Planning and Zoning Re: Best Western Old Colony redevelopment proposal.

\* The specific issue was Moritz's pressure on his planners to disregard of the Zone Transition Setback requirement mandated by code.

-----

I'd like to provide another example of *corruption in the City's development review process* Re: the Old Colony Inn -- this time with the Urban Design Advisory Committee (UDAC).

On December 2, 2016 -- at the third and last Board of Architectural Review (BAR) meeting on proposed redevelopment of the Best Western Old Colony Inn -- the developer's attorney, Cathy Puskar, proudly emphasized to the BAR that UDAC had approved the Old Colony Inn proposal.

\* Daniel Straub, UDAC Co-Chair, attended the December 2 BAR meeting.

\* The BAR endorsed this redevelopment proposal.

I confronted Mr. Straub a few minutes later outside City Hall to ask him on what basis UDAC had approved this proposal, given **totally unanimous opposition by all 300 residents for 6 months to a structure larger than City Hall 60 feet from out patios.**

Straub said the developer had complained that not a single resident in the residential communities near the Old Colony Inn had been willing to compromise on a proposed building larger than City Hall in their backyards.

**\*\*\*\* Straub then told me that he did not think UDAC had any choice but to approve this proposal in order to remain a viable part of the City's development process.**

I angrily informed Straub that UDAC did not represent the interests of any one of 300 residents near the Old Colony Inn.

**Request -- Deputy Baker and UDAC liaison Jackie Henderson:**

**\*\* I am asking you to insist that Daniel Straub inform the Planning Commission at its meeting on the Old Colony Inn project that he and others with UDAC did not think that UDAC had any choice but to approve this proposal in order to remain a viable part of the City's development process.**

**\*\* If the UDAC feels it must rubber stamp development projects or become irrelevant, then UDAC should be disbanded. UDAC does not represent any one of us in the residential communities near the Old Colony Inn.**

This is yet one more example of a rigged, out-of-control development process that places government and developer interests ahead of we residents.

Thank you,

Bud Marston

Canal Way

## Jackie Henderson

---

**From:** budmarston@aol.com  
**Sent:** Thursday, March 17, 2016 5:37 PM  
**To:** Jackie Henderson  
**Subject:** Fwd: Corruption by UDAC Member Straub Re: Old Colony Inn

Typo in e-mail address -- to you again.

-----Original Message-----

From: budmarston <[budmarston@aol.com](mailto:budmarston@aol.com)>  
To: emily.baker <[emily.baker@alexandriava.gov](mailto:emily.baker@alexandriava.gov)>; jackie.henderson <[jackie.henderson@alexandriava.gov](mailto:jackie.henderson@alexandriava.gov)>  
Cc: karl.moritz <[karl.moritz@alexandriava.gov](mailto:karl.moritz@alexandriava.gov)>; allison.silberberg <[allison.silberberg@alexandriava.gov](mailto:allison.silberberg@alexandriava.gov)>  
Sent: Thu, Mar 17, 2016 5:32 pm  
Subject: Corruption by UDAC Member Straub Re: Old Colony Inn

Jackie Henderson -- please pass this e-mail to UDAC member Daniel Straub.

Emily A. Baker  
Deputy City Manager

Dear Deputy Baker -

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This is yet one more example of a rigged, out-of-control development process that places government and developer interests ahead of we residents.

Thank you,

Bud Marston  
Canal Way

## Jackie Henderson

---

**From:** Elizabeth Chimento <ecchimento@comcast.net>  
**Sent:** Wednesday, August 26, 2015 12:52 PM  
**To:** Jackie Henderson  
**Subject:** Old Colony Inn Redevelopment Plan  
**Attachments:** Old Colony Ltr 8 25 15.docx; Puskar ltr Old Colony 8 17 15.eml; 1101 Washington\_DSUP elevations\_08-17-15.pdf

Jackie,  
Could you please forward this letter to the Mayor, Council and Planning Commission Members?  
Thank you so much.

Elizabeth Chimento  
(703) 548-7939  
[ecchimento@comcast.net](mailto:ecchimento@comcast.net)

Elizabeth Chimento  
1200 N. Pitt St.  
Alexandria, VA 22314

Aug. 26, 2015

RE: Old Colony Inn Redevelopment  
Mayor William Euille  
Vice Mayor Allison Silberberg  
City Council Members John Chapman, Tim Lovain, Del Pepper, Paul Smedberg, Justin Wilson  
Planning Commission Members

Dear Mayor Euille, Vice Mayor Silberberg, Council Members, Planning Commission Members,

Yesterday I visited the Planning Department to get an understanding of terminology in Cathy Puskar's 8/17/15 letter (attached) regarding "confusion" in the neighborhood about the Old Colony Redevelopment Plan.

