

10  
-----  
12-15-12

**Jackie Henderson**

---

**From:** Rak, Jonathan P. <jrak@mcguirewoods.com>  
**Sent:** Friday, December 14, 2012 12:40 PM  
**To:** Jackie Henderson  
**Cc:** Ruth Greenstein (rgreenstein@ida.org); Faroll Hamer; Gwen Wright  
**Subject:** Docket Item 10 December 14 Public Hearing  
**Attachments:** ltr to council.pdf.pdf

Jackie,

I have attached a letter requesting a change to the conditions of approval for the IDA application. Thanks for your assistance.

Jonathan

Jonathan P. Rak  
McGuireWoods LLP  
1750 Tysons Boulevard, Suite 1800  
McLean, Virginia 22102  
703-712-5411 Direct Dial  
703-712-5231 Direct Fax  
[jrak@mcguirewoods.com](mailto:jrak@mcguirewoods.com)

*This e-mail may contain confidential or privileged information. If you are not the intended recipient, please advise by return e-mail and delete immediately without reading or forwarding to others.*

McGuireWoods LLP  
1750 Tysons Boulevard  
Suite 1800  
Tysons Corner, VA 22102-4215  
Phone: 703.712.5000  
Fax: 703.712.5050  
www.mcguiirewoods.com

Jonathan P. Rak  
Direct: 703.712.5411

McGUIREWOODS

jrak@mcguiirewoods.com  
Direct Fax: 703.712.5231

December 14, 2012

VIA EMAIL TO [jackie.henderson@alexandriava.gov](mailto:jackie.henderson@alexandriava.gov)

Mayor Euille and Members of City Council  
301 King Street, Suite 2100  
Alexandria, Virginia 22314

RE: DSUP #2012-0008 – Potomac Yard Landbay G, Block D

Dear Mayor Euille and Members of City Council:

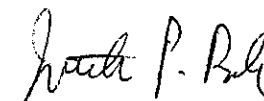
On behalf of my client, Institute for Defense Analyses, I am requesting the following amendment to the staff recommended conditions of approval for the above-referenced application.

9(i)

Except for IDA on behalf of its own employees and visitors on Block D, parking rates for all underground and structured parking shall be consistent with comparable office buildings located in the vicinity as required by TMP SUP99-0020 Condition 9(d) and in order to achieve mode splits assumed in the Potomac Yard traffic study dated April 22, 2008. Retail hotel and office/residential visitor parking may be validated at the applicant's discretion.

We look forward to discussing this request with you at tomorrow's hearing.

Sincerely,

  
Jonathan P. Rak

cc: Ruth Greenstein, IDA  
Faroll Hamer, Director, Planning and Zoning  
Gwen Wright, Planning and Zoning

44395152\_1

**Jackie Henderson**

10  
12-15-12

**From:** Kevin Beekman <kbeekman@gmail.com>  
**Sent:** Friday, December 14, 2012 2:23 PM  
**To:** City Council  
**Cc:** Melissa Russell; Jacob Cuomo; James J Matthews, Jr  
**Subject:** IDA Office at Potomac Yard

Dear Mayor Euille and members of City Council,

We're writing you to seek clarification regarding the traffic and parking funds from the proposed IDA office project in Potomac Yard.

Del Ray Patch reports that,

*On Tuesday, Rich Baier, the city's director of Transportation and Environmental Services, and the developer agreed to secure about \$30,000 from an already agreed upon \$90,000 donation for parking meters to be used for some traffic-calming measures in Del Ray. The money will be used at Baier's discretion.*

<http://delray.patch.com/articles/planning-commission-oks-ida-office-at-potomac-yard>

This apparent last minute change to the IDA proposal, approved by Planning Commission on December 4th, came following a public meeting in Del Ray with TES and P&Z regarding traffic concerns. The meeting occurred simultaneously with a separate meeting of the Arlandria Plan Implementation Work Group, so we were not privy to the conversation. The development plan was not presented to the Arlandria Group, despite being proposed for the north side of East Glebe Road. Therefore, we like to be afforded the opportunity to better understand the intent of using funds from a project on East Glebe Road "for some traffic-calming measure in Del Ray".

