

## CouncilComment@alexandriava.gov

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**From:** Dale Stokes <dalerstokes@gmail.com>  
**Sent:** Friday, February 23, 2024 2:29 PM  
**To:** CouncilComment@alexandriava.gov  
**Subject:** [EXTERNAL]Support for Potomac Yard Arena and Entertainment District

You don't often get email from dalerstokes@gmail.com. [Learn why this is important](#)

My wife and I are in full favor of this project, and we support the political leaders and Monumental Management team working to bring this project to fruition. The completed project will be a crown jewel for Alexandria and Virginia, benefiting its citizens for many years to come! We are two Arlingtonians, giving our full support for this project. Dale and Debbie Stokes

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## CouncilComment@alexandriava.gov

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**From:** Love'OF theMostHigh <yahudimhogan@gmail.com>  
**Sent:** Friday, February 23, 2024 1:59 PM  
**To:** CouncilComment@alexandriava.gov  
**Subject:** [EXTERNAL]Supporter

[You don't often get email from yahudimhogan@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Council Comment,

I wanted to offer my support to the new Wizards/Caps arena. May it be known, I'm a resident of Silver Spring, Maryland. Though I support both teams, I will not support the downtown arena currently in DC.

To be quite frank, I don't feel safe! I refuse to go to any games in fear of stray bullets, carjacking, or physical attacks. Now this can happen anywhere. But whether to drive or metro to Chinatown, I simply don't feel safe.

I feel nVa - Alexandria gives both teams new revival. And I would be more willing to travel from Silver Spring, Md to Alexandria, Va, before going to downtown DC w/ carjackings and crimes.

I feel DC had both teams and failed to sure up safety for fans. To me, this has nothing to do with traffic. But everything to do with efforts of special interests to derail a good opportunity. I feel whenever it comes to Va, there's efforts to do anything possible to keep Va from getting a professional franchise. Va has the highest population of all 3 areas and citizens there support the most in ticket sales.

And I also feel that the Va Senator is attempting to block it over political issues with, Youngkin and/or, because it's not in southern Va. This absolutely needs to be looked at. She seems to have a special interest to block to either assist DC to keep the teams, or because of geographics. And neither should be held over Virginians heads. And I live in, Silver Spring, Md! This isn't about what makes sense, but what DC, attempted union strong-arming to control construction, and geographics that doesn't fit the Senator wants. Her interests are in DC. And the unions interests are to control finances of the project in labor. None of these items should be even talked about, but they are. And if I lived in Virginia, I'd be highly concerned!

Va's traffic is no worse than 495 where I live in, Silver Spring. Or the avenue which I live on.

Special interests simply don't want Virginia getting this opportunity. If it were PG county, nobody would be complaining! Only when it comes to Va. And that's wrong.

You have my support if it passes. If not, I simply will not go to downtown to risk the aforementioned.

V/r,

Zakar - Silver Spring, Md

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## **CouncilComment@alexandriava.gov**

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**From:** Rebecca Hancock <rebeccafjones87@gmail.com>  
**Sent:** Friday, February 23, 2024 1:59 PM  
**To:** CouncilComment@alexandriava.gov  
**Subject:** [EXTERNAL]Support for arena

[You don't often get email from rebeccafjones87@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Hello,

I am a Del Ray resident, and my family of 5 supports the arena. We are excited about the vibrancy and life it will bring to our neighborhood. At a time when buildings are empty on Mt Vernon and small businesses are closing, we support this opportunity to sustain our community. The land will inevitably be developed, and we are excited about the opportunity for the arena, and the surrounding businesses planned.

Sincerely,  
Rebecca Hancock

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**From:** Matt Youngblood <matthew.youngblood@gmail.com>  
**Sent:** Friday, February 23, 2024 1:51 PM  
**To:** CouncilComment@alexandriava.gov  
**Subject:** [EXTERNAL]Support for Monumental

You don't often get email from matthew.youngblood@gmail.com. [Learn why this is important](#)

Good afternoon,

I have been a resident of Del Ray for over a decade.

I have watched as our neighborhood has grown and neighborhoods in Maryland and D.C. have changed, changed to include dynamic, new, and engaging entertainment centers. Alexandria has an opportunity to match these developments by supporting the Monumental Arena development in Potomac Yard. The opportunity to host professional sports, college athletics, music, art and various forms of world-class entertainment is a truly unique opportunity. This also includes the opportunity to redefine our transportation network within the Potomac Yard/Del Ray neighborhood. The funds tied into the project will actually ease transportation congestion when events are not occurring and minimize disruptions when nighttime events do take place.

We have an opportunity to develop a world-class, state of the art entertainment district in our own backyard, it is a monumental opportunity and one we should not miss.

Best regards,  
Matt Youngblood  
301 E Windsor Avenue

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**From:** Joan Mundt <joanmundt@yahoo.com>  
**Sent:** Friday, February 23, 2024 1:51 PM  
**To:** CouncilComment@alexandriava.gov  
**Cc:** JOANMUNDT@YAHOO.COM  
**Subject:** [EXTERNAL]STOP THE ARENA

You don't often get email from joanmundt@yahoo.com. [Learn why this is important](#)

I live in Marina Towers at the end of Slaters Lane. With the over building the City has continued to do, traffic is already too congested for what has become "normal" traffic." This is before all of the buildings adjacent to Route 1 are even occupied and the additional traffic from those residents. With no new roads to handle traffic now, adding a new Arena is a huge mistake. Old Town is losing its charm and becoming just another overcrowded mess. I do not know what the people who voted on this were thinking and doubt very many of them will be impacted as a result. I am really disappointed in the City proposing this and somehow forgetting to let the taxpayers even know it is being considered. They also left Metro out of these discussions. There is just no room for this development and added traffic. The majority of jobs seem to be minimum wage.

**PLEASE STOP THE ARENA**

Thank you  
JoAn Mundt

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**CouncilComment@alexandriava.gov**

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**From:** frank capone <caponef@comcast.net>  
**Sent:** Friday, February 23, 2024 1:49 PM  
**To:** CouncilComment@alexandriava.gov  
**Subject:** [EXTERNAL]I Support the Potomac Yard Arena & Entertainment District

You don't often get email from caponef@comcast.net. [Learn why this is important](#)

Dear City Council:

We live in Potomac Yard and support this arena. Please approve.