I was told that in the Development Review process, the concept review stage, in which dialogue with the neighbors occurs and structural changes can be made, has been completed. The project has advanced to the Engineering Phase. At this stage, no more structural changes can be made.

I stated that Pitt Street Station, in which I reside, is unaware of this move from the Concept Stage to the Engineering Phase. In fact Pitt Street Station never received notification of the Old Colony Inn redevelopment. We learned of the project from adjoining neighbors who, the weekend before the June 17<sup>th</sup> BAR meeting, passed around a letter, soliciting our signatures, to be sent to the BAR.

At the BAR meeting, Pitt Street Station residents informed the Board that we had never been contacted about the Old Colony redevelopment plan. The BAR then asked for a motion, a member motioned for approval of the project but no members seconded the motion. The BAR deferred the Old Colony proposal. Ms. Puskar then asked if anyone in the audience was from Pitt Street Station. I and another Pitt St. Station resident responded and after the meeting she asked for both the Pitt St. Station president's contact information and ours.

Mrs. Puskar then arranged a meeting for the Pitt Street Station group. We met with her for an hour and tried to learn the basics of the development plan.

The development plan then changed and we discovered that the trash removal area had been moved from one end of the hotel to the other. Now, it was much closer to Pitt St. Station. Why was that done? We didn't know and no more meetings by the developer had been scheduled. We then received the attached letter from Ms. Puskar.

These events prompted my visit to the Planning Department yesterday. I asked why the trash removal had been moved from one side of the hotel to the other. I was told it was moved for Canal Way because they had requested it. I then asked what gift Pitt St. Station would get from the city. No answer was given. I commented that "this doesn't look good for the City."

The planner then announced that the Old Colony redevelopment application had moved from the Concept Stage to the Engineering Phase which means public comments have been concluded. No structural changes are allowed in this Engineering Phase. The planner showed me the "Development Review Process," a pamphlet the Planning Department has for citizens, which shows the various stages and the sequence in which they occur.

The pamphlet was very helpful in demonstrating the process. However, we residents in Pitt Street Station weren't informed that the public comment stage had ended. In fact, Ms. Puskar has planned another community meeting on Aug. 31<sup>st</sup> to discuss the plan. She states in her email (attached) that the developer has made changes to the plan but doesn't tell us the Concept Plan period is closed. She concludes her letter by saying that "we look forward to continuing our dialogue" (p.3). Yet, no dialogue involving requests for structural changes is acceptable. As I'm told by the planner, "the Concept Phase in which structural changes can occur has ended. We're now in the Engineering Phase."

While I found the planner helpful and responsive, I also realized that Pitt Street Station residents have been left out of the process. That one brief meeting with Ms. Puskar could not match the many communications of knowledge gained by our neighbors who, early on learned of the proposal and, according to the planner, had connected right away and frequently with the City and the developer's attorney.

The planner suggested that we communicate with the Planning Department immediately. I assured him that he would get a response from Pitt Street Station by day's end yesterday or today.

In that regard, a letter from Chris Newbury of Pitt Street Station was sent to the planner last evening by email.

I ask you to please look into this series of events and rectify the unfair playing field that has been created, from the very beginning, for Pitt Street Station residents, regarding the Old Colony Redevelopment Plan.

Respectfully,  
Elizabeth Chimento

## Jackie Henderson

---

**From:** Cathleen Dooley <cathleen.dooley@gmail.com>  
**Sent:** Monday, August 17, 2015 4:59 PM  
**To:** Elizabeth Chimento  
**Subject:** Fwd: Follow-up - Old Colony Inn redevelopment  
**Attachments:** 1101 Washington\_DSUP elevations\_08-17-15.pdf; ATT00001.htm

Sent from my iPhone

Begin forwarded message:

**From:** "Puskar, M. Catharine" <cpuskar@thelandlawyers.com>  
**Date:** August 17, 2015 at 4:55:35 PM EDT  
**To:** 'Chris Newbury' <chrisnewbury@comcast.net>, "'cathleen.dooley@gmail.com'" <cathleen.dooley@gmail.com>, "'Tom Soapes (tsoapes45@verizon.net)'" <tsoapes45@verizon.net>, "'jimweyant@earthlink.net'" <jimweyant@earthlink.net>, "'wattrledge@aol.com'" <wattrledge@aol.com>, "'Barb Carroll'" <babs75@msn.com>, 'Nancy Appleby' <Nancy@ApplebyLawPLLC.com>, "'Christine L. Harrison'" <harrison.christine@gmail.com>  
**Subject: Follow-up - Old Colony Inn redevelopment**

As a follow up to some emails I have received and some misinformation I have read, and to make sure adjacent neighbors are all on the same page, here is some additional information that may be helpful. Please distribute to your respective neighbors as you see fit.

First, there appears to be some confusion over what approvals are being requested. We are not seeking a rezoning or a variance. We are requesting a Development Special Use Permit with preliminary site plan to renovate and expand the hotel and add an accessory restaurant, a parking reduction of 12 spaces, a Transportation Management Plan use permit, a Modification of the zone transition setback and a modification of the landscape island/parking ratio. We will also need a Certificate of Appropriateness from the BAR, which will occur after approval of the other applications when we get into final architectural detail. We filed our preliminary application on Friday, August 14<sup>th</sup>. We will get additional comments from staff and citizens, and refile the final in a month or so and anticipate going to public hearing before the Planning Commission in **December 2015** (The Planning Commission hearing is December 1<sup>st</sup> at 7 pm and the City Council hearing is September 12, 2015), although this is schedule is still tentative.

There also seems to be some confusion regarding the zone transition setback requirement. To further clarify the minor modification being requested, we have prepared an additional exhibit, which shows the zone transition line and applicable dimensions, and also highlights those areas of the building triggering the modification request. I have attached it above along with the revised elevations but will be prepared to discuss in more detail as necessary the next time we meet. The modification will be heard as part of the Development Special Use Permit with Preliminary Site Plan application.

At our last meeting with the BAR, they approved the demolition request but asked us to come back to discuss the Concept plan one more time. That hearing is scheduled for **Wednesday, September 2, 2015 at 7 pm**. There is no actual approval at this hearing. It is a courtesy meeting to make sure that we can

get BAR feedback regarding mass and scale just as we get feedback from staff and citizens regarding other aspects of the proposal.

We have made some revisions to the plan in response to concerns raised at our last meeting and have also researched some of the questions that have been asked. We would like to meet with you in advance of the BAR meeting if you think it would be helpful. Please confirm your availability for a meeting on **Monday, August 31<sup>st</sup> at 7 pm** at the hotel (we will open the dividers and add chairs to make sure we can comfortably accommodate everyone).

Some additional information based on questions/comments:

- We have redesigned the site to add some additional parking spaces. There are currently 69 parking spaces available today and we are maintaining 69 spaces for the new hotel. The parking requirement includes parking for hotel patrons and employees. We are requesting a 12 space parking reduction. The traffic consultants have looked at parking utilization at the existing hotel and at other nearby hotels in Alexandria to compare peak demand. We believe that the proposed parking ratio is adequate based on our analysis and will be prepared to discuss in more detail. However, to mitigate any potential impacts and to address concerns that have been raised, we are committing to provide a shuttle bus to serve the new hotel.
- We have relocated the loading space to the north end of the building fronting Abingdon Drive – it will be accessed from the front drive aisle and the trucks will exit the property through the office lot onto Abingdon. We anticipate that we will receive a maximum of 5 deliveries on any given day to serve the hotel and restaurant. Loading is proposed to occur between 7 am and 11 pm. Tour buses will also access the hotel from the front of the building.
- In place of the former loading space on the alley side of the building, we have added a faux door to the elevation in keeping with the desire to break down the massing into smaller, townhouse like elements.
- The following intersections have been counted for the traffic analysis. (Please note that counts were done during the school year prior to summer dismissal):
  - Bashford Lane/W. Abingdon Drive
  - Bashford Lane/George Washington Memorial Parkway (“GW Parkway”)
  - Bashford Lane/E. Abingdon Drive
  - Bashford Lane/N. Pitt Street
  - 2<sup>nd</sup> Street/E. Abingdon Drive
  - 2<sup>nd</sup> Street/N. Pitt Street
  - First Street/N. Washington Street
  - First Street/N. Pitt Street
  - Site driveways on E. Abingdon Drive and 2<sup>nd</sup> Street
- As promised, we logged deliveries to the hotel for a two week period after our last meeting. The following deliveries were made:
  - 2 hotel supply deliveries per week between approximately 10 am – 2 pm;
  - 3 fed ex/UPS deliveries per week
  - There are also other special deliveries that are made from time to time, but none were made in the two week period logged.As stated above, we anticipate slightly more hotel/restaurant supply deliveries (5 maximum daily but not every day) per week. In addition, there are 2 trash pickups per week currently and they typically occur around 7 am. Trash for the hotel will be picked up as necessary, but at least twice a week for the new hotel.