We would like to remind Council that the Arlandria Plans called for revitalizing our neighborhood as a sustainable, walkable community and calls for specific actions along East & West Glebe Road to mitigate the impact of traffic and parking on our communities and to counter-balance the impact that traffic has on pedestrian activity. The impacts of development in Potomac Yard will impact Del Ray and Arlandria equally and those impacts should be mitigated equally.

We would also like to call Council's attention to the fact that the next Council will very soon have to consider a proposal for ACH's affordable housing project in close proximity to IDA. While both projects are exciting and worthwhile ventures, there are concerns among the immediate neighbors in Lynhaven as to what direct impacts these projects will have on their already problematic traffic and parking problems. We encourage Council, to seek remedies to Lynhaven's concerns and investigate how these funds might be put to that end.

Thank you for your attention,

Kevin Beekman  
Melissa Garcia  
Jacob Cuomo  
James Matthews  
Member of the Arlandria Plan Implementation Group Executive Committee

10  
12-15-12

December 14, 2012

Dear Mayor Euille, Members of City Council --

My reason for writing to you is about DSUP #2012-0008, Encroachment #2012-0004 701 East Glebe Road - Potomac Yard Landbay G, Block D (Institute for Defense Analyses), which will be considered for approval by City Council on December 15, and to support Director of Transportation and Environmental Services Richard Baer's recommendation and the developer's agreement to secure \$30,000 from the already agreed upon \$90,000 donation from parking meters to be used for some traffic-calming measures in Del Ray.

As you are aware, Potomac Yard development will have a substantial impact on the Del Ray neighborhood, particularly, the Del Ray framework streets that connect to Potomac Yard (namely Custis, Howell, and Del Ray Avenues).

Of concern is the impact of the anticipated increase in traffic, especially by commuters, who will use Del Ray's framework streets as cut through streets to and from Potomac Yard. Many of us have been meeting with members of City Council (September 15 and November 17 meetings; a meeting in May with Vice Mayor Donley) and the city's Transportation Department for several months to discuss these concerns. Granted, the current traffic issues that have surmounted with the two redesigns of Route 1 in the past four years are not the direct result of Potomac Yard development at the moment; however, as more development is completed in the next five to seven years, we expect the current traffic problems we are experiencing to multiply and worsen.

The recommendation by Mr. Baer is one solution that Planning and Zoning, as well as Transportation, can begin to develop now and prepare for in anticipation of the increase of traffic on effected framework streets, especially, those such as Custis, Howell, and Del Ray Avenues that currently do not have any traffic-calming measures. Mr. Baer's recommendation is a good first step in this process.

I would encourage council and Planning and Zoning to also move forward with placing a provision on all new and proposed amended DSUPs for Potomac Yard to fund traffic calming measures. Collecting such funds over the next five to seven years to help with traffic calming/mitigations measures for all of the neighborhoods that will be affected by the development of Potomac Yard.

Because Potomac Yard vehicular traffic will have a direct and tremendous impact on these affected, connecting framework streets, I do not believe those of us living on these streets should have to compete with others in the city to obtain traffic calming measures that clearly will be needed as the increase in the volume of cut through traffic will be a direct result of Potomac Yard as more building begins and is completed. Potomac Yard development should help offset the costs for traffic calming measures that will be needed not only by these Del Ray streets but also by other effected streets

in the adjoining neighborhoods.

Taking this approach now will ensure that the funds are there when they are needed and will allow Transportation to better plan and execute such needed measures.

Thank you for your consideration.

Respectfully submitted,

David A. Kosar  
515-A East Howell Ave.  
Alexandria, VA 22301  
[davidakosar@gmail.com](mailto:davidakosar@gmail.com)

DOCKET ITEM NO. 10

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: Jonathan Rak
2. ADDRESS: 1750 Tysons Blvd. McLean, VA 22102  
TELEPHONE NO. 703 712 5411 E-MAIL ADDRESS: jrak@mcquinewoods.com
3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? Applicant
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
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.