Very truly yours,

Frank Capone  
610 e Alexandria Ave  
22301

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**From:** Tim Neale <tim.d.neale@gmail.com>  
**Sent:** Friday, February 23, 2024 11:45 AM  
**To:** CouncilComment@alexandriava.gov  
**Subject:** [EXTERNAL]Potomac Yard entertainment district

You don't often get email from tim.d.neale@gmail.com. [Learn why this is important](#)

I'm writing again in opposition to the proposed sports arena, and associated development for the northern part of Potomac Yard. I know that the council sees this as a financial boon to Alexandria, but I urge you to pay more attention to the risks associated with this proposal and the problems it will cause for Alexandria residents.

Among the risks is one that, sadly, is more probability than possibility. We have seen what a pandemic does to economic activity, especially to travel and entertainment businesses. There is a very real risk that over the next 40 years we will see more pandemics like the one recently experienced, and if that happens, arena attendance will be negatively affected. The arena may even be forced to close for many months, starving Alexandria of the anticipated revenue that is needed to make payments on the bonds.

Another risk is in the numbers you have been reviewing for this project. The bottom line you are looking at is enticing, but the accuracy of the math is a function of the accuracy of the revenue and cost inputs. Projects of this size pretty much always turn out to cost a lot more than projected. There also are always surprises, as Metro found out when building the new station there. Likewise, revenue projections typically prove to be overly optimistic, as so many cities and states around the country have found out with similar projects that never produced the windfalls that they were promised, only headaches and financial losses.

The mortgages the city and the state are planning to take out to build an arena for Ted Leonsis are huge. Together they represent the biggest injection of public money into a professional sports arena and associated facilities. It is truly hard to believe, given the experiences of other jurisdictions, that Alexandria and the state will reap so much tax and parking revenue from this project that they will be able to make all of those debt payments as well as reap profits above and beyond for the city's and the state's coffers. If something sounds too good to be true it probably isn't true.

Beyond all that is the simple fact that Alexandria's residents do not want an entertainment district in their city, and for good reasons. It will draw 20,000 people to our city 200-300 days a year, including thousands of cars that will flood our roads. It will create noise and garbage and crime. Such things are part and parcel of sports venues because of all the drinking that occurs before, during and after games. One thing you may not have focused on, but should, is the truck traffic that the arena will create. A lot of garbage will need to be removed after each game, and a lot of food and other supplies restocked.

I seriously doubt that anyone will want to live near the arena for all of these reasons. Your plan for residential development is, in my opinion, a pipe dream. Given the opposition of the current residents of Potomac Yard to this project, do you really think that people will want to live even closer to all the commotion and traffic? I think not. The arena will more likely drive the development of a lot of restaurants and bars, and possibly even a casino, given the well-known interest of sports team owners in the gaming business.

We do not need the arena. What we need is more housing and schools, and this property is well suited to both. It has its own Metro station, and a college campus that's already underway. It is minutes from DCA and Crystal City offices. It also is a half hour or less from major employment centers like downtown DC, Rosslyn and the Pentagon. Development will occur in Potomac Yard without an arena, and it could and should be the kind of development we want and need in Alexandria.

Sincerely,  
Tim Neale

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## **CouncilComment@alexandriava.gov**

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**From:** Mary Lou Egan <MaryLou@BendickEgan.com>  
**Sent:** Friday, February 23, 2024 11:42 AM  
**To:** CouncilComment@alexandriava.gov  
**Subject:** [EXTERNAL]Stop the Arena

[You don't often get email from marylou@bendickegan.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

As a voting citizen of Alexandria and Virginia and holding a Ph.D in economics, I can unequivocally say that the Arena project is a giant con game played against the city of Alexandria and Virginia on behalf of millionaire developers and politicians who are leaving office and ducking the inevitable collapse of the so called benefits.

It is such a clearly flawed idea and propaganda-based process that I and other voters will hold each person on the Council who approves this stupid policy responsible. You will be immediately voted out of office and your reputation forever harmed with your association with this project and incompetence.

Do your job. Don't be conned by the lies and misinformation . And don't try to con your voters.

Mary Lou Egan, Ph.D

Mary Lou Egan.  
Sent from my iPhone

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**From:** Paula Kara <paula@sfn.org>  
**Sent:** Friday, February 23, 2024 11:33 AM  
**To:** Justin Wilson; John Chapman; Canek Aguirre; Amy Jackson; Alyia Gaskins; Kirk McPike; Sarah Bagley; CouncilComment@alexandriava.gov  
**Subject:** [EXTERNAL]Opposition of SUP #2023-00076

Some people who received this message don't often get email from paula@sfn.org. [Learn why this is important](#)

Dear Members of City Council,

As the owner of 1411 Mt. Vernon Avenue, I am writing again to share my strong objections to the proposed SUP #2023-00076 for 404A E Alexandria Avenue.

The SUP includes multiple exceptions including the requirement for street frontage, minimum lot square footage and width, and the percentage of open space. Access to the very small lot is via narrow alleys. As it is now, when the trash cans are out a car can't fit through. In case of emergency, fire trucks and ambulances would have difficulty accessing the home therefore creating a safety concern for multiple homes.

The construction would be a major disturbance to the neighbors. But, even after construction, there would be a permanent negative impact to ten or so households. Current homeowners may have to remove fences to allow for the required vision clearance and access to their homes may be impeded. The chance of flooding would increase with the displacement of soil. Removal of a beautiful old tree is a potential; removal of the root system is another flooding concern. There could also be increased traffic to and from the house if it's used as an Airbnb property, as the lot owner has suggested.

This proposal does not fit within the character of Del Ray. There are no other homes on a similar lot. This would set a precedent for more requests of the city to waive zoning regulations. Reductions to the property values of neighboring lots is practically a given. The Del Ray Land Use Committee recommend rejection of the SUP.

While I understand the City's initiative to provide more affordable housing this is not an affordable housing option.

I highly urge members of City Council to visit the lot prior to making a decision as the presentation does not reflect how small the area is, and the permanent negative impact a new house on this lot would have on the neighborhood.

I'll also note that communication with the lot owner and the Alexandria Planning and Zoning has been poor and unprofessional. I'm extremely disappointed with the city services related to this situation. As a nearly 30-year resident and homeowner in Alexandria, this is the first time I've not had a good experience with city services. What is going on in Planning & Zoning?

Again, I'm very strongly opposed to this proposal and ask that the Council not grant approval for one family that will forever negatively affect many others.