I am sure there are other questions that were raised or that you have that will need to be answered, but instead of doing multiple emails, I suggest that we discuss them at the meeting on the 31<sup>st</sup>. If there is a

list from your respective association that you would like to provide in advance of the meeting to help us prepare, please forward it along. Thanks so much. We look forward to continuing our dialogue.

Cathy

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GRAPHIC SCALE:



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14.059

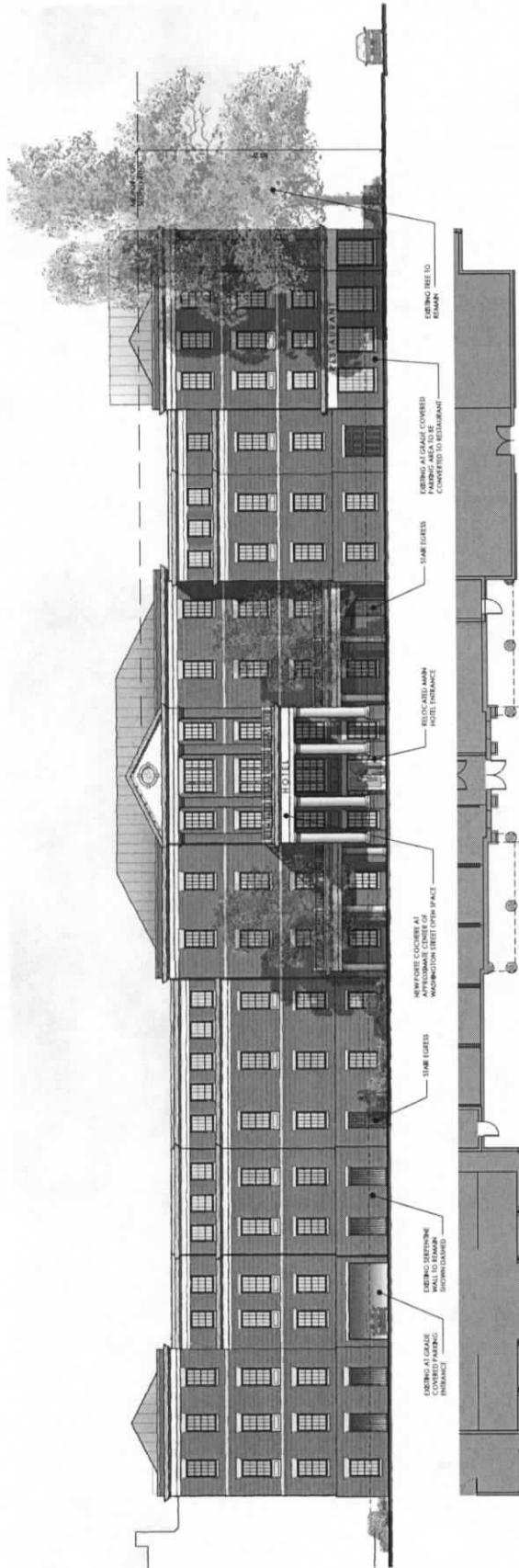
REVISIONS	DATE	DESCRIPTION

PRELIMINARY  
SITE PLAN  
08.14.15

EXTERIOR  
ELEVATIONS

SHEET NO.

**A2.1**



WASHINGTON STREET ELEVATION (CURRENT)  
SECTION # 107

**APPROVED**  
SPECIAL USE PERMIT NO. 2014-0043  
DEPARTMENT OF PLANNING & ECONOMIC SERVICES

PROJECT	DATE
SITE PLAN NO.	SCALE
DESIGNER	DATE
CHECKED	DATE
DATE RECEIVED	FILE NO.

