

The implementation of improvements in the Arlandria area mentioned in the Report is adequate to excellent with one big exception – The Mt. Vernon Village Center (MVVC). So my comments address only this issue. I write myself because there is no functioning communication line with my representative. I have consulted with several neighbors who are in partial but not complete agreement with my point of view. So I speak only for myself.

The MVVC developer seemed to be ready to get started when all the tenants vacated the southern end of the property around July 2012. But something must have happened because development never proceeded and the property is now blighted. At the Nov. 14, 2013 Arlandria update meeting, P&Z didn't seem to know why the project stalled. No one seems to know.

The many SUP's granted by City Council in Dec. 2011 to the developer without concessions in return, other than 27 small affordable units (unsuitable for working families) means he should not be given any further gifts, including extensions beyond his now 3-year time frame. He should be required to provide to the City and its citizens the reason for the stall, how it will be surmounted, and a timeline for the final site plan and start of demolition/construction.

If this is not forthcoming or is not met, I suggest that there be no further extensions beyond Dec. 2014. In that event, he could build by right, sell the property, or the City could take it by eminent domain since it is blighted. We cannot tolerate such blight and lack of commerce much longer.

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