Sincerely,

Paula Kara

Owner/Landlord: 1411 Mt. Vernon Avenue, Alexandria, VA 22301

Owner/Resident: 310 E. Windsor Avenue, Alexandria, VA 22301

Phone: 703/307-7678

## CouncilComment@alexandriava.gov

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**From:** Carroll, John <john.carroll@ocean-atlantic.com>  
**Sent:** Friday, February 23, 2024 10:31 AM  
**To:** CouncilComment@alexandriava.gov  
**Cc:** Mary Dunbar (marymdunbar@gmail.com); Mike Diffley (Mcdiffley@msn.com)  
**Subject:** [EXTERNAL]STOP THE ARENA  
**Attachments:** Monument Sport and Entertainment Memo\_4.pdf

You don't often get email from john.carroll@ocean-atlantic.com. [Learn why this is important](#)

Gentlemen and Ladies:

I am a 25-year resident of Old Town and previously lived in Arlington where I was born and raised. My father was the general manager of the Washington Redskins from 1938 to 1952. Additionally, I am a real estate executive who was previously Senior Vice President of the Nation Housing Partnership, a leading provider of affordable housing in the United States.

I know a little about sports teams and large housing developments.

The machine that will repay these bonds is the success (tickets sales) of a failed NBA team and a hockey team. Really? How are the Redskin ticket sales going? For years there was a waiting list, now the team can't even sell out the stadium for one game.

If the city wants of pass a bond? How about one for the current storm and sanitary sewer improvements?

The developer of Potomac Yard is in fine shape. They have paid back their land cost and are sitting on free and clear land. There is no pressure to "hurry up" the development.

Please review my attached memorandum which touches on a few of my objections.

Respectively,

**John C. Carroll | Ocean Atlantic**

1800 Diagonal Road | Floor 6 | Alexandria, VA 22314

Tel: (571) 290-5202 | Fax: (703) 518-0290

[john.carroll@ocean-atlantic.com](mailto:john.carroll@ocean-atlantic.com)

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## **SLOW DOWN THE POTOMAC YARD ARENA TRAIN**

### **STATEMENT OF FACTS:**

#### **PROPOSAL**

Proposed Virginia Arena Deal **requires credit and cash from Virginia Taxpayers** for private, non-essential development project through the issuance of municipal bonds and cash. **This is proposed without voter input.**

Municipal bonds are intended for public infrastructure improvements, such as hospitals, schools, sewer and water improvements, highways and waterways, **not private basketball and hockey stadiums or a seldom-used concert hall.**

#### **FLAWS IN MONUMENT PROPOSAL**

- Total project cost estimate is closer to **\$5.5 Billion** than \$2 billion (included principal and interest payments on bonds)
- 93% of the project financial burden falls on Virginia and Alexandria taxpayers.

Bonds (revenue and lease)	4,146,000,000
Project Maintenance & upkeep	600,000,000
Road infrastructure	198,000,000
Alexandria Citizens Payment	<u>106,000,000</u>
Virginia & Alexandria Taxpayers:	5,050,000,000

Monument Sports & Entertainment: 404,321,000

Total Project Estimated Costs: 5,453,321,000

Virginia & Alexandria Investment **93%**

Monument Sport & Entertainment Investment **7%**

- Maintenance and Renovation Costs: Unlike DC, Monument Sport & Entertainment will not own the facility in Virginia and is not responsible for maintenance and upgrades. This cost (estimated to be \$600 million) falls on the Virginia and Alexandria taxpayers.
- The Monument proposal has no support or documentation for the following estimates and projections:
  - Job creation and residency of employees
  - Ticket sale projections

- No market study to support the demand for a concert hall. The Metro area has significant entertainment competition; Wolf Trap, Verizon Center, Eagle Bank Arena, Capital One Arena, and the Kennedy Center to name a few.
- The estimate of hotel tax revenue is 4 times greater than current hotels in Alexandria.
- Traffic impact is ignored while projecting to host over 233 events annually.
- NBA and NHL franchises are not as financially strong as, say, NFL franchises and are more apt to relocate. Monument just stiffed DC, when will they do the same to Virginia?

## **RISKS**

Risks inherent to any large-scale development are ignored in the Monument Proposal:

- Historically projects like this experience cost overruns and time delays resulting in cost increases in excess of 20%.
- The National Harbor Project in nearby Prince George's County, Maryland was about to default on its municipal bonds when it became necessary to bring in the MGM casino and gambling to bail out the project.
- Who will bail out Virginia and Alexandria when the bonds default at Potomac Yard? Will we suddenly need gambling to foot the bills?
- Currently, Potomac Yard is performing quite well. This demonstrates the demand for more residential development, as originally contemplated.
- Where is the urgency to accelerate that planned growth? Perhaps it is the sweetheart deal that Monument Sports & Entertainment is selling.

## **RECOMMENDATION:**

**Let Monument Sports and Entertainment stay in the District. We should not jeopardize the credit rating of the City and State for a private enterprise.**

**From:** N.K. DiPaolo <nkdp@yahoo.com>  
**Sent:** Friday, February 23, 2024 9:26 AM  
**To:** CouncilComment@alexandriava.gov  
**Subject:** [EXTERNAL]no on the arena development

You don't often get email from nkdp@yahoo.com. [Learn why this is important](#)

While the possible income and activities around the proposed arena complex sound great, plans and data are lacking. Here are my 3 biggest concerns, and why I want the City Council members to vote no at this time:

1. traffic congestion - neither Rt 1 nor the GW Parkway can be expanded and no reasonable plan has been proposed to mitigate what will be gridlock traffic. Adding a few "turn only" lanes is not a solution. Rush hour is already bad enough through Old Town and Crystal City, and it will be horrendous with all the proposed events.
2. City of Alexandria bond rating - the plan has our city floating way to much \$\$ in bonds. While our bond rating may not be immediately affected, all it will take is one more need in our 275 year old infrastructure to bring down our bond rating. The risk is too high to the citizens and taxpayers of Alexandria.
3. Board representation - Alexandria City will be under-represented, which will have dier consequences.

Please share my concerns and request for no votes with the council members.

Nancy K. DiPaolo  
1501 Oronoco St  
Alexandria, VA 22202  
301-442-503

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**CouncilComment@alexandriava.gov**

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**From:** Ken Naser/Cris Naser <kcnaser@comcast.net>  
**Sent:** Friday, February 23, 2024 4:16 AM  
**To:** CouncilComment@alexandriava.gov  
**Subject:** [EXTERNAL]Areen Proposal

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I am unalterably opposed to the Arena proposal. We don't need the traffic in an already congested area. The proposal for Metro funding wouldn't help but just make the congestion worrse on game days. Keep them in DC!!!!