GRAPHIC SCALE:



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REVISIONS

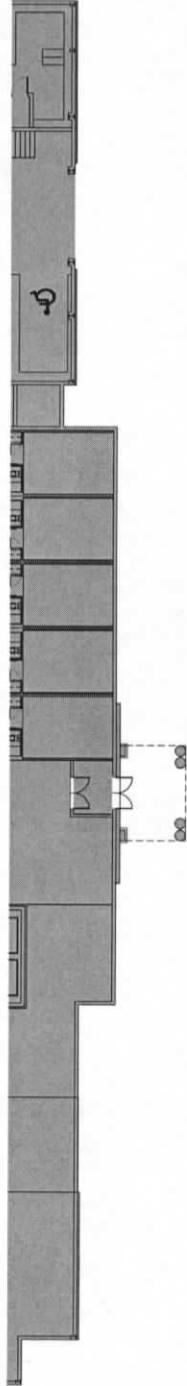
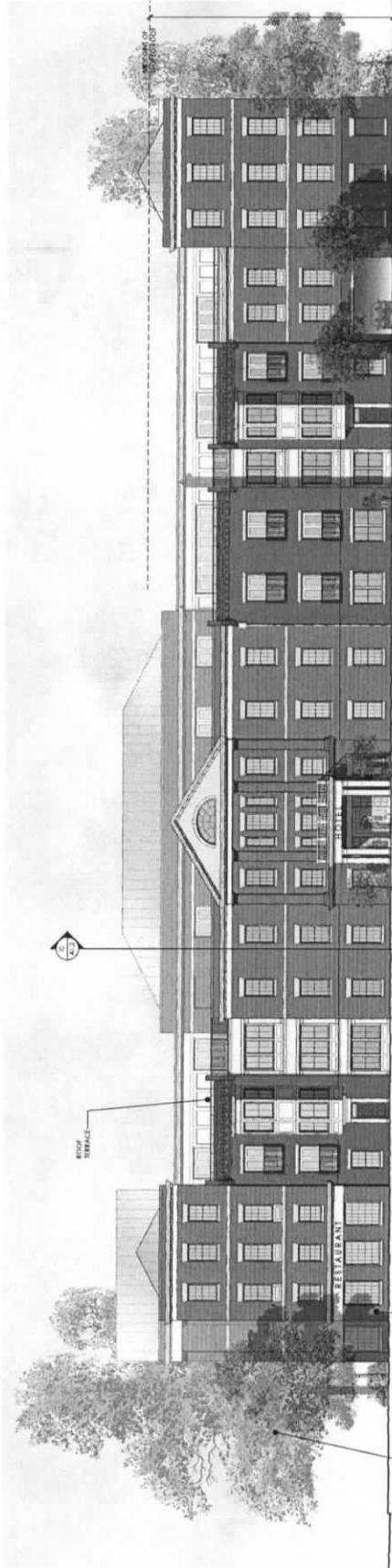
DATE	DESCRIPTION

PRELIMINARY  
SITE PLAN  
08.14.15

EXTERIOR  
ELEVATIONS

SHEET NO.

**A2.2**



ALLEY ELEVATION [CURRENT]  
3.02' = 1" = 1/2"

**APPROVED**  
DATE: 08/14/15  
PROJECT NO: 2014-0043  
DEPARTMENT OF PLANNING & ZONING

SUPERVISOR: \_\_\_\_\_ DATE: \_\_\_\_\_  
 PROJECT MANAGER: \_\_\_\_\_ DATE: \_\_\_\_\_  
 DATE RECEIVED: \_\_\_\_\_  
 REVIEWER: \_\_\_\_\_ DATE: \_\_\_\_\_





GRAPHIC SCALE:



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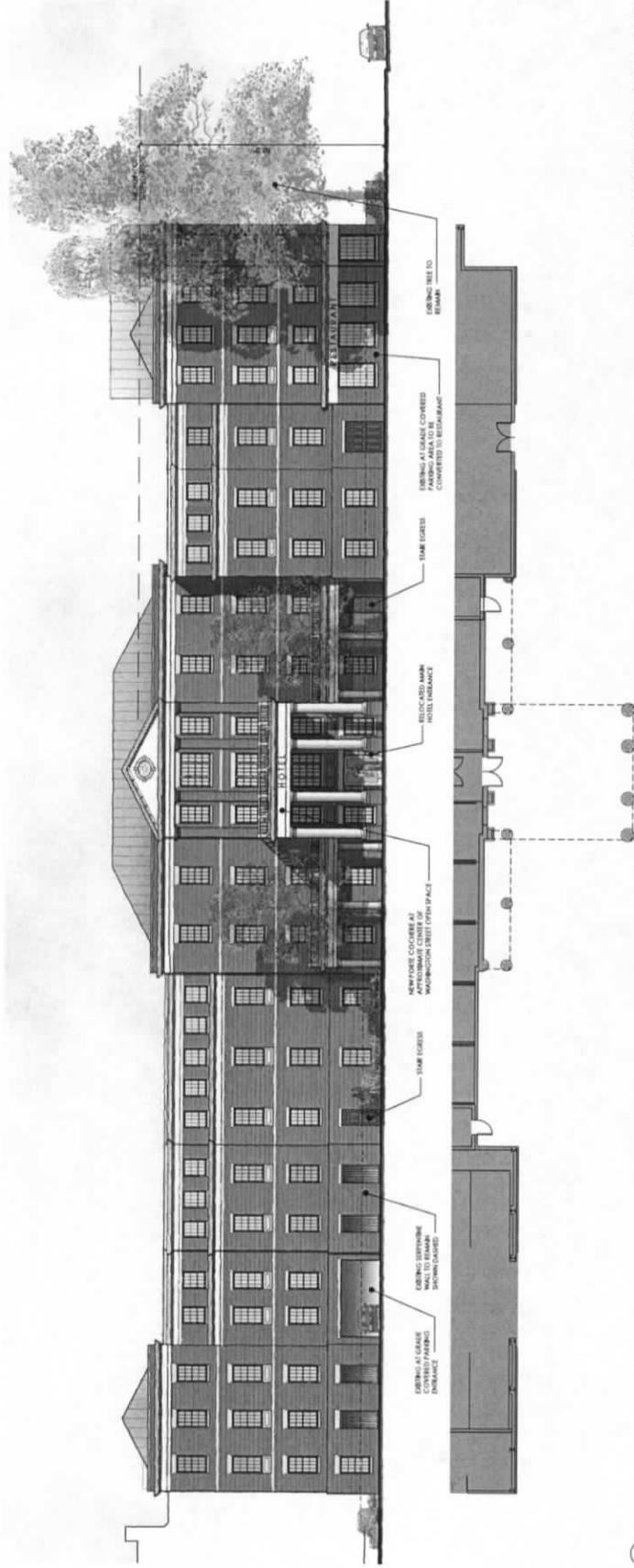
REVISIONS	DATE	DESCRIPTION

PRELIMINARY  
SITE PLAN  
08.14.15

EXTERIOR  
ELEVATIONS

SHEET NO.