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**From:** Jeffrey Bandy <jtbandy@webtv.net>  
**Sent:** Friday, February 23, 2024 2:40 PM  
**To:** CouncilComment@alexandriava.gov  
**Subject:** [EXTERNAL]Council Hearing for February 24, 2024: PYED Comment

You don't often get email from jtbandy@webtv.net. [Learn why this is important](#)

Dear Alexandria City Council:

Thank you for this public hearing opportunity for open comments. I would like to have been there in person to speak to Potomac Yards Entertainment District plans, but schedule conflicts make that impossible.

I have been an Alexandria resident for more than 30 years, and it's the small city feel that has kept me here. It's a vibrant city and highly accessible which is why so many people love it. However, sponsors and planners of the PYED initiative present a future concept that looks very appealing from a sports fan perspective, but it comes with a traffic impact that would make this beautiful city unrecognizable.

PYED project planners routinely gloss over the traffic troubles associated with the concept. They have recognized the potential to cripple Route 1 during the dozens of rush hour events every year, but respond by stating that over a million dollars will be reserved to address it. Let's be realistic, for the most part Route 1 cannot be widened, so tweaking the corridor to enhance flow will still result in a recurring traffic paralysis. Options to enhance Glebe Road from the west will face similar expansion constraints and results. In addition, project planners have downplayed impacts to the George Washington Parkway, which is likely to be the road of choice for Loudoun and Montgomery County visitors, and anyone looking for an alternative to the traffic crawl on Route 1. And all this is just for the 40+ annually home games scheduled coinciding with rush hour; the other 40+ home games and non-scheduled events that do not coincide with rush hour, will create its own rush hour-like scenario throughout the year.

There are, of course, other issues with the PYED concept such as lack of resolution plans to tremendous challenges with Metrorail, as well as financial risks to city taxpayers; however, the recurring and certain traffic nightmare will result in misery for city citizens and will likely lead to the migration of many families out of Alexandria.

Please join the voices of Alexandria who want to prevent this horrific evolution to our city landscape by voting against it in council meetings, and influencing state representatives to do the same.

Sincerely,

**Jeff Bandy**

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**From:** Nancy DiPaolo <nkdp@yahoo.com>  
**Sent:** Friday, February 23, 2024 3:11 PM  
**To:** CouncilComment@alexandriava.gov  
**Subject:** Re: no on the arena development

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This is for tomorrow's hearing

Thank you,  
Nancy

Sent from Nancy's iPhone

On Feb 23, 2024, at 9:26 AM, N.K. DiPaolo <nkdp@yahoo.com> wrote:

While the possible income and activities around the proposed arena complex sound great, plans and data are lacking. Here are my 3 biggest concerns, and why I want the City Council members to vote no at this time:

1. traffic congestion - neither Rt 1 nor the GW Parkway can be expanded and no reasonable plan has been proposed to mitigate what will be gridlock traffic. Adding a few "turn only" lanes is not a solution. Rush hour is already bad enough through Old Town and Crystal City, and it will be horrendous with all the proposed events.
2. City of Alexandria bond rating - the plan has our city floating way to much \$\$ in bonds. While our bond rating may not be immediately affected, all it will take is one more need in our 275 year old infrastructure to bring down our bond rating. The risk is too high to the citizens and taxpayers of Alexandria.
3. Board representation - Alexandria City will be under-represented, which will have dyer consequences.

Please share my concerns and request for no votes with the council members.

Nancy K. DiPaolo  
1501 Oronoco St  
Alexandria, VA 22202  
301-442-503

## CouncilComment@alexandriava.gov

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**From:** Glen Hewitt <hewittglen@gmail.com>  
**Sent:** Friday, February 23, 2024 3:24 PM  
**To:** CouncilComment@alexandriava.gov  
**Cc:** Glen Hewitt; James Figetakis; Margaret Zeigler; Kathleen Corcoran  
**Subject:** [EXTERNAL]Stop the Arena

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Dear City Council Members:

In your Council public hearing in City Hall on February 24, please consider the following:

I am among nearly all my neighbors (in Parker Gray) who look very unfavorably upon this Monumental mistake. We acknowledge some opportunities, Yet, we are unhappy with the clandestine political dealmaking, the disingenuous responses to the community input, the liability of the taxpayers, the use of the taxing authority to pay for the private construction, the understated requirements for infrastructure development, the nearly insurmountable traffic issues, and the unarticulated negative impacts on the ambience of our community.

I am against this project and you should be too!

Thank you for your service,  
Glen Hewitt  
Old Town Resident

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3  
2-24-24

## CouncilComment@alexandriava.gov

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**From:** Theresa Pugh <pughtexas@gmail.com>  
**Sent:** Monday, February 26, 2024 8:31 AM  
**To:** CouncilComment@alexandriava.gov  
**Cc:** Jimmy Lewis  
**Subject:** [EXTERNAL]Potomac Yard Sports Arena Comments to Alexandria City Council

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

You don't often get email from pughtexas@gmail.com. [Learn why this is important](#)

Good morning:

Please accept this for the record. I could not attend Saturday's hearing.

I have many serious reservations about moving major sports team events to Alexandria. The city has serious traffic and space concerns for such an enormous project requiring at least \$105 million. Further there is no longterm commitment by the sports teams or other investors that can justify Alexandria tax payers raising bond debt and increasing annual taxpayers' obligations. DC government could at a future time decide they want the teams back and then Alexandria could be in a complete financial mess with an abandoned Potomac Yard arena only suitable for a major event.

The sports teams owners could be using Alexandria's interest and offers as a negotiating gimmick to get a better real estate deal at the existing DC site and dramatic real estate tax reduction in DC.

While studies suggest there could be 30,000 construction jobs these are temporary. Further they are typically minimum wage jobs.

I favored what Alexandria did to renovate and build new facilities connected to the IT advanced graduate program - often generally referred to as the Amazon project. There were abandoned "Boeing buildings" and properties that were suitable for reuse. And the jobs to be created were over \$100,000 per year. Many of those workers would want to live in Alexandria and Arlington. Many would buy homes- increasing demand for residential real estate.

But the proposed Arena will mostly employ minimum wage or seasonal workers who might not work 40 hours per week. Those people typically earn about \$80,000 per year. They are likely to live 30-45 minutes outside of Alexandria which typically has rents of \$2500 for 2B2b. Often people earning \$80,000 or less live in Prince William and other locations about 30-50 minutes from Old Town.