**A2.1**



WASHINGTON STREET ELEVATION (CURRENT)  
ASAP = 1/27

**APPROVED**  
DATE: 08/14/15  
PROJECT NO.: 14-059  
SHEET NO.: A2.1

DESIGNED BY: JOHN W. RUST  
DRAWN BY: JOHN W. RUST  
CHECKED BY: JOHN W. RUST  
DATE: 08/14/15

STATE OF VIRGINIA  
DEPARTMENT OF PROFESSIONAL REGULATION  
BOARD OF ARCHITECTURE

DATE RECEIVED: 08/14/15  
EXPIRES: 08/14/16

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REVISIONS

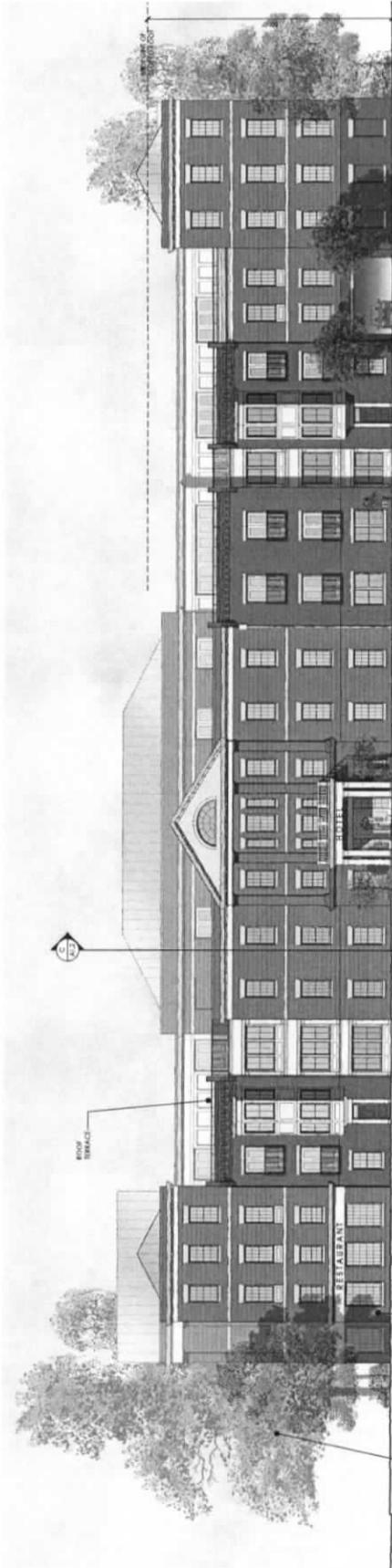
DATE	DESCRIPTION

PRELIMINARY  
SITE PLAN  
08.14.15

EXTERIOR  
ELEVATIONS

SHEET NO.

**A2.2**

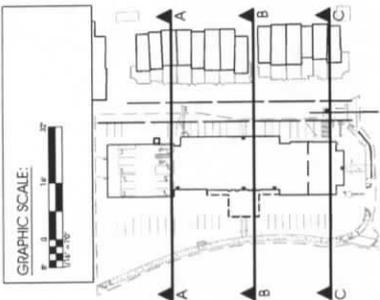


ALLEY ELEVATION (CURRENT)  
3/22 @ 1/8"

**APPROVED**  
PROFESSIONAL SEAL: PERMIT NO. 2014-0043  
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES  
SITE PLAN NO.

DATE: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
SCALE: \_\_\_\_\_  
DATE: \_\_\_\_\_





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14.059

REVISIONS	DATE	DESCRIPTION

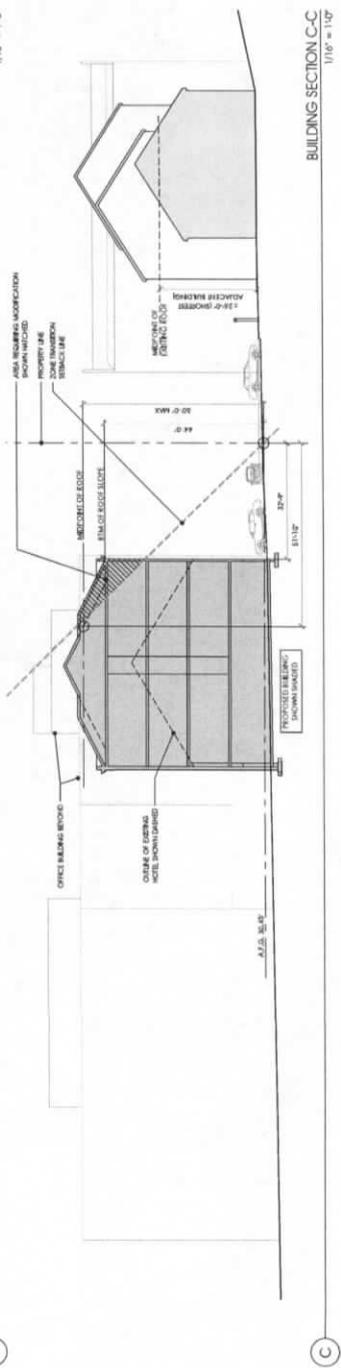
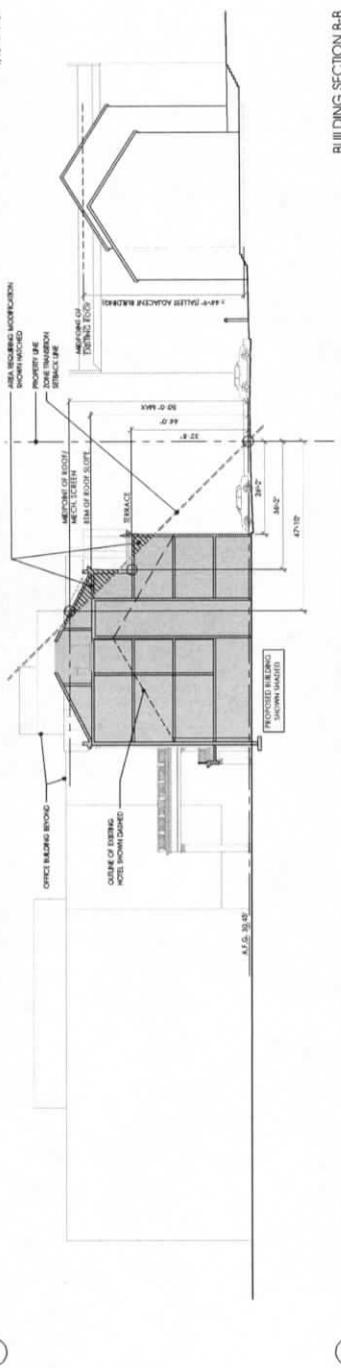
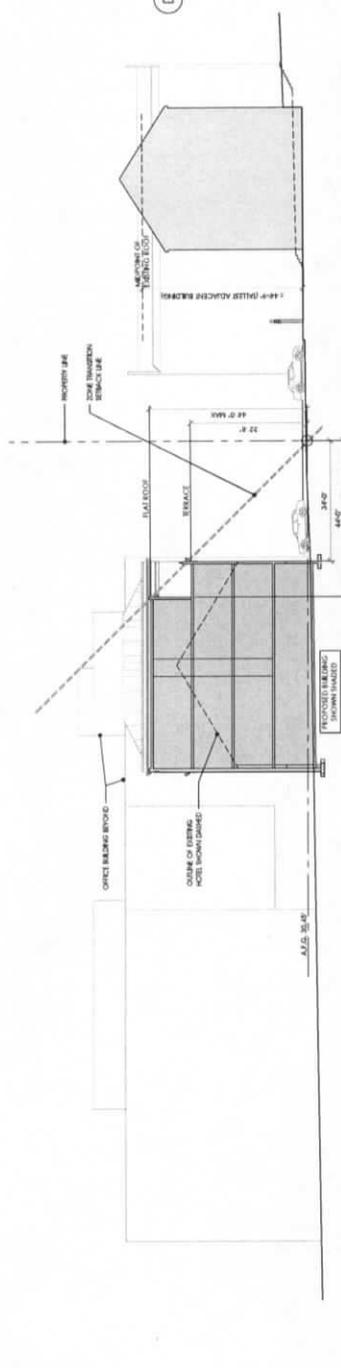
PRELIMINARY  
 SITE PLAN  
 08.14.15

BUILDING SECTION

SHEET NO.  
**A3.2**

**APPROVED**  
 SPECIAL USE PERMIT NO. 2014-0043  
 DEPARTMENT OF PLANNING & ZONING

PROJECT: \_\_\_\_\_ DATE: \_\_\_\_\_  
 PREPARED BY: \_\_\_\_\_ DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 EXPIRES: \_\_\_\_\_



7  
5-14-16

## Jackie Henderson

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**From:** Mark Feldheim via Call.Click.Connect. <CallClickConnect@alexandriava.gov>  
**Sent:** Thursday, May 12, 2016 1:44 PM  
**To:** City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton  
**Subject:** Call.Click.Connect. #96683: Mayor, Vice Mayor, City Council I am writing all of you to urge you to e

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 96683.

### Request Details:

- Name: Mark Feldheim
- Approximate Address: No Address Specified
- Phone Number: 703-739-9772
- Email: [msfeldheim@comcast.net](mailto:msfeldheim@comcast.net)
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: I am writing all of you to urge you to enforce the guidelines of Civil Discourse at all public hearings. I was extremely disappointed in the conduct of many of the speakers on the Old Colony docket item the Planning Commission hearing last week. The rudeness, disrespect and allegations of misconduct by staff reflects poorly on our City and should not be tolerated. While the Chair of the Commission admonished the offending speakers it was clear that there was no regard for the Commission and those who appear or follow these items. Council needs to be proactive to preserve the process and still allow for civil debate of the issues. It is without merit to imply or state that the governing body does not listen to a particular speaker's opinion/position. As with many things in life, business and government there are opposing point of views. If a speaker is unwilling to abide by the guidelines and time limits the hearing should stop until order is restored.

Finally, the best thing you could do is hear this docket item and act quickly with little discussion to approve the Planning Commission action!

- Expected Response Date: Thursday, May 19

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 [CallClickConnect@alexandriava.gov](mailto:CallClickConnect@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.