The same studies suggest sales of food, beverage & swag will not provide sufficient benefit to make this enormous investment and subsidy of very expensive sports events that average \$80,000-\$98,000 residents of Alexandria cannot afford to purchase. There may actually be a negative economic co sequences in proximity to the shopping center because people will eat at the Arena. The local restaurants might face access limitations for their normal customers on nights of sports events.

Look at what happened to DC's Arena Theater in close proximity to DC's Wharf. While the Wharf is a very attractive improvement to DC it is not a place where average restaurants and shops are located. Most of the restaurants in The Wharf Cost about \$75 per evening meals. That is not a typical meal cost that benefits Alexandria residents on an average night. Further, there is inadequate parking at The Wharf. There is a serious shortage of ADA parking for disabled

and elderly at the Wharf. Just look at the negative consequences to DC's Arena Theater where annual season tickets have declined due to complaints about parking and traffic caused by The Wharf. The

**Safety:**

Additionally, the peculiar location of Potomac Yard for a large sports arena means placing a huge complex between a river and a rail (passenger and non-passenger cargo).

The non-passenger rails are now allow under US DOT/PHMSA regulations to move liquified natural gas (LNG) and chemicals in nonpassenger trains that will need to be studied if tens of thousands are in a new sports & arts arena and could not easily get out if a train has a train car rupture with natural gas or chemicals.

This is not a theoretical issue. A NJ company wants to run LNG by nonpassenger rail cars that can hold as many as 11 LNG rail cars together. They want to run the trains from NJ to Jacksonville FL export terminal for export of LNG to Latin America.

The LNG "blast zone" should be studied with proximity to the proposed arena as well as the ability for tens of thousands to exit the facility during a fire or other emergency event.

How many more fire dept personnel would we need to serve such a large sports arena?

**Transportation and Parking:** it is hard to believe the proposed location's arena could have tens of thousands attend an event by transporting from metro even if IRA provides some expansion of transportation to Alexandria's stations.

I also dont see how traffic to/from location won't cause heavy traffic clogging up access to DCA National Airport. That airport access is already clogged during daytime peak driving hours.

**Better uses of tax dollars or consequences to raise bonds for better uses:**

Alexandria has many needs to expand and renovate public schools and provide incentives for abandoned small commercial/industrial facilities- not putting \$100 million into a sports arena.

Spend the tax money to raise to pay police, EMT, fire dept and school teachers. Let us dramatically improve our schools. Lets use the tax revenue to create housing where existing building vacancies exist to place subsidized apartments or condos for people who work for city jobs, schools for five years. I want to keep fire, police, EMT, school teachers and hospital workers as essential workers able to live in Alexandria with some subsidized housing. That is a good use of tax dollars since we dont want to keep losing these workers to neighboring counties.

**Conclusion:**

Alexandria should not incur tax subsidies for a proposed sporting arena to increase traffic, burden Metro, possibly place events attendees in a dangerous place with limited egress if there is a train derailment or chemical spill or LNG rupture since the facility would back up to river on back side. The owners of the sports teams would have no obligations to stay after the city and state invested as many as \$500 million. This is a bad risk.

Thank you for considering these comments. Lets let DC Mayor and City Council negotiate what it takes to keep the sports arena at Capitol One. Don't create a comparable mess for Alexandria in ten or 20 years.

Theresa Pugh  
2313 North Tracy Street  
Alexandria VA 22311  
703-507-6843

## **CouncilComment@alexandriava.gov**

---

**From:** Christopher Mawdsley <cjmawd@gmail.com>  
**Sent:** Saturday, February 24, 2024 11:51 AM  
**To:** senatorlucas@senate.virginia.gov  
**Cc:** adrienkay@gmail.com; nopyarena@coalitiontostopthearenaatpotomacyard.ccsend.com; CouncilComment@alexandriava.gov  
**Subject:** Re: Proposed Alexandria Capitals/Wizards Arena

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Senator Lucas,

Thank you for your stance in opposing use of VA tax dollars to support the Billionaire Leonsis legacy arena project that serves to bolster his inflated ego at tax payer's expense. This Arena project must be stopped in it's tracks. VA tax dollars should not be permitted to support this project. Funding could be obtained by this billionaire assuming his credit rating is at least "good". If Leonsis doesn't have the funds or cannot raise the funds from non-tax revenue sources, I really don't understand why that is a valid tax payer issue to resolve. My taxes are not his venture capital.

Christopher Mawdsley  
Falls Church VA 22042

On Feb 24, 2024, at 8:43 AM, Christopher Mawdsley <cjmawd@gmail.com> wrote:

Ted Leonsis is a non-Virginia resident. He is a multi-billionaire and I find no records of any Virginia taxes paid by Ted Leonsis. Yet this multi-billion dollar arena project proposes spending Virginia taxes to support what Ted Leonsis has publicly declared would be his "legacy". Since this is his personal legacy and he has the means to independently raise private capital for its implementation I see absolutely no justification so support his personal wealth creation and self-aggrandizement using public tax payer dollars. The VA tax revenue belongs to VA residents and taxpayers and is not available for Glen Youngkin to give away to Ted Leonsis. Funding of this arena project should not involve VA tax payer dollars.

Transportation and civic infrastructure impacts have not been adequately studied. In the case of Metro Rail impacts it has been publicly declared that there will be issues causing more than one hour delay to exit the Arena area using Metro rail following an event. There is no cogent solution to overcome this impact to the other Metro rail users. It seems obvious that other transportation means will be preferred by affected residents, causing road traffic congestion for Alexandria residents forced off of Metro rail due to its lack of capacity to also accommodate Arena attendees.

The lack of transparency and equity is sufficient cause for public concern and outcry. The press are waving the flag on just how bad a deal for the taxpayer this Leonsis legacy Arena project is. Lawmakers should listen to their constituent tax paying residents protests and start serving them instead of the wealthy self-sufficient non VA tax paying billionaire class.

Christopher Mawdsley  
Virginia resident and tax payer  
Falls Church, VA

## CouncilComment@alexandriava.gov

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**From:** Tom Kopko <tkopko@gmail.com>  
**Sent:** Saturday, February 24, 2024 11:12 AM  
**To:** CouncilComment@alexandriava.gov  
**Subject:** [EXTERNAL]SUPPORT for the ARENA; Cleanse the well

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

[You don't often get email from tkopko@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Council,

I support the arena. It's outstanding for Alexandria!

I would like the City to hold more VSEA board seats, though, than the original 9 member plan let alone the 15 proposed in HB1514 currently.

Most of all I urge the City to negotiate very hard on the conditions for Distribution of Excess Funds from VSEA to Alexandria. Receiving funds from VSEA is the ultimate benefit to Alexandria.

Therefore, I urge Council to publicly discuss the Excess Funds formula. An obviously beneficial formula would be very convincing that Alexandria will...actually benefit.

As you know, I have strongly disagreed with most of Council's initiatives. Especially, wild decisions like ZFH that Council truly cooked up internally and were a forgone conclusion. The public engagement on ZFH was an obvious farce, but made worse when the transformational arena project was in the wings.

The arena wasn't cooked up internally by Council, though. By definition: the arena has external parties; ZFH was strictly internal.

Council tainted the well for the arena with ZFH, and, Council can and should cleanse the well with a full throated mea culpa about ZFH. I believe the excellent arena project would then enjoy greater public support.

Sincerely,

Tom Kopko  
400 Cameron Station Blvd., Alexandria VA \_\_\_\_\_

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**From:** Mark Streich <streich@gmail.com>  
**Sent:** Saturday, February 24, 2024 9:37 AM  
**To:** CouncilComment@alexandriava.gov  
**Subject:** [EXTERNAL]Comments for Potomac Yard Entertainment District / Arena

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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I have two separate issues with the proposed Potomac Yard Arena and Entertainment District: Cultural impact and Economics.

#### **Cultural Impact:**

I moved to Alexandria because it was a small town with easy access to all that a big city has to offer. It had history and a sense that maintaining the history and small-town feel was important. Then this council decided to adopt an attitude of, "Any development is good." We have allowed developers to tear down homes, hurting neighborhoods, only to put up large high-density housing. Now the council is head-over-heels in love with the idea of having an arena within our city. This is not what Alexandria is about. This is not why many of us moved here. If you think I am in the minority, then we should hold a referendum to find out.

#### **Economics:**

As a long-time financial analyst for the technology and oil industries, I know EVERY FORECAST IS WRONG. Intelligent people, with experience, with billions of dollars on the line, get it wrong. Often very wrong. The forecasts being shared do not share sufficient details to decide if they're reasonable or not. I know they do not include the range of possible outcomes.

If the economics are so great, then Monumental should be willing to convince the private markets to loan them the money at a fair interest rate. But Monumental is unwilling to do that. Monumental wants all of Virginia and all of Alexandria to co-sign on a 40-year \$2 billion mortgage for a home that they get to live in, and which they have a history of leaving after 25 years. If we are on the hook for paying these bonds back, we should also be co-owners of the team benefiting from them.

Our mayor, in response to written questions, said:

***\*\*Having a share of ownership of a sports team is not a function of government.***

But he believes that owning a sports team **ARENA** IS a function of government.

As I have offered numerous times, I would be happy to review the forecasts, under an NDA, to see if they include reasonable assumptions, and take into account the risks inherent in any 40-year forecast. I do not believe in forecasts made by an organization whose business model is dependent upon getting deals passed. If they ever give a thumbs-down on a stadium or arena, their business would die.

#### **Conclusion**

I ask that the city council defer the decision to the people of Alexandria, and put this issue in a referendum, or make passage of the deal subject to such a referendum. Alexandria was at the heart of this nation's fledgling democracy. Let's not let the royals, Ted Leonsis and Glenn Youngkin, tell us what we must do. Let us decide for ourselves.

Thank you,

Mark Streich  
Alexandria, VA

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## CouncilComment@alexandriava.gov

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**From:** Christopher Mawdsley <cjmawd@gmail.com>  
**Sent:** Saturday, February 24, 2024 8:43 AM  
**To:** CouncilComment@alexandriava.gov  
**Cc:** adrienkay@gmail.com; nopyarena@coalitiontostopthearenaatpotomacyard.ccsend.com  
**Subject:** [EXTERNAL]Proposed Alexandria Capitals/Wizards Arena

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Ted Leonsis is a non-Virginia resident. He is a multi-billionaire and I find no records of any Virginia taxes paid by Ted Leonsis. Yet this multi-billion dollar arena project proposes spending Virginia taxes to support what Ted Leonsis has publicly declared would be his "legacy". Since this is his personal legacy and he has the means to independently raise private capital for its implementation I see absolutely no justification so support his personal wealth creation and self-aggrandizement using public tax payer dollars. The VA tax revenue belongs to VA residents and taxpayers and is not available for Glen Youngkin to give away to Ted Leonsis. Funding of this arena project should not involve VA tax payer dollars.

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Christopher Mawdsley  
Virginia resident and tax payer  
Falls Church, VA

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**From:** Mariana LaFianza <marianalafianza@gmail.com>  
**Sent:** Saturday, February 24, 2024 7:57 AM  
**To:** CouncilComment@alexandriava.gov  
**Subject:** Re: The Proposed Arena

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

You don't often get email from marianalafianza@gmail.com. [Learn why this is important](#)

Please disregard this email. It was sent by mistake. Thank you!

On Fri, Feb 23, 2024 at 10:58 PM Mariana LaFianza <marianalafianza@gmail.com> wrote:

Name,

I am a resident of Alexandria and I am opposed to the proposed new stadium. To be clear, I am not opposed to developing the Potomac Yards area; however, there are ways it can be done that are more community focused and bring more value to more people. Stadiums change the culture and energy of a neighborhood. If we had wanted to live in a neighborhood like that, we would have bought a house near Nats stadium or Capital One. We chose to live in Alexandria because of the small town feel and focus on community. I have listed my concerns with the current proposal below.

1. Traffic - I know you are aware of this issue. However, I am not just concerned with the increase in time it will take to get anywhere around here. I am concerned about the increase in air and noise pollution in our neighborhood due to the increase in the number of cars. Plus, even if you are able to find places to expand roadways that don't demolish houses, parks, schools, or businesses, I don't want larger, busier streets around my home. Expanding the metro station's capacity might help a bit, but it doesn't solve the problem of there only being two lines that go to that station. I would expect whatever percentage of fans currently take metro to Capital One to decrease since the current stadium can currently be reached by every metro line. Increased service won't at that stop won't help people who are transferring. I would anticipate an increase in the number of people going to events by car.
2. Community Benefit - The current proposal does not convince me that this development will significantly better the lives of the local community in any way. Most people will go to the stadium at most a couple times a year if at all. Even with PY as it is, I go to those stores more in a month than I will use the stadium in a year. The practice area and new Monumental Offices is space that won't be able to be used by the local community at all. The space should be developed with a focus on the community. Create public spaces, housing, and spaces for restaurants and small businesses that we can use regularly.
3. Outdoor arena - I haven't seen a lot of information or discussion about how this would work but a few concerns come to mind. First is noise. That location currently has a lot of surrounding noise whether it be trains, planes, helicopters, or cars. I would imagine it would be even louder with people and music from the surrounding bars and restaurants planned. With this being the case, I'm concerned that either the sound quality of the shows won't be very good, discouraging people from going to shows there and reducing the supposed economic value, or it will be so loud it will disrupt the surrounding neighborhoods. Concert arenas also tend to be very bright and I am concerned about the increased light pollution from this and the arena.
4. Cost - It feels like the costs to the city and taxpayers keep increasing. Whether it's the stadium directly, metro expansion, road expansion, or parking, it seems like the items Alexandria would be on the hook for and the total cost keeps increasing. Studies have shown the proposed bond financing strategy has been unsuccessful for cities across the

country so why would Alexandria put itself in that position? You're tying the economic success of the city to the success of a stadium and two sports teams. The Wizards have a hard time filling seats in the current, more conveniently located stadium. I don't believe attendance will increase with the move. The Caps have better attendance but have also not been performing particularly well and the recently announced retirement of Ovechkin will certainly not help attendance.

5. Long term value - Monumental has proven itself to be an unreliable partner. If and when they decide to move the teams again, the city will be left with empty Monumental offices, a useless practice facility, and a stadium without any sports teams. Sure it can hold other events but now it will be directly competing with Capital One. It's hard to believe that attendees and artists will choose a less convenient stadium in VA than a stadium in downtown DC. Alexandria will then have to use additional time, money, and resources to develop a new PY without Monumental.

6. Sustainability - Alexandria is supposed to care about sustainability. Using the resources to build a new stadium when there really isn't anything wrong with the old one, is not a sustainable choice. Creating an increase in driving by reducing the number of metro lines is not a sustainable choice. Creating longer travel times for people in MD and DC, if they even come, is not a sustainable choice. If the proposal ends up going through, not having conversations and guarantees about green building and certifications, is not a sustainable choice.

## CouncilComment@alexandriava.gov

---

**From:** jfigetakis@gmail.com  
**Sent:** Sunday, February 25, 2024 11:43 PM  
**To:** CouncilComment@alexandriava.gov  
**Cc:** Justin Wilson; Amy Jackson; Canek Aguirre; John Chapman; Sarah Bagley; lyia.gaskins@alexandriava.gov; Kirk McPike; Gloria Sitton  
**Subject:** [EXTERNAL]"Axe the Arena!"

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Some people who received this message don't often get email from jfigetakis@gmail.com. [Learn why this is important](#)

Ladies and Gentlemen Council Members,

As an Old Town resident who sold a townhouse in 2013 on the Potomac River in SW DC to avoid 10 year Wharf development (with no plan to provide more streets and logistics), my wife and I moved here for the safe and historic Old Town community.

### **Fact 1: Safety**

The Wharf in DC, like the proposed Arena, will make our historic community unsafe and chaotic.

### **Fact 2: The Disney World Effect**

As we said about The Wharf (which was a more high end development than the Arena):  
*"It's fine to visit Disney World, but you don't want to live there."*

I drive daily through the Potomac Yard metro area where the new Virginia Tech Campus is being built.

### **Fact 3: An Unconscionable Arena**

1. It disadvantages all current middle income residents in their neighborhood homes within a 1-2 mile radius bc it is impossible to widen streets to accommodate such a monstrosity. It will annihilate low income residents.

2. It will culturally and socially ruin our historic Old Town community by bringing in a demographic of party, raucous people to our lovely, historic community. History matters!

As the home and life of Founding Father President George Washington, uniquely preserves and represents American History.

3. How can any moral, conscientious Council member or government leader locate the Arena across from "The Industries for the Blind" building in good faith?

4. These are DC teams: Symbolically, they should stay in DC. It is an insult to DC.

5. It will displace the Target and other stores that are important to the middle class. It will eliminate the current playing grounds, tennis and basketball courts for families in our peaceful, safe community.

6. It is obvious that the new, huge Potomac Yard metro stop was well-planned and rapidly built to sweeten the Arena deal.

7. The lack of transparency, arrogant and dismissive tone of Mr. Leonisis and Gov. Youngkin insult and disrespect us. It also portends poorly for Gov. Youngkin whose likely run in 2028 Presidential election could only be about a legacy that favors the multi-millionaire and billionaire class.

8. There are better ways to develop - OR create a environmentally visionary project that preserves and respects our pristine spaces and historic community that is family friendly (not another billionaire balloon).

9. If self-made billionaire Ted Leonisis and almost billionaire Gov. Youngkin (we went to the same business school), believe so strongly in this project, why don't they relocate their primary residence to Old Town? And live with the consequences?

10. Clearly, Mr. Leonisis and 2028 Presidential hopeful, Gvr. Youngkin, view this as another "deal" to build their billionaire portfolio.

Council members,

Thank you for every effort to shine light on these issues in order to protect the environment, the residents and the legacy of historic Old Town Alexandria.

James M. Figetakis

*"Gratitude is a great attitude."*

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## CouncilComment@alexandriava.gov

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**From:** jfigetakis@gmail.com  
**Sent:** Friday, February 23, 2024 8:19 PM  
**To:** Glen Hewitt  
**Cc:** CouncilComment@alexandriava.gov; Margaret Zeigler; Kathleen Corcoran  
**Subject:** Re: Stop the Arena

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

You don't often get email from jfigetakis@gmail.com. [Learn why this is important](#)

Excellent email Glen.

Should we each send one to City Council members?

Best regards,  
James

*"Gratitude is a great attitude."*

On Feb 23, 2024, at 3:23 PM, Glen Hewitt <hewittglen@gmail.com> wrote:

Dear City Council Members:

In your Council public hearing in City Hall on February 24, please consider the following:

I am among nearly all my neighbors (in Parker Gray) who look very unfavorably upon this Monumental mistake. We acknowledge some opportunities, Yet, we are unhappy with the clandestine political dealmaking, the disingenuous responses to the community input, the liability of the taxpayers, the use of the taxing authority to pay for the private construction, the understated requirements for infrastructure development, the nearly insurmountable traffic issues, and the unarticulated negative impacts on the ambience of our community.

I am against this project and you should be too!

Thank you for your service,  
Glen Hewitt  
Old Town Resident



## CouncilComment@alexandriava.gov

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**From:** DeborahOutlaw@comcast.net  
**Sent:** Friday, February 23, 2024 7:37 PM  
**To:** CouncilComment@alexandriava.gov  
**Subject:** [EXTERNAL]Opposition to the proposed Potomac Yard Arena

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

You don't often get email from [deborahoutlaw@comcast.net](mailto:deborahoutlaw@comcast.net). [Learn why this is important](#)

As a 40+ year resident of Old Town, I have witnessed a variety of proposals, all ostensibly designed to 'improve' Alexandria.

In the most recent instance, the ill-conceived plan to build an arena is as flawed an idea as it was in the early 90's. The arguments against the Arena have been laid out repeatedly, but this City Council is ignoring the overwhelming opposition through a charade of so-called 'listening' sessions.

So, in summary:

- 1) Stop wasting council's time on the Arena nonsense.
- 2) Address the problem at hand in Alexandria: Crime!
- 3) Support the small business community in Alexandria
- 4) Address the increasingly well known and documented instances of (former) City Council and Mayoral corruption with business developers!
- 5) Preserve the historic character of this beautiful community (see #4)

Thank you,  
Deborah Outlaw

Deborah Outlaw  
c) 703-819-7783  
f) 703-836-7799  
[Deborah@outlawgroupdc.com](mailto:Deborah@outlawgroupdc.com)  
[www.OutlawGroupDC.com](http://www.OutlawGroupDC.com)

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**From:** Kevin Brenton <kevinrbrenton@gmail.com>  
**Sent:** Friday, February 23, 2024 7:06 PM  
**To:** CouncilComment@alexandriava.gov  
**Subject:** [EXTERNAL]Monumental Sports

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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The transportation meeting talked about peak traffic between 5 and 6pm for only 40 events a season during Monday thru Thursday. With more than 330 events planned per year - how will you protect the quality of life for Potomac Yard residents with this many events/year.?

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## CouncilComment@alexandriava.gov

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**From:** Doug Anderson <doug.anderson963@gmail.com>  
**Sent:** Friday, February 23, 2024 5:32 PM  
**To:** CouncilComment@alexandriava.gov  
**Subject:** [EXTERNAL]Sports and Entertainment District

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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As a life-long resident of the City I am enthusiastically in favor of moving forward with the Sports and Entertainment District. As Mayor Wilson pointed out -- currently the most prominent feature of this former superfund site is asphalt. Monumental Sports is economically motivated to create and maintain an attractive space, which means that this is a once in a lifetime chance to develop this area with cohesion and an eye toward beauty. Hodgepodge developments create visual stress. By way of example Paris post the 1850 changes implemented by Baron Haussmann give that city a visual harmony. While it's possible that some other business may be similarly motivated, the chances are equal if not greater that whatever alternative to Monumental Sports builds on that site will be more focused on square footage over 'wow, this is where I want to [play, work, watch].' I suspect that I am a minority voice on this topic, but I encourage you to factor aesthetics in your decision -- after all Seminary Road is inarguably more attractive than the four lane speedway that existed before the road was narrowed.

Thank you for considering my input.

Doug Anderson  
1400 Trinity Drive  
Alexandria, VA 22314

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## CouncilComment@alexandriava.gov

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**From:** Margaret Zeigler <margaretzeigler@gmail.com>  
**Sent:** Friday, February 23, 2024 4:22 PM  
**To:** CouncilComment@alexandriava.gov  
**Subject:** [EXTERNAL]Proposed Arena Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear DC City Council Members:

Nearly everyone I know in the north end of Old Town, Alexandria where I live is firmly against the proposed Monumental construction of the stadiums and development in Alexandria. We do not appreciate the environmental, social, cultural and economic negative impacts that this project will bring and request that you put an end to the development. The District needs to keep the venues in the District and Alexandria does not need the overbuilding and destruction of this space. You should be considering open space, forest and parks for that area. We have nearly full employment and do not need to foot the bill for a wealthy developer and development that will only add to the stress and noise and pressure of our lives.

Thank you,  
Margaret Zeigler  
910 Powhatan Street  
Alexandria, VA 22314

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## CouncilComment@alexandriava.gov

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**From:** bill weinischke <billyweinischke@gmail.com>  
**Sent:** Friday, February 23, 2024 4:19 PM  
**To:** CouncilComment@alexandriava.gov  
**Subject:** [EXTERNAL]Proposed arena at Potomac Yards

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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I confess that I no longer live just west of national airport, but having been a resident there for many years and still a regular visitor to Arlington, Alexandria, and the area, the impact of a venue that seats around 20,000 people would be devastating to the community. The traffic is already congested. We would avoid our frequent trips to Old Town where some of our favorite restaurants are located. Airport traffic can be a nightmare, especially during holidays. Adding a sports and concert arena will be a disaster. There's no possible way to make the roads able to accommodate the cars. It's a bad idea.

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Saturday February 24, 2024

Mr. Mayor, Members of City Council,

Thank you for giving me the opportunity to address you today.

Thanks also for trying to shift the tax burden from our residential shoulders. I do appreciate that very much.

Considering recent developments, now is the time for us to look for alternatives.

**But not with the arena proposal.**

**Why?**

1. What if the traffic problem doesn't go away?
2. What if the Metro station and train schedules aren't big enough or frequent enough, and
3. What if the Stadium Authority can't repay the bonds?
4. What if you doubt even one bit of data and it's that one bit which collapses the project and forces the City to pay up to \$500 million.

***It could happen.***

If you have even the slightest doubt, now is the time to consider alternatives.

**We know that the economics of development have changed.**

- We acknowledge JBG's need to move away from office space, and how that shift affects the economics of proposed development.

**So...let's roll up our sleeves and think outside of the box:**

Do we really need the arena as a place maker? Is there something else?

**Look for win/win alternatives.**

--There must be a way to make the economics for all the property work without an arena.

--Let's call on nationally acclaimed experts to help us find that win/win alternative.

**Imagine.**

- Imagine the beauty of the current North Potomac Yard Small Area Plan and of JBG's 2019 plan for the current shopping center/parking lot area.
- Imagine all that beauty, all that enjoyment, all that additional tax base without the arena baggage.

(OVER PLEASE)

All it takes is for you to:

**Say no to the arena plan.**

**Say yes to:**

- Finding something without the arena which will work for everyone.

Thank you again for considering alternatives and for trying to find a win-win solution for all of us.

John Perlman  
9 East Maple Street  
Alexandria, Virginia 22301